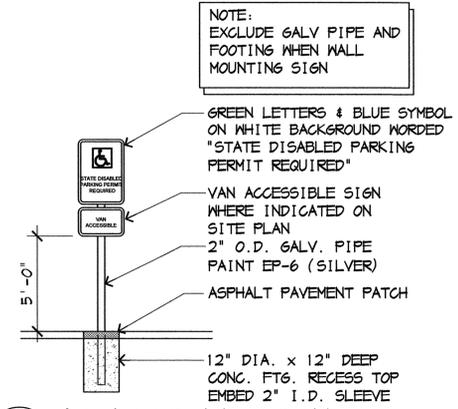
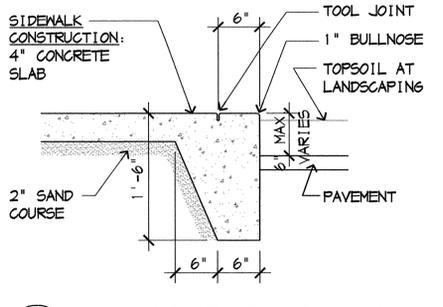


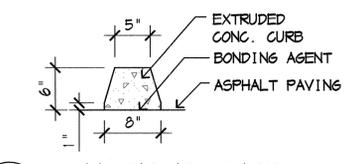
1 ADA PARKING STALL
NO SCALE



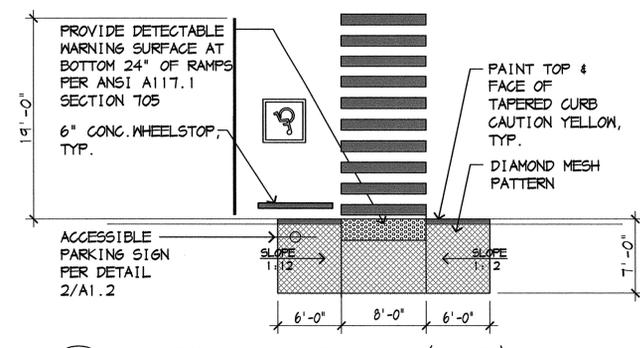
2 ACCESSIBLE SIGN
NO SCALE



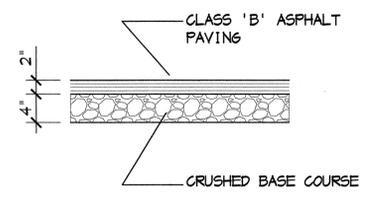
3 CONCRETE SIDEWALK
NO SCALE



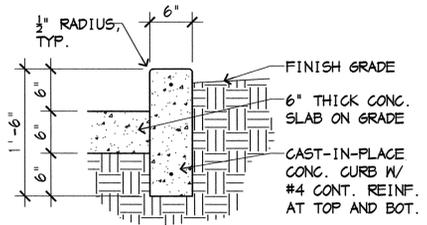
4 CONCRETE CURB
1" = 1'-0"



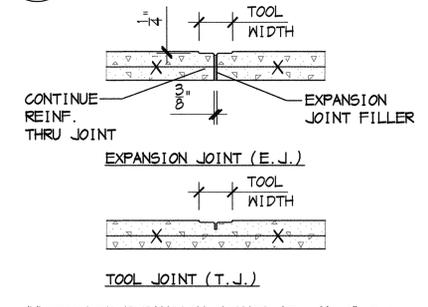
5 CURB CUT DETAIL (TYP)
1/8" = 1'-0"



6 ASPHALT PAVING
NO SCALE



7 6" CONCRETE CURB
1" = 1'-0"



8 SIDEWALK JOINTS
1/2" = 1'-0"

POST PER
FRAMEWORK
OR GATE
SCHED.

6'-8'	END, CORNER FULL POSTS	2.375"
6'-8'	LINE POSTS	2.375"
8'-0" O.C. MAX.		3.65

FIN. GRADE

CONC. FTG.

