



**Site Plan Review Committee**  
Michael Thomas, City Manager

**COMMUNITY DEVELOPMENT  
DEPARTMENT**  
360-330-7662

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Mike Watilo, Building Official  
[mwatilo@cityofcentralia.com](mailto:mwatilo@cityofcentralia.com)

**PUBLIC WORKS DEPARTMENT**  
360-330-7512

Andy Oien, PW Director  
[auien@cityofcentralia.com](mailto:auien@cityofcentralia.com)

Patty Page, City Engineer  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)

**CENTRALIA CITY LIGHT**  
360-330-7512  
ML Norton, CCL General Manager  
[mnorton@cityofcentralia.com](mailto:mnorton@cityofcentralia.com)

**POLICE DEPARTMENT**  
360-330-7680  
Andy Caldwell, Chief  
[acaldwell@cityofcentralia.com](mailto:acaldwell@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY**  
360-736-3975  
Terry Ternan, Fire Marshal  
[tternan@riversidefire.net](mailto:tternan@riversidefire.net)

**LEGAL DEPARTMENT**  
360-330-7675  
Kyle Manley, City Attorney  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

## SITE PLAN REVIEW COMMITTEE Meeting Agenda

Monday, September 22, 2025

Join Zoom meeting: [Public Meeting Link](#)  
Join by mobile: #1-253-215-8782

Meeting ID: 891 1886 9218      Passcode: 926458

**All applicants should join the meeting at 10 AM as time frames are estimations only and subject to change. The public are invited to participate.**

**9:00 AM      STAFF REVIEW TIME**

### **10:00 AM – Site Plan Review** (pgs. 1-23)

**Project Name:**      **WinCo Foods Outparcels**  
**Applicant/Owner:**      Nick Wheeler, JSA Civil / WinCo  
**Property Address:**      1208 Alder Street  
**Contact Phone:**      360.561.3731  
**Email:**      [nick.wheeler@jsa-cvil.com](mailto:nick.wheeler@jsa-cvil.com)  
**Zone:**      GCZ, Gateway Commercial Zoning  
**Comp. Plan:**      GCD, Gateway Commercial District  
**Parcel Information:**      003487004001 & 003581005001, 4 AC  
**Request:**      Final civil plan approval

### **10:30 AM – Site Plan Review** (pgs. 24-42)

**Project Name:**      **Russell Road Project**  
**Applicant/Owner:**      Russell Road Properties, LLC  
**Property Address:**      3219 Russell Road  
**Contact Phone:**      Brandon Johnson, 360.515.9600  
**Email:**      [brandon.johnson@jsa-civil.com](mailto:brandon.johnson@jsa-civil.com)  
**Zone:**      R:4, Low Density Residential  
**Comp. Plan:**      LDR, Low Density Residential  
**Parcel Information:**      009715001003, 0.33 AC  
**Request:**      Final civil plan approval

APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

# WINCO OUTPARCELS CIVIL CONSTRUCTION DOCUMENTS CENTRALIA, WASHINGTON

## APPLICANT

WINCO FOODS, LLC  
650 NORTH ARMSTRONG PLACE  
BOISE, IDAHO 83704  
PHONE: 208.672.2066

## ENGINEER

JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512  
PHONE: 360.515.9600  
CONTACT: BRANDON JOHNSON

## LANDSCAPE ARCHITECT

SCJ ALLIANCE  
8730 TALLONG LANE NE SUITE 200  
LACEY, WA 98516  
PHONE: 360.352.1456  
CONTACT: TRENT GRANTHAM

## GEOTECHNICAL

TERRACON CONSULTANTS, INC.  
21905 64TH AVE, SUITE 100  
MOUNTLAKE TERRACE, WA 98043  
PHONE: 425.771.3304  
CONTACT: DAVID BASKA

## SURVEYOR

MNTZCOAST, LLC  
2320 MOTTMAN RD SW SUITE 106  
TUMWATER, WA 98512  
PHONE: 360.688.1949  
CONTACT: SETH PRIGGE

## GOVERNING AGENCY

CITY OF CENTRALIA  
PHONE: 360.330.7662

## UTILITIES

**SEWER**  
CITY OF CENTRALIA PUBLIC WORKS  
1100 N TOWER AVENUE  
CENTRALIA, WA 98531  
PHONE: 360.330.7512

**WATER**  
CITY OF CENTRALIA PUBLIC WORKS  
1100 N TOWER AVENUE  
CENTRALIA, WA 98531  
PHONE: 360.330.7512

**POWER**  
CENTRALIA CITY LIGHT  
PHONE: 360.330.7512

**NATURAL GAS**  
PUGET SOUND ENERGY  
PHONE: 800.321.4123

## SITE INFORMATION

ADDRESS: 1208 ALDER ST  
CENTRALIA, WA 98531  
PARCEL: 003487004001  
003581005001  
ACRES: ±4.11  
ZONING: GATEWAY COMMERCIAL DISTRICT (GCD)

## LEGAL DESCRIPTION

SEE SURVEY

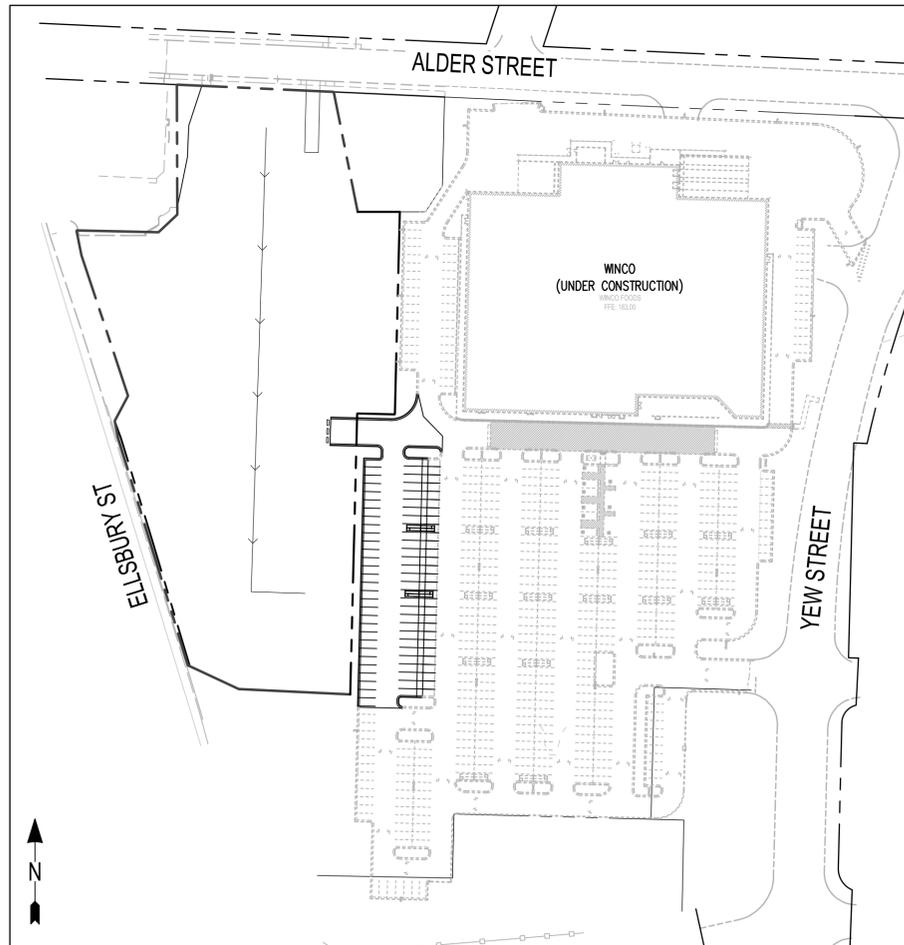
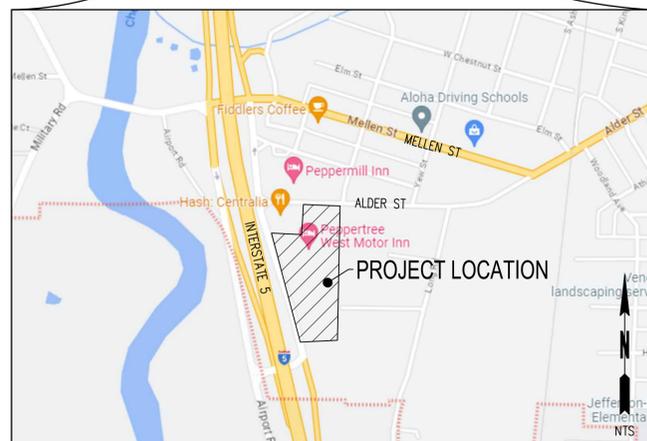
## HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO WSDOT MONUMENT ID 8797.

## VERTICAL DATUM

NAVD 88 BASED ON WSDOT MONUMENT ID 8797, NAVD 88 ELEVATION = 176.77.

SHEET INDEX	
SHEET	TITLE
CV-01	COVER SHEET
GN-01	GENERAL NOTES & ABBREVIATIONS
SV-1	ALTA NSPS LAND TITLE SURVEY
SV-2	ALTA NSPS LAND TITLE SURVEY
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL NOTES & DETAILS
DM-01	DEMOLITION PLAN
DM-02	POST DEMOLITION PLAN
SP-01	SITE PLAN
SP-02	SITE NOTES & DETAILS
CG-01	GRADING PLAN
SD-01	STORM PLAN
SD-02	STORM PROFILES
SD-03	STORM NOTES & DETAILS
SD-04	STORM NOTES & DETAILS
WT-01	WATER PLAN & PROFILE
WT-02	WATER NOTES & DETAILS
LS-01	OVERALL LANDSCAPE PLAN
LS-02	NORTH LANDSCAPE PLAN
LS-03	SOUTH LANDSCAPE PLAN
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION DETAILS



OVERALL SITE PLAN

1"=100'

## NPDES PERMIT NOTE

A NATIONAL POLLUTION ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT HAS BEEN APPLIED FOR FROM THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. THIS PERMIT SHALL BE TRANSFERRED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. PLEASE NOTE THAT APPROVAL OF TRANSFER MAY TAKE UP TO 30 DAYS TO PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE TRANSFER OF THE NPDES PERMIT AND PREPARE A SITE-SPECIFIC CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTACT \_\_\_\_\_ FOR COORDINATION OF THE TRANSFER OF THE PERMIT.

CONTRACTOR SHALL INCLUDE IN THEIR BIDS THE EFFORT TO COMPLY WITH ALL PERMIT CONDITIONS AND REQUIREMENTS WHICH INCLUDES BUT IS NOT LIMITED TO: WEEKLY INSPECTIONS BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL), COMPLETING AND SUBMITTING DISCHARGE MONITORING REPORTS (DMRS) TO THE DEPARTMENT OF ECOLOGY, UPDATING THE SWPPP AS NECESSARY THROUGHOUT THE LIFE OF THE PROJECT, ETC/ THE CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION (NOT) PAPERWORK TO THE DEPARTMENT OF ECOLOGY ONCE THE SITE IS FULLY STABILIZED.

## ECOLOGY CONSTRUCTION STORMWATER GENERAL PERMIT

AN ECOLOGY CONSTRUCTION STORMWATER GENERAL PERMIT WILL BE OBTAINED PRIOR TO CONSTRUCTION APPROVAL.

## DEWATERING NOTE

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

## TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CENTRALIA FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

Aug 22, 2025 9:06:04 AM - User: jscivil - Path: C:\Users\jscivil\Documents\Projects\116009\116009\_CV-01.DWG

## CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



VERTICAL DATUM  
NAVD 88

REVISIONS

PROJECT NO:  
116.009  
DRAWN:  
J. BRUHN  
CHECKED:  
B. JOHNSON  
SUBMITTAL DATES:

OTB DATE:

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512



WINCO FOODS STORE  
1208 ALDER STREET  
CENTRALIA, WA  
SECTION 7, T. 14N, R. 02W

**WinCo  
FOODS**

SHEET TITLE

COVER SHEET

SHEET

CV-01

JSA CIVIL GENERAL CONSTRUCTION NOTES

1. ALL WORK, WORKMANSHIP AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE FOLLOWING MANUAL(S) AND DOCUMENT(S):

CITY OF CONTRALIA DESIGN & DEVELOPMENT GUIDELINES  
 HTTPS://WWW.CITYOFCENTRALIA.COM/234/DESIGN-DEVELOPMENT-GUIDELINES

CITY OF CENTRALIA STANDARD DRAWINGS  
 HTTPS://WWW.CITYOFCENTRALIA.COM/239/STANDARD-DRAWINGS

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION M 41-10 (2025)

GEOTECHNICAL REPORT FINALIZED BY TERRACON CONSULTANTS, INC. ON JULY 27, 2022

2. ALL GOVERNMENTAL SAFETY REGULATIONS SHALL BE STRICTLY ADHERED TO INCLUDING OSHA.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DULY NOTIFY THE CITY OF CENTRALIA IN ADVANCE OF THE COMMENCEMENT OF ANY AUTHORIZED WORK AND TO SCHEDULE REQUIRED INSPECTIONS. ANY REQUIRED INSPECTION TEST WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

4. THE APPROVAL OF THESE PLANS BY THE CITY OF CENTRALIA DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

**CAUTION – NOTICE TO CONTRACTOR**

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE PROJECT SURVEY AND OTHER RECORDS OF UTILITIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES 48 HOURS PRIOR TO PLANNED EXCAVATIONS.

6. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SET ARE BASED UPON COMPILED SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE.

7. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, DIAMETER, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINTS OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO INSTALLATION OF THE PROPOSED UTILITIES.

8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, CONSTRUCTION SWPPP, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.

10. CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL BE PER THE CURRENT COPY OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CENTRALIA AND OBTAIN APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

11. ALL VEHICLES AND EQUIPMENT SHALL BE KEPT WITHIN THE WORK AREAS ESTABLISHED FOR THAT WORK SHIFT UNLESS TRAVELING TO OR FROM THE SITE. UNDER NO CIRCUMSTANCES SHALL VEHICLES BE PARKED OR EQUIPMENT BE STORED OUTSIDE OF THESE AREAS.

12. OTHER CONSTRUCTION PROJECTS MAY OCCUR NEAR THE PROJECT SITE AND MAY BE IN PROGRESS CONCURRENT WITH THE PROJECT. THE CONTRACTOR SHALL COOPERATE AS NECESSARY AND NOT INTERFERE OR HINDER THE PROGRESS OR COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

13. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF CENTRALIA AND THE PROJECT OWNER.

14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE CONSTRUCTION" STATE OR BETTER.

15. DRIVEWAY ACCESS AND UTILITY SERVICE TO EXISTING HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.

16. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF THE SOILS WILL NOT PROVIDE SUFFICIENT STABILITY TO STAND UP IN VERTICAL TRENCH WALLS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, AND MORE SURFACE DISTURBANCE. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF NATIVE SOILS WILL INCLUDE BOULDERS/COBBLER WHICH ARE GREATER THAN 24 INCHES IN DIAMETER WHICH WILL SLOW DOWN THE CONTRACTOR'S PROGRESS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, MORE SURFACE DISTURBANCE, AND MORE SURFACE RESTORATION THAN WHAT MAY BE SHOWN ON THE DRAWINGS.

17. THE REMOVAL, LOADING, AND HAULING OF EXCESS MATERIALS AS A RESULT OF DEMOLITION, TRENCHING, AND EXCAVATION ACTIVITIES SHALL BE DISPOSED OF AT A CONTRACTOR-PROVIDED WASTE SITE AT NO ADDITIONAL COST TO THE OWNER.

18. THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON A ALTA/NSPS LAND TITLE SURVEY FROM MNT2COAST, LLC, DATED 9-26-2022. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND ALERT THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND

19. THE CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS AND SHOP DRAWINGS TO THE JURISDICTION HAVING AUTHORITY FOR REVIEW AND APPROVAL FOR UTILITIES THAT WILL BE PUBLICLY OWNED AND MAINTAINED PRIOR TO ORDERING MATERIALS

20. THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES

APPROVED FOR CONSTRUCTION	
CITY ENGINEER _____	DATE _____
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE	

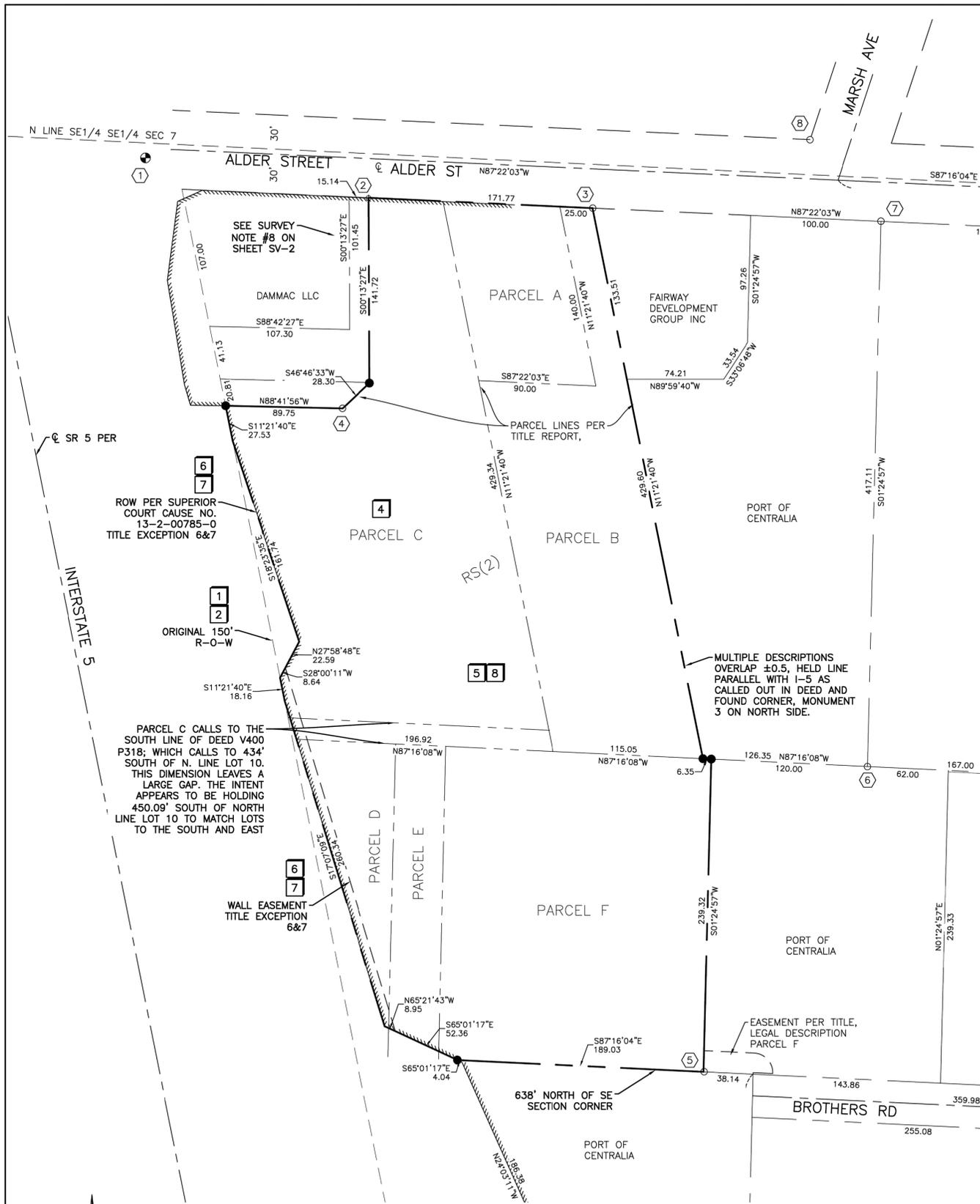
ABBREVIATIONS

&	AND	L	LENGTH
∅	ANGLE	LB(S)	POUND(S)
±	APPROXIMATELY	LF	LINEAR FEET
⊙	AT	LP	LOW POINT ELEVATION
⊕	CENTERLINE	LT	LEFT
°	DEGREE		
=	EQUALS	MAX	MAXIMUM
'	FOOT	MFR	MANUFACTURER
>	GREATER THAN	MH	MANHOLE
"	INCH	MIN	MINIMUM, MINUTE
#	NUMBER	MISC	MISCELLANEOUS
%	PERCENT	MON	MONUMENT IN CASE
AC	ASPHALTIC CONCRETE	N	NORTH, NORTHING
ADD'L	ADDITIONAL	N/A	NOT APPLICABLE
ADJT	ADJACENT	NE	NORTHEAST
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AP	ANGLE POINT	NO, NO	NUMBER
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARCH	ARCHITECT	NW	NORTHWEST
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
ATB	ASPHALT TREATED BASE COURSE	OCEW	ON CENTER EACH WAY
AVE	AVENUE	OD	OUTSIDE DIAMETER
		OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
BCR	BEGIN CURB RETURN	P	POWER, POWER VAULT
BFV	BUTTERFLY VALVE	PC	POINT OF CURVATURE
BGS	BELOW GROUND SURFACE	PCC	POINT OF COMPOUND CURVE
BLK	BLOCK(S)		OR PORTLAND CEMENT CONCRETE
BLDG	BUILDING	PED	PEDESTAL
BM	BENCHMARK	PI	POINT OF INTERSECTION
BVC	BEGIN VERTICAL CURB	PL	PROPERTY LINE
		POC	POINT OF CONNECTION
C	CONDUIT	PP	POWER POLE
CB	CATCH BASIN	PRC	POINT OF REVERSE CURVATURE
CF	CUBIC FEET	PROP	PROPERTY
CIRC	CIRCUIT, CIRCULAR(ATION)	PSI	POUNDS PER SQUARE INCH
CIP	CAST-IN-PLACE	PT	POINT OF TANGENCY
CIP MON	CAST-IN-PLACE MONUMENT	PVC	POINT OF VERTICAL CURVE
CJ	CENTER JOINT	PVI	POINT OF VERTICAL INTERSECTION
⊕	CENTER LINE	PVT	POINT OF VERTICAL TANGENT
CL	CROWNLINE	PVMT	PAVEMENT
CLR	CLEAR	PWR	POWER
CO	CLEANOUT		
COMM	COMMUNICATION	QTY	QUANTITY
COMPT	COMPACTED		
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCT	RD	ROAD, ROADWAY
CONT	CONTINUE(ED, OUS, ATION)	REF	REFERENCE
COORD	COORDINATE	REINF	REINFORCE(ED, ING, MENT)
CSBC	CRUSHED SURFACING BASE COURSE	REQ'D	REQUIRED
CSTC	CRUSHED SURFACING TOP COURSE	REV	REVISION
CULV	CULVERT	RIM	STRUCTURE RIM ELEVATION
CU YD	CUBIC YARD	RT	RIGHT TURN
		R/W, ROW	RIGHT OF WAY
D/W	DRIVEWAY	S	SOUTH OR SLOPE
DEF	DEFLECTION	SCHED	SCHEDULE
DEG	DEGREE	SD, SDMH	STORM DRAIN, STORM DRAIN
DEMO	DEMOLISH/DEMOLITION	SE	SOUTHEAST
DIA	DIAMETER	SECT	SECTION(S)
DIM	DIMENSION(S)	SHT	SHEET
DIM	DUCTILE IRON PIPE	SP	SPRINKLER
D.I.	DRIVE	SQ	SQUARE
DR	DRAWING(S)	SQ FT	SQUARE FEET
DWG(S)		SQ IN	SQUARE INCH
		SS	SANITARY SEWER
E	EAST OR ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
EA	EACH	ST	STREET
ECR	END CURB RETURN	STA	STATION
EHH	ELECTRICAL HANDHOLE	STD	STANDARD
EL, ELEV	ELEVATION	STRUCT	STRUCTURE(E, AL)
ELEC	ELECTRIC(AL)	SW	SOUTHWEST
ENGR	ENGINEER	SYS	SYSTEM
EOP	EDGE OF PAVEMENT	T	TELEPHONE OR TELEPHONE VAULT
EQ	EQUAL(LY)	TBD	TO BE DETERMINED
EQIP	EQUIPMENT	TBM	TEMPORARY BENCH MARK
ESMT	EASEMENT	TC	TOP OF CURB ELEVATION
EVC	END VERTICAL CURVE	TELE	TELEPHONE
EX, EXIST	EXISTING EXP EXPANSION	TEMP	TEMPORARY
EXP		TP, T/P	TOP OF PIPE
		TYP	TYPICAL
FDC	FIRE DEPARTMENT CONNECTION	TW	TOP OF WALL ELEVATION
FF	FINISH FLOOR	UDG	UNDERGROUND
FG	FINISH GRADE ELEVATION	VAP	VERTICAL ANGLE POINT
FH	FIRE HYDRANT	VC	VERTICAL CURVE
FIN	FINISH(ED)	VERT	VERTICAL
FL	FIRE LINE/FLANGE	VOL	VOLUME
FT	FOOT/FEET	W	WEST, WIDTH, WIDE OR WATER
		W/	WITH
G	GAS	W/O	WITHOUT
GALV	GALVANIZED	WM	WATER MAIN OR WILLAMETTE
GV	GATE VALVE	WV	WATER VALVE
		XFMR	TRANSFORMER
HMA	HOT MIX ASPHALT		
HORIZ	HORIZONTAL		
HT	HEIGHT		
IE	INVERT ELEVATION		
IN	INCH		
J, J-BOX	JUNCTION BOX		
JT	JOINT TRENCH		

Aug 22, 2025 9:08:53am - User: hsc@hsc - User: hsc@hsc - PROJECTS\116.009 WINCO FOODS\116.009 CENTRALIA, WA - WINCO OUTPARCEL\ACAD\116.009 GH-01.DWG

REVISIONS
PROJECT NO <b>116.009</b>
DRAWN <b>J. BRUHN</b>
CHECKED <b>B. JOHNSON</b>
SUBMITTAL DATES _____
OTB DATE _____

<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE B203 TUMWATER, WA 98512
WINCO FOODS STORE 1208 ALDER STREET CENTRALIA, WA SECTION 7, T. 14N, R. 02W
SHEET TITLE GENERAL NOTES & ABBREVIATIONS
SHEET <b>GN-01</b>



**LEGAL DESCRIPTION** PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1130590-OR1 DATED MAY 13, 2022

TPN: 003581005001, 003487004001

**DEED PARCEL A:**  
A PART OF LOT 10, IN SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF ALDER STREET, 200 FEET EAST OF THE INTERSECTION OF THE SOUTH LINE OF SAID ALDER STREET AND THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1, AS ACQUIRED BY DEED RECORDED IN VOLUME 347 OF DEEDS, PAGE 37; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY 140 FEET; THENCE EAST PARALLEL WITH ALDER STREET 90 FEET; THENCE NORTHERLY PARALLEL TO SAID HIGHWAY 140 FEET; THENCE WEST ALONG ALDER STREET 90 FEET TO THE PLACE OF BEGINNING.

**DEED PARCEL B:**  
A PART OF GOVERNMENT LOT 10, IN SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF ALDER STREET, 200 FEET EAST OF THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1, AS ACQUIRED BY DEED RECORDED IN VOLUME 374 OF DEEDS, PAGE 37; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY, 140 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY TO A POINT 289.6 FEET, MORE OR LESS, THE POINT BEING THE SOUTHEASTERN CORNER OF PROPERTY ADJACENT ON THE WEST TO THE PROPERTY HEREIN DESCRIBED; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ALDER STREET, 115 FEET; THENCE NORTHERLY PARALLEL WITH SAID HIGHWAY TO A POINT ON THE SOUTH LINE OF ALDER STREET 315 FEET EAST OF THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE WEST ALONG THE SOUTH LINE OF ALDER STREET, 25 FEET; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY 140 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ALDER STREET TO THE TRUE POINT OF BEGINNING.

**DEED PARCEL C:**  
A PART OF GOVERNMENT LOT 10, IN SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1, SOUTH 13°08' EAST 431.8 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF ALDER STREET WITH THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1 AS DESCRIBED IN VOLUME 347 OF DEEDS, PAGE 37, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT DESCRIBED IN VOLUME 400 OF DEEDS, PAGE 318; THENCE SOUTH 89°51' EAST ALONG THE SOUTH LINE OF SAID TRACT 200 FEET; THENCE NORTH 13°08' WEST 429.6 FEET TO THE SOUTH LINE OF ALDER STREET; THENCE NORTH 89°13' WEST ALONG SAID SOUTH LINE 57 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN VOLUME 409 OF DEEDS, PAGE 610; THENCE SOUTH 2°00' EAST 141.5 FEET; THENCE SOUTH 89°31' WEST TO SAID EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF HIGHWAY TO THE POINT OF BEGINNING.

**EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:**  
A PORTION OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF ALDER STREET AND THE EAST LINE OF SAID INTERSTATE 5, WHICH IS SOUTH 13°08' EAST 107 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF ALDER STREET AND THE EAST LINE OF SAID INTERSTATE 5, DESCRIBED IN VOLUME 347 OF DEEDS, PAGE 37; THENCE NORTH 89°31' EAST 107.3 FEET; THENCE NORTH 02°03' WEST ("EAST" PER TITLE REPORT, SEE SURVEY NOTE#8 SHEET SV-2) 101.5 FEET TO THE SOUTH LINE OF ALDER STREET; THENCE SOUTH 89°13' EAST ALONG SAID SOUTH LINE OF ALDER STREET 15 FEET; THENCE SOUTH 2°00' EAST 141.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45° WEST 28.3 FEET; THENCE SOUTH 89°31' WEST TO THE EASTERLY LINE OF SAID INTERSTATE 5; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT WHICH IS SOUTH 89°31' WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 89°31' EAST TO THE TRUE POINT OF BEGINNING.

**DEED PARCEL D:**  
A PART OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°02'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 638.00 FEET; THENCE NORTH 88°38'57" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 640.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°02'08" EAST 238.20 FEET; THENCE WEST TO THE EASTERLY BOUNDARY OF INTERSTATE 5; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO A POINT NORTH 88°38'57" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°38'57" EAST TO THE TRUE POINT OF BEGINNING.

**DEED PARCEL E:**  
A PART OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°02'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 638.00 FEET; THENCE NORTH 88°38'57" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 640.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°02'08" EAST 238.20 FEET; THENCE WEST TO THE EASTERLY BOUNDARY OF INTERSTATE 5; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO A POINT NORTH 88°38'57" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°38'57" EAST TO THE TRUE POINT OF BEGINNING.

**DEED PARCEL F:**  
A PART OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00°02'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 638.00 FEET; THENCE NORTH 88°38'57" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 398.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°02'08" EAST 238.20 FEET; THENCE WEST TO THE EASTERLY BOUNDARY OF INTERSTATE 5; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO A POINT NORTH 88°38'57" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°38'57" EAST TO THE TRUE POINT OF BEGINNING. BEING LOT 1 OF CITY OF CENTRALIA SHORT SUBDIVISION NO. 5582-3, RECORDED AUGUST 13, 1982 UNDER AUDITOR'S FILE NO. 903565. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°02'08" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 638.00 FEET; THENCE NORTH 89°38'57" WEST 360.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°38'57" WEST 38.14 FEET; THENCE NORTH 00°02'08" EAST 16.22 FEET; THENCE SOUTH 88°38'57" EAST 38.49 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" -1 DISTANCE OF 23.56 FEET; THENCE NORTH 88°38'57" WEST 15.00 FEET; THENCE SOUTH 00°02'08" WEST 1.22 FEET TO THE TRUE POINT OF BEGINNING.

**MONUMENT NOTES**

- FOUND 3.25" BRASS CAP WITH SCRIBE IN CURB ISLAND.
- FOUND MAG NAIL.
- FOUND 1/2" REBAR WITH YELLOW CAP MARKED "18896 EAB"
- FOUND 1/2" REBAR WITH YELLOW CAP MARKED "LS 18896"
- FOUND 1/2" REBAR WITH YELLOW CAP MARKED "FL MARTIN 10785" 0.5' N80°52'21"E FROM CALCULATED POSITION.
- FOUND 5/8" REBAR WITH BLUE CAP MARKED "KLF LS 16908"
- FOUND 5/8" REBAR WITH BLUE CAP MARKED "KLF LS 16908"
- FOUND 5/8" REBAR WITH YELLOW CAP MARKED "K. FRAZIER LS 16908"

**EXCEPTION ABBREVIATIONS**

- S - SHOWN ON SURVEY
- N - NOT SURVEYABLE
- A - AFFECTS PART OF THE SITE
- B - COVERS ENTIRE SITE
- DN - DOES NOT AFFECT SITE

**TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1130590-OR1 DATED MAY 13, 2022**

SCHEDULE B EXCEPTIONS/SPECIAL EXCEPTIONS 1, 2, 3, ARE GENERAL EXCEPTIONS AND ARE NOT APPLICABLE TO SURVEY.

**X**

- SPECIAL EXCEPTIONS**
- RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, UNDER THE TERMS OF DEED TO THE STATE OF WASHINGTON. RECORDED : OCTOBER 19, 1951 AUDITOR'S NO. : 481521
  - RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, UNDER THE TERMS OF DEED TO THE STATE OF WASHINGTON. RECORDED : OCTOBER 15, 1950 AUDITOR'S NO. : 496000
  - RESTRICTIVE COVENANTS FOR A PERIOD OF 50 YEARS FROM MARCH 20, 1959, CREATED BY INSTRUMENT RECORDED IN VOLUME 32 OF MISC., PAGE 554. SURVEYOR NOTE: THE 50 YEAR PERIOD IS OVER, HOWEVER DOCUMENT DOES NOT SEEM TO AFFECT THIS SITE.
  - AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES. FOR : TRANSMISSION LINE IN FAVOR OF : CITY OF CENTRALIA RECORDED : SEPTEMBER 8, 1951 AUDITOR'S NO. : 629068 (SURVEYOR'S NOTE: AFFECTS PARCEL C, FOR ONE POLE)
  - MATTERS DISCLOSED BY A RECORD OF SURVEY RECORDED : MARCH 29, 2005 AUDITOR'S NO. : 3218827
  - TERMS AND PROVISIONS OF INSTRUMENT ENTITLED POSSESSION AND USE AGREEMENT RECORDED : JANUARY 11, 2013 AUDITOR'S NO. : 3390922
  - TERMS AND PROVISIONS OF INSTRUMENT ENTITLED LIS PENDENS RECORDED : AUGUST 1, 2013 AUDITOR'S NO. : 3402190
  - MATTERS DISCLOSED BY A RECORD OF SURVEY RECORDED : MARCH 28, 2022 AUDITOR'S NO. : 3573719

**ALTA/NSPS LAND TITLE TABLE A SURVEY NOTES**

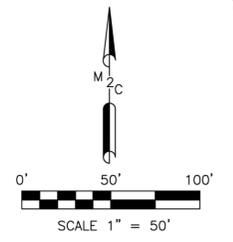
- MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY ARE SHOWN ON SHEET SV-1.
- ADDRESS: 1208 ALDER ST, CENTRALIA, WA 98531
- ACCORDING TO FEMA FIRM MAP 5301030002B 5/31/1982 THE NORTHERLY PORTION OF PROPERTY LIES IN FLOOD ZONE "AE", AREAS OF 100-YEAR FLOOD, AND FEMA FIRM MAP 5301020043C 7/19/2006 THE SOUTHERLY PORTION OF THE PROPERTY LIES IN FLOOD ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.
- GROSS LAND AREA: 174,799 SQUARE FEET/ 4.013 ACRES. NET USEABLE AREA: 174,124 SQUARE FEET/ 3.997 ACRES.
- VERTICAL RELIEF, SEE CONTOURS ON SHEET SV-2.
- ZONING REPORT NOT PROVIDED BY CLIENT.
- EXTERIOR DIMENSIONS OF ALL BUILDINGS SEE SHEET SV-2.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE SHOWN ON MAP.
- SITE APPROXIMATELY HAS 39 RV PARKING SPACES AND 26 REGULAR PARKING SPACES. NO PARKING STRIP WERE FOUND, NUMBER OF PARKING SPACE CALCULATED BASED ON WHEEL STOPS, BOLLARDS AND AERIAL IMAGES.
- NO PARTY WALLS WERE FOUND.
- LOCATION OF UTILITIES AND UTILITY NOTE SEE SHEET SV-2.
- NAMES OF ADJOINING OWNERS ACCORDING TO LEWIS COUNTY GIS WEB MAP SHOWN ON SHEET SV-1.
- THE SITE SHOWS NO EVIDENCE OF RECENT EARTH MOVING WORK.
- TO THE BEST OF MTN2COAST KNOWLEDGE THERE IS NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THERE HAS BEEN NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY CLIENT.

**CERTIFICATION**

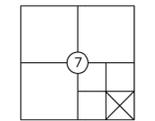
TO FIRST AMERICAN TITLE INSURANCE COMPANY, WINCO FOODS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 8, 9, 10, 11(A), 11(B), 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2022. DATE OF PLAT OR MAP: SEPTEMBER 26, 2022

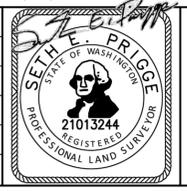
*Seth E. Prigge*  
SETH E. PRIGGE, PLS WA 21013244



GRAPHICAL INDEX T14N, R2W, W.M.



