

- NOTE:
- DRAWING IS 'FOR REFERENCE ONLY'
  - NO WORK WILL BE DONE TO PARKING
  - PARCEL NUMBERS: 004391607001100 AND 00439160701600



EVERETT #853  
NEW FENCE

**PROJECT DESCRIPTION:**  
INSTALL NEW 8' HIGH FENCING AROUND A PORTION OF THE EXISTING BUILDING. INSTALL EGRESS GATES WITH ALARMED PANIC HARDWARE. A PORTION OF THE FENCING IS BEING INSTALLED IN THE CITY'S ROW.

**GENERAL NOTES:**

1. ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF EVERETT AND THE CURRENT EDITION OF THE BUILDING CODE. ANY BUILDING OFFICIAL, SUBCONTRACTOR OR TRADES PERSON NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER AND THE CLIENT IMMEDIATELY UPON DISCOVERY.
2. CONTRACTORS SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE CITY OF EVERETT AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
3. CONTRACTORS SHALL VERIFY AND CONFIRM EXISTING CONDITIONS AS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO THE START OF CONSTRUCTION OR ORDERING MATERIALS, AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
4. CONTRACTORS SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
5. ALL CONSTRUCTION DEBRIS TO BE NEATLY STOCKPILED ON SITE UNTIL DISPOSAL. ALL DEBRIS IS TO BE DISPOSED OF IN LEGAL MANNER AT A LANDFILL OR RECYCLING CENTER. NO DEBRIS IS TO BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
6. CONTRACTOR SHALL INFORM QFC OR OWNER OF ANY AND ALL REQUESTED CHANGES. CONTRACTOR SHALL NOT PROCEED WITH REQUESTED CHANGES OR DIRECTIVES WITHOUT PRIOR AUTHORIZATION FROM FRED MEYER AND A WRITTEN CHANGE ORDER.
7. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
8. ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER, ALONG WITH WRITTEN REQUESTS CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING COST.
9. WRITTEN DIMENSIONS AND NOTES ON DRAWING SHALL TAKE PRIORITY OVER SCALE OF DRAWINGS. DO NOT MEASURE DRAWINGS TO DETERMINE ANY DIMENSIONS. DRAWINGS ARE IN SCALE FOR PURPOSES OF DESIGN AND INTENT ONLY. ALL DIMENSIONS SHOWN PLANS ARE FROM AND TO FACE OF FRAMING OR FROM AND TO CENTERLINE OF WALLS, UNLESS OTHERWISE NOTED.
10. ALL FEATURES OF THE WORK NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER OF THAT SHOWN FOR SIMILAR CONDITIONS. IN THE EVENT OF THAT, ADDITIONAL WORK IS REQUIRED TO COMPLETE THE WORK AS INTENDED OR REQUIRED BY GOVERNING CODES, YET NOT FULLY SHOWN OR OMITTED BY IN THE DRAWINGS, CONTRACTORS MUST STILL PROVIDE FOUNDATION, CARPENTRY, MECHANICAL, ELECTRICAL AND/OR PLUMBING AS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
11. VERIFY ALL DIMENSIONS AND MANUFACTURER SPECIFICATIONS OF OWNER FURNISHED EQUIPMENT PRIOR TO CONSTRUCTION.
12. DO NOT SCALE DRAWINGS.

**GENERAL CONTRACTOR NOTES:**

1. SUB-CONTRACTOR'S ARE RESPONSIBLE FOR PAYING FOR TRADE PERMITS AS REQUIRED.
2. GENERAL CONTRACTOR STRONGLY ENCOURAGED TO WALK JOB SITE PRIOR TO BIDDING.
3. G.C. RESPONSIBLE TO REVIEW F1 DRAWINGS FROM KROGER AND INCORPORATE THEIR NOTES INTO THE BID

