

PROJECT IMAGE



PROJECT DATA:

ADDRESS OF PROPERTY: 1724 E RIO VISTA AVE., BURLINGTON WA 98233

ASSESSOR PARCEL NO.: P62688

LEGAL DESCRIPTION: (1.8700 AC) DK 12: ALL THAT PORTION OF TRACT 58 PER PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALL OF WHICH ARE CONTAINED WITHIN GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 663.20 FEET EASTERLY FROM THE NORTHWEST CORNER WHICH BEARS NORTH 89-03-51 WEST THEREOF AND AT THE PROJECTION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 58, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8710020014 (MAP BEARING NORTH 89-03-51 EAST); THENCE SOUTH 1-01-29 WEST 30.00 FEET ALONG THE PROJECTION OF THE WEST LINE OF THE SAID EAST HALF OF SAID TRACT 58, TO THE NORTHWEST CORNER OF THAT EAST HALF OF SAID TRACT 58 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89-03-51 EAST ALONG THE NORTH LINE OF SAID TRACT 58 AND THE SOUTH MARGIN OF RIO VISTA AVENUE 177.89 FEET; THENCE SOUTH 0-56-09 WEST 107.90 FEET; THENCE SOUTH 89-03-51 EAST 113.16 FEET; THENCE SOUTH 0-56-09 WEST 138.73 FEET; THENCE SOUTH 61-08-01 WEST 220.09 FEET; THENCE NORTH 89-16-40 WEST 99.90 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DIKE DISTRICT 12 AS RECORDED UNDER AUDITOR'S FILE NO. 268259 AND ALSO BEING ON THE WEST LINE OF THE EAST HALF OF SAID TRACT 58; THENCE NORTH 1-01-29 EAST 356.81 FEET ALONG THE WEST LINE OF SAID EAST HALF TO TRUE POINT OF BEGINNING.

ZONING: MUR-1

DEPARTURES: NONE

PROJECT DESCRIPTION: A PROPOSED 42-UNIT VETERANS HOUSING DEVELOPMENT ON A 1.87 ACRE SITE. SITE AND COMMON AMENITIES INCLUDE: RESIDENTIAL SERVICES BUILDING, PLAYGROUND, 1/2 COURT BASKETBALL, LAWN, PICNIC AND BBQ AREAS AND OFF STREET PARKING.

PROJECT INFORMATION:

SITE AREA: 81,121 SF, APPROX. 1.87 ACRES
 DENSITY CALC: 42 UNITS / 1.87 ACRES = 22.46 UNITS PER ACRE
 BUILDING FOOTPRINT: BUILDING A: 2,355 SF
 BUILDING B: 2,355 SF
 BUILDING C: 2,355 SF
 BUILDING D: 2,355 SF
 BUILDING E: 2,321 SF
 BUILDING F: 4,467 SF

BUILDING HEIGHT: BUILDING A: 37'-0" 1/2"
 BUILDING B: 37'-10" 1/8"
 BUILDING C: 37'-0" 1/2"
 BUILDING D: 37'-10" 1/8"
 BUILDING E: 25'-10" 3/4"
 BUILDING F: 29'-9" 7/8"

BUILDING AREA: BUILDING A: 5,972 SF
 BUILDING B: 5,972 SF
 BUILDING C: 5,972 SF
 BUILDING D: 5,972 SF
 BUILDING E: 4,421 SF
 BUILDING F: 5,669 SF

ACCESSIBILITY: MINIMUM OF 5% OF UNITS EQUALLY DISTRIBUTED AMONG TYPES. ALL MAIN ENTRIES ACCESSIBLE PARKING STALLS AND COMMON AREAS SHALL BE FULLY ACCESSIBLE
 42 UNITS X .05 = 2.1. 3 ACCESSIBLE UNITS PROVIDED.

BIKE STORAGE: 1 FOR EVERY FOUR UNITS. 42/4 = 10.5. (11) INTERIOR BIKE STORAGE SPACES PROVIDED
 VEHICLE PARKING: 1 STALL PER UNIT = 42. STALLS FOR OFFICE SPACE 1 PER 1,000 SF. .001 X 4,000 = 4
 MAXIMUM PARKING STALLS 48 X 1.20 = 54. PARKING SPACES PROVIDED = 54

ACCESSIBLE PARKING = .02 x 54 = 1.08. TYPE A UNITS = 3. ACCESSIBLE PARKING PROVIDED (1) VAN, (3) STANDARD STALLS.

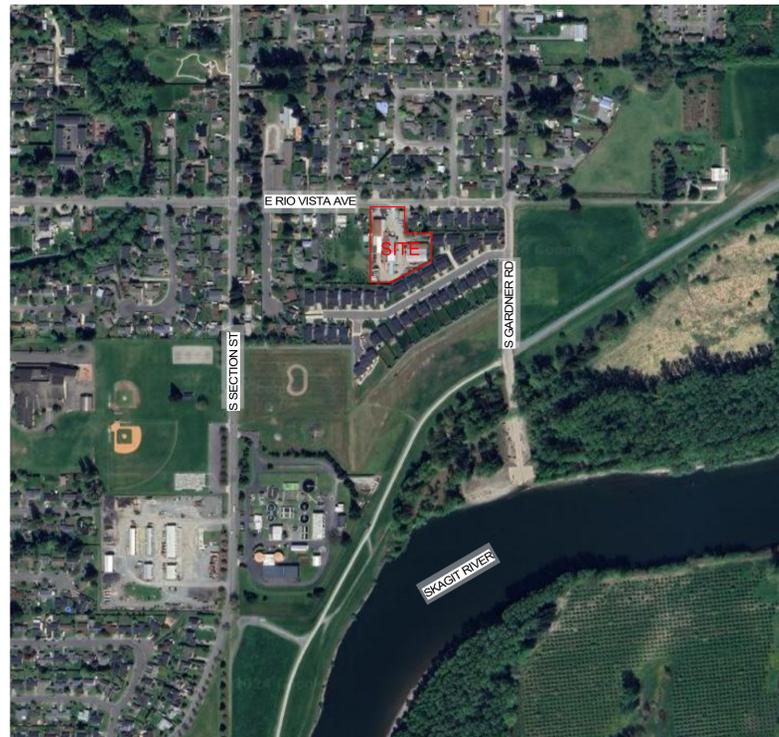
EV CHARGING: CHARGERS INSTALLED = 0.10 X 54 = 6 SPACES
 EV READY = 0.25 X 54 = 14 SPACES
 EV CAPABLE = 0.10 X 54 = 6 SPACES

SOLID WASTE STORAGE: 480 SF Provided
 CONSTRUCTION: TYPE VA
 PROPOSED # OF UNITS: (28) 1-BEDROOM
 (14) 2-BEDROOM
 (42) TOTAL

CODE: WASHINGTON STATE BUILDING CODE 2021;
 WASHINGTON STATE ENERGY CODE 2021;
 INTERNATIONAL MECHANICAL CODE 2021;
 INTERNATIONAL ELECTRICAL CODE 2023;
 INTERNATIONAL FIRE CODE 2021;
 ICC A117.1 2017
 2010 ADA STANDARDS + HUD DOCKET NO. FR-5784-N-01 - THE SAFE HARBOR FOR UFAS/SECTION 50 OF THE REHABILITATION ACT
 LIFE SAFETY CODE NFPA 101-2015 AND ALL OTHER APPLICABLE CODES PER THE AUTHORITY HAVING JURISDICTION

FIRE SPRINKLER: NFPA 13R SYSTEM FOR UNITS (BUILDINGS A - E), ALL FLOORS. NFPA 14 STANDPIPES
 NFPA 13 SYSTEM FOR RESIDENTIAL SERVICES BUILDING (BUILDING F)

VICINITY MAP



DESIGN TEAM:

PROPERTY OWNER:
 VOLUNTEERS OF AMERICA WESTERN WASHINGTON
 2802 BROADWAY
 EVERETT, WA 98201
 PH: 425.259.3191
 CONTACT: JIM LORENZ
 JLORENZ@VOAWW.ORG

DEVELOPMENT REPRESENTATIVE:
 BEACON DEVELOPMENT GROUP
 1690 S. ROBERTO MAESTRAS FESTIVAL ST.
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ARCHITECT:
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 117 SOUTH MAIN ST SUITE 400
 SEATTLE, WA 98104
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CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
 FAZIO AND ASSOCIATES
 701 N. 36TH STREET, SUITE 450
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 PH: 206.774.9490
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 ROB@FAZIOASSOCIATES.COM

STRUCTURAL ENGINEER:
 IL GROSS
 23914 56TH AVE. WEST, SUITE 200
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 PH: 425.640.7333
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 RMAH@ILGROSS.COM

MECHANICAL/PLUMBING ENGINEER (DESIGN ASSIST):
 SIDER-BYERS
 192 NICKERSON STREET, SUITE 300
 SEATTLE, WA 98109
 PH: 206.285.2966
 CONTACT: DANA FONTES
 DANA@SIDERBYERS.COM

ELECTRICAL ENGINEER (DESIGN ASSIST):
 SIDER-BYERS
 192 NICKERSON STREET, SUITE 300
 SEATTLE, WA 98109
 PH: 206.285.2966
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 DANA@SIDERBYERS.COM

ACCESSIBILITY:
 ENDELMAN
 600 UNIVERSITY ST., SUITE 1515
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 PH: 206.324.6462
 CONTACT: MICHAEL SCHNEIDER
 MICHAEL@ENDELMAN.COM

BUILDING INFORMATION:

UNIT COUNT			
NUMBER	UNIT TYPE	AREA	COMMENTS
BLDG A			
A101	2BR	822 SF	
A102	1BR	546 SF	
A103	1BR	551 SF	
A201	2BR	822 SF	
A202	1BR	546 SF	
A203	1BR	551 SF	
A301	2BR	822 SF	
A302	1BR	546 SF	
BLDG B			
B101	2BR	803 SF	
B102	1BR	546 SF	
B103	1BR	550 SF	
B201	2BR	822 SF	
B202	1BR	546 SF	
B203	1BR	566 SF	
B301	2BR	820 SF	
B302	1BR	546 SF	
BLDG C			
C101	2BR	822 SF	
C102	1BR	546 SF	
C103	1BR	551 SF	
C201	2BR	822 SF	
C202	1BR	546 SF	
C203	1BR	551 SF	
C301	2BR	822 SF	
C302	1BR	546 SF	

UNIT COUNT			
NUMBER	UNIT TYPE	AREA	COMMENTS
BLDG D			
D101	2BR	803 SF	
D102	1BR	546 SF	
D103	1BR	550 SF	
D201	2BR	822 SF	
D202	1BR	546 SF	
D203	1BR	566 SF	
D301	2BR	820 SF	
D302	1BR	544 SF	
BLDG E			
E101	2BR	822 SF	
E102	1BR	546 SF	
E103	1BR	549 SF	
E201	2BR	822 SF	
E202	1BR	546 SF	
E203	1BR	551 SF	
BLDG F			
F101	1BR	541 SF	
F102	1BR	541 SF	
F201	1BR	801 SF	
F202	1BR	541 SF	
Total Units: 42		27070 SF	

SHEET INDEX

SHEET INDEX - LAND USE	
SHEET NO.	SHEET NAME
G001*	SHEET INDEX & PROJECT DATA - LAND USE
G002	GENERAL NOTES & SYMBOLS
G010	ZONING CODE ANALYSIS - FAR
G011	ZONING CODE ANALYSIS
1 OF 1 SURVEY	
C1.0	STORMWATER POLLUTION PREVENTATION PLAN
C2.0	SEWER & WATER PLAN
C3.0	STORM DRAINAGE PLAN
C4.0	GRADING & PAVING PLAN
L1.0	OVERALL LANDSCAPE SITE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	SCHEMATIC IRRIGATION PLAN
L2.00	PLANTING SCHEDULE
L2.01	PLANTING IRRIGATION SCHEDULE
L3.00	PLANTING DETAILS
L3.01	IRRIGATION DETAILS
L3.02	SITE DETAILS
D101	DEMOLITION PLAN
A001	SITE PLAN
A002	ENLARGED SITE PLAN NORTH
A003	ENLARGED SITE PLAN SOUTH
A004	ENLARGED SITE PLAN EAST
AA101	BUILDING A - PLANS
AA201	BUILDING A - ELEVATIONS
AA301	BUILDING A - SECTIONS
AB101	BUILDING B - PLANS
AB201	BUILDING B - ELEVATIONS
AB301	BUILDING B - SECTIONS
AC101	BUILDING C - PLANS
AC201	BUILDING C - ELEVATIONS
AC301	BUILDING C - SECTIONS
AD101	BUILDING D - PLANS
AD201	BUILDING D - ELEVATIONS
AD301	BUILDING D - SECTIONS
AE101	BUILDING E - PLANS
AE201	BUILDING E - ELEVATIONS
AE301	BUILDING E - SECTIONS
AF101	BUILDING F - LEVEL 1 PLAN
AF102	BUILDING F - LEVEL 2 & ROOF PLANS
AF201	BUILDING F - ELEVATIONS
AF301	BUILDING F - SECTIONS

Exhibit "A"
 10/10/2024
 Approved
 Preliminary
 plans



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 NORTH

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Volunteers
 of America
 WESTERN WASHINGTON



ISSUED SETS		
NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
 SHEET INDEX &
 PROJECT DATA -
 LAND USE

DEMO #
 LAND USE #
 SDOT #
 PERMIT #
 DRAWN DA/AB/JR
 CHECKED DA/AB
 ISSUE DATE 09/06/24
 PROJECT # 22022
 SHEET #

G001*

ABBREVIATIONS:

&	AND	FL	FLOORING	QT	QUARRY TILE
<	ANGLE	FLASH	FLASHING	R	RISER
@	AT	FLUOR	FLUORESCENT	RAD	RADIUS
⊕	CENTERLINE	FOC	FACE OF CONCRETE	RCP	REFLECTED CEILING PLAN
#	POUND OR NUMBER	FOF	FACE OF FINISH	RD	ROOF DRAIN
AC	ACOUSTICAL	FOS	FACE OF STUDS	RE	RECEPTACLE
AD	AREA DRAIN	FOT	FACE OF TILE	REF	REFRIGERATOR
ADJUST	ADJUSTABLE	FR	FIREPROOF	REG	REGISTER
AF	ACCESS FLOOR	FRF	IN FLOOR ELECT. RECEPTACLE	REIN	REINFORCED
AGGR	ABOVE FINISH FLOOR	FT	FULL SIZE	REM	REMOVE(D)
ALUM	ALUMINUM	FTS	FOOT OR FEET	REQ	REQUIRED
APPROX	APPROXIMATE	FTG	FOOTING	RIM	ROOM
ARCH	ARCHITECTURAL	FUR	FURRING	RO	ROUGH OPENING
ASB	ASBESTOS	FURR	FUTURE	RWD	REDWOOD
ASPH	ASPHALT	FUT		RWL	RAIN WATER LEADER
BD	BOARD	GA	GAUGE	S	SOUTH
BF	BRACE FRAME	GALV	GALVANIZED	SAM	SELF ADHESIVE MEMBRANE
BITUM	BITUMINOUS	GB	GRAB BAR	SC	SOLID CORE
BLDG	BUILDING	GL	GLASS	SCD	SEAT COVER DISPENSER
BLK	BLOCKING	GND	GROUND	SCHD	SCHEDULE
BM	BEAM	GR	GRADE	SD	SOAP DISPENSER
BOT	BOTTOM	GWB	GYPSUM WALL BOARD	SECT	SECTION
C.I.	CONT. INSULATION	GYP	GYPSUM	SF	SQUARE FEET
CAB	CABINET	HB	HOSE BIB	SH	SHELF
CB	CATCH BASIN	HC	HOLLOW CORE	SHWR	SHOWER
CEM	CEMENT	HDWD	HARDWOOD	SH	SHEET
CER	CERAMIC	HW	HARDWARE	SIM	SIMILAR
CH	CHALK	HM	HOLLOW METAL	SND	SANITARY NAPKIN DISPENSER
CI	CAST IRON	HORIZ	HORIZONTAL	SNR	SANITARY NAPKIN RECEPTACLE
CJ	CONTROL JOINT	HR	HOUR	SPEC	SPECIFICATION
CL	CHAIN LINK	HGT	HEIGHT	SQ	SQUARE
CLG	CEILING	ID	INSIDE DIAMETER	SS	STAINLESS STEEL
CLRG	CEILING	INSUL	INSULATION	SSK	SERVICE SINK
CLR	CLEAR	INT	INTERIOR	STA	STATION
CMU	CONCRETE MASONRY	INCL	INCLUDE	STD	STANDARD
CNTR	COUNTER	JAN	JANITOR	STL	STEEL
CO	CASED OPENING	JT	JOINT	STR	STRUCTURAL
COL	COLUMN	JT	JOINT	SUSP	SUSPENDED
CONC	CONCRETE	KIT	KITCHEN	SYM	SYMMETRICAL
CONN	CONNECTION	LAB	LABORATORY	TRD	TREAD
CONSTR	CONSTRUCTION	LAM	LAMINATE	TB	TOWEL BAR
CONT	CONTINUOUS	LAV	LAVATORY	T-BO	TACK BOARD
CORR	CORRIDOR	LAV	LAVATORY	TC	TOP OF CURB
CTR	CENTER	LCKR	LOCKER	TEL	TELEPHONE
CTSK	COUNTERSUNK	LGT	LIGHT	TER	TERRAZZO
DBL	DOUBLE	LVT	LUXURY VINYL TILE	TG	TONGUE & GROOVE
DEPT	DEPARTMENT	MAS	MASONRY	THK	THICK
DET	DETAIL	MAT	MATERIAL	TO	TOP OF
DIA	DIAMETER	MAX	MAXIMUM	TOIL	TOILET
DIM	DIMENSION	MECH	MECHANICAL	TP	TOILET PAPER
DISP	DISPENSER	MEMB	MEMBRANE	TPO	THERMOPLASTIC POLYOLEFIN
DN	DOWN	MTL	METAL	TPD	TOILET PAPER DISPENSER
DO	DOOR OPENING	MI	MATCH LINE	TV	TELEVISION
DP	DEEP	MFR	MANUFACTURE(R)	TW	TOP OF WALL
DR	DOOR	MH	MANHOLE	TYP	TYPICAL
DWR	DRAWER	MIN	MINIMUM	UNF	UNFINISHED
DS	DOWNSPOUT	MIR	MIRROR	UN	UNLESS OTHERWISE NOTED
DSP	DRY STANDPIPE	MISC	MISCELLANEOUS	UR	URINAL
DW	DISHWASHER	MTD	MOUNTED	VAC	VACUUM
DWG	DRAWING	MUL	MULLION	VCT	VINYL COMPOSITE TILE
(E)	EXISTING	MV	MICROWAVE	VERT	VERTICAL
E	EAST	(N)	NEW	VEST	VESTIBULE
EA	EACH	N	NORTH	W	WEST
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT	W	WITH
EL	ELEVATION	NO	NUMBER	WC	WATER CLOSET
ELEC	ELECTRICAL	NOM	NOMINAL	WO	WOOD
ELEV	ELEVATOR	NTS	NOT TO SCALE	WO	WITHOUT
EME	EMERGENCY	OA	OVERALL	WP	WATERPROOF
ENCL	ENCLOSURE	OBS	OBSOLETE	WSC	WAINSCOT
EOS	EDGE OF SLAB	OC	ON CENTER	WT	WEIGHT
EP	ELECTRICAL PANEL	OD	OUTSIDE DIAMETER (DIM.)	WDW	WINDOW
EQ	EQUAL	OFCI	OWNER FURNISH CONTRACTOR INSTALL	WRB	WEATHER RESISTIVE BARRIER
EQPT	EQUIPMENT	ORD	OVERFLOW ROOF DRAIN		
EWC	ELEC. WATER COOLER	OSB	ORIENTED STRAND BOARD		
EX	EXISTING	PRCST	PRE-CAST		
EXIST	EXISTING	PL	PLATE		
EXPO	EXPOSED	PLAM	PLASTIC LAMINATE		
EXP	EXPANSION	PLAS	PLASTER		
EXT	EXTERIOR	PLYWD	PLYWOOD		
FA	FIRE ALARM	PR	PAIR		
FB	FLAT BAR	PT	PRESSURE TREATED		
FC	FIBER CEMENT	PT SLAB	POST-TENSIONED SLAB		
FD	FLOOR DRAIN	PTD	PAPER TOWEL DISPENSER		
FDN	FOUNDATION	PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE		
FE	FIRE EXTINGUISHER	PTN	PARTITION		
FEC	FIRE EXT. CABINET	PTR	PAPER TOWEL RECEPTACLE		
FHC	FIRE HOSE CABINET				
FIN	FINISH				

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G000.
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (+) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
- ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT, ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.
- CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK.
- PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.
- FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
- THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.
- ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

GENERAL NOTES FIRE:

- FIRE ALARM SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH IFC 907
- WIRING FOR FIRE ALARMS SHALL MEET THE REQUIREMENTS OF NFPA 72 WITH REGARDS TO SURVIVABILITY
- SMOKE DETECTORS SHALL BE INSTALLED TO COMPLY WITH IFC 907 AND CONNECTED TO THE FIRE ALARM SYSTEM.
 - COMBINATION SMOKE AND CARBON DIOXIDE DETECTOR TO BE LOCATED OUTSIDE SLEEPING ROOM AND IN SLEEPING ROOM
 - SPRINKLER ZONING BY FLOOR REQUIRED
- DEMOLITION AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INTERNATIONAL FIRE CODE CHAPTER 33
- FIRE EXTINGUISHERS SHOULD BE LOCATED WITHIN 75' MAX. THROUGHOUT THE BUILDING. FIRE EXTINGUISHERS TO BE 2 A 10 BC.

GENERAL NOTES ENERGY CODE:

BUILDINGS A - E - R - 2 OCCUPANCY WITH DIRECT EXTERIOR EXITS

- AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH R402.4.1.2
 - AIR LEAKAGE RATE SHALL NOT EXCEED 0.4 CFM/SF AT A PRESSURE OF 50 PASCALS.
 - RESNET/ICC 380, ASTM E779 OR ASTM E1827.
- R406 REQUIREMENTS
 - R406.2 CARBON EMISSIONS EQUALIZATION.
 - SYSTEM TYPE 5: THIS PROJECT WILL PROVIDE A HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN THE LARGEST ZONE IN THE DWELLING.
 - R406.3 ENERGY CREDITS
 - THIS PROJECT WILL PROVIDE AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION PER R406.3, OPTION 2.1
 - THIS PROJECT WILL PROVIDE DUCTLESS MINI-SPLIT HEATING SYSTEM PER R406.3, OPTION 3.5
 - THIS PROJECT WILL ELECTRIC HEAT PUMP WATER HEATERS PER R406.3, OPTION 5.6
 - THIS PROJECT WILL PROVIDE AN ENERGY STAR APPLIANCE PACKAGE PER R406.3, OPTION 7.1

BUILDING F R-2 OCCUPANCY WITH DIRECT EXTERIOR EXITS AND B / S OCCUPANCIES

- AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH R402.4.1.2
 - AIR LEAKAGE RATE SHALL NOT EXCEED 0.4 CFM/SF AT A PRESSURE OF 50 PASCALS.
 - RESNET/ICC 380, ASTM E779 OR ASTM E1827.
- R406 REQUIREMENTS
 - R406.2 CARBON EMISSIONS EQUALIZATION.
 - SYSTEM TYPE 5: THIS PROJECT WILL PROVIDE A HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN THE LARGEST ZONE IN THE DWELLING.
 - R406.3 ENERGY CREDITS
 - THIS PROJECT WILL PROVIDE AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION PER R406.3, OPTION 2.1
 - THIS PROJECT WILL PROVIDE DUCTLESS MINI-SPLIT HEATING SYSTEM PER R406.3, OPTION 3.5
 - THIS PROJECT WILL ELECTRIC HEAT PUMP WATER HEATERS PER R406.3, OPTION 5.6
 - THIS PROJECT WILL PROVIDE AN ENERGY STAR APPLIANCE PACKAGE PER R406.3, OPTION 7.1
- AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH C402.5.1.2 FOR THE B AND S OCCUPANCY PORTION OF THE BUILDING
 - AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH C406
 - AIR LEAKAGE RATE SHALL NOT EXCEED 0.25 CFM/SF AT A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER GAUGE AT THE UPPER 95 PERCENT CONFIDENCE INTERVAL IN ACCORDANCE WITH ASTM E779
- C406 REQUIREMENTS
 - IMPROVE COOLING AND FAN EFFICIENCY PER C406.2, OPTION 3
 - IMPROVE HEATING EFFICIENCY PER C406.2, OPTION 4
 - HIGH PERFORMANCE DOAS PER C406.2, OPTION 7
 - 10% REDUCED LIGHTING POWER PER C406.2, OPTION 9

SYMBOLS

	WALL ASSEMBLY		CENTERLINE
	WINDOW TYPE		HIDDEN LINE (ABOVE OR BELOW)
	RELITE TYPE		EXTERIOR ELEVATION
	DOOR NUMBER		BUILDING SECTION
	TYPE A BARRIER FREE UNIT		WALL SECTION
	PROPERTY LINE		DETAIL
	INTERIOR ELEVATION		GRID MARKER
	SMOKE DETECTOR		RAISED SLAB (PLAN VIEW)
	EXIT SIGN		DEPRESSED SLAB (PLAN VIEW)
	FIRE EXTINGUISHER		INDICATES OPENING IN FLOOR
	HOSE BIB		SPOT ELEVATION
	FLOOR DRAIN		ACCESSIBLE DOOR CLEARANCES

DEFERRED SUBMITTALS:

- MECHANICAL PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- FIRE ALARM PERMIT
- FIRE SPRINKLER PERMIT



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Volunteers
of America®
WESTERN WASHINGTON



NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	05/10/24	100% SD
3	09/06/24	50% DDLU

NO	DATE	DESCRIPTION

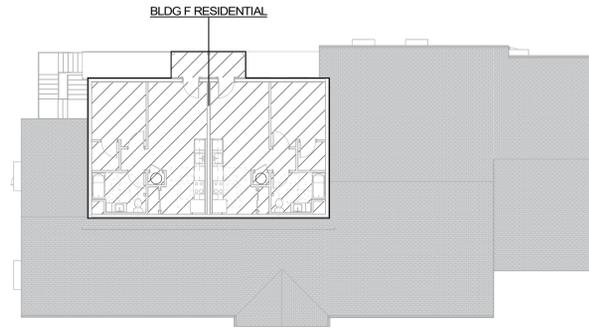
AHJ STAMP

TITLE
GENERAL NOTES
& SYMBOLS

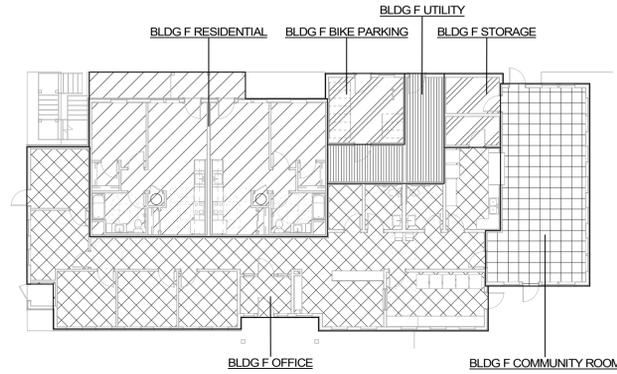
DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

G002

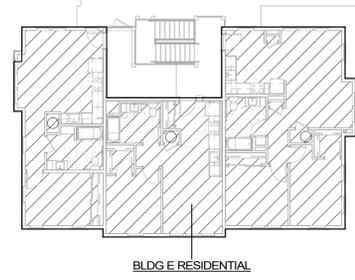
ZONING CODE ANALYSIS – FLOOR AREA RATIO



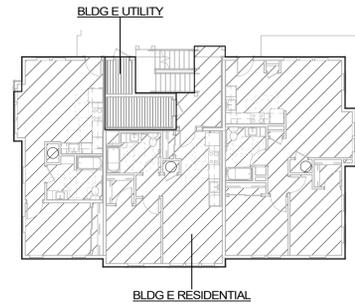
7 BLDG F LEVEL 2 - FAR
SCALE: 1/16" = 1'-0"



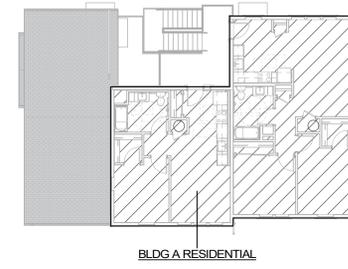
6 BLDG F LEVEL 1 - FAR
SCALE: 1/16" = 1'-0"



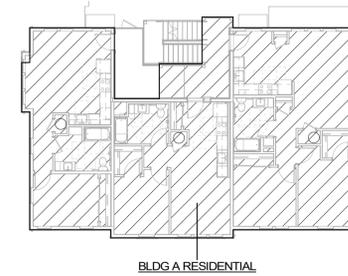
5 BLDG E LEVEL 2 - FAR
SCALE: 1/16" = 1'-0"



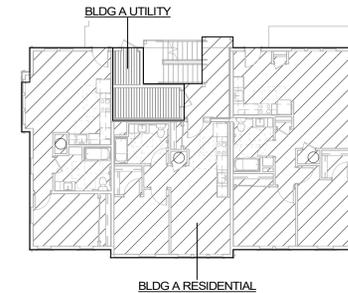
4 BLDG E LEVEL 1 - FAR
SCALE: 1/16" = 1'-0"



3 BLDG A-D LEVEL 3 - FAR
SCALE: 1/16" = 1'-0"



2 BLDG A-D LEVEL 2 - FAR
SCALE: 1/16" = 1'-0"



1 BLDG A-D LEVEL 1 - FAR
SCALE: 1/16" = 1'-0"

AREA FAR SCHEDULE	
OCCUPANCY TYPE	GROSS FLOOR AREA
LEVEL 1	
BLDG A RESIDENTIAL	2194 SF
BLDG A UTILITY	133 SF
BLDG B RESIDENTIAL	2194 SF
BLDG B UTILITY	133 SF
BLDG C RESIDENTIAL	2194 SF
BLDG C UTILITY	133 SF
BLDG D RESIDENTIAL	2194 SF
BLDG D UTILITY	133 SF
BLDG E RESIDENTIAL	2194 SF
BLDG E UTILITY	133 SF
BLDG F BIKE PARKING	196 SF
BLDG F COMMUNITY ROOM	671 SF
BLDG F OFFICE	2043 SF
BLDG F RESIDENTIAL	1312 SF
BLDG F STORAGE	149 SF
BLDG F UTILITY	262 SF
LEVEL 2	
BLDG A RESIDENTIAL	2234 SF
BLDG B RESIDENTIAL	2234 SF
BLDG C RESIDENTIAL	2234 SF
BLDG D RESIDENTIAL	2234 SF
BLDG E RESIDENTIAL	2100 SF
BLDG F RESIDENTIAL	1272 SF
LEVEL 3	
BLDG A RESIDENTIAL	1495 SF
BLDG B RESIDENTIAL	1495 SF
BLDG C RESIDENTIAL	1495 SF
BLDG D RESIDENTIAL	1495 SF
Grand total	34555 SF

FAR LEGEND

	A3 - ASSEMBLY
	B - OFFICE
	MECHANICAL
	RESIDENTIAL
	STORAGE



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VOA NORTH
1724 E RIO VISTA AVE
BURLINGTON, WA 98233



8551 REGISTERED ARCHITECT
DOUGLAS J. ITO
STATE OF WASHINGTON

ISSUED SETS

NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	03/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES

NO	DATE	DESCRIPTION
----	------	-------------

AHJ STAMP

TITLE
ZONING CODE ANALYSIS - FAR

DEMO #
LAND USE #
SDOT #
PERMIT #
DRAWN DA/AB/JR
CHECKED DA/AB
ISSUE DATE 09/06/24
PROJECT # 22022
SHEET #

G010

CODE SECTION # – CODE SECTION HEADING

CODE SECTION # – CODE SECTION HEADING

CHAPTER 17.85 – ACCESS & PARKING

THE PROJECT CONSISTS OF MEDIUM MULTIUNIT BUILDINGS PER 17.01.050 DWELLING DEFINITION PART 2.C.II "MULTIUNIT BUILDING, MEDIUM" MEANS A MULTIUNIT BUILDING CONTAINING FIVE TO EIGHT DWELLING UNITS.