DATE	9/26/2022
SCALE	1" = 50'
M2C PROJECT NO.:	22-026
DRAWN	MYC
CHECKED	SEP
APPROVED	SEP



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.688.1949

PROJECT NAME: <b>CENTRALIA, WA ALTA/NSPS LAND TITLE SURVEY FOR WINCO FOODS, LLC</b>	SHEET NAME: <b>SV-1</b>
CLIENT NAME: <b>WINCO FOODS</b>	SHEET NO. <b>1 OF 2</b>





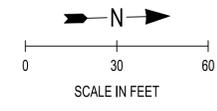
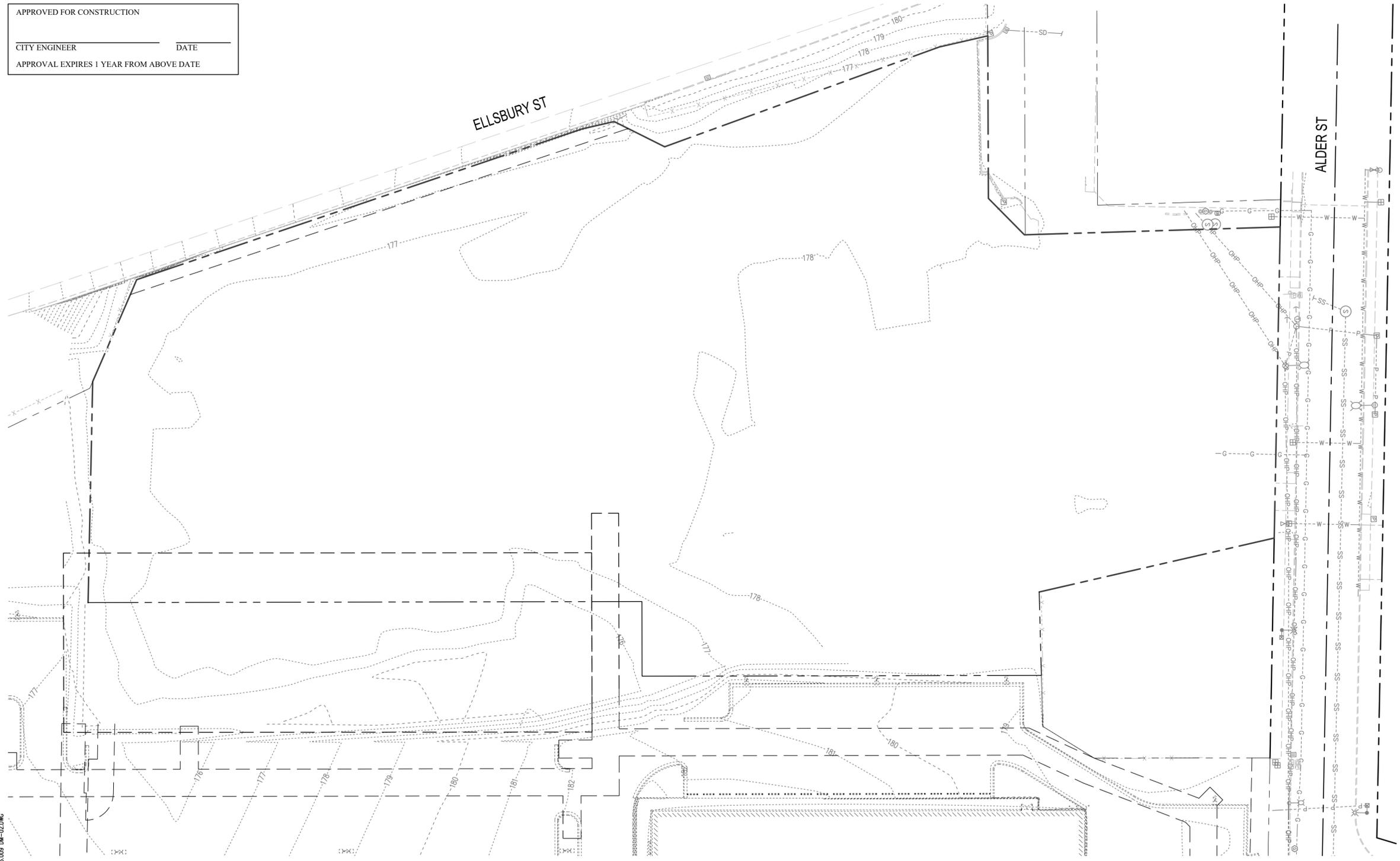




APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



- LEGEND**
- PROPERTY LINE
  - - - - - EXISTING CONTOURS
  - - - - - EXISTING EDGE OF PAVEMENT
  - - - - - EXISTING SEWER LINE
  - - - - - EXISTING WATER LINE
  - - - - - EXISTING GAS LINE
  - - - - - EXISTING UNDERGROUND POWER LINE
  - - - - - EXISTING OVERHEAD POWER LINE
  - - - - - EXISTING COMMUNICATION LINE
  - ⊙ EXISTING LIGHT
  - ⊕ EXISTING POWER TRANSFORMER
  - ⊕ EXISTING POWER POLE
  - ⊕ EXISTING GUY ANCHOR
  - ⊕ EXISTING POWER JUNCTION BOX
  - ⊕ EXISTING TELEPHONE CABINET
  - ⊕ EXISTING TELEPHONE RISER
  - ⊕ EXISTING CABLE RISER
  - ⊕ EXISTING NATURAL GAS VALVE
  - ⊕ HOSE BIB
  - ⊕ WATER METER
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING CATCH BASIN
  - ⊕ EXISTING CLEANOUT
  - ⊕ EXISTING SEWER MANHOLE

Aug 22, 2025 9:10:39am User: JBRUHN  
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**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS
PROJECT NO. 116.009 DRAWN J. BRUHN CHECKED B. JOHNSON SUBMITTAL DATES
OTB DATE 
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE B203 TUMWATER, WA 98512
 8/22/2025
<b>WINCO FOODS STORE</b> 1208 ALDER STREET CENTRALIA, WA SECTION 7, T. 14N, R. 02W
<b>WinCo FOODS</b>
SHEET TITLE POST DEMOLITION PLAN
SHEET DM-02

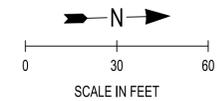
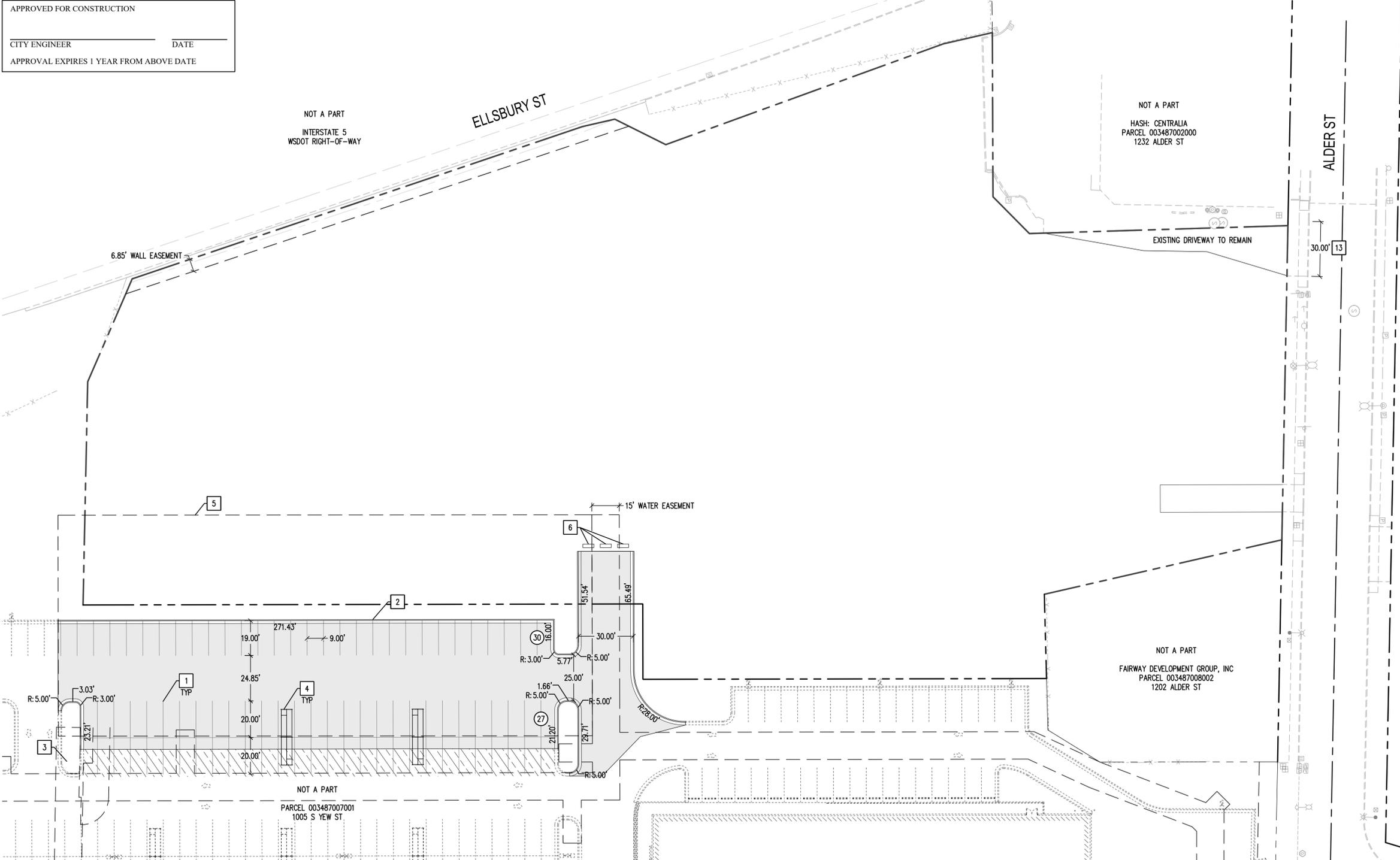
**DEMOLITION STANDARD NOTES**

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING INFRASTRUCTURE FOLLOWING DEMOLITION. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM SCOPE OF DEMOLITION PRIOR TO BID

APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



- LEGEND**
- PROPERTY LINE
  - - - PROPOSED PROPERTY LINE
  - - - EXISTING ADJACENT LOT
  - - - PROPOSED EASEMENT
  - - - EXISTING EDGE OF PAVEMENT
  - LIGHT DUTY ASPHALT PAVING: SEE SP-02
  - ▨ SLURRY SEAL TYPE 2 PER DIVISION 5 - SURFACE TREATMENT AND PAVEMENTS SECTION 5-03 SLURRY SEAL, CRACK SEALING PER SECTION 5-04.3(4)A OF WSDOT STANDARD SPECIFICATIONS.
  - CATCH CURB & GUTTER: SEE SP-02
  - SPILL CURB & GUTTER: SEE SP-02
  - (XX) STALL COUNT

- CONSTRUCTION NOTES**
1. 90° PARKING LOT STRIPING: SEE SP-02
  2. 2' UNOBSTRUCTED OVERHANG FOR VEHICLES REQUIRED FOR STALLS LESS THAN 20' IN LENGTH
  3. LANDSCAPE ISLAND
  4. CART CORRAL, SUPPLIED BY WINCO, INSTALLED BY CONTRACTOR
  5. PROPOSED STORM EASEMENT BETWEEN CENTRALIA TOP HOLDINGS LLC & WINCO FOODS
  6. CONCRETE ECOLOGY BLOCK 2'x2'x6"

**GENERAL NOTES**

1. SEE PARKING LOT LIGHTS DESIGNED BY OTHERS.

**PARKING INFO**

STANDARD STALLS:	57
ACCESSIBLE STALLS:	0
TOTAL STALLS:	57

REVISIONS

PROJECT NO. 116.009

DRAWN J. BRUHN

CHECKED B. JOHNSON

SUBMITTAL DATES

OTB DATE

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512

STAMP: BRANDON L. JOHNSON, P.E., LICENSED PROFESSIONAL ENGINEER, 8/22/2025

WINCO FOODS STORE  
1208 ALDER STREET  
CENTRALIA, WA  
SECTION 7, T. 14N, R. 02W

**WinCo FOODS**

SHEET TITLE: SITE PLAN

SHEET: SP-01

Aug 22, 2025 9:10:58am User: JsaBruhn  
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**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

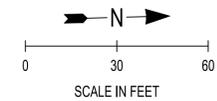
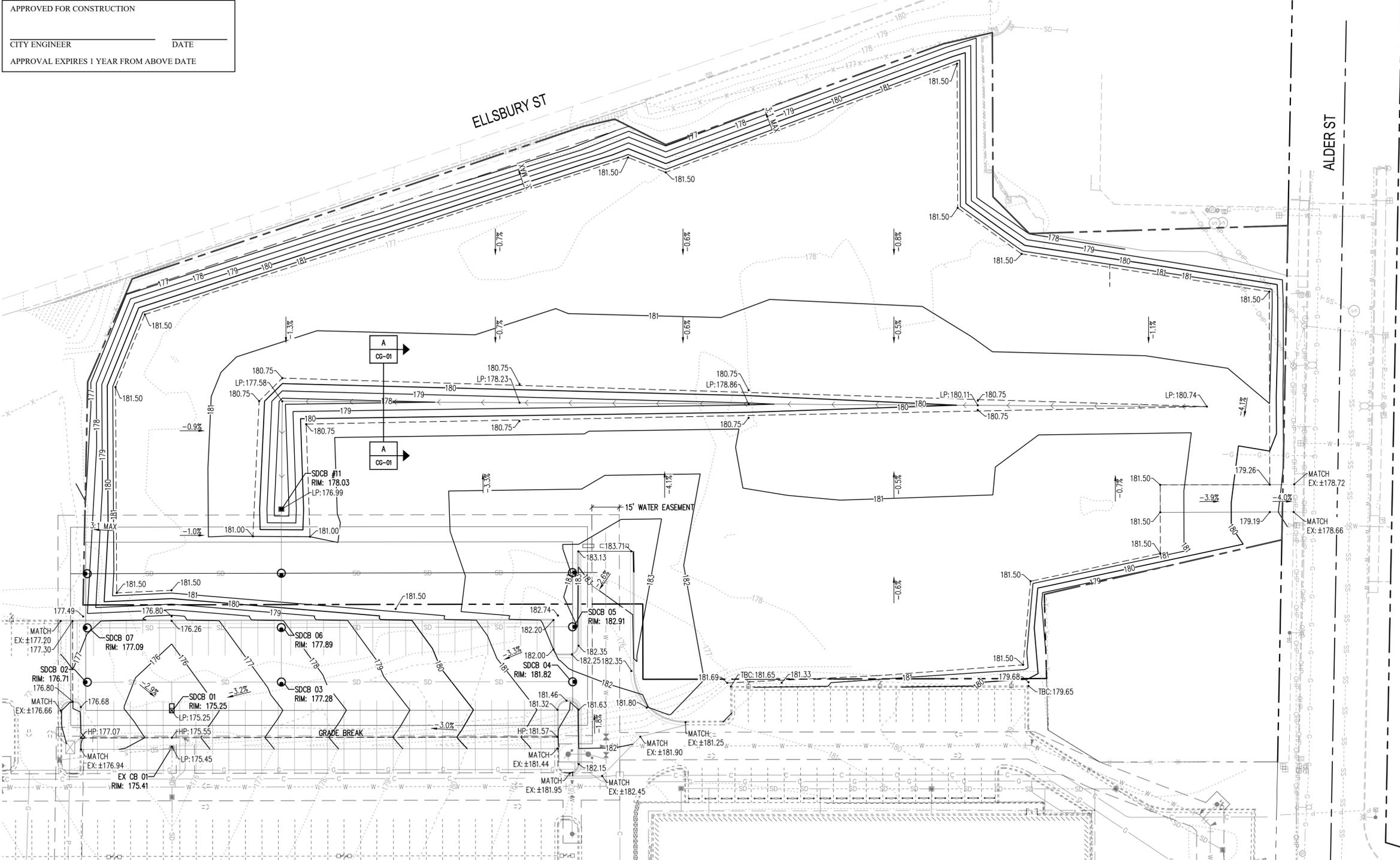




APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



**LEGEND**

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GRADE BREAK
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM LINE
- CURB & GUTTER
- STORM LINE
- CATCH BASIN

**GENERAL NOTES**

1. 100YR FLOOD ELEVATION PER 2017 WEST CONSULTANTS, INC HYDRAULIC IMPACT ANALYSIS: 178.30 (NAVD88)
2. 500YR FLOOD ELEVATION PER 2017 WEST CONSULTANTS, INC HYDRAULIC IMPACT ANALYSIS: 181.54 (NAVD88)
3. 2007 FLOOD ELEVATION PER LEWIS INTERACTIVE MAPS ±182.00 (NAVD88)

**GRADING QUANTITIES**

CUT: 100 CY  
 FILL: 19,000 CY

FLOODPLAIN QUANTITIES FOR 100-YEAR @ 178.3  
 EXISTING STORAGE: 5,320 CY  
 PROVIDED STORAGE: 715 CY

**MITIGATION STORAGE REQUIRED: 4,605 CY**

REVISIONS

PROJECT NO.	116.009
DRAWN	J. BRUHN
CHECKED	B. JOHNSON
SUBMITTAL DATES	
OTB DATE	

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 TUMWATER BLVD SE, SUITE B203  
 TUMWATER, WA 98512

STAMP: BRADON L. JOHNSON, LICENSED PROFESSIONAL ENGINEER, 8/22/2025

WINCO FOODS STORE  
 1208 ALDER STREET  
 CENTRALIA, WA  
 SECTION 7, T. 14N, R. 02W

**WinCo FOODS**

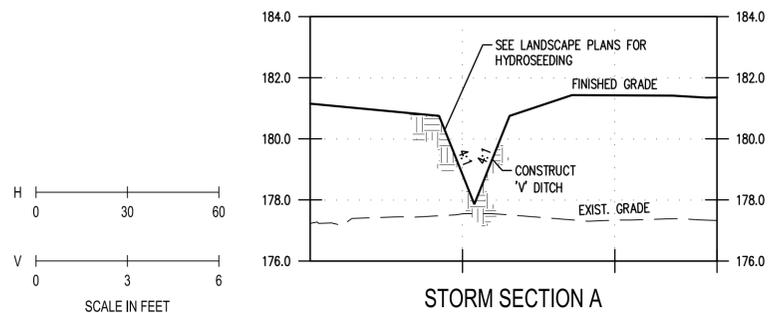
SHEET TITLE  
 GRADING PLAN

SHEET  
 CG-01

Aug 22, 2025 9:10:49 AM User: JsaBruhn  
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**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



**NOTES:**

SITE PREPARATION SHALL BE PER TERRACON PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JULY 27, 2022.

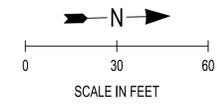
ALL FILL MATERIAL SHALL BE CLASSIFIED AS STRUCTURAL FILL PER TERRACON PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JULY 27, 2022.

COMPACTION SHALL BE PER TERRACON PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JULY 27, 2022.

APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

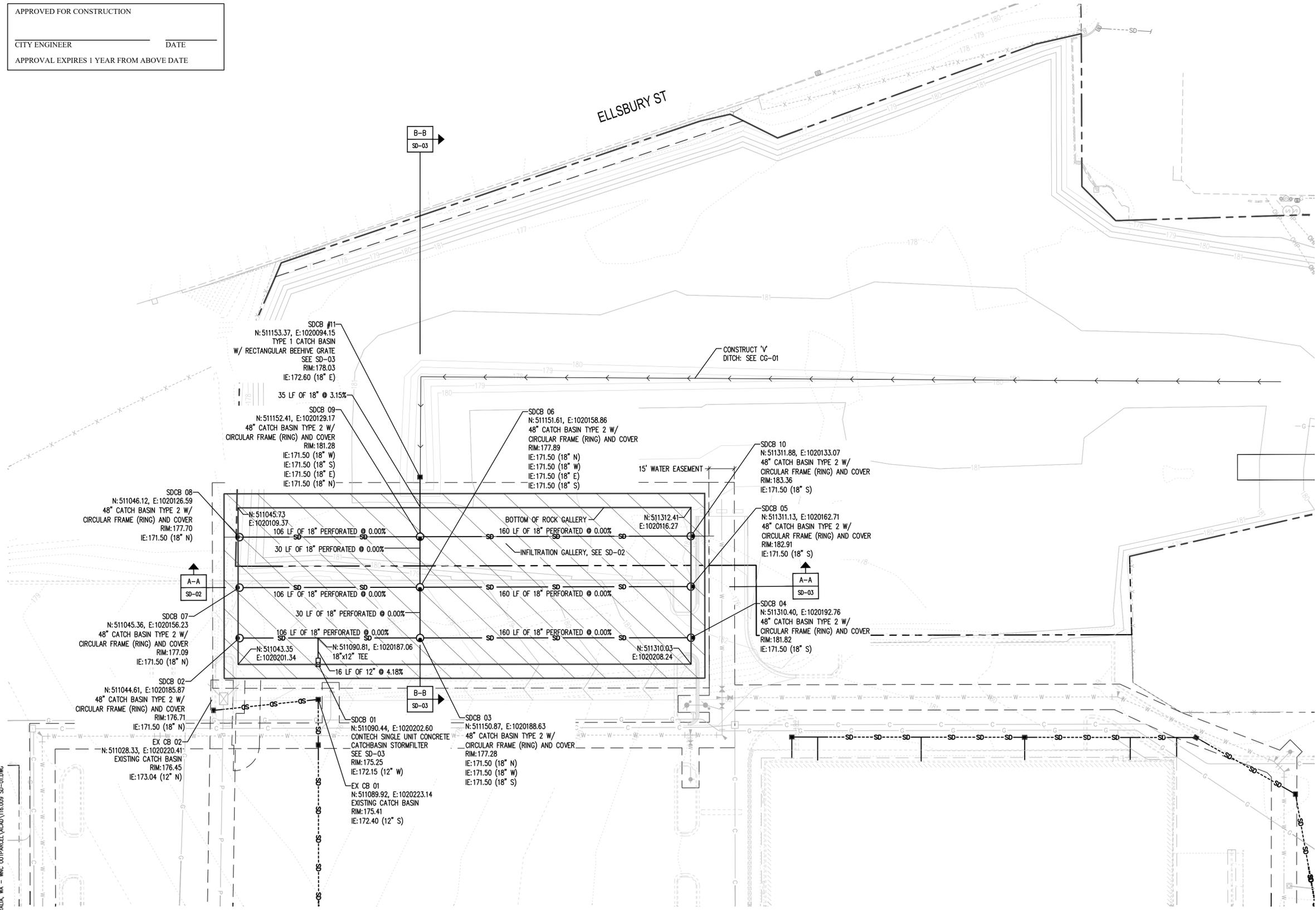
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING STORM LINE
  - EXISTING STORM STRUCTURES
  - EXISTING EDGE OF PAVEMENT
  - CURB & GUTTER
  - INFILTRATION GALLERY
  - WATER LINE
  - ADS N-12 STORM LINE UNLESS OTHERWISE NOTED
  - CATCH BASIN TYPE 1, CATCH BASIN TYPE 2: SEE SD-03

**GENERAL NOTES**

1. CIRCULAR FRAME (RING) AND COVER SHALL BE PER WSDOT STANDARD PLAN B-30.70: SEE SD-03



Aug 22, 2025 9:06:46am User: jsacivil  
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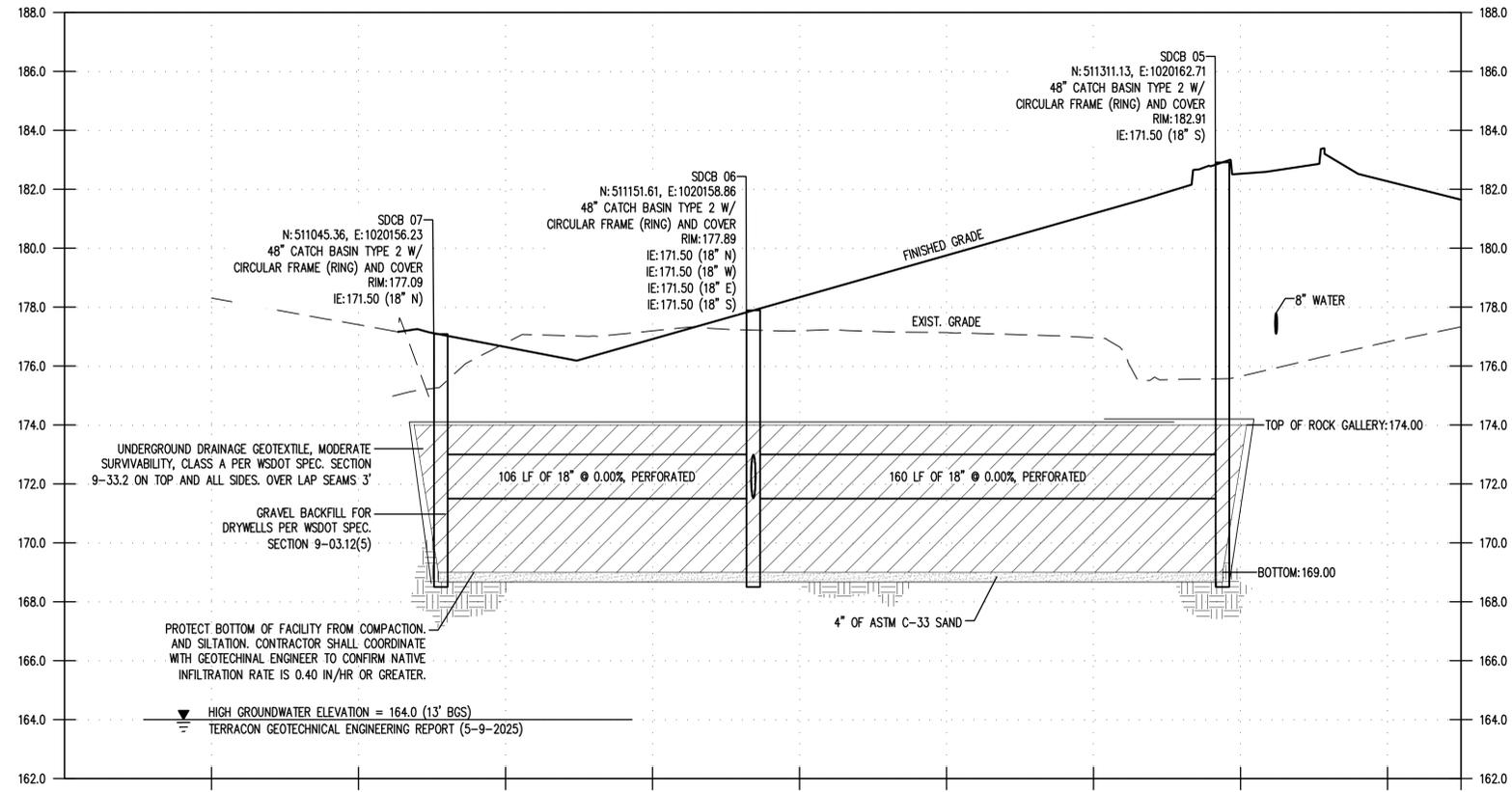


REVISIONS
PROJECT NO: 116.009 DRAWN: J. BRUHN CHECKED: B. JOHNSON SUBMITTAL DATES:  OTB DATE: 
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE B203 TUMWATER, WA 98512
 8/22/2025
WINCO FOODS STORE 1208 ALDER STREET CENTRALIA, WA SECTION 7, T. 14N, R. 02W
<b>WinCo FOODS</b>
SHEET TITLE
STORM PLAN
SHEET
SD-01

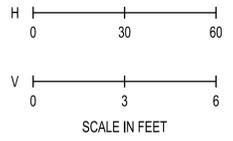
APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



SECTION A-A



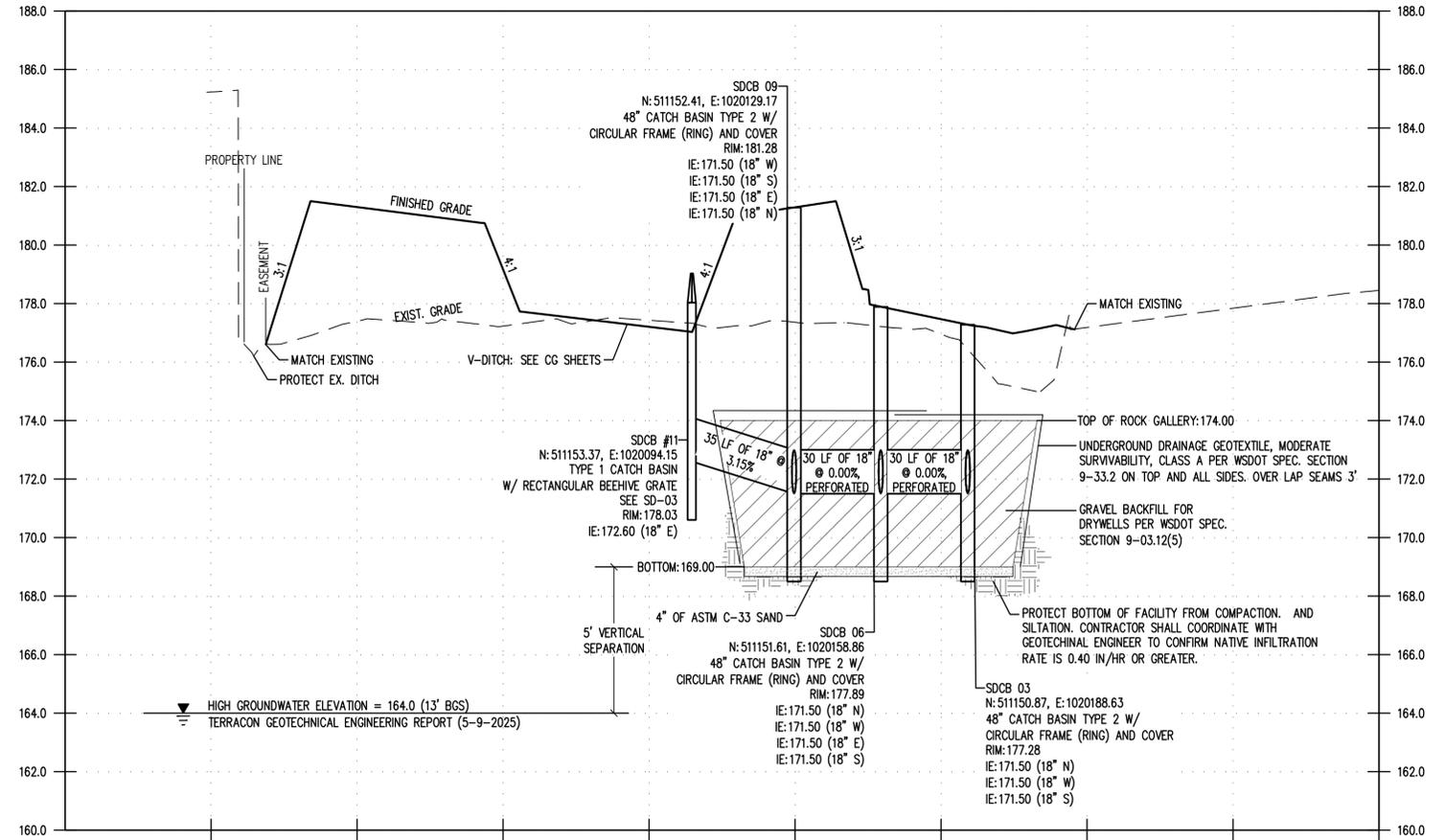
NOTES:

PERFORATED STORM SHALL BE PER WSDOT SECTION 9-05.2(8)

SITE PREPARATION SHALL BE PER TERRACON PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JULY 27, 2022.

ALL FILL MATERIAL SHALL BE CLASSIFIED AS STRUCTURAL FILL. PER TERRACON PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JULY 27, 2022.

COMPACTION SHALL BE PER TERRACON PRELIMINARY GEOTECHNICAL ENGINEERING REPORT DATED JULY 27, 2022.



SECTION B-B

REVISIONS

---

PROJECT NO. 116.009

DRAWN J. BRUHN

CHECKED B. JOHNSON

SUBMITTAL DATES

---

OTB DATE

---

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512

STAMP: BRADON L. JOHNSON, LICENSED PROFESSIONAL ENGINEER, 8/22/2025

WINCO FOODS STORE  
1208 ALDER STREET  
CENTRALIA, WA  
SECTION 7, T. 14N, R. 02W

**WinCo**  
**FOODS**

SHEET TITLE  
STORM PROFILES

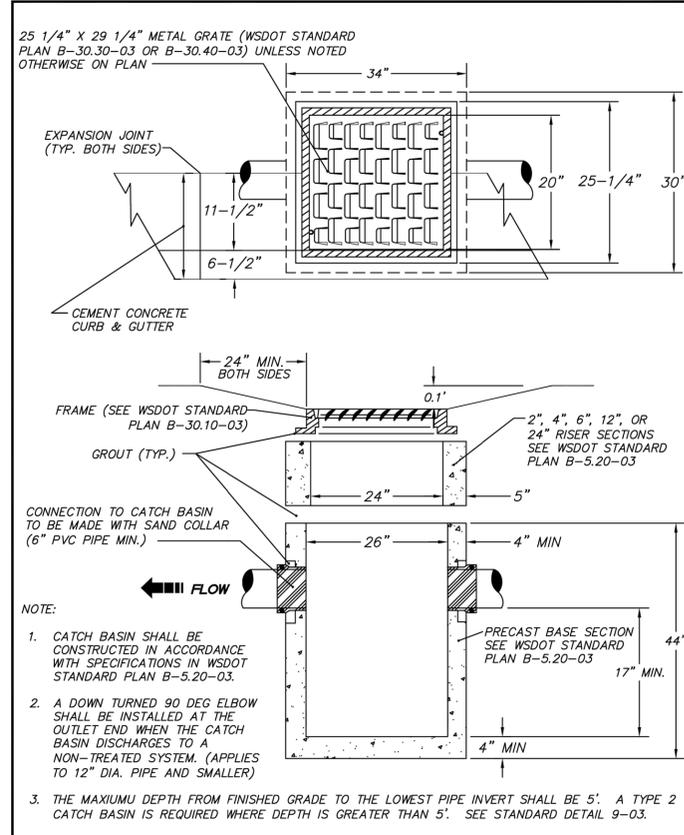
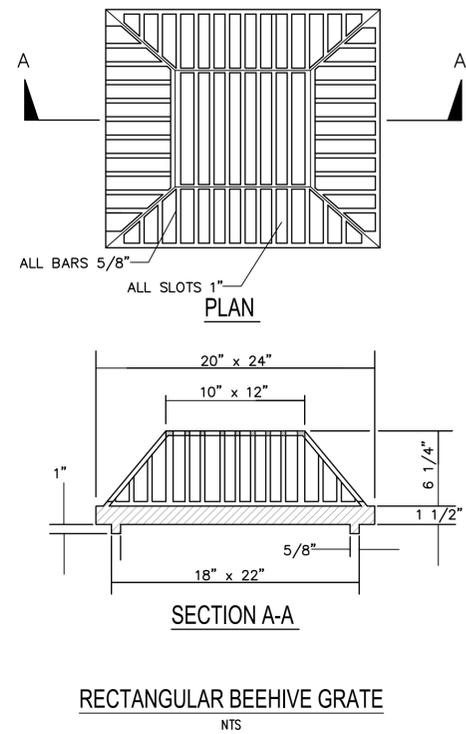
SHEET  
SD-02

Aug 22, 2025 9:05:37am User: bscb@bch  
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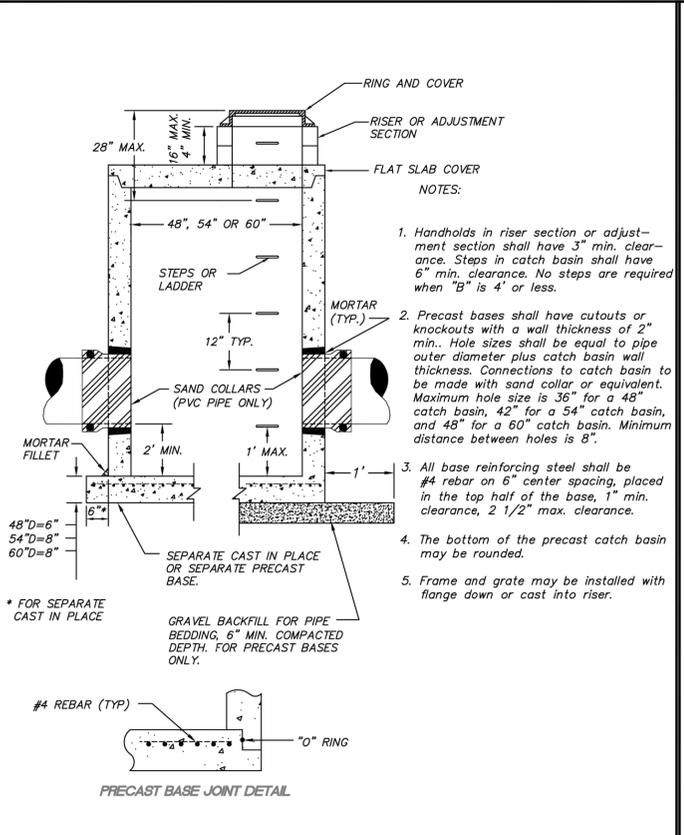
APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



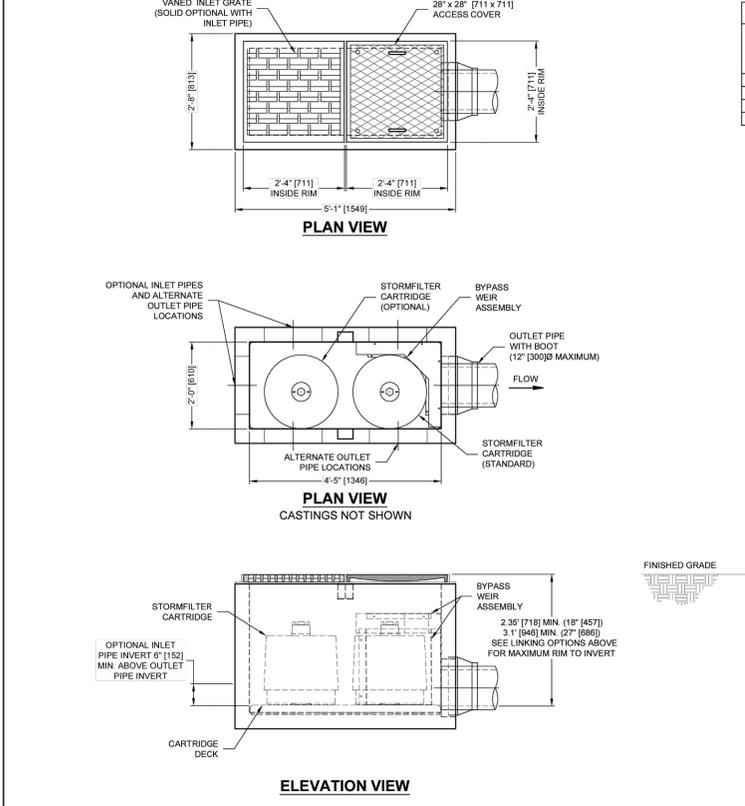
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	11/2020	CATCH BASIN TYPE 1 IN PAVEMENT AREA	9-01
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	11/2020	CATCH BASIN TYPE 2	9-03
2022 Standard Drawings			

- STORM DRAINAGE INSTALLATION GENERAL NOTES**
- All workmanship and materials shall be in accordance with City of Centralia Standards and the most current copy of the WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction.
  - Temporary erosion/pollution measures shall be required for the duration of the project.
  - The contractor must comply with all permits and other requirements of the City of Centralia or other governing authority or agency.
  - A preconstruction meeting shall be held with the City of Centralia prior to the start of staking.
  - All storm sewer mains, appurtenances and retention/detention areas shall be staked for grade and alignment by an engineering or surveying firm capable of performing such work. All vertical control shall be established using the 1988 USGS Datum. Staking shall be inspected by the City prior to the start of construction and shall be maintained throughout construction.
  - Storm drain pipe shall meet the following requirements (use only those which apply):
    - Plain concrete pipe conforming to ASHTO M 86, Class 2.
    - reinforced concrete pipe conforming to ASHTO M 170.
    - PVC pipe conforming to ASTM D 3034 SDR 35, ASTM F 794 or ASTM F 679. Type 1 with joints and gaskets conforming to ASTM 3212 and ASTM F 477.
    - Ductile iron pipe conforming to AWWA C 151, thickness class as shown on plans.
  - Special structures, oil/water separators and outlet controls shall be installed per plans and manufacturers recommendations.
  - Provide traffic control plan(s) as required in accordance with MUTCD.
  - Call the Underground Location Center at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
  - Where connections require "field verifications", connection points will be exposed by the contractor and fittings field verified 48 hours prior to starting construction.
  - All Storm lines will be high-velocity cleaned and pressure tested in accordance with Division 7 of the WSDOT Standard Specifications prior to paving in conformance with the above-referenced specifications. (See Note 1.). Hydrant flushing of lines is not an acceptable cleaning method.
  - Testing of the Storm main will include Television inspection of the main at the contractor's expense. Immediate prior to tv inspection enough water will be run down the line to flush it clean. Acceptance of the line will be made after tv inspection tape has been reviewed and approved by the inspector. A water test of all manholes is also required. Testing will take place after all underground utilities are installed and compaction of the roadway subgrade is completed.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06/2017	STORM DRAINAGE INSTALLATION GENERAL NOTES	1 of 1
2022 Standard Drawings			



