

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 89-03-35 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. 288289 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 AMMENITIES 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 46 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.

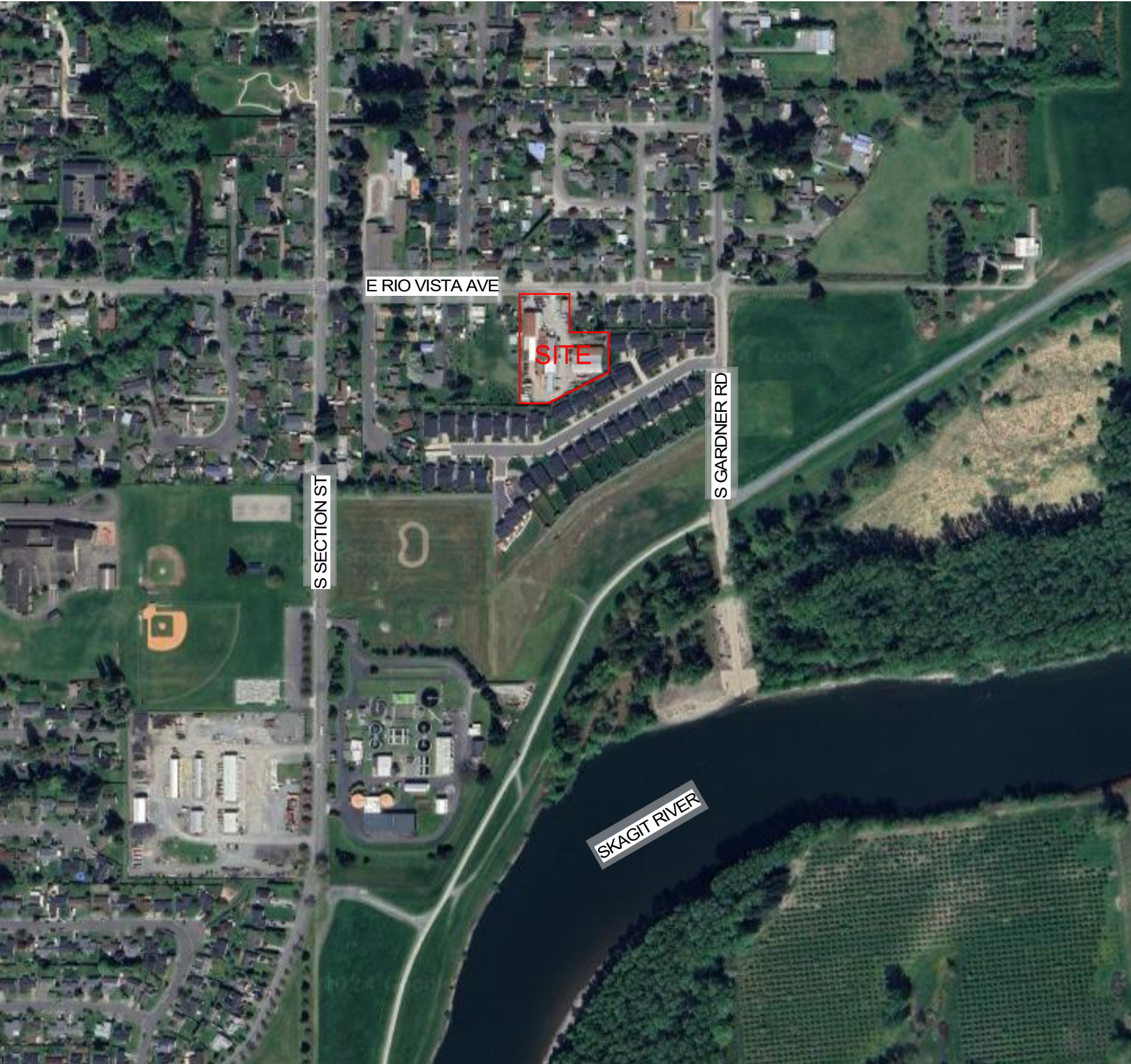
EV CHARGING: CHARGERS INSTALLED = 0.10 X 54 = 6 SPACES  
EV READY = 0.25 X 54 = 14 SPACES  
EV CAPABLE = 0.10 X 54 = 6 SPACES

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@VOAWWW.ORG

DEVELOPMENT REPRESENTATIVE  
BEACON DEVELOPMENT GROUP  
1690 S. ROBERTO MAESTAS FESTIVAL ST.  
SEATTLE, WA 98144  
PH: 206.204.1969  
CONTACT: BETH BORAM  
BETHB@BEACONDEVGROUP.COM

ARCHITECT:  
SMR ARCHITECTS  
117 SOUTH MAIN ST SUITE 400  
SEATTLE, WA 98104  
PH: 206.623.1104  
CONTACT: DAVID ALBERS  
DALBERS@SMRARCHITECTS.COM

CIVIL ENGINEER:  
HARMSEN  
2822 COLBY AVENUE, SUITE 300  
EVERETT, WA 98201  
PH: 425.252.1884  
CONTACT: DAVID HARMSEN  
DAVIDH@HARMSENLLC.COM

LANDSCAPE ARCHITECT:  
FAZIO AND ASSOCIATES  
701 N. 36TH STREET, SUITE 450  
SEATTLE, WA 98103  
PH: 206.774.9490  
CONTACT: ROB FAZIO  
ROB@FAZIOASSOCIATES.COM

STRUCTURAL ENGINEER:  
IL GROSS  
23914 96TH AVE. WEST, SUITE 200  
SEATTLE, WA 98144  
PH: 425.640.7333  
CONTACT: ROBYN MAH  
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  
CONTACT: DANA FONTES  
DANA@SIDERBYERS.COM

ACCESSIBILITY  
ENDLEMAN  
600 UNIVERSITY ST., SUITE 1515  
SEATTLE, WA 98101  
PH: 206.324.6462  
CONTACT: MICHAEL SCHNEIDER  
MICHAEL@ENDLEMAN.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 "B"  
Marked  
Preliminary Plans  
10/10/2024



SMR Architects  
117 S. Main St., Suite 400  
Seattle, WA 98104

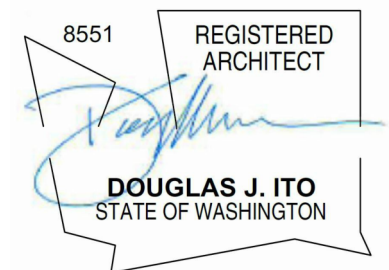
PH: 206.623.1104  
FX: 206.623.5285

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           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