VEHICLE PARKING

TABLE 17.85.060 DWELLINGS IN DETACHED, DUPLEX, HORIZONTALLY ATTACHED, AND SMALL AND MEDIUM MULTIUNIT BUILDINGS CONTAINING UP TO TWO BEDROOMS; 1 SPACE PER DWELLING. GUEST PARKING IS NOT REQUIRED. ADMINISTRATIVE OFFICE; 1 SPACE FOR EVERY 1,000 SQUARE FEET

(42) 1 & 2 BEDROOM DWELLING UNITS
3,310 SF OF OFFICE USE (BLDG F)

42 x 1 = 42 STALLS
3,310 / 1,000 = 4 STALLS
46 STALLS REQUIRED

MAX PARKING ALLOWED = 120% OF REQUIRED PARKING

46 x 1.2 = 55 STALLS MAX ALLOWED ON SITE

54 STALLS PROVIDED

(2 STANDARD ACCESSIBLE STALLS, 1 VAN ACCESSIBLE STALL, 15 COMPACT)

BIKE PARKING

TABLE 17.85.060 1 SPACE FOR EVERY 4 DWELLINGS

42 / 4 = 11 SPACES

11 SPACES PROVIDED IN BLDG F; 2 TO BE ACCESSIBLE

CHAPTER 17.30 – MUR-1 ZONE - MIXED-USE RESIDENTIAL

OPEN SPACE

17.30.090 D. NEW SUBDIVISIONS OR DEVELOPMENTS THAT WILL RESULT IN 40 OR MORE LOTS OR DWELLINGS SHALL INCLUDE A COMMON OPEN SPACE AREA FOR OUTDOOR RECREATION.

X SF BBQ AREAS
X SF PLAYGROUND

x SF OF TOTAL COMMON OPEN SPACE PROVIDED

FRONTAGE

17.30.090 F. LARGE MULTIUNIT BUILDINGS AND RESIDENTIAL BUILDINGS IN ANY DEVELOPMENT THAT INCLUDES MORE THAN EIGHT DWELLINGS SHALL HAVE FRONTAGE ON A PUBLIC OR PRIVATE STREET. THE PRIMARY ENTRANCE FOR EACH BUILDING SHALL FACE THE STREET AND DIRECT PEDESTRIAN ACCESS SHALL BE PROVIDED BETWEEN THE ENTRANCE AND THE STREET.

BUILDING A FRONTS AND CONNECTS TO E RIO VISTA AVE, SEE SITE PLAN ON A001.

IMPERVIOUS SURFACE

17.30.100 D. MAXIMUM BUILDING AND IMPERVIOUS SURFACE COVERAGE: 70 PERCENT.

81,121 SF SITE AREA
X SF OF BUILDINGS
X SF IMPERVIOUS PARKING & SIDEWALKS

X SF TOTAL IMPERVIOUS SURFACE PROVIDED

81,121 SF SITE AREA
TOTAL SURFACE
%

IMPERVIOUS SURFACE DIAGRAM HERE

HEIGHT

17.30.100 E. MAXIMUM BUILDING HEIGHT: 45 FEET.

BUILDING HEIGHTS:

BUILDING A: 37'-0 1/2"
BUILDING B: 37'-10 1/8"
BUILDING C: 37'-0 1/2"
BUILDING D: 37'-10 1/8"
BUILDING E: 29'-0 3/4"
BUILDING F: 29'-9 7/8"



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VOA
NORTH

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BURLINGTON, WA 98233



Volunteers
of America®
WESTERN WASHINGTON



ISSUED SETS		
NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/08/24	50% DDLU

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
ZONING CODE
ANALYSIS

DEMO #
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PROJECT # 22022
SHEET #

G011

A PORTION OF THE NW 1/4, NW 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LEGAL DESCRIPTION

ALL THAT PORTION OF TRACT 58 PER PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1 OF PLATS, AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALL OF WHICH ARE CONTAINED WITHIN GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 663.20 FEET EASTERLY FROM THE NORTHWEST CORNER WHICH BEARS NORTH 89°03'51" WEST THEREOF AND AT THE PROJECTION OF THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 871002014 (MAP BEARING NORTH 89°58'35" EAST); THENCE SOUTH 01°01'29" WEST 30.00 FEET ALONG THE PROJECTION OF THE WEST LINE OF THE SAID EAST 1/2 OF SAID TRACT 58, TO THE NORTHWEST CORNER OF THAT EAST 1/2 OF SAID TRACT 58 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°03'51" EAST ALONG THE NORTH LINE OF SAID TRACT 58 AND THE SOUTH MARGIN OF RIO VISTA AVENUE 177.89 FEET; THENCE SOUTH 0°56'09" WEST 107.90 FEET; THENCE SOUTH 89°03'51" EAST 113.16 FEET; THENCE SOUTH 0°56'09" WEST 138.73 FEET; THENCE SOUTH 61°08'01" WEST 220.09 (SEE SURVEYOR'S NOTES BELOW) FEET; THENCE NORTH 89°16'40" WEST 99.91 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DIKE DISTRICT 12 AS RECORDED UNDER AUDITOR'S FILE NO. 288258 AND ALSO BEING ON THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 58; THENCE NORTH 1°01'29" EAST 356.81 FEET ALONG THE WEST LINE OF SAID EAST 1/2 TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT B, BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 201510230066, BEING A RE-RECORDING OF AUDITOR'S FILE NO. 201510130001.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TABLE A NOTES

- ADDRESS OF THE SURVEYED PROPERTY IS 1724 EAST RIO VISTA AVENUE, BURLINGTON, WA 98273
- FLOOD ZONE CLASSIFICATION: ZONE A7, AREA OF 100-YEAR FLOOD F.I.R.M. CITY OF BURLINGTON, WASHINGTON, SKAGIT COUNTY, COMMUNITY-PANEL NUMBER 530153 0001 B, EFFECTIVE DATE: JANUARY 3, 1985. SEE SHEET 2 FOR SCALED 100-YEAR FLOOD PLAN ELEVATION CONTOUR OF 39.2' NGVD 29 (= 43.0' NAVD 88).
- GROSS SITE AREA = 81,121 SQUARE FEET (1,862.3 ACRES).
- VERTICAL RELIEF CALCULATED BY GROUND SURVEY DATA. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD 88. BENCHMARK IS CONTROL PT 902. SET 3/8" REBAR & RED "CONTROL" CAP AT S. END OF SITE - N. 2.6' OF FENCE & SE OF SE CORNER OF MOST SOUTHERLY BUILDING. ELEV = 40.98'. VERTICAL DATUM CONVERSION: NAVD 88 ELEVATION - 3.82 FEET = NGVD 29 ELEVATION
- EXTERIOR DIMENSIONS AT ALL EXISTING BUILDINGS AT GROUND LEVEL ARE SHOWN BY RELATIVE SCALE.
- SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS ARE SHOWN ON SHEET 2 OF 2.
- MEASURED HEIGHT OF BUILDINGS ARE SHOWN ON SHEET 2 OF 2.
- SUBSTANTIAL FEATURES OBSERVED DURING THIS SURVEY ARE SHOWN ON SHEET 2 OF 2.
- THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES EXISTING ON-SITE DUE TO LACK OF ASPHALTED SURFACES.
- THERE ARE NO EXISTING BUILDING DIVISION OR PARTY WALLS ALONG PROPERTY LINES.
- EVIDENCE OF UNDERGROUND UTILITIES IN ADDITION TO OBSERVED EVIDENCE WAS NOT PROVIDED BY THE CLIENT. UTILITY AS-BUILT DATA WAS REQUESTED AND RECEIVED FROM PUGET SOUND ENERGY FOR ELECTRIC, CASCADE NATURAL GAS, AND THE CITY OF BURLINGTON FOR STORM, WATER, SEWER, OPTIC FIBER WITHIN RIO VISTA AVENUE.
- UTILITY LOCATION MARKINGS WERE COORDINATED WITH A PRIVATE UTILITY LOCATOR.
- NAMES OF ADJOINING OWNERS ARE SHOWN ON SHEET 2 OF 2.
- DISTANCES TO NEAREST INTERSECTING STREETS ARE SHOWN BY RELATIVE SCALE OR DIMENSIONED. NONE WERE SPECIFIED BY THE CLIENT.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE SITE VISITS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED DURING THE SITE VISITS.
- NO OFFSITE PLOTTABLE EASEMENTS WERE DISCLOSED IN THE REFERENCED TITLE.

SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1186616-WA1, DATED FEBRUARY 14, 2024.
- I BELIEVE SCRIVENOR'S ERRORS EXIST RELATING TO THE DISTANCE ALONG THE SOUTHEAST BOUNDARY LINE AS CALLED OUT IN THE REFERENCED TITLE LEGAL DESCRIPTION: STATUTORY WARRANTY DEED, AFN 2017041110088. AND BOUNDARY LINE ADJUSTMENT, AFN 201510230066, EXHIBIT B, LOT B OF 220.09 FEET ARE IN CONFLICT WITH EXHIBIT B, LOT A AND EXHIBIT C OF THE SAME DOCUMENT, AND THE PLAT OF RIVER'S EDGE, AFN 201808240048, IN WHICH THE DISTANCE OF 220.91 FEET IS PROVEN BY THE GEOMETRIC BOUNDARY CLOSURE OF 0.01 FEET VS. 0.84 FEET MIS-CLOSURE AS THE RESULT OF USING THE 220.09 FOOT DIMENSION.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 13, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2024.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY HARMSSEN, LLC AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

TITLE REPORT SCHEDULE B, PART II - EXCEPTIONS

EXCEPTIONS 1 - 8 ARE GENERAL IN NATURE AND ARE NOT ITEMIZED HEREON. REFER TO THE REFERENCED TITLE REPORT FOR SPECIFICS.

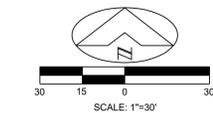
- ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY NAMED PLAT OF RIVER'S EDGE RECORDED ON JANUARY 1, 1991 AS AUDITOR'S FILE NO. VOLUME 1 OF PLATS, PAGE 49. 60' WIDE ROADS ARE LABELED
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AREA AFFECTED: AS DESCRIBED IN INSTRUMENT AND DELINEATED ON SHEET 2 OF 2. DATED: MARCH 29, 1985 RECORDED: APRIL 9, 1985 AUDITORS NO.: 8504090075
- ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY NAMED SURVEY RECORDED ON DECEMBER 21, 1999 AS AUDITOR'S FILE NO. 199912210063. THE EXTENTS OF THIS REFERENCED SURVEY ARE WITHIN 200 FEET WEST OF GARDNER ROAD AND DOES NOT TOUCH OR AFFECT THE PARCEL OF LAND SURVEYED HEREON AS THE EAST LINE OF THIS PARCEL LIES APPROXIMATELY 341 FEET WEST OF GARDNER ROAD.
- ANNEXATION ORDINANCE NO. 1392 AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: CITY OF BURLINGTON AND: PUBLIC RECORDED: OCTOBER 31, 2000 AUDITORS NO.: 200010310020
- BOUNDARY LINE ADJUSTMENT FOR SHARON ALDER LLC AND THE TERMS AND CONDITIONS THEREOF: RECORDED: OCTOBER 23, 2015 AUDITORS NO.: 201510230066 SAID INSTRUMENT IS A RE-RECORDING OF AUDITOR'S FILE NO. 201510130001 SEE SURVEYOR'S NOTES BELOW AND TO THE LEFT REGARDING SUSPECTED SCRIVENOR'S ERRORS.
- ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY NAMED PLAT OF RIVER'S EDGE RECORDED ON AUGUST 24, 2018 AS AUDITOR'S FILE NO. 201808240048.
- THIS 2024 SURVEY SHOWS THE ENCROACHING BUILDING AND FENCE SHOWN ON THE 2016 SHORT PLAT HAVE BEEN REMOVED AND REPLACED WITH THE BOUNDARY FENCE SHOWN HEREON.
- ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY NAMED PLAT OF RIVER'S EDGE RECORDED ON AUGUST 24, 2018 AS AUDITOR'S FILE NO. 201808240048.
- THIS 2024 SURVEY SHOWS THE ENCROACHING FENCE SHOWN ON THE 2018 PLAT HAS BEEN REMOVED AND REPLACED WITH THE BOUNDARY FENCE SHOWN HEREON AS INDICATIVE OF ITS RELATIVE POSITION TO THE LOT CORNER MONUMENTATION SET AT THE APPROVAL OF THE 2018 PLAT.
- MUNICIPAL ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF BURLINGTON. THIS COMPANY SUGGESTS THAT INQUIRY BE MADE TO THE CITY OF BURLINGTON FOR CURRENT ASSESSMENT STATUS. AS A COURTESY WE BELIEVE THAT THE FAX NUMBER FOR THIS CITY IS: BURLINGTON (360) 755-9565
- 19. PERTAIN TO DEED AND TAX INFORMATION AND ARE NOT SHOWN HEREON.
- UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND CHATTEL MORTGAGEES OF PERSONAL PROPERTY, AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF TERM.

SURVEYOR'S CERTIFICATION

TO VOLUNTEERS OF AMERICA WESTERN WASHINGTON, INC., A WASHINGTON NON-PROFIT CORPORATION; RIO VISTA SHOP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY (CONTRACT SELLER), AND BEACON DEVELOPMENT GROUP.

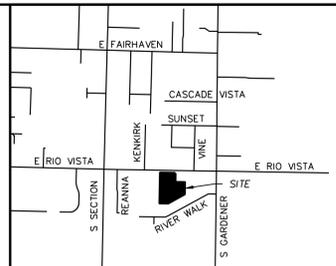
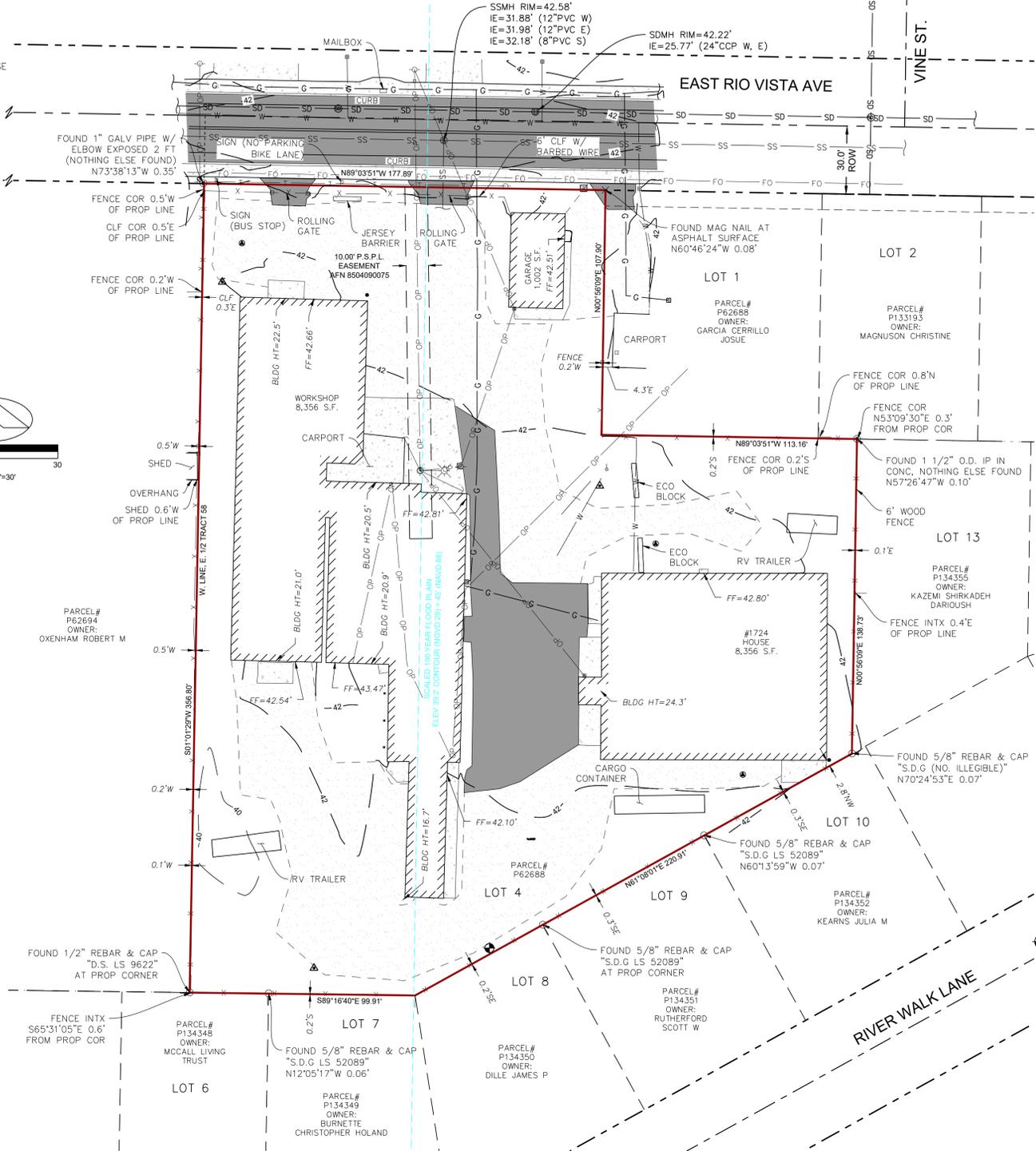
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A)(B)(C), 8, 9, 10, 11(A)(B), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2024.

SIGNATURE _____
 HARLEY C. PAWLEY
 REGISTRATION NO. 38014
 DATE: 4-1-2024
 WEBSITE: www.harmsen.com
 EMAIL: harley@harmssen.com



SOUTH SECTION ST

VINE ST.



VICINITY MAP

SCALE: 1" = 1,000'

LEGEND

- FOUND MONUMENT IN CASE
- FOUND SURVEY MARKER AS NOTED
- FOUND HUB & TACK (AS NOTED)
- FOUND MAG NAIL (AS NOTED)
- BOLLARD
- WATER METER
- WATER SPIGOT
- SEWER MANHOLE
- STORM MANHOLE
- GAS METER
- UTILITY POLE
- UTILITY POLE ANCHOR
- UTILITY POST MOUNTED LIGHT
- POWER METER
- SIGN (AS NOTED)
- GATE POST
- ASPHALT
- BUILDING
- CONCRETE
- GRAVEL
- X FENCE LINE
- G GAS LINE
- SS SEWER LINE
- W WATER LINE
- OP OVERHEAD POWER
- T OVERHEAD TELEPHONE
- CLF CHAINLINK FENCE
- 1" DIA. PVC STANDPIPE - MONITORING WELL?
- FIBER OPTIC

BASIS OF BEARING

N 89°03'51" W ALONG THE RW CENTERLINE OF EAST RIO VISTA AVENUE BASED ON THE REFERENCED SURVEY

SURVEY REFERENCES

- RIVER'S EDGE, LUP 3-17/SUB 1-17, AFN 201808240048
- DELAHUNT 5 LOT SHORT PLAT, AFN 201602040006
- RECORD OF SURVEY, AFN 8710020014

DATUM

NAVD 88
 BENCHMARK
 BENCHMARK 1
 CONTROL PT 902 - SET 3/8" RBC - S. END OF SITE. N. 2.6' OF FENCE & SE OF SE COR MOST SLY BLDG.
 ELEV = 40.98'

SURFACE NOTES

THIS SURFACE IS DERIVED FROM AN ACTUAL SURVEY ON THE GROUND.
 CONTOURS ARE SHOWN AT 2' INTERVALS.
 VERTICAL ACCURACY IS PER UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND GNSS NETWORK ROVER
 METHOD: FIELD TRAVERSE AND WASHINGTON STATE REFERENCE NETWORK GNSS
 THE CLOSURES OF THE FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.
 THE TOPOGRAPHIC ELEMENTS AS SHOWN MEET OR EXCEED THOSE REQUIREMENTS STATED IN WAC 332-130-145.
 THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

REVISIONS

NO.	DESCRIPTION	DATE

Preliminary

HARMSSEN

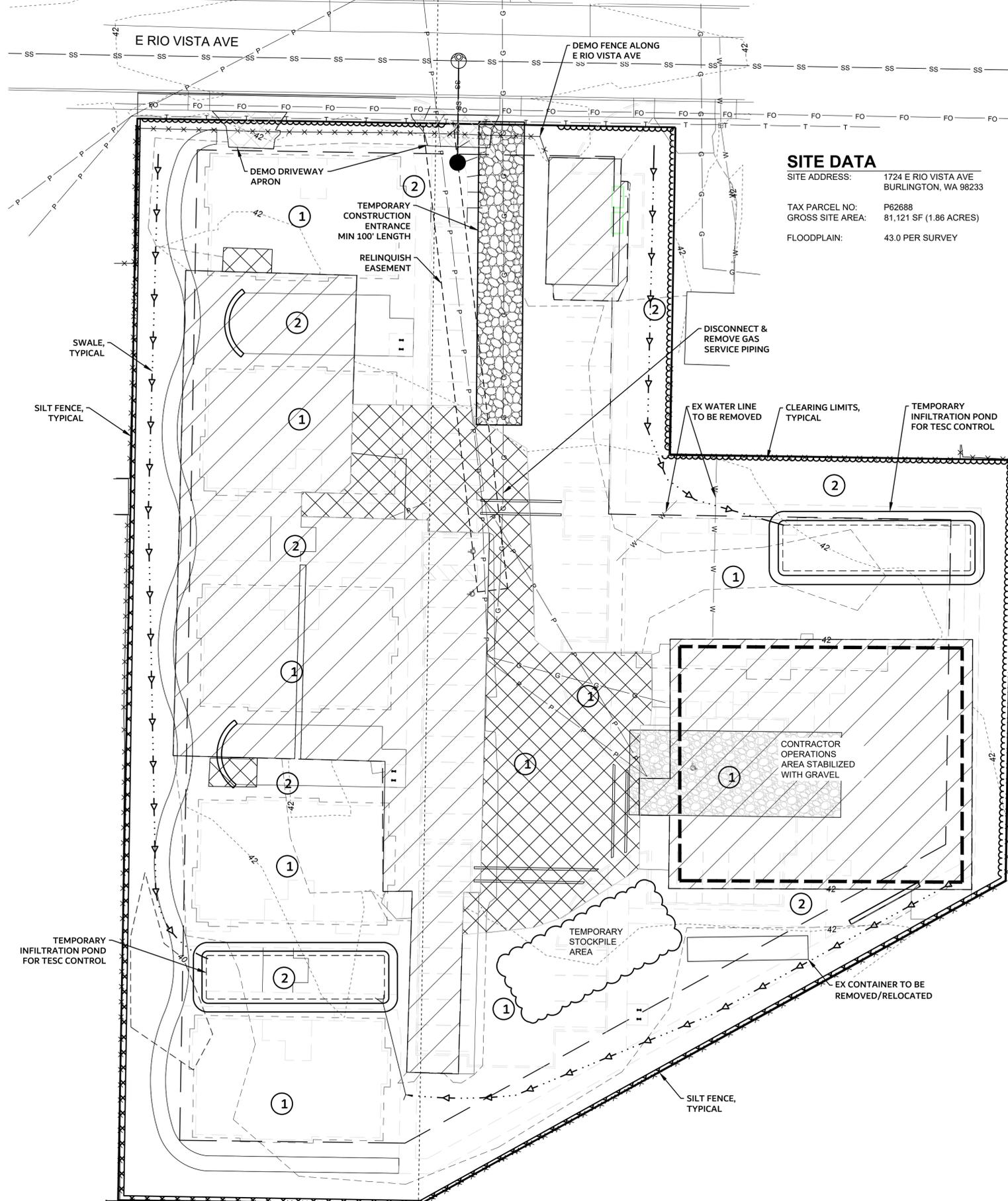
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
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603 SOUTH 1ST STREET
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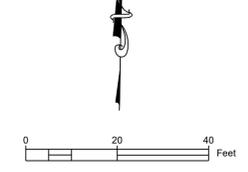
ALTA/NSPS LAND TITLE SURVEY FOR VOA OF BURLINGTON NW 1/4, NE 1/4 OF SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M. CITY OF BURLINGTON SKAGIT COUNTY, WASHINGTON

DRAWN BY:	TDB
DATE:	03/28/24
PROJECT NO.:	24-055
SHEET NO.:	1 OF 1

SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.



NEAREST HYDRANT APPROXIMATELY 130 FT EAST AT THE NE CORNER OF VINE ST AND E RIO VISTA AVE



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA
 SITE ADDRESS: 1724 E RIO VISTA AVE BURLINGTON, WA 98233
 TAX PARCEL NO: P62688
 GROSS SITE AREA: 81,121 SF (1.86 ACRES)
 FLOODPLAIN: 43.0 PER SURVEY

SEE ARCHITECTURAL PLAN FOR SITE LAYOUT DIMENSIONS

DATUM NAVD 88
BENCHMARK
 BENCHMARK 1
 CONTROL PT 902 - SET 3/8" RBC - S. END OF SITE. N. 2.6' OF FENCE & SE OF SE COR MOST S'LY BLDG.
 ELEV.=40.89'

BASIS OF BEARING
 N 89°03'51" W ALONG THE RW CENTERLINE OF EAST RIO VISTA AVENUE BASED ON THE REFERENCED SURVEYS

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 dalbers@smrarchitects.com

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 davidh@harmsenllc.com

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 (425) 486-1669

LEGEND

● FOUND MONUMENT IN CASE	△ TRANSFORMER PAD	× GROUND SHOT	▨ DEMO BUILDINGS
○ FOUND IRON PIPE AS NOTED	□ MAILBOX	--- FENCE LINE	▩ DEMO PAVEMENT
○ FOUND REBAR AS NOTED	⊥ SIGN POST	--- GAS LINE	~ CLEARING LIMITS (BMP C101)
⊙ FOUND PLAT MONUMENT	○ _S SEWER MANHOLE	--- POWER LINE	--- FILTER FABRIC FENCE
● BENCH MARK	□ _T TELEPHONE PEDESTAL	--- POWER LINE (UNDERGROUND)	⊕ TEMPORARY INLET PROTECTION (BMP C220)
△ CONTROL POINT	⊠ JUNCTION BOX	--- SEWER LINE	--- CONVEYANCE SWALE
⊠ CATCH BASIN	⊕ POWER POLE W/ U.G. FEED	--- STORM DRAIN LINE	⊗ TREE TO BE REMOVED
⊕ WATER VALVE	○ POWER POLE	--- TELEPHONE LINE	
⊕ GAS VALVE	⊕ FIRE HYDRANT	--- TELEPHONE LINE (UNDERGROUND)	
○ LUMINAIRE	⊕ WATER METER	--- WATER LINE	

CONSTRUCTION SEQUENCE NOTES

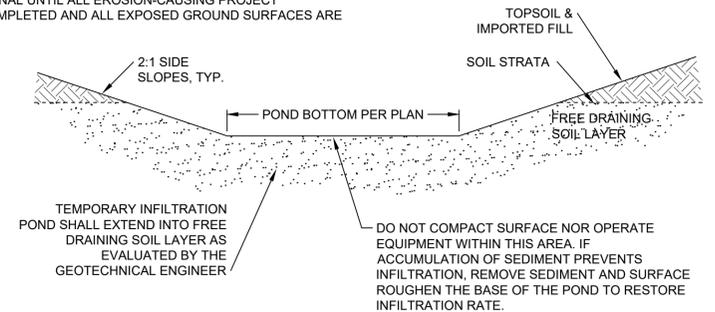
- SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF BURLINGTON TWO DAY (48 HR) NOTICE IS REQUIRED.
- REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
- CALL FOR UTILITY LOCATES.
- INSTALL TESC MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
- HAVE EROSION CONTROL MEASURES INSPECTED BY CITY OF BURLINGTON ENGINEERING INSPECTOR. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO ANY CONSTRUCTION OR SITE CLEARING. EROSION AND SEDIMENTATION CONTROL PRACTICES AND/OR DEVICES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- DEMOLISH EXISTING STRUCTURES
- ROUGH GRADE SITE AS REQUIRED TO INSTALL DRAINAGE FEATURES.
- CLEAR, GRUB & ROUGH GRADE SITE. COMPOST AMEND AND REVEGETATE DISTURBED AREAS NOT SUBJECT TO ADDITIONAL SURFACE DISTURBANCE IMMEDIATELY AFTER ROUGH GRADING. OTHER EXPOSED AREAS SHALL BE STABILIZED PER EROSION CONTROL NOTES BELOW
- INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS, INCLUDING FRONTAGE IMPROVEMENTS.
- STABILIZE AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
- ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.
- INSTALL INFILTRATION TRENCH. EXCAVATION OF INFILTRATION AREAS SHALL NOT BE ALLOWED DURING WET OR SATURATED CONDITIONS. THE BMP SHALL NOT BE MADE OPERATIONAL UNTIL ALL EROSION-CAUSING PROJECT IMPROVEMENTS ARE COMPLETED AND ALL EXPOSED GROUND SURFACES ARE STABILIZED.

STABILIZATION NOTES

- TEMPORARY**
- STABILIZE PAVED AREAS WITH CRUSHED ROCK PER PAVING SECTION
 - STABILIZE ALL FUTURE LANDSCAPE AREAS WITH SEEDING & 4" STRAW MULCH

STANDARD DETAILS

- CONSTRUCTION ENTRANCE PER WSDOT I-80.10-02.
- HIGH VISIBILITY SILT FENCING PER WSDOT I-30.17-01.
- STORM INLET PROTECTION PER WSDOT I-40.20-00.
- CHECKDAMS PER WSDOT I-50.20-02. TEMPORARY SWALES TO USE CHECK DAM DIMENSIONS FOR LAYOUT.



