

# **SPECIAL USE APPLICATION**

**FOR**

## **TEMPORARY SHELL CONVENIENCE STORE**

**CASTLE ROCK, WASHINGTON**

**Job No.:** WILS-11

**Prepared for:**  
Wilson Architects PLLC  
Ryan Wilson, AIA  
Principal

**Prepared by:**  
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**April 28, 2026**



|                                    |                                                                                                                                                                                                                                                                                                              |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Title:</b>              | Temporary Shell Convenience Store                                                                                                                                                                                                                                                                            |
| <b>Owner/Applicant:</b>            | A/A Oil Corporation<br>1945 NW Klickitat Street<br>Camas, WA 98607<br><br>Contact: Ambica Teja<br>ambicasteja@gmail.com<br>(360) 823-7833                                                                                                                                                                    |
| <b>Applicant's Representative:</b> | Robertson Fick Engineering, PC<br>13115 NE 4th St. #240<br>Vancouver, WA 98684<br><br>Contact: Joel Ramos Figueroa, EIT<br><a href="mailto:joel@robersonfick.com">joel@robersonfick.com</a><br>(360) 298-7673                                                                                                |
| <b>Site Address:</b>               | 1140 Dougherty Drive NE<br>Castle Rock WA 98611                                                                                                                                                                                                                                                              |
| <b>Parcel #:</b>                   | 30839                                                                                                                                                                                                                                                                                                        |
| <b>Summary of Request:</b>         | Approval of the use of an existing retail space for a temporary convenience store, a temporary food cart, temporary gas kiosk, and other infrastructure as required to keep the business running during a reconstruction project, as processed through the City of Castle Rock's Special Use Permit Process. |
| <b>Report Date:</b>                | April 28, 2026                                                                                                                                                                                                                                                                                               |

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## **SECTION 1 – SPECIAL USE PERMIT PACKAGE**

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# City of Castle Rock

Building & Planning Department

## Conditional Use/Special Use Permit Application Packet Contents Page

141 A St SW / PO Box 370

Castle Rock, WA 98611

Phone: 360-274-8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

| Complete & Submit |                                     | <input type="checkbox"/> = Forms that need to be completed and returned to the City of Castle Rock Finance Office.<br><input checked="" type="checkbox"/> = Forms and/or links that are informational and do not need to be submitted.                                                                                                                                                            |
|-------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                 | <input checked="" type="checkbox"/> | A Pre-Application Conference / Site Plan Review may be requested. Please contact City Hall for more information if you would like to schedule a pre-application conference.                                                                                                                                                                                                                       |
| 2                 | <input checked="" type="checkbox"/> | Conditional Use/Special Use Permit Application Packet Contents (1 page)                                                                                                                                                                                                                                                                                                                           |
| 3                 | <input checked="" type="checkbox"/> | Application for Conditional Use/Special Use Permit Packet Submittal Checklist (1 page)                                                                                                                                                                                                                                                                                                            |
| 4                 | <input checked="" type="checkbox"/> | Master Application (1 page)                                                                                                                                                                                                                                                                                                                                                                       |
| 5                 | <input checked="" type="checkbox"/> | Hearing Examiner Application (2 pages)                                                                                                                                                                                                                                                                                                                                                            |
| 6                 | <input checked="" type="checkbox"/> | General Land Use Application (2 pages)                                                                                                                                                                                                                                                                                                                                                            |
| 7                 | <input checked="" type="checkbox"/> | Environmental Questionnaire (2 pages)                                                                                                                                                                                                                                                                                                                                                             |
| 8                 | <input type="checkbox"/>            | SEPA Checklist (State Environmental Policy Act) – <b>When Applicable</b> – Fillable form found online at:<br><a href="https://ci.castle-rock.wa.us/download/SEPAchecklist_2017_locked.docx">https://ci.castle-rock.wa.us/download/SEPAchecklist_2017_locked.docx</a>                                                                                                                              |
| 9                 | <input checked="" type="checkbox"/> | Fee Schedules 1 & 5 of Resolution No. 2025-12 (6 pages) <b>Fees are nonrefundable.</b><br>The entire Master Fee Schedule is available in the Finance Office or upon request                                                                                                                                                                                                                       |
| 10                | <input checked="" type="checkbox"/> | Excerpt from CRMC Chapter 17.77.040 - Section D. 5. Type V – Quasi-Judicial I (2 pages)                                                                                                                                                                                                                                                                                                           |
| 11                | <input checked="" type="checkbox"/> | CRMC Section 17.79.040 Application for Conditional Use Permit (2 pages)                                                                                                                                                                                                                                                                                                                           |
|                   | <input checked="" type="checkbox"/> | CRMC Section 17.79.050 Application for Special Use Permit (1 page)                                                                                                                                                                                                                                                                                                                                |
| 12                | <input checked="" type="checkbox"/> | Please review the following Castle Rock Municipal Code (CRMC) online at:<br><a href="https://ecode360.com/CA4379">https://ecode360.com/CA4379</a><br>The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall. If you prefer a paper copy of these documents, please contact City Hall.<br>CRMC – Title 17 Zoning<br>CRMC – Title 18 Environmental Protection |

**Only a property owner may file an application for a conditional use permit from the Hearings Examiner.**

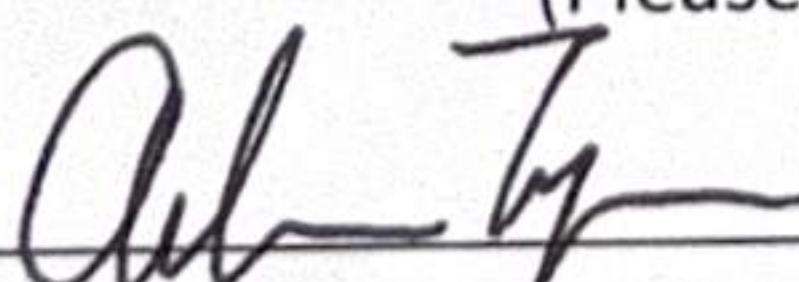
I acknowledge the above documents and/or web addresses were provided to me in the Conditional Use/Special Use Permit Application Packet. Furthermore, I acknowledge that information contained in these sheets is intended to assist the public in understanding the effect of codes and regulations. The information contained in these sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority.

To ensure you have the most current information and applications, consult city staff. It may also be beneficial to contact city staff to be sure you understand all requirements before submitting materials or payments.

**Fees are non-refundable.**

Name: AMBICA TEJA

(Please Print)

Signature: 

Date: 4-28-26



## City of Castle Rock

### Building & Planning Department

### Application for Conditional Use/Special Use Permit Submittal Checklist

141 A St SW / PO Box 370  
Castle Rock, WA 98611  
Phone: 360-274-8181  
finance@ci.castle-rock.wa.us  
bldgdept@ci.castle-rock.wa.us

Only a property owner may file an application for a conditional use permit from the Hearings Examiner.

A complete application for a conditional use permit includes, but is not limited to:

- ☒ **Conditional Use/Special Use Permit Request Packet Contents Page (1 page)**  
Print name, sign name, date
- ☒ **Application for Conditional Use/Special Use Permit Submittal Checklist (1 page)**  
Applicable boxes checked and page initialed
- ☒ **Master Application (1 page)**  
Completed, signed, and dated
- ☒ **Hearings Examiner Application (2 pages)**  
Completed, signed, dated, including the required information
  - ☒ **Names and Addresses of all property owners adjacent to, touching, abutting, adjoining or directly across a street or alley within 300 feet of lot boundaries from the property.** *It may be helpful to contact the Cowlitz County's Assessor's Office at 360.577.3010 for more information.*
- ☒ **General Land Use Application (2 pages)**  
Completed, signed, and dated
- ☒ **Environmental Questionnaire (2 pages)**  
Completed in its entirety
- ☒ **Narrative** – Addressing the decision criteria identified for each permit type; (see Castle Rock Municipal Code (CRMC) 17.79.040 F.
- ☒ **Site Plan** – In accordance with CRMC 17.77.040 D.5.c.iv.
- ☐ **SEPA Environmental Checklist** – *When applicable – Contact City Hall for more information*
- ☒ **Any Additional Information/Documents Necessary and/or Required to Process the Request**
- ☒ **Payment of Fees** – Submit Required Payment(s) – *Contact City Hall for more information*

Applicant Initials: AT



## City of Castle Rock

### Department Of Building and Planning

City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611  
Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CR

PLEASE PRINT IN INK OR  
TYPE

## MASTER APPLICATION

### PROPERTY INFORMATION

Project Address: 1140 Dougherty Drive NE City: Castle Rock Parcel #: 30839

Short Plat/Subdivision: Castle Rock Outlot Block: Lot:

### OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Robertson Fick Engineering (Contact: Joel Ramos) Phone: 360-298-7673