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

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET G000.
2. 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.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
5. 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.
6. 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.
7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACING AS REQUIRED TO COMPLETE THE WORK.
8. 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.
9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
11. 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.
12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

GENERAL NOTES FIRE:

1. FIRE ALARM SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH IFC 907
2. WIRING FOR FIRE ALARMS SHALL MEET THE REQUIREMENTS OF NFPA 72 WITH REGARDS TO SURVIVABILITY
3. SMOKE DETECTORS SHALL BE INSTALLED TO COMPLY WITH IFC 907 AND CONNECTED TO THE FIRE ALARM SYSTEM.
  - a. COMBINATION SMOKE AND CARBON DIOXIDE DETECTOR TO BE LOCATED OUTSIDE SLEEPING ROOM AND IN SLEEPING ROOM
4. SPRINKLER ZONING BY FLOOR REQUIRED
5. DEMOLITION AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INTERNATIONAL FIRE CODE CHAPTER 33
6. 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

1. AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH R402.4.1.2
  - a. AIR LEAKAGE RATE SHALL NOT EXCEED 0.4 CFM/SF AT A PRESSURE OF 50 PASCALS.
  - b. RESNET/ICC 380, ASTM E779 OR ASTM E1827.
2. R406 REQUIREMENTS
  1. R406.2 CARBON EMISSIONS EQUALIZATION.
    - a. 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.
  2. R406.3 ENERGY CREDITS
    - a. THIS PROJECT WILL PROVIDE AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION PER R406.3, OPTION 2.1
    - b. THIS PROJECT WILL PROVIDE DUCTLESS MINI-SPLIT HEATING SYSTEM PR R406.3, OPTION 3.5
    - c. THIS PROJECT WILL ELECTRIC HEAT PUMP WATER HEATERS PER R406.3, OPTION 5.6
    - d. 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

1. AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH R402.4.1.2
  - a. AIR LEAKAGE RATE SHALL NOT EXCEED 0.4 CFM/SF AT A PRESSURE OF 50 PASCALS.
  - b. RESNET/ICC 380, ASTM E779 OR ASTM E1827.
2. R406 REQUIREMENTS
  1. R406.2 CARBON EMISSIONS EQUALIZATION.
    - a. 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.
  2. R406.3 ENERGY CREDITS
    - a. THIS PROJECT WILL PROVIDE AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION PER R406.3, OPTION 2.1
    - b. THIS PROJECT WILL PROVIDE DUCTLESS MINI-SPLIT HEATING SYSTEM PR R406.3, OPTION 3.5
    - c. THIS PROJECT WILL ELECTRIC HEAT PUMP WATER HEATERS PER R406.3, OPTION 5.6
    - d. THIS PROJECT WILL PROVIDE AN ENERGY STAR APPLIANCE PACKAGE PER R406.3, OPTION 7.1
3. AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH C402.5.1.2 FOR THE B AND S OCCUPANCY PORTION OF THE BUILDING
1. AIR BARRIER TESTING IS REQUIRED IN COMPLIANCE WITH C406
  - a. 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
2. C406 REQUIREMENTS
  1. IMPROVE COOLING AND FAN EFFICIENCY PER C406.2, OPTION 3
  2. IMPROVE HEATING EFFICIENCY PER C406.2, OPTION 4
  3. HIGH PERFORMANCE DOAS PER C406.2, OPTION 7
  4. 10% REDUCED LIGHTING POWER PER C406.2, OPTION 9

DEFERRED SUBMITTALS:

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

SYMBOLS

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



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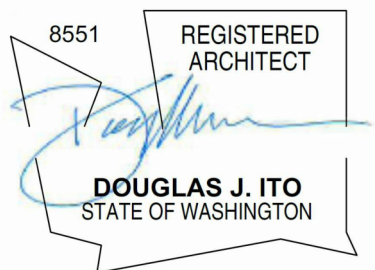
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| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