REVISIONS

ENGINEERS SURVEYORS
 (425) 252-1884
 (206) 343-5903

HARMSEN
 2822 COLBY AVE., SUITE 300
 EVERETT, WA 98201



VOA BURLINGTON
 1724 E RIO VISTA AVE
 BURLINGTON, WA 98233
 50% DESIGN DEVELOPMENT
 STORMWATER POLLUTION PREVENTION PLAN

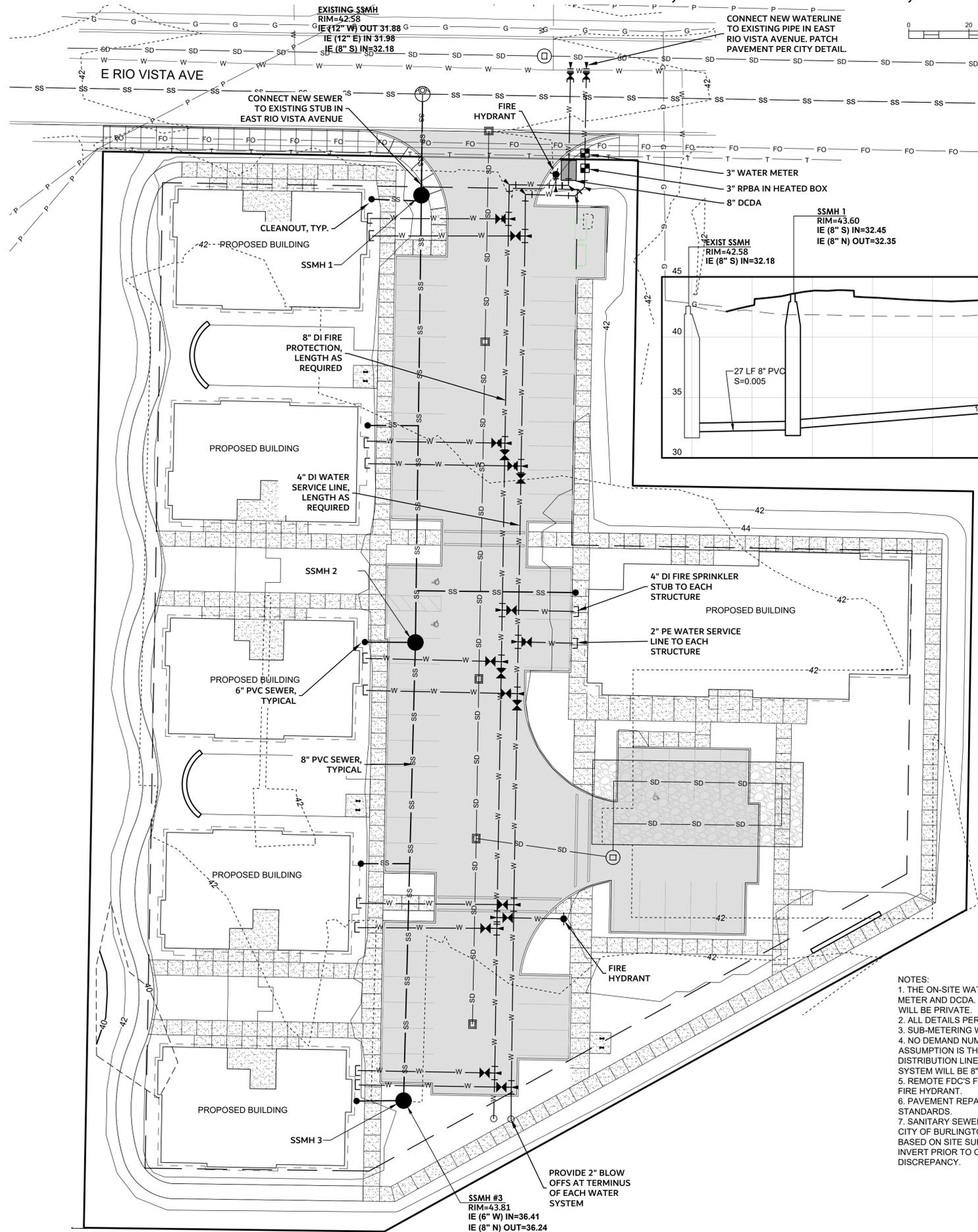
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JOB #: 23-322

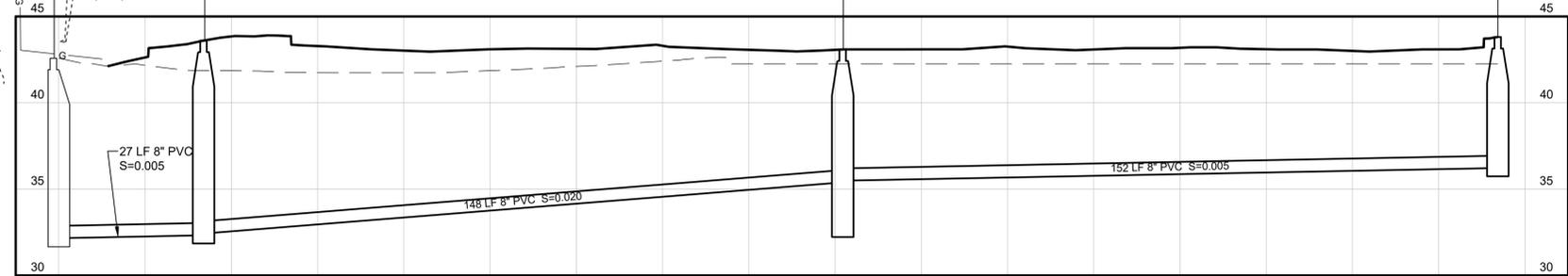


C1.0

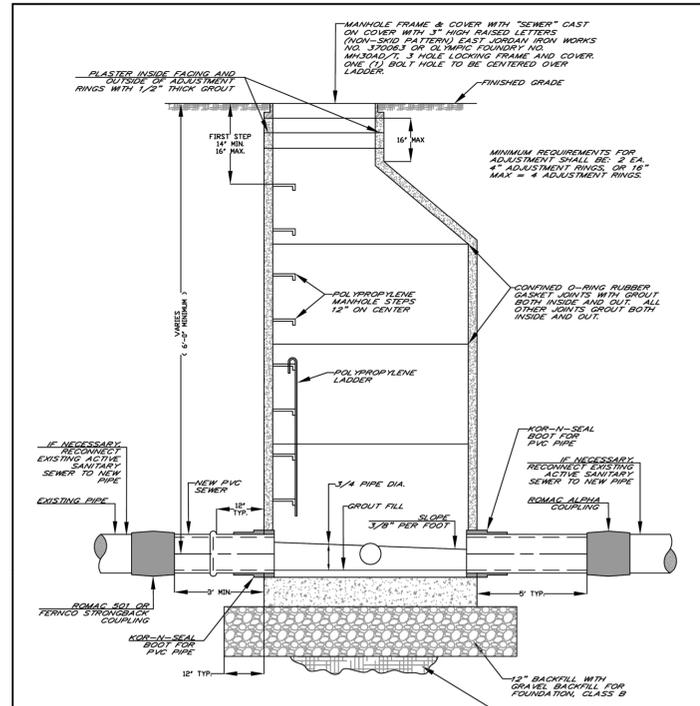
SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.



- NOTES:
1. THE ON-SITE WATER AND FIRE SERVICE WILL BE SKAGIT PUD TO THE METER AND DCDA. ONCE PAST THOSE APPURTENANCES, THE SYSTEMS WILL BE PRIVATE.
 2. ALL DETAILS PER SKAGIT PUD WATER STANDARDS.
 3. SUB-METERING WILL OCCUR AT THE STRUCTURE.
 4. NO DEMAND NUMBERS HAVE BEEN PROVIDED AT THIS TIME. THE ASSUMPTION IS THE USE OF A 3" METER AND RPBA WITH A 4" DI DISTRIBUTION LINE AND 2" PE LEADS TO THE INDIVIDUAL BUILDINGS. FIRE SYSTEM WILL BE 8" DI WITH 4" FIRE SPRINKLER LEADS TO THE BUILDINGS.
 5. REMOTE FDC'S FOR EACH STRUCTURE TO BE ADJACENT TO NEAREST FIRE HYDRANT.
 6. PAVEMENT REPAIR IN E RIO VISTA AVENUE PER CITY OF BURLINGTON STANDARDS.
 7. SANITARY SEWER STUB TO SITE IS BASED ON AS-BUILTS PROVIDED BY CITY OF BURLINGTON AND TOPOGRAPHIC ELEVATIONS OF THE MANHOLE BASED ON SITE SURVEY. CONTRACTOR TO VERIFY STUB LOCATION AND INVERT PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCY.



SEWER PROFILE - PROFILE
SCALE: H: 1"=20'
V: 1"=5'



- NOTES:
1. DROP OF GRADE THRU MANHOLE SHALL BE 0.10', UNLESS OTHERWISE NOTED.
 2. IF THE NATIVE SOIL IS NOT IN A FIRM CONDITION OR CANNOT BE COMPACTED TO A FIRM CONDITION, THE CONTRACTOR SHALL OVER-ENGINEER TO 12" AND BACKFILL WITH GRAVEL BACKFILL FOR FOUNDATION, CLASS B.
 3. PROVIDE HOPE MAKE-UP PIECE WITH ROMAC ALPHA COUPLING FOR CONNECTION TO NEW OR EXISTING MANHOLES AS NEEDED.

CITY OF BURLINGTON - STANDARD MANHOLE DETAIL

DRAWN BY: R. SPURRIER DATE: 05/11/2022 H:\Autocad files (empty for now)\CAD Template File\City Standards

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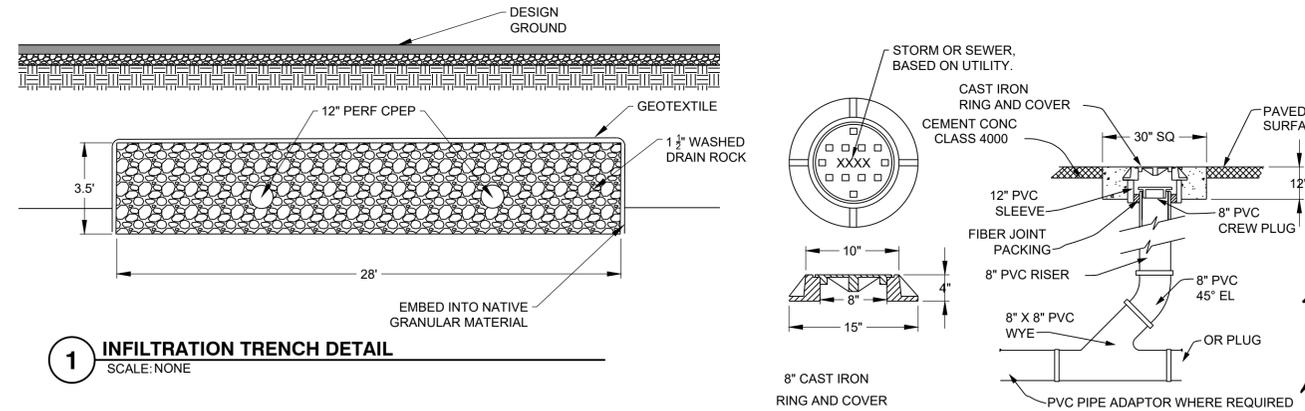
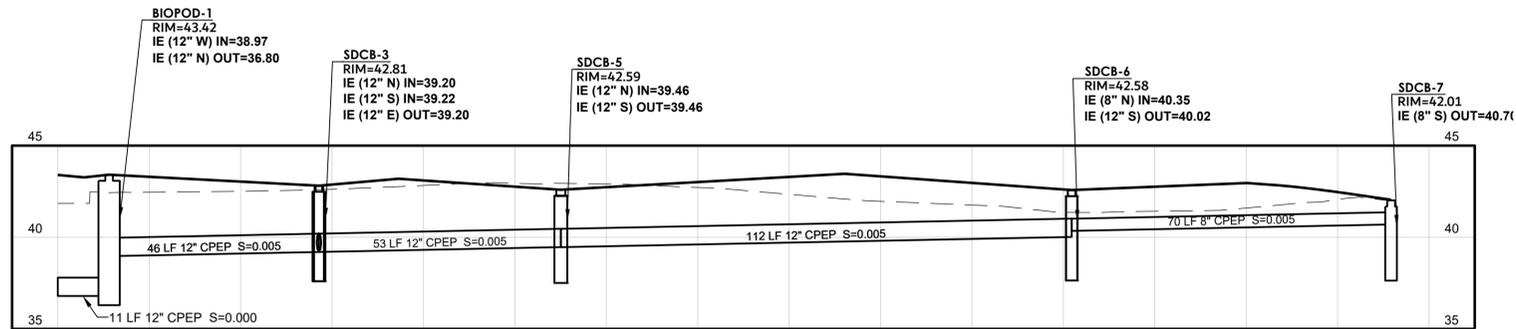
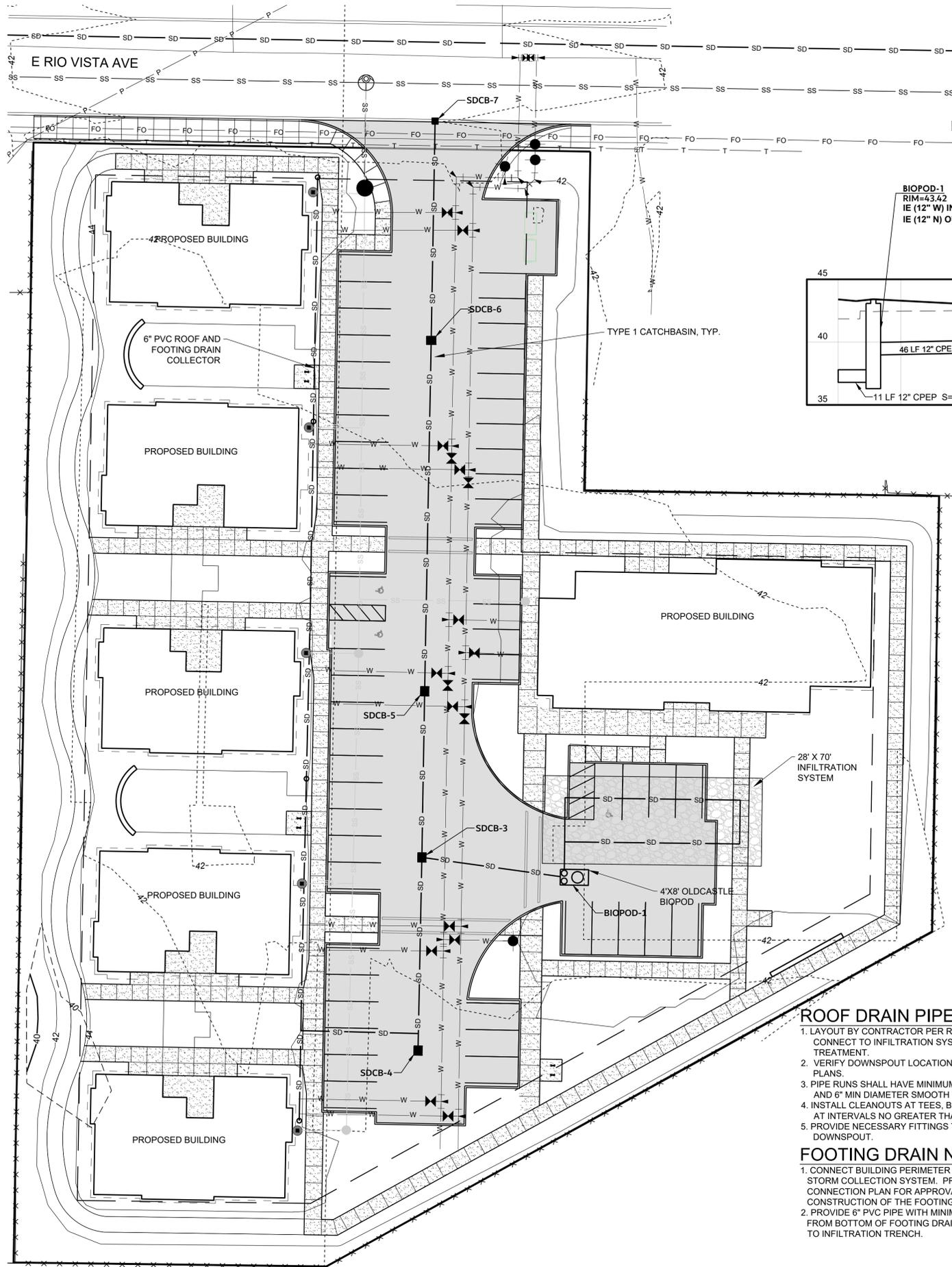
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BURLINGTON, WA 98233
50% DESIGN DEVELOPMENT
SEWER & WATER PLAN

DATE: 5/23/24
JOB #: 23-322



C2.0

SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.

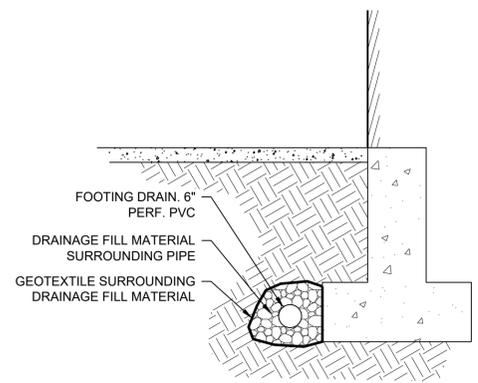
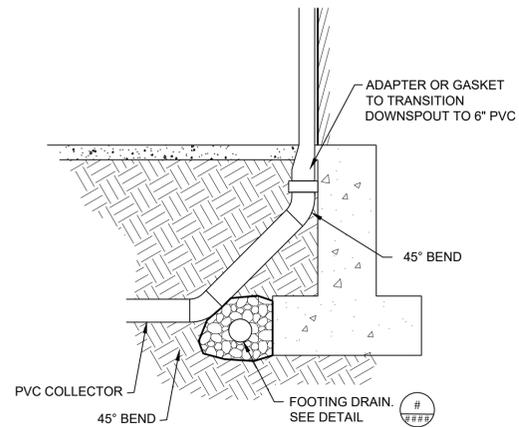


ROOF DRAIN PIPE NOTES

- LAYOUT BY CONTRACTOR PER REQUIREMENTS BELOW. CONNECT TO INFILTRATION SYSTEM BYPASSING TREATMENT.
- VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
- PIPE RUNS SHALL HAVE MINIMUM POSITIVE SLOPE OF 1% AND 6" MIN DIAMETER SMOOTH WALL PIPE.
- INSTALL CLEANOUTS AT TEES, BENDS 45° OR GREATER AND AT INTERVALS NO GREATER THAN 150 LF.
- PROVIDE NECESSARY FITTINGS TO CONNECT ROOF STUB TO DOWNSPOUT.

FOOTING DRAIN NOTES

- CONNECT BUILDING PERIMETER FOOTING DRAINS TO STORM COLLECTION SYSTEM. PROVIDE TO THE ENGINEER A CONNECTION PLAN FOR APPROVAL PRIOR TO CONSTRUCTION OF THE FOOTING DRAIN SYSTEM.
- PROVIDE 8" PVC PIPE WITH MINIMUM PIPE SLOPE OF 0.5% FROM BOTTOM OF FOOTING DRAIN ELEVATION AT BUILDING TO INFILTRATION TRENCH.



REVISIONS

DAVID W. HARMSEN
REGISTERED PROFESSIONAL ENGINEER
NO. 33745
STATE OF WASHINGTON

HARMSEN
ENGINEERS
SURVEYORS

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EVERETT, WA 98201

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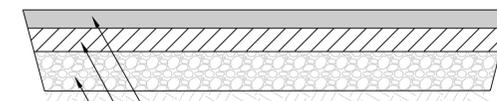
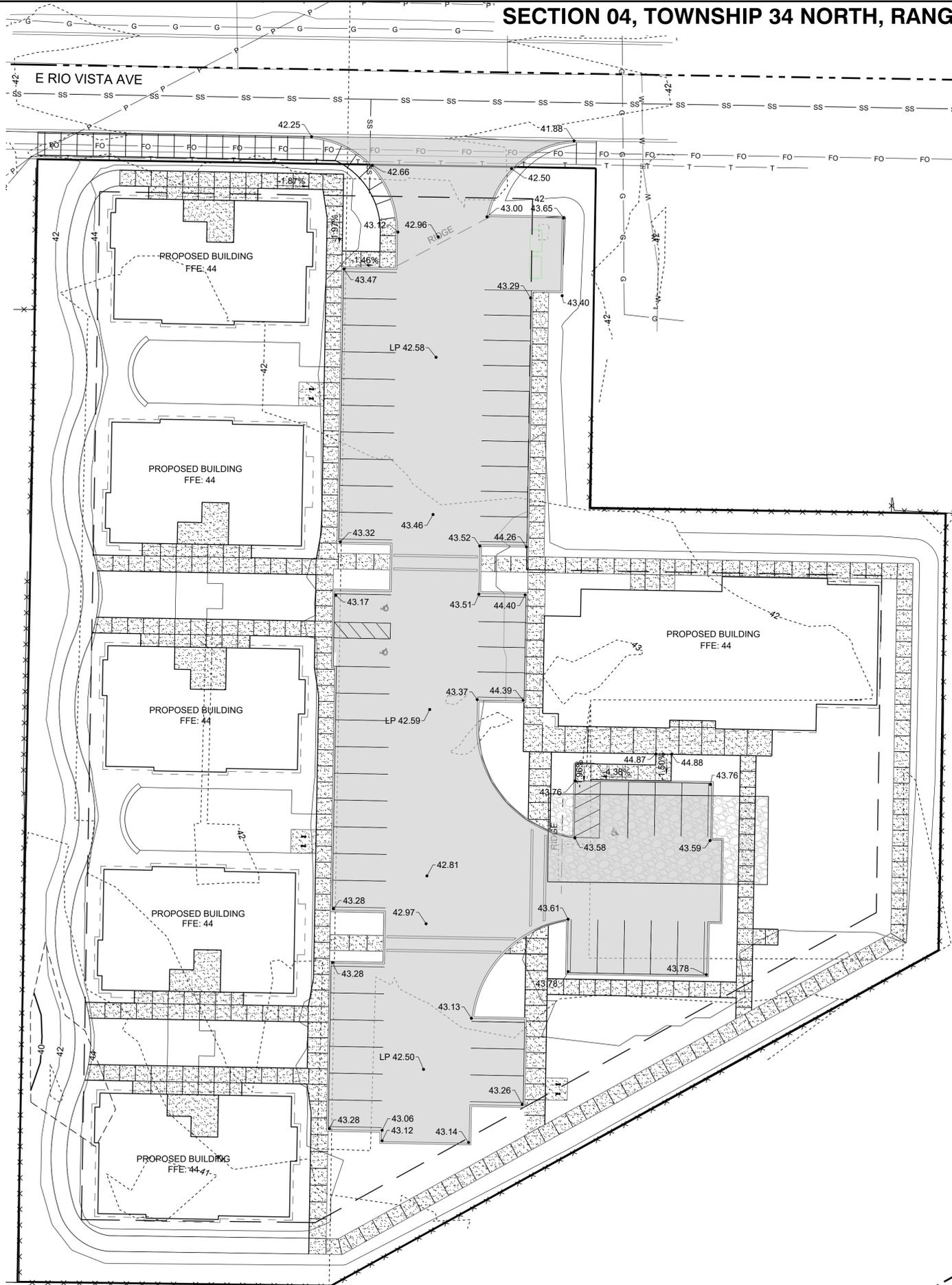
50% DESIGN DEVELOPMENT
STORM DRAINAGE PLAN

DATE: 5/23/24
JOB #: 23-322

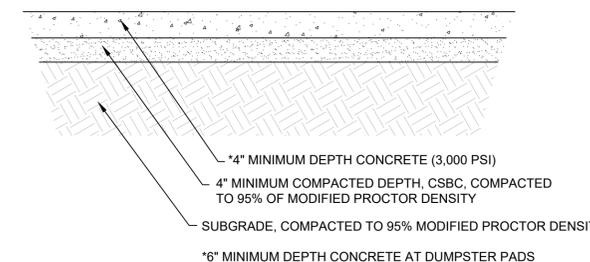


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SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.



1 PRIVATE ASPHALT PAVING SECTION
SCALE: NONE



2 PRIVATE CONCRETE WALKWAY SECTION
SCALE: NONE

NOTES

1. ON-SITE CURB TO BE CEMENT CONCRETE TRAFFIC CURB PER WSDOT DETAIL F-10.12-04.
2. CURB AGAINST WALK TO BE MONOLITHIC POUR PER WSDOT DETAIL F-30.10-04.
3. CONCRETE WALKS TO BE CEMENT CONCRETE SIDEWALK PER WSDOT F-30.10-04.
2. FRONTAGE CURB IS CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT DETAIL F-10.12-04.
3. ADA RAMPS TO FOLLOW WSDOT STANDARD DETAILS.
4. STRIPING PER ARCHITECTURAL LAYOUT.
5. CONCRETE JOINT AND SCORE PATTERN PER ARCHITECTURAL LAYOUT.

REVISIONS

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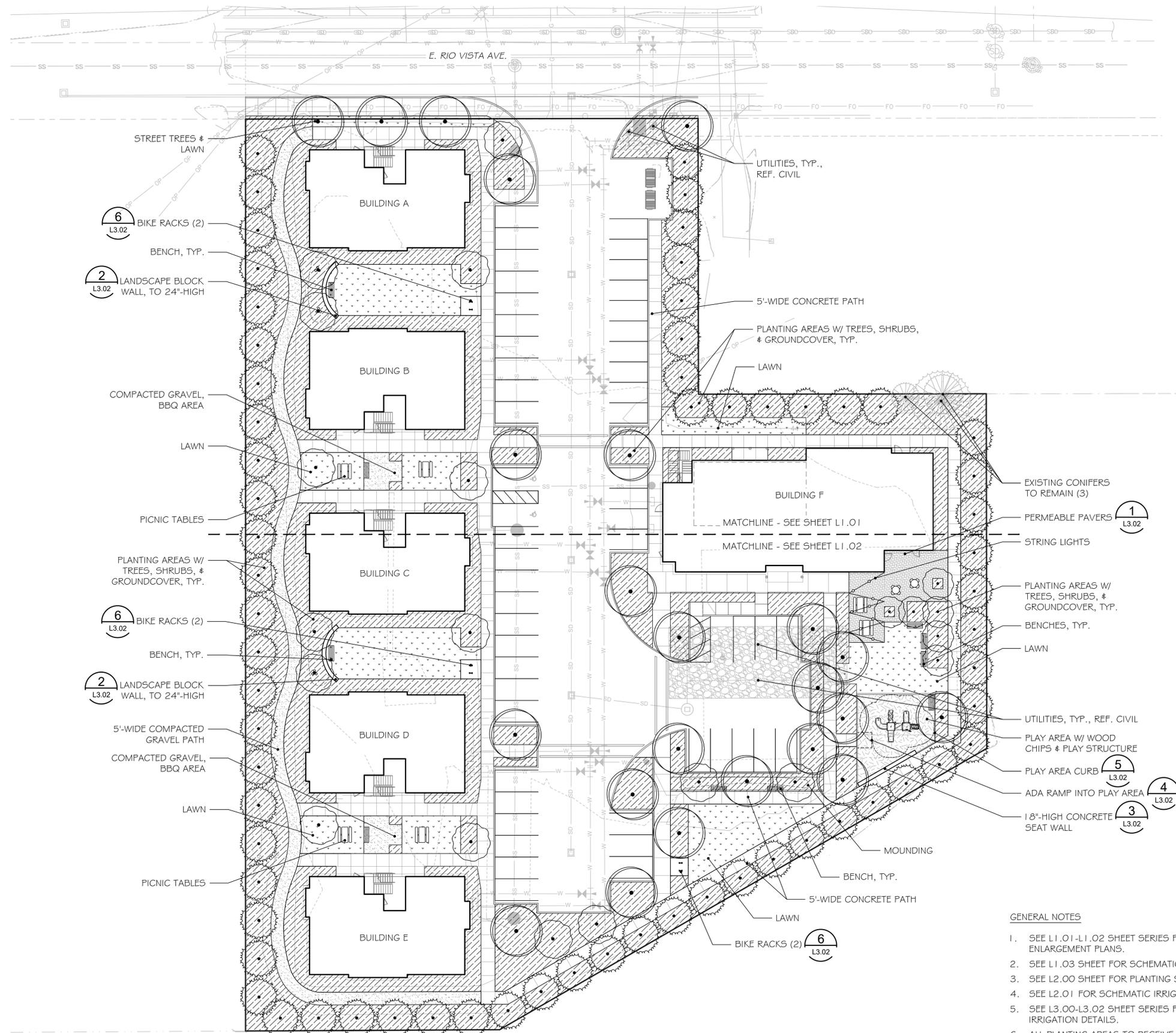
VOA BURLINGTON
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BURLINGTON, WA 98233
50% DESIGN DEVELOPMENT
GRADING & PAVING PLAN

DATE: 5/23/24

JOB #: 23-322



C4.0



1 OVERALL LANDSCAPE SITE PLAN
1"=20'

- GENERAL NOTES**
- SEE L1.01-L1.02 SHEET SERIES FOR LANDSCAPE ENLARGEMENT PLANS.
 - SEE L1.03 SHEET FOR SCHEMATIC IRRIGATION PLAN.
 - SEE L2.00 SHEET FOR PLANTING SCHEDULE.
 - SEE L2.01 FOR SCHEMATIC IRRIGATION SCHEDULE.
 - SEE L3.00-L3.02 SHEET SERIES FOR PLANTING, SITE AND IRRIGATION DETAILS.
 - ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.

VOA BURLINGTON

1724 E RIO VISTA AVE
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ISSUED SETS

NO	DATE	DESCRIPTION
1	5/24/24	NEPA
2	9/06/24	50% DD
3	9/06/24	LAND USE

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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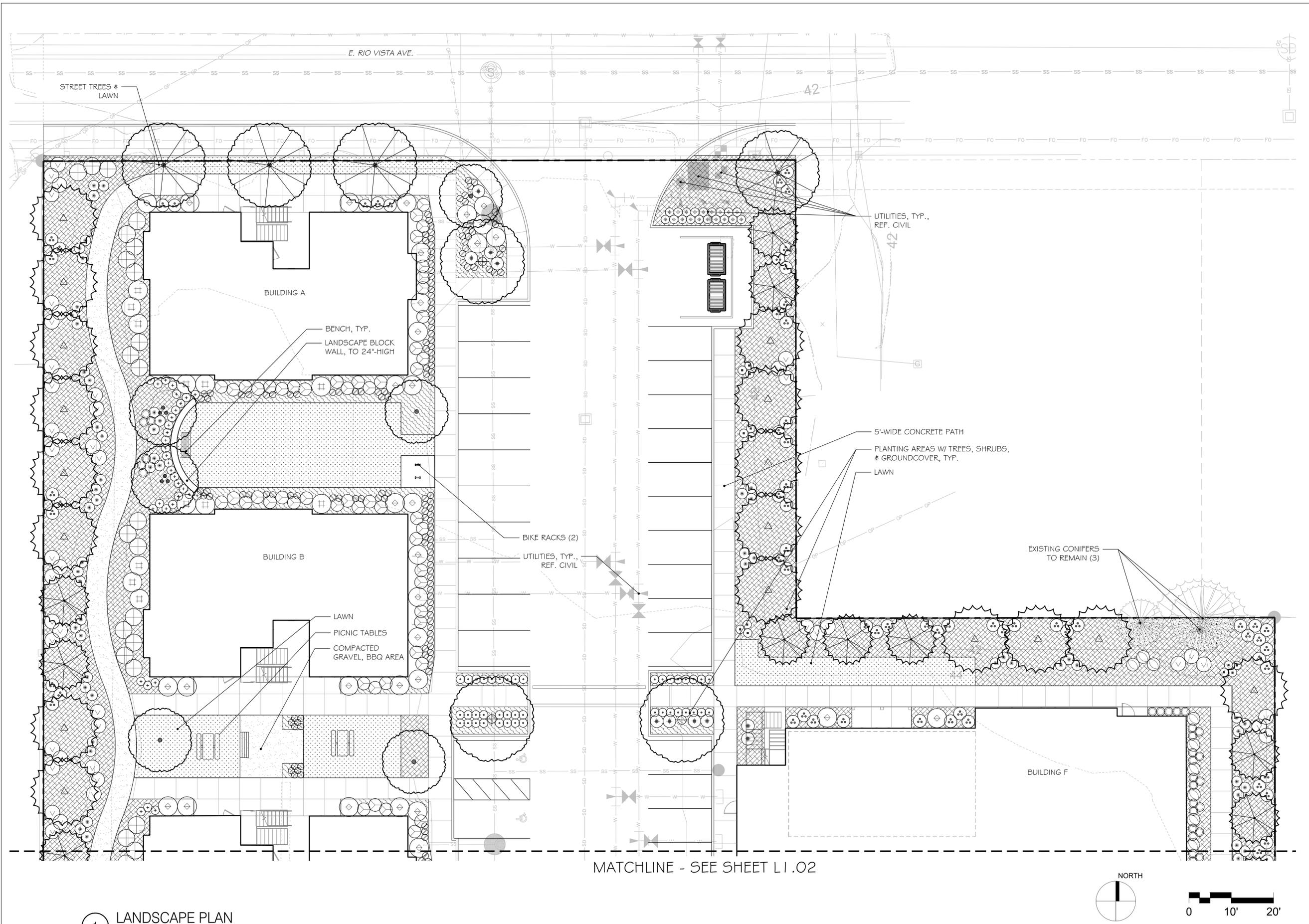
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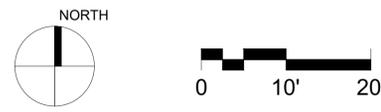
OVERALL LANDSCAPE SITE PLAN

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	

L1.00



1 LANDSCAPE PLAN
1"=10'



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1	5/24/24	NEPA
2	9/06/24	50% DD
3	9/06/24	LAND USE

