

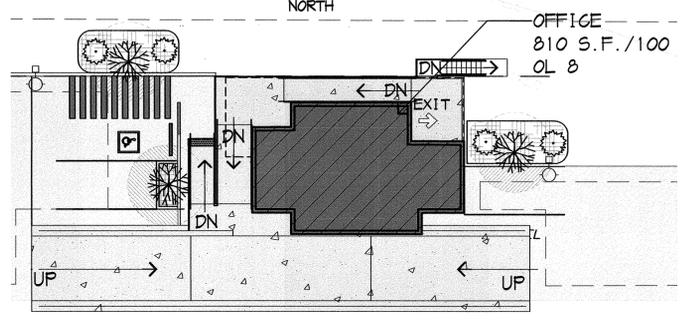
OCCUPANCY

OFFICE AREAS
(MAIN FLOOR): (810/100) = 8
TOTAL OCCUPANTS: 8

EGRESS:
STAIR WIDTH: 8X.3 = 2.4" (MIN 32" REQUIRED)
EGRESS WIDTH (MAIN FLOOR) = 72" (MIN 32" REQUIRED)
PER TABLE 1017.2:
EXIST TRAVEL DISTANCE:
B NOT SPRINKLERED 200'

SITE PLAN

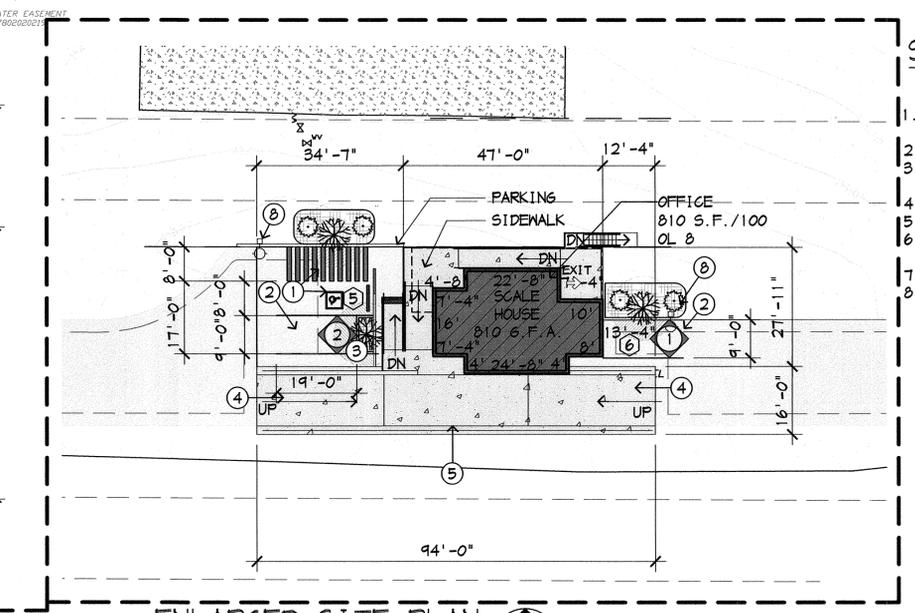
1" = 100'-0"
NORTH



OCCUPANCY PLAN MAIN FLOOR

PLUMBING FIXTURE ANALYSIS

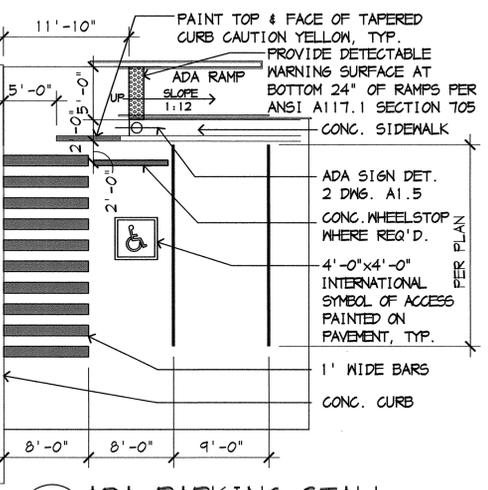
WATERCLOSETS			
OCCUPANCY	OCC. LOAD	WOMEN	MEN
B	8	4/25 = .16 1 REQUIRED	4/25 = .16 1 REQUIRED
TOTAL PROVIDED			
LAVATORIES			
B	8	4/40 = 0.10 1 REQUIRED	4/40 = 0.10 1 REQUIRED
TOTAL PROVIDED			