**STORMFILTER DESIGN NOTES**

- CONCRETE CATCHBASIN STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCAL APPROVALS
- PEAK CONVEYANCE CAPACITY IS 1.3 CFS
- CONCRETE CATCHBASIN STORMFILTER IS AVAILABLE WITH UP TO TWO (2), 18" (457) OR 27" (686) TALL CARTRIDGES
- UP TO 4 INDIVIDUAL UNITS MAY BE LINKED FOR AN ULTIMATE CAPACITY OF EIGHT (8) CARTRIDGES

CARTRIDGE SIZE (in. [mm])	27" (686)	18" (457)
RECOMMENDED HYDRAULIC DROP (ft. [mm])	3.05 (930)	2.3 (701)
SPECIFIC FLOW RATE (gpm/[L/s])	2.11 (80)	1.67 (63)
CARTRIDGE FLOW RATE (gpm/[L/s])	22.5 (84)	18.79 (71)

**GENERAL NOTES**

- CONTACT TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- ALTERNATE DIMENSIONS ARE MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERING SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- FILTER CARTRIDGES SHALL BE MEDIA FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7 INCHES (178). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 36 SECONDS.
- SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM [L/S]) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (2.3 [m<sup>2</sup>]).
- STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-0" (0) AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

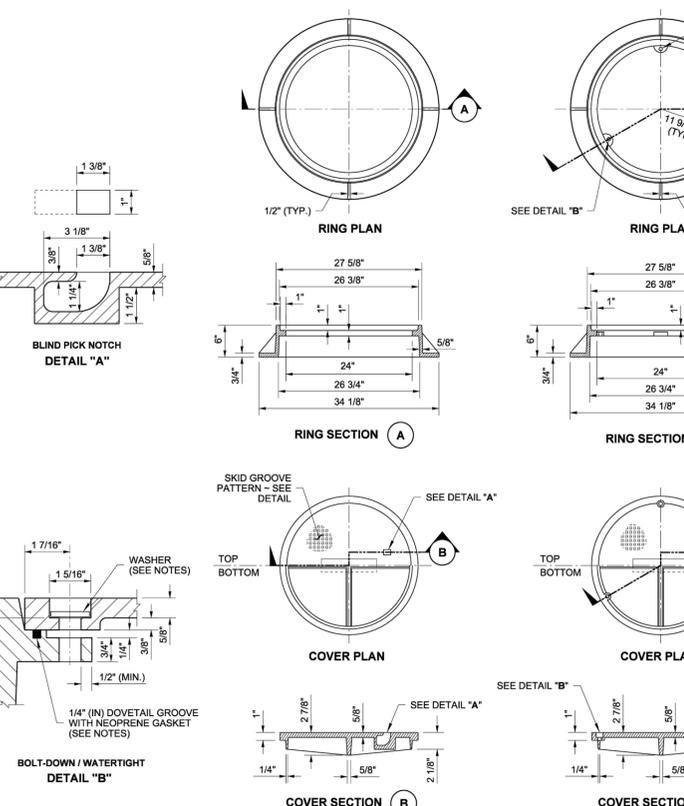
**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
- CONTRACTOR TO PROVIDE AND INSTALL PIPES. MATCH PIPE INVERTS SHOWN ON PROJECT SPECIFIC DRAWINGS.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID	SDCB #1
WATER QUALITY FLOW RATE (cfs [L/s])	0.0421 cfs
PEAK FLOW RATE (cfs [L/s])	0.31 cfs
RETURN PERIOD OF PEAK FLOW (yrs)	100 yr
CARTRIDGE SIZE (27, 18)	27
CARTRIDGE FLOW RATE	11.3
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
NUMBER OF CARTRIDGES REQUIRED	2
RIM ELEVATION	175.25

**CONCRETE CATCHBASIN STORMFILTER STANDARD DETAIL**



- NOTES**
- The gasket and groove may be in the seat (frame) or in the underside of the cover. The gasket may be "T" shaped in section. The groove may be cast or machined.
  - Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 3 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S) 5/8" - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt down holes varies by manufacturer.
  - For bolt-down manhole ring and covers that are not designated "Watertight," the neoprene gasket, groove, and washer are not required.
  - Washer shall be neoprene (Detail "B").
  - In lieu of blind pick notch for manhole covers, a single 1" (in) pick hole is acceptable. Hole location and number of holes may vary by manufacturer.
  - Alternative reinforcing designs are acceptable in lieu of the rib design.
  - For clarity, the vertical scale of the Cover Section has been exaggerated, it is 1.5 times the horizontal scale (1H:1.5V).
- SKID GROOVE PATTERN DETAIL**
- COVER PLAN**
- COVER SECTION**
- BOLT-DOWN / WATERTIGHT TYPE 1**
- BOLT-DOWN / WATERTIGHT TYPE 2**
- ISOMETRIC VIEW**

**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contechES.com  
11815 NE Glenn-Wilding Drive, Portland, OR 97220  
800-548-4697 503-240-3383 800-561-1271 FAX

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REVISIONS

PROJECT NO. 116.009  
DRAWN J. BRUHN  
CHECKED B. JOHNSON  
SUBMITTAL DATES

OTB DATE

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512

STAMP: BRADON JOHNSON, PROFESSIONAL ENGINEER, 8/22/2025

**WINCO FOODS STORE**  
1208 ALDER STREET  
CENTRALIA, WA  
SECTION 7, T. 14N, R. 02W

**WinGo Foods**

SHEET TITLE: STORM NOTES & DETAILS

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
Expire: 6/30/2025 12:55 PM  
Feb 20 2018 12:55 PM  
Heilman, Julie  
CIRCULAR FRAME (RING) AND COVER  
STANDARD PLAN B-30.70-04

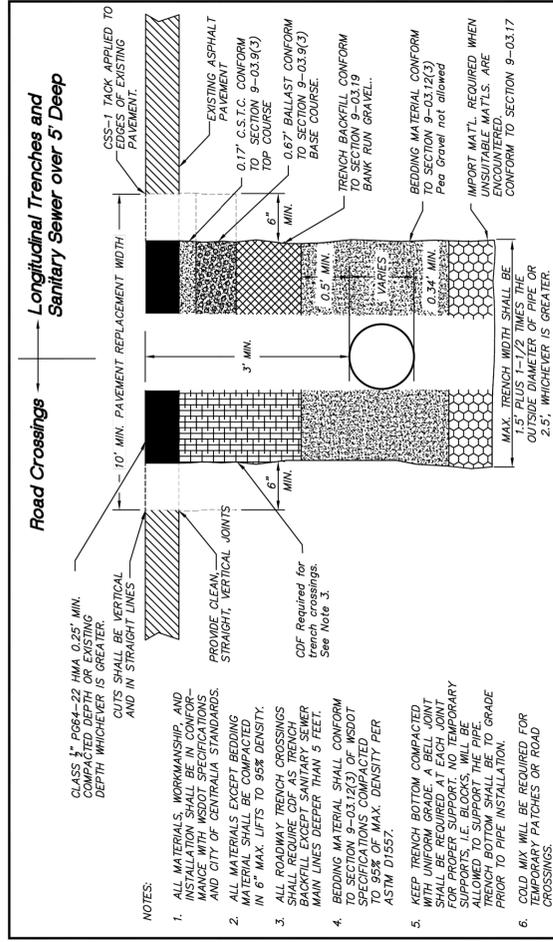
STATE DESIGN ENGINEER  
Washington State Department of Transportation

SD-03

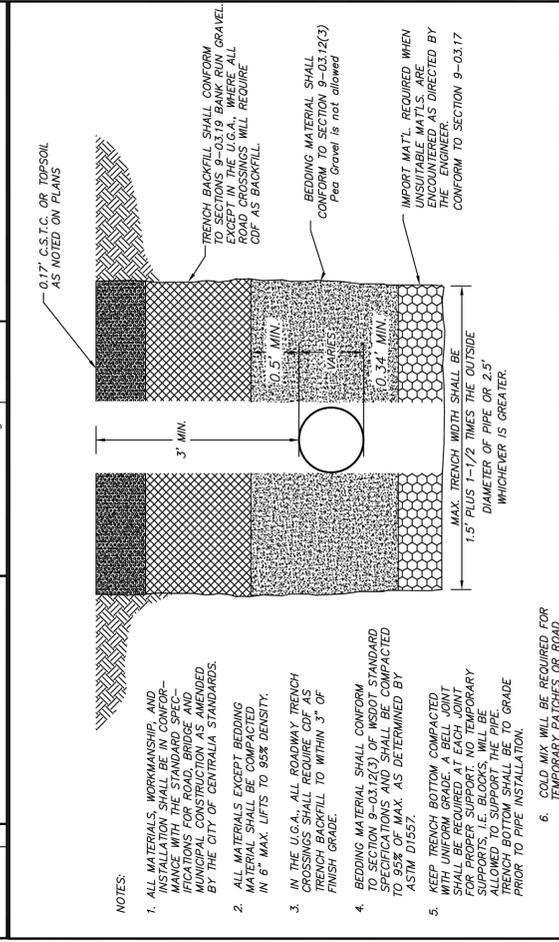
APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



APPROVED BY	REVISOR DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT
2022 Standard Drawings		
STD. PLAN NO.	4-03	



APPROVED BY	REVISOR DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2017	TRENCH RESTORATION OUTSIDE PAVED AREA
2022 Standard Drawings		
STD. PLAN NO.	4-02	

APPROVED BY	REVISOR DATE	CITY OF CENTRALIA	STORM DRAINAGE INSTALLATION GENERAL NOTES	1 of 1
CITY ENGINEER	06/2017			
2022 Standard Drawings				

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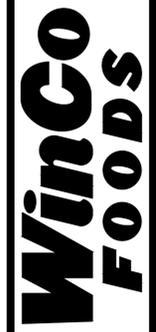
REVISIONS

PROJECT NO.	116.009
DRAWN	J. BRUHN
CHECKED	B. JOHNSON
SUBMITTAL DATES	
OTB DATE	

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 TUMWATER BLVD SE, SUITE B203  
 TUMWATER, WA 98512

8/22/2025

WINCO FOODS STORE  
 1208 ALDER STREET  
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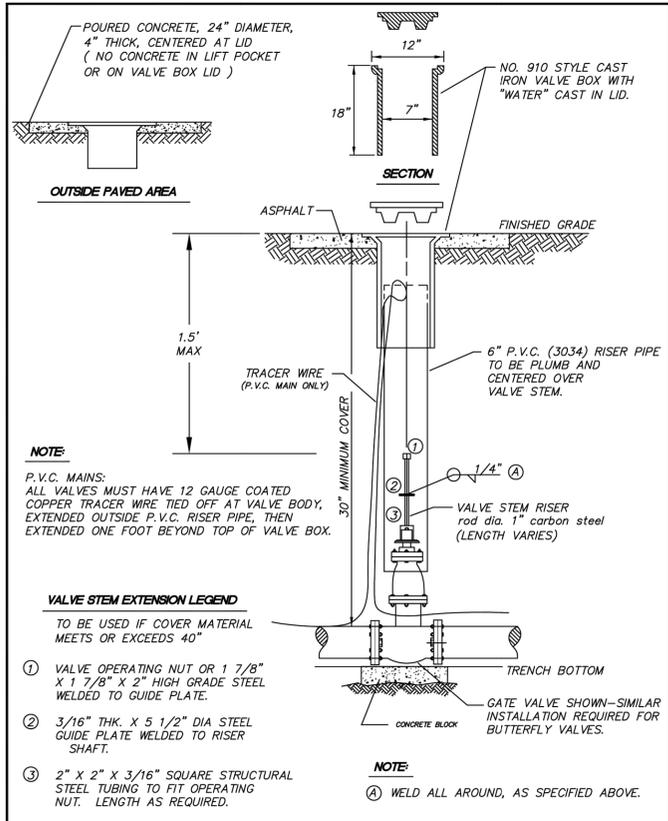




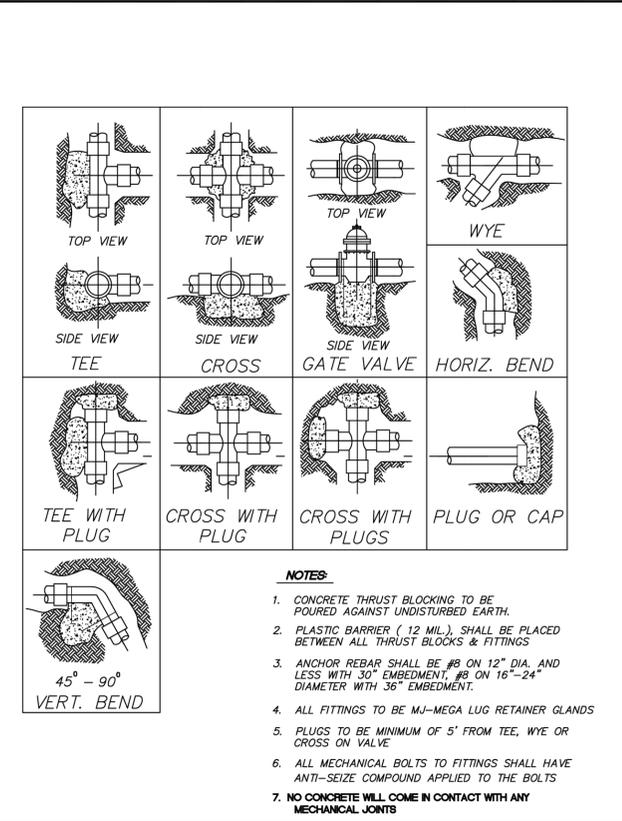
APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	STANDARD VALVE BOX	2-09
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	STANDARD BLOCKING DETAIL	2-10
2022 Standard Drawings			

THRUST LOADS					
THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE					
PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	3,600	2,000	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

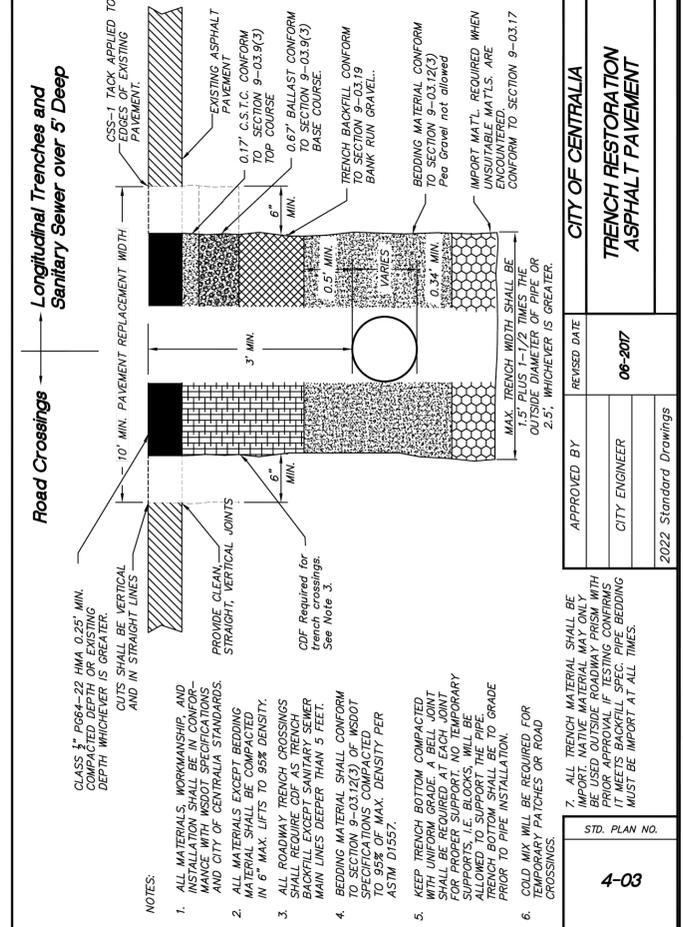
  

SAFE SOIL BEARING LOADS	
SOIL	POUNDS PER SQUARE FOOT
MUCK/PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

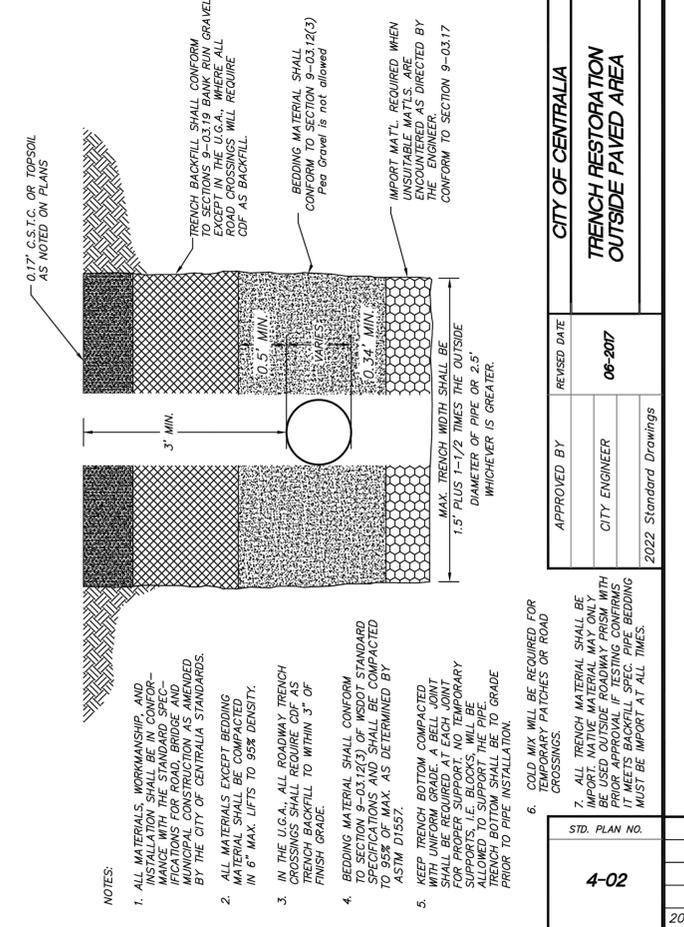
  

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	THRUST LOADS	2-18
2022 Standard Drawings			

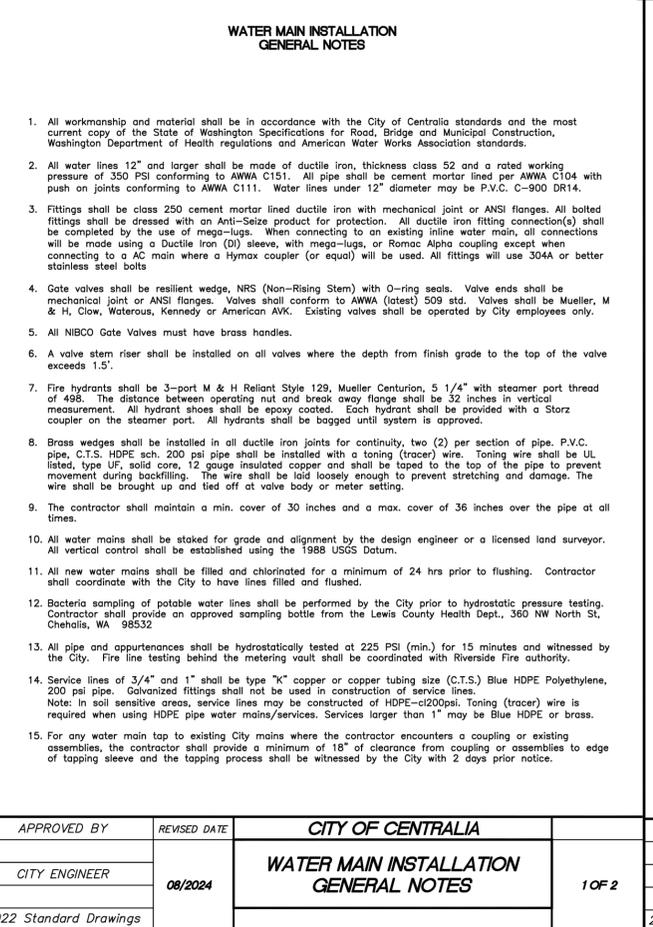
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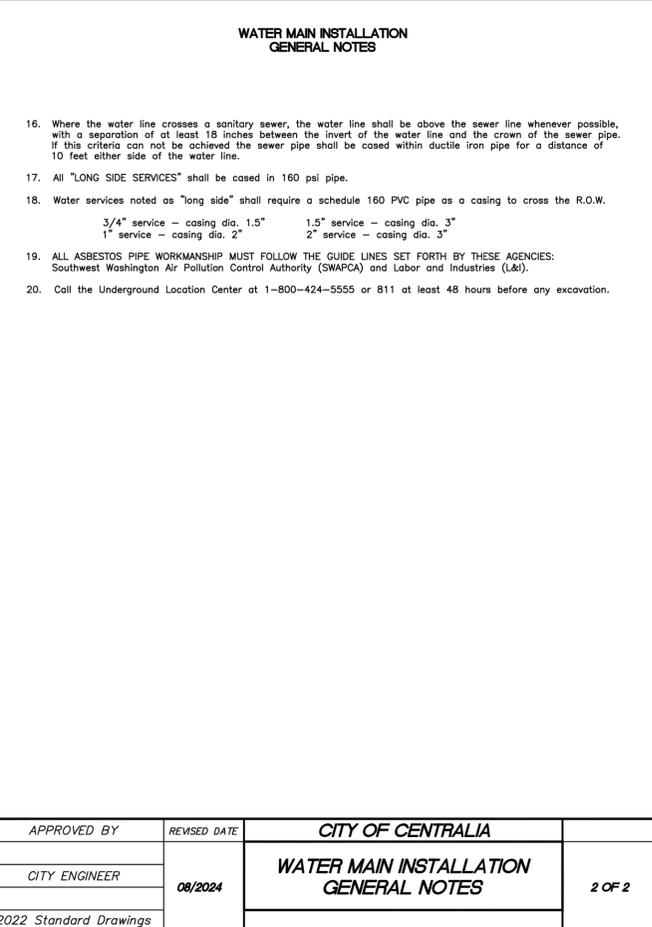
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT	4-03
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2017	TRENCH RESTORATION OUTSIDE PAVED AREA	4-02
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			

REVISIONS

PROJECT NO: 116.009

DRAWN: J. BRUHN

CHECKED: B. JOHNSON

DATE: 8/22/2025

OTB DATE: -

JSA CIVIL  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512

WINCO FOODS STORE  
1208 ALDER STREET  
CENTRALIA, WA  
SECTION 7, T. 14N, R. 02W

WATER NOTES & DETAILS

SHEET WT-02

PLANT SCHEDULE (ALL SHEETS)				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DESC.
<b>TREES</b>				
	2	CARPINUS BETULUS 'FASTIGIATA' COLUMNAR HORNBEAM	2" CAL.	12'-14' HT.
	1	THUJA PLICATA 'HOGAN' 'HOGAN' CEDAR	8' HEIGHT MIN.	B&B/ CONT.
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>SHRUBS</b>				
	60	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL	@ 3' O.C.
	2	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL	@ 6' O.C.
	31	POTENTILLA FRUTICOSA 'MANGO TANGO' 'MANGO TANGO' CINQUEFOIL	2 GAL	@ 2.5' O.C.
	80	PRUNUS LAUROCERASUS 'OTTO LUYKEN' 'OTTO LUYKEN' LAUREL	21"-24" HT., B&B	@ 4' O.C.
	1	RIBES SANGUINEUM 'KING EDWARD VII' RED FLWR' G CURRANT	5 GAL	@ 6' O.C.
	18	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	@ 4' O.C.
<b>GROUND COVERS</b>				
	211	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	1 GAL	@ 2' O.C.
	52	CEANOTHUS GLORIOSUS POINT REYES CEANOTHUS	1 GAL	@ 3' O.C.
	40	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORAL BERRY	1 GAL	@ 3' O.C.

### SHEET NOTES (ALL SHEETS)

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

### TREE PROTECTION & LANDSCAPE NOTES (ALL SHEETS)

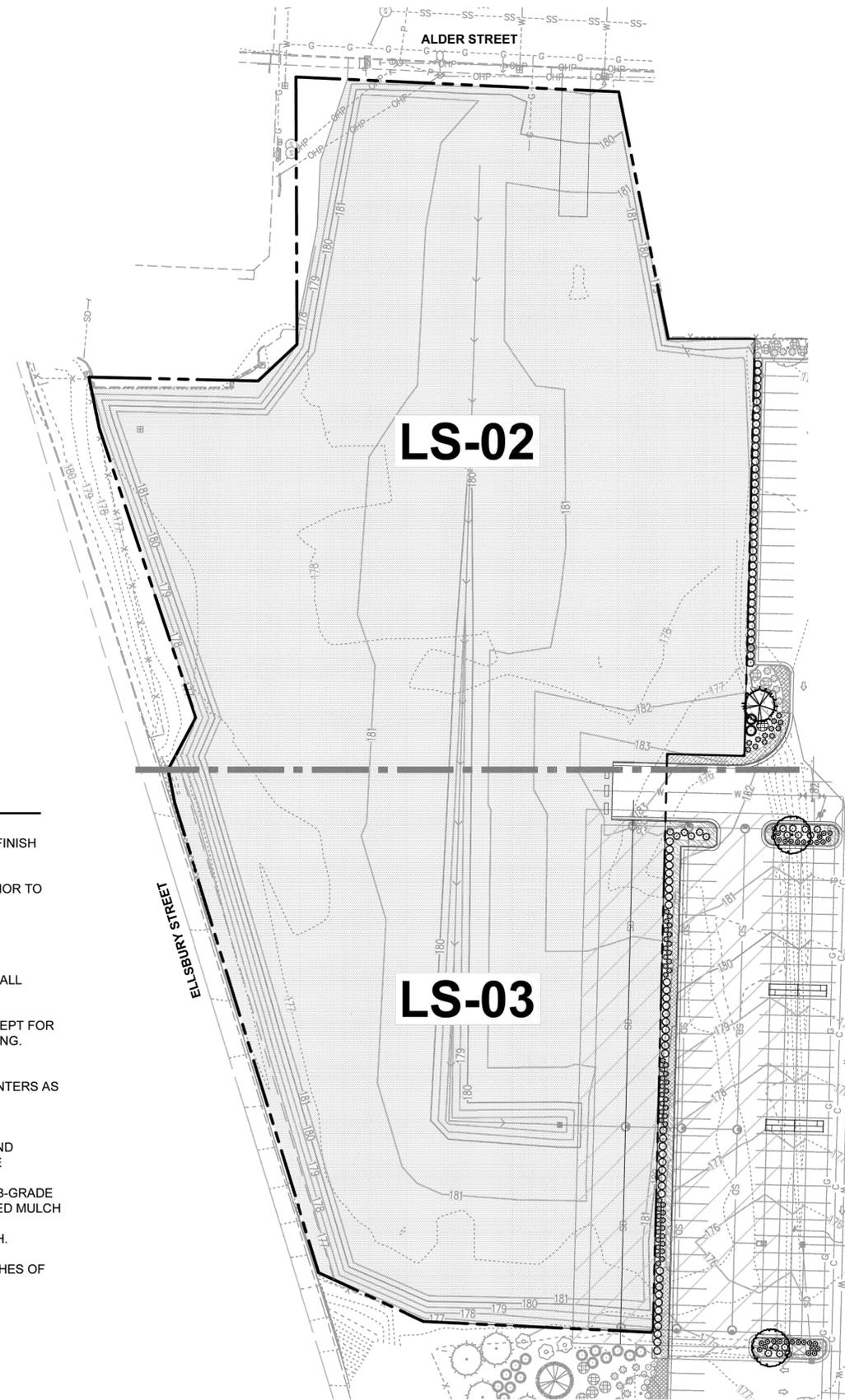
- RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER LANDSCAPE INSTALLATION IS COMPLETE, AND ANY AND ALL PROTECTIVE MEASURES/ BARRIERS HAVE BEEN REMOVED.
- THE LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THE SITE.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING PLANTS TO REMAIN. PLANTING AREAS ARE SHOWN FOR CONTRACTOR REFERENCE REVIEW EXISTING PLANTS ON SITE AND ADJUST NEW PLANTINGS AS REQUIRED. PIT PLANT NEW PLANTS IN EXISTING LANDSCAPE AREAS. NO SOIL PREP IS REQUIRED IN EXISTING PLANTING AREAS.
- NEW LANDSCAPE AREAS SHALL BE IRRIGATED AS NECESSARY FOR ESTABLISHMENT. CONTRACTOR SHALL ENSURE EXISTING IRRIGATION IS FUNCTIONAL AND ALL NEW AREAS ARE ADDED TO THE SYSTEM. REFER TO IRRIGATION SHEETS IR-01-IR-06 FOR ADDITIONAL INFORMATION.
- ALL NEW LANDSCAPE AREAS ARE TO BE EXCAVATED AND PREPARED PER NOTE #17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING REQUIRED EXCAVATION IS PROVIDED BY OTHERS PRIOR TO EXCLUDING FROM THEIR CONTRACT.
- THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- CONTRACTOR SHALL WEED ALL EXISTING LANDSCAPE AREAS AND REMOVE ANY ROCK OR DEBRIS. EXISTING LANDSCAPE BEDS SHALL MATCH NEW LANDSCAPE BEDS WHEN PROJECT IS COMPLETE. FINISH ALL BEDS WITH SPECIFIED TOP DRESS MULCH.
- VERIFY THAT SUB-GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL TREE AND SHRUB LOCATIONS ARE TO BE STAKED ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL 2 FOOT MINIMUM DEPTH ROOT BARRIER ALONG THE EDGE OF ALL CURBS OR PAVING FOR ALL TREES WITHIN EIGHT (8) FEET OF A CURB OR SIDEWALK.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.
- DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN PLANTERS AS INDICATED ON PLANS.
- PLANTING AREA PREPARATION:
  - SPREADING OF PLANTING SOIL SHALL BE COMPLETED BY THE LANDSCAPE CONTRACTOR AND SUPERVISED BY THE GENERAL CONTRACTOR SO THAT GRADES ARE MET AS NOTED ON THE GRADING PLANS.
  - ALL NEW PLANTING AREAS SHALL BE EXCAVATED DOWN TO NATIVE SOIL OR 24 INCHES. SUB-GRADE SHALL BE SET TO WITHIN SIX (6) INCHES OF TOP OF ADJACENT CURBS TO ACHIEVE REQUIRED MULCH FINISH LEVEL OF 3 INCHES WITH 2 INCHES OF FREEBOARD ADJACENT TO PAVING.
  - WEED ALL EXISTING PLANTING BEDS AND PLACE PRE-EMERGENT PRIOR TO PLACING MULCH.
- ALL NEW AND EXISTING PLANTING AREAS SHOWN ON PLANS SHALL BE TOP DRESSED WITH A 3 INCHES OF BARK MULCH.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- REFER TO PROJECT SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS.

### CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Aug 21, 2025 3:58:19pm - User trent.grantham  
N:\PROJECTS\5275\_GSA\_CIVIL\_LLC\23-000772\_CENTRALIA\_TOP\_HOLDINGS(CAD)\_23-000772-X-LS.DWG

....\_LS-01\_OVERALL LANDSCAPE PLAN



REVISIONS

SCJ PROJECT NO.  
(5275) 23-000772  
DRAWN  
N. DORKINA  
CHECKED  
T. GRANTHAM  
SUBMITTAL DATES  
08/12/25  
OTB DATE:

**SCJ ALLIANCE**  
CONSULTING SERVICES  
212 N TOWER AVE. CENTRALIA, WA 98531  
P: 360.669.0700 F: 360.352.1509  
SCJALLIANCE.COM



WINCO FOODS STORE  
1208 ALDER STREET  
CENTRALIA, WASHINGTON

**WinCo**  
FOODS

SHEET TITLE  
OVERALL  
LANDSCAPE  
PLAN

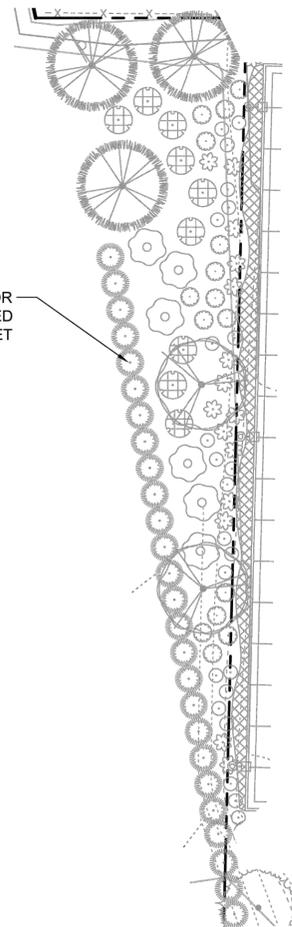
SHEET  
LS-01

1 OF 6

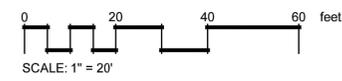
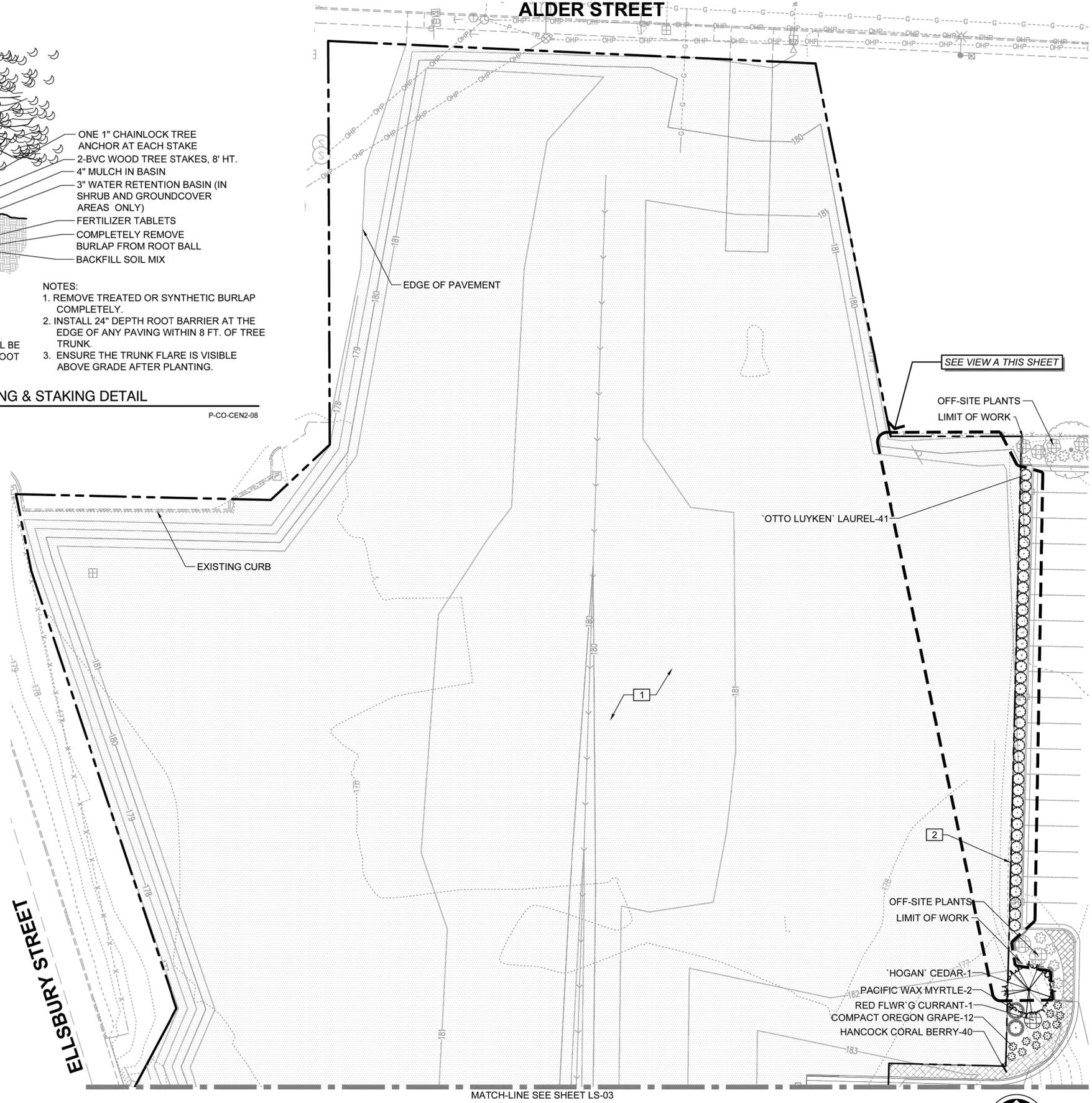
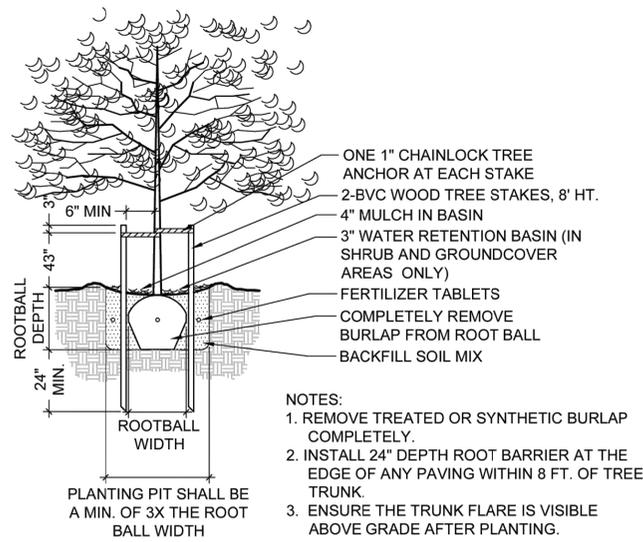
PLANT SCHEDULE LS-02				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DESC.
<b>TREES</b>				
	1	THUJA PLICATA 'HOGAN' 'HOGAN' CEDAR	8" HEIGHT MIN.	B&B/ CONT.
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>SHRUBS</b>				
	12	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL	@ 3' O.C.
	2	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL	@ 6' O.C.
	41	PRUNUS LAUROCERASUS 'OTTO LUYKEN' 'OTTO LUYKEN' LAUREL	21"-24" HT., B&B	@ 4' O.C.
	1	RIBES SANGUINEUM 'KING EDWARD VII' RED FLWR'G CURRANT	5 GAL	@ 6' O.C.
<b>GROUND COVERS</b>				
	40	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORAL BERRY	1 GAL	@ 3' O.C.