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TITLE

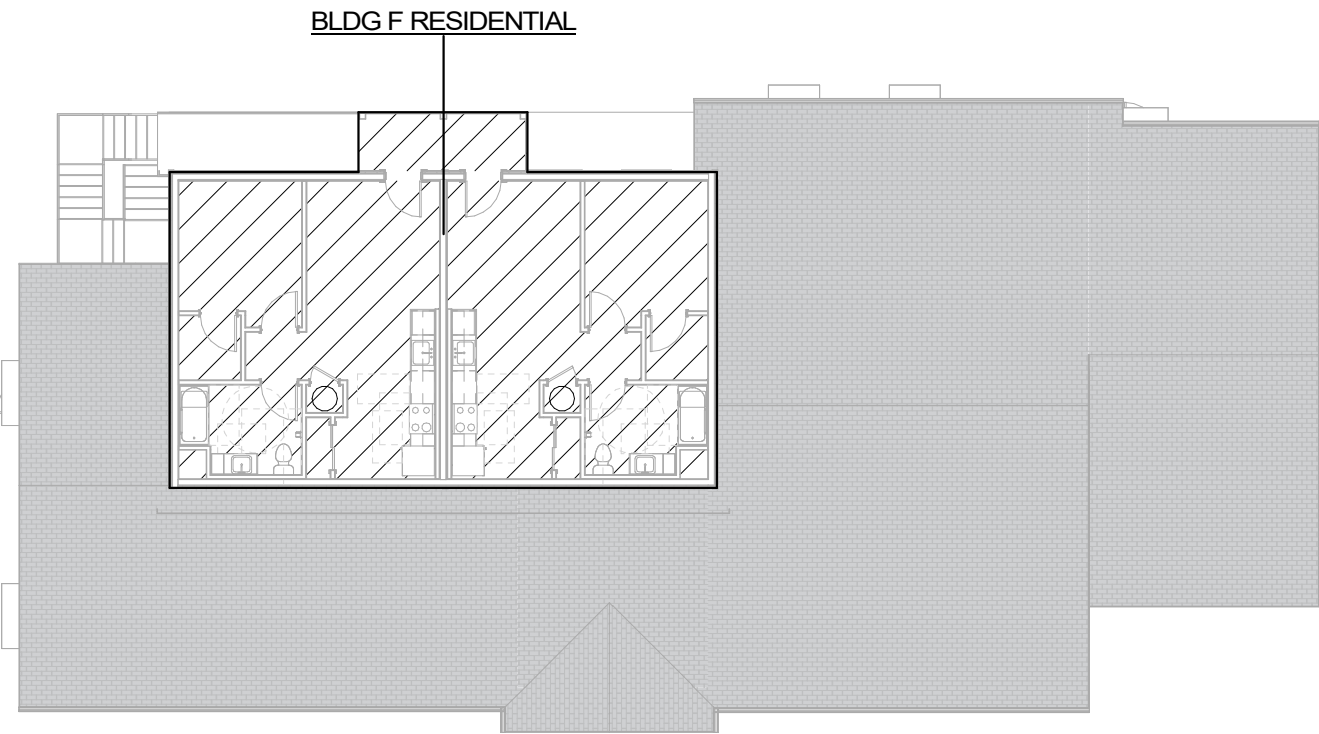
GENERAL NOTES  
& SYMBOLS

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

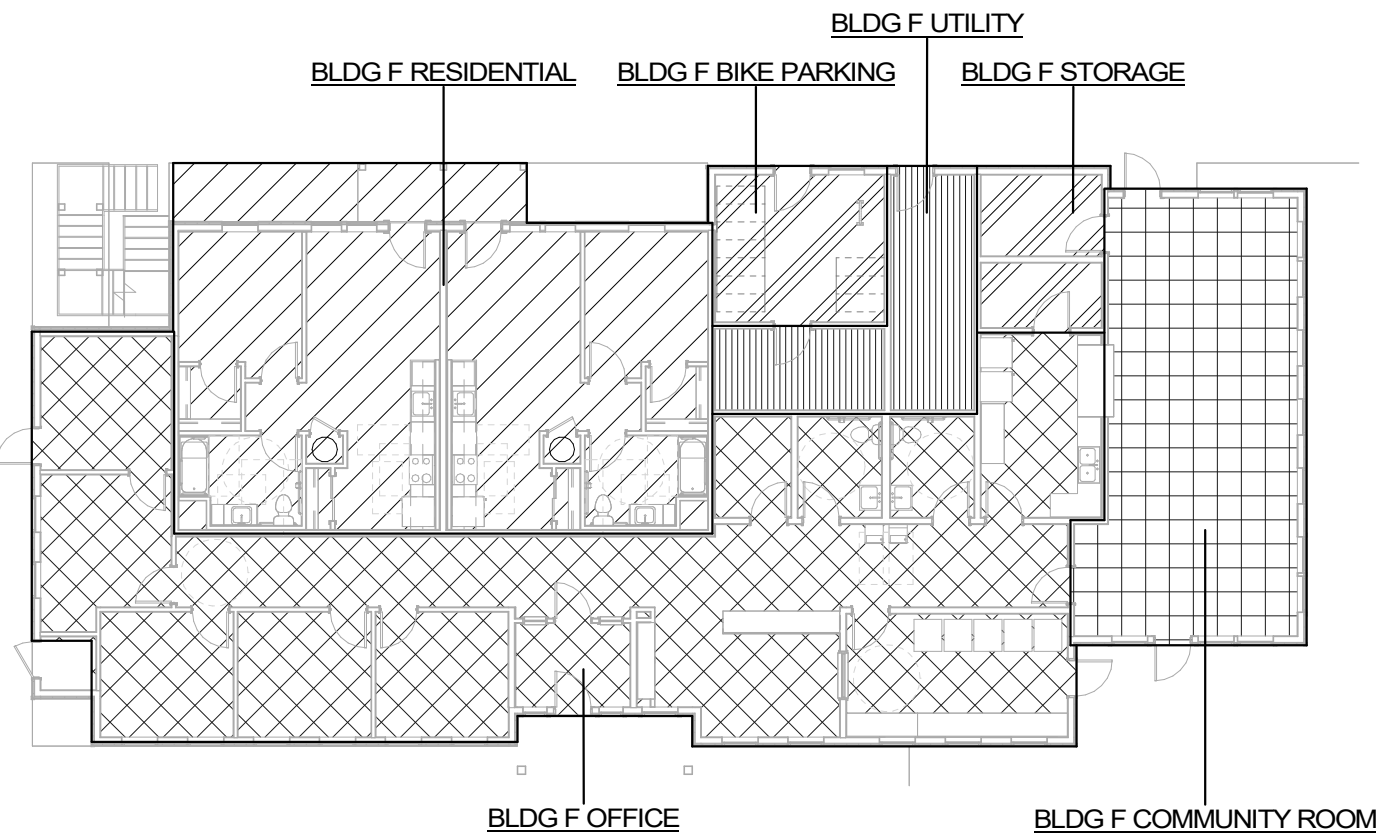
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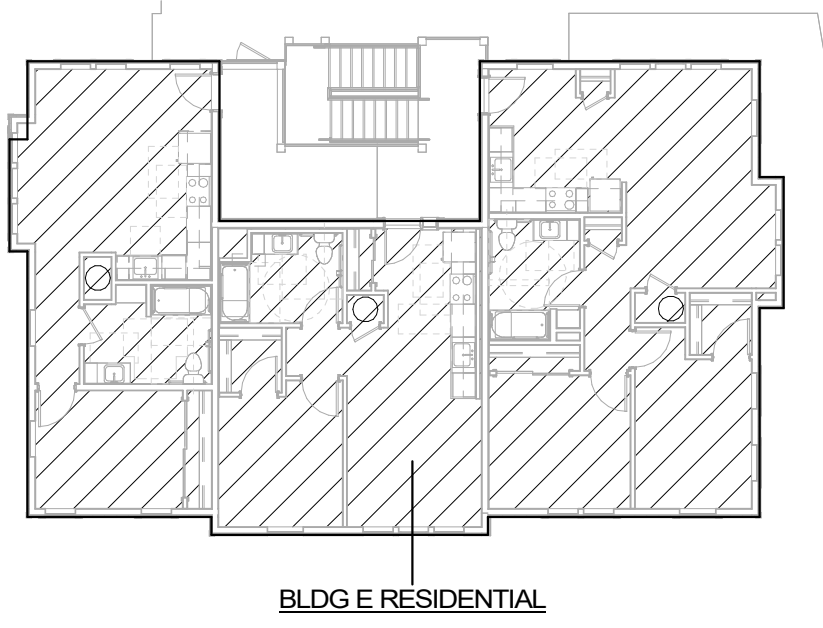
ZONING CODE ANALYSIS – FLOOR AREA RATIO