ENLARGED SITE PLAN

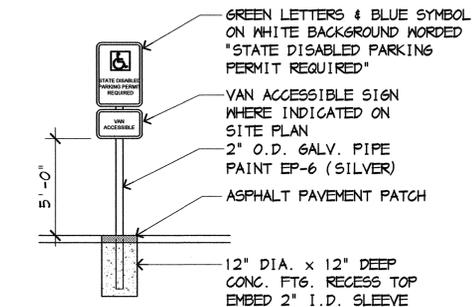
PER 20.16.130 SHADE TREES IN PARKING AREA

- ① 2,874 S.F. * .20 = 575 S.F. OF SHADE 678 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 ADA PARKING STALL

NO SCALE



2 ACCESSIBLE SIGN

NO SCALE

SITE PLAN NOTES

1. HANDICAP PARKING W/ CURB CUTS AND SIGNS PER DETAILS 1,245 DWG A1.1
2. NEW PARKING STALL
3. CONCRETE SIDEWALKS WITH THICKENED EDGES PER DETAIL 3 DWG A1.1
4. LANDING PER CIVIL.
5. SCALE PER MANUFACTURER.
6. NEW 1:12 ADA RAMP. SEE RAMP PLAN DWS A2.1
7. EXISTING TRASH AREA
8. PARKING LOT LIGHT SEE DWG L1.1 FOR DETAILS

PROJECT CRITERIA

SCOPE OF WORK

NEW TWO STORY OFFICE BUILDING.
TAX ACCOUNT NO. 31051500200800, 31051500200700

LEGAL DESCRIPTION
SECTION 15 TOWNSHIP 31 RANGE 05 QUARTER NM PAR B PER CITY ARL BLA PROJ FILE NO PLN-468 REC AFN 201811305002; BEING PTN OF SE1/4 NE1/4 SD SEC

Section 15 Township 31 Range 5 Quarter NM PAR A PER CITY ARL BLA PROJ FILE NO PLN-468 REC AFN 201811305002; BEING PTN OF SE1/4 NE1/4 SD SEC

CODES

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 UNIFORM PLUMBING CODE (UPC)

BUILDING CRITERIA

ZONING: G1
PERMISSIBLE USES: 4.120 (TABLE: 20.72-1)
MAX. HEIGHT: 50 F
OCCUPANCY: B
CONSTRUCTION TYPE: VB
FIRE SPRINKLER: NO
FIRE ALARM: NO
PROPERTY SIZE: 4.88 + 8.98
TOTAL: 13.86 ACERS

PARKING CALCULATIONS

REQUIRED PARKING:
PERMISSIBLE USE:
TABLE 20.40-1 Use: 4.120
TABLE: 20.72.1
1 SPACE PER 400 SQUARE FEET OF G.F.A.
OFFICE:
MAIN FLOOR: 810 G.F.A.

1 PER 400 SF GROSS FLOOR AREA
(810 G.F.A.) / 400 = 2 STALLS

TOTAL REQUIRED: 2 STALLS
PARKING PROVIDED: 3 STALLS

PER TABLE 1106.1.
1 ACCESSIBLE PARKING SPACES ARE REQUIRED

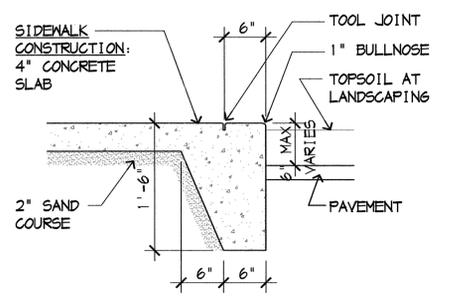
UTILITY DISTRICTS

POWER: PUD
WATER: ARLINGTON WATER DEPARTMENT
SEWER: CITY OF ARLINGTON
TELEPHONE: -

SEPARATE SUBMITTALS

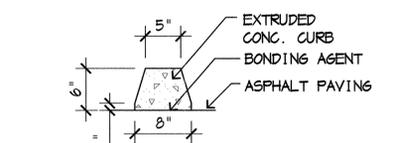
ELECTRICAL
MECHANICAL
PLUMBING
SIGNS
SCALE

*NOTE: THE ARCHITECT OF RECORD SHOULD STAMP SUBMITTALS AS REVIEWED AND TO FORWARD THE SUBMITTALS TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE PERFORMANCE OF WORK.