Mailing Address: 13115 NE 4th Street City: Vancouver State: WA Zip: 98684

Property Owner: A/A Oil Corporation (Contact: Ambjica Teja) Phone: 360-823-7833

Mailing Address: 1945 Klickitat City: Camas State: WA Zip: 98607

Contractor: Jackson Contracting (Contact: Jesse Matson) Lic #: Phone: 360-946-5130

Mailing Address: PO Box 339 City: Woodland State: WA Zip: 98674

Lender Name: N/A Phone: N/A

Lender's Address: N/A

### PROJECT INFORMATION

#### Building/Construction

- ☐ Building Permit
- ☐ Excavation & Grading Permit
- ☐ Manufactured/Structure Placement
- ☐ Mechanical Permit
- ☐ Plumbing Permit
- ☐ Roofing Permit
- ☐ Signage Permit
- ☒ Other Special Use

#### Planning

- ☐ Critical Areas
- ☐ Flood Plain
- ☐ Master Plan
- ☐ Mobile Home Park
- ☐ Plat (Preliminary)
- ☐ Plat (Final)
- ☐ Short Plat
- ☐ Site Plan (Preliminary)
- ☐ Site Plan (Final)

#### Environmental

- ☐ Critical Areas
- ☐ Flood Plain Permits
- ☐ SEPA
- ☐ Surface Mining
- ☐ Other

### PROJECT DESCRIPTION

Occupancy Group: M Type of Construction: N/A Sq. Ft. 5,000 S.F. (Exist.) No. of Stories: 1 No. of Bedrooms: N/A

Is there any grading, filling, or excavation associated with this project? N/A Quantity (cubic yards): N/A  
(Including grading for road construction, site preparation, and landscaping.) NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.

Water Supply: Public Sewage Disposal: Public Type of Heat: N/A Fair Market Value: N/A

Does project involve Asbestos? ☐ YES ☒ NO

#### PLEASE PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT:

The project proposes to operate a temporary convenience store within the existing building, a temporary food cart, gas payment kiosk, and parking lot striping.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

APPLICANT'S SIGNATURE: Am T DATE: 4-28-26

APPLICATION ACCEPTED BY: DATE:

APPLICATION APPROVED BY: DATE:

PERMIT NUMBER  
CR



## Hearings Examiner Application

141 A St SW / PO Box 370  
Castle Rock, WA 98611  
Phone: (360) 274-8181  
finance@ci.castle-rock.wa.us  
bldgdept@ci.castle-rock.wa.us

**MEETING DATE** – Meetings of the Hearings Examiner shall convene when necessary to process a land use permit application. (CRMC 17.20.070 Meetings – Frequency)

**HEARINGS AND SPECIAL MEETINGS** – Legal notices must be published in the city's newspaper of record prior to the hearings and completed applications must be received by the city in a timely manner to allow for these publication requirements. Incomplete applications will be returned to the applicant and may result in a delay of scheduling your hearing.

**APPLICATION PROCEDURE** – Applicant is required to furnish names and addresses of all property owners adjacent to, touching, abutting, adjoining or directly across a street or alley within 300 feet of lot boundaries from the property. This information can be gathered by appearing in person at the Cowlitz County Assessor's office. You might want to call to schedule an appointment to complete this research; their phone number is 360-577-3010. Names of property owners must be submitted with this application and with ample time to give written notice and legal publication.

**TYPES OF HEARINGS** – Variances, Conditional Use Permits, Special Use Permits, SEPA Appeals, and certain Land Use Appeals.

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay fees according to the City of Castle Rock Fee Schedule to the city to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

**Please see the City of Castle Rock Fee Schedule for Applicable Fees.**

The decision of the Hearing Examiner shall be final unless such decision is appealed to the Superior Court pursuant to Castle Rock Municipal Code Chapter (CRMC) 17.20.150.

Applications, along with the filing fee must be filed with the Castle Rock City Clerk.

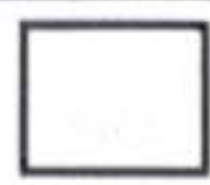


City of Castle Rock

Building & Planning Department

## Hearings Examiner Application

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Phone: (360) 274-8181  
finance@ci.castle-rock.wa.us  
bldgdept@ci.castle-rock.wa.us



Variance Request



Conditional Use Permit



Other Special Permit

Applicant: A/A Oil Corporation (Contact: Ambjica Teja)

Phone: 360-823-7833

Mailing Address: \_\_\_\_\_

Email: ambicasteja@gmail.com

Fax: \_\_\_\_\_

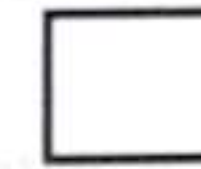
### EXISTING LAND USE



COMMERCIAL



RESIDENTIAL



INDUSTRIAL

### ADJACENT LAND USES

North: Residential

South: None

West: Commercial

East: Residential

Northwest: Commercial

Northeast: Residential

Southwest: Commercial

Southeast: None

### OWNERSHIP - LIST ALL PERSONS OWNING AN INTEREST IN THE LAND

Name: A/A Oil Corporation (Contact: Ambjica Teja)

Address: 1945 NW KLINKITAT ST, CAMAS, WA 98607-8133

Name: \_\_\_\_\_

Address: \_\_\_\_\_

### REASON FOR REQUEST - STATE REASON FOR REQUEST AND REFERENCE THE CITY ORDINANCE NUMBER

Requesting approval for the use of an existing retail space for a temporary convenience store, a temporary food cart, temporary gas kiosk, and other infrastructure as required to keep the business running during a reconstruction project in accordance with chapter 17.79 of the Castle Rock Municipal Code.

### CLEARLY STATE WHY THIS PROPOSAL IS CONSISTENT WITH THE CHARACTER OF THE AREA IN WHICH IT WILL BE APPLIED

Please see attached Narrative.

ON AN ADDITIONAL SHEET: LIST ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES (ALL DIRECTIONS WITH 300 FEET OF LOT BOUNDARIES AS STATED ON COVER LETTER)

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay fees according to the City of Castle Rock Fee Schedule to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

The applicant(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledges that any permit or request granted hereunder may be revoked if it is found that such statements are false.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

4/29/26



## General Land Use Application

141 A St SW / PO Box 370

Castle Rock, WA 98611

Phone: (360) 274-8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

**OFFICIAL USE ONLY**

Case # \_\_\_\_\_ Related File # \_\_\_\_\_ Received By: \_\_\_\_\_

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

**TITLE 16 SUBDIVISIONS**

- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Condominium Subdivision
- ☐ Final Plat (Subdivision)
- ☐ Final Short Plat
- ☐ Preliminary Plat (Subdivision)
- ☐ Preliminary Short Plat

**TITLE 18 ENVIRONMENTAL PROTECTION**

- ☐ Critical Areas Determination
- ☐ Critical Areas Permit
- ☐ Environmental Questionnaire
- ☐ SEPA Checklist
- ☐ Shorelines Conditional Use
- ☐ Shorelines Substantial Development
- ☐ Shorelines Variance

**TITLE 17 ZONING**

- ☐ Annexation
- ☐ Bed & Breakfast – (CUP)
- ☐ Comprehensive Plan Amendment
- ☐ Conditional Use Permit = (CUP)
- ☐ Home Occupancy Business License
- ☐ Home Occupancy in an Accessory Building – (CUP)
- ☐ Manufactured Home Park
- ☐ Recreational Vehicle Park – (CUP)
- ☐ Request for Clarification
- ☐ Rezone
- ☐ Similar Use Authorization
- ☒ Special Use Permit
- ☐ Variance

**OTHER**

- ☐ Request for Pre-Application Meeting
- ☐ Wireless Communications Facilities - (CUP)
- ☐ Other \_\_\_\_\_

Project Name: Castle Rock Shell Temporary  
Convenience Store

Project Address: 1140 Dougherty Drive NE,  
Castle Rock, WA 98611

Applicant: A/A Oil Corporation (Contact: Ambjica Teja)  
Phone : 360-823-7833  
E-mail Address: ambicasteja@gmail.com

Mailing Address: 1945 NW Klickitat Street,  
Camas, WA 98607-8133

Owner: \_\_\_\_\_  
(if other than applicant)  
Phone : \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Authorized Representative (if any): Robertson Fick Engineering (Contact: Joel Ramos)Mailing Address: 13115 NE 4th Street Suite #240, Vancouver, WA 98684Phone: 360-298-7673E-mail Address: joel@robertsonfick.com

Project Description: Requesting approval for the use of an existing retail space for a temporary convenience store,  
a temporary food cart, temporary gas kiosk, and other infrastructure as required to keep the business running  
during a reconstruction project.