**REFERENCE NOTES SCHEDULE LS-02**

SYMBOL	CODE	DESCRIPTION	DETAIL
	1	EROSION CONTROL HYDROSEED	
	2	LAWN EDGE	1/LS-03



**(A) EXISTING PLANTS TO BE REMOVED**



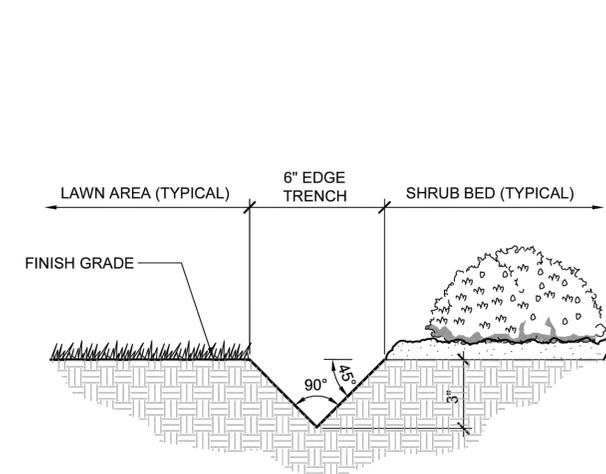
Aug 21, 2025 3:58:19pm - User: trent.grantham  
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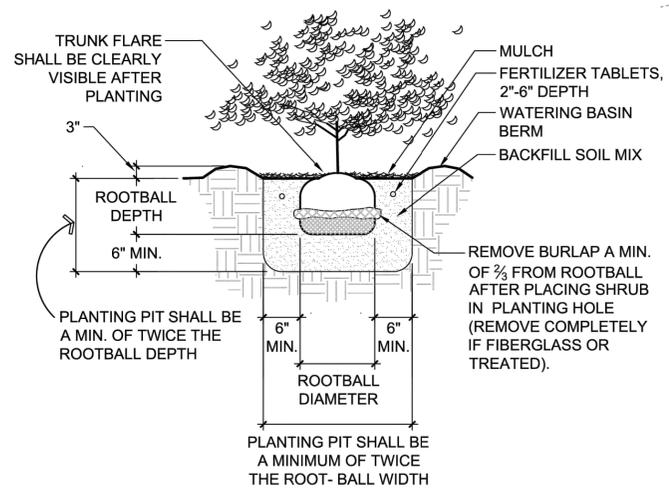
REVISIONS
SCJ PROJECT NO. (5275) 23-000772
DRAWN: N. DORKINA
CHECKED: T. GRANTHAM
SUBMITTAL DATES
09/12/25
OTB DATE:
 <b>SCJ ALLIANCE</b> CONSULTING SERVICES 212 N TOWER AVE. CENTRALIA, WA 98531 P: 360.689.0700 F: 360.352.1509 SCJALLIANCE.COM
<b>WINCO FOODS STORE</b> 1208 ALDER STREET CENTRALIA, WASHINGTON
 <b>WinCo</b> <b>FOODS</b>
SHEET TITLE <b>NORTH LANDSCAPE PLAN</b>
SHEET <b>LS-02</b>
2 OF 6

**PLANT SCHEDULE LS-03**

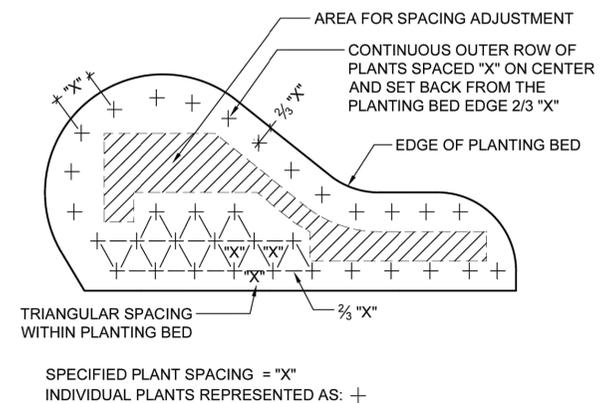
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DESC.
<b>TREES</b>				
	2	CARPINUS BETULUS 'FASTIGIATA' COLUMNAR HORNBEAM	2" CAL.	12'-14' HT.
<b>SHRUBS</b>				
	48	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL	@ 3' O.C.
	31	POTENTILLA FRUTICOSA 'MANGO TANGO' 'MANGO TANGO' CINQUEFOIL	2 GAL	@ 2.5' O.C.
	39	PRUNUS LAUROCERASUS 'OTTO LUYKEN' 'OTTO LUYKEN' LAUREL	21"-24" HT., B&B	@ 4' O.C.
	18	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL	@ 4' O.C.
<b>GROUND COVERS</b>				
	211	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	1 GAL	@ 2' O.C.
	52	CEANOTHUS GLORIOSUS POINT REYES CEANOTHUS	1 GAL	@ 3' O.C.



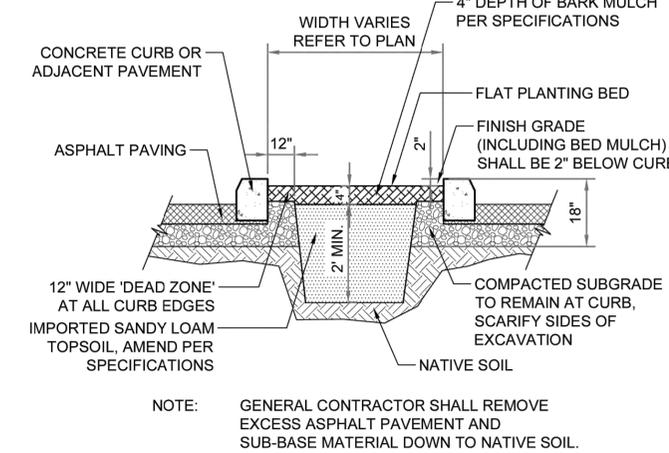
**1 LAWN EDGE DETAIL**  
3" = 1'-0"  
P-CO-CEN2-15



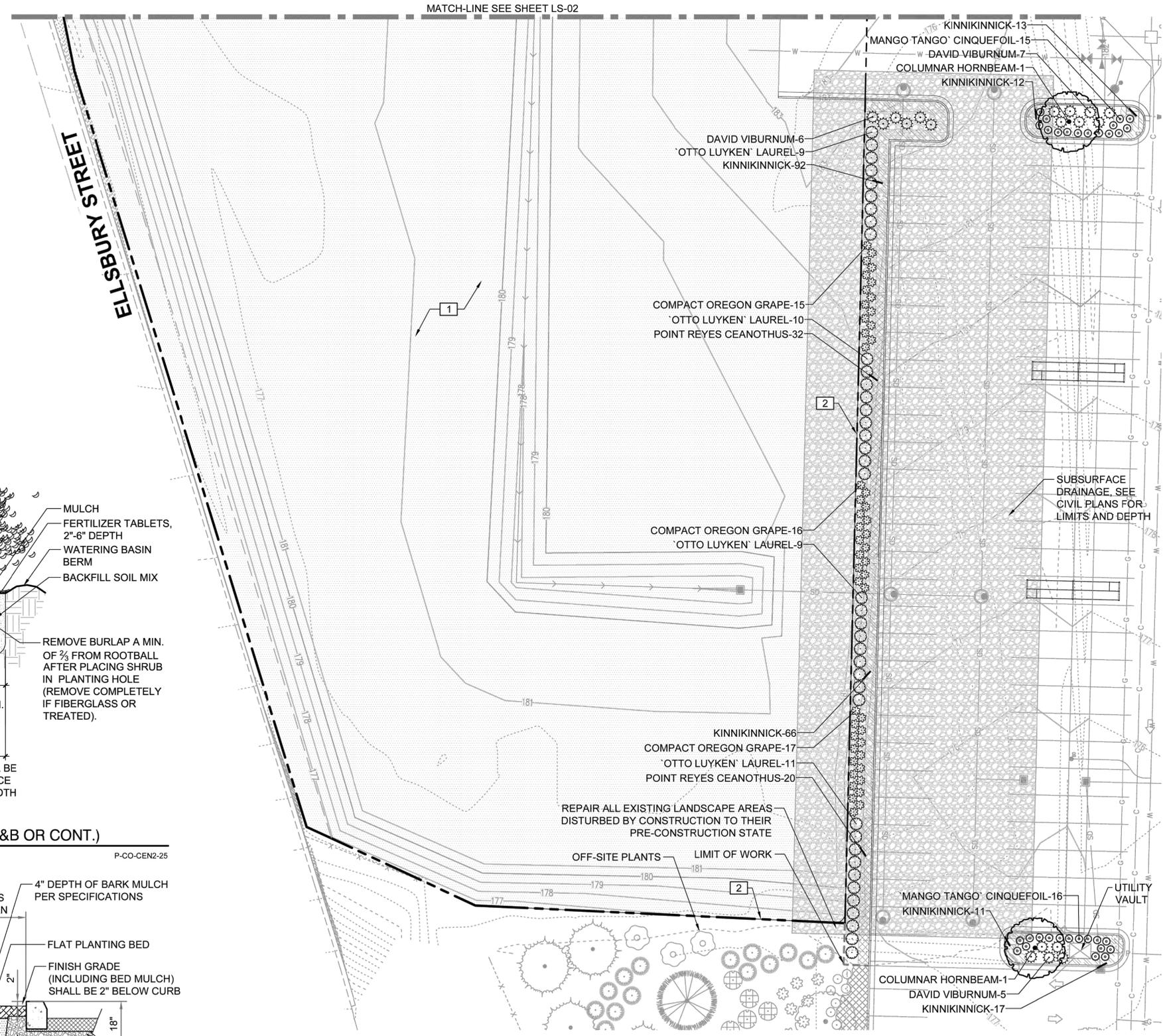
**2 SHRUB PLANTING DETAIL (B&B OR CONT.)**  
NTS  
P-CO-CEN2-25



**3 PLANT SPACING DETAIL**  
NTS  
P-CO-CEN2-01

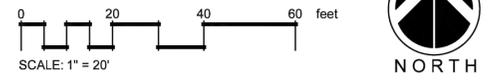


**4 PARKING ISLAND PLANTER**  
NTS  
P-CO-CEN2-17



**REFERENCE NOTES SCHEDULE LS-03**

SYMBOL	CODE	DESCRIPTION	DETAIL
	1	EROSION CONTROL HYDROSEED	
	2	LAWN EDGE	1/LS-03



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REVISIONS

SCJ PROJECT NO. (5275) 23-000772  
DRAWN: N. DORKINA  
CHECKED: T. GRANTHAM  
SUBMITTAL DATES: 03/12/25  
OTD DATE:

**SCJ ALLIANCE**  
CONSULTING SERVICES  
212 N TOWER AVE. CENTRALIA, WA 98531  
P. 360.669.0700 F. 360.352.1509  
SCJALLIANCE.COM

STAMP: T. GRANTHAM, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

WINCO FOODS STORE  
1208 ALDER STREET  
CENTRALIA, WASHINGTON

**WinCo FOODS**

SHEET TITLE: SOUTH LANDSCAPE PLAN  
SHEET: LS-03  
3 OF 6

Mar 19, 2025 8:40:20am - User: natalia.dorkina  
N:\PROJECTS\5275\_ASA\_CIVIL\_LLC\23-000772\_CENTRALIA\_TOP\_HOLDINGS(CAD)\_23-000772-X-LS.DWG



**VALVE SCHEDULE IR-02**

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
19	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	14.79	44.6	46.1

**IRRIGATION SCHEDULE IR-02**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
□	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	6/IR-03
⊙	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING	8/IR-03
Ⓐ	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	3/IR-03
Ⓔ	HUNTER ECO-ID-12 ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	4/IR-03
[Hatched Box]	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING, DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
▣	HUNTER HQ-3RC QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 1-PIECE BODY.	5/IR-03
⌘	SHUT OFF VALVE B&K (107-900 SERIES) BRASS BALL VALVE WITH BRASS UNIONS (MATCH LINE SIZE)	2/IR-03
Ⓧ	DRAIN VALVE WILKINS #200 ANGLE VALVE FOR MANUAL DRAIN VALVE ASSEMBLY W/ KEY EXTENSION (MATCH LINE SIZE)	1/IR-03
—	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	
- - -	IRRIGATION MAINLINE: PVC SCHEDULE 40	
- - - - -	PIPE SLEEVE: PVC CLASS 200 SDR 21	



**IRRIGATION SHEET NOTES**

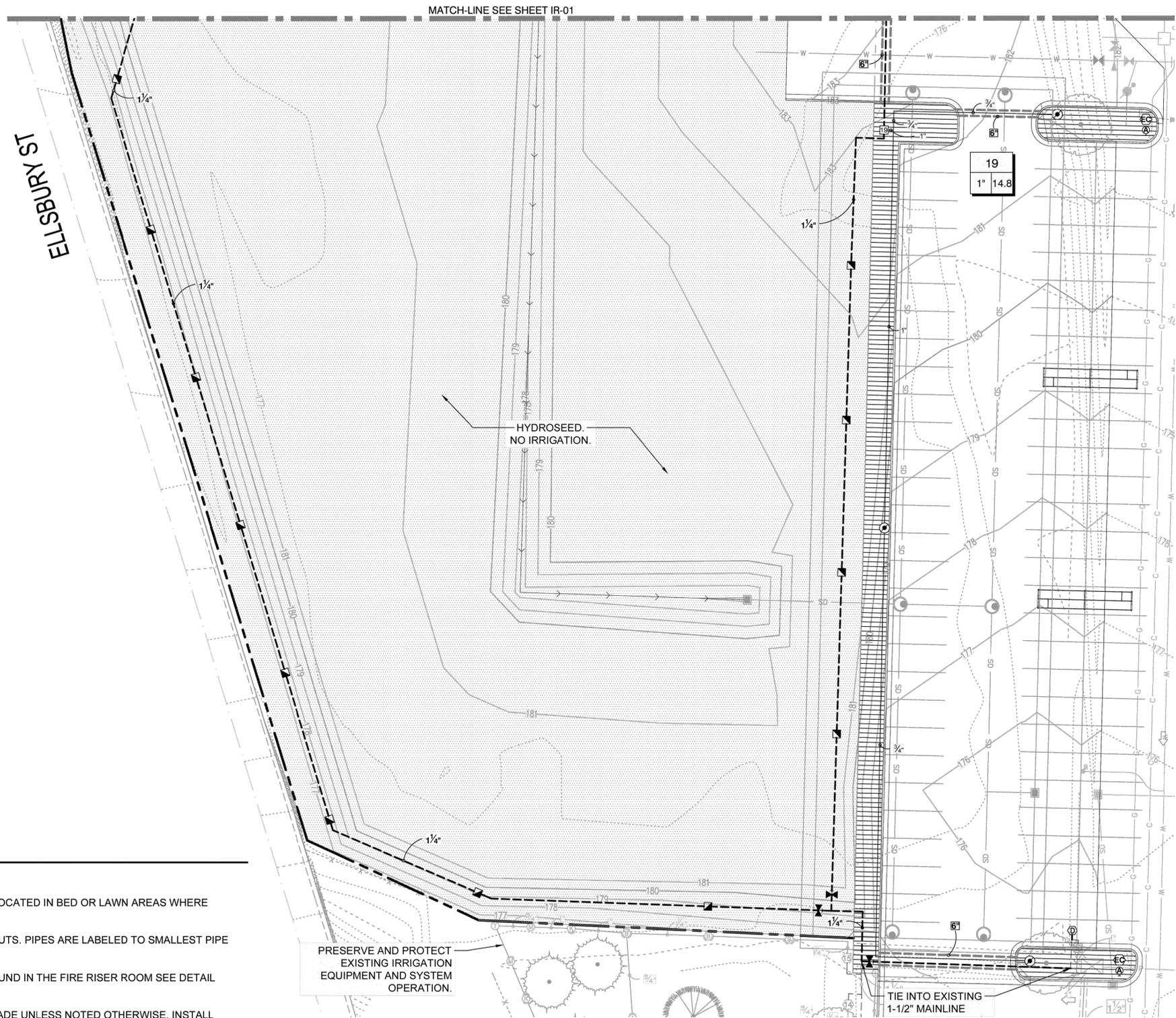
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PLAN IS DIAGRAMMATIC. ALL PIPING, LATERALS, AND WIRE TO BE LOCATED IN BED OR LAWN AREAS WHERE APPROPRIATE.
- PIPE SIZES ARE TO REMAIN CONSTANT BETWEEN PIPE SIZE CALL-OUTS. PIPES ARE LABELED TO SMALLEST PIPE SIZE ONLY (3/4").
- NEW VALVES SHALL BE CONNECTED TO EXISTING CONTROLLER FOUND IN THE FIRE RISER ROOM SEE DETAIL 9/IR-03, COORDINATE WITH STORE MANAGER FOR ACCESS.
- ALL DRIP TUBING SHALL BE INSTALLED BELOW THE FINISH SOIL GRADE UNLESS NOTED OTHERWISE. INSTALL TUBING AT A CONSISTENT DEPTH OF 2" BELOW TOP OF TOPSOIL.
- PROPOSED TREES SHOWN FOR CONTRACTOR'S INFORMATION, AVOID PLACING MAINLINE, LATERALS, AND EQUIPMENT WITHIN THE DRIPLINES OF PROPOSED OR EXISTING TREES WHEN POSSIBLE TO AVOID FUTURE CONFLICTS.
- ALL PIPES AND SLEEVES UNDER PAVED AREAS SHALL BE 24" DEEP. ALL MAINLINE SHALL BE 18" DEEP IN ALL UNPAVED AREAS, 24" IN PAVED AREAS. ALL LATERALS SHALL BE 12" DEEP IN ALL UNPAVED AREAS AND 24" DEEP IN PAVED AREAS.
- LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS. INSTALL #14-AWG DIRECT BURIAL LOW VOLTAGE WIRE ALONG MAINLINE; TAPE AND BUNDLE WIRE EVERY 20' FT. PROVIDE RED COLOR WIRE FOR SIGNAL AND WHITE COLOR WIRE FOR COMMON. PROVIDE A MINIMUM OF ONE SPARE WIRE FOR EVERY 10 VALVES FOR A MAXIMUM OF FIVE SPARE WIRES.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.

**CALL BEFORE YOU DIG**

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Mar 19, 2025 8:40:47am - User: natalia.dorling  
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.....\_IR-02\_ IRRIGATION PLAN



REVISIONS

NO.	DATE	DESCRIPTION

**SCJ ALLIANCE**  
CONSULTING SERVICES  
212 N TOWER AVE, CENTRALIA, WA 98531  
P: 360.669.0700 F: 360.352.1509  
SCJALLIANCE.COM



**WINCO FOODS STORE**  
1208 ALDER STREET  
CENTRALIA, WASHINGTON



SHEET TITLE  
**IRRIGATION PLAN**

SHEET  
**IR-02**



**SITE INFO**

**ADDRESS:**  
3209 RUSSELL RD  
CENTRALIA, WA 98531

**PARCEL:** 009715000000

**ABBREVIATED LEGAL DESCRIPTION:**  
Section 01 Township 14N Range 03W LOT 20 EX E 140' &  
LOT 21 EX W 172' FOULGER & BRIANTS AC TRS

**PARCEL SIZE:**  
0.99 ACRE

**CODE SUMMARY**

USE: MULTI-FAMILY  
LOT AREA: 43,124 SQ FT  
BUILDING AREA: 4485 SQ FT  
ZONING: R-4

- 1. APPLICABLE CODES & REQUIREMENTS:**  
2021 INTERNATIONAL RESIDENTIAL CODE
- 2. OCCUPANCY CLASSIFICATION & REQUIREMENTS:**  
R-3
- 3. TYPE OF CONSTRUCTION:**  
5B NON-SPRINKLED

**CONSULTANTS**

**OWNER:**  
Russell Road Properties, LLC  
723 E Street  
Centralia, WA 98531

**CIVIL:**  
JSA|CIVIL  
111 Tumwater Blvd SE, Suite B203  
Tumwater, WA 98501  
360.515.9600  
brandon.johnson@jsa-civil.com  
Brandon Johnson, PE | Principal

**ARCHITECTURE:**  
LJB Designs, LLC  
111 Market St NE, Suite 325  
Olympia, WA 98501  
360.867.1945  
ljbdesigns@comcast.net  
Loren Burk

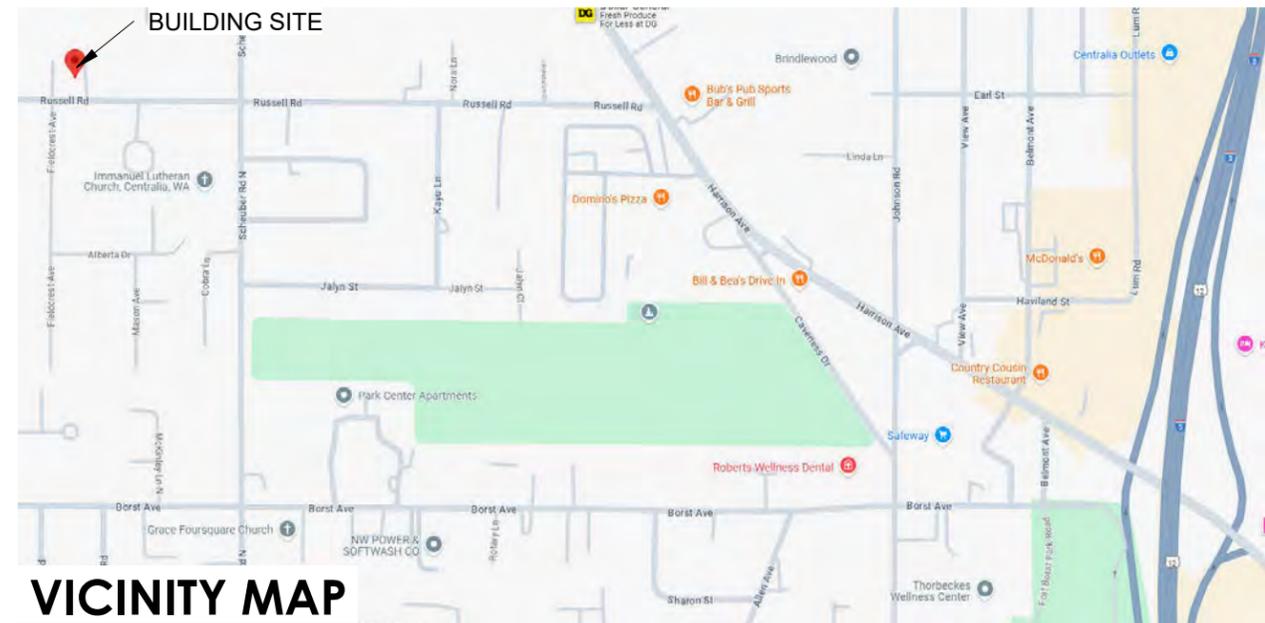
**STRUCTURAL:**  
Reliant Design Group  
PO Box 4420  
Tumwater, WA 98501  
360.280.3973  
erik@reliantdg.net  
Erik Ainsworth

**SCOPE OF WORK**

NEW PRIMARY UNIT W/ 2 ATTACHED ADU'S  
SLAB ON GRADE, HARDIE  
BOARD AND BATTEN SIDING  
AND ARCHITECTURAL  
COMPOSITION ROOFING



DRAWING INDEX	
Sheet #	Sheet Name
0.0	COVER SHEET
EC.01	EROSION CONTROL & DEMO PLAN
EC.02	EROSION CONTROL & DEMO DETAILS
SP.01	SITE PLAN
DT.01	STANDARD DETAILS
DT.02	STANDARD DETAILS
DT.03	BMP DETAILS
A2.0	MAIN FLOOR PLAN
A2.1	MAIN FLOOR PLAN DIMENSIONS
A2.2	SECOND FLOOR PLAN
A2.3	SECOND FLOOR PLAN DIMENSIONS
A3.0	EXTERIOR ELEVATIONS
A4.0	SECTIONS
CD.1	DETAILS
S1.0	STRUCTURAL NOTES
S1.1	FOUNDATION PLAN
S1.2	FOUNDATION DETAIL PLAN
S2.2	FLOOR AND LOWER ROOF FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S4.1	FLOOR SHEAR AND HOLDOWN PLAN
S4.2	FLOOR SHEAR AND HOLDOWN PLAN



**VICINITY MAP**

N.T.S.

**LJB DESIGNS, LLC**

111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
(360) 867-1945  
E-mail: LJBDesigns@Comcast.net

THESE DRAWINGS ARE FOR LJB DESIGNS ONLY. DESIGNS CONTAINED HEREIN REMAIN THE INTELLECTUAL PROPERTY OF THE ORIGINAL DESIGNER. NO PART OF THESE DRAWINGS OR PROJECT INFORMATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LJB DESIGNS. THE DESIGNER ASSUMES NO LIABILITY IF THESE DRAWINGS ARE USED WITHOUT WRITTEN PERMISSION FOR DEVELOPMENT OR IN ANY OTHER STRUCTURE.

**RUSSELL RD PROPERTIES PROJECT**

3219 RUSSELL ROAD  
CENTRALIA, WA 98531

#	REVISIONS DESCRIPTION	DATE

**DRAWN BY:**  
KEVIN LOFQUIST

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

8/29/2025 2:03:02 PM

**SHEET TITLE:**  
COVER SHEET

0.0

STATUS: 00

PROJECT #:

# 3219 RUSSEL ROAD CIVIL CONSTRUCTION DOCUMENTS CENTRALIA, WA

## JSA CIVIL GENERAL CONSTRUCTION NOTES

1. ALL WORK, WORKMANSHIP AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE FOLLOWING MANUAL(S) AND DOCUMENT(S):

CITY OF CENTRALIA STANDARD DETAILS  
<https://www.cityofcentralia.com/239/Standard-Drawings>

2. ALL GOVERNMENTAL SAFETY REGULATIONS SHALL BE STRICTLY ADHERED TO INCLUDING OSHA.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DULY NOTIFY THE CITY OF CENTRALIA IN ADVANCE OF THE COMMENCEMENT OF ANY AUTHORIZED WORK AND TO SCHEDULE REQUIRED PRE-CONSTRUCTION MEETINGS AND INSPECTIONS. ANY REQUIRED INSPECTION TEST WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

4. THE APPROVAL OF THESE PLANS BY THE CITY OF CENTRALIA DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

### CAUTION - NOTICE TO CONTRACTOR

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE PROJECT SURVEY AND OTHER RECORDS OF UTILITIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES 48 HOURS PRIOR TO PLANNED EXCAVATIONS.

6. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SET ARE BASED UPON COMPILED SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE CITY OF CENTRALIA AND THE OWNER OR OWNER'S REPRESENTATIVE.

7. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, DIAMETER, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINTS OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO INSTALLATION OF THE PROPOSED UTILITIES.

8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, CONSTRUCTION SWPPP, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.

10. CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL BE PER THE CURRENT COPY OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CENTRALIA AND OBTAIN APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

11. ALL VEHICLES AND EQUIPMENT SHALL BE KEPT WITHIN THE WORK AREAS ESTABLISHED FOR THAT WORK SHIFT UNLESS TRAVELING TO OR FROM THE SITE. UNDER NO CIRCUMSTANCES SHALL VEHICLES BE PARKED OR EQUIPMENT BE STORED OUTSIDE OF THESE AREAS.

12. OTHER CONSTRUCTION PROJECTS MAY OCCUR NEAR THE PROJECT SITE AND MAY BE IN PROGRESS CONCURRENT WITH THE PROJECT. THE CONTRACTOR SHALL COOPERATE AS NECESSARY AND NOT INTERFERE OR HINDER THE PROGRESS OR COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

13. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, APPURTENANCES, FITTINGS, ADAPTERS, SPOOL LENGTHS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF CENTRALIA AND THE PROJECT OWNER.

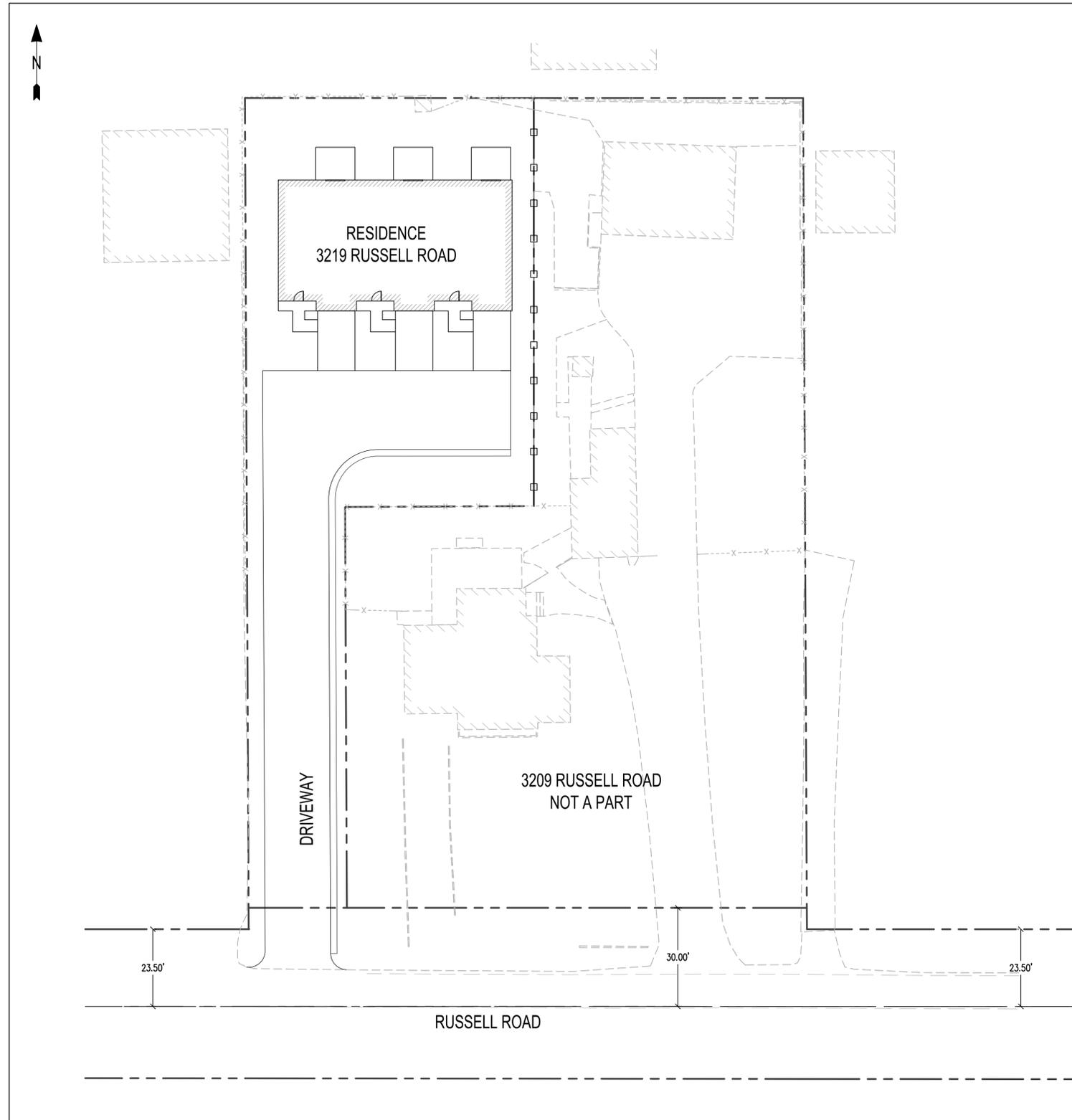
14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE CONSTRUCTION" STATE OR BETTER.

15. DRIVEWAY ACCESS AND UTILITY SERVICE TO EXISTING HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.

16. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF THE SOILS WILL NOT PROVIDE SUFFICIENT STABILITY TO STAND UP IN VERTICAL TRENCH WALLS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, AND MORE SURFACE DISTURBANCE. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF NATIVE SOILS WILL INCLUDE BOULDERS/COBBLERES WHICH ARE GREATER THAN 24 INCHES IN DIAMETER WHICH WILL SLOW DOWN THE CONTRACTOR'S PROGRESS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, MORE SURFACE DISTURBANCE, AND MORE SURFACE RESTORATION THAN WHAT MAY BE SHOWN ON THE DRAWINGS.

17. THE REMOVAL, LOADING, AND HAULING OF EXCESS MATERIALS AS A RESULT OF DEMOLITION, TRENCHING, AND EXCAVATION ACTIVITIES SHALL BE DISPOSED OF AT A CONTRACTOR-PROVIDED WASTE SITE AT NO ADDITIONAL COST TO THE OWNER.

18. THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED ON A TOPOGRAPHIC & BOUNDARY SURVEY THAT WAS ISSUED BY MTN2COAST SURVEYING ON NOVEMBER 11, 2024. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND ALERT THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND.



**OVERALL SITE PLAN**

1" = 20'

SHEET INDEX	
SHEET	TITLE
CV-01	COVER SHEET
EC-01	EROSION CONTROL & DEMO PLAN
EC-02	EROSION CONTROL DETAILS
SP-01	SITE PLAN
DT-01	STANDARD DETAILS
DT-02	STANDARD NOTES

### APPLICANT

RUSSELL ROAD PROPERTIES, LLC  
CONTACT: BRANDON JOHNSON

### ENGINEER

JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501  
PHONE: 360.599.  
CONTACT: BRANDON JOHNSON, PE

### SURVEYOR

MTN2COAST  
PHONE: 360.688.1949  
CONTACT: SETH PRIGGE, PLS

### SITE INFORMATION

ADDRESS: 3219 RUSSELL ROAD  
PARCEL: 009715001003  
ACRES: ±0.33  
ZONING: R4 -- RESIDENTIAL

### ABBREVIATED LEGAL DESCRIPTION

LOT 1 CITY OF CENTRALIA SHORT PLAT 2024-0725  
AFN 3617925

### HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO CONTROL MONUMENTS USING WASHINGTON STATE REFERENCE NETWORK.

### VERTICAL DATUM

NAVD 88 BASED ON GPS TIES TO WASHINGTON DEPARTMENT OF TRANSPORTATION MONUMENT CGM-C; ELEVATION OF 172.58.

### GOVERNING AGENCY

CITY OF CENTRALIA  
PHONE: 360.330.7672

### UTILITIES

WATER/SEWER  
CITY OF CENTRALIA  
500 N PEARL ST  
CENTRALIA, WA 98531  
PHONE: 360.330.7657

### POWER:

CENTRALIA CITY LIGHT  
1100 N TOWER AVE  
CENTRALIA, WA 98531  
PHONE: 360.330.7512

APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

REVISIONS

PROJECT NO:

3209R

DRAWN

B. JOHNSON

CHECKED

C. SEVERS

SUBMITTAL DATES

OTB DATE

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 Tumwater Blvd SE, Suite C210  
 Tumwater, WA 98501

STAMP



RESIDENCE & ADJ  
 3219 RUSSELL ROAD  
 CENTRALIA, WA 98531

RUSSELL ROAD PROPERTIES, LLC

SHEET TITLE

COVER SHEET

SHEET

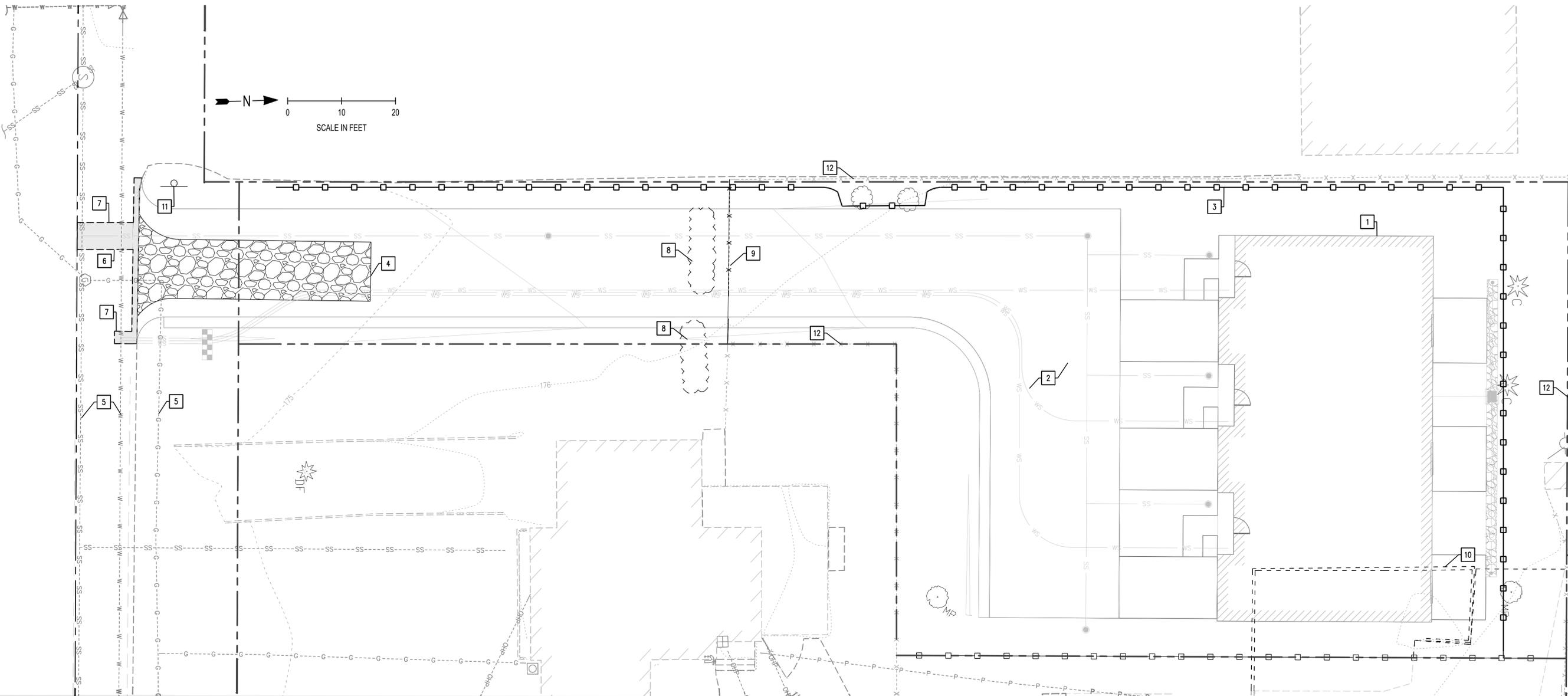
CV-01

### CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



VERTICAL DATUM  
NAVD 88



**GENERAL NOTES**

1. CONTRACTOR SHALL SECURE ALL STORAGE AREAS.
2. CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL MEASURES FOR STORAGE AND STOCKPILE AREAS.
3. ALL MATERIALS STORED ON-SITE SHALL HAVE PROPER ENCLOSURES AND/OR COVERINGS.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH ANY SITE DISTURBING ACTIVITIES.
5. SIDEWALK, DRIVEWAYS, AND CURBING THAT ARE TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO THE NEAREST FULL DEPTH EXPANSION JOINT REGARDLESS OF THE DEMOLITION LIMITS THAT ARE SHOWN ON THE PLANS. SAWCUTTING BETWEEN JOINTS SHALL NOT BE ALLOWED.
6. RESTORATION LIMITS SHALL BE DETERMINED BY A CITY REPRESENTATIVE IN THE FIELD PRIOR TO SAWCUTTING
7. CONTRACTOR SHALL ACQUIRE AN ENGINEERING CONSTRUCTION PERMIT FROM THE CITY OF CENTRALIA PRIOR TO STARTING WORK
8. CONCRETE ROADWAY PANELS SHALL BE REPLACED TO EXISTING PANEL JOINTS AND MATCH THICKNESS OF EXISTING PANELS.