**GENERAL COMMENTS:**

1. CONTRACTOR TO MAINTAIN COMPLETE TOP QUALITY "AS-BUILT" DRAWINGS FOR SUBMITTAL TO QFC OR OWNER UPON JOB COMPLETION. G.C. TO UPLOAD AS-BUILTS TO SITEFOLIO UPON JOB COMPLETION
2. VERIFY ALL CONDITIONS IN THE FIELD.
3. ANY PENETRATIONS OR MODIFICATIONS TO THE STRUCTURE NOT SHOWN IN THE DRAWINGS MUST BE COORDINATED WITH THE OWNER AND STRUCTURAL ENGINEER.
4. DO NOT OBSTRUCT ANY EGRESS EXITS. DAMAGE TO EXISTING FINISHES IS TO BE REPAIRED AT THE FENCING CONTRACTOR'S EXPENSE.
5. PRIOR TO THE START OF WORK THE FENCING CONTRACTOR IS TO HAVE A KICK-OFF MEETING WITH OWNER'S REPRESENTATIVES AND CITY INSPECTORS WHERE REQUIRED.
6. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT ARE TO BE ASBESTOS FREE.

**DEFERRED SUBMITTALS BY CONTRACTOR:**

ELECTRICAL WORK (IF ANY) UNDER SEPARATE PERMIT

**PROJECT TEAM**

**CLIENT:** QFC (QUALITY FOOD CENTERS)  
2615 BROADWAY  
EVERETT, WA 98201  
CONTACT: XINPEI LI  
EMAIL: xinpei.li@qfc.com

**DESIGN TEAM:** WESTERN CONSTRUCTION SERVICES, INC  
2300 EAST THIRD LOOP SUITE 110  
VANCOUVER, WA 98661  
Ph. 360.737.0990  
CONTACT: KEVIN KINCAID  
EMAIL: kkincaid@westernconstruction.com

**FENCING CONTRACTOR:** ALL CITY FENCE CO  
38 S HUDSON STREET  
SEATTLE, WA 98134  
Ph. 206.324.3747  
CONTACT: EVAN YOUNG  
EMAIL: eyoung@allcityfence.com  
LICENSE: #ALLCICF927KW

**PROJECT DATA**

**AREA OF WORK:** FENCE INSTALLATION

**OVERALL BUILDING SQ. FT.:** 41,571 SQ. FT.

**BUILDING CODES:** 2018 IBC WITH WA AMENDMENTS  
2018 IMC AS AMENDED BY WA  
2018 WA STATE ENERGY CODE  
2018 UPC AS AMENDED BY WA  
2018 IFC AS AMENDED BY WA  
2020 NATIONAL ELECTRIC CODE AS ADOPTED AND AMENDED BY WA

**OCCUPANCY:** NO CHANGE

**CODE SUMMARY:**

NO CHANGE TO SQUARE FOOTAGE  
NO CHANGE TO OCCUPANCY  
NO CHANGE TO EXITING

**DRAWING INDEX**

SHEET #	SHEET TITLE
ARCHITECTURAL	
A0.0	COVER SHEET & SITE PLAN
A1.1	SITE PLAN
A5.0	DETAILS

WESTERN CONSTRUCTION SERVICES INC



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10/2018  
or file: CGB 837.7

NEW FENCE  
QFC 853 EVERETT  
2615 BROADWAY  
EVERETT, WA 98201

COVER SHEET

**REUSE OF DOCUMENTS**

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DATE 07.21.22 ISSUE submittal