Size of Project Site: 12,000 s.f.Assessor Tax Parcel Number(s): 30839Full Legal Description of Subject Property (Attached ☐):Zoning: C-2 Highway Business

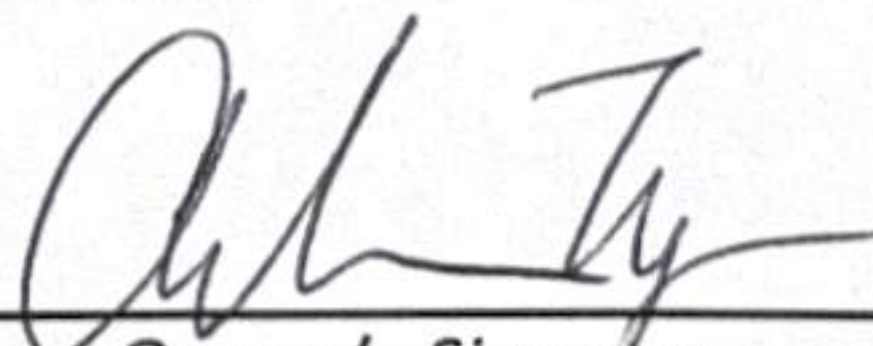
Special Areas On or Near Site (show areas on site plan):

☐ Creek, Stream or River (name): \_\_\_\_\_☐ Wetland☐ Steep Slopes/Draw/Gully/Ravine☐ Flood Hazard Area \_\_\_\_\_☒ None**Water Service**Existing pipe size and material: 1" UnknownProposed pipe size and material: 1" TBD**Sewage Disposal**Existing: 4" UnknownProposed: N/A**Access**Name of Street(s) from which access will be gained: Dougherty Drive NE**Owner's Consent and Authorization**

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

I agree to pay all fees of the City that apply to this application.

AMBICA TEJA  
Owner's Name (Print Name)

  
Owner's Signature

4-29-26  
Date



## Environmental Questionnaire

141 A St SW/ PO Box 370

Castle Rock, WA 98611

Phone: 360.274.8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

**OFFICIAL USE ONLY**

CASE # \_\_\_\_\_ RELATED FILE # \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

**Applicant:** A/A Oil Corporation (Contact: Ambjica Teja)

**Project Name:** Castle Rock Shell Temporary Convenience Store

Please answer these questions to determine if your proposal will require a State Environmental Protection Act (SEPA) review under Castle Rock Municipal Code (CRMC) 18.04. The activities listed below are listed in Castle Rock Municipal Code 18.04.110, Flexible thresholds for categorical exemptions and WAC 197-11-800. An affirmative answer to any one question will trigger a SEPA review which requires submittal of a SEPA Checklist and associated Fees.

***If you indicate 'N' for any or all questions, this does not exempt you from having to complete additional environmental reviews such as, but not limited to the SEPA Environmental Checklist, Critical Areas Determination, Critical Areas Permit, Floodplain Permits, etc.***

***If you indicate 'Y' for any question, please complete the SEPA Environmental Checklist (contact Castle Rock City Hall for additional forms).***

| Y | N |                                                                                                                                                                                                                              |
|---|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |   | (1) <b>Minor new construction – Flexible thresholds (WAC 197-11-800)</b>                                                                                                                                                     |
|   | ✓ | (a) Does your project require a rezone?                                                                                                                                                                                      |
|   | ✓ | (b) Will your development activity be undertaken wholly or partly on lands covered by water?                                                                                                                                 |
|   | ✓ | (i) Are you proposing to construct or locate more than ten (10) residential structures or dwelling units?                                                                                                                    |
|   | ✓ | (ii) Are you proposing to construct a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering greater than 10,000 square feet?                |
|   |   | If so, will the structure(s) be used for any activity other than farming?                                                                                                                                                    |
|   |   | Is your proposal a feed lot?                                                                                                                                                                                                 |
|   | ✓ | (iii) Does your proposal include constructing an office, school, commercial, recreational, service or storage building greater than 8,000 square feet of gross floor area or requiring more than thirty (30) parking spaces? |
|   | ✓ | (iv) Does your proposal include construction of a parking lot designed for more than twenty (20) automobiles?                                                                                                                |
|   | ✓ | (v) Will you fill or excavate more than 500 cubic yards throughout the total lifetime of the fill or excavation? (FYI, a dump truck holds approximately 10-15 cubic yards)                                                   |

## Environmental Questionnaire

| Y | N |                                                                                                                                                                                |
|---|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |   | <b>(3) Repair, remodeling and maintenance activities. (WAC 197-11-800)</b>                                                                                                     |
|   | ✓ | (a) Does your project include dredging?                                                                                                                                        |
|   | ✓ | (b) Does your project include reconstruction/maintenance of groins and similar shoreline protection structures?                                                                |
|   | ✓ | (c) Does your project include replacement of utility cables that must be buried under the surface of the bedlands?                                                             |
|   | ✓ | Does your project include repairing/rebuilding or a major dam, dike, or reservoir?                                                                                             |
|   |   | <b>(4) Water rights. (WAC 197-11-800)</b>                                                                                                                                      |
|   | ✓ | Will your project appropriate more than one cubic foot per second of surface water, or of 2,250 gallons per minute or less of ground water, for any purpose?                   |
|   |   | <b>(6) Minor land use decisions. (WAC 197-11-800)</b>                                                                                                                          |
|   | ✓ | (a) Are you requesting approval of a short subdivision within a plat or subdivision previously exempted under this subsection?                                                 |
|   |   | <b>(23) Utilities. (WAC 197-11-800)</b>                                                                                                                                        |
|   | ✓ | (a) Does your proposal include a communication tower or relay station?                                                                                                         |
|   | ✓ | (b) Will your storm water, water and sewer facilities, lines, equipment, hookups or appurtenances include, utilize or connect to lines more than eight (8) inches in diameter? |
|   |   | <b>(24) Natural resources management. (WAC 197-11-800)</b>                                                                                                                     |
|   | ✓ | (c) Does your project include an agricultural lease for more than one hundred sixty (160) contiguous acres?                                                                    |
|   | ✓ | (g) Does your proposal include development of recreational sites designed for all-terrain vehicles?                                                                            |
|   | ✓ | Does your proposal include more than twelve (12) campsites?                                                                                                                    |
|   |   | <b>(25) Personal wireless service facilities. (WAC 197-11-800)</b>                                                                                                             |
|   | ✓ | (a) (i) Does your proposal include attaching a microcell to an existing residence or school?                                                                                   |

## SECTION 2- WRITTEN NARRATIVE

---

### Introduction and Background

The applicant is planning a complete reconstruction of the existing convenience store at the Castle Rock Shell station located at 1178 Mt. St. Helens Way, Castle Rock, WA 98611. The business will remain open during construction, and all gas pumps will be operational. The development review application for the convenience store reconstruction is being prepared, and will likely be submitted in April/May 2026 (separate permitting process).

In preparation for the reconstruction project, the applicant needs a temporary location for the convenience store in close proximity to the gas pumps. The temporary store and related facilities contained in this application will allow them to manage fueling activities, continue employment during construction, and maintain the necessary business revenue that will support the reconstruction project.

With this proposal, the applicant requests temporary approval for the following items:

1. Temporary Convenience Store. Temporary use of an existing building located on the adjacent parcel (common ownership) for use as a temporary convenience store. The existing 5,000 s.f. building includes 2,500 s.f. of retail space and 2,500 s.f. of warehouse. There is no proposed expansion of the existing building footprint.
2. Temporary Food Cart. Placement of a temporary food cart, as the existing building does not have kitchen facilities to replace the food sales component of the convenience store.
3. Temporary Gas Kiosk. Placement of a temporary portable gas kiosk, estimated at approximately 100 s.f., to facilitate customer payments and maintain line of sight to the pumps.
4. Temporary Propane Sales. Relocation of the existing above-ground propane tank for temporary sales during construction.

The existing 5,000 s.f. building is located on the adjacent 3.51 acre parcel at 1140 NE Dougherty Drive, and is zoned Highway Business (C-2). The existing building and site have the ability to accommodate the temporary uses described above, and would not create undo burden or impact on the surrounding neighbors. Related temporary improvements to address the temporary uses include striping for organized parking, water service for the food cart (with backflow), minor pothole filling, and temporary on-site directional signing and pavement markings.

Discussions with the City of Castle Rock's contract planner indicated that the Castle Rock Municipal Code does not have a "standard" process to review and permit the temporary uses described above, and suggested that the proposal might best be reviewed under a Right-of Way permit process.

Reconstruction of the convenience store is anticipated to take approximately 9-12 months. Therefore, at least one extension (if not two) of the 6-month temporary use permit is anticipated.

### Submittal Requirements

The following submittal items are included in this application:

**Fees associated with the application:** All the fees will be paid at the time of submittal.

**Completed and Signed Application Form :** Provided with this application in Section 1.

**Narrative:** Section 2 of this report shall serve as the narrative for this project describing how the project addresses potential impacts.