**[X] CONSTRUCTION NOTES**

1. PROPOSED SITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY
2. CLEAR, GRUB, AND EXCAVATE AS NECESSARY FOR SITE AND FRONTAGE IMPROVEMENTS (TYP). EXCESS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL LAWS AND REGULATIONS AT A CONTRACTOR PROVIDED WASTE SITE
3. SILT FENCE PER CITY OF CENTRALIA STD. DETAIL 9-04: SEE EC-02
4. TEMPORARY CONSTRUCTION ENTRANCE PER CITY OF CENTRALIA STD. DETAIL 9-10: SEE EC-02
5. PROTECT EXISTING UTILITY IN-PLACE: REPLACE IN-KIND IF DAMAGED
6. FULL DEPTH SAWCUT (TYP)
7. TRENCH RESTORATION PER CITY OF CENTRALIA STD. DETAIL 4-03: SEE EC-02
8. EXISTING TREES TO BE REMOVED AND DISPOSED OF AS NECESSARY FOR DRIVEWAY CONSTRUCTION.
9. REMOVE AND DISPOSE OF EXISTING FENCE AS SHOWN.
10. REMOVE AND DISPOSE OF EXISTING RAILROAD TIE AS SHOWN.
11. PROTECT EX SIGN, REPLACE IN KIND IF DAMAGED.
12. PROTECT EXISTING FENCE AND OFFSITE VEGETATION (TYP). MARK CLEARING LIMITS FOR CITY APPROVAL PRIOR TO COMMENCING CLEARING.

**LEGEND**

	PROPERTY LINE
	EXISTING CONTOURS (MAJOR/MINOR)
	EXISTING CHANNELIZATION
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING POWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING STORM LINE
	EXISTING CATCH BASIN
	EXISTING STORM MANHOLE
	EXISTING SEWER MANHOLE
	HIGH VISIBILITY SILT FENCE
	INLET PROTECTION
	SAW CUT (FULL DEPTH)
	ASPHALT, SIDEWALK, CONCRETE, CURB & GUTTER, AND BASE MATERIAL TO BE REMOVED, INCLUDING HAUL TO A CONTRACTOR PROVIDED WASTE SITE

**CALL BEFORE YOU DIG**

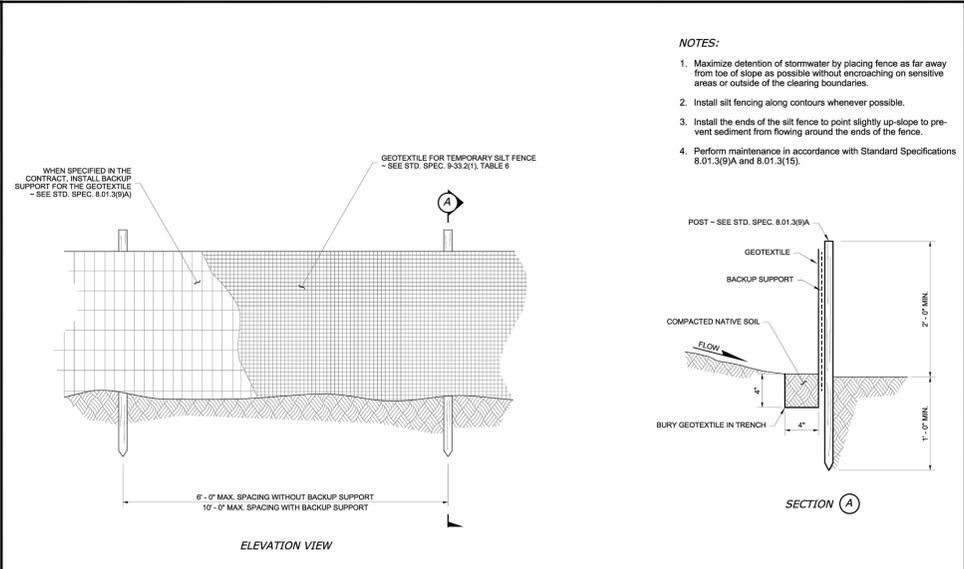
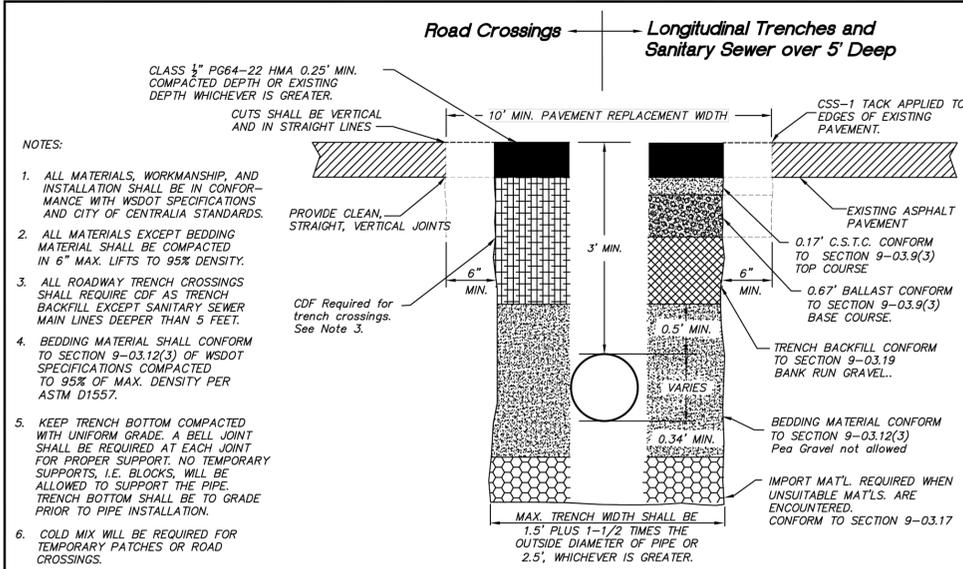
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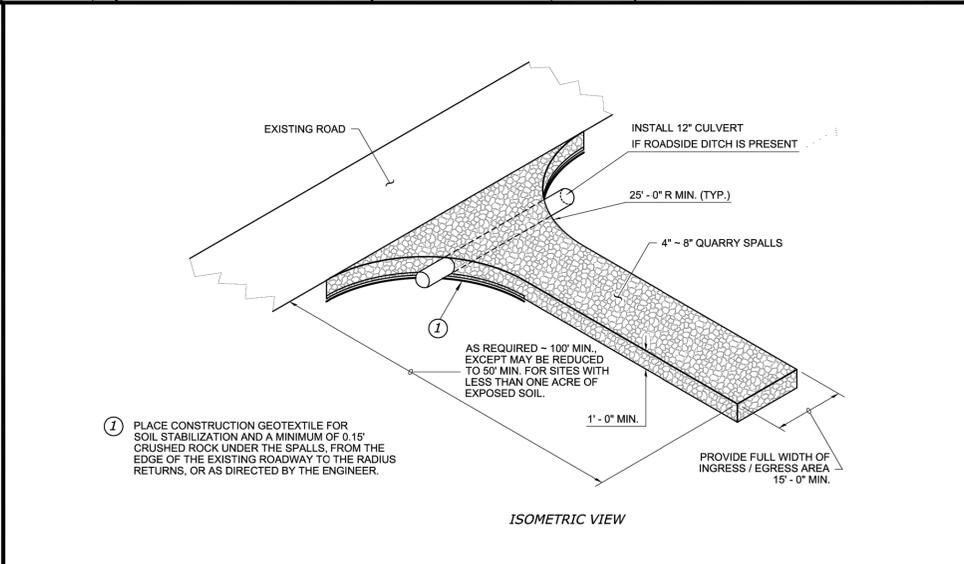
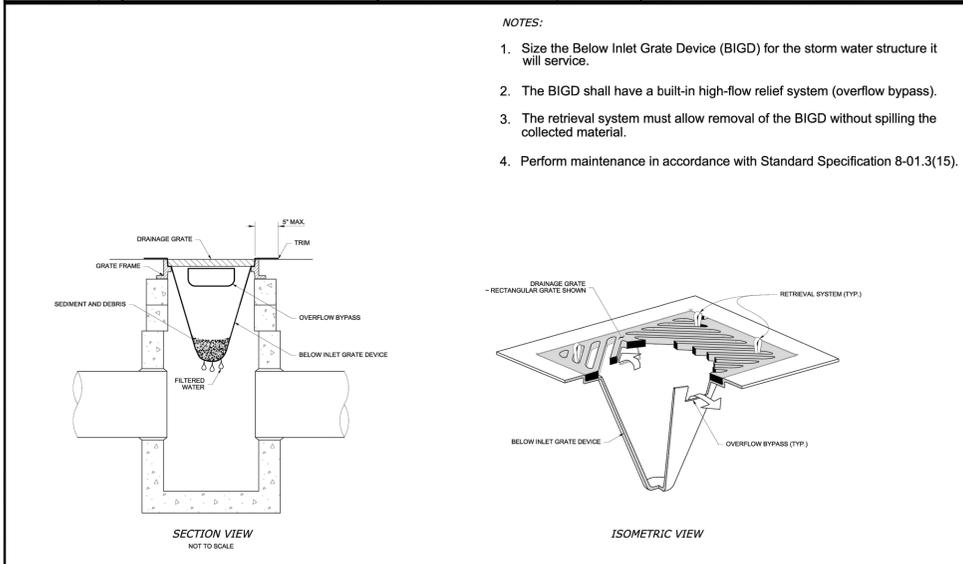
REVISIONS					
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PROJECT NO. 3209R					
DRAWN B. JOHNSON					
CHECKED C. SEEVERS					
SUBMITTAL DATES					
OTB DATE					
<p><b>JSA CIVIL</b> Engineering   Planning   Management 111 Turnwater Blvd SE, Suite C210 Turnwater, WA 98501</p>					
<p>RESIDENCE &amp; ADUS 3219 RUSSELL ROAD CENTRALIA, WA 98531</p>					
<p>RUSSELL ROAD PROPERTIES, LLC</p>					
<p>SHEET TITLE EROSION CONTROL &amp; DEMO PLAN</p>					
<p>SHEET <b>EC-01</b></p>					

APPROVED FOR CONSTRUCTION	
CITY ENGINEER _____	DATE _____
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.	



4-03	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
		CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT
		2022 Standard Drawings		

9-04	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
		CITY ENGINEER	06/2017	SILT FENCE
		2022 Standard Drawings		



9-06	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
		CITY ENGINEER	06/2017	STORM DRAIN INLET PROTECTION
		2022 Standard Drawings		

9-09	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
		CITY ENGINEER	06/2017	TEMPORARY CONSTRUCTION ENTRANCE
		2022 Standard Drawings		

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VERTICAL DATUM  
NAVD 88

APPROVED FOR CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

REVISIONS

PROJECT NO. 3209R  
 DRAWN B. JOHNSON  
 CHECKED C. SEVERS  
 SUBMITTAL DATES  
 OTB DATE

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 Turnwater Blvd SE, Suite C210  
 Tumwater, WA 98501

STAMP

RESIDENCE & ADUS  
 3219 RUSSELL ROAD  
 CENTRALIA, WA 98531

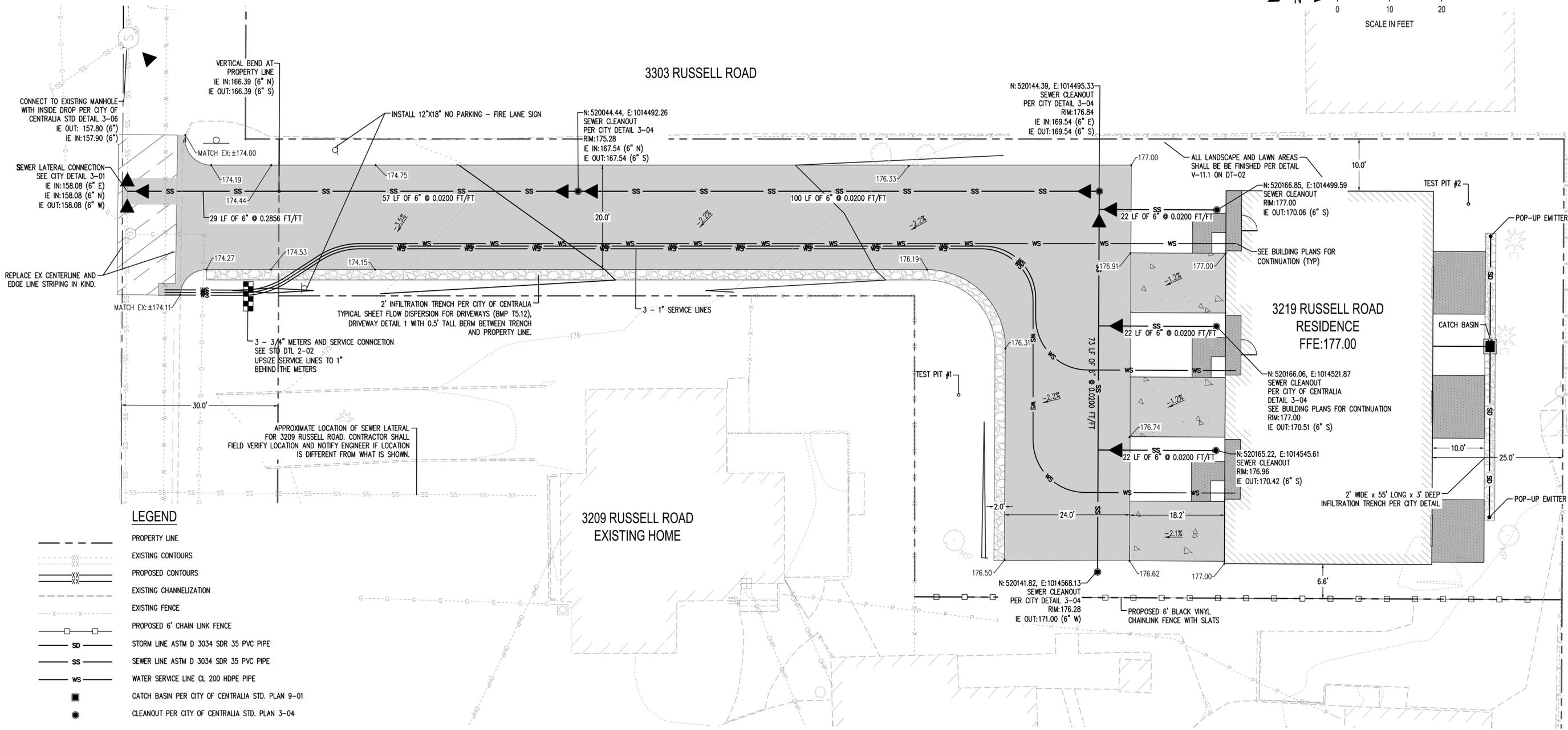
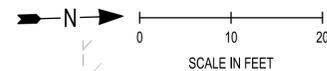
RUSELL ROAD PROPERTIES, LLC

SHEET TITLE  
 EROSION CONTROL DETAILS

SHEET  
 EC-02

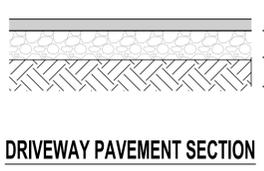
Sep 04, 2025 8:50:26am - User: Brandon Johnson  
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3303 RUSSELL ROAD



**LEGEND**

- PROPERTY LINE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - EXISTING CHANNELIZATION
- - - EXISTING FENCE
- - - PROPOSED 6' CHAIN LINK FENCE
- SD STORM LINE ASTM D 3034 SDR 35 PVC PIPE
- SS SEWER LINE ASTM D 3034 SDR 35 PVC PIPE
- WS WATER SERVICE LINE CL 200 HDPE PIPE
- CATCH BASIN PER CITY OF CENTRALIA STD. PLAN 9-01
- CLEANOUT PER CITY OF CENTRALIA STD. PLAN 3-04
- TYPE 1 - 48" SEWER MANHOLE PER CITY OF CENTRALIA STD. PLAN 3-02.
- WATER METER PER CITY OF CENTRALIA STD. PLAN 2-02
- XX.XX SPOT ELEVATION
- ▭ PROPOSED BUILDING
- ▭ CEMENT CONCRETE SIDEWALK PER CITY OF CENTRALIA STD. PLAN 5-01
- ▭ ASPHALT PAVING; SEE SECTION THIS SHEET
- ▭ STORMWATER INFILTRATION TRENCH. SEE PLAN AND DETAILS.
- ▭ 2" HMA GRIND AND OVERLAY.



- COMPACTED DEPTHS AS NOTED
- A. 3" ASPHALT CONCRETE SURFACE COURSE
  - B. 8" AGGREGATE BASE COURSE
  - C. PREPARED SUBGRADE

- NO GROUNDWATER ENCOUNTERED.
- A. 0-2.5' SILTY SAND
  - B. 2.5-7' POORLY GRADED GRAVEL WITH SILT AND SAND
  - C. 7' - 10' POORLY GRADED GRAVEL WITH SAND

**TEST PIT NO. 1**

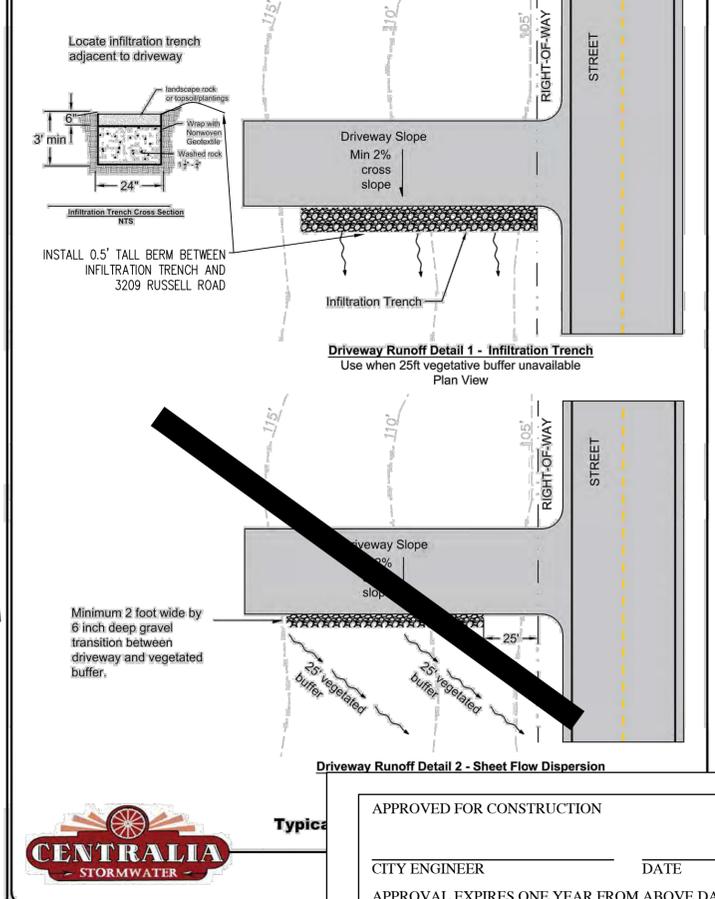
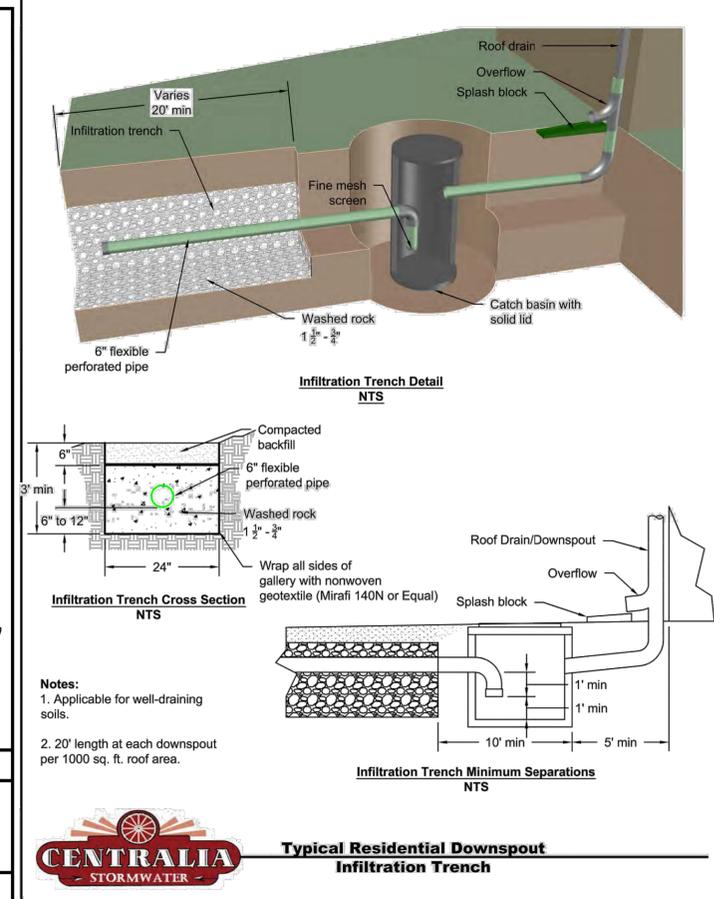
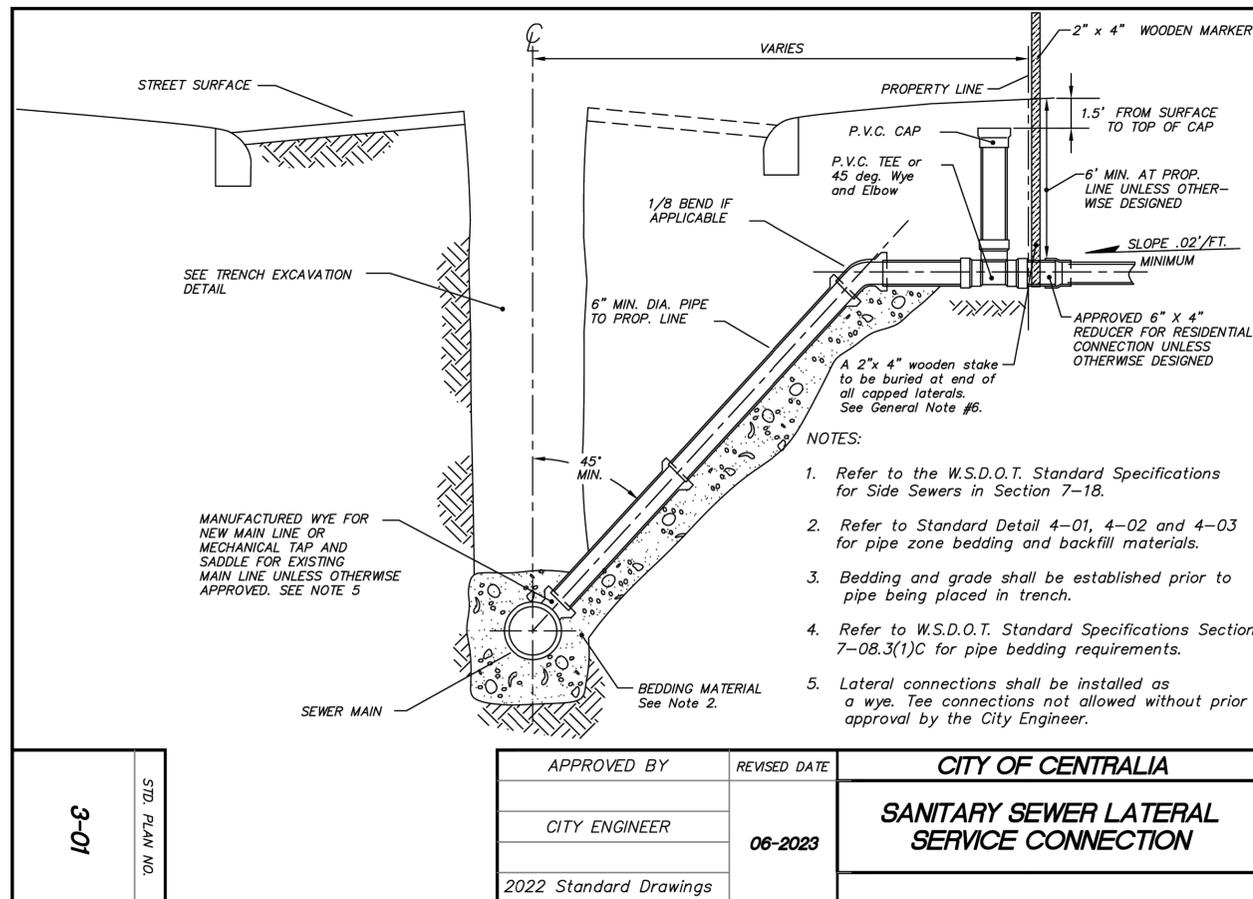
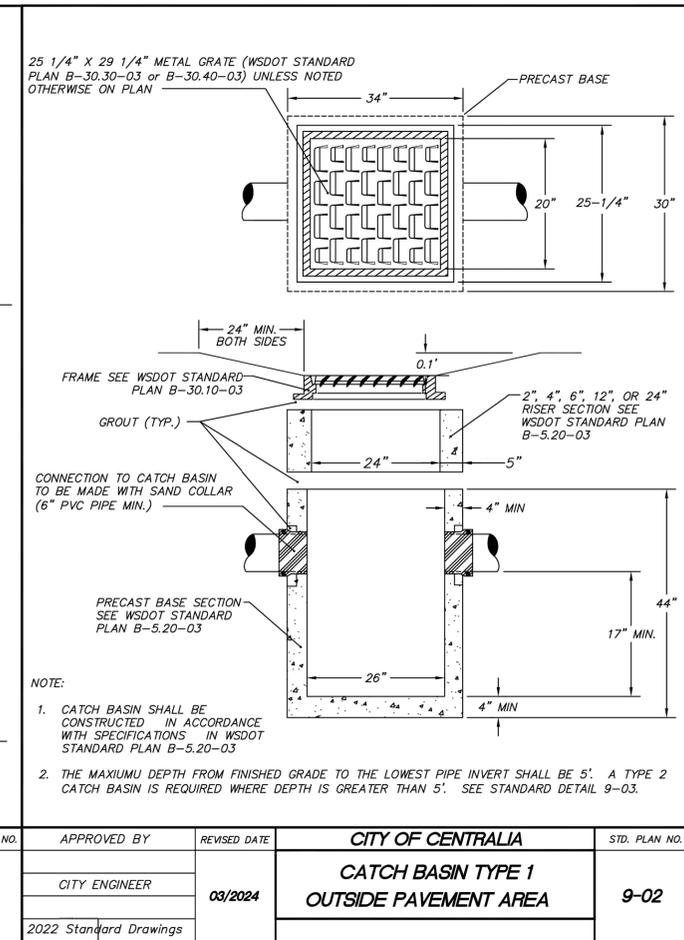
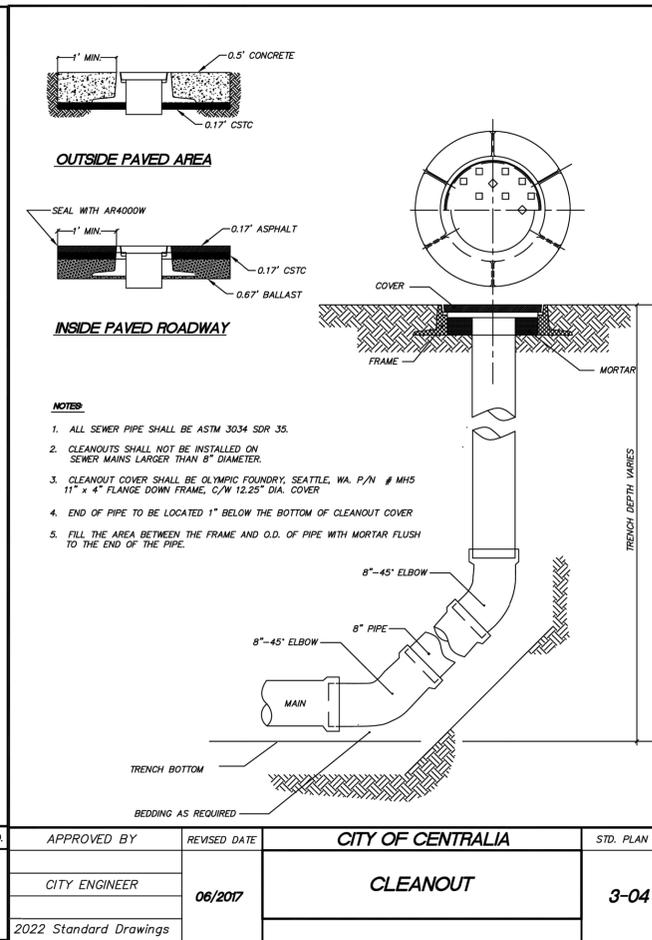
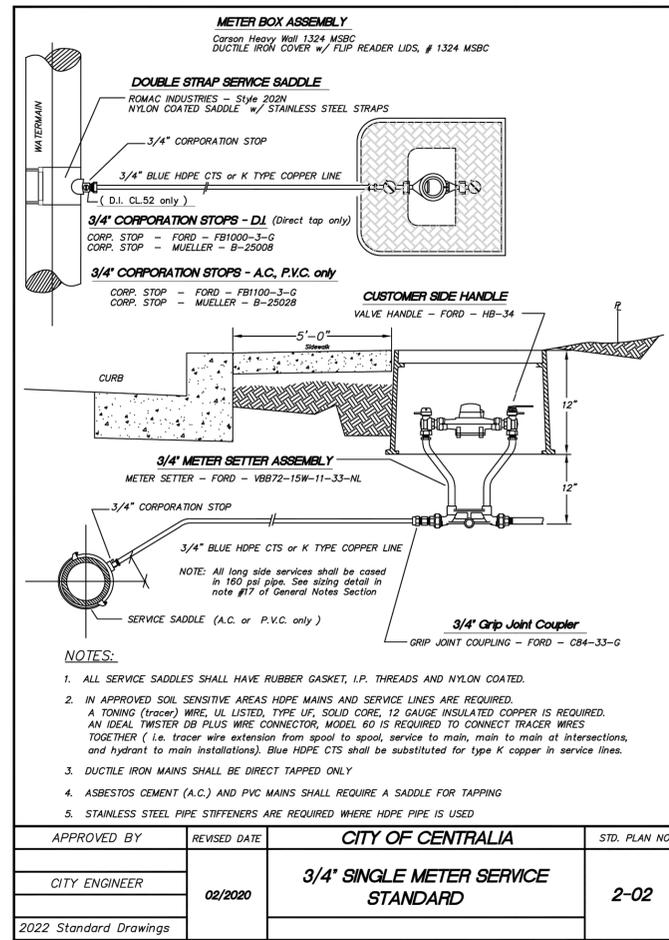
**TEST PIT NO. 2**

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APPROVED FOR CONSTRUCTION  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

REVISIONS
PROJECT NO: 3209R DRAWN: B. JOHNSON CHECKED: C. SEVERS SUBMITTAL DATES:
OTB DATE
<b>JSA CIVIL</b> Engineering   Planning   Management 111 Turnwater Blvd SE, Suite C210 Tumwater, WA 98501
STAMP 
RESIDENCE & ADUS 3219 RUSSELL ROAD CENTRALIA, WA 98531
RUSEL ROAD PROPERTIES, LLC
SHEET TITLE SITE PLAN
SHEET SP-01



REVISIONS
PROJECT NO. 3209R
DRAWN BY B. JOHNSON
CHECKED BY C. SEVERS
SUBMITTAL DATES
OTB DATE
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<p>RUSEL ROAD PROPERTIES, LLC</p>
SHEET TITLE
STANDARD DETAILS
SHEET
DT-01

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**STREET CONSTRUCTION  
GENERAL NOTES**

- All workmanship and materials shall be in accordance with City of Centralia standards and the most current edition of the WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction.
- The contractor shall be responsible for all traffic control in accordance with MUTCD. Prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City for approval. No work shall commence until all approved traffic control is in place.
- All street grades, sidewalk grades, and any other vertical and/or horizontal alignment shall be staked by an engineering or surveying firm capable of such work. All vertical control shall be established using the 1988 USGS Datum.
- Where new asphalt joins existing, the existing asphalt shall be cut to a neat vertical edge and tacked with Asphalt Emulsion Type CSS-1 in accordance with the Standard Specifications. The new asphalt shall be feathered back over existing to provide for a seal at the saw cut location and the joint sealed with grade AR-4000W paving asphalt.
- Compaction requirements of trench restoration, subgrade and pavement shall be in accordance with the current edition of the W.S.D.O.T. Standard Specifications.
- Form and subgrade inspection by the City is required before pouring concrete. Twenty-four hours notice is required for form inspection.
- Testing and sampling frequencies shall be as described in the Centralia Design and Development Guidelines.
- The City provides for the manufacture and installation of street name and regulatory signs at the contractor's/developer's expense. Signs shall be requested at the time construction begins.
- The contractor shall obtain a right-of-way permit from the Engineering Department prior to doing any construction in the right-of-way.
- All temporary patches will require application of cold mix asphalt. Cold mix will be maintained daily or as required by the City Engineer to assure a smooth driving surface.
- All patches will be permanently paved within 2 weeks of first opening the trench.

**WATER MAIN INSTALLATION  
GENERAL NOTES**

- All workmanship and material shall be in accordance with the City of Centralia standards and the most current copy of the State of Washington Specifications for Road, Bridge and Municipal Construction, Washington Department of Health regulations and American Water Works Association standards.
- All water lines 12" and larger shall be made of ductile iron, thickness class 52 and a rated working pressure of 350 PSI conforming to AWWA C151. All pipe shall be cement mortar lined per AWWA C104 with push on joints conforming to AWWA C111. Water lines under 12" diameter may be P.V.C. C-900 DRI4.
- Fittings shall be class 250 cement mortar lined ductile iron with mechanical joint or ANSI flanges. All bolted fittings shall be dressed with an Anti-Seize product for protection. All ductile iron fitting connection(s) shall be completed by the use of mega-lugs. When connecting to an existing inline water main, all connections will be made using a Ductile Iron (DI) sleeve, with mega-lugs, or Romac Alpha coupling except when connecting to a AC main where a Hymox coupler (or equal) will be used. All fittings will use 304A or better stainless steel bolts.
- Gate valves shall be resilient wedge, NRS (Non-Rising Stem) with O-ring seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA (latest) 509 std. Valves shall be Mueller, M & H, Clow, Waterous, Kennedy or American AVK. Existing valves shall be operated by City employees only.
- All NIBCO Gate Valves must have brass handles.
- A valve stem riser shall be installed on all valves where the depth from finish grade to the top of the valve exceeds 1.5'.
- Fire hydrants shall be 3-port M & H Reliant Style 129, Mueller Centurion, 5 1/4" with steamer port thread of 48S. The distance between operating nut and break away flange shall be 32 inches in vertical measurement. All hydrant shoes shall be epoxy coated. Each hydrant shall be provided with a Storz coupler on the steamer port. All hydrants shall be bagged until system is approved.
- Brass wedges shall be installed in all ductile iron joints for continuity, two (2) per section of pipe, P.V.C. pipe, C.T.S. HDPE sch. 200 psi pipe shall be installed with a toning (tracer) wire. Toning wire shall be UL listed, type UF, solid core, 12 gauge insulated copper and shall be taped to the top of the pipe to prevent movement during backfilling. The wire shall be laid loosely enough to prevent stretching and damage. The wire shall be brought up and tied off at valve body or meter setting.
- The contractor shall maintain a min. cover of 30 inches and a max. cover of 36 inches over the pipe at all times.
- All water mains shall be staked for grade and alignment by the design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.
- All new water mains shall be filled and chlorinated for a minimum of 24 hrs prior to flushing. Contractor shall coordinate with the City to have lines filled and flushed.
- Bacteria sampling of potable water lines shall be performed by the City prior to hydrostatic pressure testing. Contractor shall provide an approved sampling bottle from the Lewis County Health Dept., 360 NW North St, Chehalis, WA 98532
- All pipe and appurtenances shall be hydrostatically tested at 225 PSI (min.) for 15 minutes and witnessed by the City. Fire line testing behind the metering vault shall be coordinated with Riverside Fire authority.
- Service lines of 3/4" and 1" shall be type "K" copper or copper tubing size (C.T.S.) Blue HDPE Polyethylene, 200 psi pipe. Galvanized fittings shall not be used in construction of service lines. Notes in soil sensitive areas, service lines may be constructed of HDPE-8200psi. Toning (tracer) wire is required when using HDPE pipe water mains/services. Services larger than 1" may be Blue HDPE or brass.
- For any water main tap to existing City mains where the contractor encounters a coupling or existing assemblies, the contractor shall provide a minimum of 18" of clearance from coupling or assemblies to edge of tapping sleeve and the tapping process shall be witnessed by the City with 2 days prior notice.

**WATER MAIN INSTALLATION  
GENERAL NOTES**

- Where the water line crosses a sanitary sewer, the water line shall be above the sewer line whenever possible, with a separation of at least 18 inches between the invert of the water line and the crown of the sewer pipe. If this criteria can not be achieved the sewer pipe shall be cased within ductile iron pipe for a distance of 10 feet either side of the water line.
- All "LONG SIDE SERVICES" shall be cased in 160 psi pipe.
- Water services noted as "long side" shall require a schedule 160 PVC pipe as a casing to cross the R.O.W. 3/4" service - casing dia. 1.5" 1.5" service - casing dia. 3" 1" service - casing dia. 2"
- ALL ASBESTOS PIPE WORKMANSHIP MUST FOLLOW THE GUIDE LINES SET FORTH BY THESE AGENCIES: Southwest Washington Air Pollution Control Authority (SWAPCA) and Labor and Industries (L&I).
- Call the Underground Location Center at 1-800-424-5555 or 811 at least 48 hours before any excavation.