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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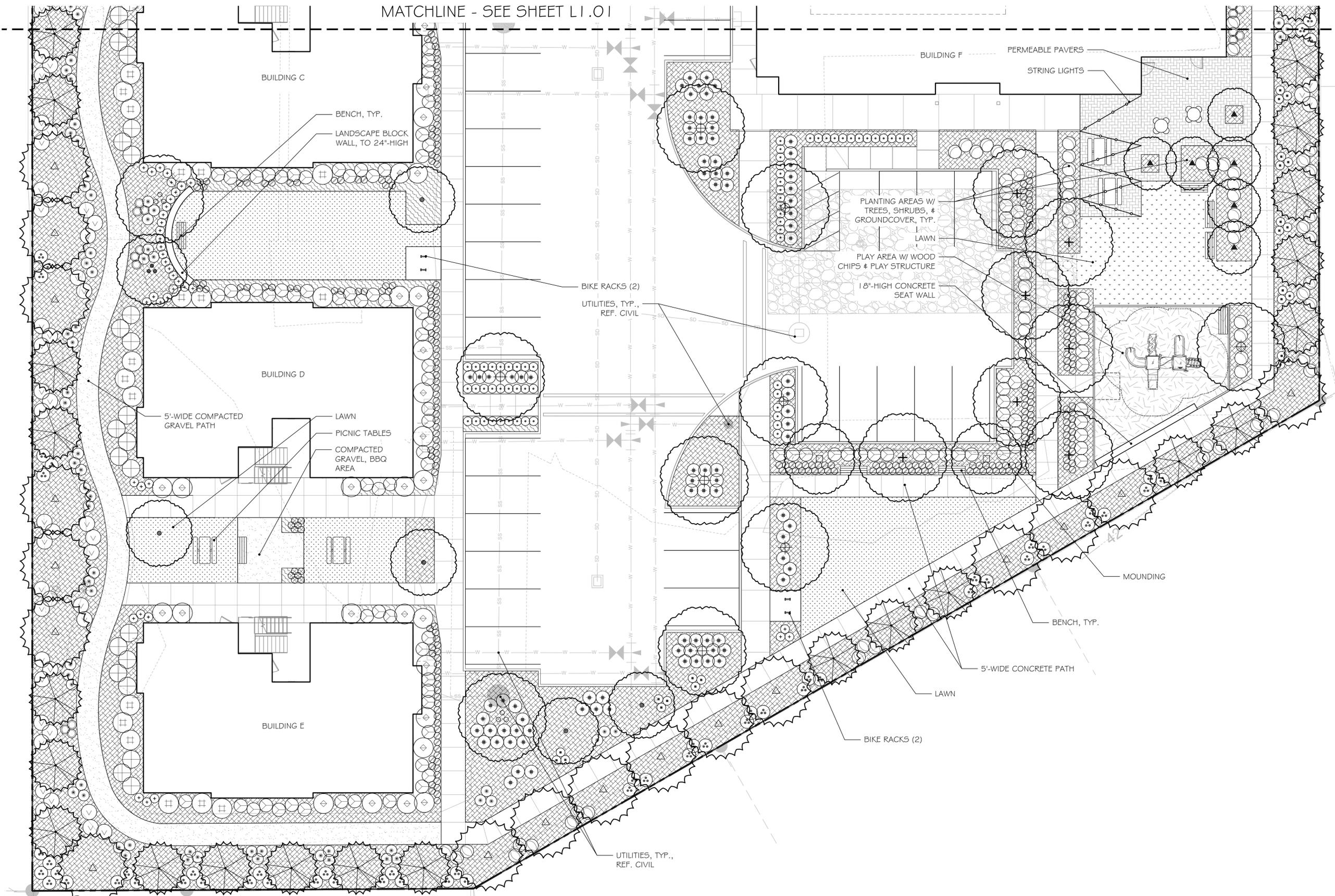
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TITLE
LANDSCAPE PLAN

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	

L1.01

MATCHLINE - SEE SHEET L1.01



ISSUED SETS

NO	DATE	DESCRIPTION
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3	9/06/24	LAND USE

REVISIONS / NOTES

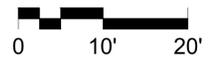
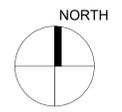
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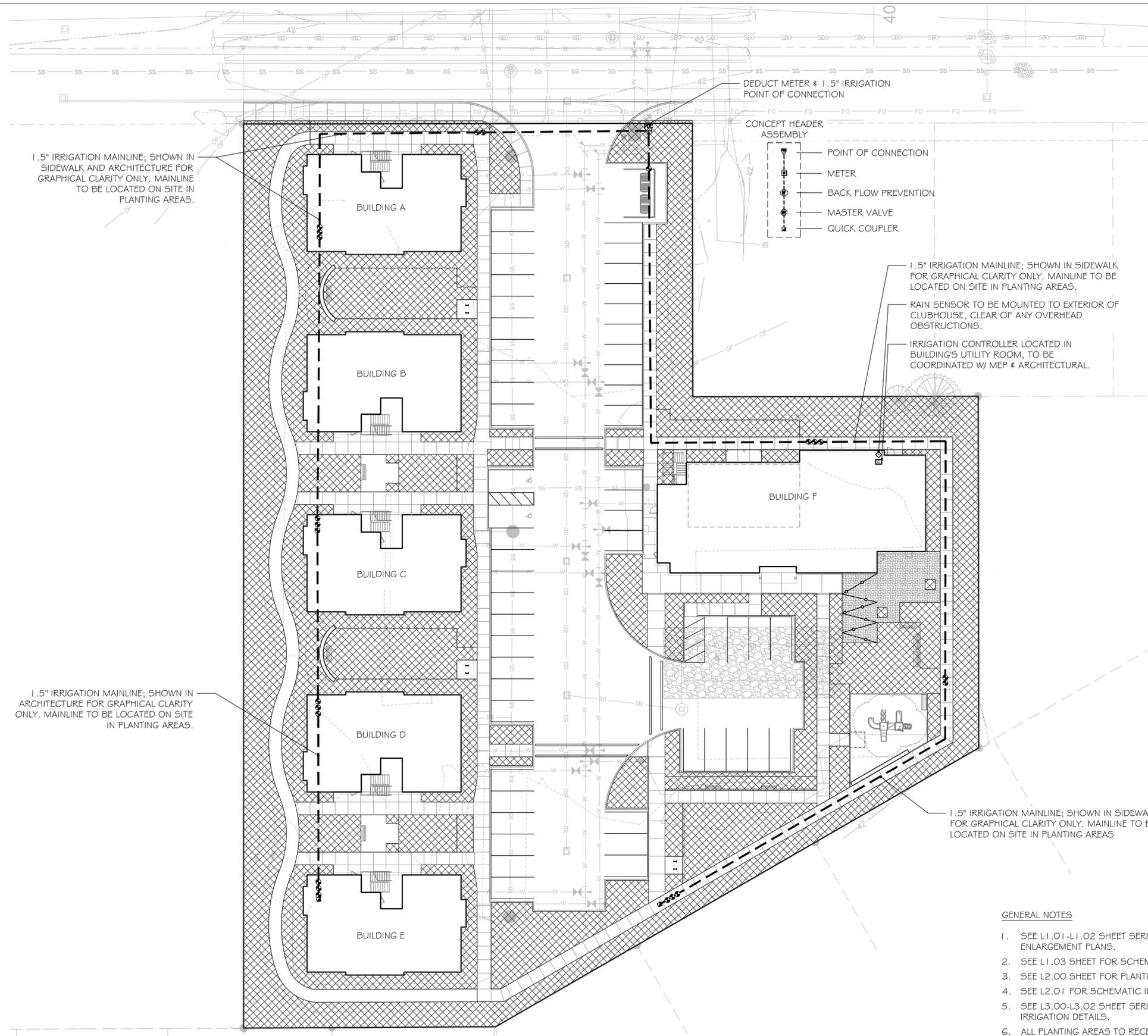
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TITLE
LANDSCAPE PLAN

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	

1 LANDSCAPE PLAN
 1"=10'





1.5" IRRIGATION MAINLINE; SHOWN IN SIDEWALK AND ARCHITECTURE FOR GRAPHICAL CLARITY ONLY. MAINLINE TO BE LOCATED ON SITE IN PLANTING AREAS.

1.5" IRRIGATION MAINLINE; SHOWN IN ARCHITECTURE FOR GRAPHICAL CLARITY ONLY. MAINLINE TO BE LOCATED ON SITE IN PLANTING AREAS.

DEDUCT METER & 1.5" IRRIGATION POINT OF CONNECTION

CONCEPT HEADER ASSEMBLY

- POINT OF CONNECTION
- METER
- BACK FLOW PREVENTION
- MASTER VALVE
- QUICK COUPLER

1.5" IRRIGATION MAINLINE; SHOWN IN SIDEWALK FOR GRAPHICAL CLARITY ONLY. MAINLINE TO BE LOCATED ON SITE IN PLANTING AREAS.

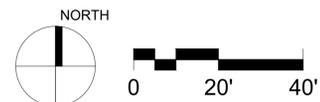
RAIN SENSOR TO BE MOUNTED TO EXTERIOR OF CLUBHOUSE, CLEAR OF ANY OVERHEAD OBSTRUCTIONS.

IRRIGATION CONTROLLER LOCATED IN BUILDING'S UTILITY ROOM, TO BE COORDINATED W/ MEP & ARCHITECTURAL.

1.5" IRRIGATION MAINLINE; SHOWN IN SIDEWALK FOR GRAPHICAL CLARITY ONLY. MAINLINE TO BE LOCATED ON SITE IN PLANTING AREAS

GENERAL NOTES

1. SEE L1.01-L1.02 SHEET SERIES FOR LANDSCAPE ENLARGEMENT PLANS.
2. SEE L1.03 SHEET FOR SCHEMATIC IRRIGATION PLAN.
3. SEE L2.00 SHEET FOR PLANTING SCHEDULE.
4. SEE L2.01 FOR SCHEMATIC IRRIGATION SCHEDULE.
5. SEE L3.00-L3.02 SHEET SERIES FOR PLANTING, SITE AND IRRIGATION DETAILS.
6. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.



1 SCHEMATIC IRRIGATION PLAN
1"=20'

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ISSUED SETS

NO	DATE	DESCRIPTION
1	5/24/24	NEPA
2	9/06/24	50% DD
3	9/06/24	LAND USE

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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TITLE

SCHEMATIC IRRIGATION PLAN

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	

L1.03

PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	COMMENTS	NATIVE/ADAPTIVE
STREET TREES					
	4	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE GREEN ASH	2" CAL.	B#B	ADAPTIVE
DECIDUOUS TREES					
	3	ACER CIRCINATUM / VINE MAPLE	1" CAL.	B#B	NATIVE
	7	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2" CAL.	B#B	ADAPTIVE
	9	CORNUS NUTTALLII / PACIFIC DOGWOOD	2" CAL.	B#B	NATIVE
	6	LAGERSTROEMIA INDICA 'GLENORA WHITE' / GLENORA WHITE CRAPE MYRTLE	1" CAL.	B#B	ADAPTIVE
	2	RHAMNUS PURSHIANA / CASCARA	2" CAL.	B#B	NATIVE
	2	SALIX BABYLONICA / WEEPING WILLOW	2" CAL.	B#B	ADAPTIVE
	11	ULMUS X 'MORTON' / ACCOLADE™ ELM	2" CAL.	B#B	ADAPTIVE
CONIFEROUS TREES					
	34	PINUS CONTORTA / SHORE PINE	6` MIN. HT.	B#B	NATIVE
	31	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	6` MIN. HT.	B#B	ADAPTIVE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	COMMENTS	NATIVE/ADAPTIVE	SPACING
	37	BLECHNUM SPICANT / DEER FERN	12" MIN. HT.		NATIVE	
	165	CHOISYA TERNATA 'SUNDANCE' / SUNDANCE MEXICAN MOCK ORANGE	30" MIN. HT.		ADAPTIVE	
	43	CORNUS SERICEA / RED TWIG DOGWOOD	30" MIN. HT.		NATIVE	
	43	CORNUS SERICEA 'FLAVIRAMEA' / YELLOW TWIG DOGWOOD	24" MIN. HT.		ADAPTIVE	
	72	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	12" MIN. HT.		ADAPTIVE	
	100	GAULTHERIA SHALLON / SALAL	18" MIN. HT.		NATIVE	
	19	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	36" MIN. HT.		ADAPTIVE	
	401	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	12" MIN. HT.		ADAPTIVE	
	120	MAHONIA AQUIFOLIUM / OREGON GRAPE	24" MIN. HT.		NATIVE	
	38	MAHONIA NERVOSA / DWARF OREGON GRAPE	12" MIN. HT.		NATIVE	
	100	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO	12" MIN. HT.		ADAPTIVE	
	117	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	20" MIN. HT.		NATIVE	
	30	RHODODENDRON X 'NOVA ZEMBLA' / NOVA ZEMBLA RHODODENDRON	48" MIN. HT.		ADAPTIVE	
	58	RHODODENDRON X 'WHEATLEY' / WHEATLEY RHODODENDRON	48" MIN. HT.		ADAPTIVE	
	24	ROSMARINUS OFFICINALIS / ROSEMARY	18" MIN. HT.		ADAPTIVE	
	35	SARCOCOCCA CONFUSA / SWEETBOX	24" MIN. HT.		ADAPTIVE	
	92	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	24" MIN. HT.		NATIVE	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	COMMENTS	NATIVE/ADAPTIVE	SPACING
GROUND COVERS						
	6,787	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.		NATIVE	18" o.c.
	5,693 SF	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	---		ADAPTIVE	
	1,270	VINCA MINOR / COMMON PERIWINKLE	1 GAL.		ADAPTIVE	12" o.c.
MULCH						
	148 SF	ARBORIST'S MULCH	---			

- PLANTING NOTES:**
- ALL PLANTING AREAS ON THE GROUND-PLANE (ALL R.O.W., PLANTERS, ETC.) SHALL HAVE A TRADITIONAL IRRIGATION SYSTEM TO BE INTEGRATED WITH A CONTROLLER. RAIN SENSORS AND OTHER EQUIPMENT WILL BE INCORPORATED INTO DESIGN TO MAXIMIZE EFFICIENCY AND LOWER OVERALL MAINTENANCE.
 - ALL SHRUBS AND GROUNDCOVERS TO BE LAYED OUT IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - SEE CIVIL SHEETS FOR PROPOSED GRADING, STREET PROFILES AND UTILITY LOCATIONS.



VOA BURLINGTON

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BURLINGTON, WA 98233



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ISSUED SETS

NO	DATE	DESCRIPTION
1	5/24/24	NEPA
2	9/06/24	50% DD
3	9/06/24	LAND USE

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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AHJ STAMP

TITLE
PLANTING SCHEDULE

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	

L2.00

SCHEMATIC IRRIGATION SCHEDULE

ITEM	SYMBOL
AREA TO RECEIVE SPRAY HEAD IRRIGATION	
RAIN BIRD RAIN SENSOR	
CONTROLLER	
POINT OF CONNECTION (P.O.C)	
METER	
BACK FLOW PREVENTION	
MASTER VALVE	
AUTOMATIC VALVE	
QUICK COUPLER	
MAIN-LINE	

IRRIGATION NOTES:

- POINT OF CONNECTION, MAIN LINES, VALVES, LATERALS AND SLEEVING ARE SHOWN SCHEMATICALLY FOR PURPOSES OF GRAPHIC CLARITY. IRRIGATION EQUIPMENT SHALL REMAIN CLEAR OF ALL PAVEMENT, WALLS, TREES AND OTHER EXISTING AND PROPOSED SITE ELEMENTS UNLESS SPECIFICALLY NOTED ON PLANS OR DIRECTED BY LANDSCAPE ARCHITECT.
- SLEEVING IS REQUIRED FOR ALL IRRIGATION LINES AND CONTROL VALVE WIRES UNDER ALL NEW AND EXISTING PAVEMENT. ALL SLEEVING SHALL EXTEND A MIN. OF 1'-0" BEYOND PAVING EDGE.
- MAIN LINE PIPING LAYOUT, SLEEVES AND VALVE LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE SHEET L3.01 FOR IRRIGATION DETAILS.
- VALVE LOCATIONS SHALL BE CLUSTERED AND CONSOLIDATED IN AN EFFICIENT MANNER.
- RAIN SENSOR SHOWN ON PLAN ARE CONCEPTUAL LOCATIONS AND SHALL BE FURTHER COORDINATED WITH PLUMBING CONDUIT SLEEVE AND ARCHITECT FOR EXACT LOCATION IN FIELD.



ISSUED SETS

NO	DATE	DESCRIPTION
1	5/24/24	NEPA
2	9/06/24	50% DD
3	9/06/24	LAND USE

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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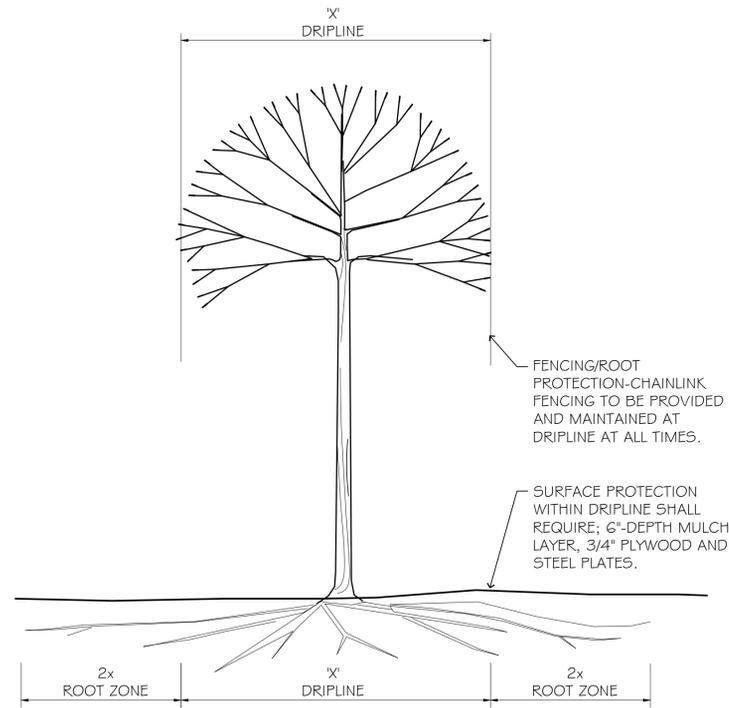
AHJ STAMP

TITLE

SCHEMATIC IRRIGATION SCHEDULE

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	

L2.01



DRIPLINE ZONE-

1. OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS PROHIBITED.
2. LIMITED TRENCHING ALLOWED. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MUST BE APPROVED BY ENGINEER.
3. SEVERING OF ROOTS LARGER THAN 2" DIA. REQUIRES ENGINEER'S APPROVAL.

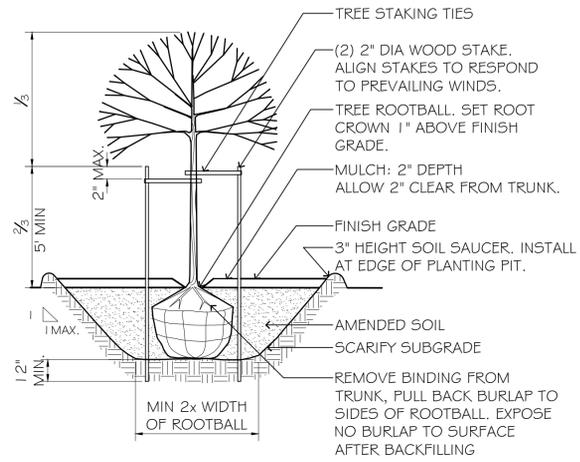
ROOT ZONE-

1. OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS REQUIRES ENGINEER'S APPROVAL.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED UNDER ENGINEER'S SUPERVISION AND IF 2/3 OR MORE OF THE ROOT ZONE IS UNDISTURBED.

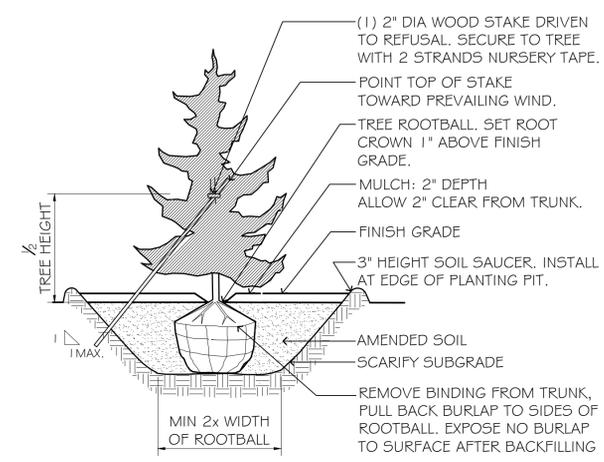
ADDITIONAL NOTES-

1. 6' HIGH CHAINLINK FENCE SHALL COMPLETELY ENIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. TREATMENT OF ROOTS EXPOSED/DAMAGED DURING CONSTRUCTION: ROOTS OVER 1" DIAM., MAKE A CLEAN STRAIGHT CUT TO REMOVED DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL AS SOON AS POSSIBLE.

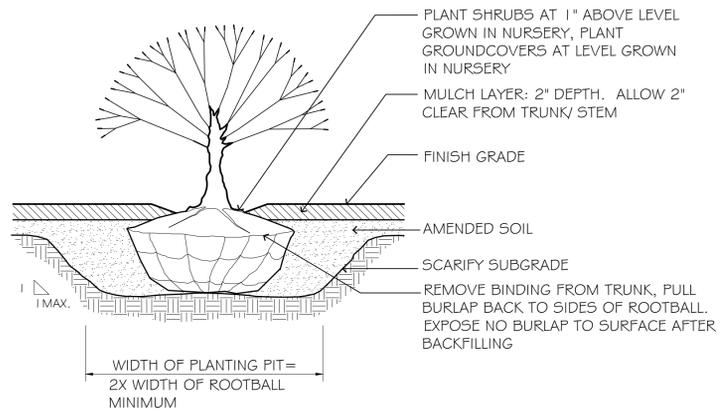
1 TREE PROTECTION
NOT TO SCALE TREE_PROT



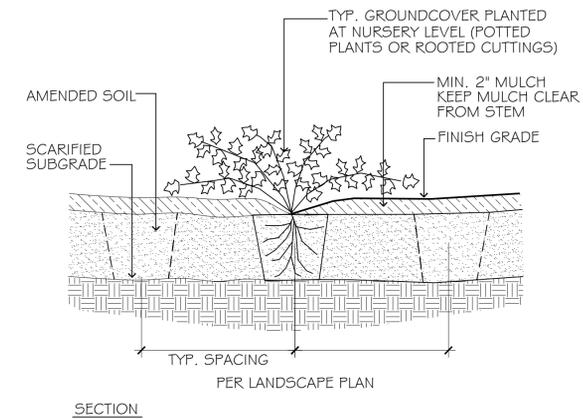
2 DECIDUOUS TREE PLANTING & STAKING
NOT TO SCALE P_dectree



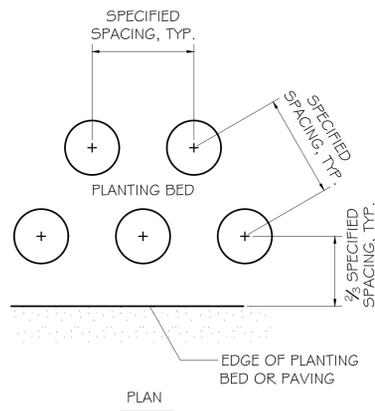
3 CONIFER TREE STAKING / PLANTING
NOT TO SCALE P_conifer2



4 SHRUB PLANTING
NOT TO SCALE P_shrub



5 GROUND COVER PLANTING
NOT TO SCALE P_grdovr



6 SHRUB & GROUND COVER SPACING
NOT TO SCALE P_spacing



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3	9/06/24	LAND USE

REVISIONS / NOTES

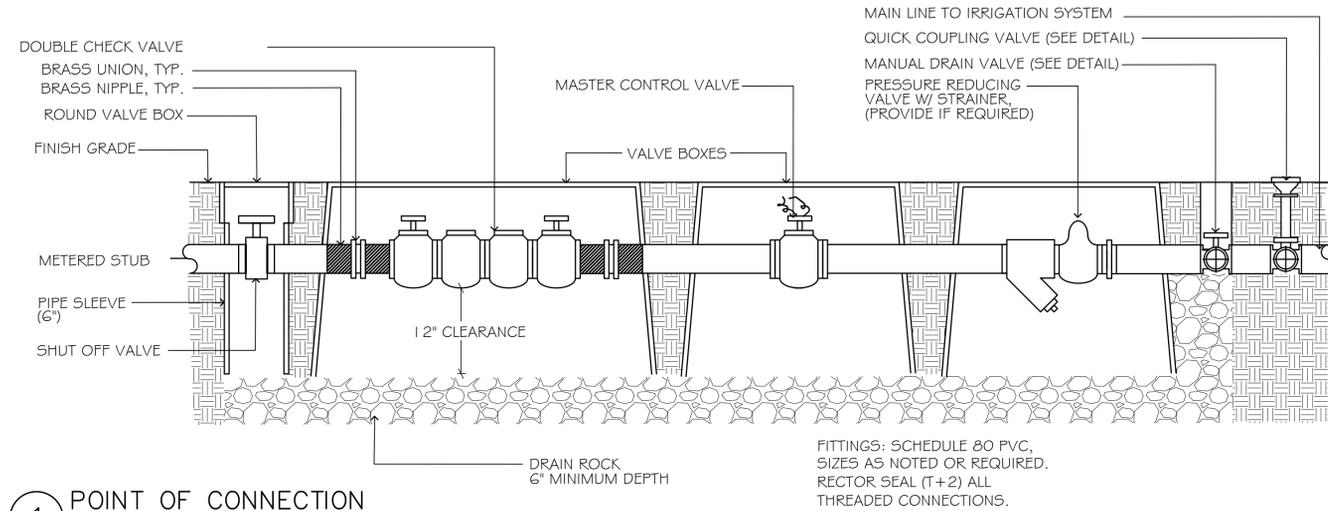
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AHJ STAMP

TITLE

PLANTING DETAILS

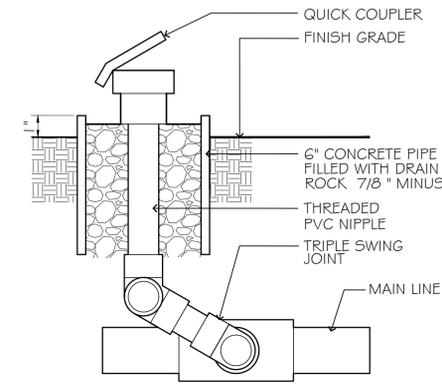
DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
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PROJECT #	24-001
SHEET #	



1 POINT OF CONNECTION

NOT TO SCALE

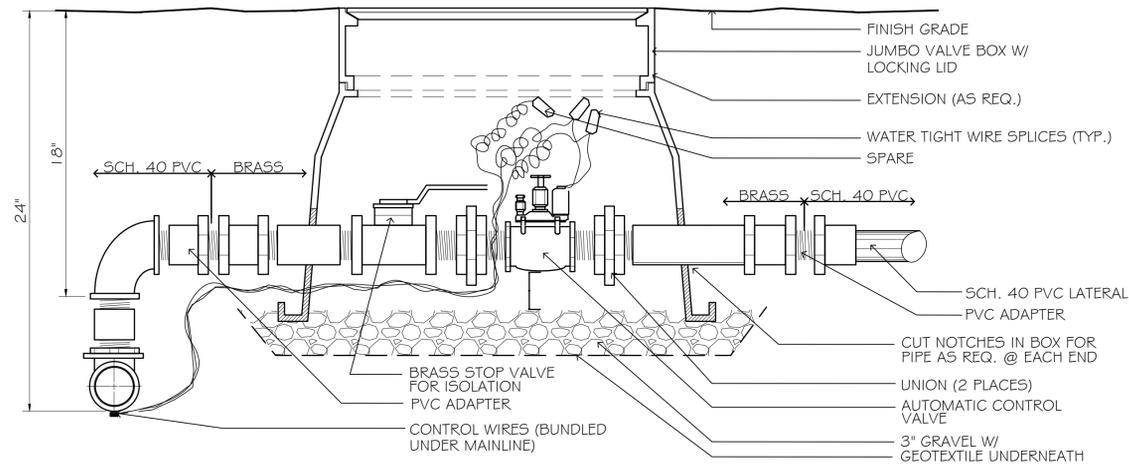
4lrpoc_REV



2 QUICK COUPLER

NOT TO SCALE

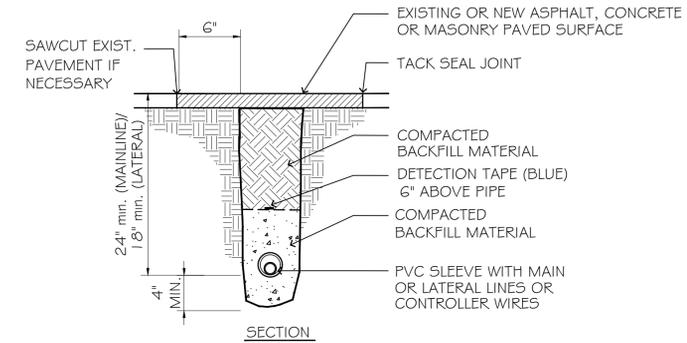
7trquick_REV



3 AUTOMATIC CONTROL VALVE

NOT TO SCALE

5laccvvalve_REV

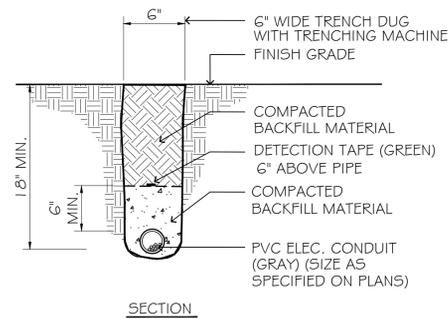


4 SLEEVE TRENCH

NOT TO SCALE

2lstrench_REV

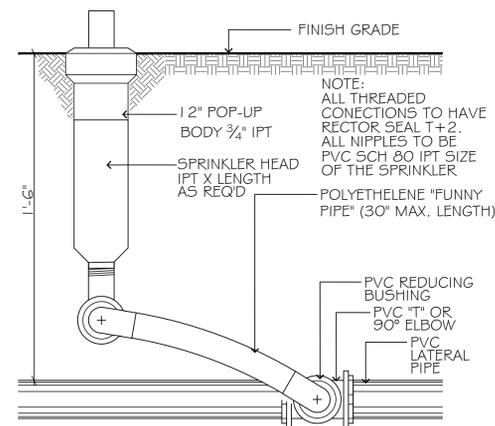
- NOTES:
1. SLEEVE SIZE AS SHOWN ON PLANS OR: I.D. OF SLEEVE TO BE 1" GREATER THAN O.D. OF PIPE.
 2. SLEEVES REQUIRED UNDER ALL PAVED AREAS.
 3. ENDS OF SLEEVES EXTEND A MIN. OF 1'-0" BEYOND CONCRETE EDGE.