**Plans:** See Section 3 for Existing Conditions Plan (T0.0), Temporary Use Plan (T1.0), Fire Life-Safety Plan (A0.1), and Floor Plan (A3.1A).

### **Code Considerations**

With the proposed temporary uses, the applicant desires to maintain existing operations similar to existing conditions while minimizing potential impacts to neighbors and public facilities.

#### **Existing Adjacent Building and Site**

- The existing adjacent site (1140 NE Dougherty Drive) is zoned Highway Business (C-2) for which convenience stores are a permitted use (CRMC 17.26.010).
- Half of the existing building (2,500 s.f.) is already set up for retail. The temporary store proposes to utilize the 2,500 s.f. retail space, and would also use a portion of the adjacent warehouse space for storage (no retail).
- There is no proposed expansion to the existing building footprint.
- There are no proposed monument signs with this application.
- There are no proposed access modifications with this application. Visitors to the temporary convenience store would utilize existing driveways. Existing ingress and egress will be maintained and available for fire and other emergency equipment.
- The temporary store (2,500 s.f.) would be smaller in size than the existing store, which is approximately 4,000 s.f.
- There is no anticipated increase in traffic. The number of gas pumps will remain unchanged, the temp. store will be smaller than the existing store, and customer traffic will naturally be reduced slightly due to the inconvenience of construction activities on-site.
- Adequate off-street parking will be provided. See response below to section 17.40.090.

#### **CRMC Chapter 13.06 – Water and Sewer Regulations**

The City of Castle Rock is the public sewer purveyor. City and surveyed information indicates an existing 8" diameter public sewer main in the northern portion of the site as well as within Dougherty Drive. The existing building is connected to the public sewer via an existing 4" lateral and no additional sanitary sewer service is required. See T0.0 for the locations of existing sanitary sewer.

The City of Castle Rock is the public water purveyor. The existing building is connected to public water and does not propose any upgrade in service for the temporary use. The applicant proposes to tap the existing water service for the temporary food cart. A state approved backflow device will be installed downstream of that temporary connection. See T1.0 for the proposed water connection.

The existing building is not sprinklered and no new fire sprinklers are proposed. The nearest fire hydrant is located approximately 400' southwest of the existing building, across Dougherty Drive. No additional on-site fire hydrants are proposed for the temporary use.

#### **CRMC Chapter 17.40 – C-2 Highway Business District**

The existing adjacent site (1140 NE Dougherty Drive) is zoned Highway Business (C-2) for which convenience stores are a permitted use (CRMC 17.26.010). The temporary store will operate at similar hours to the current convenience store (24 hours, 7 days a week). Off-street parking will be provided as indicated below (17.40.090), and no signs are proposed (17.40.100).

#### **CRMC Chapter 17.40.090 – Off-Street Parking**

Retail uses are required to provide 1 parking stall/200 s.f. of building area, and warehouse (industrial) uses are required to provide 1 parking stall per 2 employees (with a 3 stall minimum). At the code-required ratios, the temporary use will require 12.5 stalls for the retail area and 3 stalls for the warehouse area, rounding up to a total of 16 parking stalls required. The applicant proposes a total of 16 parking stalls including one ADA stall, thereby meeting the requirements.

#### **CRMC Title 17.77.020 – Stormwater Drainage**

The proposed development will limit land disturbance to minor filling of potholes, and will disturb less than 2,000 s.f. total area. The project is therefore required to meet Minimum Requirement #1 (Erosion and Sediment Control). Existing stormwater infrastructure will not be removed or modified with this temporary application.

#### **CRMC Chapter 17.79.040 – Special Use Review**

As noted herein, the applicant proposes a temporary convenience store and food cart while the construction of the new store occurs. The temporary store is anticipated to utilize 2,500 s.f. of space for retail sales, while occupying a portion or all of the warehouse area (2,500 s.f.) as needed for storage. As discussed with city staff, the temporary use is subject to the Special Use standards.

CRMC 17.79.040 lists the following approval criteria:

- A. That the use will not be detrimental to the character and use of adjoining buildings and those in the vicinity;*

Response: The temporary convenience store and food cart will not be materially detrimental to the character and use of adjoining buildings in the immediate vicinity. The existing building was previously used for retail, and will continue to be of retail service to the public.

- B. That the use will not create a hazard in the immediate area either for the residences, pedestrians or vehicular traffic;*

Response: The temporary store will be within a closed building, while the food cart will be an enclosed mobile unit. These uses will not create a hazard for residences, pedestrians or vehicular traffic. Signage and directional striping is proposed to assist

with internal on-site vehicle circulation. Proposed activities will not interfere with the traveling public (vehicles or pedestrians).

*C. That adequate ingress and egress will be available for fire and other emergency equipment;*

Response: A life safety plan is included with the application and provides an ingress and egress plan for emergency services. The temporary uses will not block or modify existing driveway accesses.

*D. That adequate off-street parking will be provided to prevent congestion of public streets;*

Response: The application includes delineation of the code required parking and has additional on-site capacity for any potential overflow parking. Driveway reconstruction associated with the related permanent convenience store application will be phased to minimize the potential for congestion on and off the adjacent public streets.

## **Conclusion**

This summary of the proposal and responses to applicable city design and code requirements demonstrates compatibility and appropriateness for a Temporary Use Permit. The applicant respectfully requests that the City of Castle Rock approve this application.

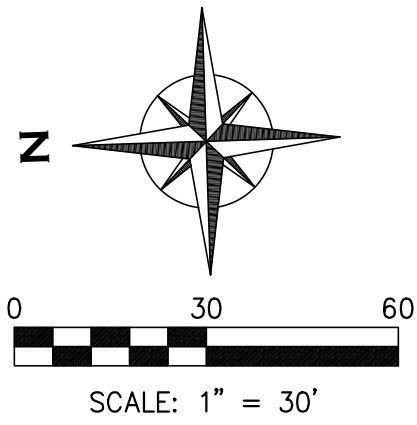
**END OF NARRATIVE**

## SECTION 3 - PROJECT DRAWINGS

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WILSON  
ARCHITECTS, PLLC  
404 E 15TH ST. #7  
VANCOUVER, WA.  
98663  
(360) 696-4722



- INDICATES WATER VALVE
- INDICATES BOLLARD
- INDICATES FOUND MONUMENT
- INDICATES TELEPHONE VAULT
- INDICATES YARD HYDRANT
- INDICATES STORM MANHOLE
- INDICATES HYDRANT
- INDICATES LIGHT POLE
- INDICATES TREE
- INDICATES BOUNDARY
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF ASPHALT
- INDICATES CHAINLINK FENCE
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES STORM LOCATE
- INDICATES OVERHEAD POWER
- INDICATES WATER LOCATE
- INDICATES ABANDONED WATER LOCATE
- INDICATES SANITARY LOCATE
- INDICATES GAS LOCATE