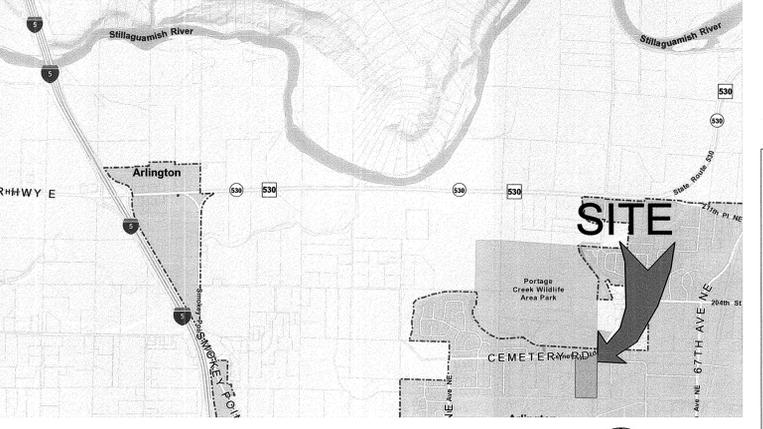
3 CONCRETE SIDEWALK

NO SCALE



4 CONCRETE CURB

1" = 1'-0"



VICINITY MAP



CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE (NOI), ENDANGERED SPECIES ACT.

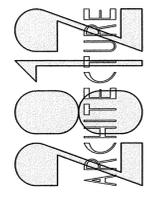
BY: Nova Heaton, PE, Development Services Manager DATE: _____

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAN OR SITE PLAN APPROVAL.

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



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Everett WA 98201
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A New Operations Building for:
REECE CONSTRUCTION
5802 Cemetery Road
Arlington, Washington

Drawing:
A1.1
Job Number:
20c-4254

PLN-866

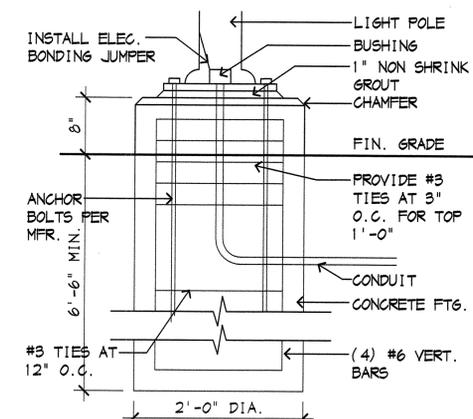
2018 WSEC LIGHTING ALLOWANCES

Table C405.5.3.(2)

PARKING LOT	TOTAL PARKING AREA = 13,760 FT AREA X WSEC ALLOWED MATTS/S.F. = TOTAL ALLOWED MATTS 1,181 FT X 0.06 W/FT = 71 TOTAL ALLOWED MATTS 2 P-LOT LIGHTS @ 100W EA + TOTAL MATTAGE = 200 MATTS
-------------	---