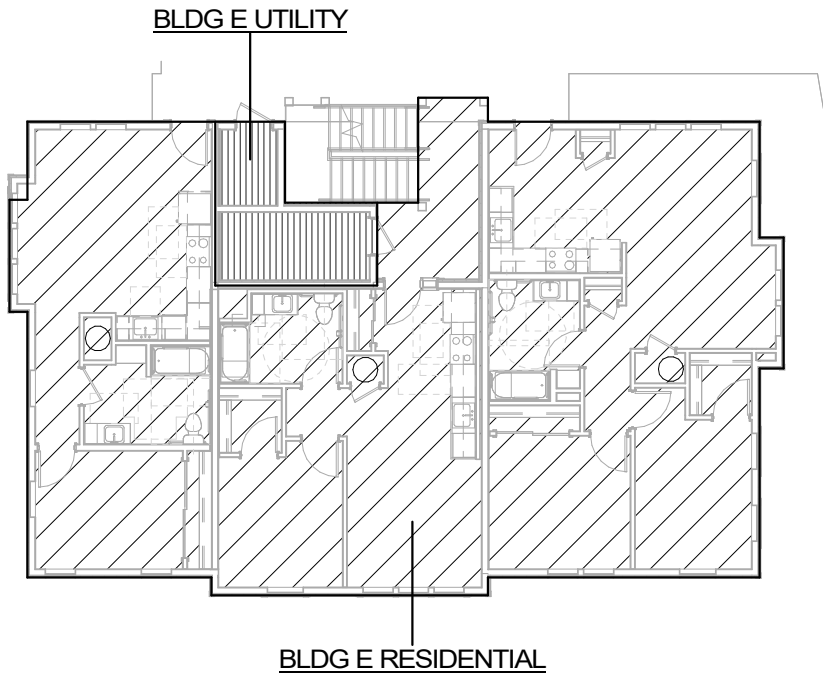
7 BLDG F LEVEL 2 - FAR  
SCALE: 1/16" = 1'-0"



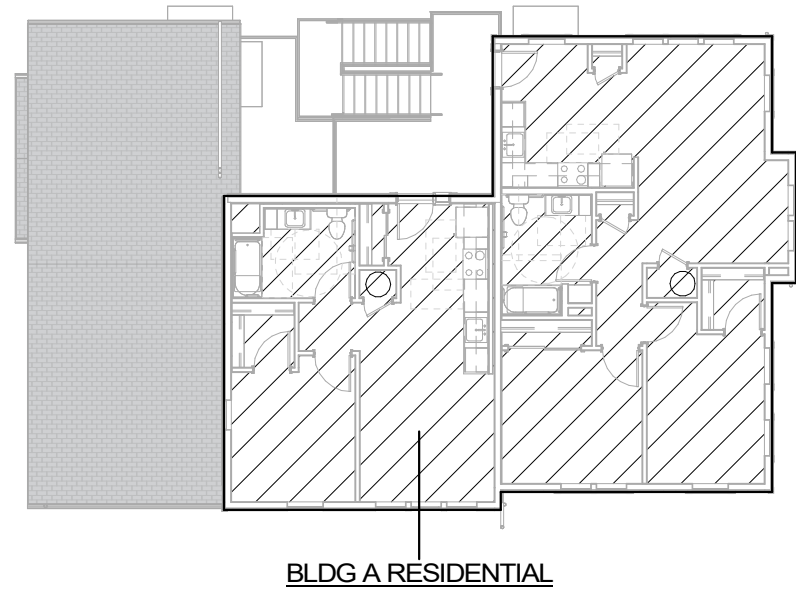
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SCALE: 1/16" = 1'-0"



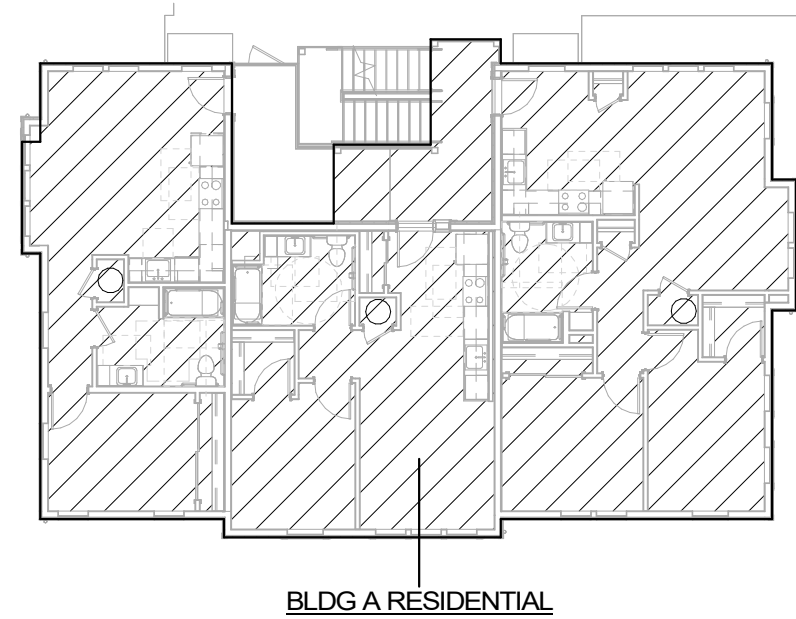
5 BLDG E LEVEL 2 - FAR  
SCALE: 1/16" = 1'-0"



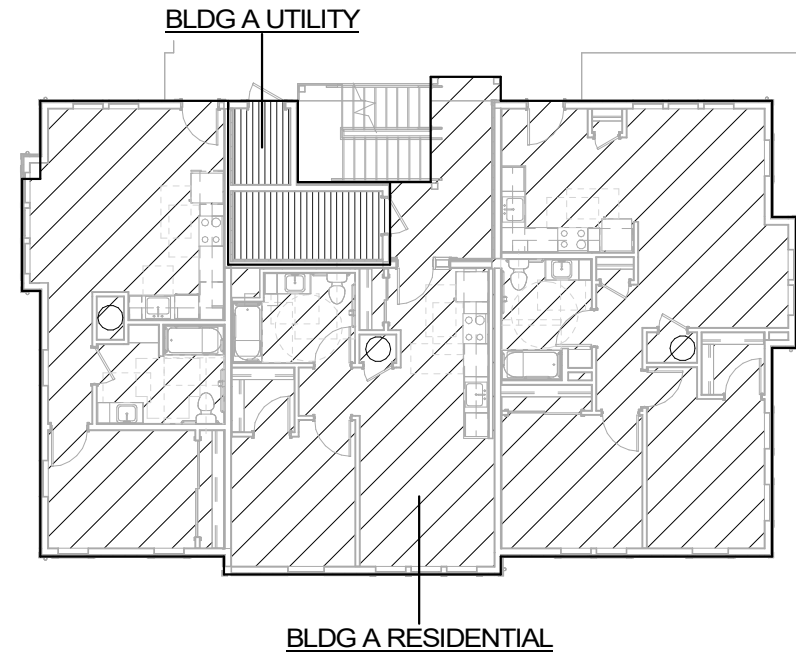
4 BLDG E LEVEL 1 - FAR  
SCALE: 1/16" = 1'-0"



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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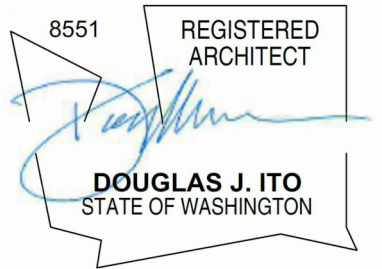
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| 2           | 08/10/24 | 100% SD     |
| 3           | 09/08/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

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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.