CASTLE ROCK SHELL - CONVENIENCE STORE  
1140 DOUGHERTY DR NE  
CASTLE ROCK, WA 98611  
PERMIT SET

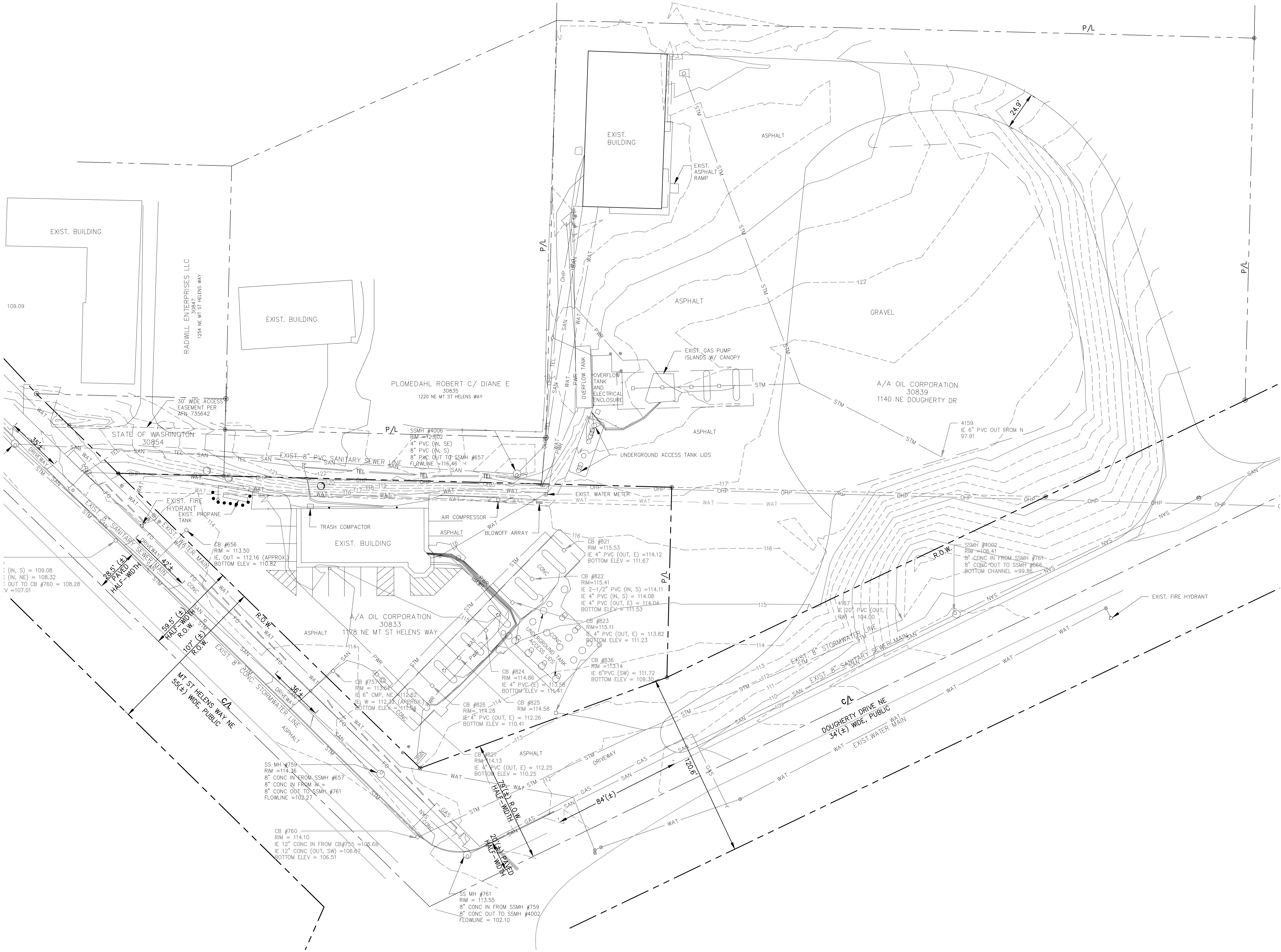
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|------------|----------|
| 3/19/26    | 1" = 30' |
| JOB NO.    | DRAWN BY |
| WLS-11     | JKRF     |
| REVISIONS: |          |
| 1          |          |
| 2          |          |
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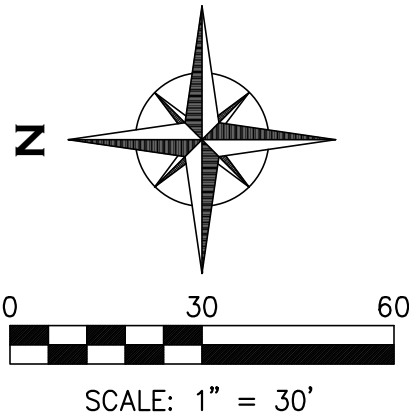
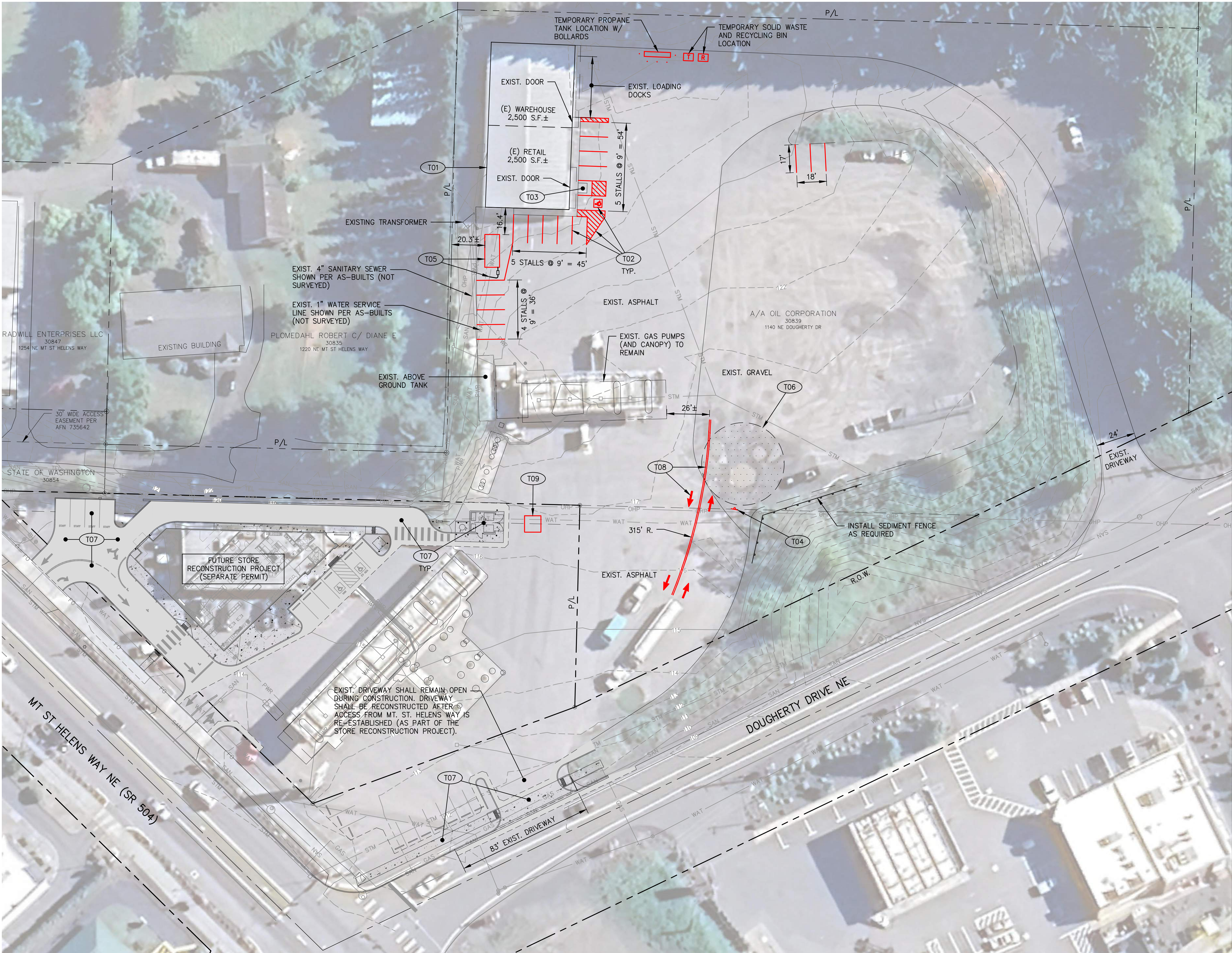
T0.0

EXISTING  
CONDITIONS  
PLAN



ROBERTSON  
FICK ENGINEERING  
PC  
13115 NE 4th St. #240, Vancouver, WA 98684 | (360) 975-4995





STATEMENT OF INTENT

MULTIPLE TEMPORARY USES ARE NEEDED TO MAINTAIN THE SERVICES PROVIDED BY THE EXISTING CONVENIENCE STORE DURING RECONSTRUCTION OF THE STORE. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS RELATED TO THE FOLLOWING TEMPORARY USES:

1. TEMPORARY CONVENIENCE STORE
2. TEMPORARY FOOD CART
3. TEMPORARY GAS KIOSK
4. TEMPORARY PROPANE SALES

WHERE INDICATED IN THE NOTES, THE TEMPORARY IMPROVEMENTS MAY BE REMOVED UPON COMPLETION OF THE STORE RECONSTRUCTION PROJECT.

TEMPORARY USE NOTES

- (T01) PROPOSED TEMPORARY CONVENIENCE STORE TO BE LOCATED IN EXISTING RETAIL SPACE (2,500 S.F.). REFER TO ARCHITECTURAL FLOOR PLAN FOR INGRESS/EGRESS INFORMATION.
- (T02) STRIPE 4" WIDE WHITE LINES FOR PARKING STALL AS SHOWN. STRIPE CROSS STRIPING AND ACCESSIBLE PARKING SYMBOL FOR PARKING STALLS WHERE SHOWN.
- (T03) EXISTING ASPHALT PEDESTRIAN RAMP
- (T04) INSTALL TEMPORARY "THIS WAY TO CONVENIENCE STORE" SIGN WITH ARROW.
- (T05) TEMPORARY FOOD CART. CONNECT TO EXISTING 1" WATER SERVICE (CUT-IN TEE) AND INSTALL NEW WA. STATE APPROVED BACKFLOW DEVICE IN BOX PER CITY STANDARDS. COORDINATE TEMPORARY ELECTRICAL SERVICE FOR FOOD CART WITH COWLITZ P.U.D. UPON COMPLETION OF RECONSTRUCTED STORE, REMOVE BACKFLOW ASSEMBLY AND CAP THE SERVICE BRANCH.
- (T06) FILL IN LOW SPOTS/POTHOLE WITH C.S.B.C. AND COMPACT TO 95% MAX. DENSITY. FINE GRADE AS REQUIRED TO PROVIDE A SMOOTH DRIVING SURFACE AND POSITIVE DRAINAGE.
- (T07) FUTURE SITE AND FRONTAGE IMPROVEMENTS SHALL BE PERMITTED SEPARATELY AS PART OF THE STORE RECONSTRUCTION PROJECT.
- (T08) PAINT TEMPORARY DOUBLE YELLOW CENTERLINE AND TRAFFIC ARROWS AS SHOWN. MAINTAIN AS NEEDED FOR THE DURATION OF THE TEMP. USE.
- (T09) TEMPORARY GAS KIOSK (100 S.F. +/-), EXACT LOCATION TO BE DETERMINED IN THE FIELD BY OWNER. COORDINATE TEMPORARY POWER WITH COWLITZ P.U.D.