DRAWN BY: BE  
CHECKED BY: KK

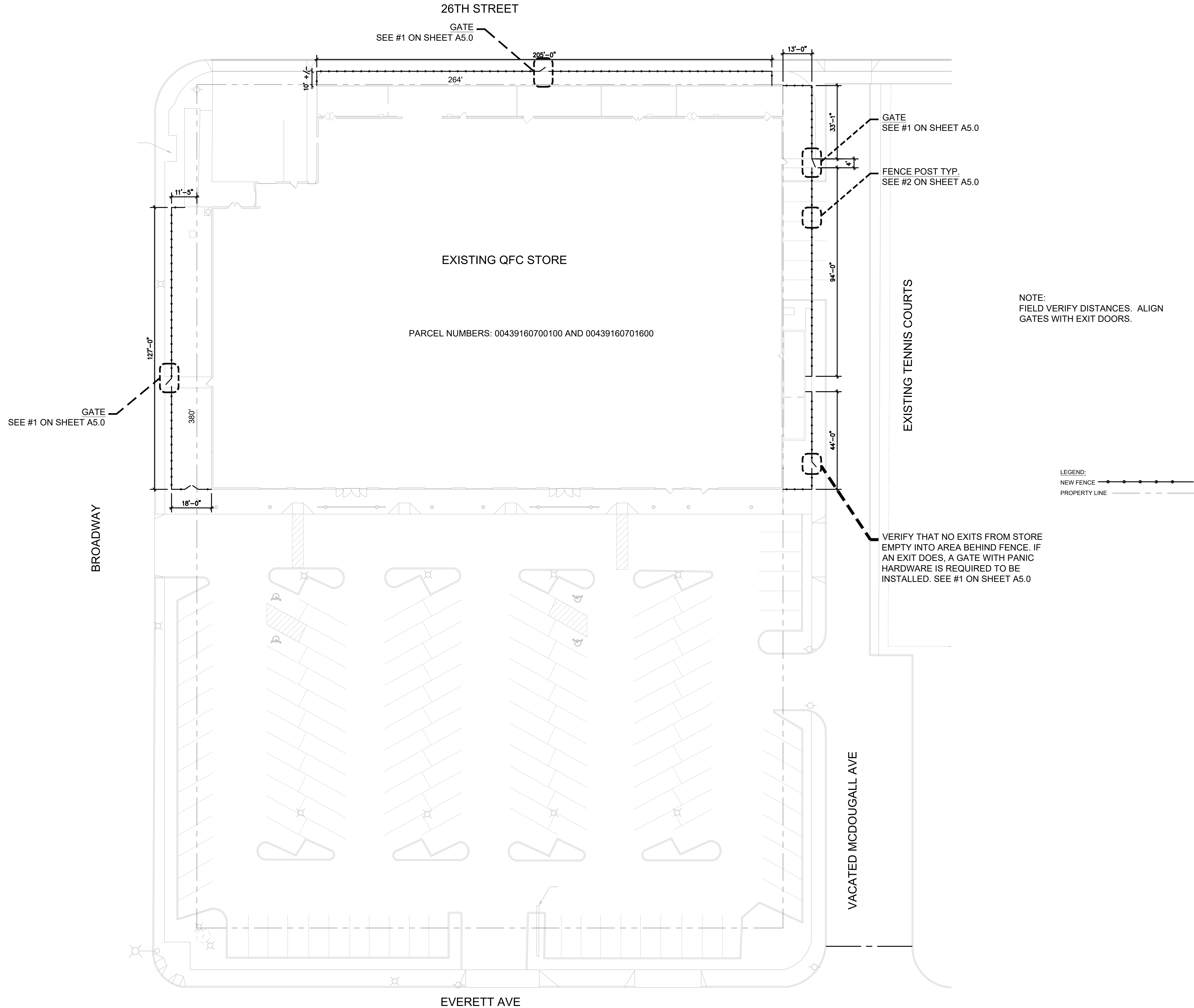
JOB #: 22-QFC-1007

SCALE: AS NOTED

SHEET NUMBER

A0.0





NOTE:  
1. THIS PLAN WAS DERIVED FROM QFC AS-BUILTS, CITY RECORDS AND OLD PLAT MAPS.  
2. NO ACTUAL SURVEY WAS TAKEN.



CONSTRUCTION NOTES:  
1. ALL GATES WITH PANIC HARDWARE ARE TO MATCH THE WIDTHS OF THE EXIT DOORS THEY ARE SERVING. BEFORE PURCHASING OR INSTALLING ANY NEW GATES VERIFY WIDTH(S) REQUIRED.  
2. NEW GATES NEED TO BE PROVIDED WITH PROPER EXIT SIGNAGE. EXIT SIGNS WITH BATTERY BACK-UP.  
3. NEW GATES TO BE ALARMED PER KROGER STANDARDS.

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NEW FENCE  
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Quality Food Centers

