

SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN NOTES

- HANDICAP PARKING W/ CURB CUTS AND SIGNS PER DETAILS 4,5 & 10/A1.2
- NEW PARKING (TYP)
- EDGE OF CURB
- CONCRETE SIDEWALKS WITH THICKENED EDGES PER DETAIL 3/A1.2
- EDGE OF ASPHALT PAVING PER CIVIL DRAWINGS. DET. 1 DWG A1.2
- 4" WIDE TRAFFIC STRIPPING AT PARKING STALLS, TYP
- CLASS B ASPHALT PAVING PER CIVIL DRAWINGS
- TYPE 'A' OPAQUE SCREENING: 20.76.040
- NEW APRON PER CIVIL DRAWINGS. SEE CITY DETAIL DWG A1.2
- EXISTING 8" HIGH CHAINLINK FENCE
- BOLLARD DET. 9 DWG A1.2
- 3'-6" GUARD RAIL.
- TRASH ENCLOSURE SECTION DET 1. DWG L1.1
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 25' SET BACK.
- REMOVE EXISTING CURB
- 10' UTILITY EASEMENT
- NEW SIDE WALK

- PER 20.76.130 SHADE TREES IN PARKING AREA. (X)
- 1) 1368 S.F. * .20 = 274 S.F. OF SHADE 798 S.F. PROVIDED.
 - 2) 1368 S.F. * .20 = 274 S.F. OF SHADE 798 S.F. PROVIDED.
 - 3) 1197 S.F. * .20 = 239 S.F. OF SHADE 240 S.F. PROVIDED.

DEFERRED SUBMITTALS:

- ELECTRICAL
 - MECHANICAL
 - PLUMBING
 - FIRE ALARM
 - SPRINKLER
 - SIGN PERMIT
- *BIDDING CONTRACTOR RESPONSIBLE FOR DESIGN & PERMITTING OF ALL DEFERRED ITEMS
*ALL DEFERRED SUBMITTALS MUST BE REVIEWED BY ARCHITECT PRIOR TO SUBMITTAL TO THE CITY.

PROJECT CRITERIA

TAX ACCOUNT NO. 31051400203300
SECTION: 14 TOWNSHIP 31 NORTH RANGE 5 EAST

LEGAL DESCRIPTION:
Section 14 Township 31 Range 05 Quarter W1/2. LOT 13 OF CITY ARL BLA SURV REC AFN 9605085005 BEING PTN W1/2 EXC R/W TO CITY ARL PER SHDS REC AFN 201802230401 EXC TH PTN THOF DAF TH PTN SEC LY19.00FT ELY & 41.00FT WLY OF FOLG DESC RD C/L COM AT SW COR OF LOT 13 AS SHOWN ON SD CITY ARL BLA REC AFN 9605085005 TH S87 56 19E ALG S LN OF SD LOT 13 564.66FT TO TPB OF THE HEREIN DESC RD C/L THN53 30 50E 27.02FT TH ALG A CRV TO L MH CTR OF CRV BEARS N86 29 10W HAVING A RAD OF 440.00FT AN ARC DIST OF 567.55FT TH N20 23 16N 113.75FT TH ALG A CRV TO R MH CTR OF CRV BEARS N69 36 34E HAVING ARAD OF 528.00FT AN ARC DIST OF 47.22FT TO N LN OF SD LOT 13 MH ALSO IS S LN OF TH CERTAIN PRIVATE ACCESS & UTILITY EASE KNOWN AS 74TH AVE NE AS DESC AFN 9601170532 961255009 9605085005 9605160087200509141129 & 201401070240 & TERM OF HEREIN DESC C/L & ALSO EXC TH PTN THOF LY ELY OF LN LY 19.00FT ELY OF FOLG DESC RD C/L COM AT SW COR OF LOT 13 AS SHOWN ON SD CITY ARL BLA REC AFN 9605085005TH S87 56 19E ALG S LN OF SD LOT 13 564.66FT TO TPB OF THE HEREIN DESC RD C/L TH N53 30 50E 27.02FT TH ALG A CRV TO L MH CTR OF CRV BEARS N86 29 10W HAVING A RAD OF 440.00FT AN ARC DIST OF 567.55FT TH N20 23 16N 113.75FT TH ALG A CRV TO R MH CTR OF CRV BEARS N69 36 34E HAVING A RAD OF 528.00FT AN ARC DIST OF 47.22FT TO N LN OF SD LOT 13 MH ALSO IS S LN OF TH CERTAIN PRIVATE ACCESS & UTILITY EASE KNOWN AS 74TH AVE NE AS DESC AFN 9601170532 961255009 9605085005 9605160087 200509141129 & 201401070240 & TERM OF HEREIN DESC C/L PER SHD REC AFN 201802230402