LIGHT LEGEND

PARKING LOT LIGHTING
(100W) LED SHOE BOX FIXTURE
25' POLE W/18" DIA 24" HIGH CONC. BASE
DET 1 & 2 DWS L1.1

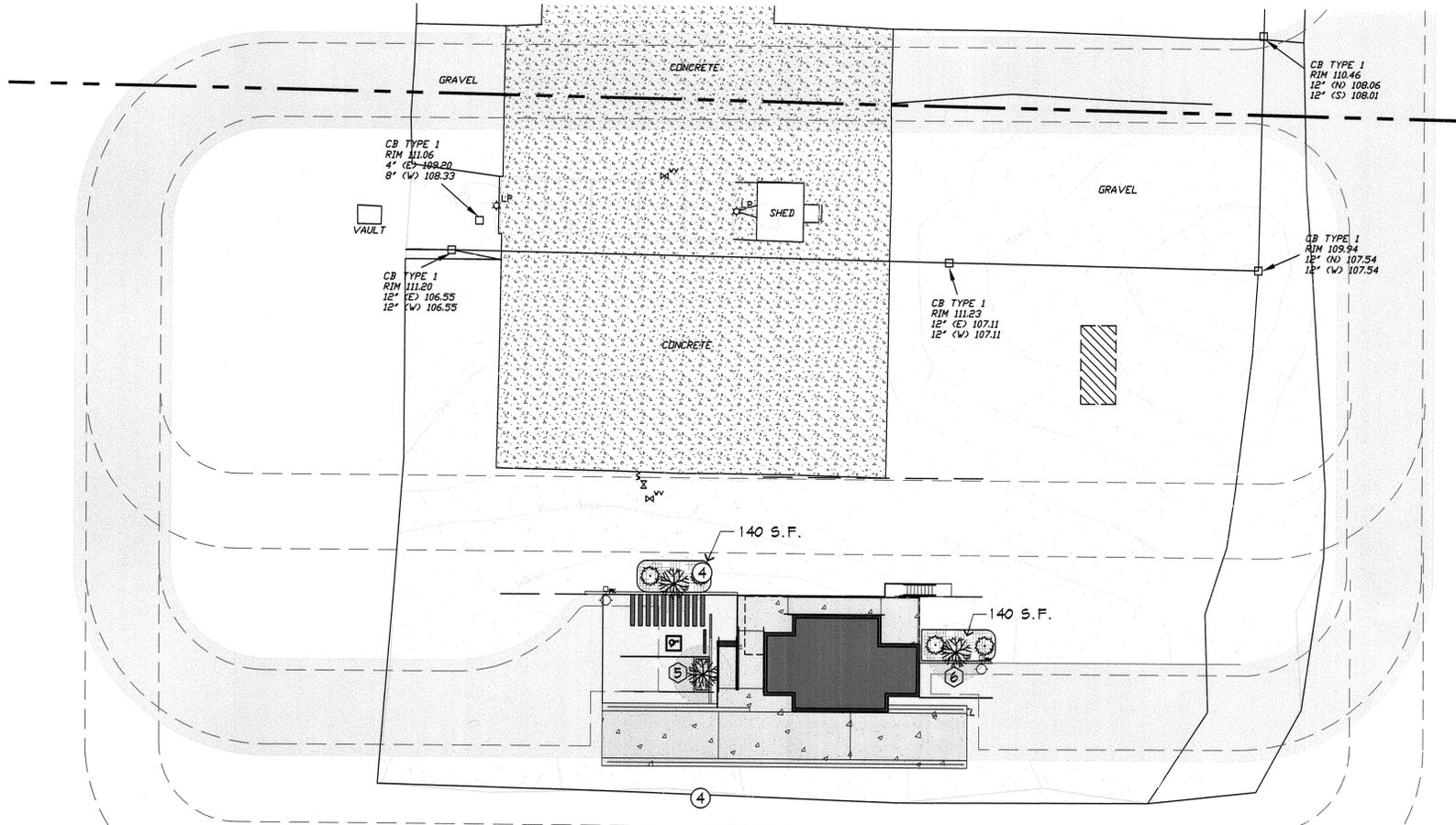


1 LIGHT POLE BASE
1" = 1'-0"

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



3 WALL PACK
1" = 1'-0"

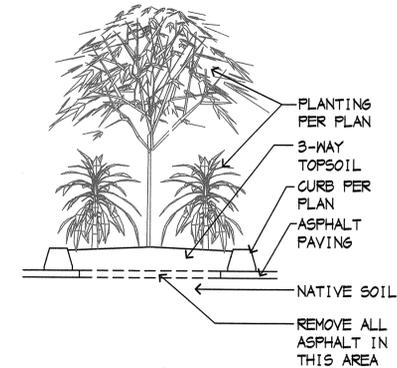


LANDSCAPE PLAN
1" = 25'-0"