5 POWER SUPPLY TRENCH

NOT TO SCALE

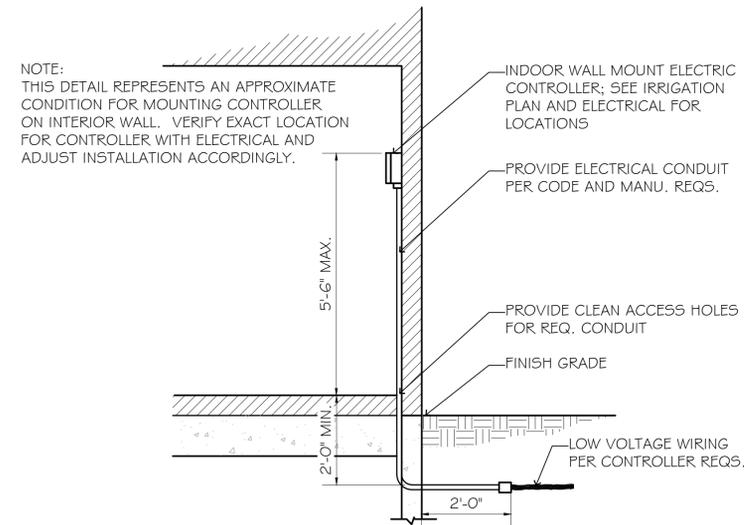
2lptrench_REV



6 STANDARD POP-UP HEAD

NOT TO SCALE

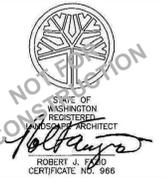
6lpopuphd_REV



7 INDOOR CONTROLLER - INDOOR INSTALLATION

NOT TO SCALE

AUTOCON_REV



ISSUED SETS

NO	DATE	DESCRIPTION
1	5/24/24	NEPA
2	9/06/24	50% DD
3	9/06/24	LAND USE

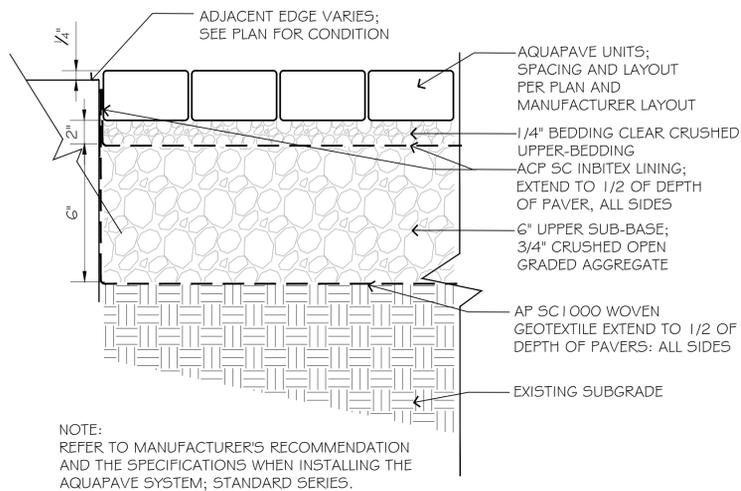
REVISIONS / NOTES

NO	DATE	DESCRIPTION
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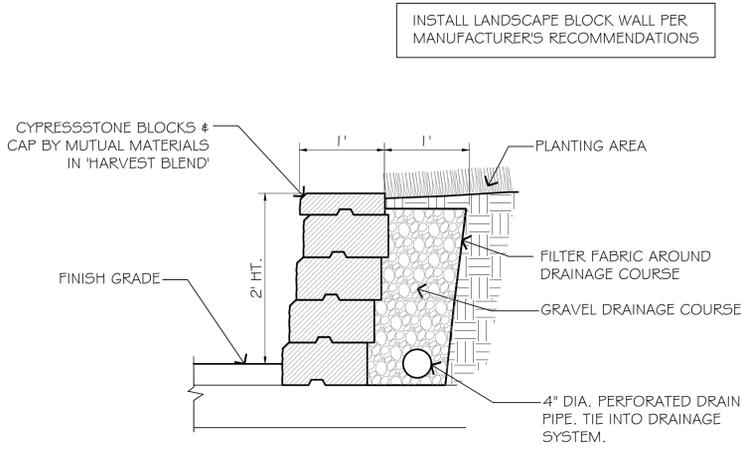
AHJ STAMP

TITLE
IRRIGATION DETAILS

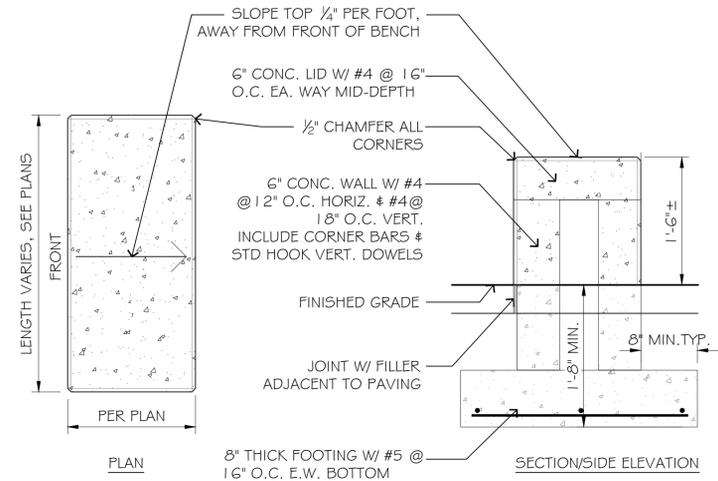
DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	



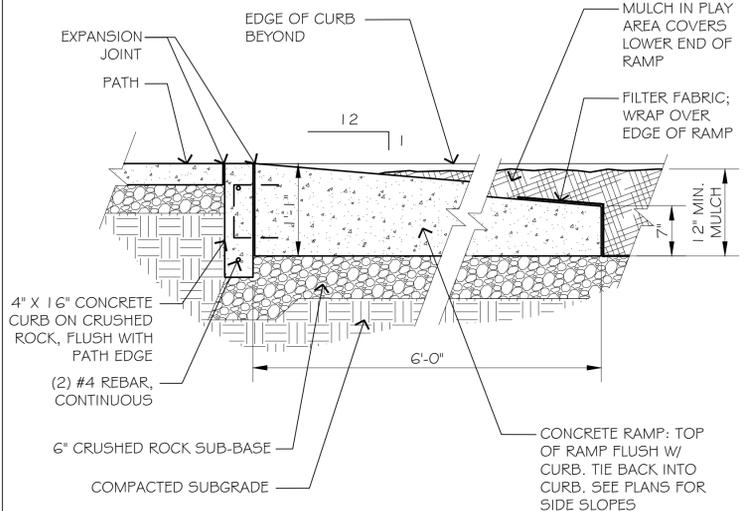
1 AQUAPAVE SYSTEM PAVER
NOT TO SCALE permeable_paver



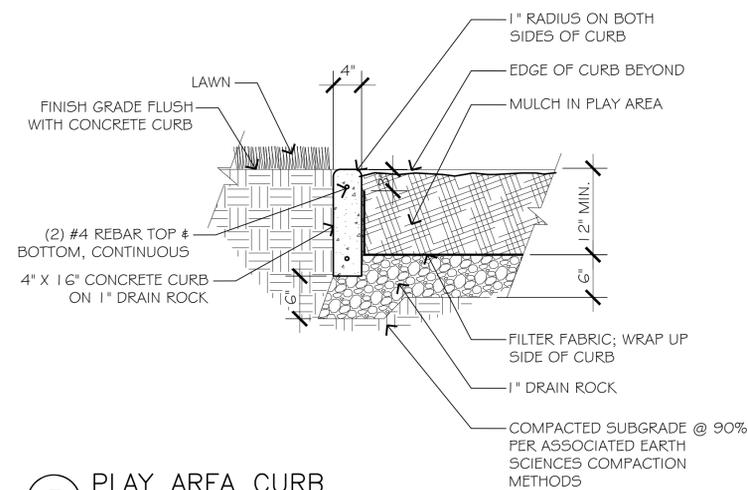
2 LANDSCAPE BLOCK WALL
NOT TO SCALE wall_block



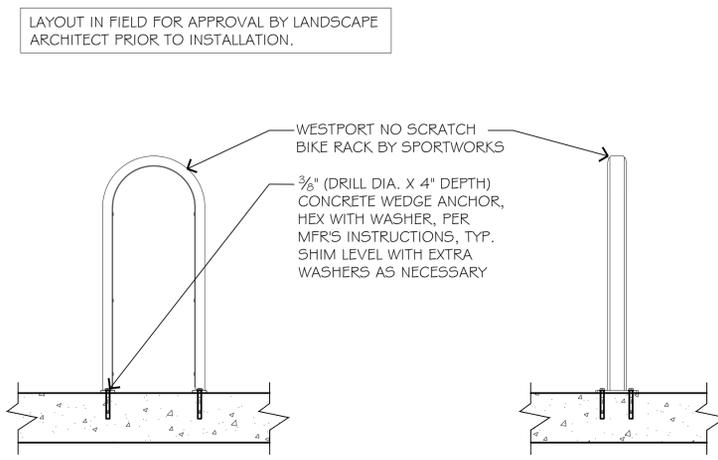
3 CONCRETE SEATWALL
NTS bench_conc



4 ADA RAMP INTO PLAY AREA
NOT TO SCALE ADA_play_area_ramp



5 PLAY AREA CURB
NOT TO SCALE play_area_curb



6 BIKE RACK SURFACE MOUNT
NOT TO SCALE bike_rack



ISSUED SETS

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3	9/06/24	LAND USE

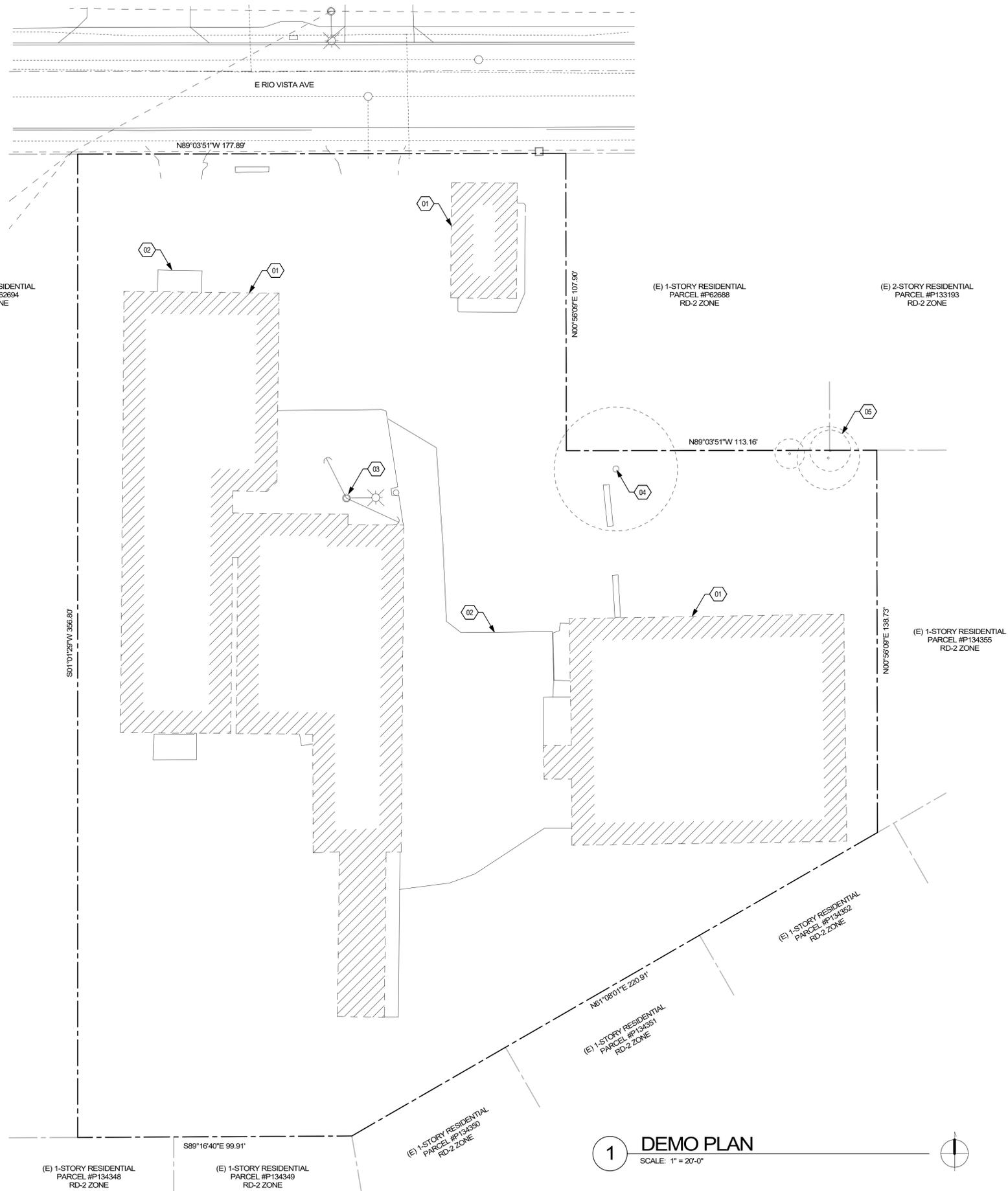
REVISIONS / NOTES

NO	DATE	DESCRIPTION
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AHJ STAMP

TITLE
SITE DETAILS

DEMO #	
MUP #	
SDOT #	
PERMIT #	
DRAWN	VW, CC
CHECKED	RJF
ISSUE DATE	09/06/24
PROJECT #	24-001
SHEET #	



NOTES

- 01 (E) STRUCTURE TO BE DEMOLISHED, TYP
- 02 (E) PAVEMENT TO BE DEMOLISHED, TYP
- 03 (E) POLES & LIGHT TO BE DEMOLISHED
- 04 (E) DECIDUOUS TREE TO BE REMOVED
- 05 (E) (3) EVERGREEN TREES TO REMAIN, PROTECT IN PLACE



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2	08/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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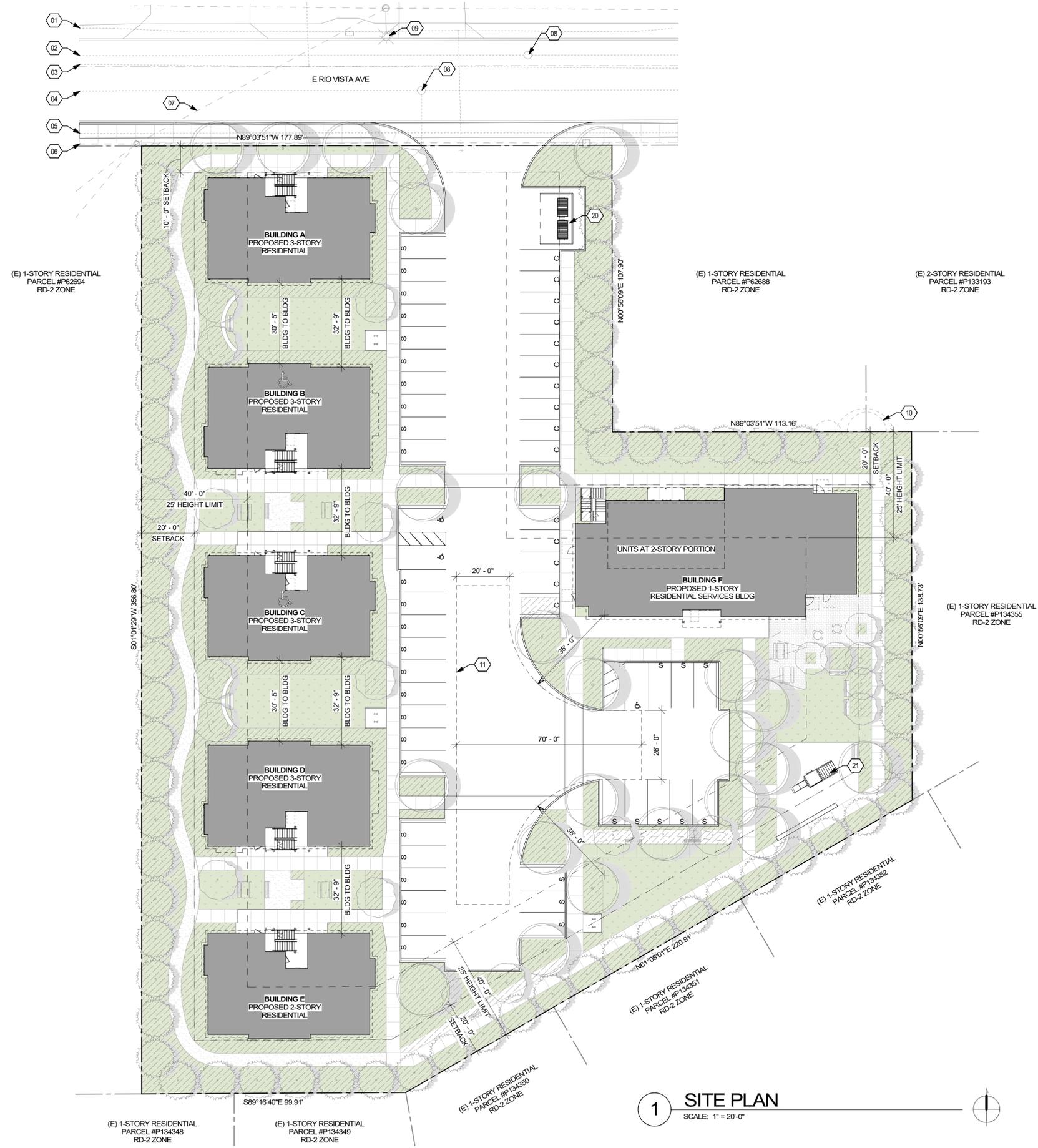
TITLE
DEMOLITION PLAN

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

D101

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

9/6/2024 5:21:35 PM



NOTES

- 01 (E) GAS LINE
- 02 (E) STORM DRAIN
- 03 (E) WATER LINE
- 04 (E) SEWER LINE
- 05 (E) FIBER OPTIC CABLE
- 06 (E) OVERHEAD PHONE LINE
- 07 (E) OVERHEAD POWER LINE
- 08 (E) MANHOLE
- 09 (E) STREET LIGHT
- 10 (E) 3 EVERGREEN TREES TO REMAIN, PROTECT IN PLACE
- 11 FIRE APPARATUS ACCESS ROAD TURNAROUND - ALTERNATIVE HAMMERHEAD
- 20 PROPOSED TRASH
- 21 PROPOSED PLAYGROUND



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3	09/06/24	50% DDLU

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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AHJ STAMP

TITLE
SITE PLAN

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

A001

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



NOTES

- 01 (E) GAS LINE
- 02 (E) STORM DRAIN
- 03 (E) WATER LINE
- 04 (E) SEWER LINE
- 05 (E) FIBER OPTIC CABLE
- 06 (E) OVERHEAD PHONE LINE
- 07 (E) OVERHEAD POWER LINE
- 08 (E) MANHOLE
- 09 (E) STREET LIGHT
- 10 (E) 3 EVERGREEN TREES TO REMAIN, PROTECT IN PLACE
- 11 FIRE APPARATUS ACCESS ROAD TURNAROUND - ALTERNATIVE HAMMERHEAD
- 20 PROPOSED TRASH
- 21 PROPOSED PLAYGROUND



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ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	03/03/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

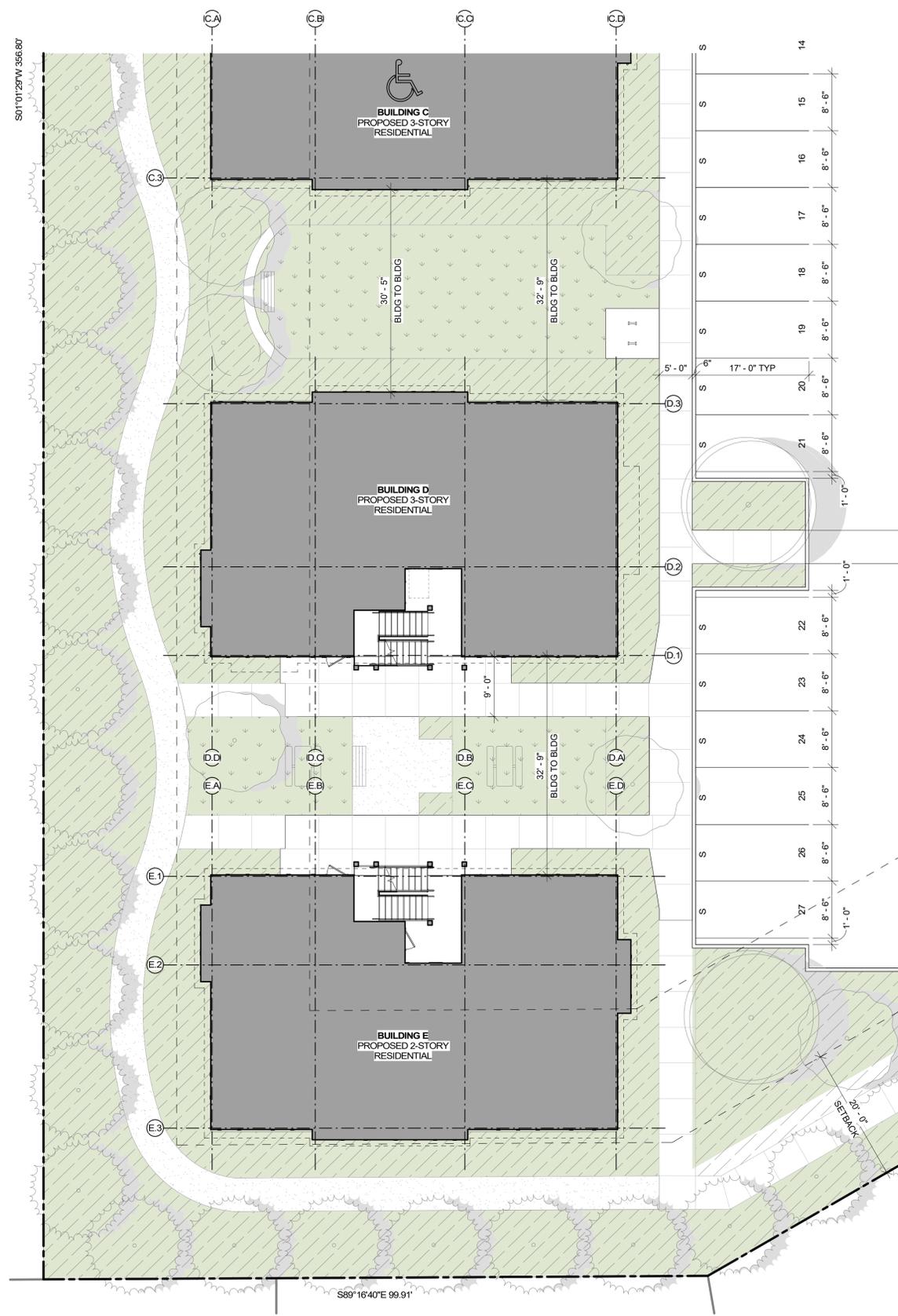
AHJ STAMP

TITLE
ENLARGED SITE PLAN NORTH

DEMO #
 LAND USE #
 SDOT #
 PERMIT #
 DRAWN DA/AB/JR
 CHECKED DA/AB
 ISSUE DATE 09/06/24
 PROJECT # 22022
 SHEET #

A002

1 ENLARGED SITE PLAN NORTH
 SCALE: 1" = 10'-0"



1 ENLARGED SITE PLAN SOUTH
SCALE: 1" = 10'-0"

NOTES

- 01 (E) GAS LINE
- 02 (E) STORM DRAIN
- 03 (E) WATER LINE
- 04 (E) SEWER LINE
- 05 (E) FIBER OPTIC CABLE
- 06 (E) OVERHEAD PHONE LINE
- 07 (E) OVERHEAD POWER LINE
- 08 (E) MANHOLE
- 09 (E) STREET LIGHT
- 10 (E) 3 EVERGREEN TREES TO REMAIN, PROTECT IN PLACE
- 11 FIRE APPARATUS ACCESS ROAD TURNAROUND - ALTERNATIVE HAMMERHEAD
- 20 PROPOSED TRASH
- 21 PROPOSED PLAYGROUND



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NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES

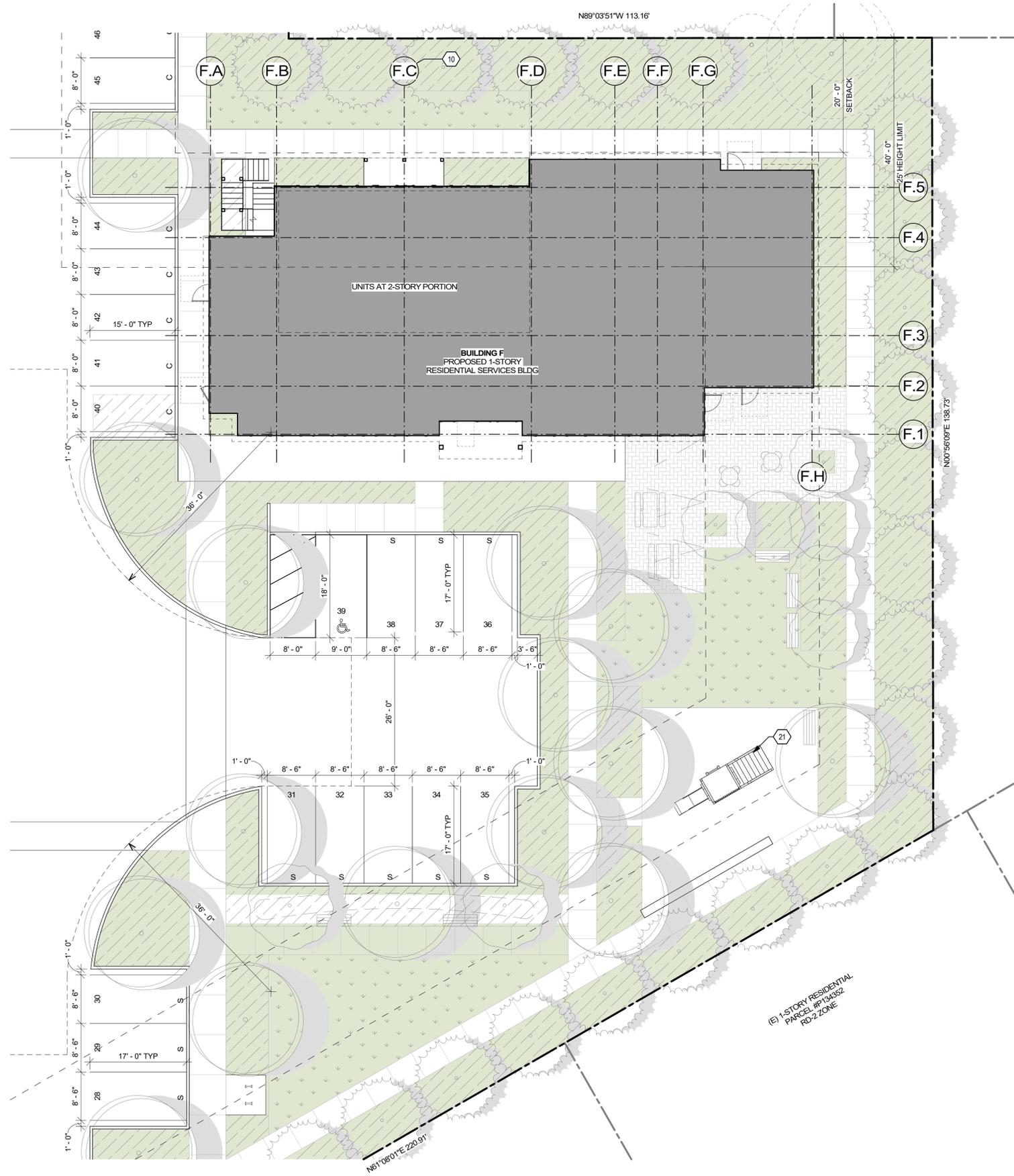
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AHJ STAMP

TITLE
ENLARGED SITE PLAN SOUTH

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

A003



1 ENLARGED SITE PLAN EAST
SCALE: 1" = 10'-0"

NOTES

- 01 (E) GAS LINE
- 02 (E) STORM DRAIN
- 03 (E) WATER LINE
- 04 (E) SEWER LINE
- 05 (E) FIBER OPTIC CABLE
- 06 (E) OVERHEAD PHONE LINE
- 07 (E) OVERHEAD POWER LINE
- 08 (E) MANHOLE
- 09 (E) STREET LIGHT
- 10 (E) 3 EVERGREEN TREES TO REMAIN, PROTECT IN PLACE
- 11 FIRE APPARATUS ACCESS ROAD TURNAROUND - ALTERNATIVE HAMMERHEAD
- 20 PROPOSED TRASH
- 21 PROPOSED PLAYGROUND



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3	03/03/24	50% DDLU

REVISIONS / NOTES

NO	DATE	DESCRIPTION
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AHJ STAMP

TITLE
ENLARGED SITE PLAN EAST

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

A004



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8551 REGISTERED ARCHITECT

 DOUGLAS J. ITO
 STATE OF WASHINGTON

ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

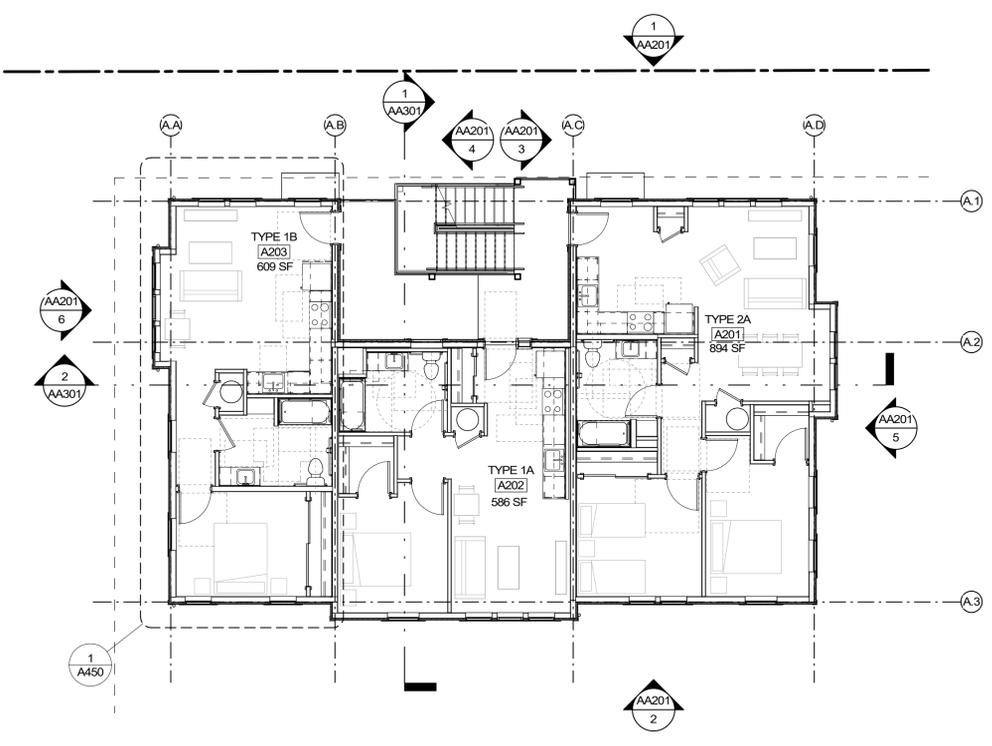
TITLE
BUILDING A - PLANS

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

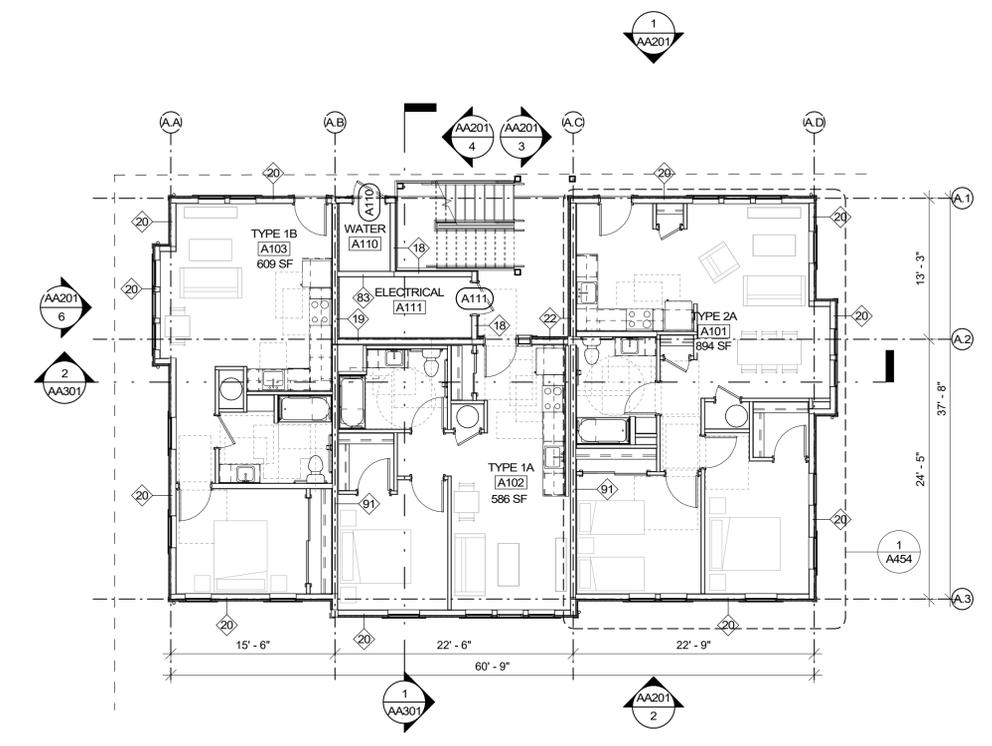
AA101

NOTES

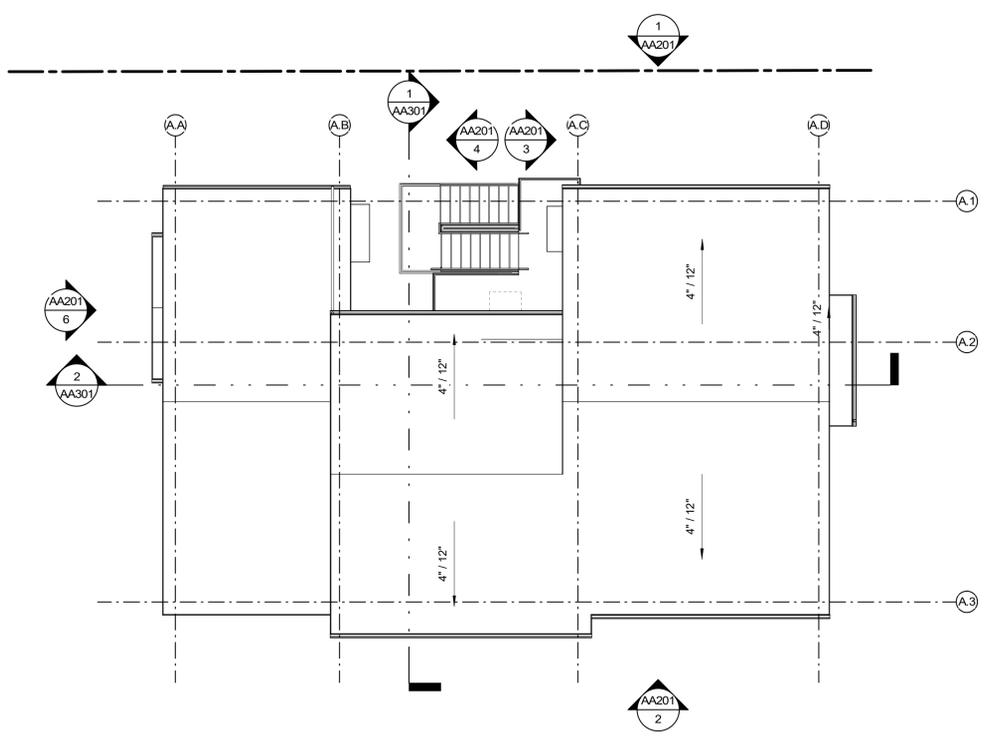
KEY PLAN
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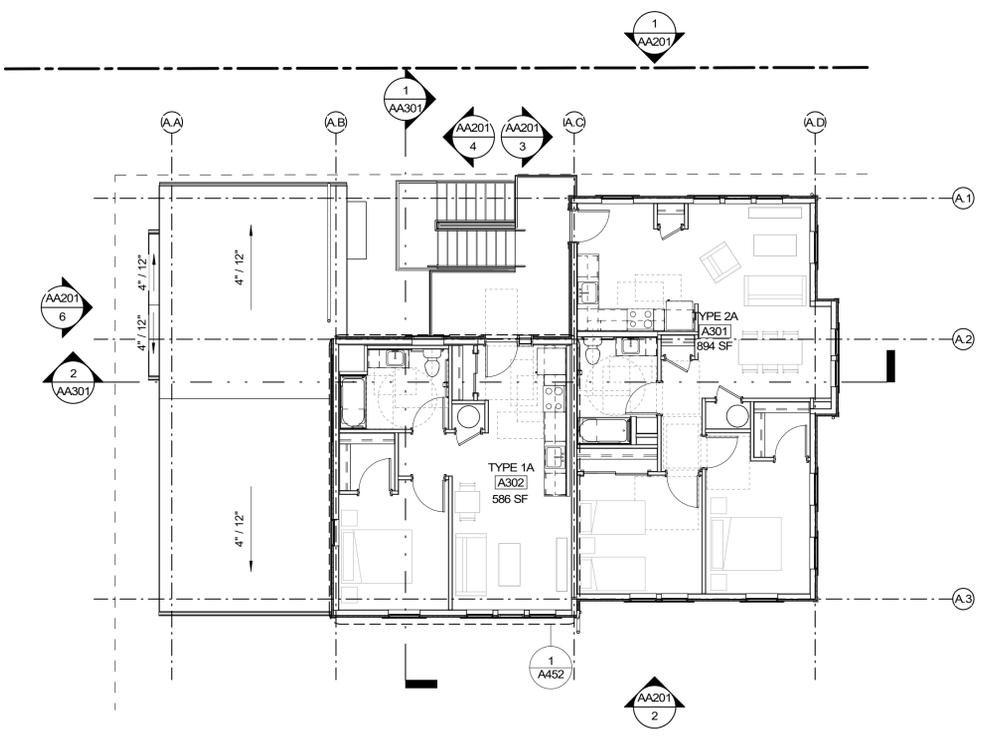
2 BLDG A - LEVEL 2
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