SITE PLAN  
FENCE PLAN

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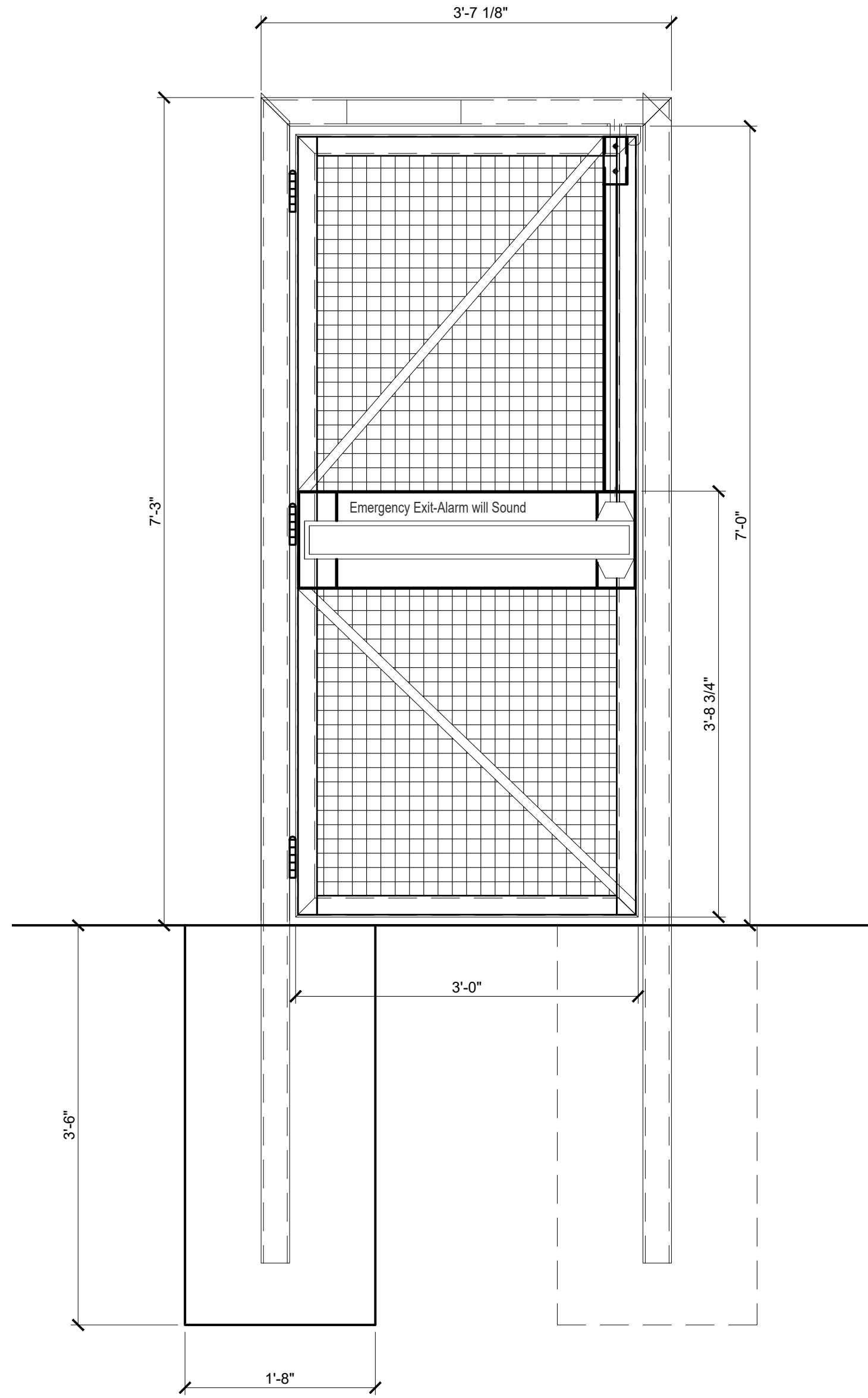
DRAWN BY: BE  
CHECKED BY: KK