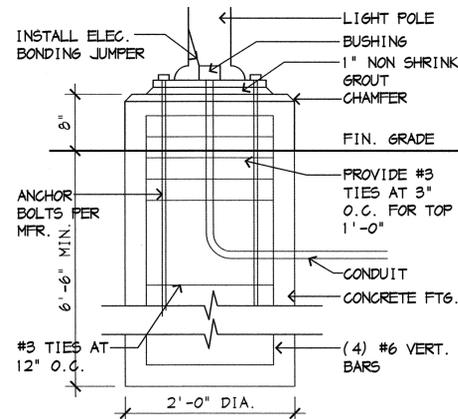
GATE SCHEDULE		
LEAF WIDTH	COMPONENT	DIA. WT. / FT.
<6'-0"	GATE POSTS	2.375" 5.74
<6'-0"	GATE FRAMES	2.375" 3.65

FENCE HGT.

FENCE HGT.	A	B
6'-8"	2'-0"	8"

** PROVIDE EXPANSION JOINTS AT 14'-0" O.C. MAX AND TOOL JOINTS AT 6'-0" O.C. MAX. COORDINATE LAYOUT WITH ARCHITECT.

9 CHAIN LINK FENCE
NO SCALE



10 LIGHT POLE BASE
1" = 1'-0"



11 LIGHT POLE HEADS
1" = 1'-0"

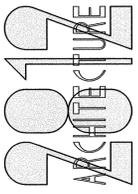


12 WALL PACK
1" = 1'-0"

Date:	24 JANUARY 21
For:	FOR PERMIT
	REVISION 1
	DESIGN REVIEW
	15 JULY 21
	DESIGN REVIEW REVISION
	18 AUGUST 21



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CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE
CONDITIONS ON THE TITLE SHEET.

BY: Nova Heaton, PE, Development Services Manager

DATE: THIS APPROVAL IS VALID FOR 18 MONTHS

A New Operations Building for:
REECE CONSTRUCTION
5802 Cemetery Road
Arlington, Washington