BUILDING CRITERIA

ZONING: 61 (GENERAL INDUSTRIAL)
MAX. HEIGHT (ZONING): 50' TABLE 20.48-5
MAX LOT COVERAGE: 100%
CODE: 2018 IBC
OCCUPANCY: S-1
FIRE SPRINKLER: YES
FIRE ALARM: YES
CONSTRUCTION TYPE: VB
PROPERTY SIZE: 1.02 AC. (44,314 S.F.)
AIRPORT SECTOR: C

CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 WASHINGTON STATE ENERGY CODE

ALLOWABLE AREA

OCCUPANCY S-1
TABLE 506.2
S-1 OCCUPANCY: FOR VB = 36,000 S.F. MAX
15,678 S.F.
PROVIDED
ALLOWABLE BUILDING HEIGHT: VB 40 NS 60 S

BUILDING AREAS

OFFICE BUILDING
MAIN FLOOR : WAREHOUSE: 15,678 S.F. 6 S.F.

PER: 20.72-1

PARKING CALCULATIONS

REQUIRED PARKING:

WAREHOUSE: 10.220 Warehouse Storage Facility
1 space for every four employees on the maximum shift but not less than 1 space per 10,000 square feet of area devoted to storage (whether inside or outside).

26 0L/4 = 7 STALLS. 22 PARKING STALL PROVIDED.

OFFICE: 3.130
1 space per 300 square feet of gross floor area.
957 S.F. / 300 = 3 PARKING STALLS
10 PARKING STALLS REQUIRED. 23 PROVIDED.

IMPERVIOUS SURFACES

ASPHALT: 14,965 S.F.
CONCRETE SIDEWALK: 1,180 S.F.
BUILDING FOOT PRINT: 15,748 S.F.
31,893 S.F.

DRAWING INDEX:

- CIVIL
- ARCHITECTURAL
 - A1.1 SITE PLAN
 - L1.1 LANDSCAPE PLAN
 - A2.1 FLOOR PLAN
 - A3.1 ELEVATIONS
- STRUCTURAL
- METAL BUILDING DRAWINGS

PLUMBING FIXTURE ANALYSIS

WATERCLOSETS					
OCCUPANCY	OCC.	LOAD	WOMEN	MEN	
S-1 (WAREHOUSE)	26	13/100=	0.13	13/100=	0.13
B+A	16	8/25=	.32	8/32=	.32
TOTAL PROVIDED			2	2	

LAVATORIES					
OCCUPANCY	OCC.	LOAD	WOMEN	MEN	
S-1 (WAREHOUSE)	26	13/100=	0.13	13/100=	0.13
B+A	16	8/40=	0.20	8/40=	0.20
TOTALS			1 REQUIRED	1 REQUIRED	
TOTAL PROVIDED			2	2	

OCCUPANCY WAREHOUSE:
(500 S.F. / OCCUPANT)
12,934 6 S.F. / 500 =
26 OCCUPANTS

BUSINESS:
(150 S.F. / OCCUPANT)
532 S.F. / 150 =
4 OCCUPANTS

CONFERENCE ROOM
(15 S.F. / OCCUPANT)
185 S.F. / 15 =
12 OCCUPANTS

TOTAL OCCUPANCY = 42
MIN DOOR WIDTH
OCCUPANT LOAD: 121
DOOR WIDTH:
42X.15 = 6.3" REQUIRED
108" PROVIDED IN WAREHOUSE AREA
72" PROVIDED IN OFFICE AREA