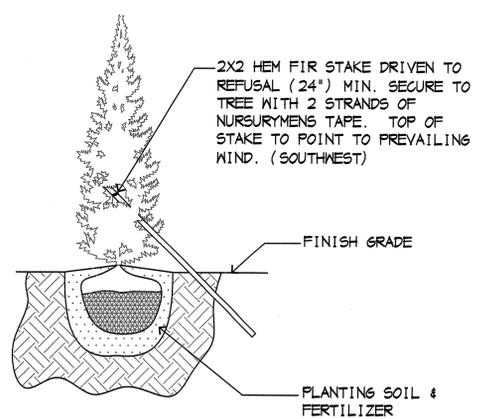


PLANTING SCHEDULE

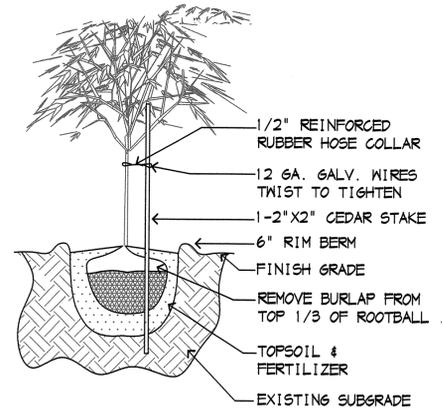
SYMBOL	QUANTITY	BOTANICAL	COMMON	SIZE	REMARKS
	3	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL.	MIN 6' TALL AT PLANTING
	8	RHODODENDRON CALIFORNICUM	NATIVE RHODODENDRON	2 GAL.	24" TALL MIXED VARIETY
	AS REQ'D	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK	4" POTS	24" O.C.



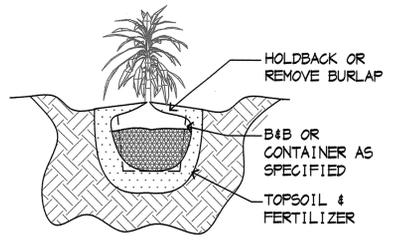
PLANTER DETAIL
NO SCALE



EVERGREEN TREE PLANTING
NO SCALE



DECIDUOUS TREE PLANTING
NO SCALE



SHRUB PLANTING
NO SCALE

- PER 20.76.130 SHADE TREES IN PARKING AREA. (X)
- 1 2,874 S.F. * .20 = 575 S.F. OF SHADE 675 S.F. PROVIDED.
 - 2 1,198 S.F. * .20 = 239 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 = 407 S.F. OF SHADE 468 S.F. PROVIDED.
 - 5 328 S.F. * .20 = 67 S.F. OF SHADE 80 S.F. PROVIDED.
 - 6 171 S.F. * .20 = 34 S.F. OF SHADE 57 S.F. PROVIDED.

LANDSCAPE NOTES

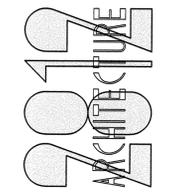
1. Backfill mix for planting trees, shrubs and ground cover shall be: One part by volume of 3-way topsoil mixed with one part native soil.
2. Planter areas to receive 3-way topsoil.
3. All trees, shrubs and groundcover shall be fertilized with Agro 4-2-2 transplanter or equal at planting time.
4. After 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 L1.1 for planting and landscaping details.

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

Job Number: **PLN-866** **20c-4254**

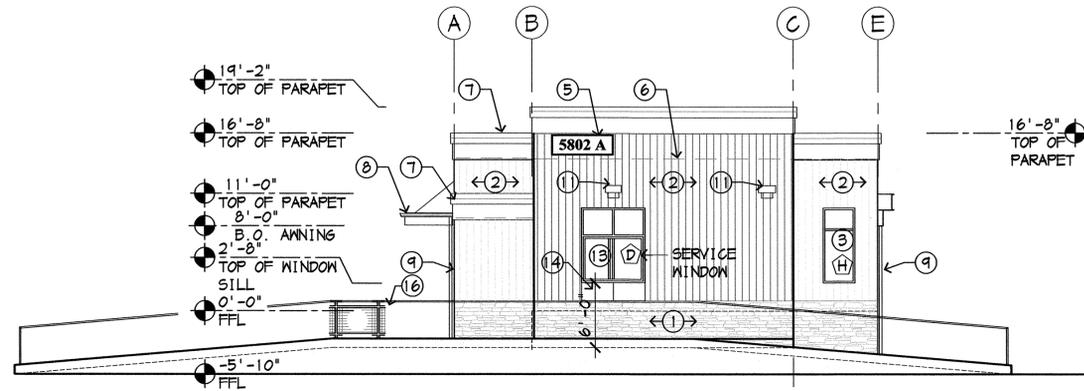
Date:	24 JANUARY 21	FOR PERMIT
	20 MAY 21	REVISION 1
	15 JULY 21	DESIGN REVIEW
	18 AUGUST 21	DESIGN REVIEW REVISION