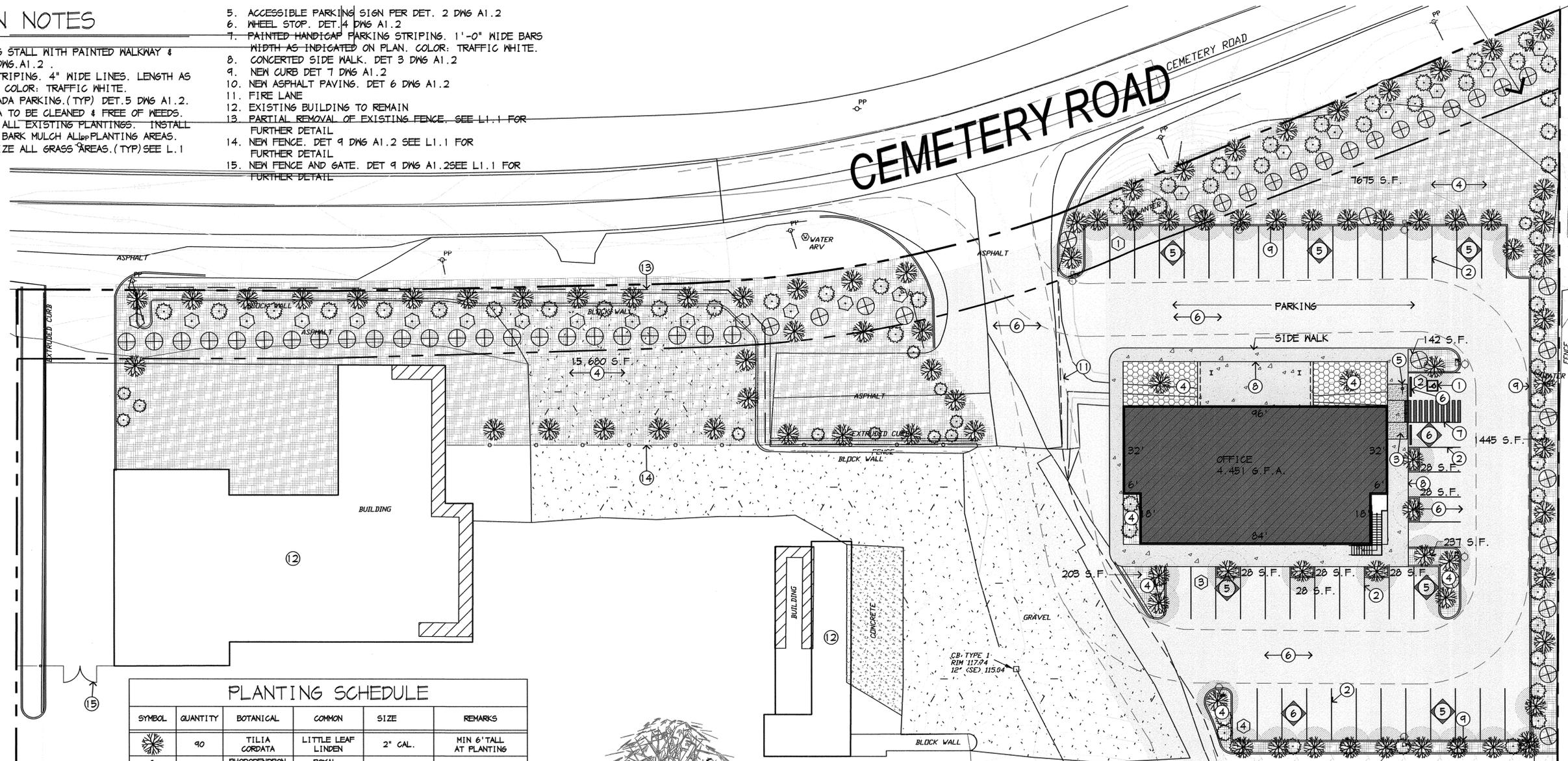
Drawing:
A1.2

Job Number:
20c-4254

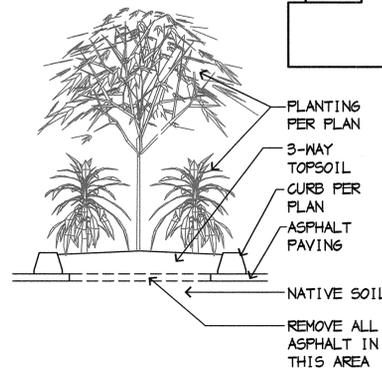
SITE PLAN NOTES

1. ACCESSIBLE PARKING STALL WITH PAINTED WALKWAY & SIGN. SEE DET. 1 DWG A1.2
2. PAINTED PARKING STRIPING. 4" WIDE LINES. LENGTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
3. NEW CURB CUT FOR ADA PARKING. (TYP) DET. 5 DWG A1.2.
4. NEW LANDSCAPE AREA TO BE CLEANED & FREE OF WEEDS. PRUNE & FERTILIZE ALL EXISTING PLANTINGS. INSTALL NEW 2" MIN. LAYER BARK MULCH ALL PLANTING AREAS. THATCH AND FERTILIZE ALL GRASS AREAS. (TYP) SEE L. 1 FOR LANDSCAPING.

5. ACCESSIBLE PARKING SIGN PER DET. 2 DWG A1.2
6. WHEEL STOP. DET. 4 DWG A1.2
7. PAINTED HANDICAP PARKING STRIPING. 1'-0" WIDE BARS WIDTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
8. CONCERTE SIDE WALK. DET 3 DWG A1.2
9. NEW CURB DET 7 DWG A1.2
10. NEW ASPHALT PAVING. DET 6 DWG A1.2
11. FIRE LANE
12. EXISTING BUILDING TO REMAIN
13. PARTIAL REMOVAL OF EXISTING FENCE. SEE L.1.1 FOR FURTHER DETAIL
14. NEW FENCE. DET 9 DWG A1.2 SEE L.1.1 FOR FURTHER DETAIL
15. NEW FENCE AND GATE. DET 9 DWG A1.2 SEE L.1.1 FOR FURTHER DETAIL



PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL	COMMON	SIZE	REMARKS
	40	TILIA GORDATA	LITTLE LEAF LINDEN	2" GAL.	MIN 6' TALL AT PLANTING
	24	RHODODENDRON ECHLIPPENBACHI II	ROYAL AZALIA	2 GAL.	24" TALL
	56	PRUNUS LAUROCERASUS	OTTO LUYKEN	2 GAL.	24" TALL
	85	RHODODENDRON CALIFORNICUM	NATIVE RHODODENDRON	2 GAL.	24" TALL MIXED VARIETY
	AS REQ'D	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK	4" POTS	24" O.C.
	AS REQ'D	GRASS	LAWN		