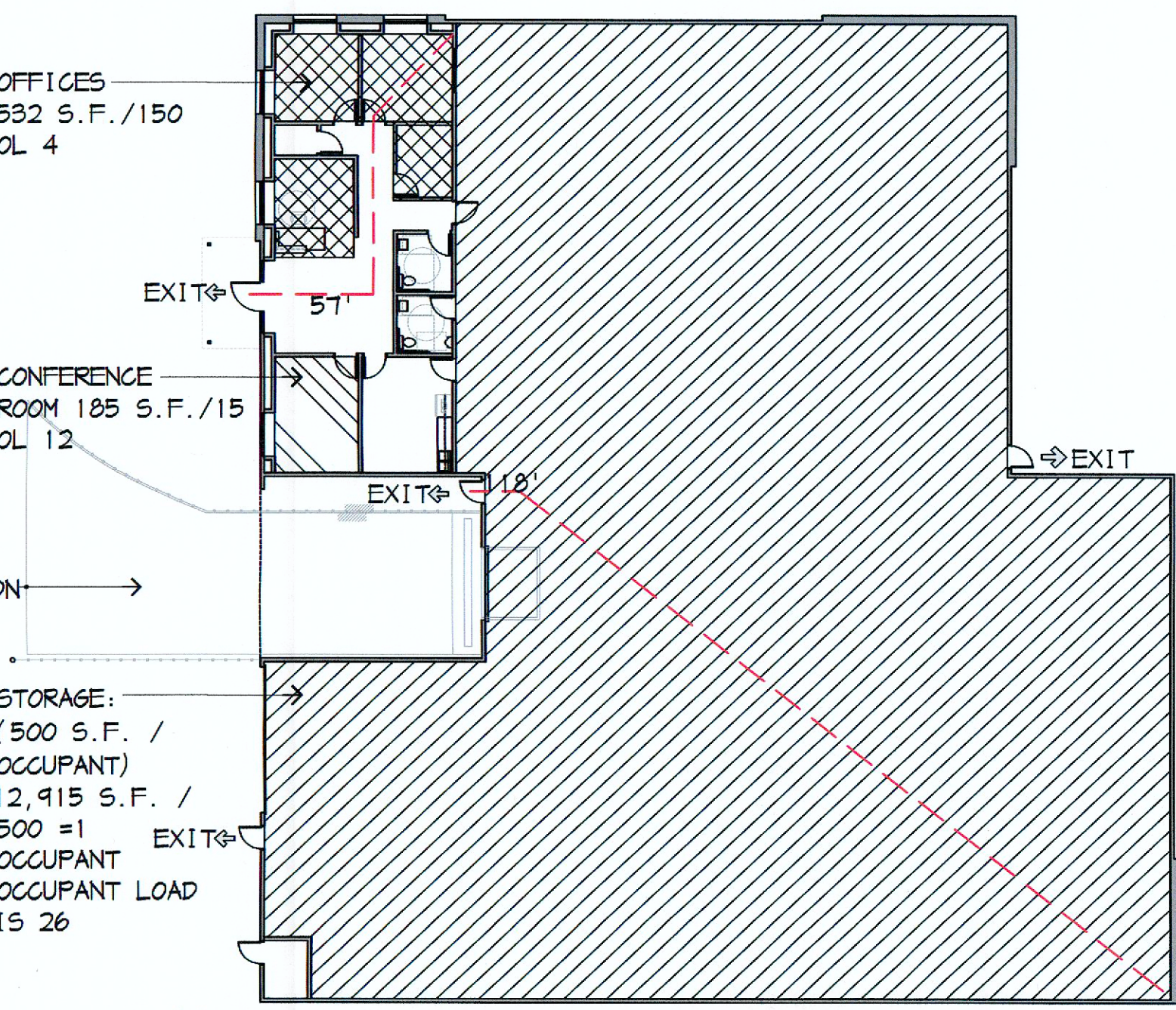
CORRIDOR WIDTH:
42X.20 = 8" REQUIRED
44" MIN

EGRESS:
PER TABLE 1017.2:
EXIST TRAVEL DISTANCE:
B NOT SPRINKLERED 200'
SPRINKLERED 300'
S-1 NOT SPRINKLERED 200'
SPRINKLERED 250'

DRINKING FOUNTAINS REQUIRED:

For S-1 1 per 1000.
For B 1 per 100.
Per 2902.5.1 occupant load over 30 shall have one drinking fountain for the first 150 occupants and one for each 500 additional occupants.
1 REQUIRED

PER TABLE: 508.4. Required separation:
Between M & S-1 No Separation required.

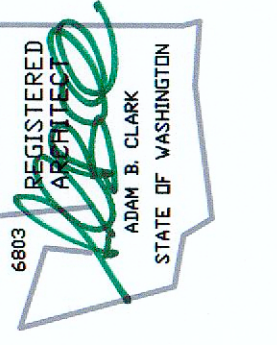


OCCUPANCY PLAN
SCALE: 1" = 20'-0"

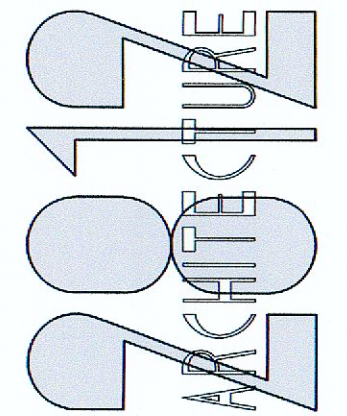


VICINITY MAP

Date:	15 SEPTEMBER 21
For:	FOR DESIGN REVIEW



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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. ACKNOWLEDGEMENT 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, WSDPW 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.

New Building for:
RNW DISTRIBUTION
XXX XX
ARLINGTON, Washington
Comments:
SITE PLAN

Drawing:
A1.1
Job Number:
21c-4317