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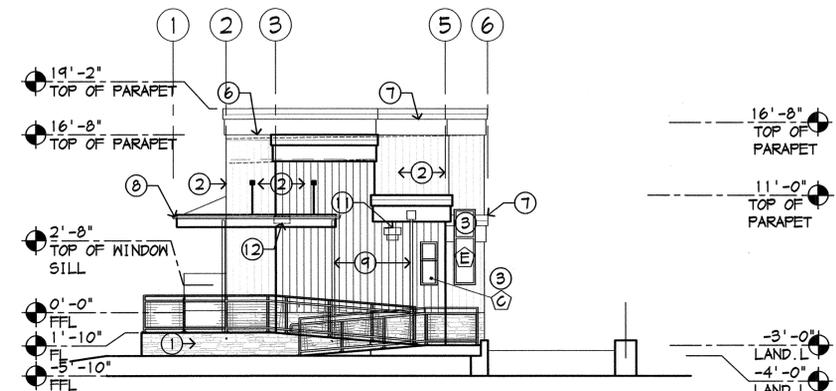
A New Operations Building for:
REECE CONSTRUCTION
5602 Cemetery Road
Arlington, Washington
LANDSCAPE DETAILS & LANDSCAPE PLAN (SCALE HOUSE)

Drawing: **L1.1**



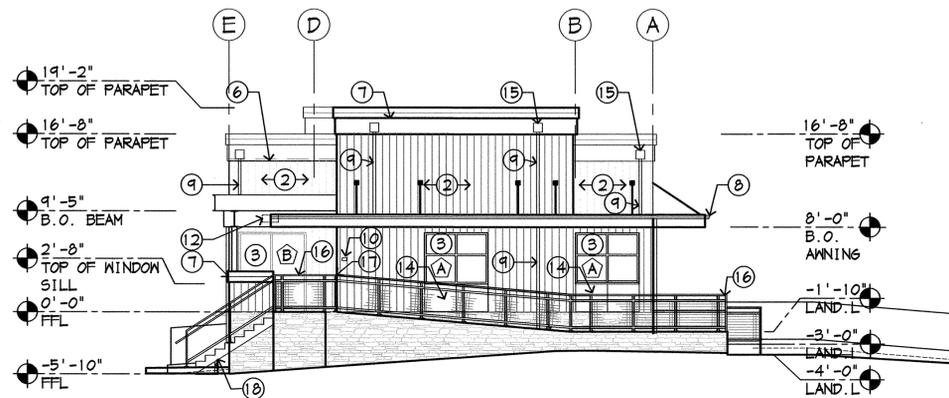
SOUTH ELEVATION

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



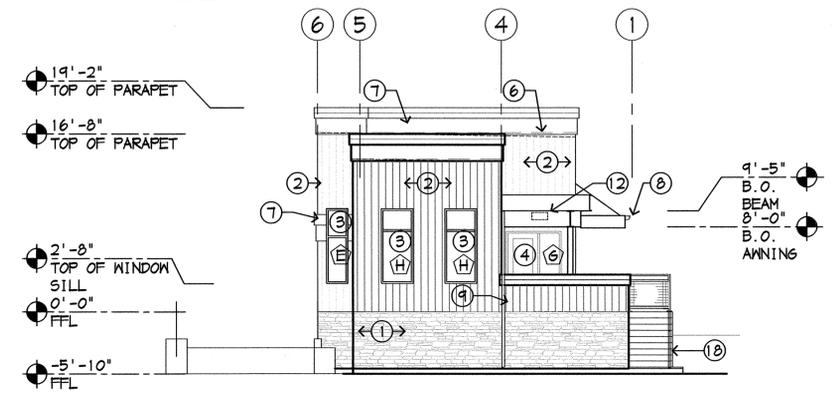
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