TEMPORARY PARKING COUNT

|              | STANDARD | A.D.A. | TOTAL |
|--------------|----------|--------|-------|
| PARCEL 30839 | 15       | 1      | 16    |

PARKING SUMMARY

THE EXISTING BUILDING HAS BOTH WAREHOUSE AND RETAIL USES.

RETAIL: 2,500 S.F. \* 1 PER 200 S.F. = 12.5 STALLS

WAREHOUSE: 3 MIN. OR 1 PER 2 EMPLOYEES = 3 STALLS

TOTAL REQUIRED PARKING = 15.5 STALLS = 16 STALLS REQ'D

16 STALLS ARE PROVIDED ON-SITE AND ARE 9' X 17'

A.D.A PARKING REQUIREMENT IS BASED ON THE NUMBER OF STALLS PROVIDED. FOR 16 TOTAL STALLS PROVIDED ON-SITE, 1 A.D.A. STALL IS REQUIRED, AND 1 IS PROVIDED.

SITE INFORMATION

PETROCARD PACIFIC PRIDE BUILDING  
ADDRESS: 1140 DOUGHERTY DR NE  
CASTLE ROCK, WA 98611

PARCELS: 30839

S/T/R: 11-9N-2W

TOTAL PARCEL AREA = 3.51 ACRES

ZONING = HIGHWAY BUSINESS

APPLICANT/OWNER

A/A OIL CORPORATION  
1945 NW KLIKITAT ST  
CAMAS, WA 98607  
CONTACT: AMBICA TEJA  
(360) 823-7833  
AMBIASTEJA@GMAIL.COM

CIVIL ENGINEER

ROBERTSON FICK ENGINEERING, PC  
13115 NE 4TH STREET, SUITE #240  
VANCOUVER, WA 98684  
CONTACT: JOEL RAMOS FIGUEROA, E.I.T.  
(360) 298-7673  
JOEL@ROBERTSONFICK.COM

ARCHITECT

WILSON ARCHITECTS, PLLC  
404 E. 15TH STREET #7  
VANCOUVER, WA, 98663  
CONTACT: RYAN WILSON  
(360) 696-4722  
RYAN@WILSONARCHITECTS.US



13115 NE 4th St. #240, Vancouver, WA 98684 | (360) 975-4995



WILSON  
ARCHITECTS, PLLC  
404 E 15TH ST. #7  
VANCOUVER, WA.  
98663  
(360) 696-4722



CASTLE ROCK SHELL - CONVENIENCE STORE

1140 DOUGHERTY DR NE  
CASTLE ROCK, WA 98611

PERMIT SET

| DATE       | SCALE    |
|------------|----------|
| 3/19/26    |          |
| JOB NO.    | DRAWN BY |
| WLS-11     | JKRF     |
| REVISIONS: |          |
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T1.0

TEMPORARY  
USE PLAN



| SITE INFO                                                                                                                                                                                       |                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY OWNER:</b><br>A/A OIL CORPORATION<br>1945 NW KLIKITAT ST<br>CAMAS, WA 98601-8133                                                                                                    | <b>APPLICANT:</b><br>WILSON ARCHITECTS PLLC<br>404 E 15TH STREET SUITE #1<br>ATTN: RUSTY MUYELA<br>P: (360) 696-4722<br>F: (360) 696-0392<br>rusty@wilsonarchitects.us |
| <b>PROPERTY ADDRESS:</b><br>1170 NE MT ST HELENS WAY<br>CASTLE ROCK WA. 98611-9008                                                                                                              |                                                                                                                                                                        |
| <b>PROPERTY ID:</b><br><b>PARCEL:</b><br><b>ZONING OVERLAY:</b><br><b>COMPREHENSIVE:</b><br><b>NEIGHBORHOOD:</b><br><b>JURISDICTION:</b><br><b>LAND AREA:</b><br><b>SECTION-TOWNSHIP-RANGE:</b> | 3040282<br>30833<br>COMM<br>CASTLE ROCK-COMM<br>CASTLE ROCK<br>10400 ACRE<br>11-9N-2W                                                                                  |

# GENERAL NOTES

THE CONTRACTOR SHALL COMPLY WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THESE REQUIREMENTS DURING CONSTRUCTION. WHERE THERE IS A CONFLICT BETWEEN A GENERAL NOTE AND THE PLANS, THE MORE RESTRICTIVE SHALL APPLY.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENING AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THESE DRAWINGS.

WILSON ARCHITECTS, PLLC, SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND AND LATERAL LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

THE PLANS ARE INTENDED ONLY FOR THE SITE AND LOCATION SHOWN ON THE PLANS. USE OF THESE PLANS ON OTHER SITES IS STRICTLY PROHIBITED. BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR MUST REVIEW SPECIFIC SITE CONDITIONS WITH THIS OFFICE BEFORE CONSTRUCTION.

| PROJECT DESCRIPTION                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THIS BUILDING WILL BE USED AS A TEMPORARY CONVENIENCE STORE. IT WAS PREVIOUSLY A RETAIL OFFICE FOR PETRO CARD PACIFIC PRIDE. THE STORE WILL SELL VARIOUS ITEMS, INCLUDING FOOD, SOFT DRINKS, AND PREPARED MEALS. THIS USE OF THE SPACE IS ALLOWED BY THE LOCAL ZONING REGULATIONS. |

| SECTION 1 - GOVERNING CODES |                               |
|-----------------------------|-------------------------------|
| LAND USE:                   | CASTLE ROCK MUNICIPAL CODE    |
| BUILDING:                   | 2021 IBC WAC 51-50            |
|                             | 2021 IEBC                     |
| MECHANICAL:                 | 2021 IMC WAC 51-52            |
| FUEL GAS:                   | 2021 IFGC                     |
| PLUMBING:                   | 2021 UPC WAC 51-56            |
| ELECTRICAL:                 | 2023 NEC                      |
| FIRE:                       | 2021 IFC WAC 51-54A/ASCE 7-10 |
| ENERGY:                     | 2021 WSEC WAC 51-11C          |
| ACCESSIBILITY:              | 2017 ICC/ANSI A117.1          |

| SECTION II - CONST. DATA                           |                         |
|----------------------------------------------------|-------------------------|
| TYPE OF CONST. (IBC 602.1)                         | V-B, (NON-SPRINKLERED)  |
| OCCUPANCY:                                         | M, (TEMPORARY USED)     |
|                                                    | MIXED USE NON SEPARATED |
| <u>MAX ALLOWABLE HEIGHTS AND AREAS:</u>            |                         |
| STORIES (M)                                        | 1                       |
| HEIGHT:                                            | 60'-0"                  |
| AREA:                                              | 36,000                  |
| <u>EXISTING BUILDING HEIGHTS AND AREAS:</u>        |                         |
| STORIES:                                           | 1                       |
| HEIGHT:                                            | 18'-0" (TOP AT ROOF)    |
| AREA:                                              | 5,000 SF                |
| TEMP STORE                                         | 2,500 SF                |
| WAREHOUSE (EXISTING)                               | 2,500 SF                |
| NOTE: BUILDING HEIGHTS AND AREAS ALLOWED OUTRIGHT. |                         |

| SECTION III - OCCUPANCY. DATA                          |          |    |          |            |           |
|--------------------------------------------------------|----------|----|----------|------------|-----------|
| CHAPTER 10, SECTION 1004 OCCUPANT LOAD                 |          |    |          |            |           |
| TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT |          |    |          |            |           |
| DESCRIPTION                                            | AREA     | SF | OCC LOAD | NO OF LOAD | ROUND OFF |
| RETAIL                                                 | 1,630.00 | SF | 60       | 27.17      | 28        |
| COUNTER                                                | 171.00   | SF | 150      | 1.14       | 2         |
| OFFICE                                                 | 184.00   | SF | 150      | 1.23       | 1         |
| DATA                                                   | 175.00   | SF | 300      | 0.58       | 1         |
| STORAGE                                                | 162.00   | SF | 300      | 0.54       | 1         |
| FEMALE                                                 |          |    |          |            |           |
| MALE                                                   |          |    |          |            |           |