LANDSCAPE PLAN

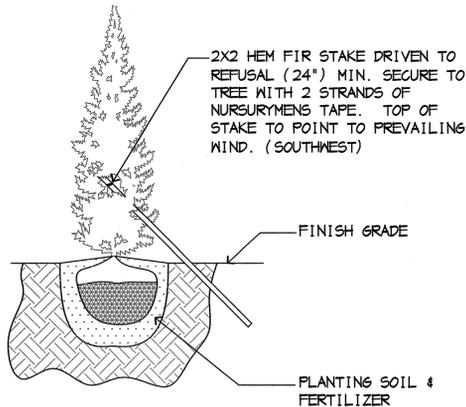
1" = 25'-0"



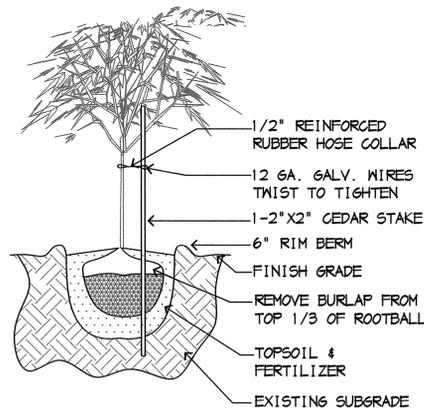
LANDSCAPE NOTES

- PER 20.76.130 SHADE TREES IN PARKING AREA. (X)
1. 2,874 S.F. * .20 = 575 S.F. OF SHADE 673 S.F. PROVIDED.
 2. 1,148 S.F. * .20 = 230 S.F. OF SHADE 276 S.F. PROVIDED.
 3. 1,881 S.F. * .20 = 376 S.F. OF SHADE 403 S.F. PROVIDED.
 4. 2,038 S.F. * .20 = 408 S.F. OF SHADE 468 S.F. PROVIDED.
 5. 328 S.F. * .20 = 66 S.F. OF SHADE 80 S.F. PROVIDED.
 6. 171 S.F. * .20 = 34 S.F. OF SHADE 57 S.F. PROVIDED.

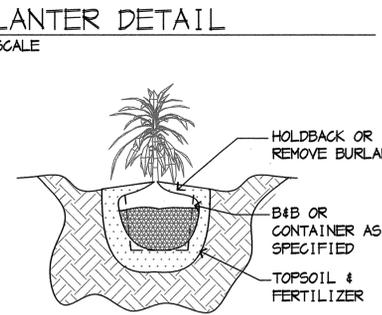
1. Backfill mix for planting trees, shrubs and ground cover shall be: One part by volume of 3-way topsoil mixed with one part native soil.
2. Planter areas to receive 3-way topsoil.
3. All trees, shrubs and groundcover shall be fertilized with Agro 4-2-2 transplanter or equal at planting time.
4. After planting of all plants, mulch all areas with a minimum of 2" of medium fine bark mulch.
5. Owner to approve planting prior to installation.
6. Plant types may be substituted due to availability with similar species and varieties.
7. Landscaping contractor responsible for maintenance during construction period.
8. All plants to be healthy at the time of planting and guaranteed for one full year or until the next spring (whichever is greater).
9. Remove existing weeds and grasses prior to planting landscape areas.
10. See drawing L.1 for planting and landscaping details.