**STORM DRAINAGE INSTALLATION  
GENERAL NOTES**

- All workmanship and materials shall be in accordance with City of Centralia Standards and the most current copy of the WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction.
- Temporary erosion/pollution measures shall be required for the duration of the project.
- The contractor must comply with all permits and other requirements of the City of Centralia or other governing authority or agency.
- A preconstruction meeting shall be held with the City of Centralia prior to the start of staking.
- All storm sewer mains, appurtenances and retention/detention areas shall be staked for grade and alignment by an engineering or surveying firm capable of performing such work. All vertical control shall be established using the 1988 USGS Datum. Staking shall be inspected by the City prior to the start of construction and shall be maintained throughout construction.
- Storm drain pipe shall meet the following requirements (use only those which apply):
  - Plain concrete pipe conforming to AASHTO M 86, Class 2.
  - reinforced concrete pipe conforming to AASHTO M 170.
  - PVC pipe conforming to ASTM D 3034 SDR 35, ASTM F 794 or ASTM F 679.
  - Type 1 with joints and gaskets conforming to ASTM 3212 and ASTM F 477.
  - Ductile iron pipe conforming to AWWA C 151, thickness class as shown on plans.
- Special structures, oil/water separators and outlet controls shall be installed per plans and manufacturers' recommendations.
- Provide traffic control plan(s) as required in accordance with MUTCD.
- Call the Underground Location Center at 1-800-424-5555 a minimum of 48 hours prior to any excavation.
- Where connections require "field verifications", connection points will be exposed by the contractor and fittings field verified 48 hours prior to starting construction.
- All Storm lines will be high-velocity cleaned and pressure tested in accordance with Division 7 of the WSDOT Standard Specifications prior to paving in conformance with the above-referenced specifications. (See Note 1). Hydrant flushing of lines is not an acceptable cleaning method.
- Testing of the Storm main will include Television inspection of the main at the contractor's expense. Immediately prior to tv inspection enough water will be run down the line to flush it clean. Acceptance of the line will be made after tv inspection tape has been reviewed and approved by the inspector. A water test of all manholes is also required. Testing will take place after all underground utilities are installed and compaction of the roadway subgrade is completed.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2017	STREET CONSTRUCTION GENERAL NOTES	1 OF 1
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06/2017	STORM DRAINAGE INSTALLATION GENERAL NOTES	1 of 1
2022 Standard Drawings			

**SANITARY SEWER MAIN INSTALLATION  
GENERAL NOTES**

- A pre-construction conference must be held with the City prior to start of construction.
- Underground utilities shown are for the convenience of the contractor only. It is the contractors responsibility to use the "one-call" telephone (1-800-424-5555) 48 hours before construction is started.
- All materials and construction shall be in accordance with the current edition of the WSDOT standard specifications for roads, bridges and municipal construction and City of Centralia standards.
- Erosion control measures shall be taken during construction to prevent siltation of existing and proposed facilities.
- Pipe for sanitary sewer shall conform to Section 7-17.2 of the current standard specifications for road, bridge and municipal construction published jointly by WSDOT and the State Chapter of APWA and be one of the following:
  - Ductile iron pipe shall conform to Section 9-05.13 and ANSI A21.51 or AWWA C151 and shall be cement mortar lined. Minimum thickness shall be class 51.
  - Polyvinyl chloride (PVC) pipe shall conform with the provisions of WSDOT Section 9-05.12, 8"-15" ASTM D 3034, SDR 35 / 18"-24" ASTM F 679
- The end of laterals shall be marked with a 2x4 wooden stake four feet long (minimum) buried in the ground a depth of three (3) feet (minimum).
- All laterals shall be laid at 2% minimum except where noted. 6" pipe to property line laterals must be provided to all appropriate properties.
- All laterals shall be connected to mains with a manufactured wye or wye saddled tap unless otherwise approved by the City Engineer. Lines 12-inch or larger and high flow lines may use tee connections with prior approval.
- Layout and construction staking will be done by a design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.
- All new manholes shall be sixty inches (60") in diameter, Type 1 manholes unless otherwise specified by the City.
- Low pressure air test is required on all new sanitary sewer lines (including laterals). Testing shall be per APWA specifications and witnessed by the City.
- A vacuum test is required on all new manholes and altered manholes.
- Schedule all tests with the City and allow two (2) working days advance notice.
- A copy of the T.V. inspection video of the sewer main shall be provided to the City along with the inspection report prior to final acceptance.
- As-built drawings shall be submitted to the City prior to final acceptance.
- All necessary easements must be recorded before final acceptance.
- The contractor is to notify the City two (2) working days prior to the start of construction. All materials must be submitted and approved prior to use.
- A manhole and clean-out assembly detail shall be submitted prior to construction for the City's approval.
- On all main extensions, a lateral shall be installed from the main to the right-of-way for all existing residences and for all possible future building lots along the main extension. The actual locations shall be approved by the City of Centralia and adjacent property owners prior to construction.

**SIDE SEWER REGULATIONS ( Ord. 2051 )  
GENERAL NOTES**

- Any work including installation, replacement and repair, on the sanitary side sewer requires an inspection permit. This must be obtained - in advance of the work - from the City utilities building at 1100 N Tower Ave.
  - Inspection permit fees:
    - \*Single-family dwelling: \$ 50.00
    - \*Multiple-family dwelling: \$ 75.00
    - \*Commercial/Industrial: \$ 100.00
    - Alteration, repair and abandonment of existing lateral \$ 50.00
    - \*1 & I Rehabilitation: No charge-must be approved by Public Works
    - \*After hours or holiday inspections: \$ 100.00
    - \*Re-inspection: \$ 50.00
    - Grinder pump connection permit \$ 100.00
    - Grinder pumps commercial or industrial connection \$ 150.00
  - For inspection, call the Public Works Office at (360) 330-7512. Inspections will be made 8:00 A.M. - Noon and 1:00 P.M. - 3:00 P.M.
  - "Side Sewer" means that part of the horizontal piping of a drainage system which extends from the end of the building drain and which receives the discharge of the building drain and conveys it to a public sewer, private sewer, individual sewage disposal system or other point of disposal.
  - All costs and expenses incident to the installation and connection, operation and maintenance and replacement of the side sewer shall be borne by the owner.
  - Pipes acceptable for side sewers: polyvinyl chloride(PVC) ASTM D 3034, SDR 35; cast iron soil pipe, federal spec. WWP-401; ductile iron, ANSI A 2151, thickness class 51. NoL acceptable for side sewer: black ABS pipe, glued joint pipes, glued fittings.
  - Side sewer for single family dwelling shall be no less than 4" diameter from dwelling to property line and 6" from property line to public sewer. All multiple family, commercial and industrial side sewer lines shall be no less than 6" diameter between main and building. Each building must have a separate side sewer.
  - No 90 degree bends allowed.
  - A cleanout is required within 36" of all buildings and at intervals of not more than 100 feet. Cleanouts shall be extended to within 18" of surface and capped except where surface is paved: in paved area, cleanouts shall be extended flush with surface and plugged with an acceptable threaded metal plug. Laterals shall be straight lines between cleanouts.
  - Backwater valves--- The Uniform Plumbing Code requires backwater valves on building sewers where the finished floor is below the rim of the upstream manhole. Backwater valves, if they are installed, must be located within the building footprint upstream of the cleanout. The city is not responsible for their installation, maintenance, or operation.
  - Lines shall be laid on uniform slope not less than 1/4" per foot for 4" pipe and 1/8" per foot for 6" pipe. Pipe shall be bedded in and covered with suitable fine material. Alignment of both vertical and horizontal shall be straight and true.
  - Minimum cover for side sewers shall be 18" on private property.
  - Side sewer shall be water or air tested for their entire length. Inspection of the test must be witnessed by a Public Works employee before backfill(see#3). (See paragraph 15.10.240, ordinance 2051 for details.)
  - Contractor shall provide 24 hours notice when requesting inspection.
- Any questions regarding the above regulations may be directed to the Public Works Office (360) 330-7512

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			

**4-02**

STANDARD PLAN NO.

APPROVED BY: CITY ENGINEER

REVISED DATE: 06-2017

TRENCH RESTORATION  
OUTSIDE PAVED AREA

CITY OF CENTRALIA

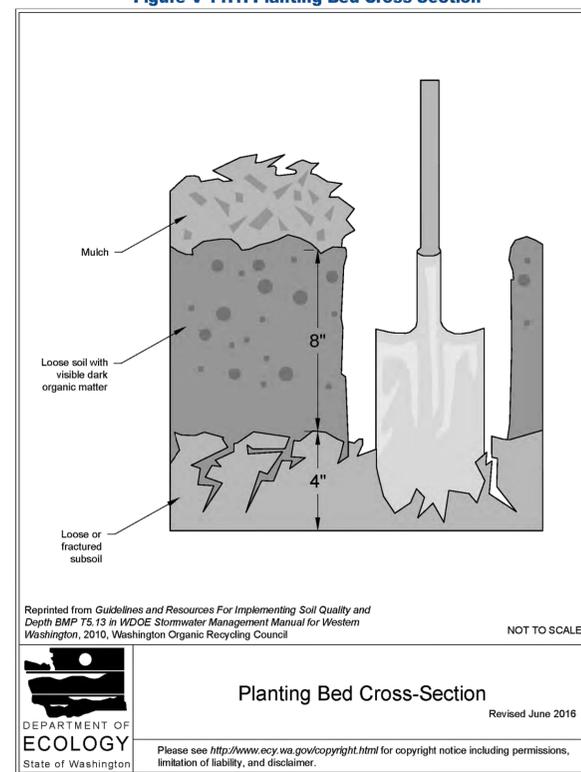
2022 Standard Drawings

NOTES:

- ALL MATERIALS WORKMANSHIP AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AS SET FORTH BY THE CITY OF CENTRALIA STANDARDS.
- ALL MATERIALS EXCEPT BEDDING AND BACKFILL SHALL BE 95% COMPACTED TO SECTION 9-03.12(3) OF WSDOT STANDARD SPECIFICATIONS AND SHALL BE COMPACTED TO 95% OF MAX. AS DETERMINED BY ASTM D1557.
- IN THE U.S.A., ALL ROADWAY TRENCH CROSSINGS SHALL REQUIRE CDF AS TRENCH BACKFILL TO WITHIN 3" OF FINISH GRADE.
- BEDDING MATERIAL SHALL CONFORM TO SECTION 9-03.12(3) OF WSDOT STANDARD SPECIFICATIONS AND SHALL BE COMPACTED TO 95% OF MAX. AS DETERMINED BY ASTM D1557.
- KEEP TRENCH BOTTOM COMPACTED WITH OVERLAP GRADE. A BELL JOINT FOR PROPER SUPPORT NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT THE PIPE. GRADE PROOF TO PIPE INSTALLATION.
- COLD MIX WILL BE REQUIRED FOR CROSSINGS.
- ALL TRENCH MATERIAL SHALL BE USED OUTSIDE ROADWAY PAVEMENT WITH PROPER APPROVAL. IF TESTING CONTAINS 17 METS BACKFILL SPEC. PIPE BEDDING MUST BE IMPACT AT ALL TIMES.

0.17" C.S.T.C. OR TOPSOIL AS NOTED ON PLANS

**Figure V-11.1: Planting Bed Cross-Section**



APPROVED FOR CONSTRUCTION	
CITY ENGINEER	DATE
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.	

REVISIONS

PROJECT NO: 3209R

DRAWN: B. JOHNSON

CHECKED: C. SEVERS

OTB DATE:

JSA CIVIL  
Engineering | Planning | Management  
111 Tumwater Blvd SE, Suite C210  
Tumwater, WA 98501

STAMP: BRANDON L. JOHNSON, STATE OF WASHINGTON, PROFESSIONAL ENGINEER

RESIDENCE & ADUS  
3219 RUSSEL ROAD  
CENTRALIA, WA 98531

RUSEL ROAD PROPERTIES, LLC

SHEET TITLE: STANDARD NOTES

SHEET: DT-02

Sep 04, 2025, 6:20:37am - User: Brandon Johnson  
 C:\USERS\BRANDONJOHNSON\DOCUMENTS\PERSONAL\PROJECTS\3209 RUSSEL ROAD\CAD\3209R DT-02.dwg

### General Notes

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL AND STATE CODES AND ORDINANCES.

THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND VERIFY LOCATION OF THE WORK WITH THE ARCHITECT. NO SCALED MEASUREMENT SHALL BE USED AS A DIMENSION FOR THE WORK. NOTIFY THE ARCHITECT IF DIMENSIONAL DISCREPANCIES ARE DISCOVERED. CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTIES OR DISCREPANCIES.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AT THE SITE. PROTECT THEM FROM DAMAGE, AND REPORT ANY DISCREPANCIES.

THE CONTRACTOR SHALL PROVIDE ALL ARTICLES, MATERIALS, OPERATIONS AND METHODS LISTED AND SCHEDULED ON THE DRAWINGS, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY AND REQUIRED FOR THE COMPLETION OF THE WORK.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY PERSONS PERFORMING ANY OF THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING AND BRACING NECESSARY TO ASSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH AND SAFETY OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING CONSTRUCTION.

VERIFY LOCATIONS OF UNDERGROUND FACILITIES. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

THE CONTRACTOR SHALL INSTALL ROOFING MATERIALS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING AND FASTENING DEVICES.

THE CONTRACTOR SHALL INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT / ANCHORING DEVICES, FLASHING, SEALANTS AND ETC.).

### TOWNHOUSE CODE

**R302.2 TOWNHOUSES.** Walls separating *townhouse units* shall be constructed in accordance with Section R302.2.1 or R302.2.2 and shall comply with Sections 302.2.3 through 302.2.5

**R302.2.1 DOUBLE WALLS.** Each *townhouse unit* shall be separated from other *townhouse units* by two 1-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E 119, UL 263 or Section 703.2.2 of the *International Building Code*.

**R302.2.2 COMMON WALLS.** Common walls separating *townhouse units* shall be assigned a fire-resistance rating in accordance with Item 1 or 2 and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, or the inside face of exterior walls without stud cavities, and the underside of the roof sheathing. The common wall shared by two *townhouse units* shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water filled sprinkler piping in the cavity of the common wall. Electrical installations shall be in accordance with Chapters 34 thru 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. Where an automatic sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119, UL 263 or Section 703.2.2 of the *International Building Code*.

2. Where an automatic sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119, UL 263 or Section 703.2.2 of the *International Building Code*.

**Exception:** Common walls are permitted to extend to and be tight against the inside of the exterior walls if the cavity between the end of the common wall and the exterior sheathing is filled with a minimum of two 2-inch nominal thickness wood studs.

**R302.2.3 CONTINUITY.** The fire-resistance-rated wall or assembly separating *townhouse units* shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*.

**R302.2.4 PARAPETS FOR TOWNHOUSES.** Parapets constructed in accordance with Section R302.2.5 shall be constructed for *townhouses* as an extension of exterior walls or common walls separating *townhouse units* in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches above the roof surfaces.

2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches above the lower roof, the parapet shall extend not less than 30 inches above the lower roof surface.

**Exception:** A parapet is not required in the preceding two cases where roof covering complies with a minimum Class C rating as tested in accordance with ASTM E 108 or UL 790 and the roof decking or sheathing is of noncombustible materials or fire-retardant-treated wood for a distance of 4 feet on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet of common walls. Fire-retardant-treated wood shall meet the requirements of Sections R802.1.5 and R803.2.1.2.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

**R302.2.6 STRUCTURAL INDEPENDENCE.** Each *townhouse unit* shall be structurally independent.

**Exceptions:**

- Foundations supporting exterior walls or common walls.
- Structural roof and wall sheathing from each unit fastened to the common wall framing.
- Nonstructural wall and roof coverings.
- Flashing at termination of roof covering over common wall.
- Townhouse units* separated by a common wall as provided in Section R302.2.2, Item 1 or 2.
- Townhouse units* protected by a fire sprinkler system complying with Section P2904 or NFPA 13D.

### FLOOR PLAN NOTES

- VERIFY ALL FINISH MATERIALS W/ OWNER, TYP.
- PROVIDE MINIMUM (1) OPERABLE EMERGENCY EGRESS WINDOW IN EACH SLEEPING ROOM. ALL EGRESS OR RESCUE WINDOWS SHALL HAVE A NET CLEAR OPENING OF 5.7 SF. THE MIN NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MIN NET CLEAR WIDTH DIMENSION SHALL BE 20". MAX SILL HEIGHT SHALL BE 44" ABOVE FINISHED FLOOR.
- PROVIDE FRESH AIR INFLOW THROUGH A TIMED MECHANICAL DAMPER OR IN-FRAME VENTED WINDOWS. VERIFY SYSTEM PRIOR TO ORDERING WINDOWS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO DESIGNER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ADDITIONAL ROUGH-IN REQUIREMENTS FOR ITEMS SUCH AS TV/COMPUTER CABLE, PHONE, AUDIO/VIDEO OR CENTRAL VACUUM LINES, IN-WALL MEDICINE CABINETS, BUILT-IN APPLIANCES AND FIREPLACE/WOOD STOVES.
- PROVIDE HARD-WIRED W/BATTERY BACKUP SMOKE DETECTORS IN EACH BEDROOM AND CONNECTING HALLWAY. ALSO, PROVIDE ADDITIONAL DETECTOR IN ADJOINING ROOMS WHERE CEILINGS ARE AT LEAST 24" HIGHER THAN HALLWAY.
- PROVIDE CARBON MONOXIDE (CO) ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
- HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590.
- DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM OF HSPF2 OF 9 (HSPF OF 10) SHALL BE SIZED AND INSTALLED D/T O PROVIDE HEAT TO ENTIRE DWELLING UNIT AT DESIGN OUTDOOR AIR TEMPERATURE.
- EXTERIOR ENVELOPE COMPLIANCE BASED ON 2021 WSEC WITH THE FOLLOWING MODIFICATIONS: WINDOW VERTICAL FENESTRATION SHALL BE U-0.26, FLOOR INSULATION SHALL BE R-38; ROOF INSULATION SHALL BE R-60; WALL INSULATION SHALL BE R-21.

ENERGY REQUIREMENTS		
OPT.	DESCRIPTION	PTS
4	HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9) OR AIR TO WATER HEAT PUMP UNITS THAT ARE CONFIGURED TO PROVIDE BOTH HEATING AND COOLING AND ARE RATED IN ACCORDANCE WITH AHRI 550/590.	3.0
3.7	DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM OF HSPF2 OF 9 (HSPF OF 10) SHALL BE SIZED AND INSTALLED D/T O PROVIDE HEAT TO ENTIRE DWELLING UNIT AT DESIGN OUTDOOR AIR TEMPERATURE.	2.0
<b>TOTAL</b>		<b>5.0</b>

### Area Schedule

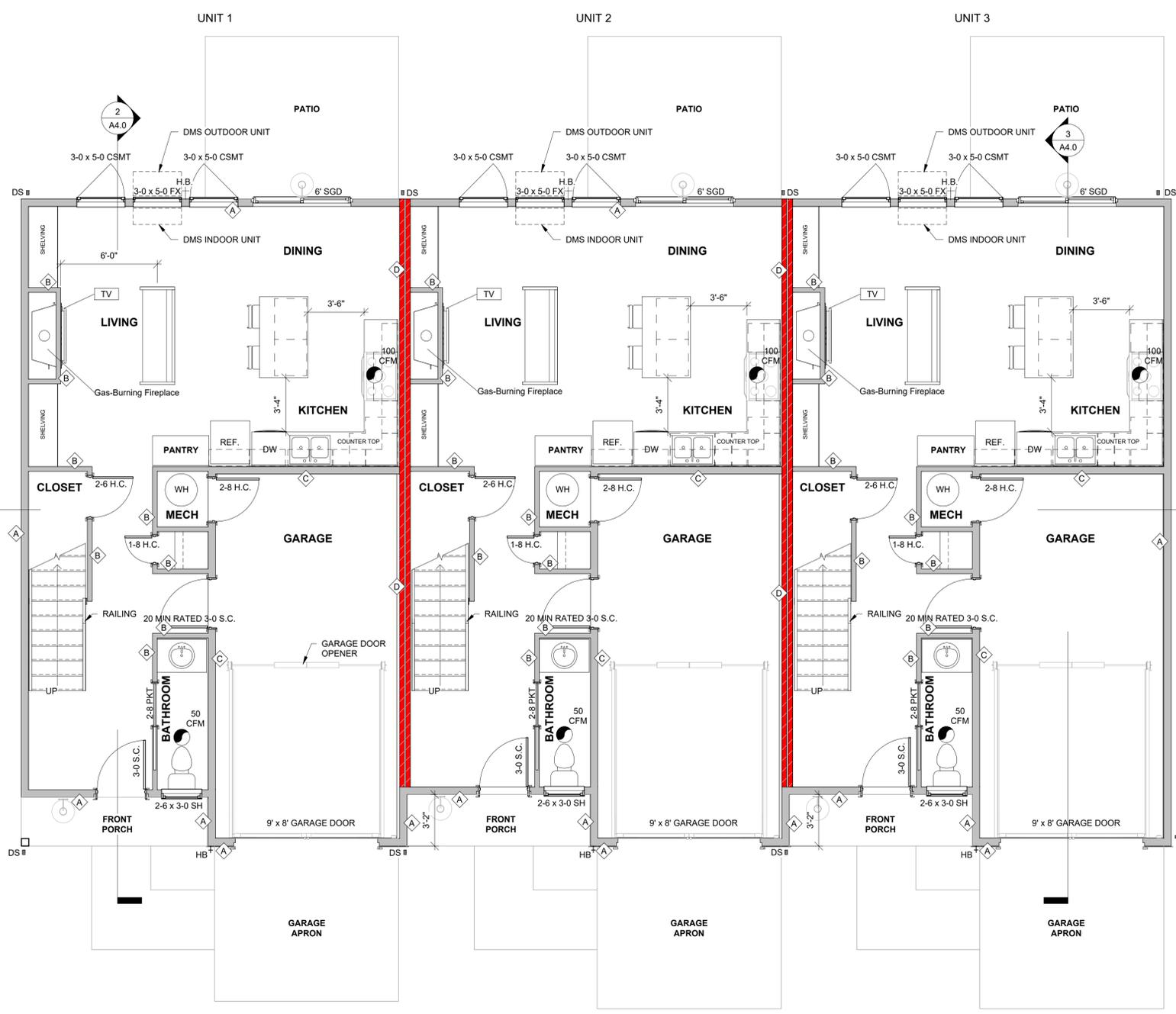
LEVEL	AREA
<b>UNIT 1 - PRIMARY UNIT</b>	
FIRST FLOOR	640 SF
SECOND FLOOR	855 SF
<b>UNIT 2 - ATTACHED ADU</b>	
FIRST FLOOR	638 SF
SECOND FLOOR	853 SF
<b>UNIT 3 - ATTACHED ADU</b>	
FIRST FLOOR	638 SF
SECOND FLOOR	853 SF
<b>1491 SF</b>	

### LEGEND

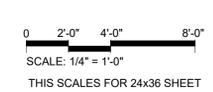
- HOSE BIB
- EXHAUST FAN
- SMOKE/CARBON MONOXIDE DETECTOR
- DOWNSPOUT INTO STORM DRAIN LINE

### WALL TYPES

- EXTERIOR WALL CONSTRUCTION: EXTERIOR SINGING PER ELEVATION OVER VAPOR BARRIER OVER 1/2" CDX PLYWOOD (OR EQ.) OVER 2x6 STUDS @ 16" O.C. WITH R-21 INSUL. WITH 1/2" GWB TAPED & TEXTURED ON INTERIOR SIDE
- INTERIOR WALL CONSTRUCTION: 2x4 STUDS @ 16" O.C. 1/2" GWB TAPED & TEXTURED ON BOTH SIDES
- INTERIOR WALL CONSTRUCTION: 2x4 STUDS @ 16" O.C. 1/2" GWB TAPED & TEXTURED ON BOTH SIDES W/ R-21 BATT INSULATION
- INTERIOR WALL CONSTRUCTION: (2) 2x4 STUD WALLS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE "X" GWB TAPED & TEXTURED ON RESIDENTIAL SIDES AND 5" INSULATION IN EA CAVITY W/ 1" AIR GAP BETWEEN THEM. SEE TOWNHOUSE CODE R302.2, BUILD PER GA FILE WP 3725



**1 MAIN LEVEL FLOOR PLAN**  
1/4" = 1'-0"



**LJB DESIGNS, LLC**  
1111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
(360) 867-1945  
E-mail: LJBDesigns@Comcast.net

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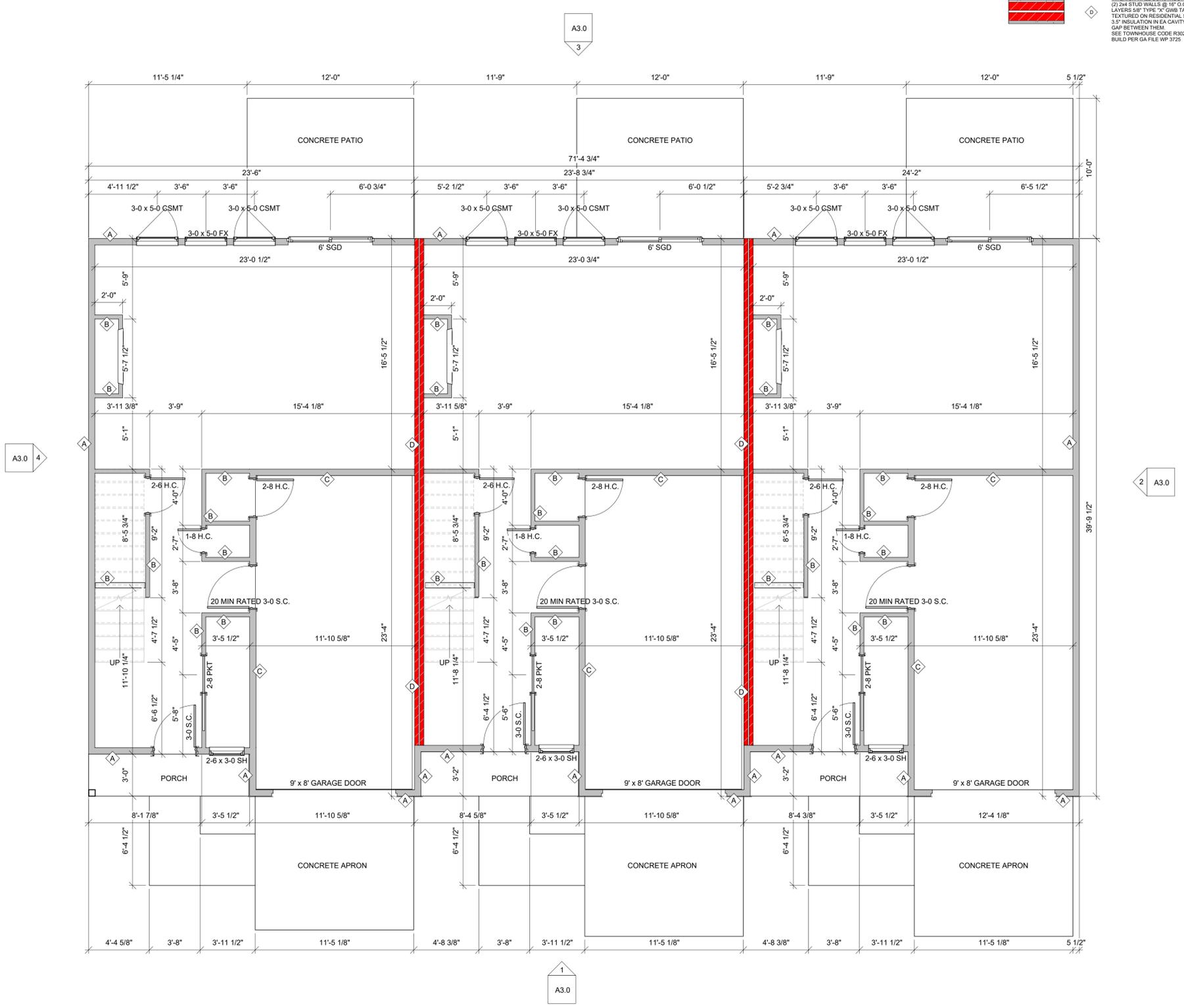
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3219 RUSSELL ROAD  
CENTRALIA, WA 98531  
**PROJECT #:** STATUS: DD

REVISIONS		
#	DESCRIPTION	DATE
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SHEET SCALE: As indicated		
8/29/2025 2:03:05 PM		
SHEET TITLE: MAIN FLOOR PLAN		

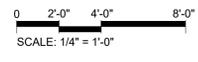
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WALL TYPES

-  A EXTERIOR WALL CONSTRUCTION  
EXTERIOR SIDING PER ELEVATION OVER  
VAPOR BARRIER OVER 1/2" CDX  
R-13 WOOD (OR EQ.) OVER 2x4 STUDS @  
16" O.C. WITH R-21 INSUL. WITH 1/2" GWB  
TAPED & TEXTURED ON INTERIOR SIDE
-  B INTERIOR WALL CONSTRUCTION  
2x4 STUDS @ 16" O.C. 1/2" GWB TAPED  
& TEXTURED ON BOTH SIDES
-  C INTERIOR WALL CONSTRUCTION  
2x6 STUDS @ 16" O.C. 1/2" GWB TAPED  
& TEXTURED ON BOTH SIDES W/  
R-21 BATT INSULATION
-  D INTERIOR WALL CONSTRUCTION  
(2) 2x4 STUD WALLS @ 16" O.C. W/ (2)  
LAYERS 5/8" TYPE "X" GWB TAPED &  
TEXTURED ON RESIDENTIAL SIDES AND  
3/4" INSULATION IN EA CAVITY W/ 1" AIR  
GAP BETWEEN THEM  
SEE TOWNHOUSE CODE R302.2  
BUILD PER GA FILE WP 3725



**1 MAIN FLOOR PLAN DIMENSIONS**  
1/4" = 1'-0"



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(360) 867-1945  
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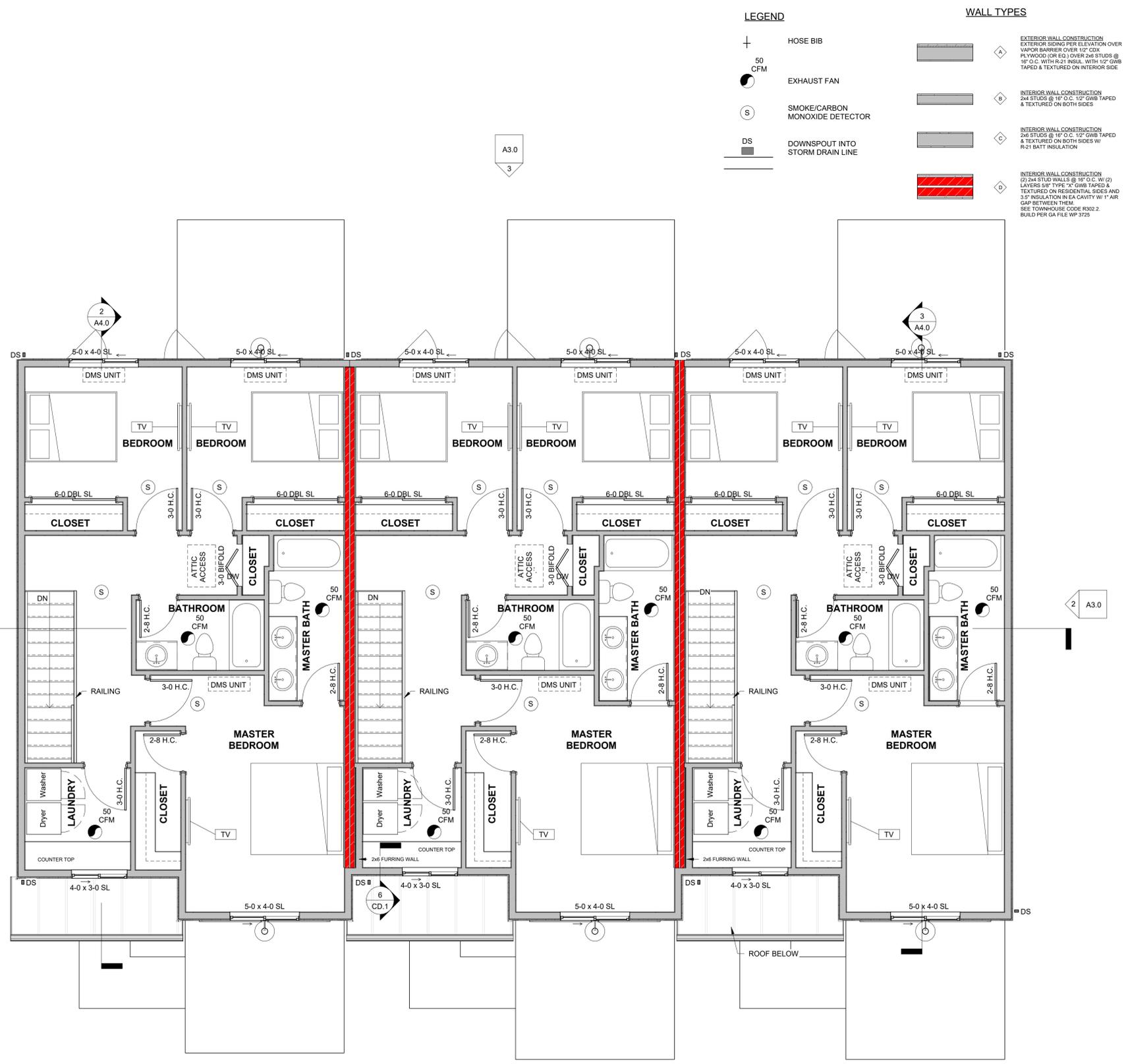
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PROJECT:  
**RUSSELL RD PROPERTIES PROJECT**  
3219 RUSSELL ROAD  
CENTRALIA, WA 98531  
PROJECT #:  
STATUS: DD

REVISIONS	#	DESCRIPTION	DATE

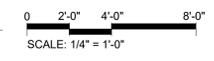
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KEVIN LOFQUIST  
SHEET SCALE:  
As indicated  
8/29/2025 2:03:06 PM  
SHEET TITLE:  
MAIN FLOOR PLAN  
DIMENSIONS

A2.1



LEGEND		WALL TYPES	
+	HOSE BIB	[Symbol]	EXTERIOR WALL CONSTRUCTION EXTERIOR SIDING PER ELEVATION OVER VAPOR BARRIER OVER 1/2" CDX PLYWOOD OR OSB OVER 2x6 STUDS @ 16" O.C. WITH R-21 INSUL. WITH 1/2" GWB TAPED & TEXTURED ON INTERIOR SIDE
50 CFM	EXHAUST FAN	[Symbol]	INTERIOR WALL CONSTRUCTION 2x4 STUDS @ 16" O.C. 1/2" GWB TAPED & TEXTURED ON BOTH SIDES
(S)	SMOKE/CARBON MONOXIDE DETECTOR	[Symbol]	INTERIOR WALL CONSTRUCTION 2x6 STUDS @ 16" O.C. 1/2" GWB TAPED & TEXTURED ON BOTH SIDES W/ R-21 BATT INSULATION
DS	DOWNSPOUT INTO STORM DRAIN LINE	[Symbol]	INTERIOR WALL CONSTRUCTION (1) 2x4 STUDS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE "X" GWB TAPED & TEXTURED ON RESIDENTIAL SIDES AND 3/5" INSULATION IN EA CAVITY W/ 1" AIR GAP BETWEEN THEM SEE TOWNHOUSE CODE R302.2 BUILD PER GA FILE WP-3725

**1 SECOND LEVEL FLOOR PLAN**  
1/4" = 1'-0"



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1111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
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ERRONEOUS STRUCTURE.