1 BLDG A - LEVEL 1
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



4 BLDG A - ROOF
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



3 BLDG A - LEVEL 3
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



ISSUED SETS

NO	DATE	DESCRIPTION
1	05/24/24	NEPA
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3	03/08/24	50% DDLU

REVISIONS / NOTES

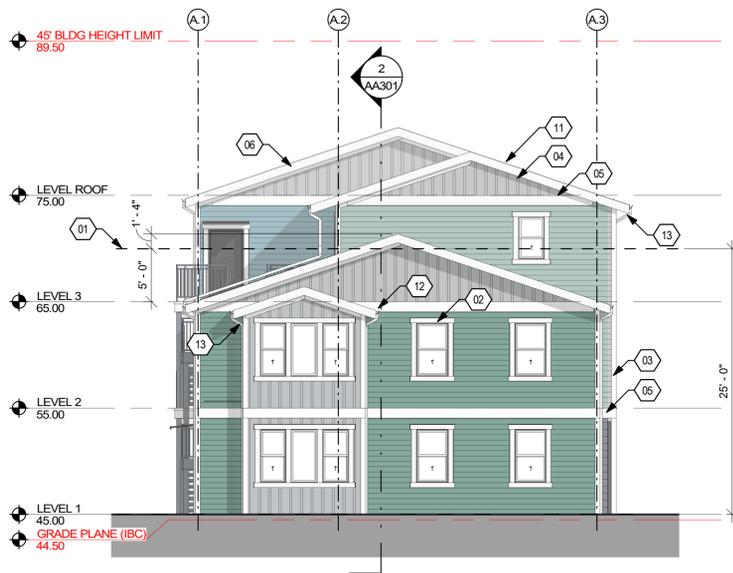
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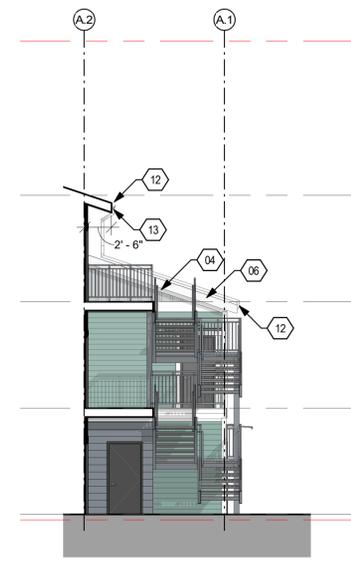
TITLE
**BUILDING A -
ELEVATIONS**

DEMO #
LAND USE #
SDOT #
PERMIT #
DRAWN DA/AB/JR
CHECKED DA/AB
ISSUE DATE 09/06/24
PROJECT # 22022
SHEET #

AA201



6 BLDG A - WEST ELEVATION
SCALE: 1/8" = 1'-0"



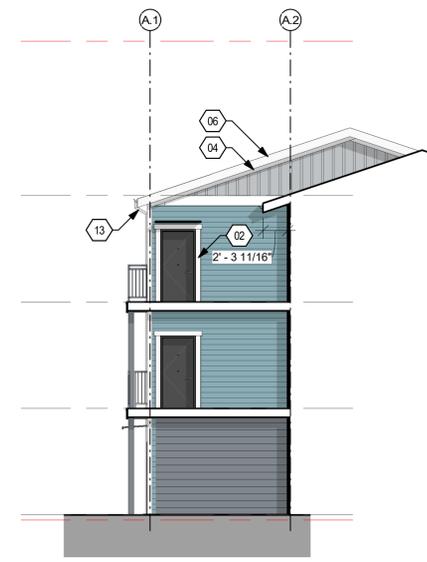
4 BLDG A INSET - EAST ELEVATION
SCALE: 1/8" = 1'-0"



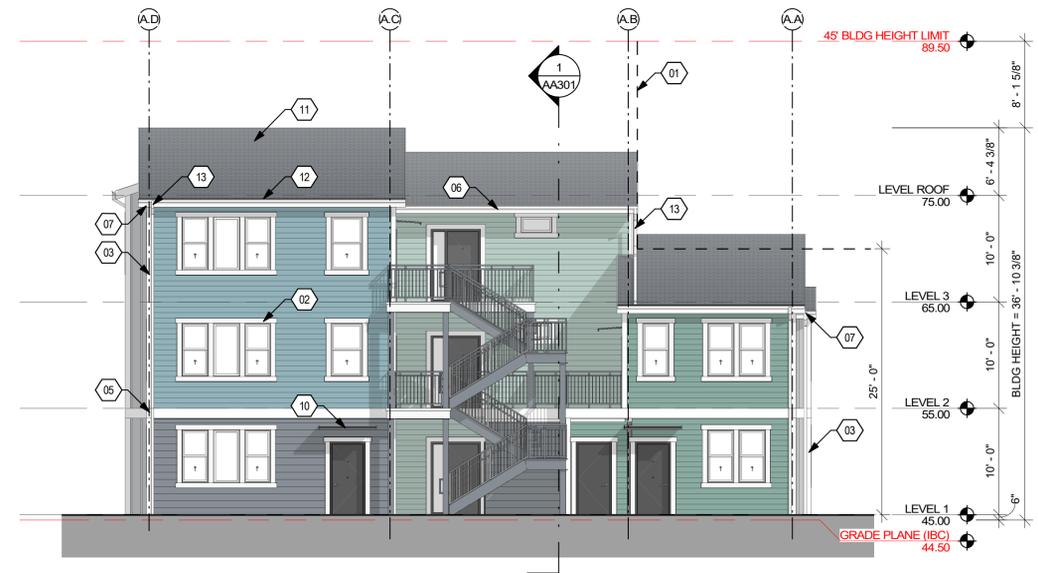
2 BLDG A - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG A - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG A INSET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG A - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

- 01 BUILDING HEIGHT TO BE MAX 25' WITHIN 40' OF PROPERTY LINE ADJOINING SINGLE FAMILY ZONE. AVERAGE OF PITCHED ROOF TO BE BELOW 25' HEIGHT.
- 02 FIBER CEMENT 5-1/2" TRIM SURROUND DOORS & WINDOWS, TYP.
- 03 FIBER CEMENT 5-1/2" CORNER TRIM, TYP.
- 04 FIBER CEMENT 5-1/2" FRIEZE BOARD, TYP.
- 05 FIBER CEMENT 11-1/4" TRIM BOARD, TYP.
- 06 FIBER CEMENT FASCIA 1x10, TYP.
- 07 FIBER CEMENT 12" RAKE, TYP.
- 10 ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

LEGEND

FCL1: FIBER CEMENT LAP SIDING #1: 5-1/4" WIDTH (4" EXPOSURE) COLOR TBD	AS1: ASPHALT SHINGLES COLOR TBD
FCL2: FIBER CEMENT LAP SIDING #2: 7-1/4" WIDTH (6" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCL3: FIBER CEMENT LAP SIDING #3: 9-1/4" WIDTH (8" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCP1: FIBER CEMENT BOARD & BATTEN #1: COLOR TBD	---: RESERVED FOR FUTURE TBD



ISSUED SETS	NO	DATE	DESCRIPTION
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	2	08/10/24	100% SD
	3	09/06/24	50% DDLU

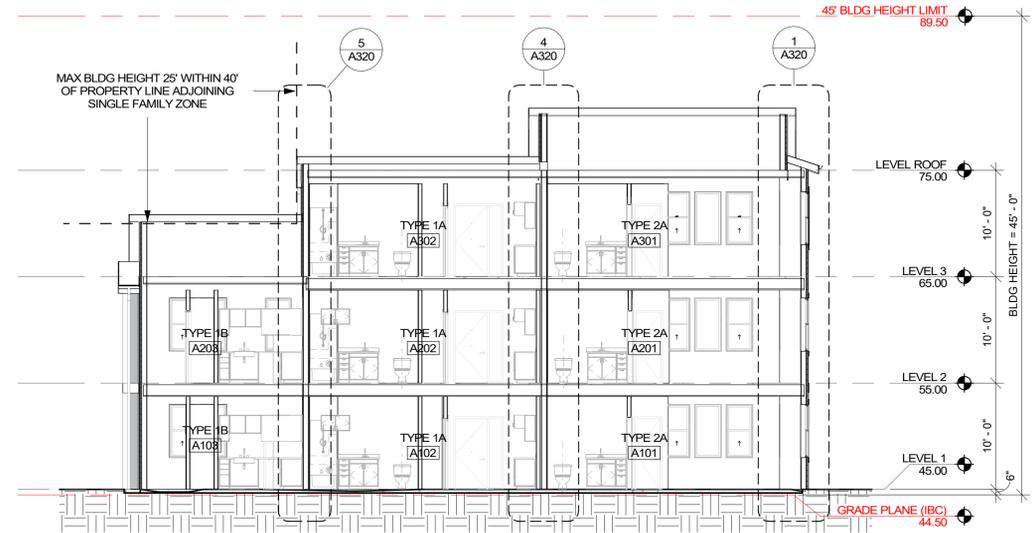
REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

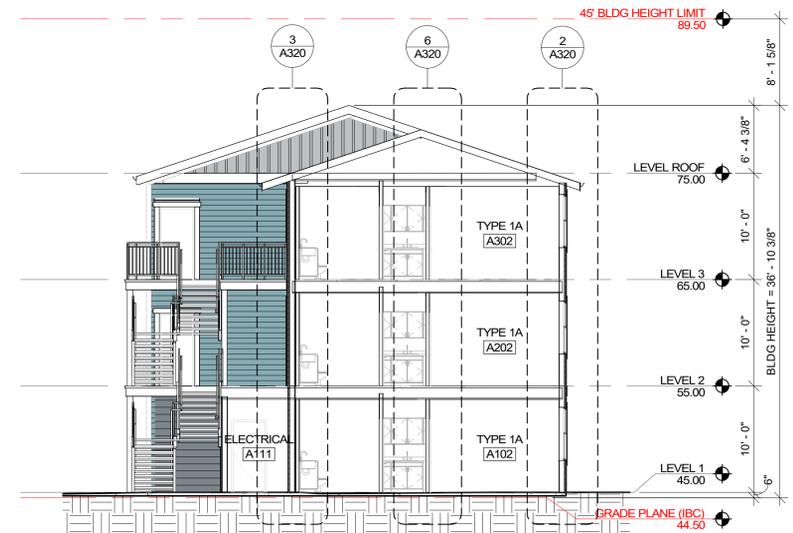
TITLE
**BUILDING A -
SECTIONS**

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AA301



2 BLDG A EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



1 BLDG A NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"

NOTES

LEGEND

ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

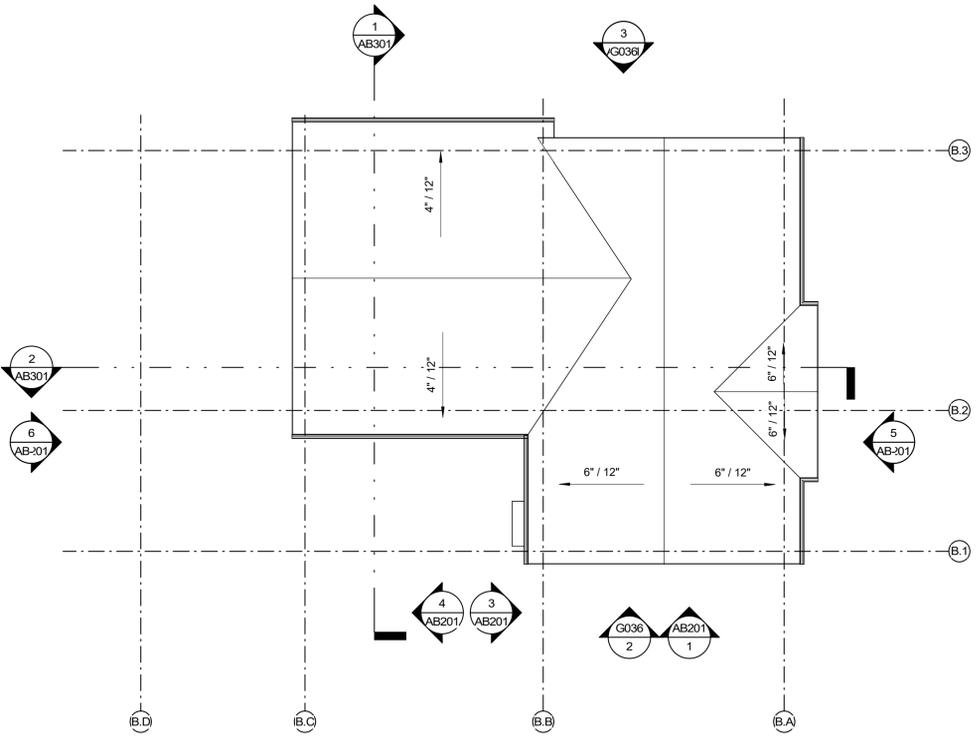
AHJ STAMP

TITLE
BUILDING B - PLANS

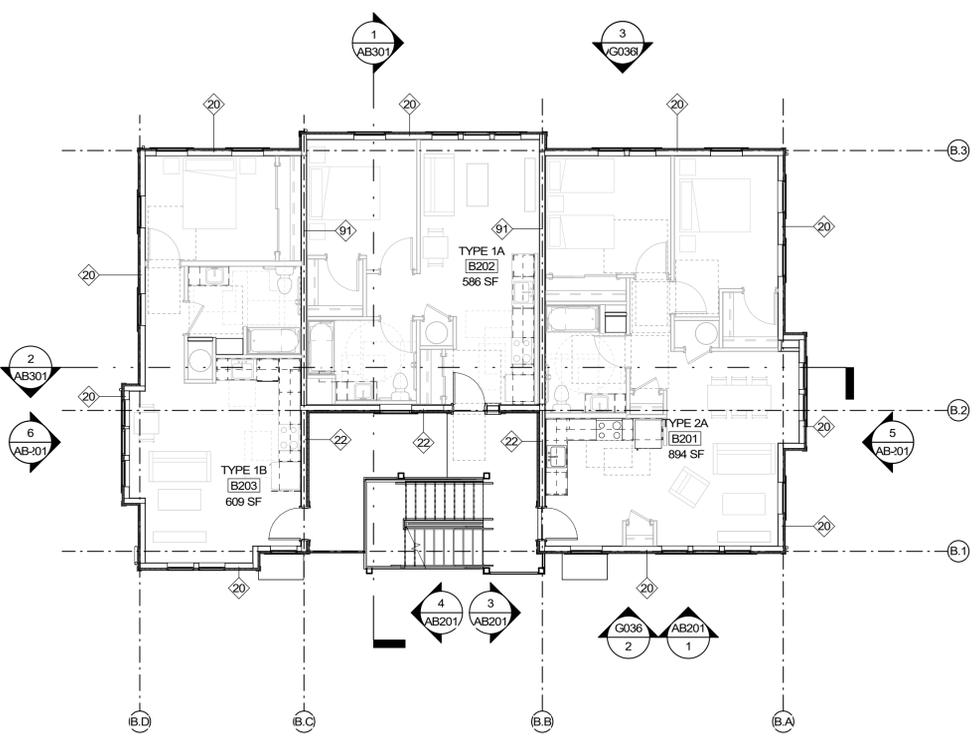
DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AB101

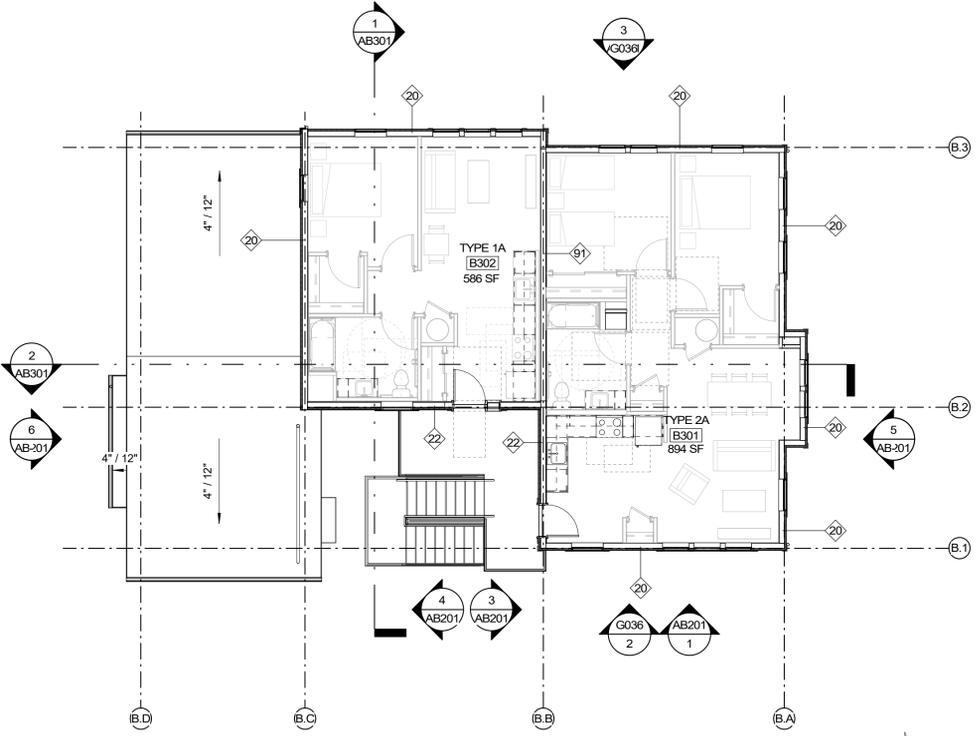
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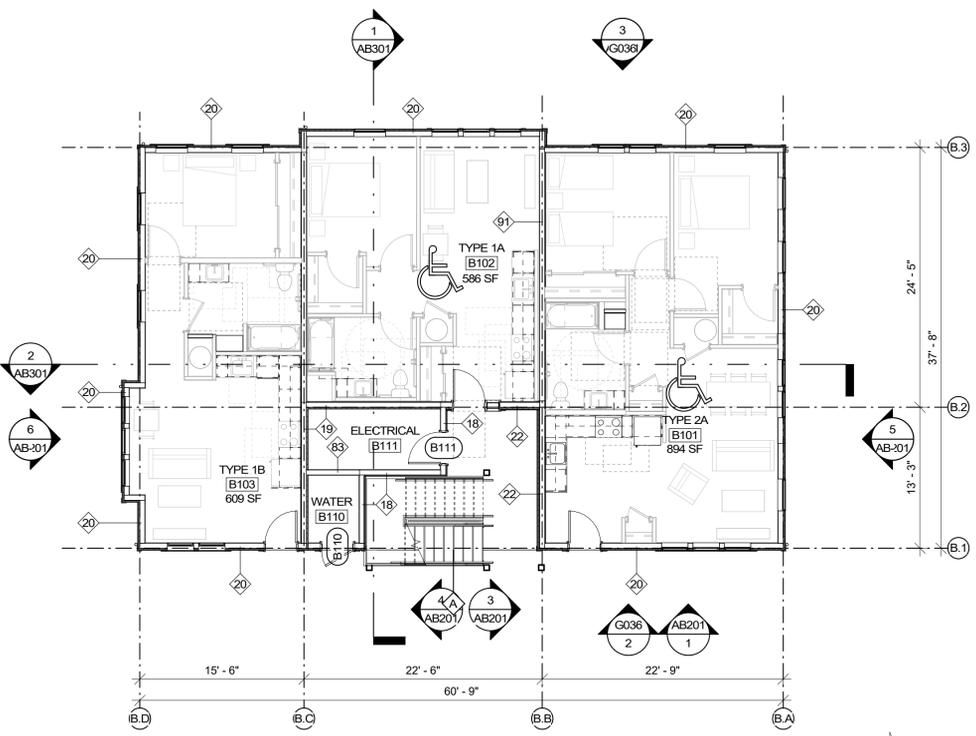
4 BLDG B - ROOF
SCALE: 1/8" = 1'-0"



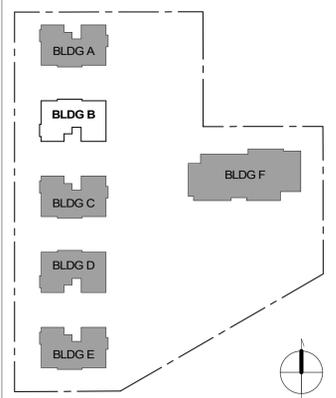
2 BLDG B - LEVEL 2
SCALE: 1/8" = 1'-0"



3 BLDG B - LEVEL 3
SCALE: 1/8" = 1'-0"



1 BLDG B - LEVEL 1
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1" = 80'-0"



ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

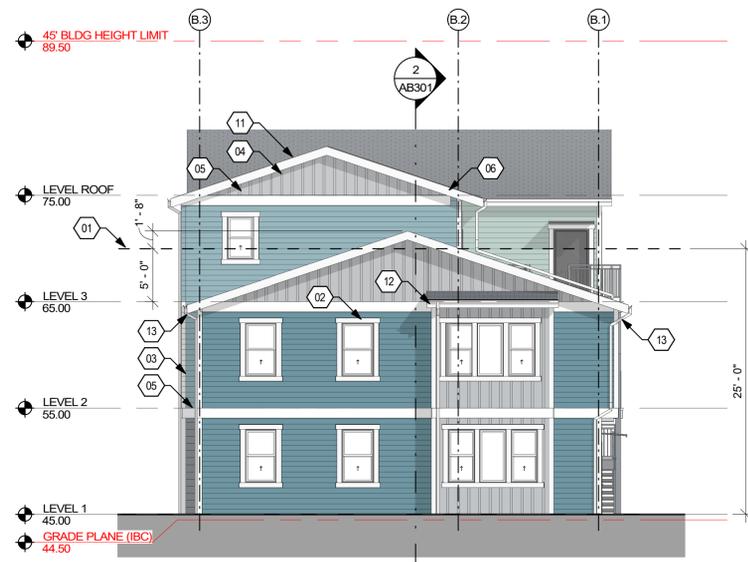
REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

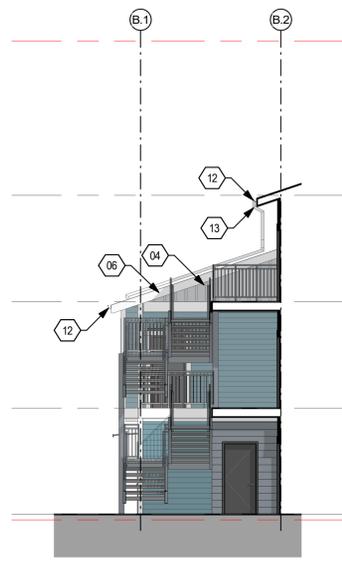
TITLE
**BUILDING B -
ELEVATIONS**

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AB201



6 BLDG B - WEST ELEVATION
SCALE: 1/8" = 1'-0"



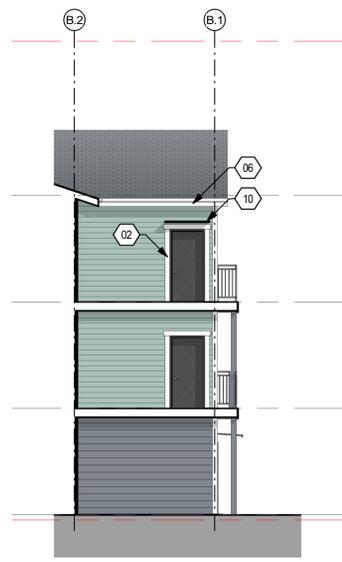
4 BLDG B INSET - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG B INSET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

- 01 BUILDING HEIGHT TO BE MAX 25' WITHIN 40' OF PROPERTY LINE ADJOINING SINGLE FAMILY ZONE. AVERAGE OF PITCHED ROOF TO BE BELOW 25' HEIGHT.
- 02 FIBER CEMENT 5-1/2" TRIM SURROUND DOORS & WINDOWS, TYP.
- 03 FIBER CEMENT 5-1/2" CORNER TRIM, TYP.
- 04 FIBER CEMENT 5-1/2" FRIEZE BOARD, TYP.
- 05 FIBER CEMENT 11-1/4" TRIM BOARD, TYP.
- 06 FIBER CEMENT FASCIA 1x10, TYP.
- 07 FIBER CEMENT 12" RAKE, TYP.
- 10 ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

LEGEND

FCL1: FIBER CEMENT LAP SIDING #1: 5-1/4" WIDTH (4" EXPOSURE) COLOR TBD	AS1: ASPHALT SHINGLES COLOR TBD
FCL2: FIBER CEMENT LAP SIDING #2: 7-1/4" WIDTH (6" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCL3: FIBER CEMENT LAP SIDING #3: 9-1/4" WIDTH (8" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCP1: FIBER CEMENT BOARD & BATTEN #1: COLOR TBD	---: RESERVED FOR FUTURE TBD



ISSUED SETS		
NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

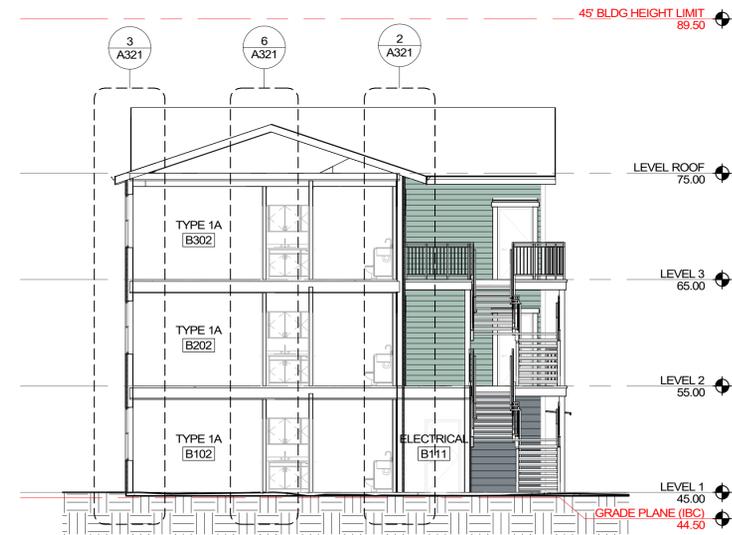
TITLE
**BUILDING B -
SECTIONS**

DEMO #
LAND USE #
SDOT #
PERMIT #
DRAWN DA/AB/JR
CHECKED DA/AB
ISSUE DATE 09/06/24
PROJECT # 22022
SHEET #

AB301



2 BLDG B EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



1 BLDG B NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"

NOTES

LEGEND

ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

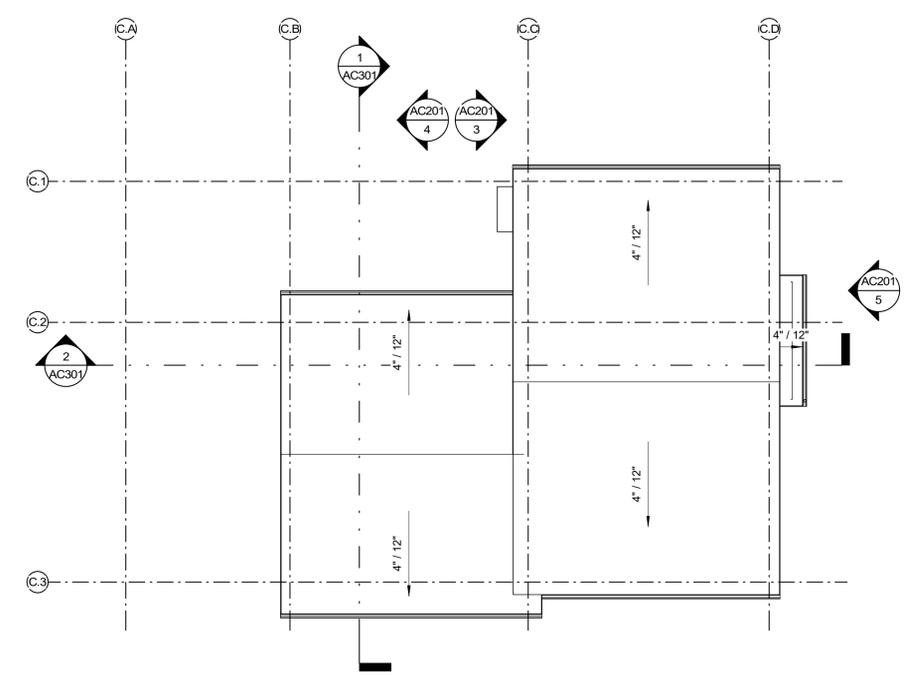
AHJ STAMP

TITLE
BUILDING C - PLANS

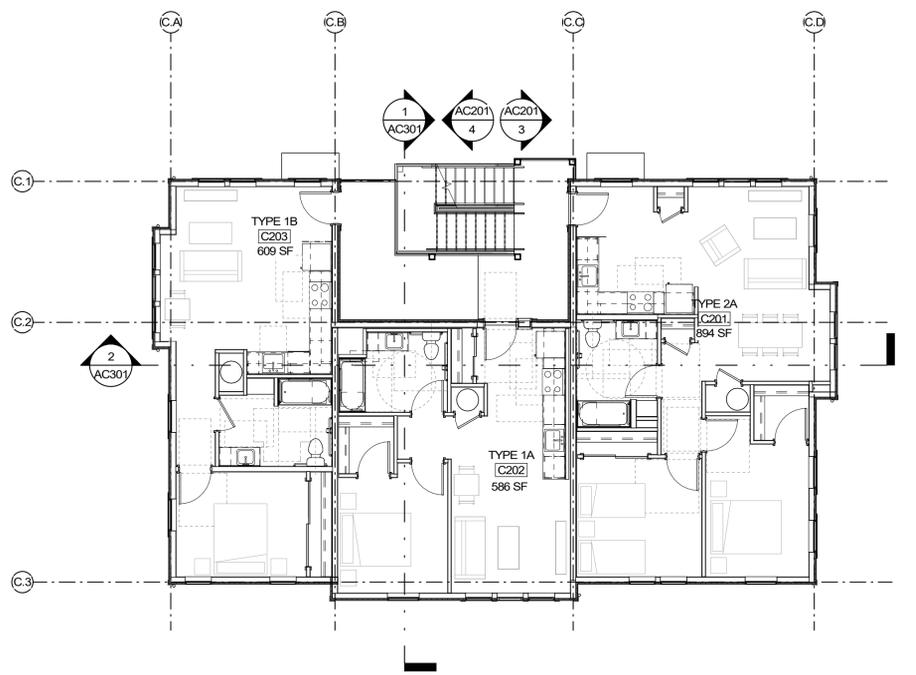
DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AC101