|                                                                                       |
|---------------------------------------------------------------------------------------|
| <b>SECTION IV - BLDG AREA DATA</b>                                                    |
| BUILDING HEIGHTS AND AREAS ALLOWED OUTRIGHT. NO BUILDING AREA MODIFICATIONS REQUIRED. |

| SECTION VI - EXIT             |                                                            |
|-------------------------------|------------------------------------------------------------|
| MINIMUM EXITS REQUIRED:       | 1                                                          |
| MINIMUM EGRESS WIDTH:         | 34 X Ø20 = 68-INCHES<br>ACCESSIBILITY GOVERNS EGRESS WIDTH |
| COMMON PATH OF EGRESS TRAVEL: | 67-FEET                                                    |
| TRAVEL DISTANCE:              | 75 FEET                                                    |
| PROVIDED EXITS                | 2                                                          |

| SECTION VII - FIRE PROTECTION         |              |
|---------------------------------------|--------------|
| SMOKE/FIRE DETECTION REQUIRED (9012): | NONE         |
| TYPE OF FIRE ALARM:                   | NONE         |
| MANUAL FIRE ALARM:                    | NOT REQUIRED |
| FIRE EXTINGUISHERS:                   |              |
| RETAIL:                               | A-B-C        |

## SECTION IX - ENERGY CODE

THE EXISTING BUILDING IS A FULLY CONDITIONED SPACE. NO CHANGES ARE PROPOSED TO THE THERMAL ENVELOPE.

# SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION AND DEFERRED SUBMITTALS

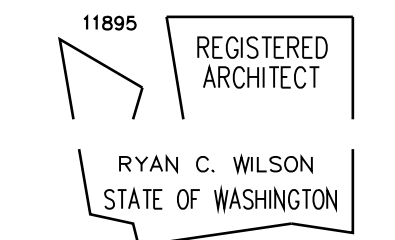
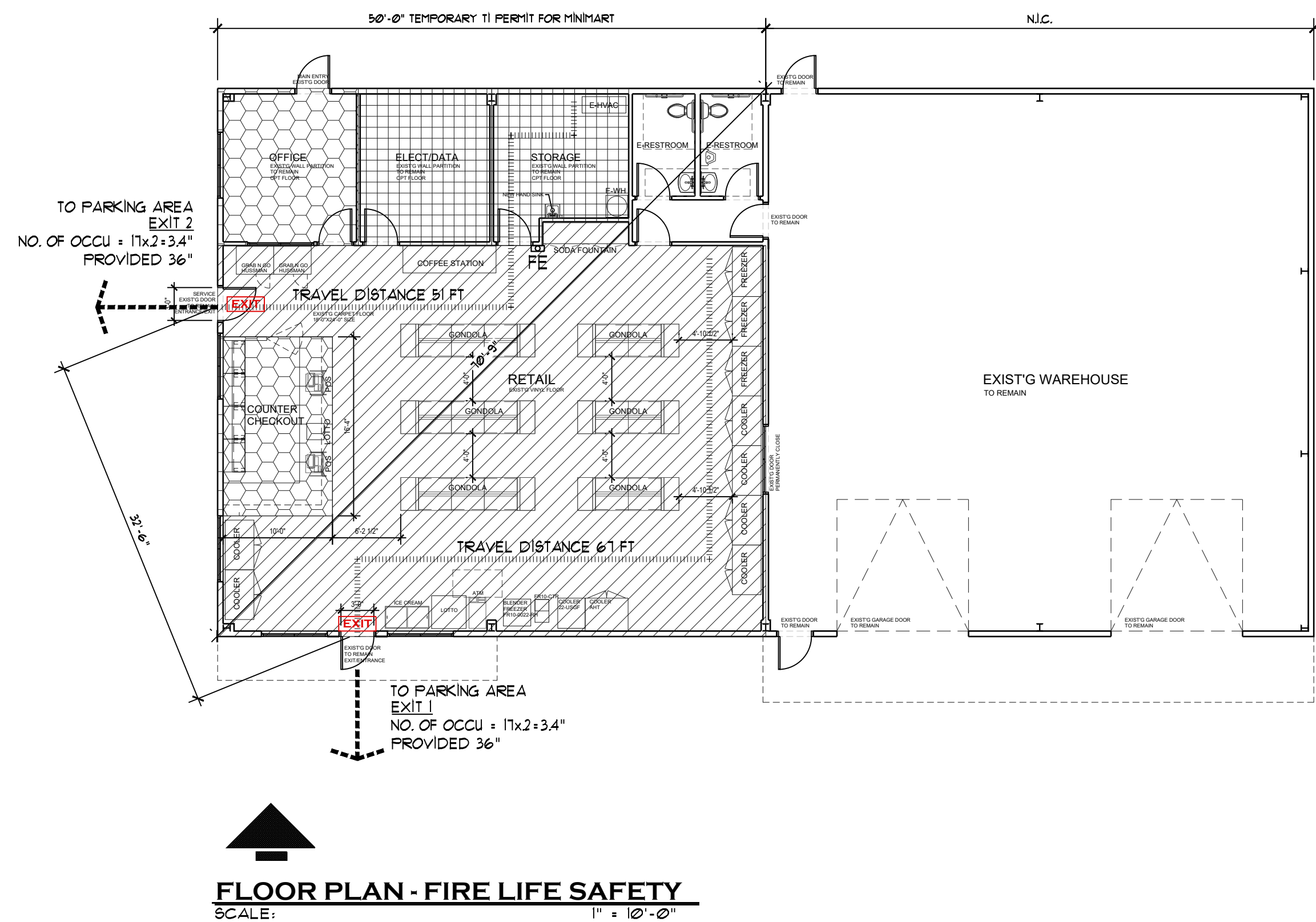
|                                                                                          |
|------------------------------------------------------------------------------------------|
| <b>SECTION X - HAZARDOUS MATS</b>                                                        |
| THERE ARE NO HAZARDOUS MATERIALS THAT EXCEED TABLE 307.I QUANTITY RESTRICTIONS PROPOSED. |

# SECTION XII PLUMBING

IBC 2902.2  
EXCEPTION 3: SEPARATE FACILITIES NOT REQUIRED IN MERCANTILE OCCUPANCIES LESS THAN 100 PEOPLE.

EXISTING RESTROOM TO REMAIN

|                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    | EXTERIOR WALL (EXIST'G)                                                               |
|    | INTERIOR WALL (EXIST'G)                                                               |
|    | TRAVEL PATH DISTANCE                                                                  |
|    | BUSINESS AREAS                                                                        |
|    | MERCANTILE                                                                            |
|  | MERCANTILE - STORAGE                                                                  |
|  | EXIT SIGN/EMERGENCY EGRESS LIGHTING<br>WITH BACK BATTERY SEE ELECTRICAL PLAN          |
|  | FIRE EXTINGUISHER 1 EVERY 3000 SF<br>OR NOT EXCEED A HORIZONTAL DISTANCE OF 100 FEET. |
|  | NUMBER OF OCCUPANT LOAD AT EXIT DOOR                                                  |



CASTLE ROCK SHELL - CONVENIENCE STORE  
1178 NE MT ST HELENS WAY  
CASTLE ROCK, WA 98611  
C-STORE TEMPORARY TI PERMIT

|                  |                 |
|------------------|-----------------|
| DATE<br>02-23-26 | SCALE           |
| JOB NO.<br>4023  | DRAWN BY<br>RGM |
| REVISIONS:       |                 |
| 1                |                 |
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| 9                |                 |
| 10               |                 |