EVERGREEN TREE PLANTING
NO SCALE



DECIDUOUS TREE PLANTING
NO SCALE



SHRUB PLANTING
NO SCALE

2018 WSEC LIGHTING ALLOWANCES

Table C405.5.3.(2)

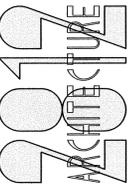
PARKING LOT	TOTAL PARKING AREA = 13,760 FT AREA X WSEC ALLOWED MATTS/S.F. = TOTAL ALLOWED MATTS 13,718 FT X 0.06 M/FT ² = 821 TOTAL ALLOWED MATTS 7 P-LOT LIGHTS @ 100M EA + TOTAL MATTAGE = 500 MATTS
-------------	--

LIGHT LEGEND

- PARKING LOT LIGHTING (100W) LED SHOE BOX FIXTURE 25' POLE W/18" DIA 24" HIGH CONC. BASE DET 10 & 11 DWG A1.2

Date:	For:
24 JANUARY 21	FOR PERMIT
28 MAY 21	REVISION 1
15 JULY 21	DESIGN REVIEW
18 AUGUST 21	DESIGN REVIEW REVISION

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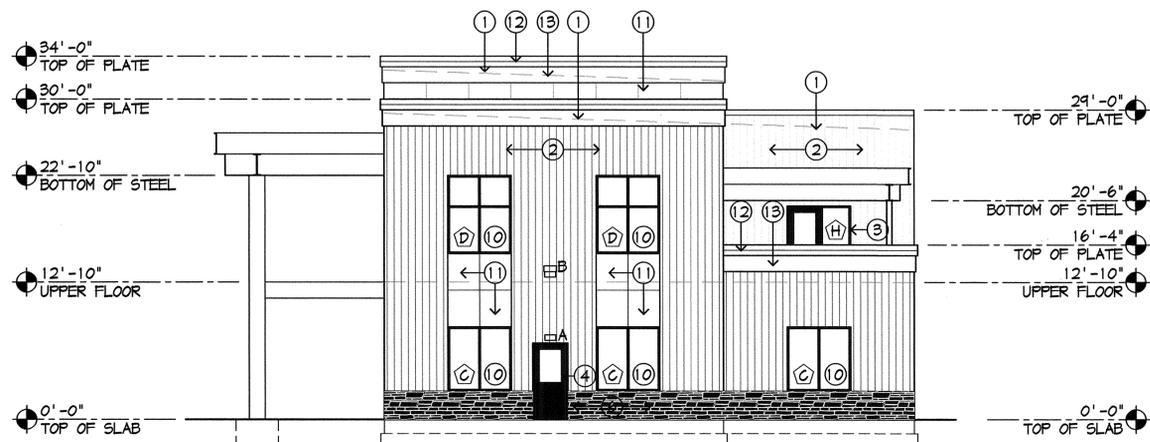
Drawing:
L1.1
Job Number:
PLN-866 20c-4254

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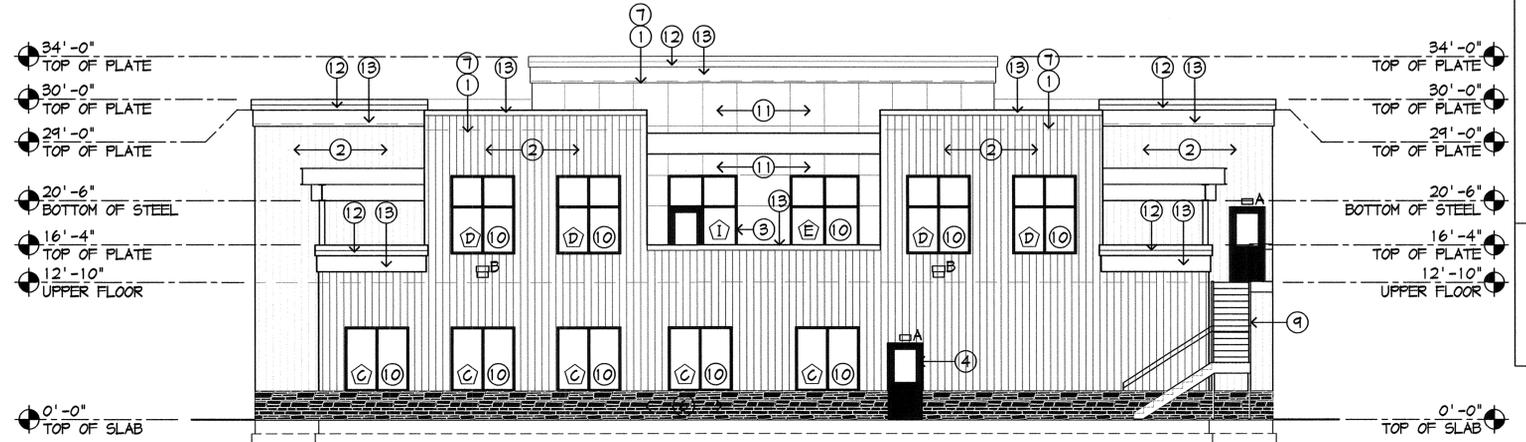
BY: Nova Heaton, PE, Development Services Manager