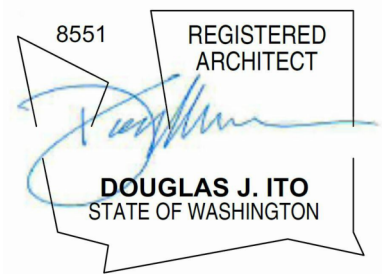
BUILDING HEIGHTS:

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: 25'-10 3/4"  
BUILDING F: 29'-9 7/8"



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| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

TITLE  
ZONING CODE ANALYSIS

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

G011



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. 8710020014 (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 99.90 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 9, BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S 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

2. ADDRESS OF THE SURVEYED PROPERTY IS 1724 EAST RIO VISTA AVENUE, BURLINGTON, WA 98273
3. 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 PLAIN ELEVATION CONTOUR OF 39.2' NGVD 29 (= 43.0' NAVD 88).
4. GROSS SITE AREA = 81,121 SQUARE FEET (1.8623 ACRES).
5. 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

7(A). EXTERIOR DIMENSIONS AT ALL EXISTING BUILDINGS AT GROUND LEVEL ARE SHOWN BY RELATIVE SCALE.

7(B1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS ARE SHOWN ON SHEET 2 OF 2.

7(C). MEASURED HEIGHT OF BUILDINGS ARE SHOWN ON SHEET 2 OF 2.

8. SUBSTANTIAL FEATURES OBSERVED DURING THIS SURVEY ARE SHOWN ON SHEET 2 OF 2.

9. THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES EXISTING ON-SITE DUE TO LACK OF ASPHALTED SURFACES.

10. THERE ARE NO EXISTING BUILDING DIVISION OR PARTY WALLS ALONG PROPERTY LINES.

11(A). 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.

11(B). UTILITY LOCATION MARKINGS WERE COORDINATED WITH A PRIVATE UTILITY LOCATOR.

13. NAMES OF ADJOINING OWNERS ARE SHOWN ON SHEET 2 OF 2.

14. DISTANCES TO NEAREST INTERSECTING STREETS ARE SHOWN BY RELATIVE SCALE OR DIMENSIONED. NONE WERE SPECIFIED BY THE CLIENT.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE SITE VISITS.

17. 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.

18. NO OFFSITE PLOTTABLE EASEMENTS WERE DISCLOSED IN THE REFERENCED TITLE.

SURVEYOR'S NOTES

1. 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.
2. I BELIEVE SCRIVENOR'S ERRORS EXIST RELATING TO THE DISTANCE ALONG THE SOUTHEAST BOUNDARY LINE AS CALLED OUT IN THE REFERENCED TITLE LETTING, STATUTORY WARRANTY DEED, AFN 201704110368, AND BOUNDARY LINE ADJUSTMENT, AFN 201510230068, 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 MISCLASURE AS THE RESULT OF USING THE 220.09 FOOT DIMENSION.
3. 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.
4. 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.

9. 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 THE BURLINGTON ACREAGE PROPERTY RECORDED ON JANUARY 1, 1891 AS AUDITOR'S FILE NO. VOLUME 1 OF PLATS, PAGE 49.

60' WIDE ROADS ARE LABELED

10. 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  
AUDITOR'S NO.: 8504090075
11. 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.

12. ANNEXATION ORDINANCE NO. 1392 AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: CITY OF BURLINGTON  
AND: PUBLIC  
RECORDED: OCTOBER 31, 2000  
AUDITOR'S NO.: 200010310020

13. BOUNDARY LINE ADJUSTMENT FOR SHARON ALDER LLC AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: OCTOBER 23, 2015  
AUDITOR'S 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.

14. 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 DELAHUNT 5 LOT SHORT PLAT RECORDED ON FEBRUARY 4, 2016 AS AUDITOR'S FILE NO. 201602040006.

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.

15. 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.

16. 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.