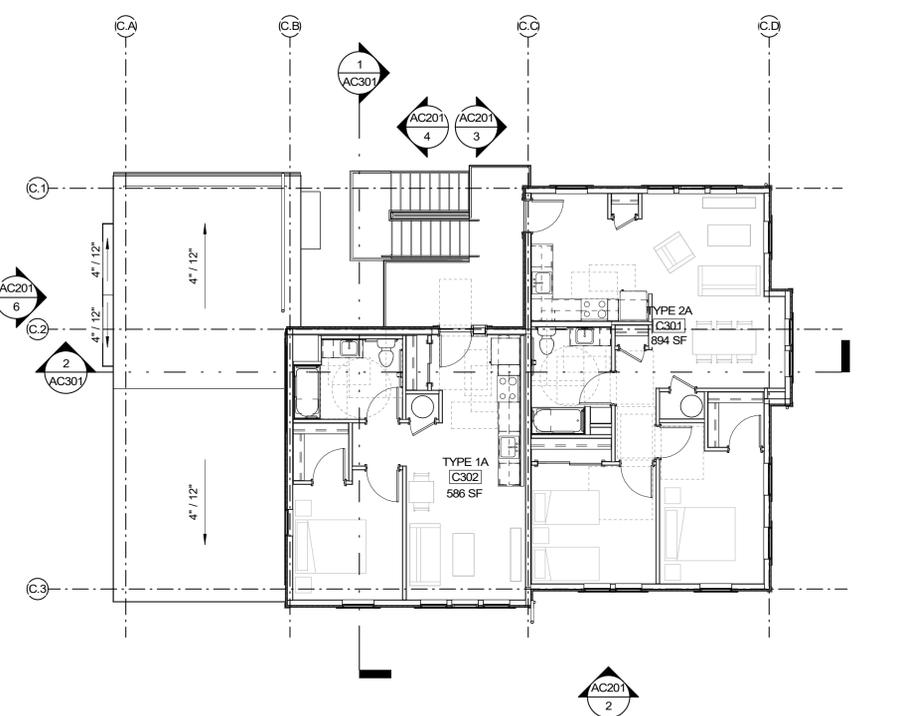
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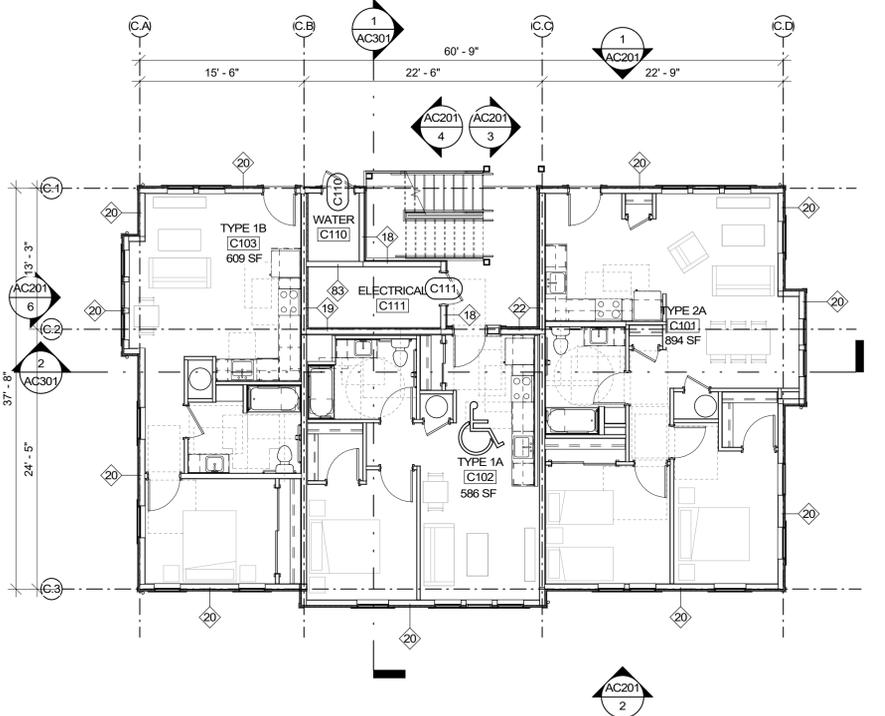
4 BLDG C - ROOF
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



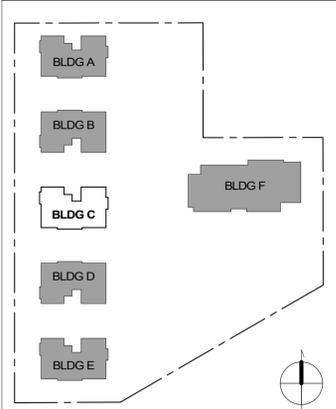
2 BLDG C - LEVEL 2
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 BLDG C - LEVEL 3
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1 BLDG C - LEVEL 1
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



KEY PLAN
SCALE: 1" = 80'-0"

ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	03/08/24	50% DDLU

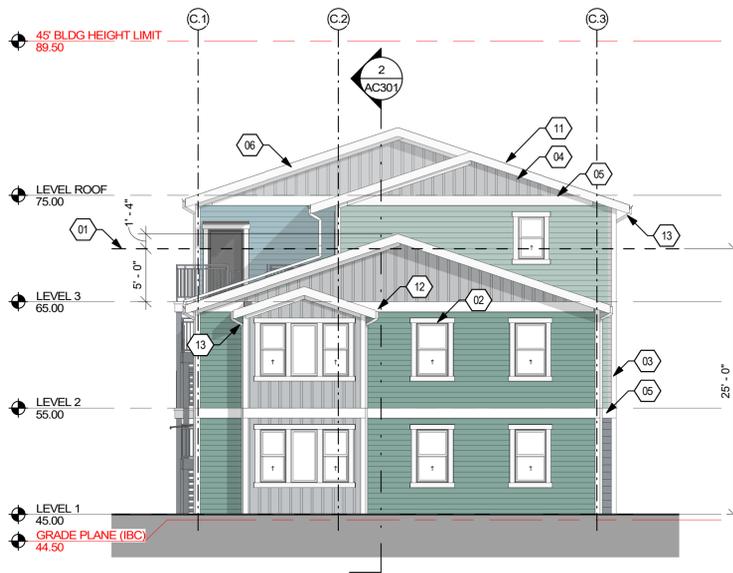
REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

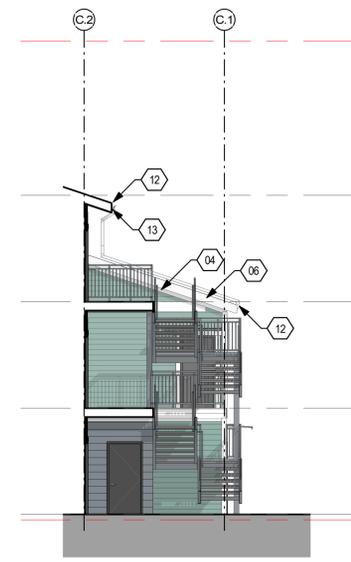
TITLE
BUILDING C -
ELEVATIONS

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AC201



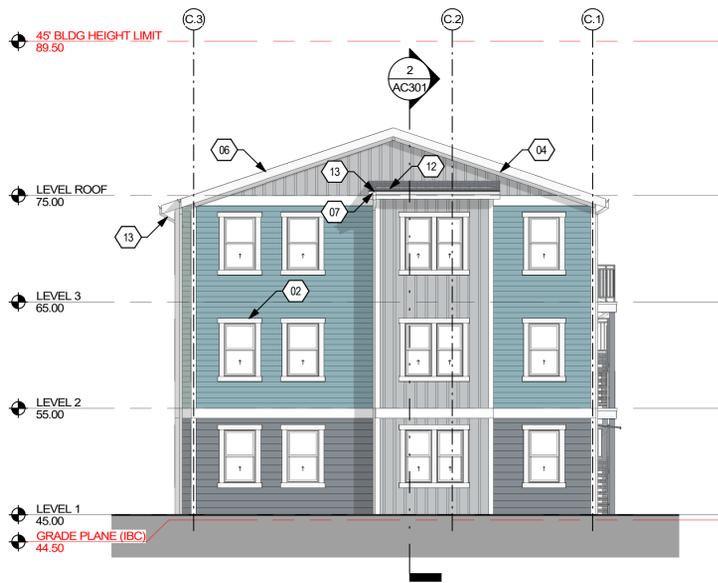
6 BLDG C - WEST ELEVATION
SCALE: 1/8" = 1'-0"



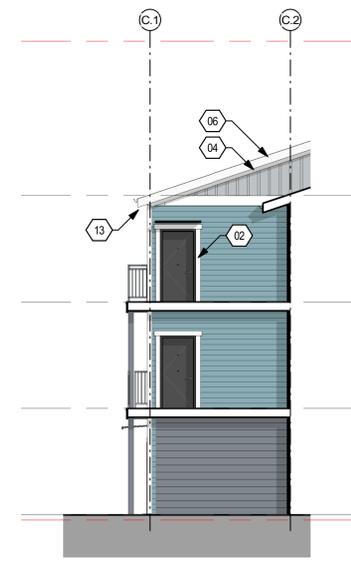
4 BLDG C INSET - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG C - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG C INSET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG C - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

- 01 BUILDING HEIGHT TO BE MAX 25' WITHIN 40' OF PROPERTY LINE ADJOINING SINGLE FAMILY ZONE. AVERAGE OF PITCHED ROOF TO BE BELOW 25' HEIGHT.
- 02 FIBER CEMENT 5-1/2" TRIM SURROUND DOORS & WINDOWS, TYP.
- 03 FIBER CEMENT 5-1/2" CORNER TRIM, TYP.
- 04 FIBER CEMENT 5-1/2" FRIEZE BOARD, TYP.
- 05 FIBER CEMENT 11-1/4" TRIM BOARD, TYP.
- 06 FIBER CEMENT FASCIA 1x10, TYP.
- 07 FIBER CEMENT 12" RAKE, TYP.
- 10 ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

LEGEND

FCL1: FIBER CEMENT LAP SIDING #1: 5-1/4" WIDTH (4" EXPOSURE) COLOR TBD	AS1: ASPHALT SHINGLES COLOR TBD
FCL2: FIBER CEMENT LAP SIDING #2: 7-1/4" WIDTH (6" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCL3: FIBER CEMENT LAP SIDING #3: 9-1/4" WIDTH (8" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCP1: FIBER CEMENT BOARD & BATTEN #1: COLOR TBD	---: RESERVED FOR FUTURE TBD



ISSUED SETS		
NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

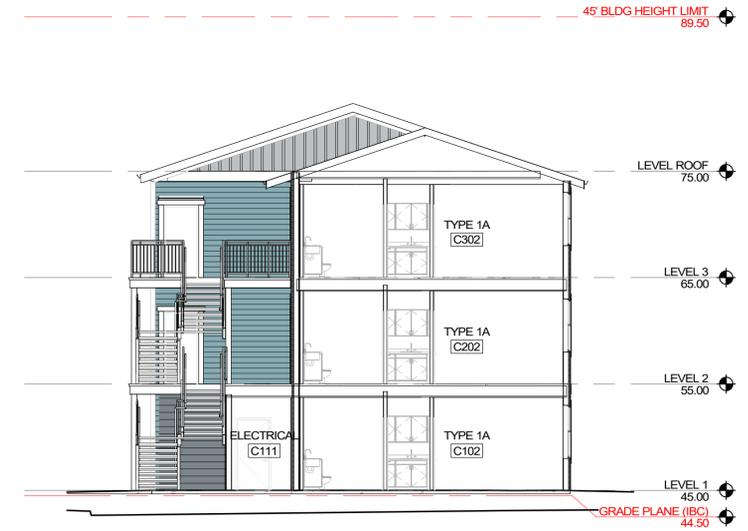
TITLE
**BUILDING C -
SECTIONS**

DEMO #
LAND USE #
SDOT #
PERMIT #
DRAWN DA/AB/JR
CHECKED DA/AB
ISSUE DATE 09/06/24
PROJECT # 22022
SHEET #

AC301



2 BLDG C EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



1 BLDG C NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"

NOTES

LEGEND

ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

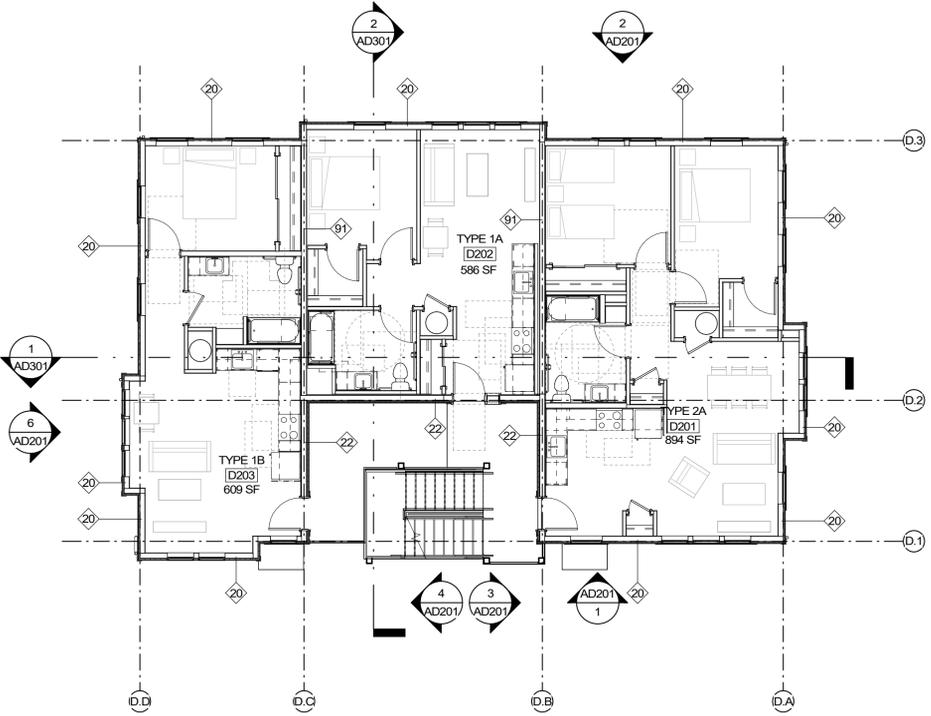
TITLE
BUILDING D - PLANS

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

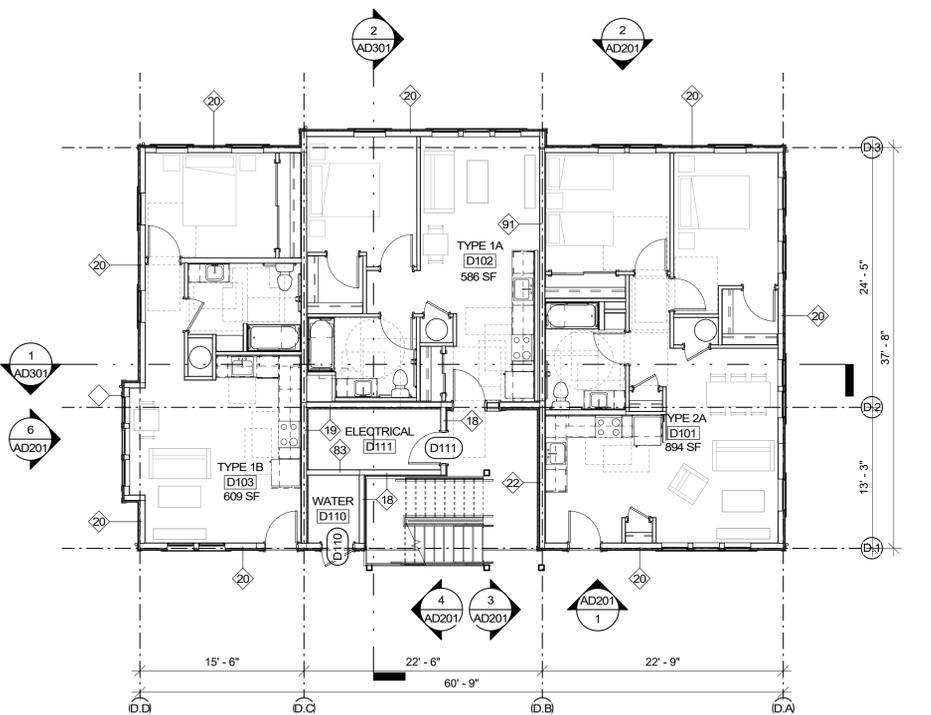
AD101

NOTES

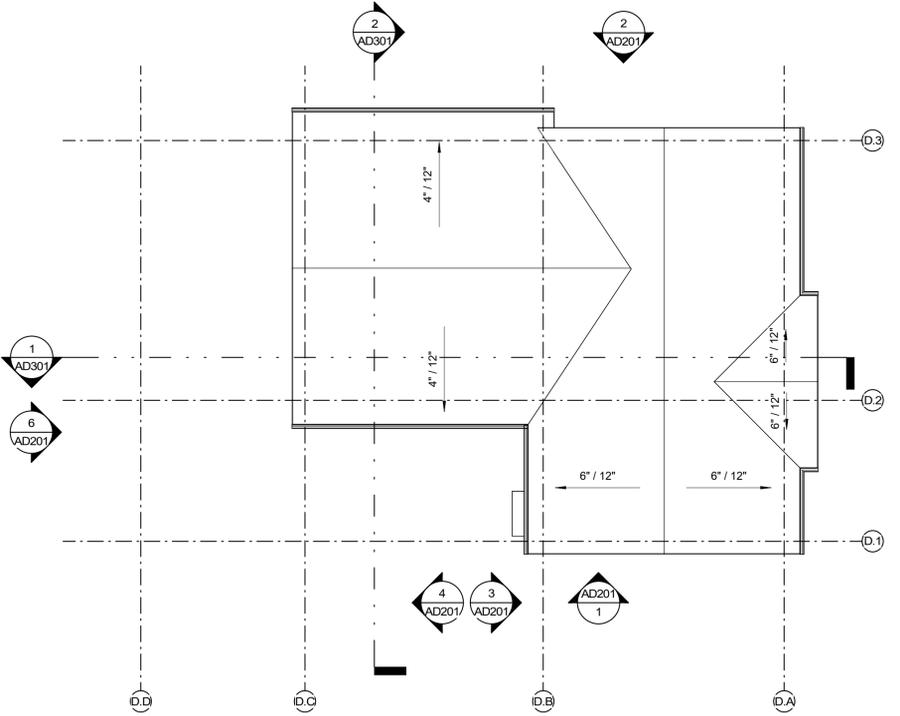
KEY PLAN
SCALE: 1" = 80'-0"



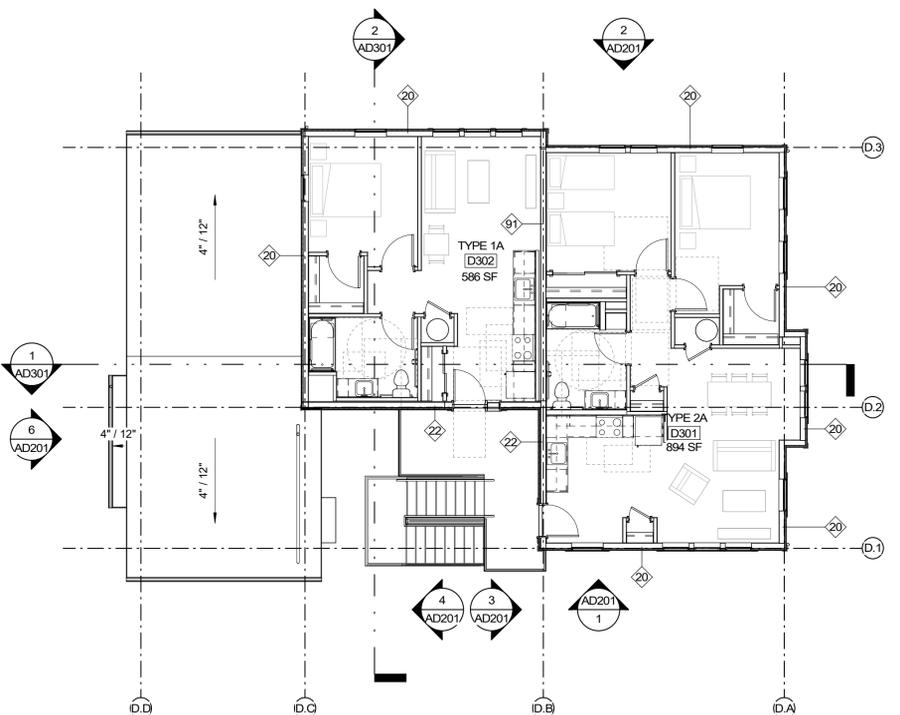
2 BLDG D - LEVEL 2
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1 BLDG D - LEVEL 1
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



4 BLDG D - ROOF
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 BLDG D - LEVEL 3
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	03/08/24	50% DDLU

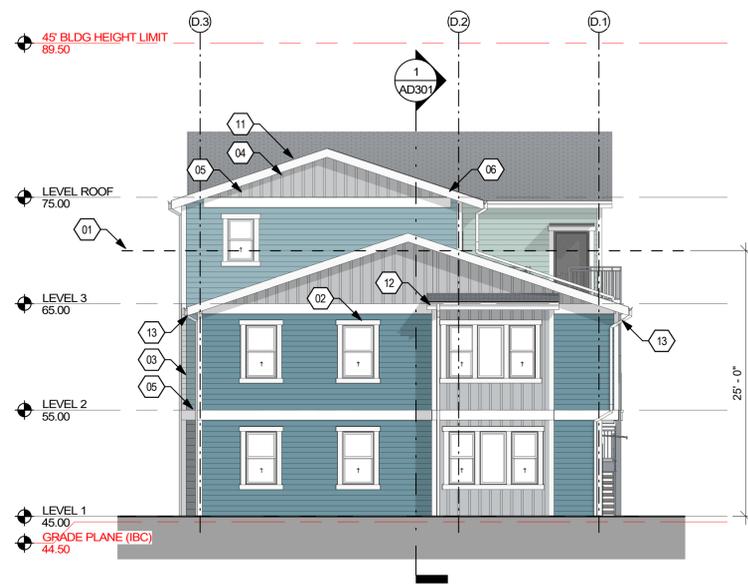
REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

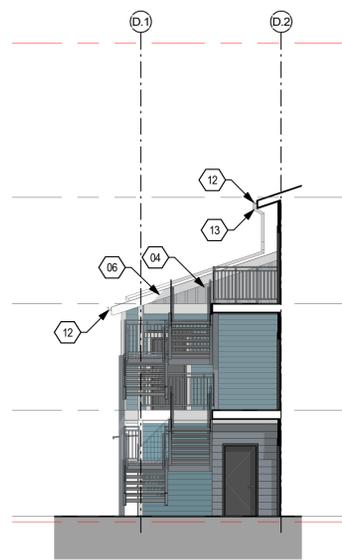
TITLE
**BUILDING D -
ELEVATIONS**

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AD201



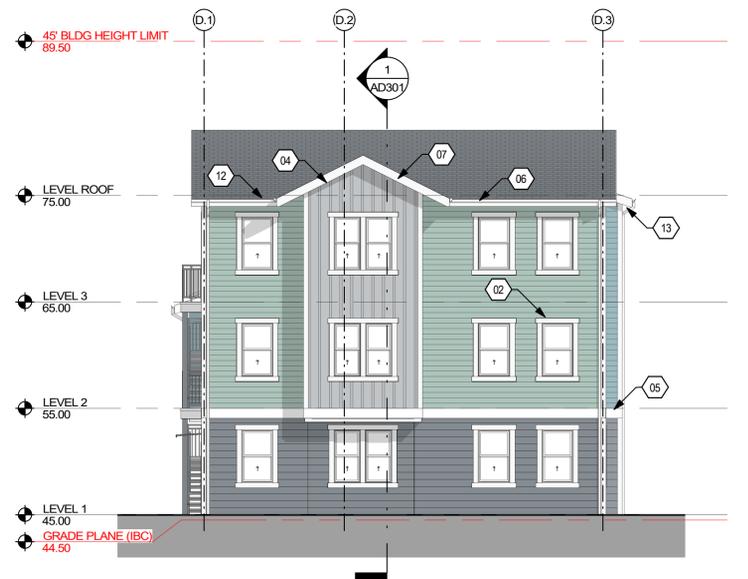
6 BLDG D - WEST ELEVATION
SCALE: 1/8" = 1'-0"



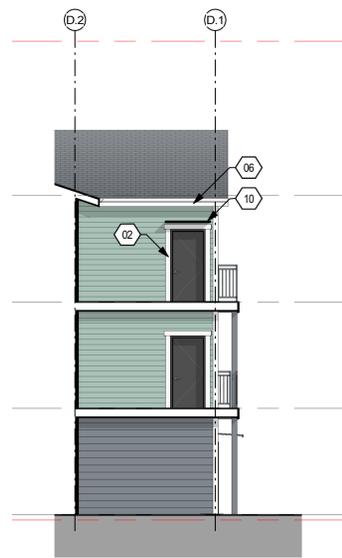
4 BLDG D INSET - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG D - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG D - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG D INSET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG D - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

- 01 BUILDING HEIGHT TO BE MAX 25' WITHIN 40' OF PROPERTY LINE ADJOINING SINGLE FAMILY ZONE. AVERAGE OF PITCHED ROOF TO BE BELOW 25' HEIGHT.
- 02 FIBER CEMENT 5-1/2" TRIM SURROUND DOORS & WINDOWS, TYP.
- 03 FIBER CEMENT 5-1/2" CORNER TRIM, TYP.
- 04 FIBER CEMENT 5-1/2" FRIEZE BOARD, TYP.
- 05 FIBER CEMENT 11-1/4" TRIM BOARD, TYP.
- 06 FIBER CEMENT FASCIA 1x10, TYP.
- 07 FIBER CEMENT 12" RAKE, TYP.
- 10 ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

LEGEND



NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/08/24	50% DDLU

NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
BUILDING D - SECTIONS

DEMO #
LAND USE #
SDOT #
PERMIT #
DRAWN DA/AB/JR
CHECKED DA/AB
ISSUE DATE 09/06/24
PROJECT # 22022
SHEET #

AD301



1 BLDG D EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



2 BLDG D NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"

NOTES

LEGEND



ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

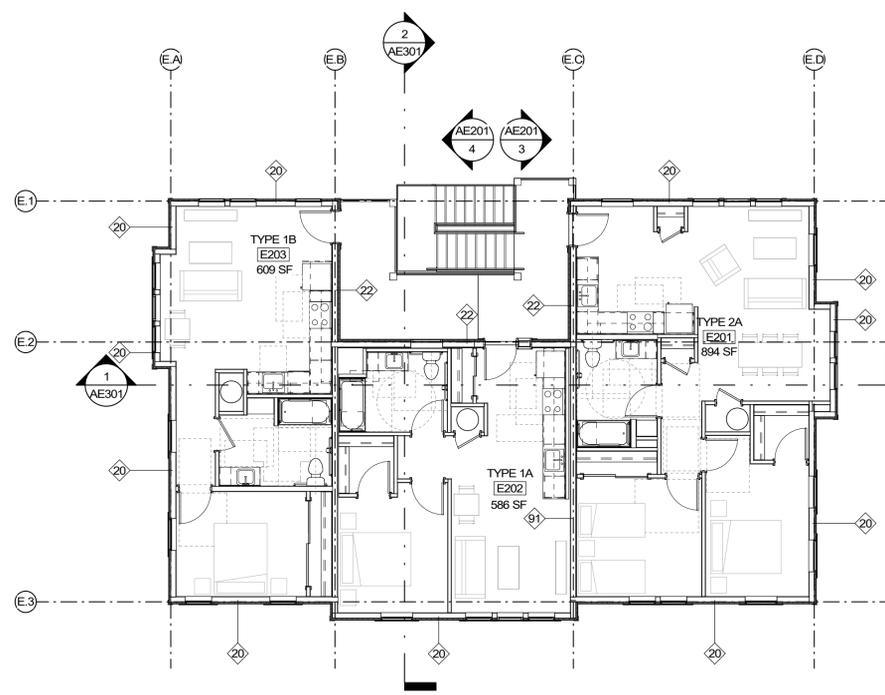
AHJ STAMP

TITLE
**BUILDING E -
PLANS**

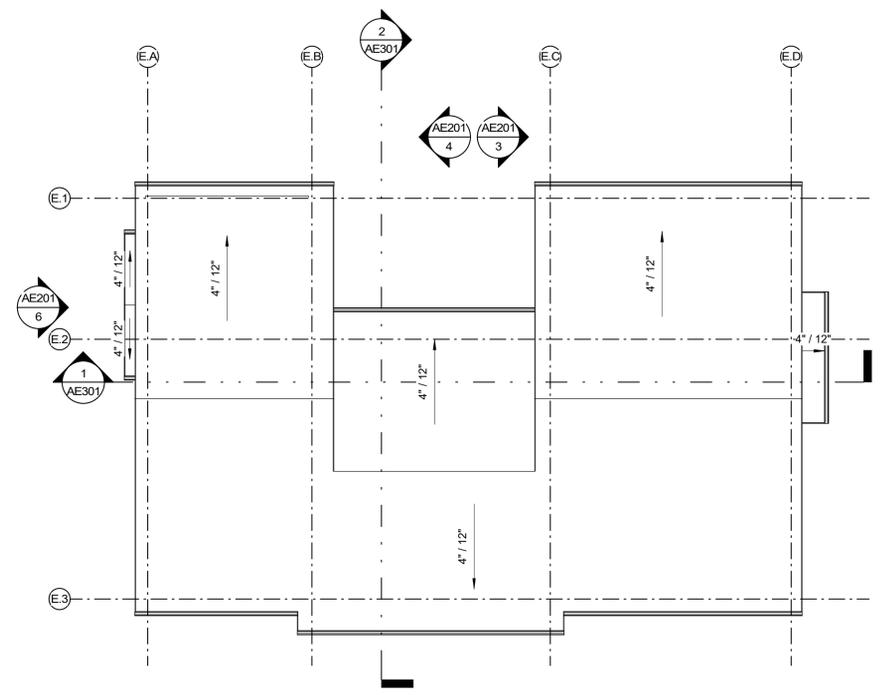
DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AE101