# A0.1

## FIRE LIFE-SAFETY PLAN





WILSON  
ARCHITECTS, PLLC  
404 E 15TH ST. #7  
VANCOUVER, WA.  
98663  
(360) 696-4722

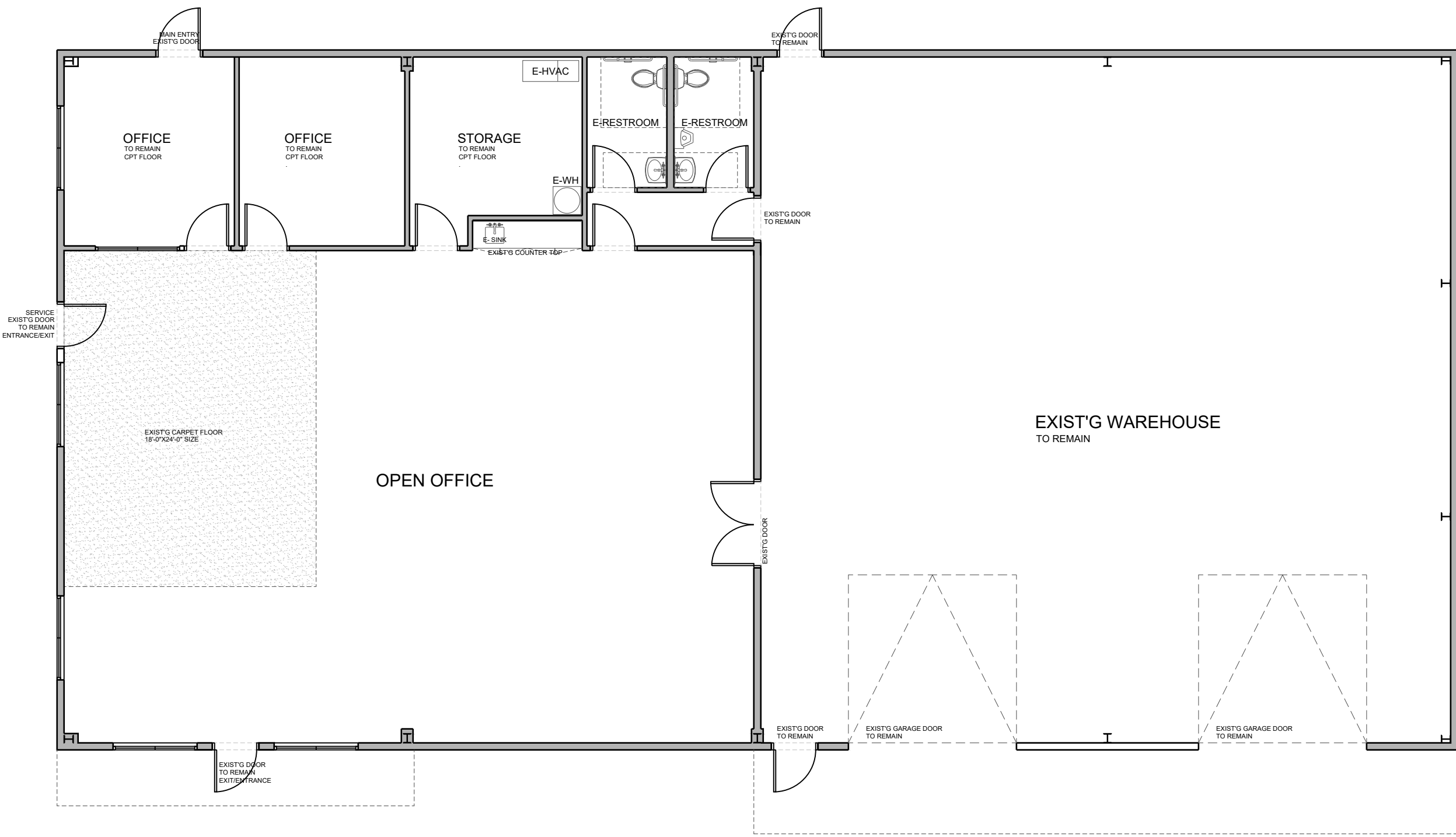
11895  
REGISTERED  
ARCHITECT  
RYAN C. WILSON  
STATE OF WASHINGTON

PERMIT SET 04-16-26

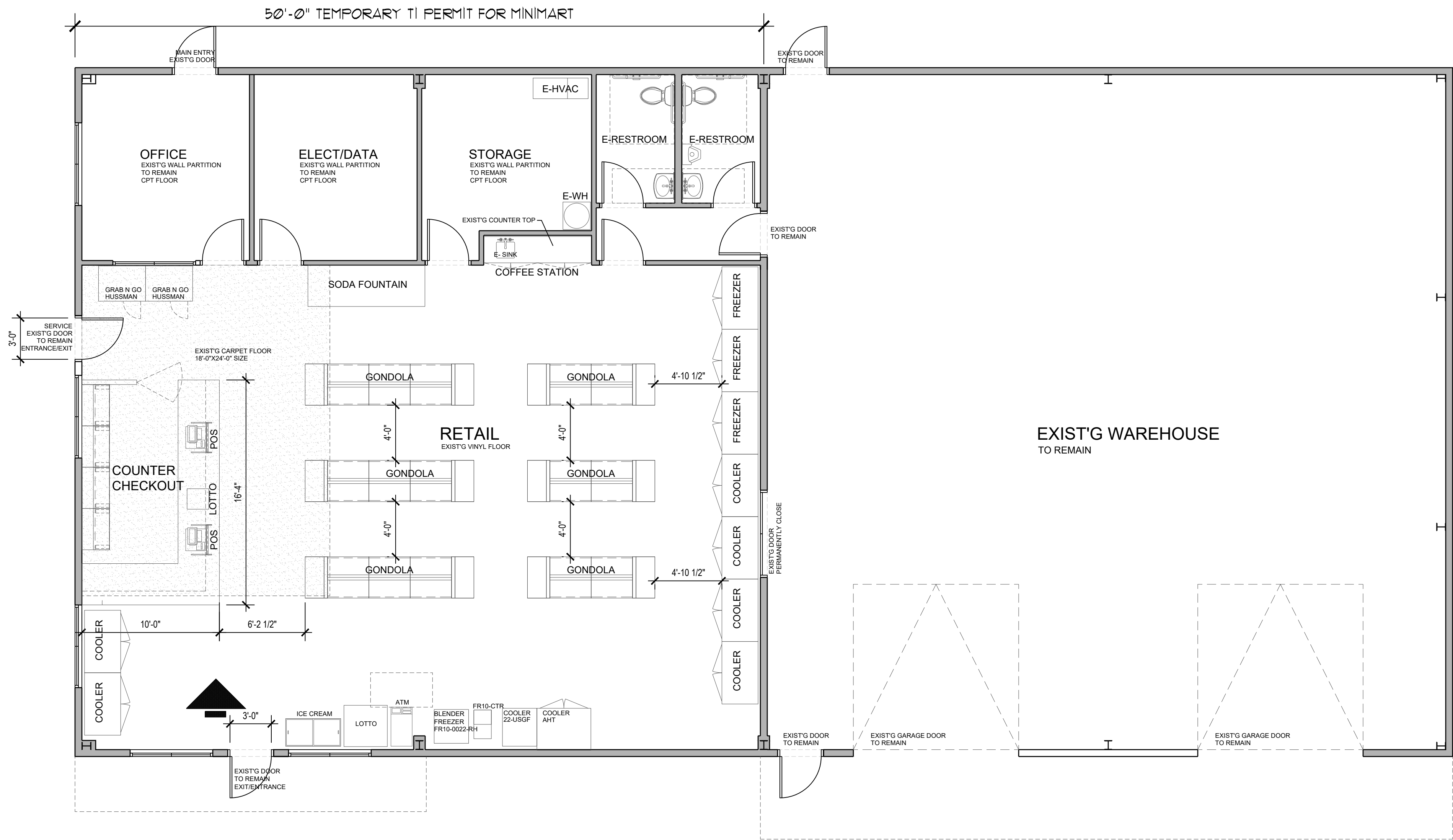
CASTLE ROCK SHELL - CONVENIENCE STORE  
1178 NE MT ST HELENS WAY  
CASTLE ROCK, WA 98611  
C-STORE TEMPORARY TI PERMIT

|            |          |
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| DATE       | SCALE    |
| 04-16-26   | 26       |
| JOB NO.    | DRAWN BY |
| 4025       | RGM      |
| REVISIONS: |          |
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A3.1A  
FLOOR PLAN  
& KEY NOTES



EXISTING CONDITION PLAN  
SCALE: 1/8" = 1'-0"



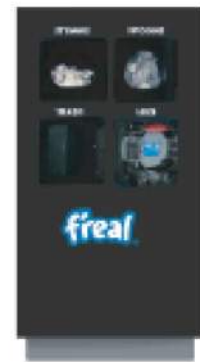
TEMPORARY C-STORE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

22-USGF  
FREEZER



TALL UPRIGHT FREEZER  
Highest Cup Capacity  
Good for Limited Storage  
Left hinge option is also available

FR10-0022-RH



SIDE COUNTER  
Optional Storage  
(Sold Separately)

FR10-SCTR



HUSSMANN®  
FOODSERVICE



GD SERIES

R290

Environmentally Friendly  
with Natural Refrigerant  
Propane (R290)

Integrated LED  
Shelf Lighting

Spiral Condenser  
Helps Improve  
Performance  
and Reduces  
Maintenance Time.

Low Profile Fixed  
Rollers Allow for  
Easy Movement



Illuminated LED  
Header for Maximum  
Branding Opportunities  
and Horizontal LED  
Lighting for Better  
Product Visibility

Low Profile, Hinged  
REMS Door System

Removable Base Shelf  
Allows for Additional  
Storage Capacity for  
Large Bulk Items.

Electronic Temperature  
Control with Digital  
Readout