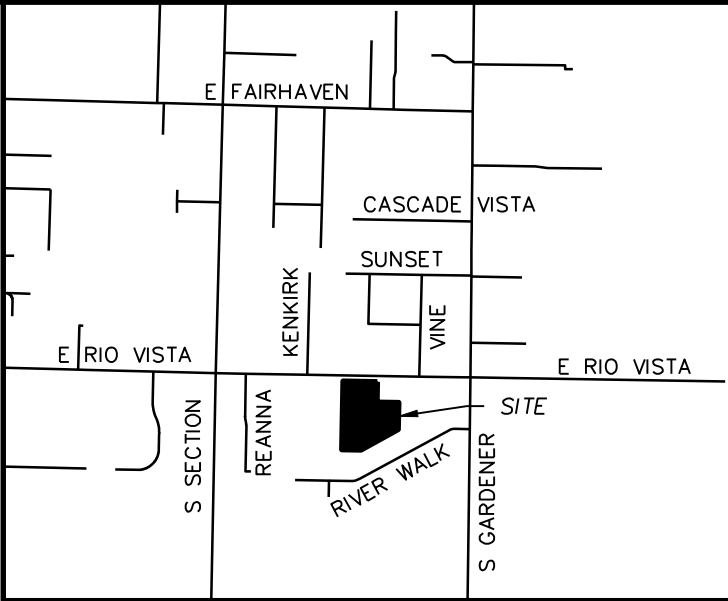
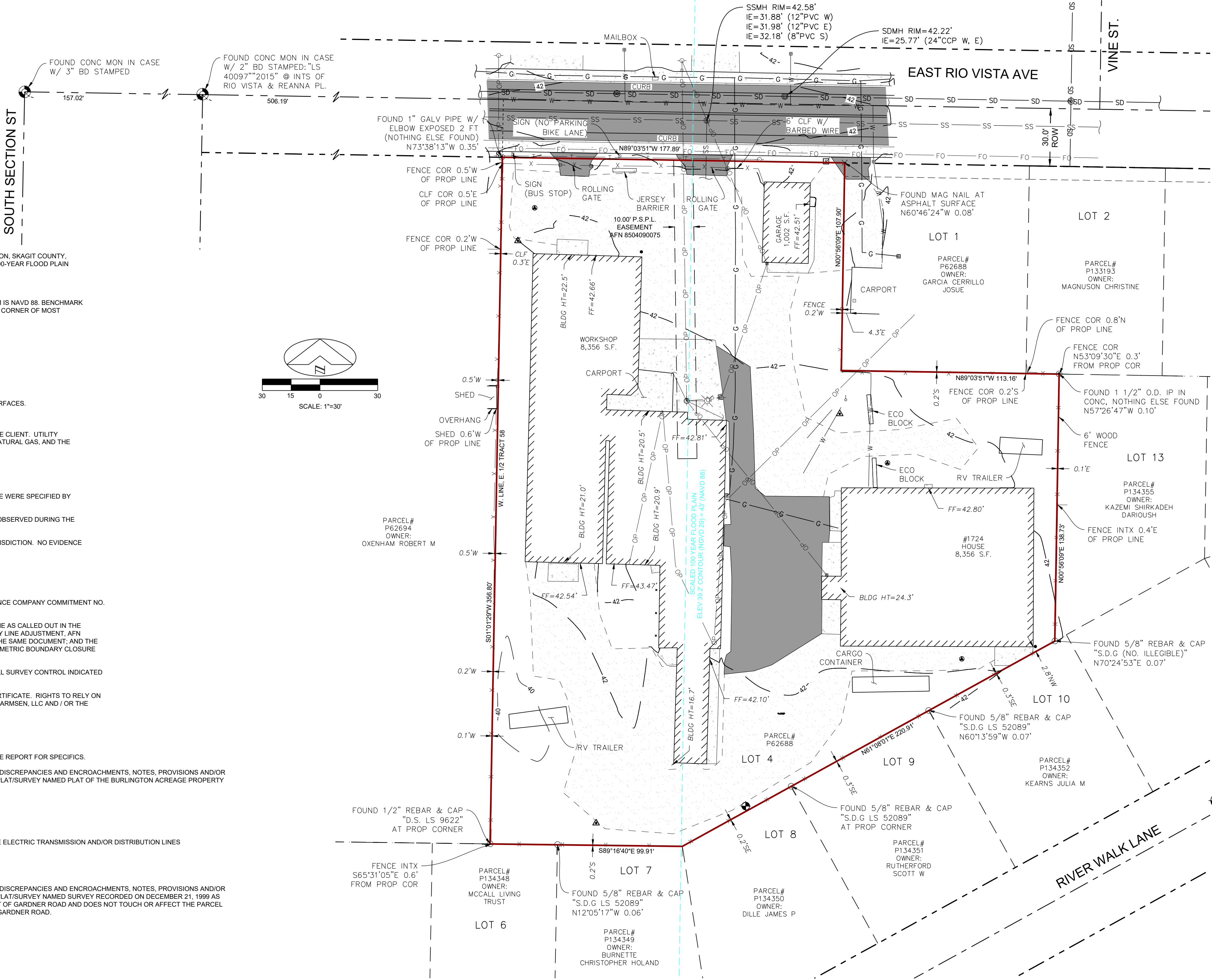
AS A COURTESY WE BELIEVE THAT THE FAX NUMBER FOR THIS CITY IS:

BURLINGTON (360) 755-9565

17. - 19. PERTAIN TO DEED AND TAX INFORMATION AND ARE NOT SHOWN HEREON.

20. 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.

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



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
- FENCE LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- 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 SURVEYS

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 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:

DATE: 03/28/24 5:37 PM

PROJECT NO. 24-055

SHEET NO. 1 OF 1

ALTA NSPS LAND TITLE SURVEY FOR VOA OF BURLINGTON CITY OF BURLINGTON SKAGIT COUNTY, WASHINGTON

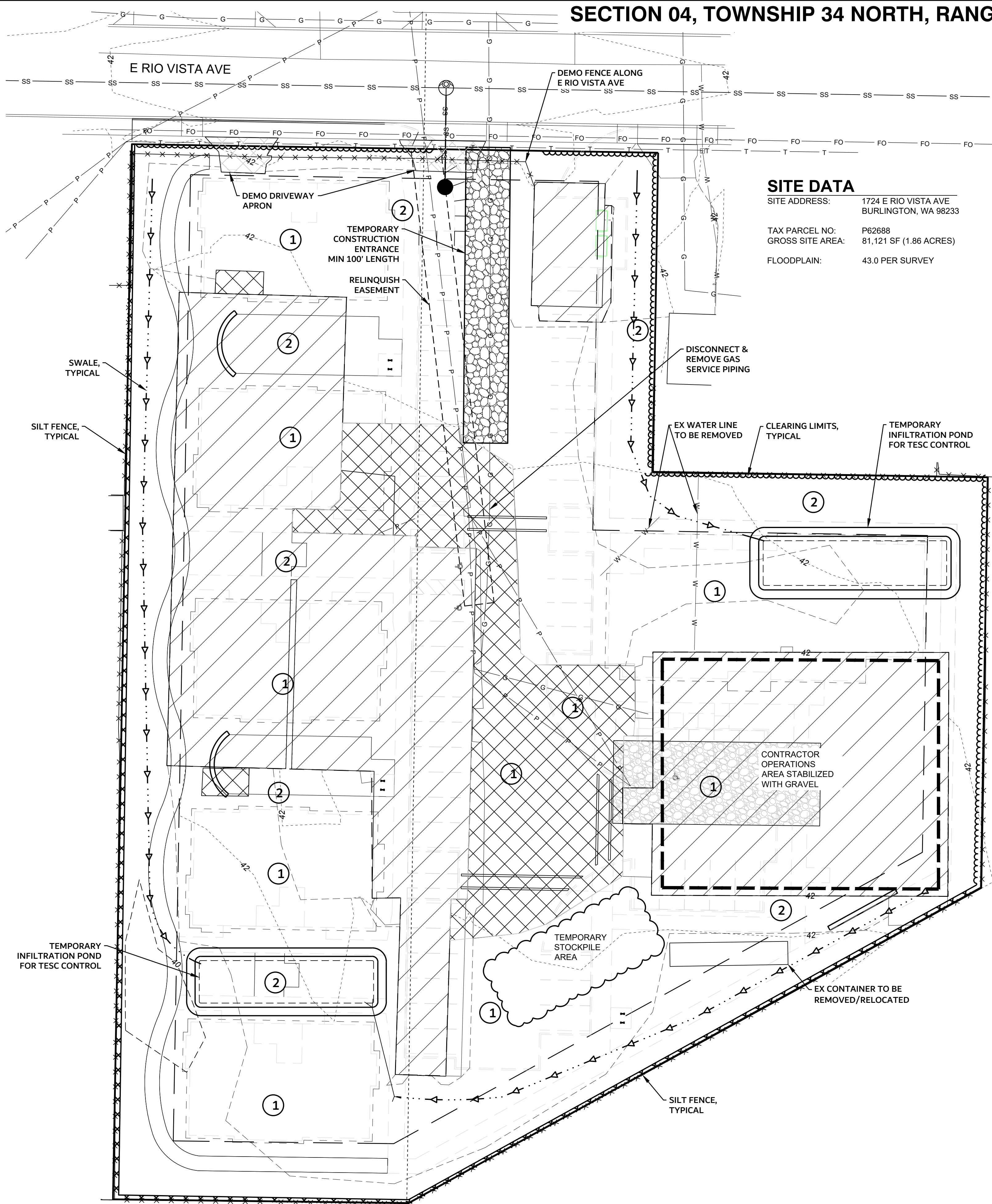
603 SOUTH 1ST STREET MOUNT VERNON, WA 98273 (360) 794-7811