**PROJECT:**  
**RUSSELL RD PROPERTIES PROJECT**  
3219 RUSSELL ROAD  
CENTRALIA, WA 98531  
**PROJECT #:**

REVISIONS	#	DESCRIPTION	DATE

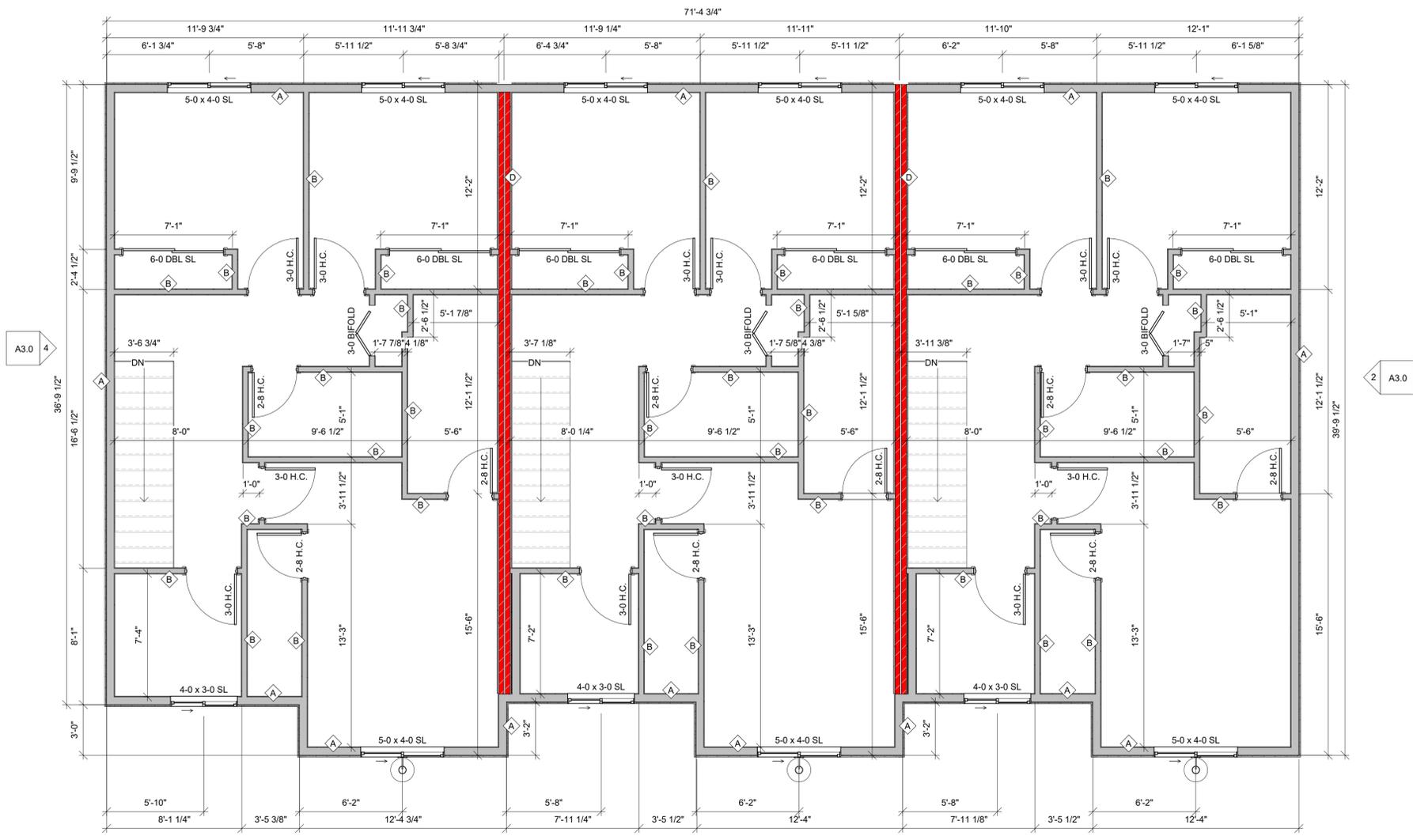
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KEVIN LOFQUIST  
**SHEET SCALE:**  
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**SHEET TITLE:**  
SECOND FLOOR  
PLAN

**A2.2**

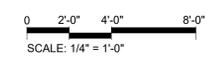
STATUS: DD

WALL TYPES

-  **A** EXTERIOR WALL CONSTRUCTION  
EXTERIOR SIDING PER ELEVATION OVER  
VAPOR BARRIER OVER 1/2" CDX  
PLYWOOD OR EQ OVER 2x8 STUDS @  
16" O.C. WITH R-21 INSUL. WITH 1/2" GWB  
TAPED & TEXTURED ON INTERIOR SIDE
-  **B** INTERIOR WALL CONSTRUCTION  
2x4 STUDS @ 16" O.C. 1/2" GWB TAPED  
& TEXTURED ON BOTH SIDES
-  **C** INTERIOR WALL CONSTRUCTION  
2x4 STUDS @ 16" O.C. 1/2" GWB TAPED  
& TEXTURED ON BOTH SIDES W/  
R-21 BATT INSULATION
-  **D** INTERIOR WALL CONSTRUCTION  
(1) 2x4 STUDS @ 16" O.C. W/ (2)  
LAYERS 5/8" TYPE "X" GWB TAPED &  
TEXTURED ON RESIDENTIAL SIDES AND  
3.5" INSULATION IN EA CAVITY W/ 1" AIR  
GAP BETWEEN THEM  
SEE TOWNHOUSE CODE R302.2  
BUILD PER GA FILE WP 3725



**1 SECOND FLOOR PLAN DIMENSIONS**  
1/4" = 1'-0"



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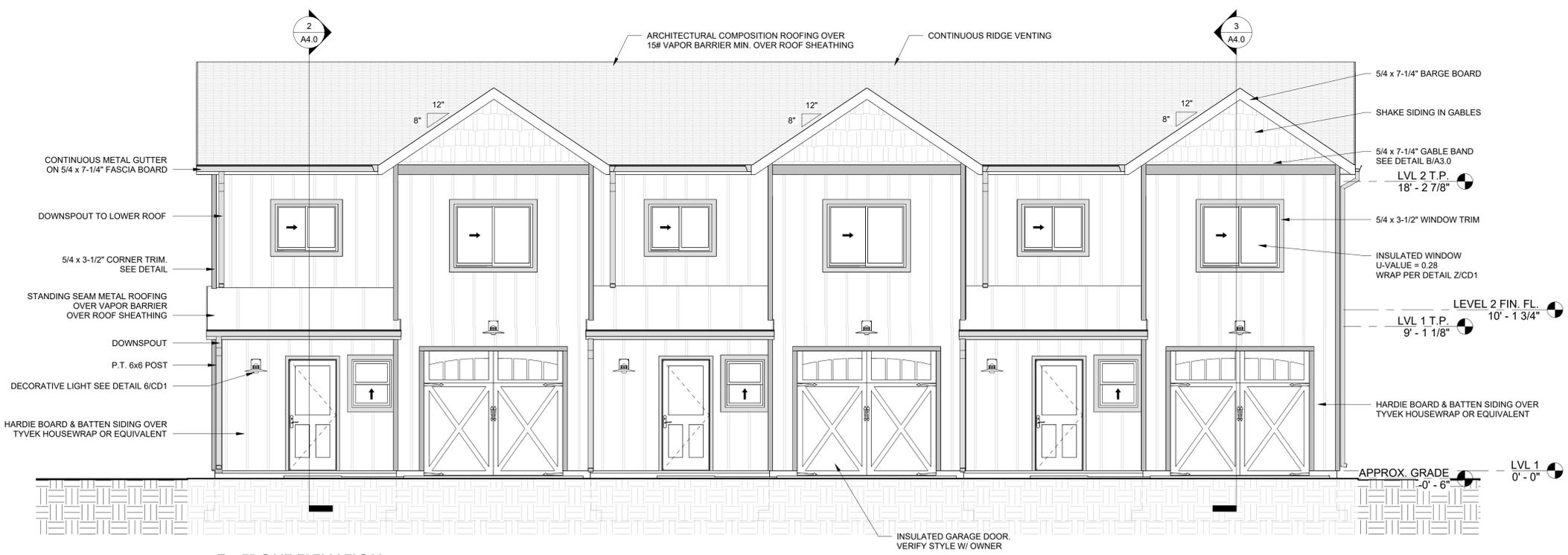
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KEVIN LOFQUIST  
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SECOND FLOOR  
PLAN DIMENSIONS

A2.3

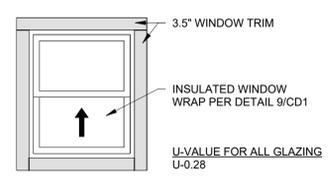
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1111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
(360) 867-1945  
E-mail: LJBDesigns@Comcast.net

STATUS: DD

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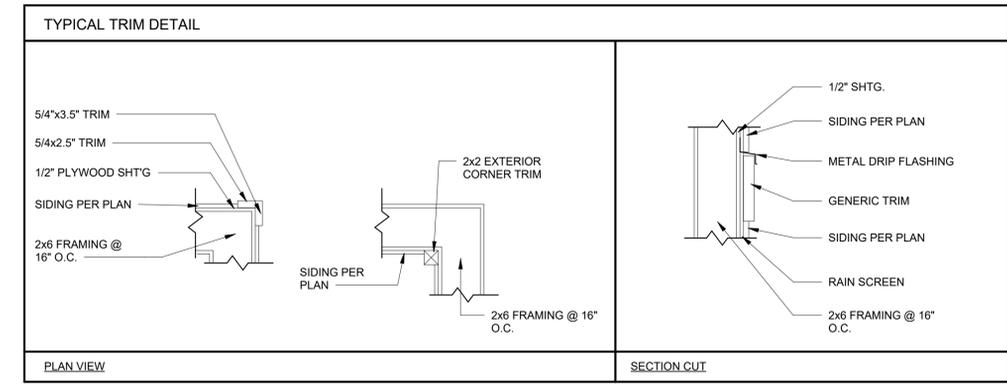


**1 FRONT ELEVATION**  
1/4" = 1'-0"



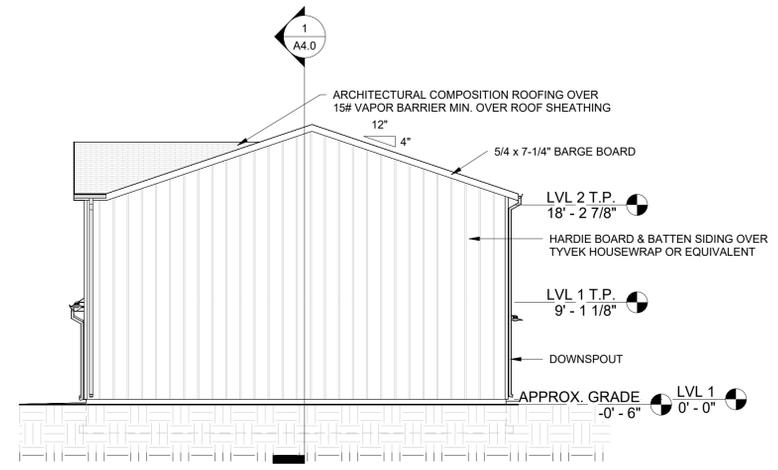
**NOTE:**  
DOOR AND WINDOW OPENINGS SHOWN APPROXIMATE. CONTRACTOR SHALL VERIFY ROUGH OPENING SIZES OF EXTERIOR DOORS AND WINDOWS PRIOR TO CONSTRUCTION AND ADJUST OPENING DIMENSIONS AS REQUIRED

**A WINDOW TRIM DETAIL**  
1/2" = 1'-0"

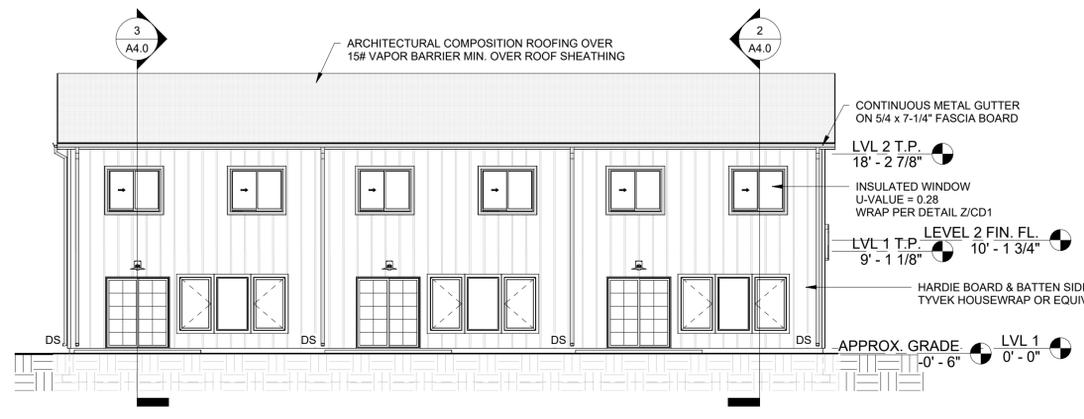


**NOTE:** ALL TRIM, FASCIA, AND BARGE BOARD IS SUGGESTED AND SIZED AS JAMES HARDIE PRODUCTS

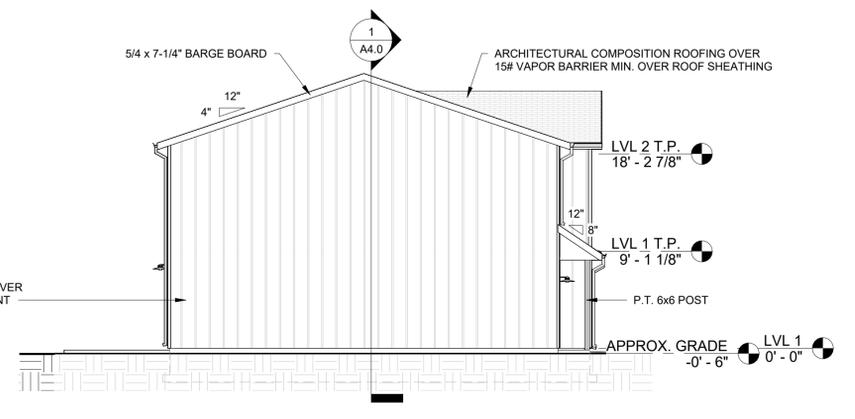
**B EXTERIOR TRIM DETAILS**  
1" = 1'-0"



**2 SIDE ELEVATION 1**  
1/8" = 1'-0"



**3 REAR ELEVATION**  
1/8" = 1'-0"



**4 SIDE ELEVATION 2**  
1/8" = 1'-0"

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1111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
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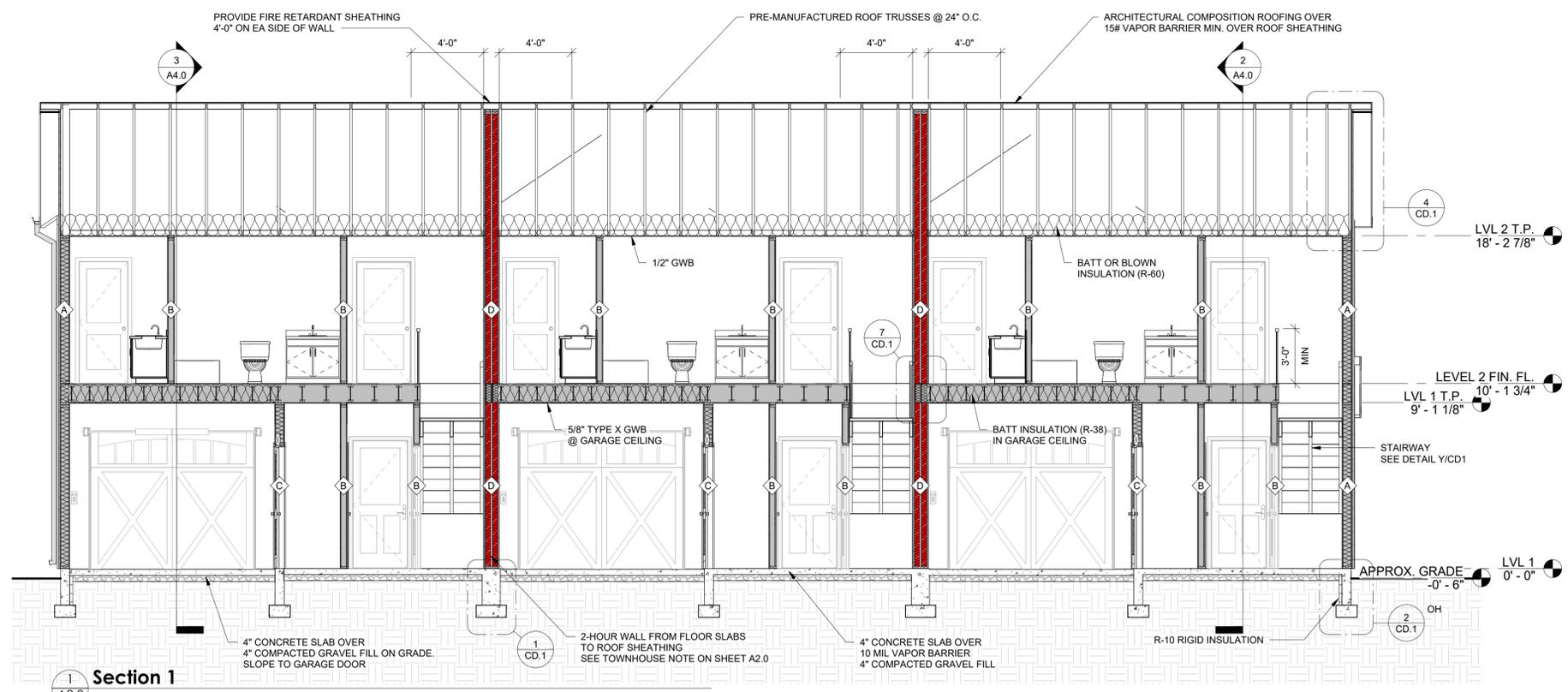
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KEVIN LOFQUIST  
**SHEET SCALE:**  
As indicated  
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**SHEET TITLE:**  
EXTERIOR ELEVATIONS

**A3.0**

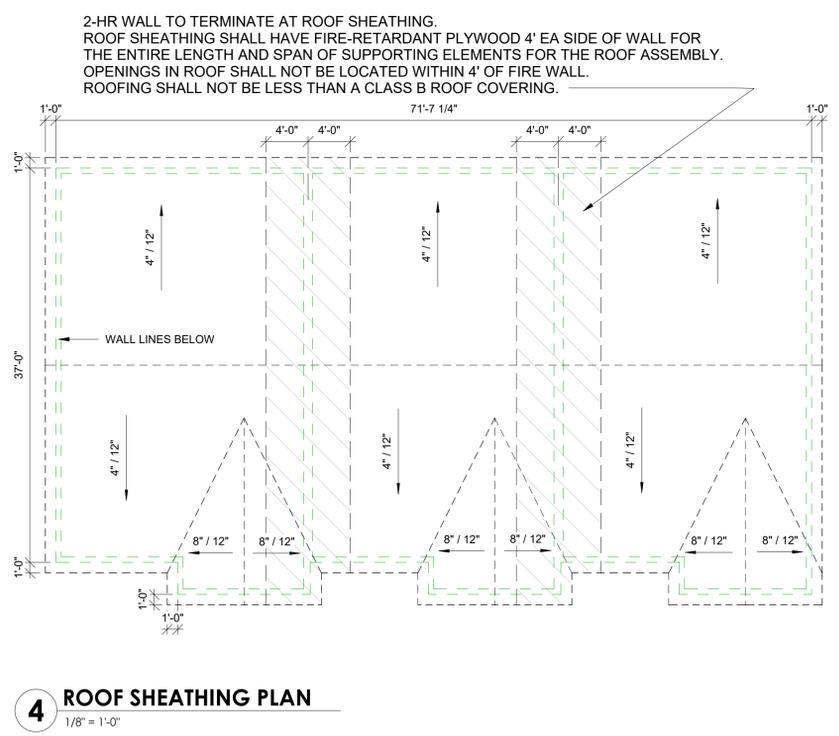
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8/29/2025 2:03:12 PM

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**Section 1**  
A2.0 1/4" = 1'-0"



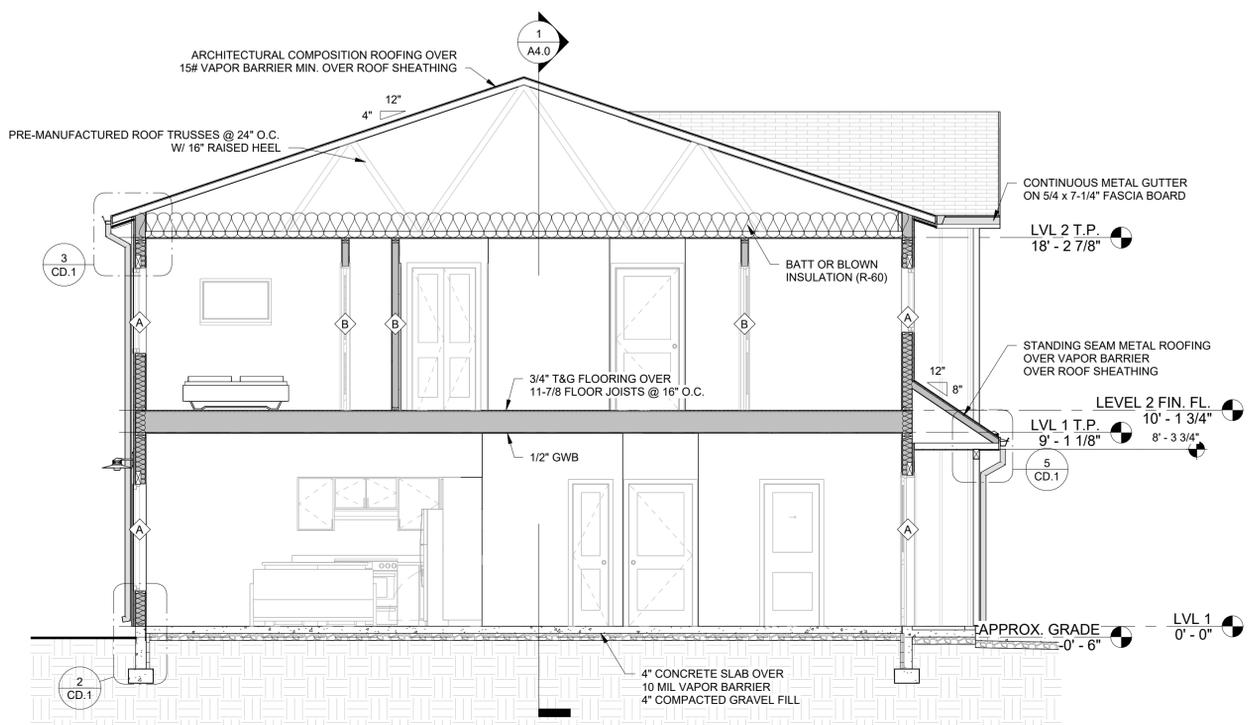
**4 ROOF SHEATHING PLAN**  
1/8" = 1'-0"

**ATTIC VENTILATION**  
**ROOF 1**  
 TOTAL ATTIC AREA = 2738.00 SF  
 CALCULATION -  
 2738 SF / 300 = 9.13 SF FREE ATTIC VENTILATION REQ'D  
 9.13 SF (144) = 1314.24 in<sup>2</sup>  
 NOTE - 657.12 in<sup>2</sup> (50%) SHALL BE LOCATED ABOVE EAVES  
 EAVE VENT = 45 (BLOCKING PIECES) x 14.73 in<sup>2</sup> (3 x 2 1/2\"/>

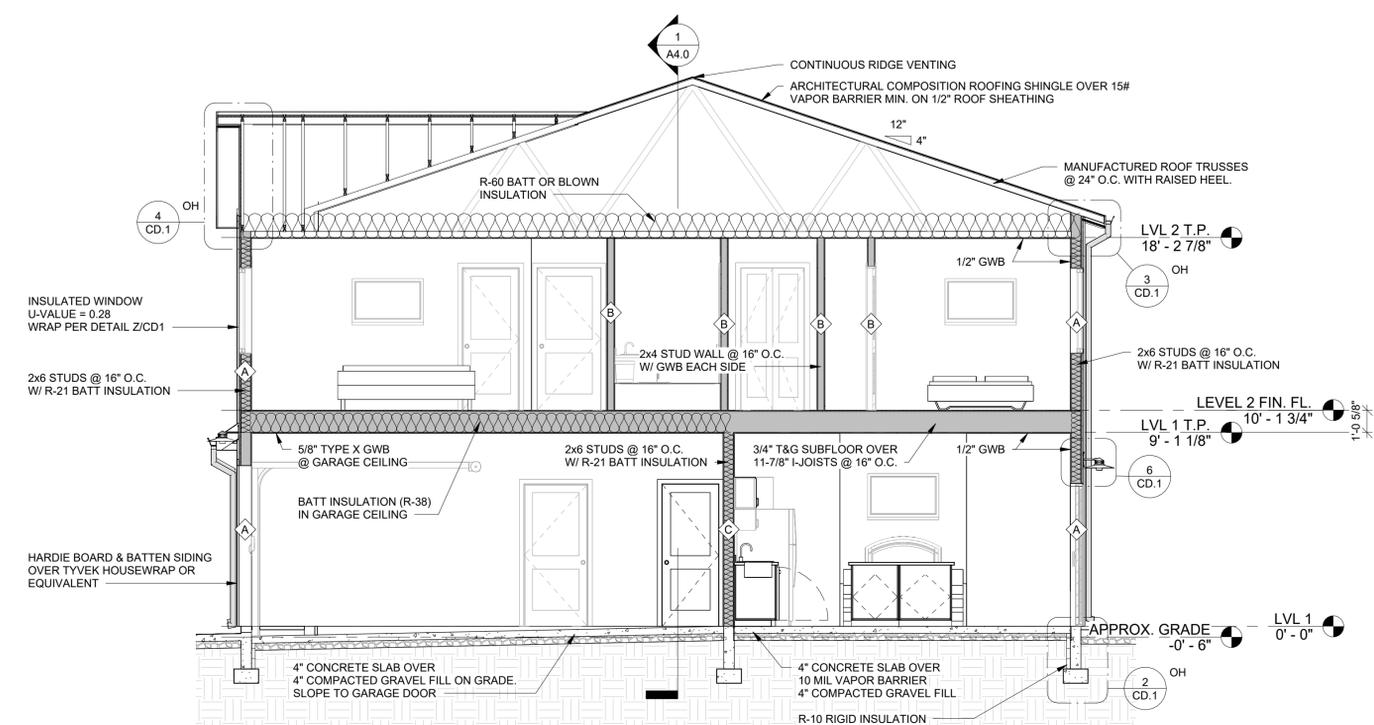
**OPTIONAL:**  
 ROOF JACK VENTS = 50 in<sup>2</sup> VENTILATION PER ROOF VENT  
 50% ABOVE-EAVE VENTILATION = 657.12 in<sup>2</sup>  
 657.12 in<sup>2</sup> / 50 in<sup>2</sup> = 13.14. ROOF REQUIRES 14 ROOF VENTS @ 50 in<sup>2</sup> = 700 in<sup>2</sup>  
 (EAVE VENT = 662.68 in<sup>2</sup>) + (ROOF VENT = 700 in<sup>2</sup>) = 1362.68 in<sup>2</sup>

**GA FILE WP 3725 - 2-HR FIRE - 65 TO 69 STC RATING**  
**DESIGN:**  
 BASE LAYER 5/8\"/>

- WALL TYPES**
-  EXTERIOR WALL CONSTRUCTION  
EXTERIOR SIDING PER ELEVATION OVER VAPOR BARRIER OVER 1/2\"/>
  -  INTERIOR WALL CONSTRUCTION  
2x4 STUDS @ 16\"/>
  -  INTERIOR WALL CONSTRUCTION  
2x6 STUDS @ 16\"/>
  -  INTERIOR WALL CONSTRUCTION  
(2) 2x4 STUD WALLS @ 16\"/>



**Section 2**  
A2.0 1/4" = 1'-0"



**Section 3**  
A2.0 1/4" = 1'-0"

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 1111 Market Street N.E., Suite 325  
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 PROJECT #:

REVISIONS		
#	DESCRIPTION	DATE

**DRAWN BY:**  
KEVIN LOFQUIST

**SHEET SCALE:**  
As indicated

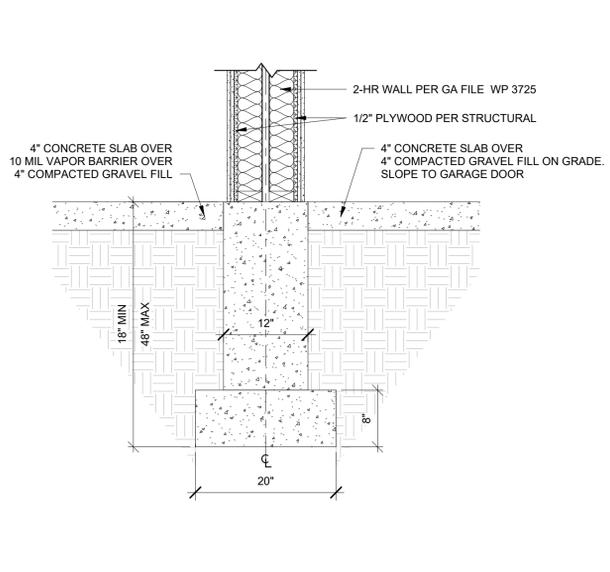
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SECTIONS

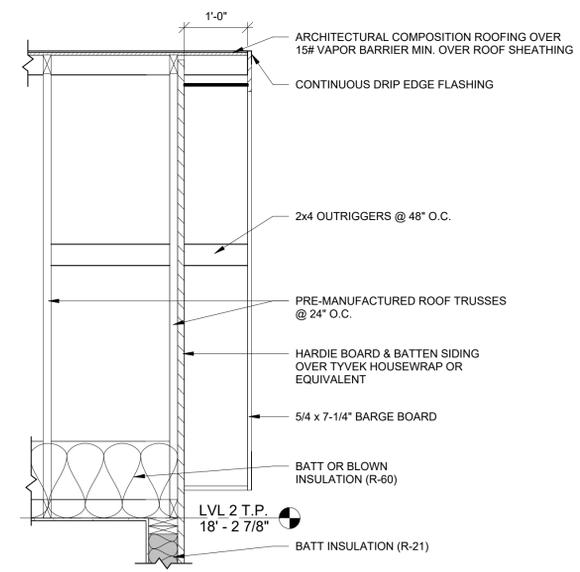
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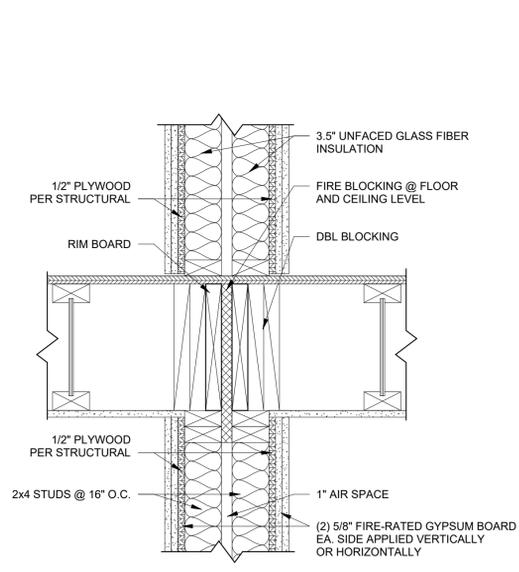
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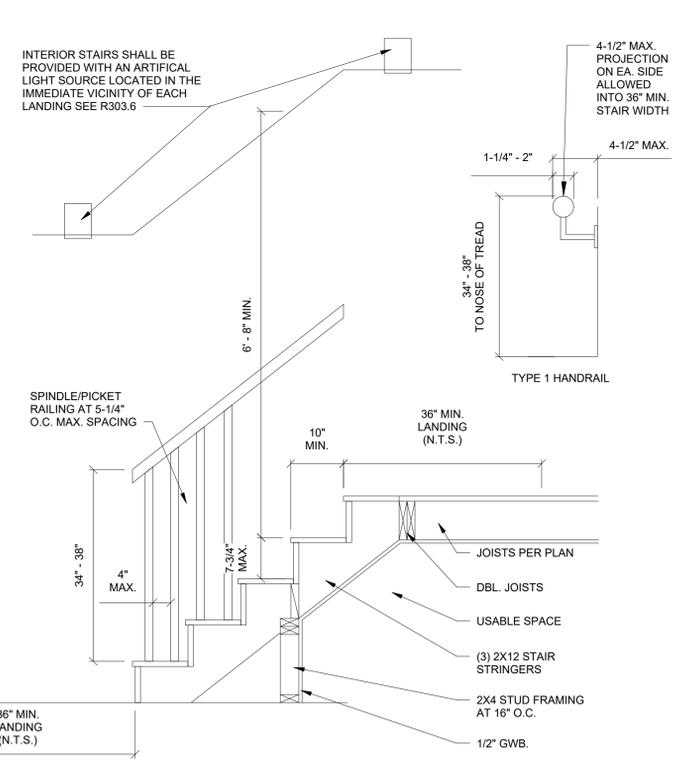
**1 TYPICAL PARTY WALL FOUNDATION DETAIL**  
A4.0 1" = 1'-0"



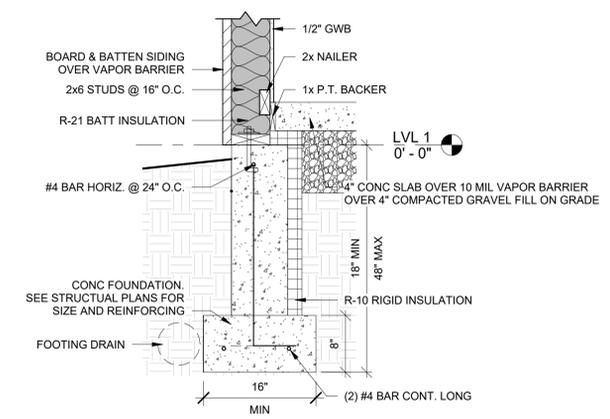
**4 ROOF AT GABLE ENDS**  
A4.0 3/4" = 1'-0"



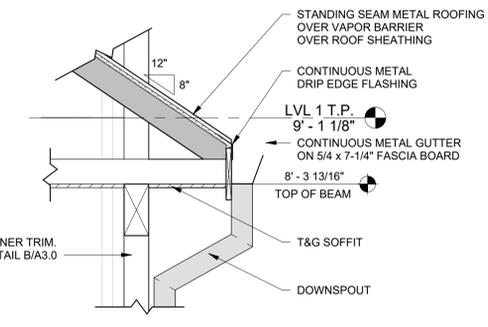
**7 FLOOR @ PARTY WALL**  
A4.0 1 1/2" = 1'-0"



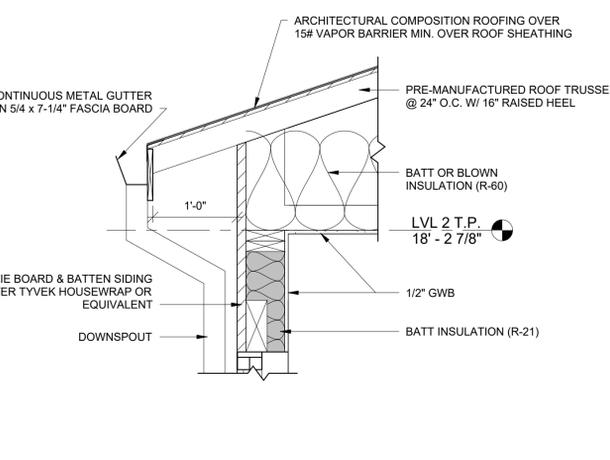
**Y TYPICAL STAIRWAYS AND HANDRAIL DETAIL**  
1 1/2" = 1'-0"



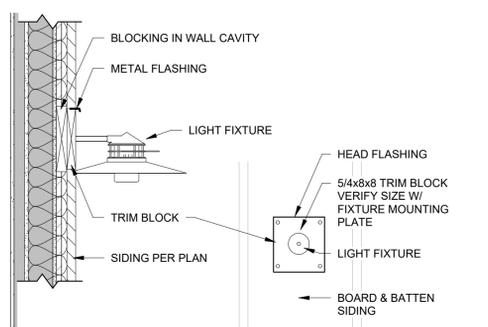
**2 FOUNDATION @ EXTERIOR WALL**  
A4.0 1" = 1'-0"



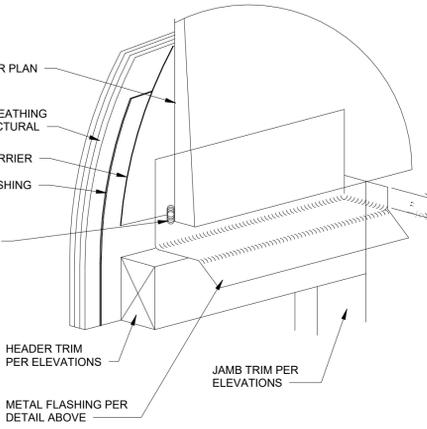
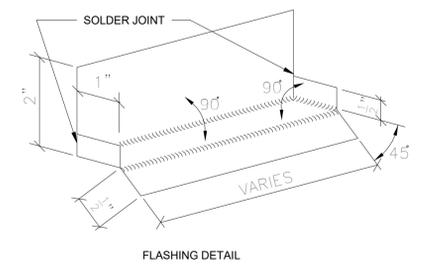
**5 PORCH ROOF SECTION**  
A4.0 1" = 1'-0"



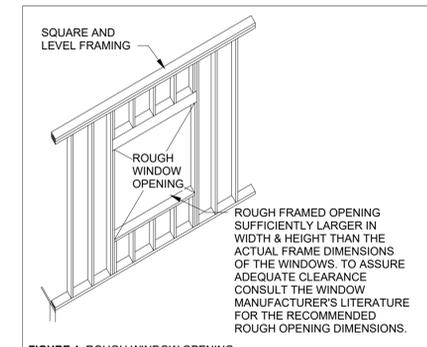
**3 ROOF AT EAVES**  
A4.0 1" = 1'-0"



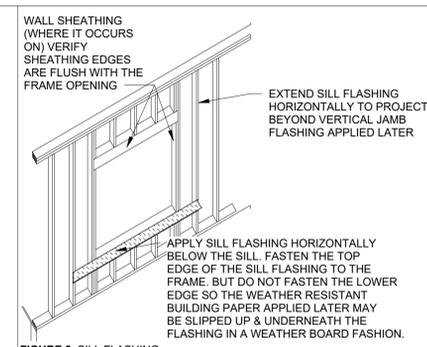
**6 OUTDOOR LIGHT DETAIL**  
A2.2 1" = 1'-0"



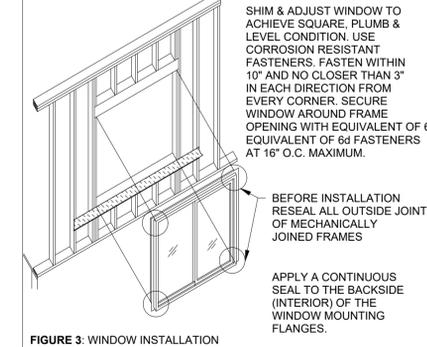
**X METAL HEAD FLASHING DETAIL**  
3" = 1'-0"



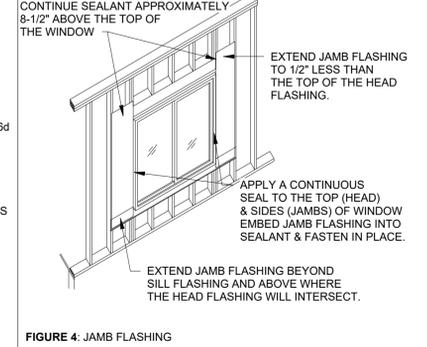
**FIGURE 1: ROUGH WINDOW OPENING**



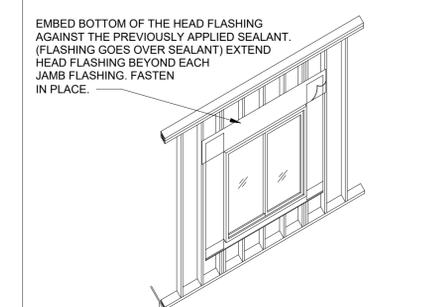
**FIGURE 2: SILL FLASHING**



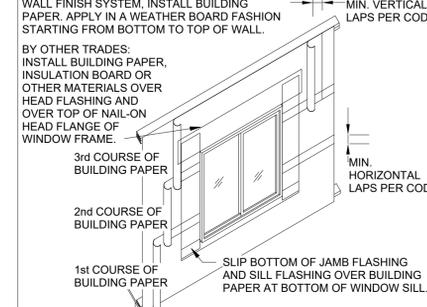
**FIGURE 3: WINDOW INSTALLATION**



**FIGURE 4: JAMB FLASHING**



**FIGURE 5: HEAD FLASHING**



**FIGURE 6: PRIMARY WEATHER BARRIER APPLICATION BY OTHERS**

**Z WINDOW INSTALLATION DETAIL**  
1" = 1'-0"

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PROJECT: **RUSSELL RD PROPERTIES PROJECT**  
3219 RUSSELL ROAD  
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DRAWN BY: KEVIN LOFQUIST  
SHEET SCALE: As indicated  
8/29/2025 2:03:17 PM  
SHEET TITLE: DETAILS

CD.1

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# JOHNSON TRIPLEX

## STRUCTURAL SPECIFICATIONS:

### GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY, CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
- THE WORK DONE ON THIS PROJECT IS TO COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 UNIFORM PLUMBING CODE, CURRENT EDITION OF WASHINGTON STATE ENERGY & VENTILATION CODES AND AS AMENDED & ADOPTED BY THE STATE OF WASHINGTON.
- ALL HOUSE EXTERIOR WALL STUDS ARE 2x6 D.F.#2 @ 16" O.C.  
ALL HOUSE INTERIOR WALL STUDS ARE 2x4 D.F.#2 @ 16" O.C. UNLESS NOTED OTHERWISE. (UNO)
- ALL EXTERIOR & INTERIOR BEARING WALL HEADERS AND BEAMS TO BE 4x8 D.F.#2 UNO
- ALL EXTERIOR & INTERIOR BRACED WALL PANEL BOTTOM PLATES TO DBL JOIST OR DBL BLOCKING w/ (3) 0.135x3 1/2" NAILS @ 16" O.C.