DATE: THIS APPROVAL IS VALID FOR 18 MONTHS



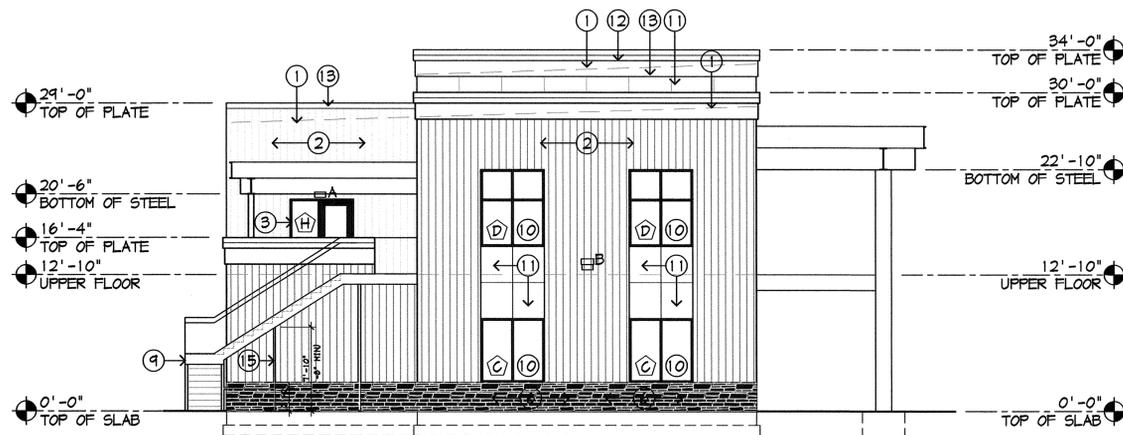
WEST ELEVATION

1/8" = 1'-0"



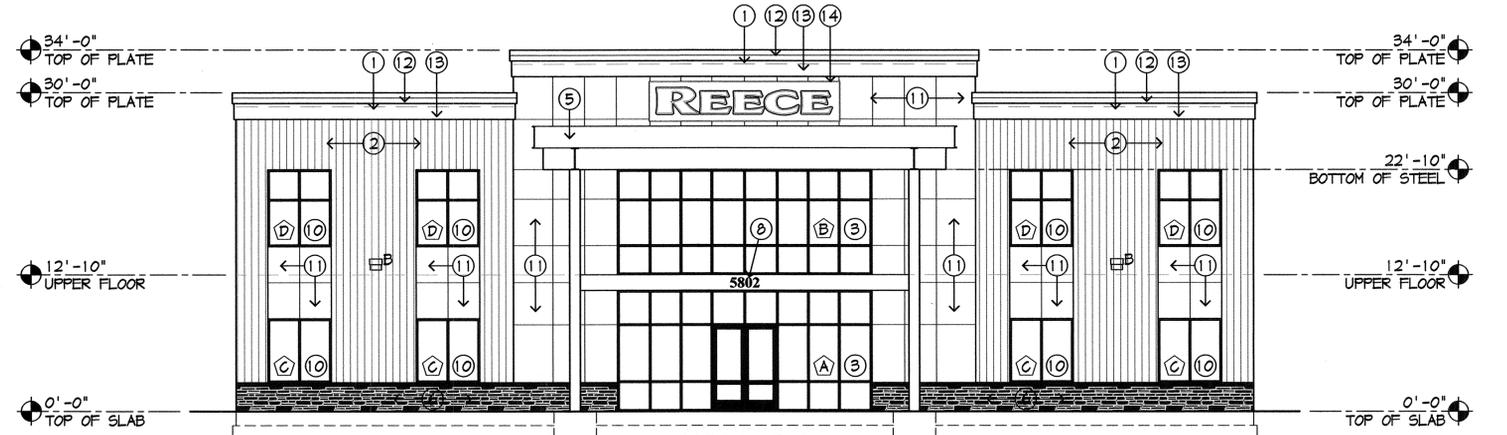
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