**HARMSSEN**  
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING  
SUA AERIAL MAPPING • WETLAND SERVICES

**PRELIMINARY**



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



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 R/W CENTERLINE OF  
EAST RIO VISTA AVENUE BASED ON THE  
REFERENCED SURVEYS

CONTACT/ARCHITECT

DAVID ALBERS  
SMR ARCHITECTS  
117 S MAIN ST, SUITE 400  
SEATTLE, WA 98104  
(206) 623-1104  
dalbers@smrarchitects.com

CIVIL ENGINEER

DAVID HARMSEN, PE  
HARMSEN, LLC  
2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
davidh@harmssenllc.com

LAND SURVEYOR

HARLEY PAWLEY  
HARMSEN, LLC  
2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
harleyp@harmssenllc.com

GEOTECHNICAL  
ENGINEER

KHALED M. SHAWISH  
NELSON GEOTECHNICAL ASSOCIATES, INC  
17311 135TH AVE NE, SUITE A-500  
WOODINVILLE, WA 98072  
(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      | SEWER MANHOLE           | POWER LINE                   | FILTER FABRIC FENCE                   |
| BENCH MARK               | 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.

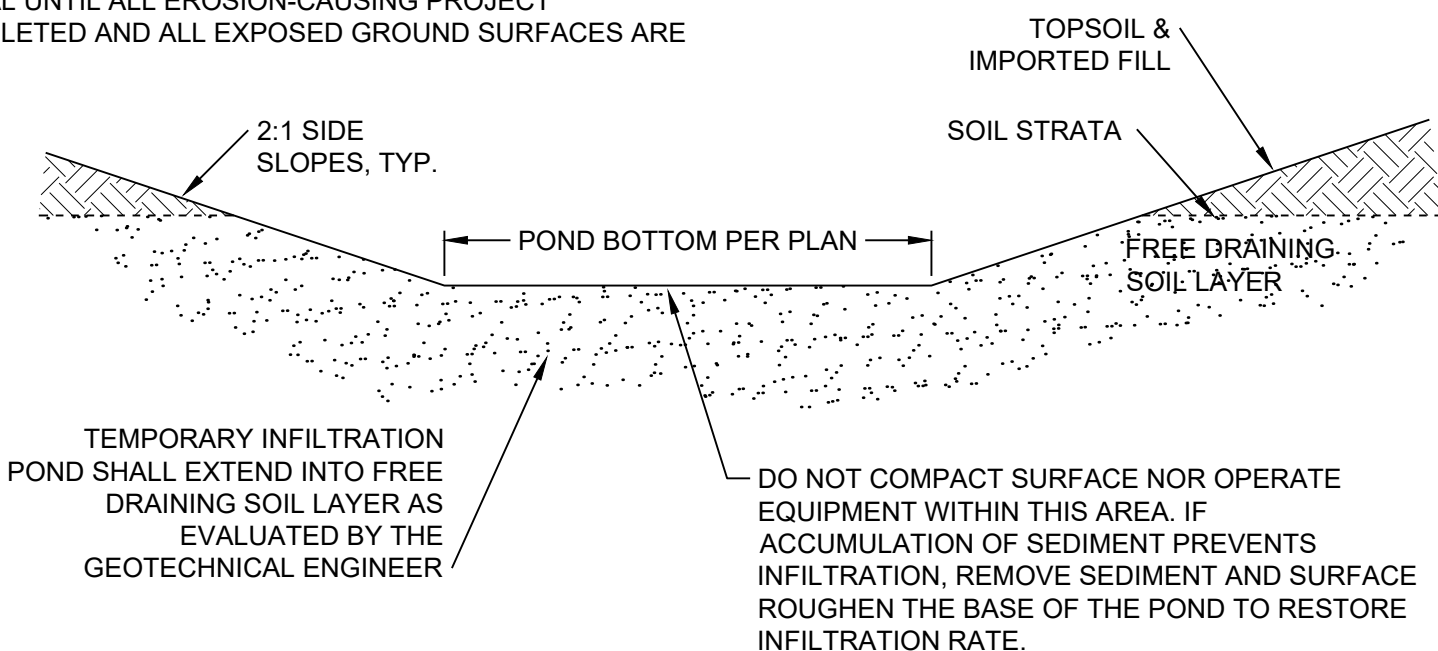
STABILIZATION NOTES

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.



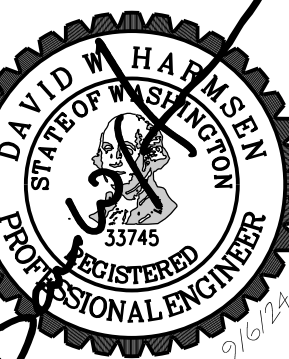
VICINITY MAP

SCALE: 1" = 2000'