ELEVATION NOTES

- STONE VENEER BASE: PREMANUFACTURED STONE VENEER PER MANUFACTURER INSTALLATION SPECIFICATIONS.
- METAL BUILDING SIDING: 26 GA. PREFINISHED METAL BUILDING PANEL.
- VINYL FLANGE WINDOW: INSULATED VINYL FLANGE WINDOW W/ 1" INSULATED GLASS. SEE WINDOW SCHEDULE DWG. A5.1.
- STOREFRONT DOOR & FRAME: SEE DOOR SCHEDULE DWG. A5.1
- ADDRESS LETTERING: PLACE 14" HIGH ADDRESS WITH RAISED METAL NUMBERS AND LETTERS ABOVE DOOR. NUMBERS SHALL CONTRAST WITH THE BACKGROUND SIDING.
- TPO ROOF ON T.G.I. FRAMING: - REFER TO ARCHITECTURAL BUILDING SECTIONS DWG A4.1 AND STRUCTURAL DRAWINGS FOR CONNECTIONS.
- PREFINISHED METAL FLASHING: SEE EXTERIOR COLOR LEGEND FOR DETAILS.
- PREFINISHED METAL GUTTER: SEE EXTERIOR COLOR LEGEND FOR DETAILS.
- SCHEDULE 40 PVC DOWNSPOUT: PAINT TO MATCH ADJACENT WALL.
- FIRE DEPARTMENT KEY BOX: WITH BUILDING ACCESS KEYS. CONTACT LOCAL FIRE DEPARTMENT TO OBTAIN.
- LIGHT FIXTURE: COORD. W/ ELECTRICAL.
- EMERGENCY AND MEANS OF EGRESS LIGHT FIXTURE. FIXTURE SHALL BE CONTROLLED BY LIGHT SENSOR SO THAT IT IS LIGHTED AT ALL NON-DAYLIGHT HOURS. PROVIDE AN EMERGENCY POWER SUPPLY WITH A MINIMUM DURATION OF 90 MINUTES FOR THIS FIXTURE. ALSO, SEE REFLECTED CEILING PLAN DWG A2.1
- STOREFRONT FRAMING W/ 1" INSULATED GLASS. SEE WINDOW SCHEDULE DWG A5.1.
- FLAT METAL SIDING: 26 GAUGE PREFINISHED FLAT METAL PANELS.
- METAL COLLECTOR BOX AT SCUPPER: DET 8 DWG A5.3
- GUARDRAIL: DET 16 DWG A5.3
- GUARDRAIL: DET 13 DWG A5.3
- STAIR DETAIL. DET 20 DWG A5.3

EXTERIOR COLORS

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

ELEVATION LEGEND

- (X) ELEVATION NOTES
- (X) WINDOW PER SCHEDULE ON DWG. A5.1

2018 WSEC LIGHTING ALLOWANCES

Table C405.5.3.(2)

BUILDING FACADES	TOTAL FACADE WALL AREA = 2201 S.F. FACADE WALL AREA X WSEC ALLOWED MATTS/S.F. ² = TOTAL ALLOWED MATTS. 2201 X .075 W/SF ² = 165 TOTAL ALLOWED MATTS ON BUILDING FACADES. TOTAL WATTAGE= 156 MATTS
BUILDING WALKWAYS < 10' WIDE	TOTAL 5' WIDENWALK LIN.FT =87 S.F. WALKWAY LIN.FT WSEC ALLOWED MATTS/S.F. = TOTAL ALLOWED MATTS. 108 S.F. X .5 W/LIN.FT = 54 MATTS ALLOWED AT 5' WALK WAYS. TOTAL AT WALK WAYS 54 MATTS

LIGHT LEGEND

	WALL MOUNTED @ 75W EACH (20W) LED WATT EQUIVALENT (3) X 20W = 60 W
	WALL PAC @ 100W EACH (32 W) LED WATT EQUIVALENT 2X32= 96 W SEE DETAIL 3 DRAWING L1.1

**CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL**

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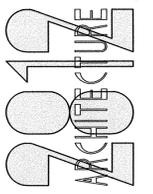
Job Number:
PLN-866

Job Number:
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Date:	24 JANUARY 21	FOR PERMIT
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REECE CONSTRUCTION
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Drawing:
A3.1

EXTERIOR ELEVATIONS (SCALE HOUSE)