### DESIGN CRITERIA (2021 IRC)

	ROOF	FLOOR	DECKS/ BALCONIES
GROUND SNOW LOAD:	25 PSF		
LIVE LOAD:	20 PSF	40 PSF	60 PSF
DEAD LOAD:	15 PSF	15 PSF	15 PSF
LATERAL WIND LOAD: 110 MPH, EXPOSURE B			
SEISMIC DESIGN CATEGORY D			
SITE CLASS: D STIFF SOILS			
SEISMIC: Ss = 1.44 & S1 = 0.48			

### FOUNDATION

- DESIGN ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF
- FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL.
- ALL EXTERIOR FOOTINGS SHALL EXTEND 1'-0" MIN BELOW FINISHED GRADE.
- ALL INTERIOR CONTINUOUS FOOTINGS TO BE 8" DEEP WITH (2) #4 CONT. BARS. (UNO)
- COMPACTION OF BACKFILL MATERIAL.
  - PIPES, PARKING LOTS, SIDEWALKS, SLABS ON GRADE: 95% COMPACTION ASTM D-698 (STANDARD PROCTOR)
  - FOOTINGS AND FOUNDATIONS: 95% COMPACTION ASTM D-1557 (MODIFIED PROCTOR)
  - PLANTING BEDS, GRASS AREAS: 90% COMPACTION
- FOUNDATION WALL AND FOOTING SIZE AND REINFORCING TO SUIT LOCAL CODES AND SOIL CONDITIONS
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND HOLD-DOWN LOCATIONS
- HOLD-DOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION
- SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER X 10" ANCHOR BOLTS AND 0.229x 3x 3" STEEL PLATE WASHER AT A MAXIMUM SPACING OF 4'-0" O.C. EACH BRACED OR SHEAR PANEL SHALL HAVE A MINIMUM OF TWO (UNO).
- PROVIDE CRAWLSPACE VENTILATION AT THE RATE OF 1 SQ.FT. FOR EACH 150 SQ.FT. OF UNDER-FLOOR AREA
- PROVIDE MINIMUM 12" CLEARANCE UNDER GIRDER BEAMS AND MINIMUM 18" CLEARANCE UNDER FLOOR JOIST
- PROVIDE A MINIMUM 18"x24" CRAWLSPACE ACCESS

### CONCRETE

- COMPRESSIVE STRENGTH:
  - CURBS, SIDEWALKS, FOOTINGS, SLABS: F<sub>c</sub> = 3,000 PSI @ 28 DAYS - 5 SACK MIX, PROJECT DESIGN w/ 2000PSI CONC. HOWEVER, IF IS SPEC'G w/ 3000 PSI CONC. THEREFORE NO SPECIAL CONCRETE INSPECTION REQUIRED.

### STRUCTURAL AND MISCELLANEOUS STEEL

- SHAPES, PLATES AND BARS: ASTM A36, F<sub>y</sub> = 36 KSI
- BOLTS: ASTM A307 MACHINE BOLTS (MB), ASTM A325 HIGH STRENGTH BOLTS (HSB)
  - MIN. EDGE DISTANCE: 1.5xDIA BOLT
  - MIN. END DISTANCE: COMPRESSION: 4xDIA BOLT  
TENSION: 7xDIA BOLT
  - MIN. BOLT SPACING: 4xDIA BOLT
- REINFORCEMENT: ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3

### WOOD

- STRUCTURAL LUMBER: NO. 2 & BETTER DOUGLAS FIR-LARCH, W/ WPA GRADING RULES.
- NON-STRUCTURAL LUMBER: NO. 2 & BETTER HEM FIR, W/ WPA GRADING RULES.
- BEAMS AND STRINGERS: NO. 2 & BETTER DOUGLAS FIR-LARCH
- POSTS AND TIMBERS: STANDARD DOUGLAS FIR-LARCH, F<sub>c</sub> = 1300 PSI
- SHEATHING: APA RATED SHEATHING
- CONNECTORS: "SIMPSON" OR APPROVED EQUAL AS INDICATED ON THE DRAWINGS
- NAILING: PER 2021 IBC TABLE R2304.10.2
- GLU-LAMS: 24F-V4, F<sub>b</sub> = 2400 PSI, M<sub>oE</sub> = 1.8x10<sup>6</sup> PSI, F<sub>v</sub> = 165 PSI
- PRESSURE TREATED LUMBER (PT): HEM-FIR, NO. 2 OR BETTER
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED ON THE DRAWINGS
- PROVIDE SOLID BLOCKING BETWEEN JOIST OVER ALL SUPPORT BEAMS AND GIRDERS
- PROVIDE ADDITIONAL JOIST UNDER ALL SHEAR WALL PANELS RUNNING PARALLEL TO JOIST
- PROVIDE DOUBLE JOIST AT ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS
- ALL DECK FRAMING TO BE PRESSURE TREATED

### PROPRIETARY PRODUCTS

- ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO WITHSTAND THE LOADS LISTED UNDER "DESIGN CRITERIA". TRUSS LENGTH AS SHOWN ON THE PLANS MAY DIFFER SLIGHTLY FROM THE REQUIRED LENGTH. CONTRACTOR SHALL FIELD VERIFY SPACING OF EXISTING FOUNDATION WALL PER MANUFACTURER'S RECOMMENDATION.

### GENERAL NOTES

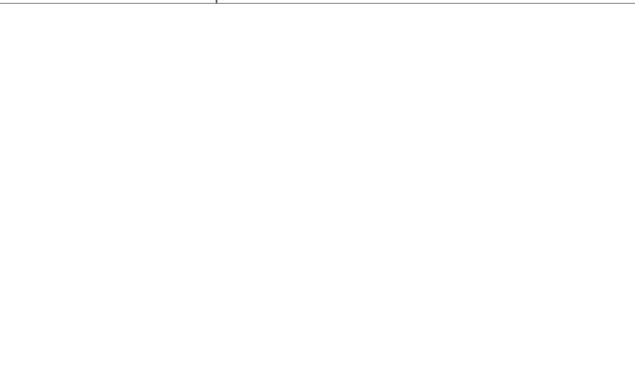
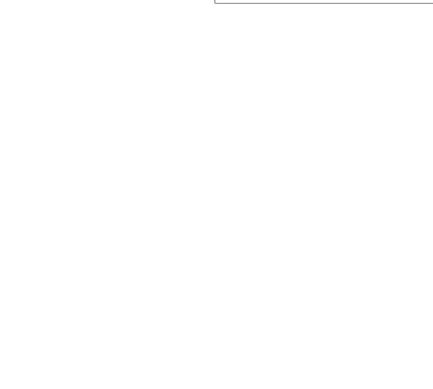
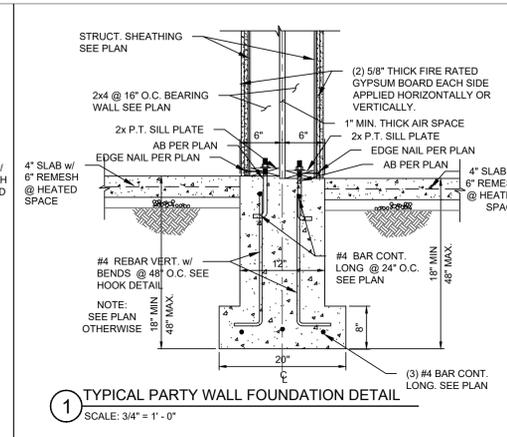
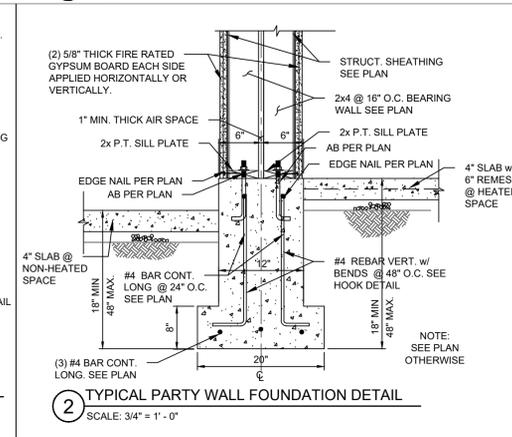
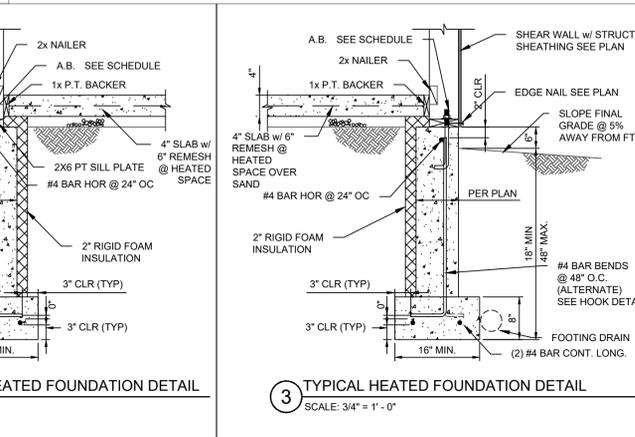
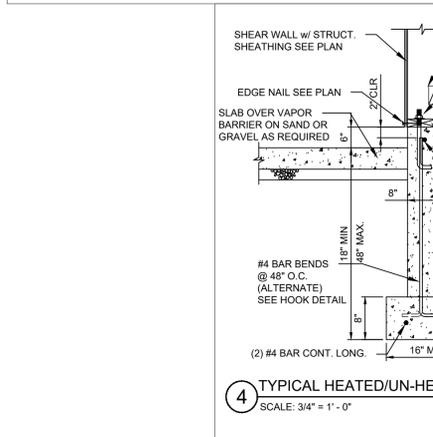
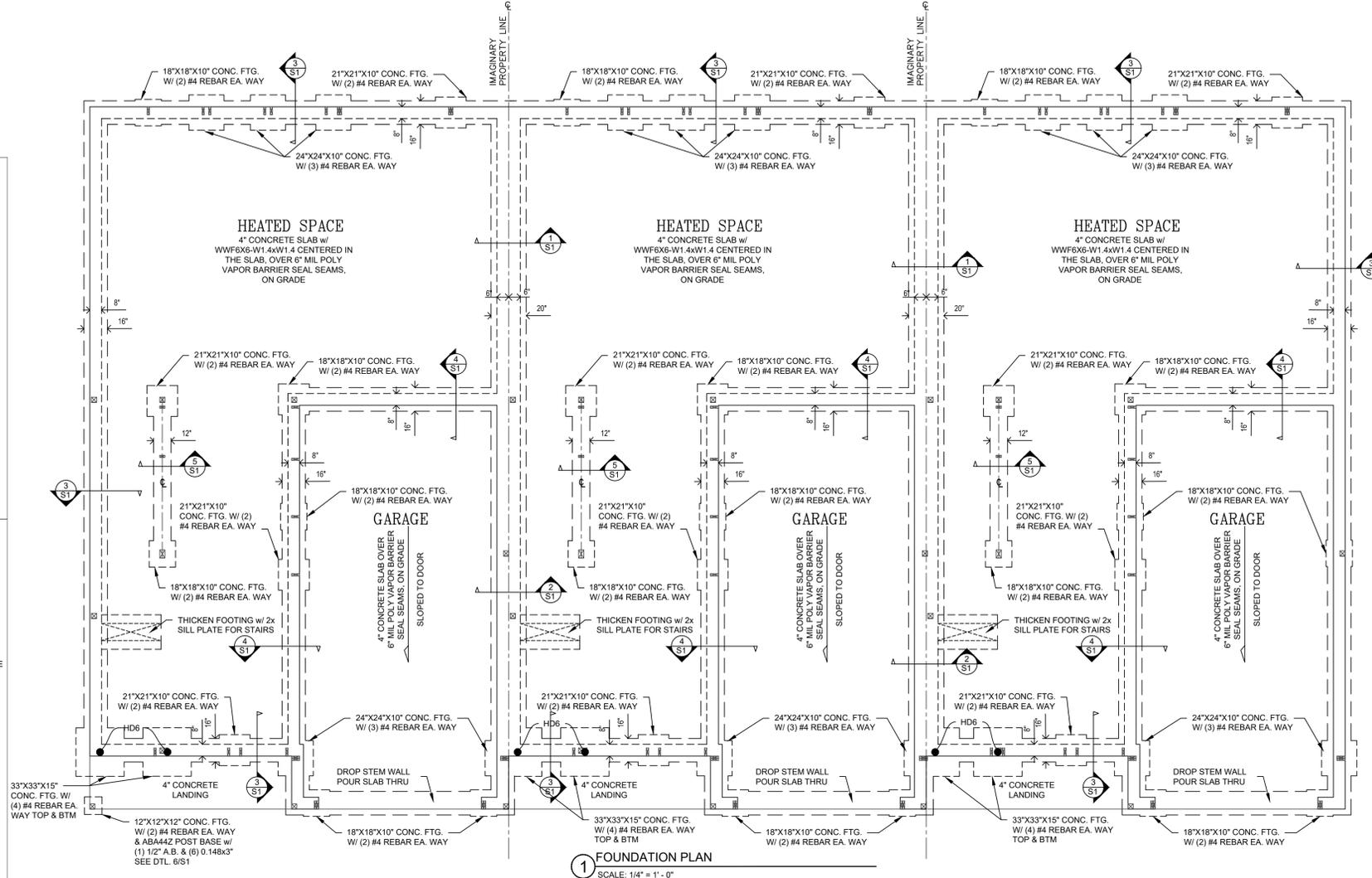
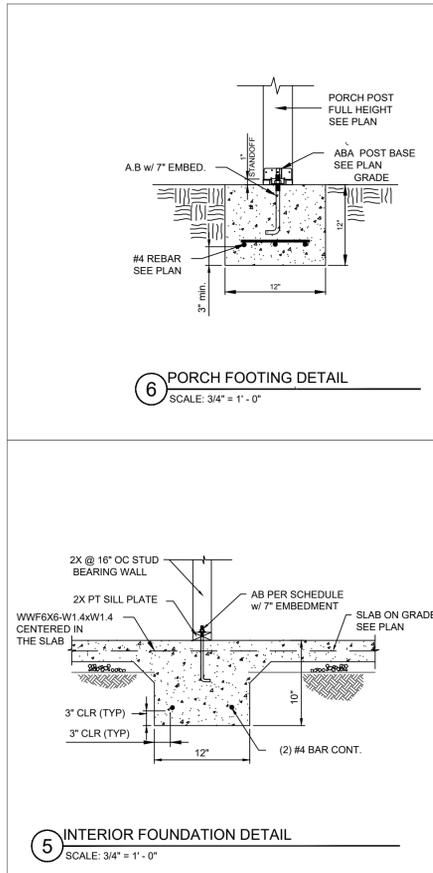
- BLOCK BETWEEN FLOORS IS REQUIRED FOR ALL COLUMNS (UNO).
- ALL EXTERIOR WALLS SHALL BE 2X6 FRAMED WALL WITH INSULATION.
- PROVIDE FIRE PROTECTION PER APPLICABLE CODE.
- PROVIDE EDGE BLOCKING FOR ALL SHEAR PANELS.

### ROOF

- ROOF PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
  - 1/2" CDX PLYWOOD OR OSB WITH 0.131x2 1/2" GALV. NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD.
  - ALL PANEL EDGES SHALL BE EDGE CLIPPED.
  - CONNECT ALL TRUSSES TO DOUBLE TOP PLATE OF WALL WITH H2.5A CLIP W/ (5) 0.131x2 1/2" TRUSS & (5) 0.131x2 1/2" PLATES.
- ALL NAILING PER 2021 IBC TABLE 2304.10.2
- PROVIDE STC CLIPS @ ALL TRUSS TO INTERIOR WALL CONNECTIONS, SEE DETAILS
- PROVIDE DBL. STUDS @ ALL GIRDER TRUSSES, UNLESS NOTED OTHERWISE
- ROOF SHEATHING IS 7/16" OSB SHEATHING w/ PSCL CLIPS, 1/2" CDX @ EXPOSED OVERHANGS

### FLOOR SHEATHING

- FLOOR PANELS SHALL BE INSTALLED AS DESCRIBED BELOW:
  - 3/4" T&G CDX PLYWOOD GLUED AND NAILED WITH 0.131x2 1/2" GALV. RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD. INSTALL PER THE TYPICAL DIAPHRAGM NAILING DETAIL.



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TRIPLEX DESIGN GROUP  
5737 LINDBERSON WAY SW,  
TUMWATER, WA 98501  
PO BOX 4420, TUMWATER, WA 98501  
(360) 890-4806  
E-MAIL: erik@reliantdng.net



5/14/2025

DATE:

REVISIONS:

JOHNSON TRIPLEX PLAN

FOUNDATION PLAN

PROJECT: Johnson - Triplex  
3209 Russell Rd  
Centralia, WA 98531

CLIENT: LJB Designs, LLC  
111 Market St N.E., Suite 325  
Olympia, WA 98501

DRAWN BY: DaR

DATE: 5/14/2025

AGENCY NO.:

SHEET: S1 OF 5

JOB NO.: 25-026

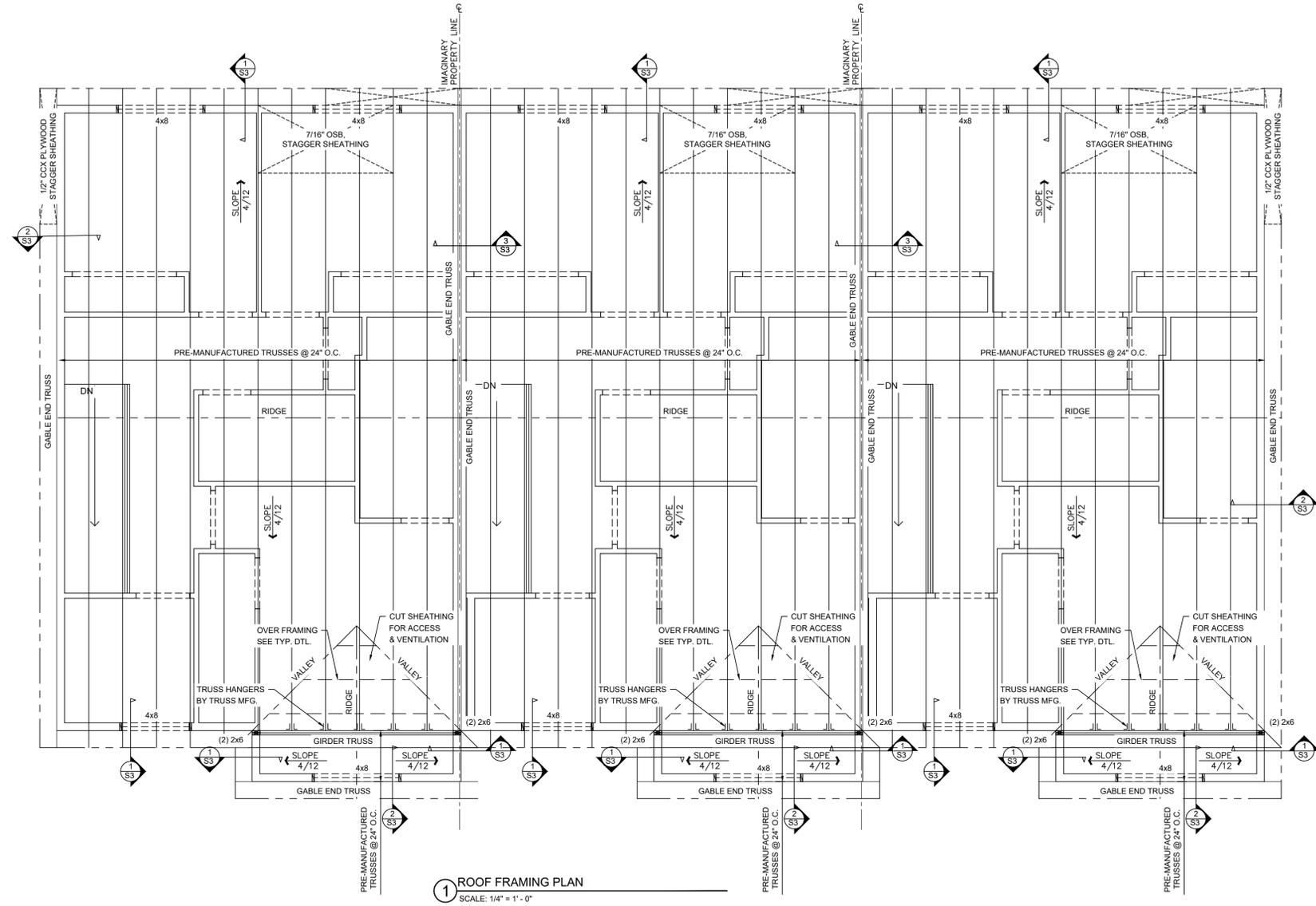


RELIANT DESIGN GROUP  
 5737 LINDERSON WAY SW,  
 TUMWATER, WA. 98501  
 PO BOX 4420, TUMWATER, WA. 98501  
 (360) 890-4806  
 E-MAIL: erik@reliantdg.net

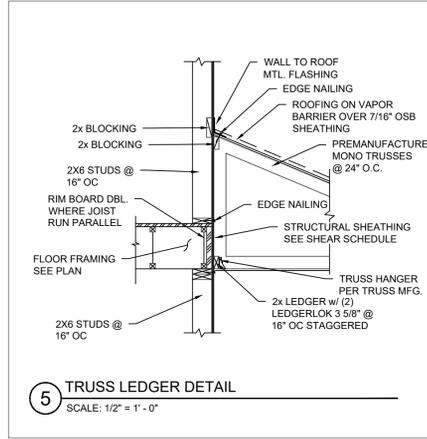


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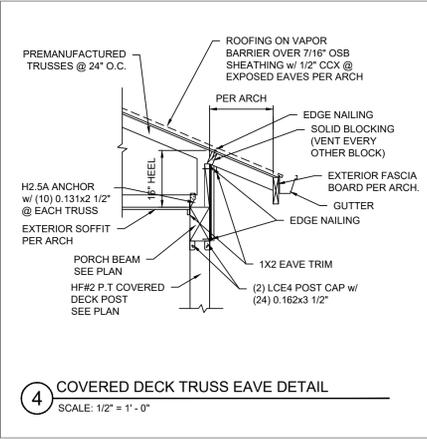
DATE:	
REVISIONS:	



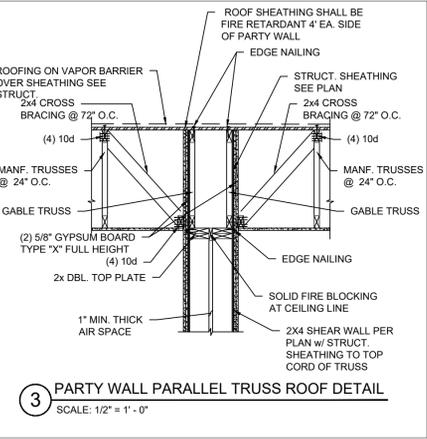
1 ROOF FRAMING PLAN  
 SCALE: 1/4" = 1' - 0"



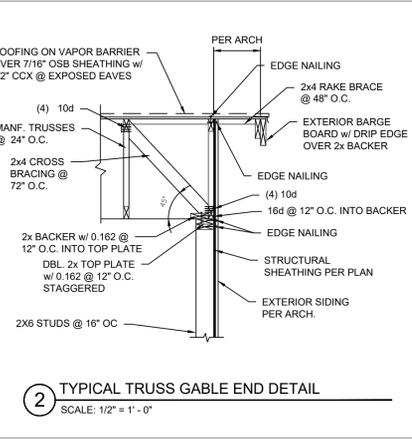
5 TRUSS LEDGER DETAIL  
 SCALE: 1/2" = 1' - 0"



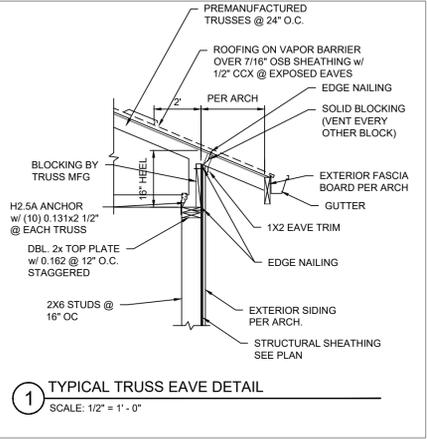
4 COVERED DECK TRUSS EAVE DETAIL  
 SCALE: 1/2" = 1' - 0"



3 PARTY WALL PARALLEL TRUSS ROOF DETAIL  
 SCALE: 1/2" = 1' - 0"



2 TYPICAL TRUSS GABLE END DETAIL  
 SCALE: 1/2" = 1' - 0"



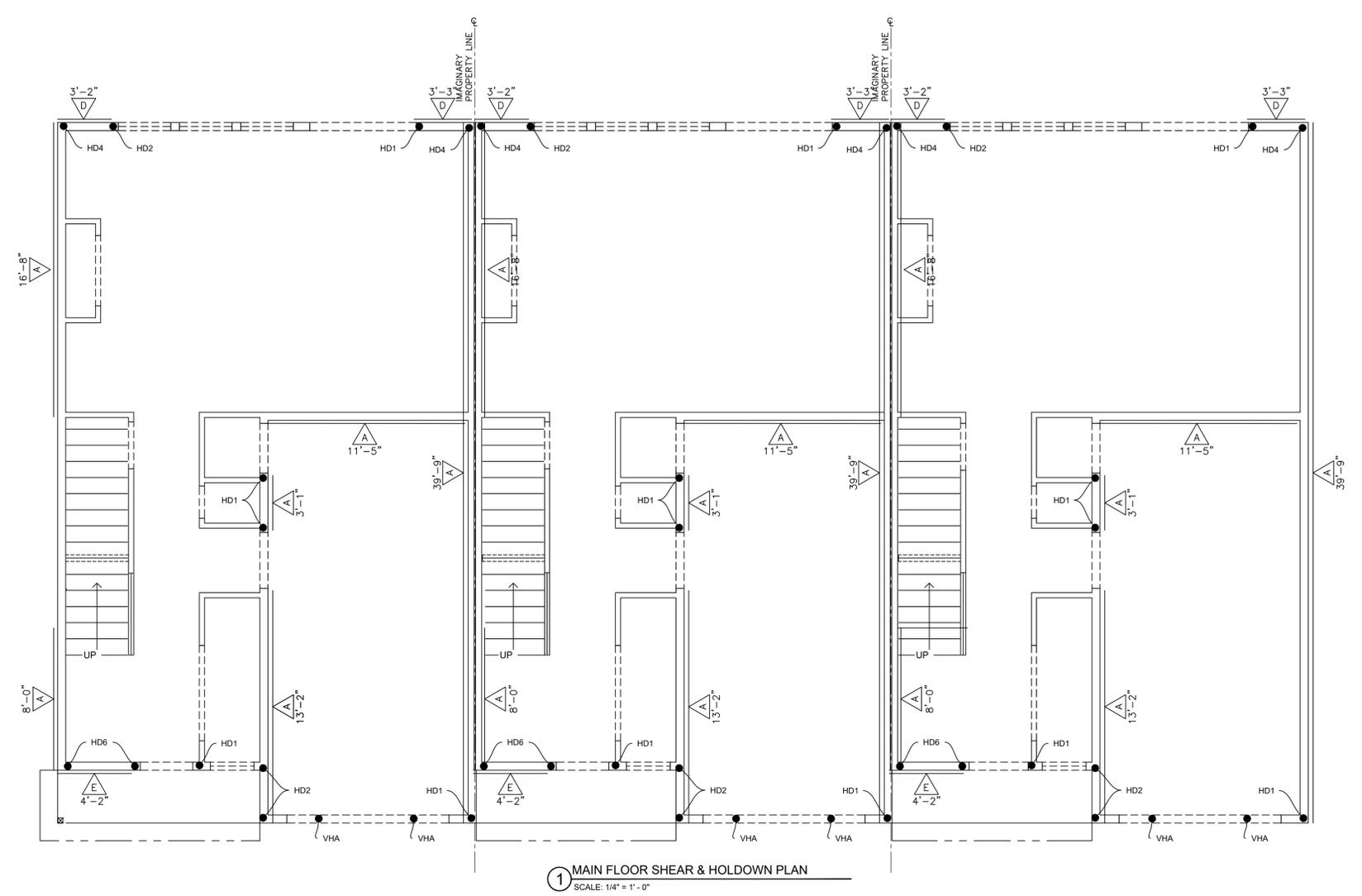
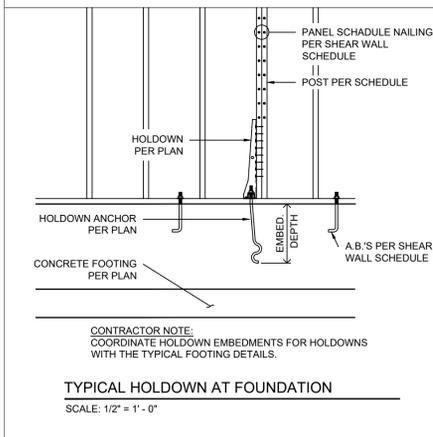
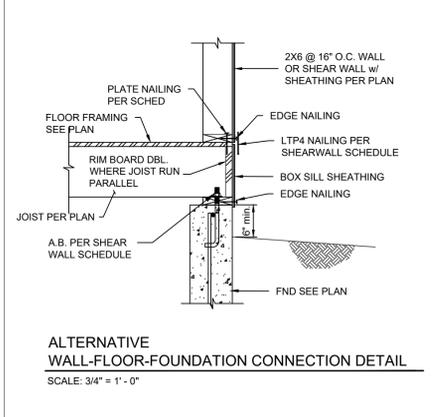
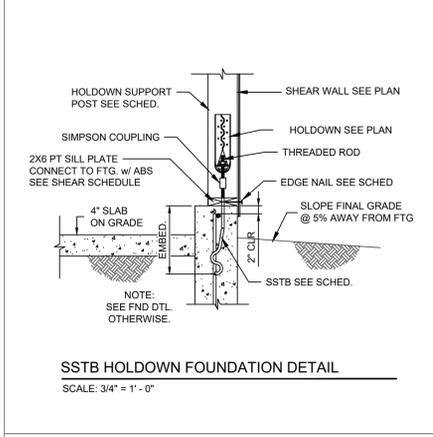
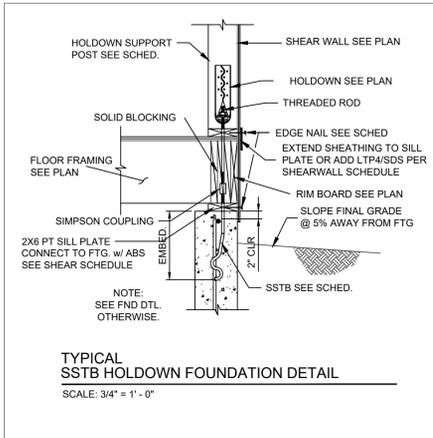
1 TYPICAL TRUSS EAVE DETAIL  
 SCALE: 1/2" = 1' - 0"

JOHNSON TRIPLEX PLAN

ROOF FRAMING PLAN

PROJECT: Johnson - Triplex  
 3209 Russell Rd  
 Centralia, WA 98531  
 CLIENT: LJB Designs, LLC  
 111 Market Street, Suite 325  
 Olympia, WA 98501

DRAWN BY: DaR  
 DATE: 5/14/2025  
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 SHEET: S3 OF 5  
 JOB NO.: 25-026



**SIMPSON STRONGTIE STRAP TIES:**

**VERTICAL HOLDOWN STRAPS:**

(HD1) TALL=3,075 lb HDU2-SDS2.5 w/ (8) 1/2"x2 1/2" SDS INTO (2) 2X w/ SSB16 A.B. w/ (15" MIN EMBED) OR PAB5 A.B. w/ (7" EMBED) INTO 20"x20"x11" FOOTING w/ (2) #4 REBAR EA WAY, TOP & BTM (NOT JUST STEM WALL)

(HD2) TALL=4,565 lb HDU4-SDS2.5 w/ (10) 1/2"x2 1/2" SDS INTO (2) 2X w/ SSB24 A.B. w/ (21" MIN EMBED) OR PAB5 A.B. w/ (7" EMBED) INTO 20"x20"x11" FOOTING w/ (2) #4 REBAR EA WAY, TOP & BTM (NOT JUST STEM WALL)

(HD4) TALL=6,970 lb HDU8-SDS2.5 w/ (20) 1/2"x2 1/2" SDS INTO 4X w/ SSB28 A.B. w/ (25" MIN. EMBED) OR PAB7 A.B. w/ (9" EMBED) INTO 27"x27"x13" FOOTING w/ (3) #4 REBAR EA WAY, TOP & BTM (NOT JUST STEM WALL)

(HD6) TALL = 14,445 lb HDU14-SDS2.5 w/ (36) 1/2"x2 1/2" SDS INTO 6x6 w/ PAB8 A.B. w/ (11" EMBED) INTO 33"x33"x15" FOOTING w/ (4) #4 REBAR EA WAY, TOP & BTM (NOT JUST STEM WALL)

**VERTICAL STRAPS:**

(VH1) TALL=1,705 lb CS16 w/ (20) 0.148x2 1/2" w/ 11" MIN. END LENGTH

(VH2) TALL=2,490 lb CS14 w/ (26) 0.148x2 1/2" w/ 15" MIN. END LENGTH

(VH3) TALL=4,690 lb CMSTC16 w/ (50) 0.148x3 1/4" w/ 20" MIN. END LENGTH

(VHA.) = VH STRAP ABOVE

NOTE: STRAPS MAY BE APPLIED TO THE INSIDE OR OUTSIDE FACE OF STUDS.

**SHEAR WALL SCHEDULE**

MARK	SHEATING	NO. OF SIDES	EDGE NAIL	FIELD NAIL	PLATE NAIL	SHEAR CLIP	MUDSILL ANCHORS		SEISMIC ALLOWABLE SHEAR (plf)	WIND ALLOWABLE SHEAR (plf)	SHEAR WALL NOTES
							2X MUDSILL	3X MUDSILL			
A	7/16" Sheathing, plywood siding except Group 5 Species	Single	0.131x2 1/2" @ 6"	0.131x2 1/2" @ 12"	0.148x3 1/2" NAIL @ 6" O.C. OR 1/4" SDS @ 16" O.C.	LTP4 @ 1'-6"	5/8" x 10" @ 46"	5/8" x 12" @ 72"	240	335	1,2,3,4,8,12
D	7/16" Sheathing, plywood siding except Group 5 Species	Single	0.131x2 1/2" @ 2"	0.131x2 1/2" @ 12"	0.148x3 1/2" NAIL @ 2" O.C. OR 1/4" SDS @ 6" O.C.	LTP4 @ 0'-6"	5/8" x 10" @ 18"	5/8" x 12" @ 36"	585	820	1,2,3,4,5,8,11,12
E	19/32" Sheathing, plywood siding except Group 5 Species	Single	0.148x3" @ 2"	0.148x3" @ 12"	0.148x3 1/2" NAIL @ 1" O.C. OR 1/4" SDS @ 0'-4" O.C.	LTP4 @ 0'-5"	5/8" x 10" @ 14"	5/8" x 12" @ 26"	870	1218	1,2,3,4,5,8,11,12

(#) Reference applicable shearwall note below.

**SHEAR WALL NOTES**

- THERE SHALL BE A CONTINUOUS FOOTING UNDER ALL BRACED PANELS.
- WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
- PLATE NAILING SHALL CONNECT BOTTOM PLATE TO BLOCKING AND BLOCKING TO SHEARWALL PLATES BELOW. SDS SCREW SHALL BE 5" LONG FOR CONNECTING BOTTOM PLATE TO BLOCKING, AND 6" LONG FOR CONNECTING DOUBLE TOP PLATE TO BLOCKING.
- SHEAR CLIP TO BE USED TO TRANSFER SHEARWALL SHEAR VALUE.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR TWO 2-INCH NOMINAL MEMBERS FASTENED IN ACCORDANCE WITH 2018 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- ALL WALL LINES DESIGNATED AS PERFORATED SHEAR WALL SHALL EXTEND SHEAR WALL NAILING INCLUDING EDGE NAILING AROUND PERIMETER OF OPENING. FIELD NAIL ABOVE AND BELOW OPENING AND EDGE NAIL PANEL EDGES PER ADJACENT SHEARWALL TYPE.
- ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 4-INCH NOMINAL MEMBER FASTENED IN ACCORDANCE WITH 2018 IBC SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES. ALL PANEL EDGES AND SHEATHING EDGES SHALL BE BLOCKED.
- PLYWOOD SHALL BE OSB OR 3-PLY SHEATHING
- PLYWOOD SHALL BE RATED STRUCTURAL I, 32 OC AND BE 5-PLY.
- PLYWOOD SHALL BE RATED STRUCTURAL I, 48 OC AND BE 4-PLY.
- LTP4 W/ (12) 0.131X1-1/2"
- PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING FOR SHEAR WALL "B" AND ABOVE
- CONNECT DOUBLE TOP PLATE TO RIM BOARD ABOVE OR 2X JOIST ABOVE PER DETAIL.

**TRIAN DESIGN GROUP**  
5737 LINDERSON WAY SW,  
TUMWATER, WA. 98501  
PO BOX 4420, TUMWATER, WA. 98501  
(360) 890-4806  
E-MAIL: erik@reliantdg.net



5/14/2025

REVISIONS:

NO.	DATE	DESCRIPTION

**JOHNSON TRIPLEX PLAN**

**MAIN FLOOR SHEAR & HOLDOWN PLAN**

**PROJECT:**  
Johnson - Triplex  
3209 Russell Rd  
Centralia, WA 98531

**CLIENT:**  
LJB Designs, LLC  
111 Market Street, Suite 325  
Olympia, WA 98501

DRAWN BY: DaR

DATE: 5/14/2025

AGENCY NO.:

SHEET: **S4.1** OF 5

JOB NO.: 25-026

**RELIANT DESIGN GROUP**  
 5737 LINDERSON WAY SW,  
 TUMWATER, WA 98501  
 PO BOX 4420, TUMWATER, WA 98501  
 (360) 890-4806  
 E-MAIL: erik@reliantdg.net



5/14/2025

DATE:	
REVISIONS:	

**JOHNSON TRIPLEX PLAN**  
**UPPER FLOOR SHEAR & HOLDOWN PLAN**

**PROJECT:**  
 Johnson - Triplex  
 3209 Russell Rd  
 Centralia, WA 98531

**CLIENT:**  
 LJB Designs, LLC  
 111 Market Street, Suite 325  
 Olympia, WA 98501

**DRAWN BY:** DaR  
**DATE:** 5/14/2025  
**AGENCY NO.:**  
**SHEET:** S4.2 OF 5  
**JOB NO.:** 25-026