ELEVATION NOTES

1. TPO ROOF ON FRAMING : OVER R-30 RIGID INSULATION.
2. METAL BUILDING SIDING: 26 GA. PREFINISHED METAL BUILDING PANEL TO MATCH METAL SHOP BUILDING.
3. EXTERIOR WINDOWS: STOREFRONT FRAMING W/ 1" INSULATED GLASS. SEE WINDOW SCHEDULE DWG. A5.1. (U-VALUE < 0.38 AND SHGC < 0.40).
4. HOLLOW METAL STEEL DOORS AND FRAMES: 16 GA INSULATED METAL DOORS (DUAL GLAZED SAFETY GLASS WITH U-VALUE < .60 AND SHGC < 0.40).
5. MEMBRANE ROOF ON FRAMING @ ENTRANCE W/ "H" STEEL POSTS: - REFER TO ARCHITECTURAL DETAIL AND STRUCTURAL DRAWINGS FOR CONNECTIONS.
6. STONE VENEER BASE: PREFABRICATED STONE VENEER OVER MOISTURE BARRIER ON 1/2" EXTERIOR SHEATHING ON 2X6 @ 16" O.C..
7. PREFINISHED ROOF DRAINS AND DOWNSPOUTS: ROOFDRAINS AND PVC DOWN PIPES. TIGHTLINE TO STORM DRAINAGE SYSTEM PER CIVIL DRAWINGS. SEE ROOF PLAN ON DRAWING A2.5
8. ADDRESS LETTERING: PLACE 14" HIGH ADDRESS WITH RAISED METAL NUMBERS AND LETTERS ABOVE DOOR. NUMBERS SHALL CONTRAST WITH THE BACKGROUND SIDING.
9. STEEL STAIRS W/ CONCRETE TREADS: PREFABRICATED STEEL STAIRS PER MANUFACTURER. REFER TO STAIR SECTIONS SHEET A4.2.
10. VINYL WINDOWS: INSULATED VINYL WINDOWS (U-VALUE < 0.38 AND SHGC < 0.40)
11. FLAT METAL SIDING: 26 GAUGE PREFINISHED FLAT METAL PANELS.
- 12 & 13. METAL TRIM: PER MANUFACTURER
14. BUILDING SIGN: 18'-0" X 3'-9" REECE SIGN PER SEPARATE PERMIT.
15. REDUCED VERTICAL CLEARANCE: PROVIDE 2" T.S. RAILS BELOW STAIR TO CREATE BARRIER PER ICCI 307.4.

2018 WSEC LIGHTING ALLOWANCES	
Table C405.5.3.(2)	
BUILDING FACADES	TOTAL FACADE WALL AREA = 8520 S.F. FACADE WALL AREA X WSEC ALLOWED WATTS/S.F. = TOTAL ALLOWED WATTS. 8520 X .075 W/SF ² = 639 TOTAL ALLOWED WATTS ON BUILDING FACADES. TOTAL WATTAGE= 492 WATTS
LIGHT LEGEND	
A	WALL MOUNTED @ 75W EACH (20W) LED WATT EQUIVALENT (4) X 75W = 300 W
B	WALL PAC @ 100W EACH (32 W) LED WATT EQUIVALENT 6X32= 192 W

ELEVATION LEGEND

- ⊖ ELEVATION NOTES
- ⊕ WINDOW PER SCHEDULE ON DWG. A5.1

EXTERIOR COLORS

- C1 PAINT
- C2 PAINT
- C3 PAINT
- C4 PAINT
- C5 MANUFACTURERS STANDARD COLOR

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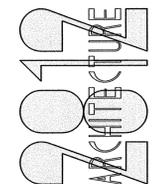
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Drawing: **A3.1**
Job Number: 20c-4254