JOB #: 22-QFC-1007

SCALE: AS NOTED

SHEET NUMBER

A1.1

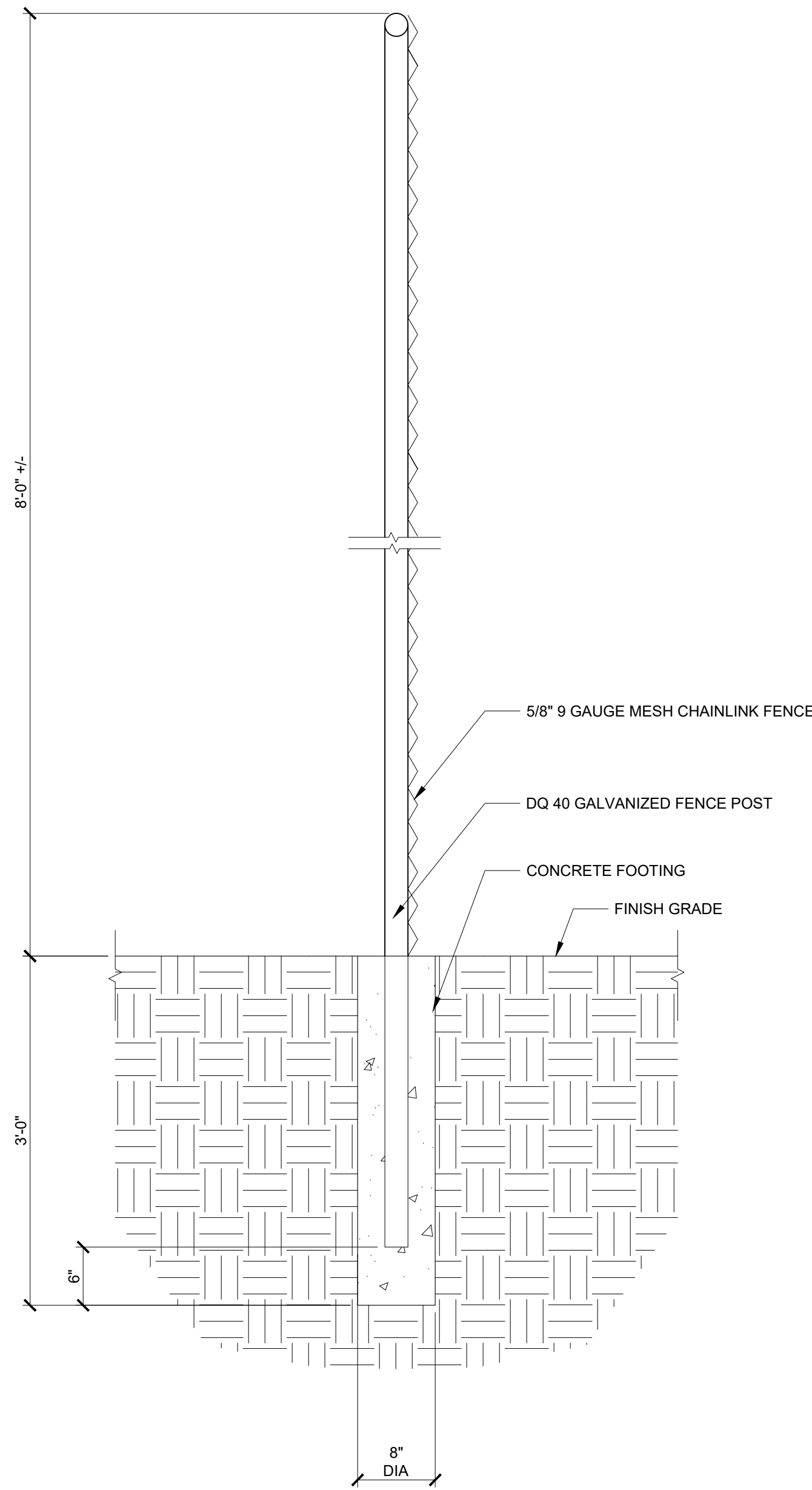


NOTE:  
PROVIDE PROPER BARRIERS TO PREVENT PANIC BARS FROM BEING OPERATED FROM THE EXTERIOR OF THE FENCE. ALIGN GATE WITH EXIT DOOR. EXIT GATE TO MATCH WIDTH OF EXIT DOOR(S) FROM STORE.  
PROVIDE PROPER EXIT SIGNAGE AND ALARMS

1 GATE DETAIL - NEW  
SCALE: 1" = 1'-0"

NOTE:  
GATE DRAWINGS ARE BASED ON PRODUCT SUPPLIED BY EQUIPMENT ROUNDUP. CONTACT THE MANUFACTURER FOR MORE INFORMATION.

STEVEN BEATTIE  
EQUIPMENT ROUNDUP & MANUFACTURING INC.  
1109 NE 146TH STREET  
VANCOUVER, WA 98695  
Ph. 360-576-1171  
sheattie@equipment-roundup.com  
WWW.EQUIPMENT-ROUNDUP.COM



2 FENCE POST DETAIL - NEW  
SCALE: 1" = 1'-0"



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DETAILS

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JOB #: 22-QFC-1007

SCALE: AS NOTED

SHEET NUMBER

A5.0