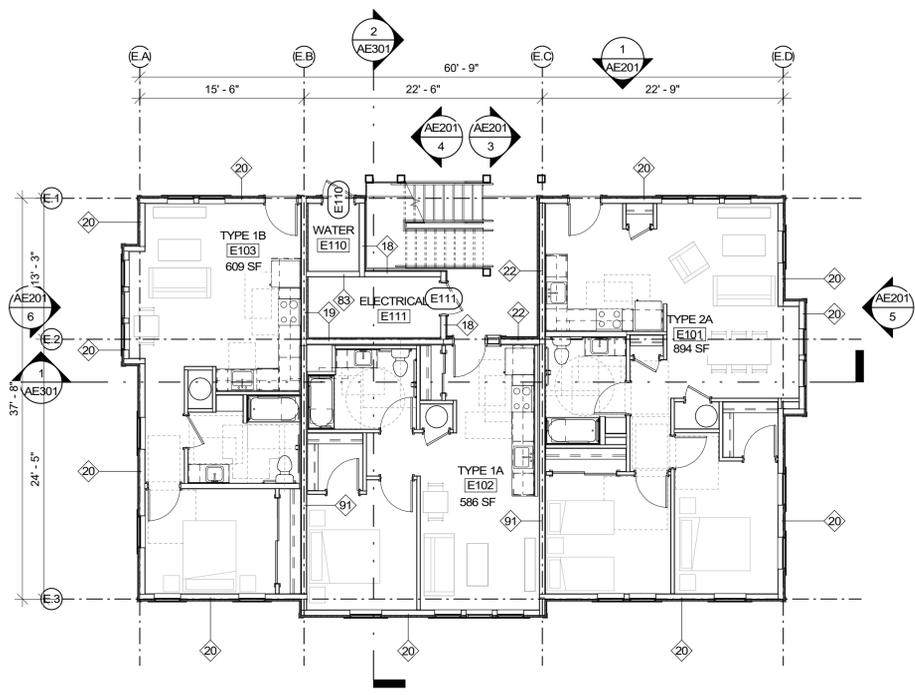
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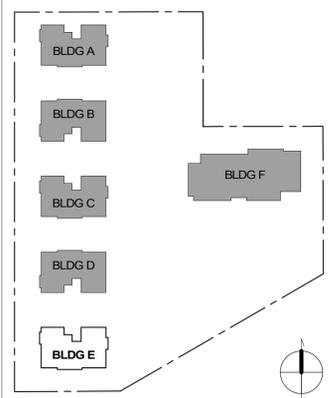
2 BLDG E - LEVEL 2
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



3 BLDG E - ROOF
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



1 BLDG E - LEVEL 1
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



KEY PLAN
SCALE: 1" = 80'-0"



NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	03/10/24	100% SD
3	03/08/24	50% DDLU

NO	DATE	DESCRIPTION

AHJ STAMP

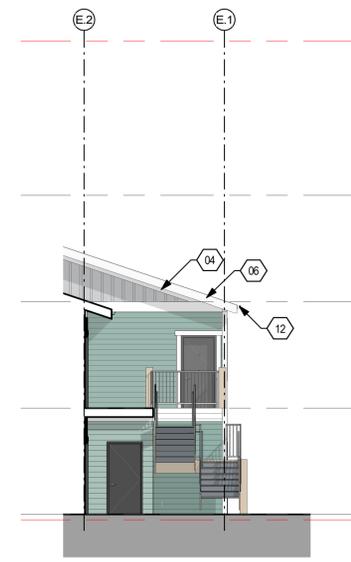
TITLE
**BUILDING E -
ELEVATIONS**

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AE201



6 BLDG E - WEST ELEVATION
SCALE: 1/8" = 1'-0"



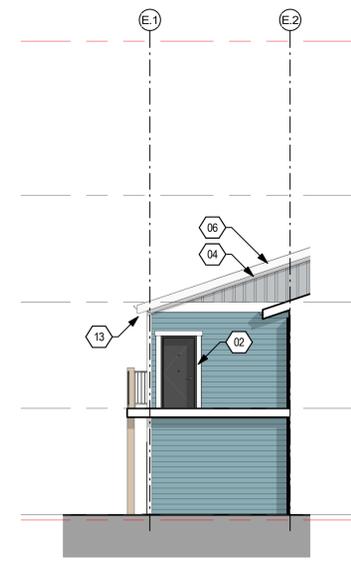
4 BLDG E INSET - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG E - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG E - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG E INSET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG E - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

- 01 BUILDING HEIGHT TO BE MAX 25' WITHIN 40' OF PROPERTY LINE ADJOINING SINGLE FAMILY ZONE. AVERAGE OF PITCHED ROOF TO BE BELOW 25' HEIGHT.
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- 03 FIBER CEMENT 5-1/2" CORNER TRIM, TYP.
- 04 FIBER CEMENT 5-1/2" FRIEZE BOARD, TYP.
- 05 FIBER CEMENT 11-1/4" TRIM BOARD, TYP.
- 06 FIBER CEMENT FASCIA 1x10, TYP.
- 07 FIBER CEMENT 12" RAKE, TYP.
- 10 ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

LEGEND

FCL1: FIBER CEMENT LAP SIDING #1: 5-1/4" WIDTH (4" EXPOSURE) COLOR TBD	AS1: ASPHALT SHINGLES COLOR TBD
FCL2: FIBER CEMENT LAP SIDING #2: 7-1/4" WIDTH (6" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCL3: FIBER CEMENT LAP SIDING #3: 9-1/4" WIDTH (8" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCP1: FIBER CEMENT BOARD & BATTEN #1: COLOR TBD	---: RESERVED FOR FUTURE TBD



ISSUED SETS

NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	08/10/24	100% SD
3	09/08/24	50% DDLU

REVISIONS / NOTES

NO	DATE	DESCRIPTION
----	------	-------------

AHJ STAMP

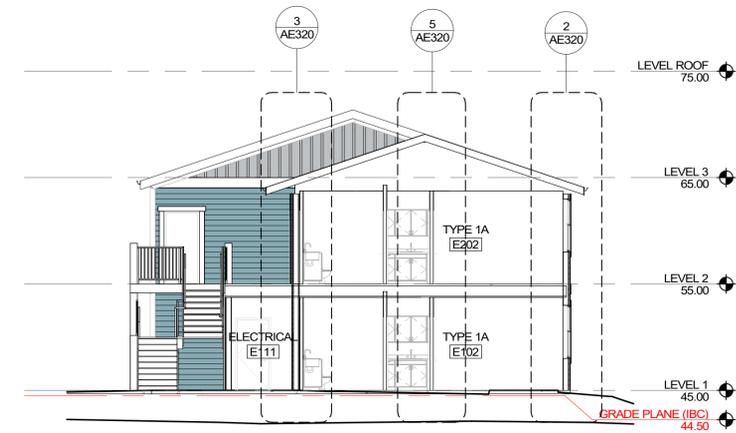
TITLE
**BUILDING E -
SECTIONS**

DEMO #
LAND USE #
SDOT #
PERMIT #
DRAWN DA/AB/JR
CHECKED DA/AB
ISSUE DATE 09/06/24
PROJECT # 22022
SHEET #

AE301



1 BLDG E EAST-WEST SECTION
SCALE: 1/8" = 1'-0"



2 BLDG E NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"

NOTES

LEGEND



ISSUED SETS	NO	DATE	DESCRIPTION
	1	05/24/24	NEPA
	2	03/10/24	100% SD
	3	09/06/24	50% DDLU

REVISIONS / NOTES	NO	DATE	DESCRIPTION

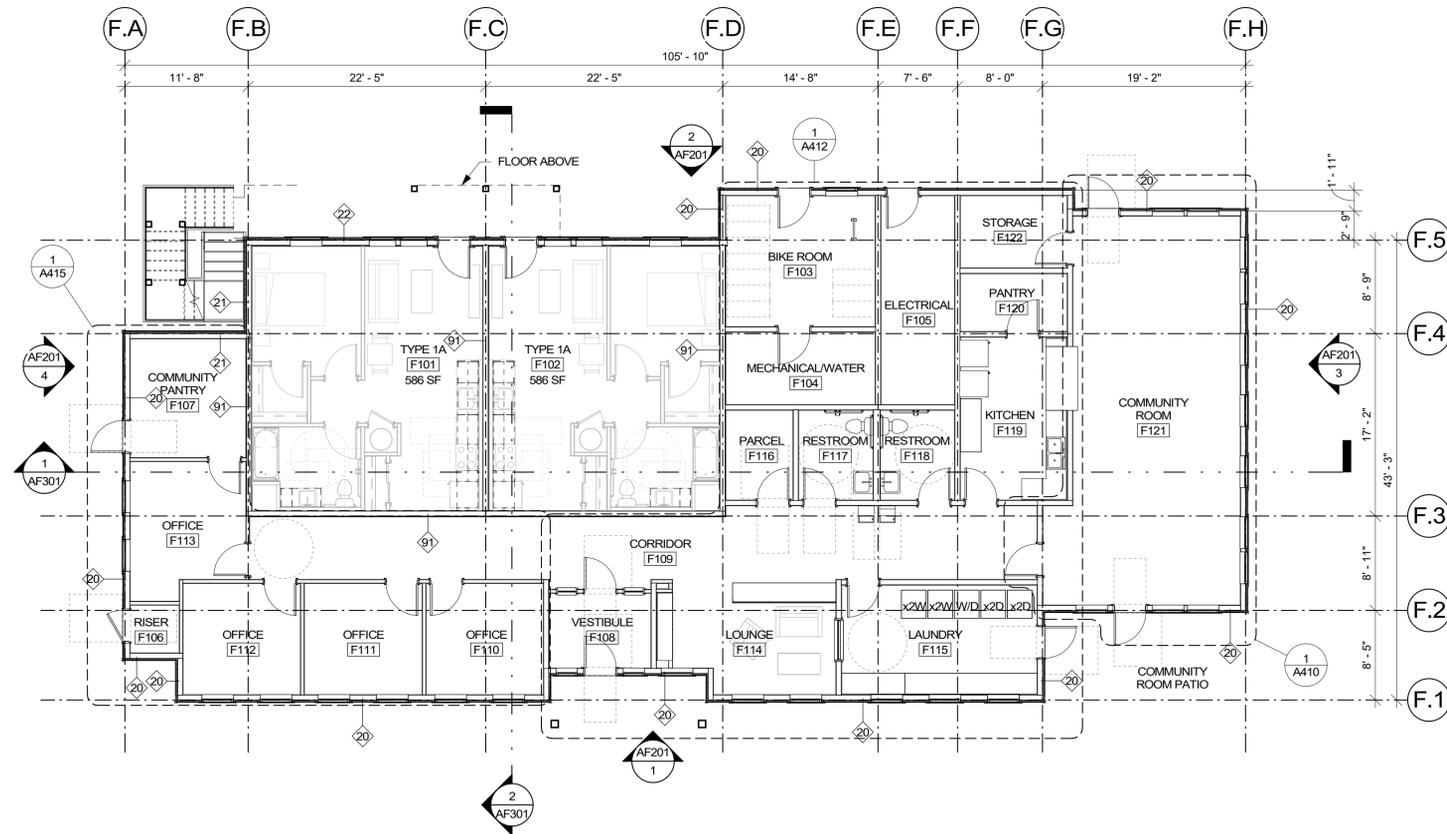
AHJ STAMP

TITLE
**BUILDING F -
LEVEL 1 PLAN**

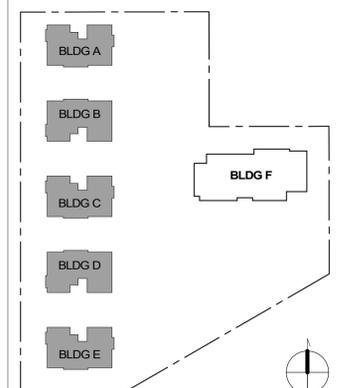
DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

AF101

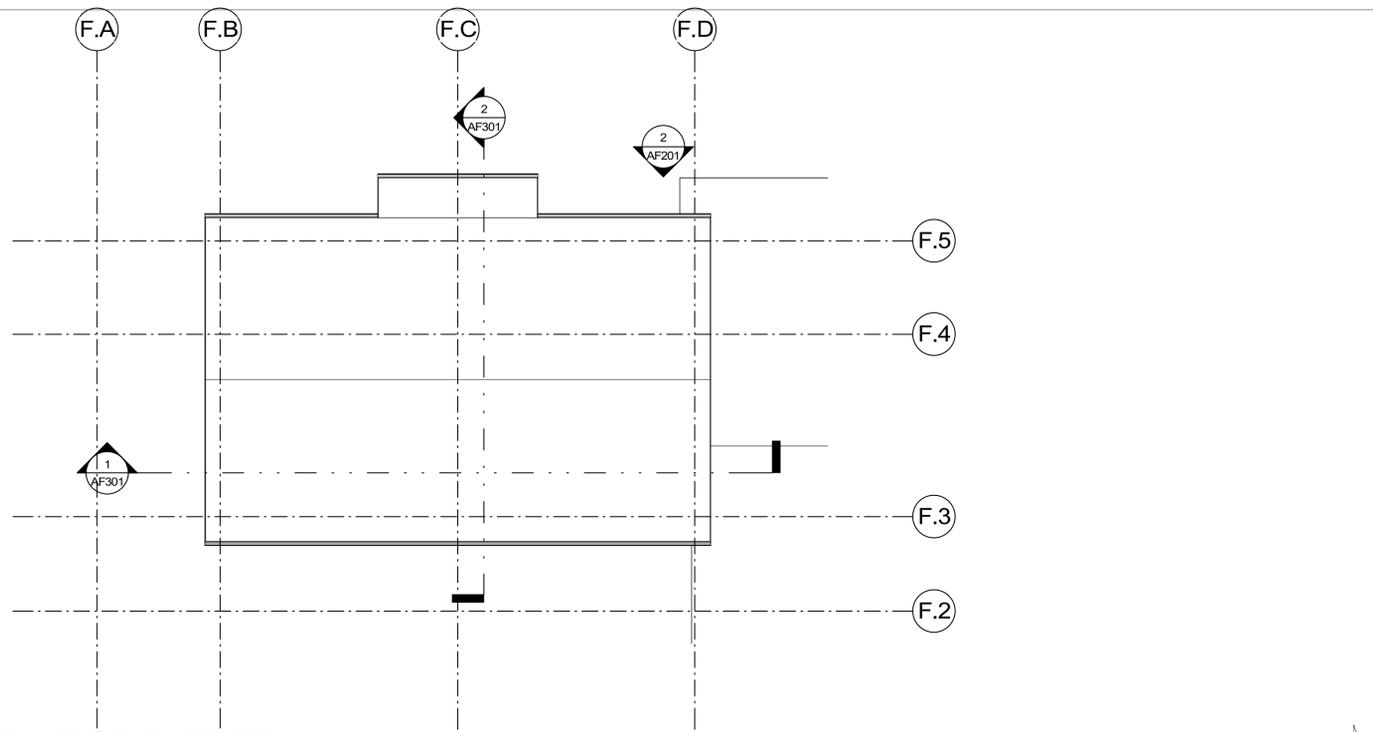
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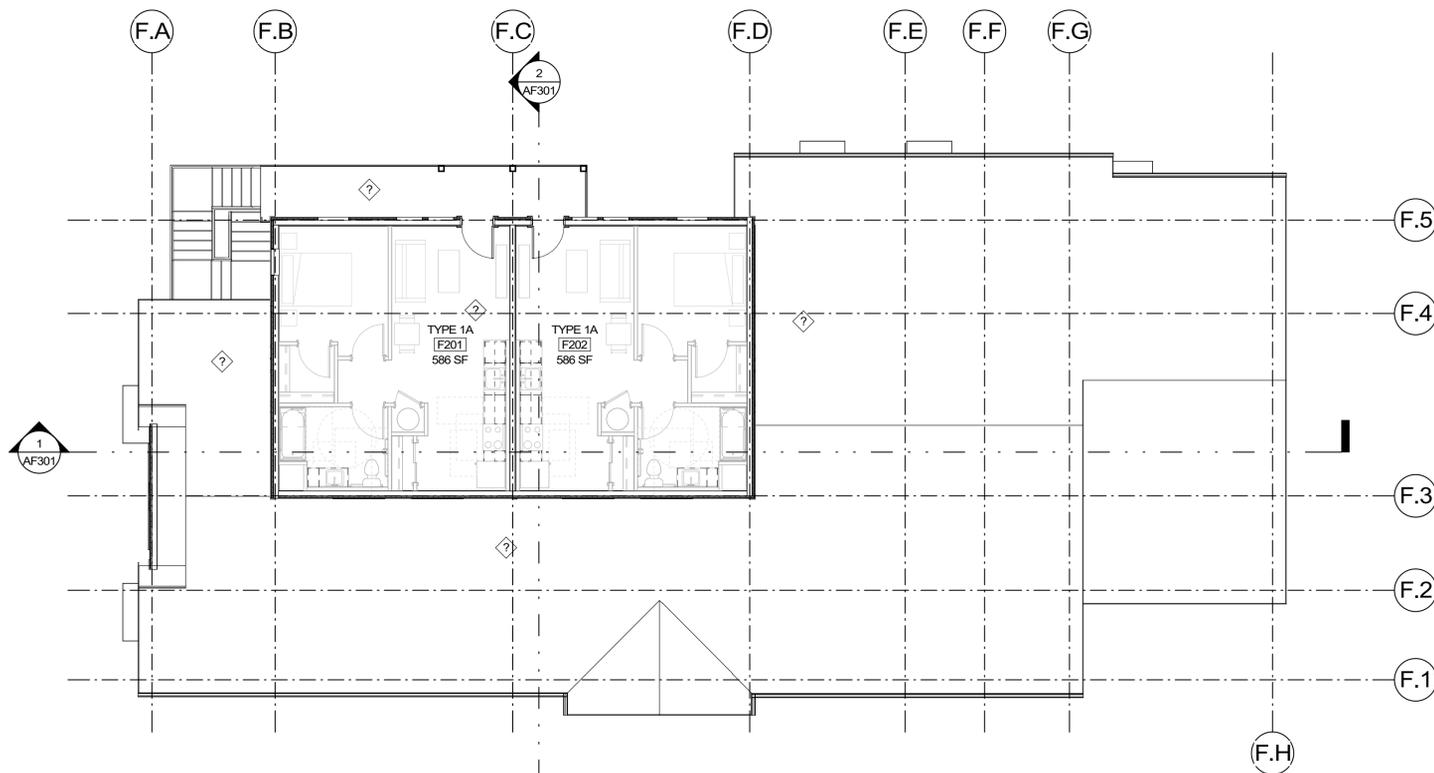
1 BLDG F - LEVEL 1
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



KEY PLAN
SCALE: 1" = 80'-0"



2 BLDG F - ROOF
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'



1 BLDG F - LEVEL 2
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

NOTES



SMR Architects
 117 S. Main St., Suite 400
 Seattle, WA 98104
 PH: 206.623.1104
 FX: 206.623.5285

VOA
 NORTH

1724 E RIO VISTA AVE
 BURLINGTON, WA 98233



Volunteers
 of America®
 WESTERN WASHINGTON



ISSUED SETS

NO	DATE	DESCRIPTION
1	05/24/24	NEPA
2	03/10/24	100% SD
3	09/06/24	50% DDLU

REVISIONS / NOTES

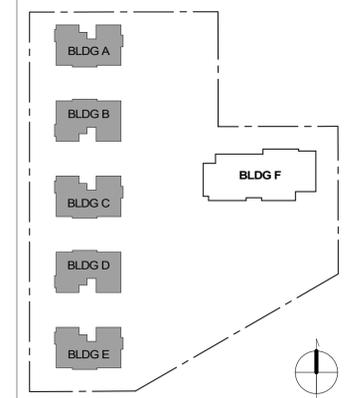
NO	DATE	DESCRIPTION
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AHJ STAMP

TITLE

**BUILDING F -
 LEVEL 2 & ROOF
 PLANS**

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	



KEY PLAN
 SCALE: 1" = 80'-0"

AF102



ISSUED SETS	NO	DATE	DESCRIPTION
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	2	08/10/24	100% SD
	3	09/06/24	50% DDLU

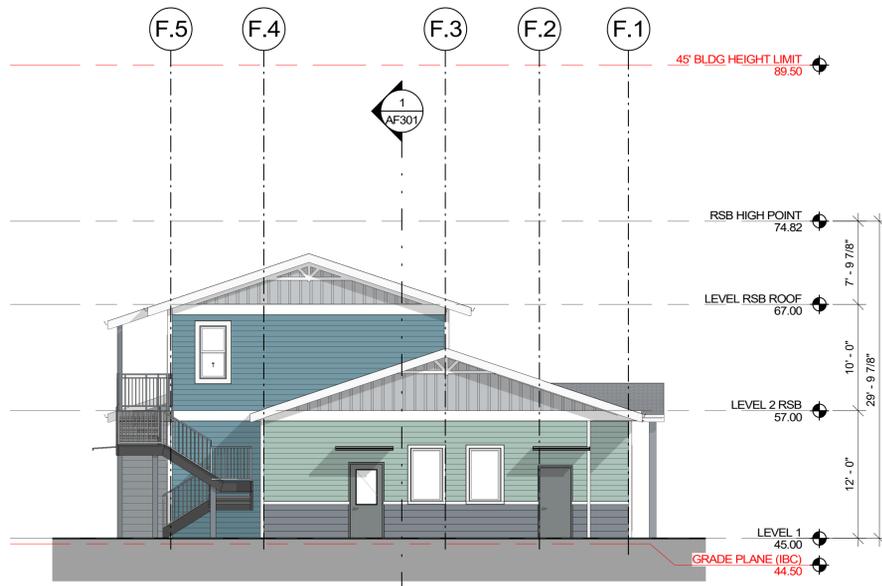
REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
**BUILDING F -
ELEVATIONS**

DEMO #	
LAND USE #	
PERMIT #	
DRAWN	DA/AB/JR
CHECKED	DA/AB
ISSUE DATE	09/06/24
PROJECT #	22022
SHEET #	

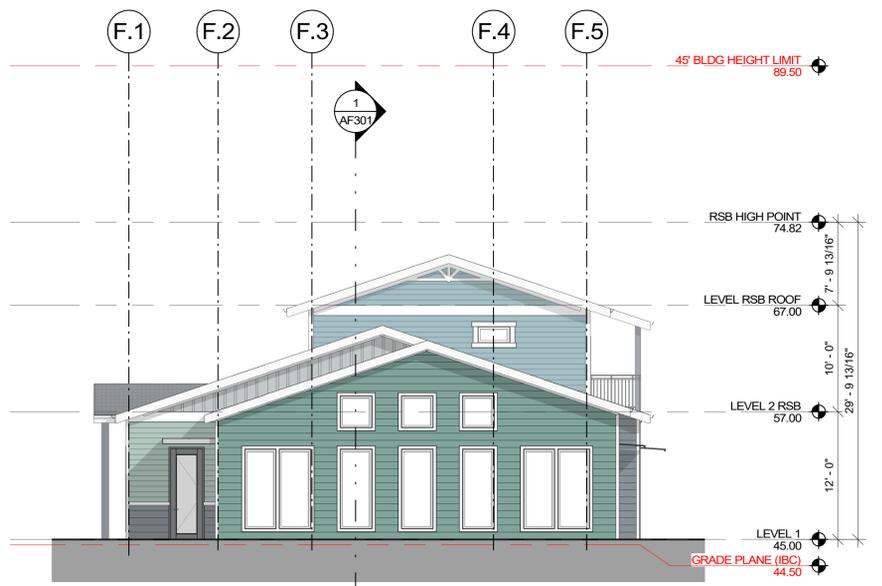
AF201



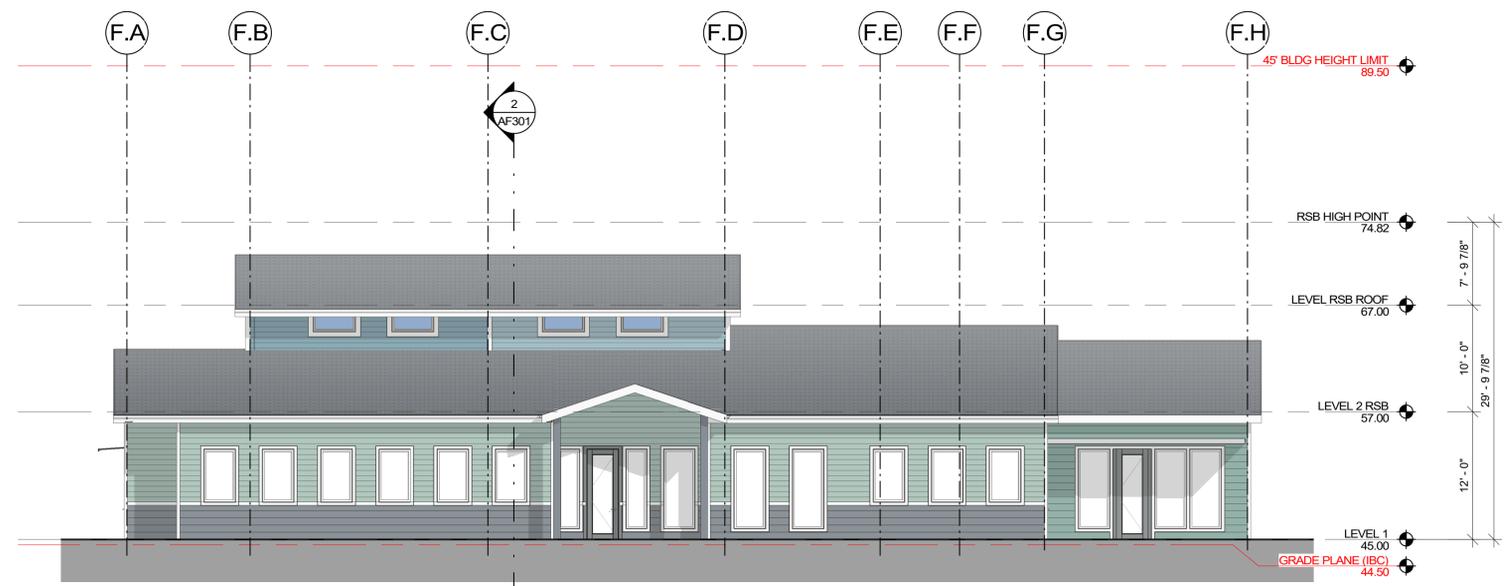
4 BLDG F - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG F - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BLDG F - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

- BUILDING HEIGHT TO BE MAX 25' WITHIN 40' OF PROPERTY LINE ADJOINING SINGLE FAMILY ZONE. AVERAGE OF PITCHED ROOF TO BE BELOW 25' HEIGHT.
- FIBER CEMENT 5-1/2" TRIM SURROUND DOORS & WINDOWS, TYP.
- FIBER CEMENT 5-1/2" CORNER TRIM, TYP.
- FIBER CEMENT 5-1/2" FRIEZE BOARD, TYP.
- FIBER CEMENT 11-1/4" TRIM BOARD, TYP.
- FIBER CEMENT FASCIA 1x10, TYP.
- FIBER CEMENT 12" RAKE, TYP.
- ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

LEGEND

FCL1: FIBER CEMENT LAP SIDING #1: 5-1/4" WIDTH (4" EXPOSURE) COLOR TBD	AS1: ASPHALT SHINGLES COLOR TBD
FCL2: FIBER CEMENT LAP SIDING #2: 7-1/4" WIDTH (6" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCL3: FIBER CEMENT LAP SIDING #3: 9-1/4" WIDTH (8" EXPOSURE) COLOR TBD	---: RESERVED FOR FUTURE TBD
FCP1: FIBER CEMENT BOARD & BATTEN #1: COLOR TBD	---: RESERVED FOR FUTURE TBD



ISSUED SETS		
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2	08/10/24	100% SD
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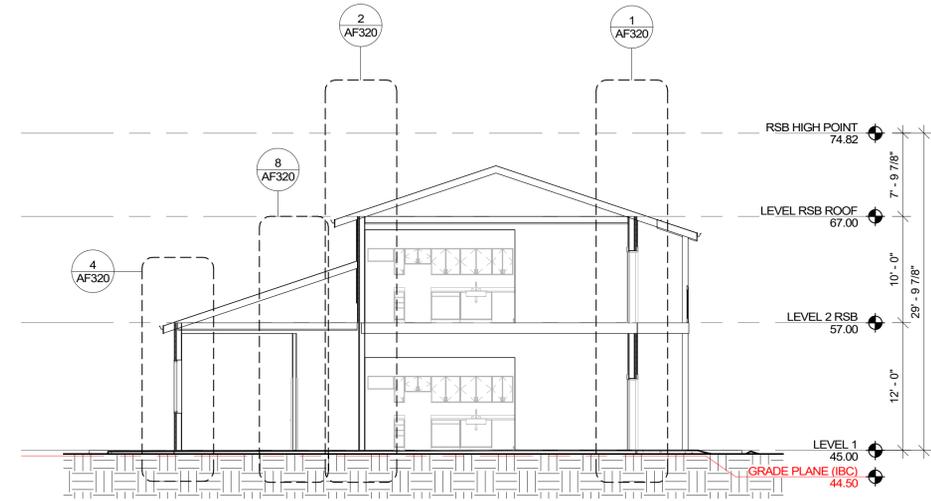
REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

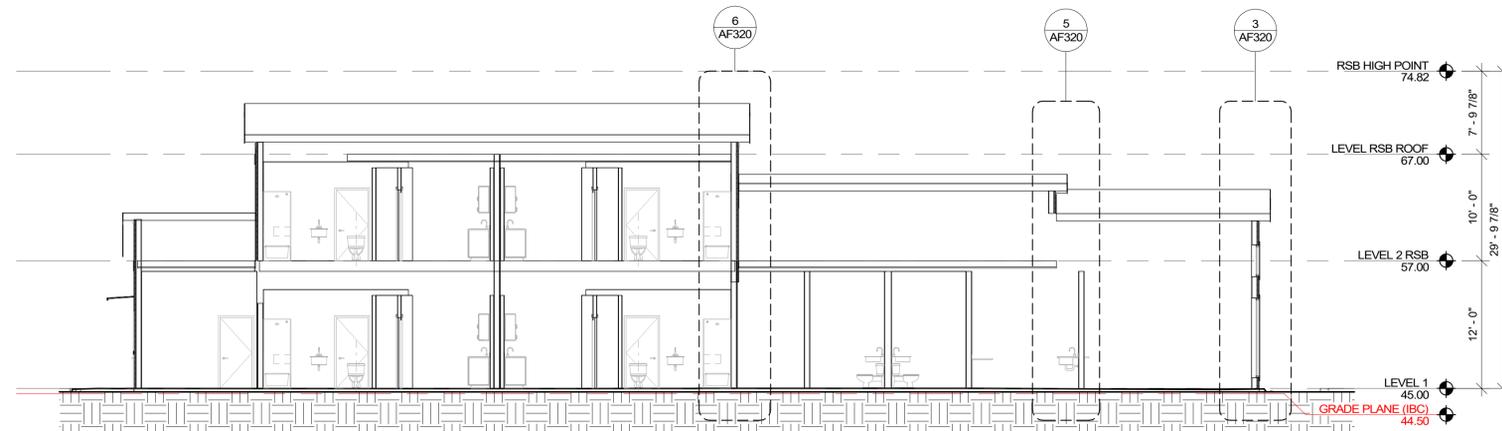
TITLE
**BUILDING F -
SECTIONS**

DEMO #	
LAND USE #	
SDOT #	
PERMIT #	
DRAWN	DA/AB/JR
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ISSUE DATE	09/06/24
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SHEET #	

AF301



2 BLDG F NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"



1 BLDG F EAST-WEST SECTION
SCALE: 1/8" = 1'-0"

NOTES

LEGEND