REVISIONS

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

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

DATE: 5/23/24

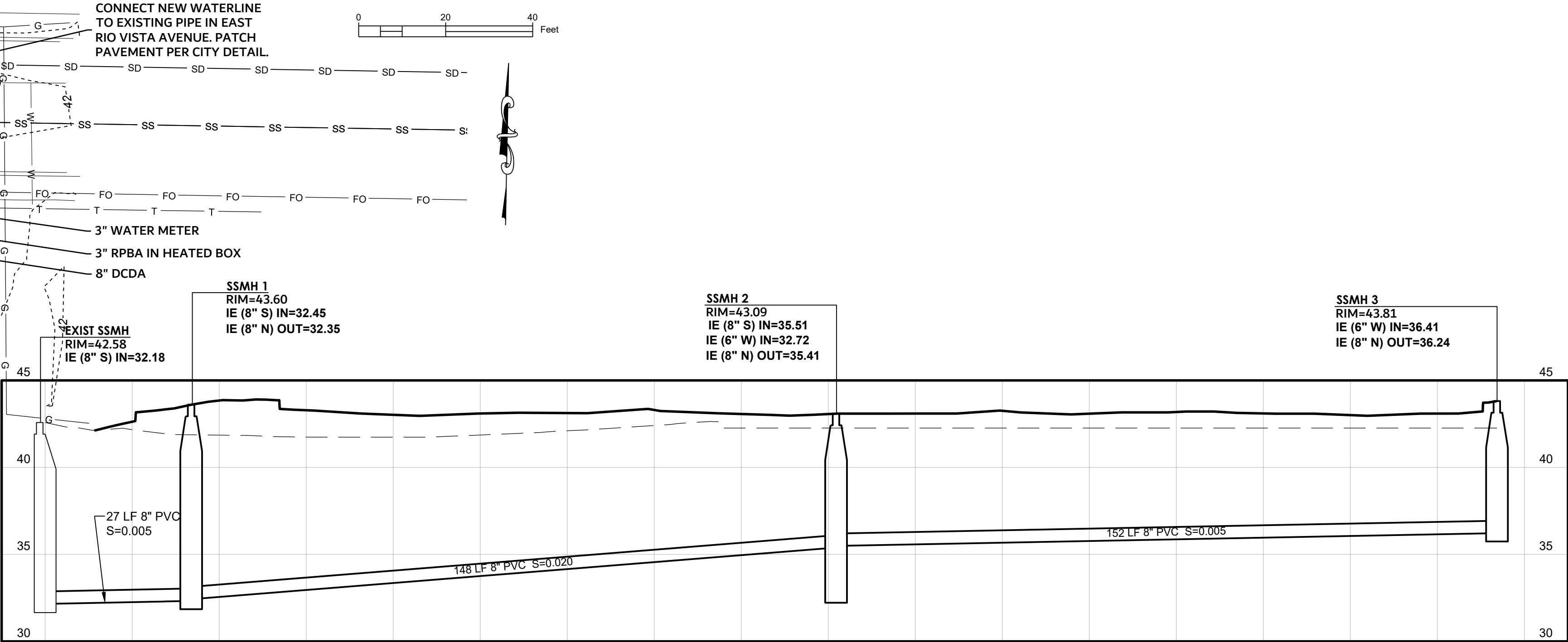
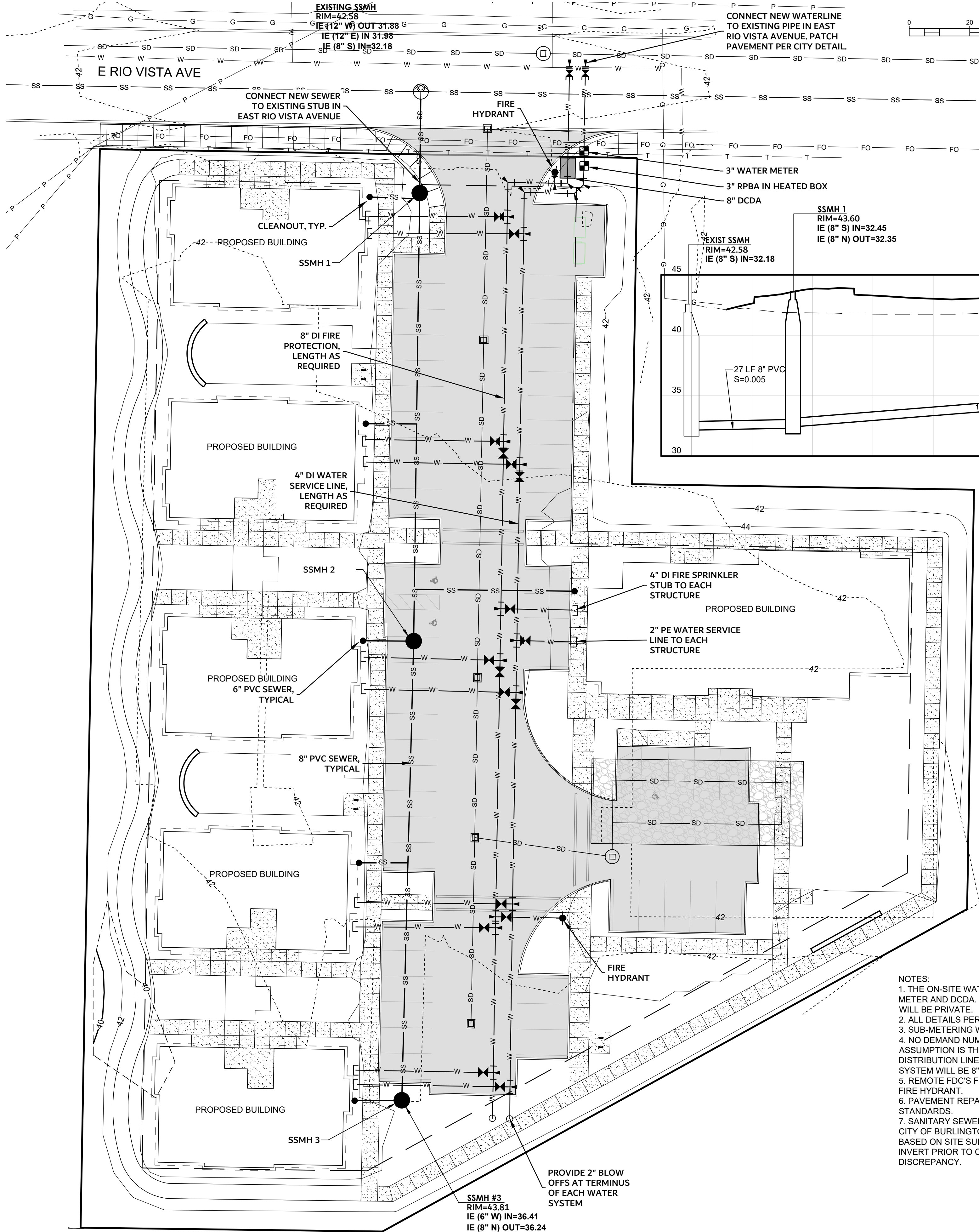
JOB #: 23-322

811  
Know what's below.  
Call before you dig.

C1.0

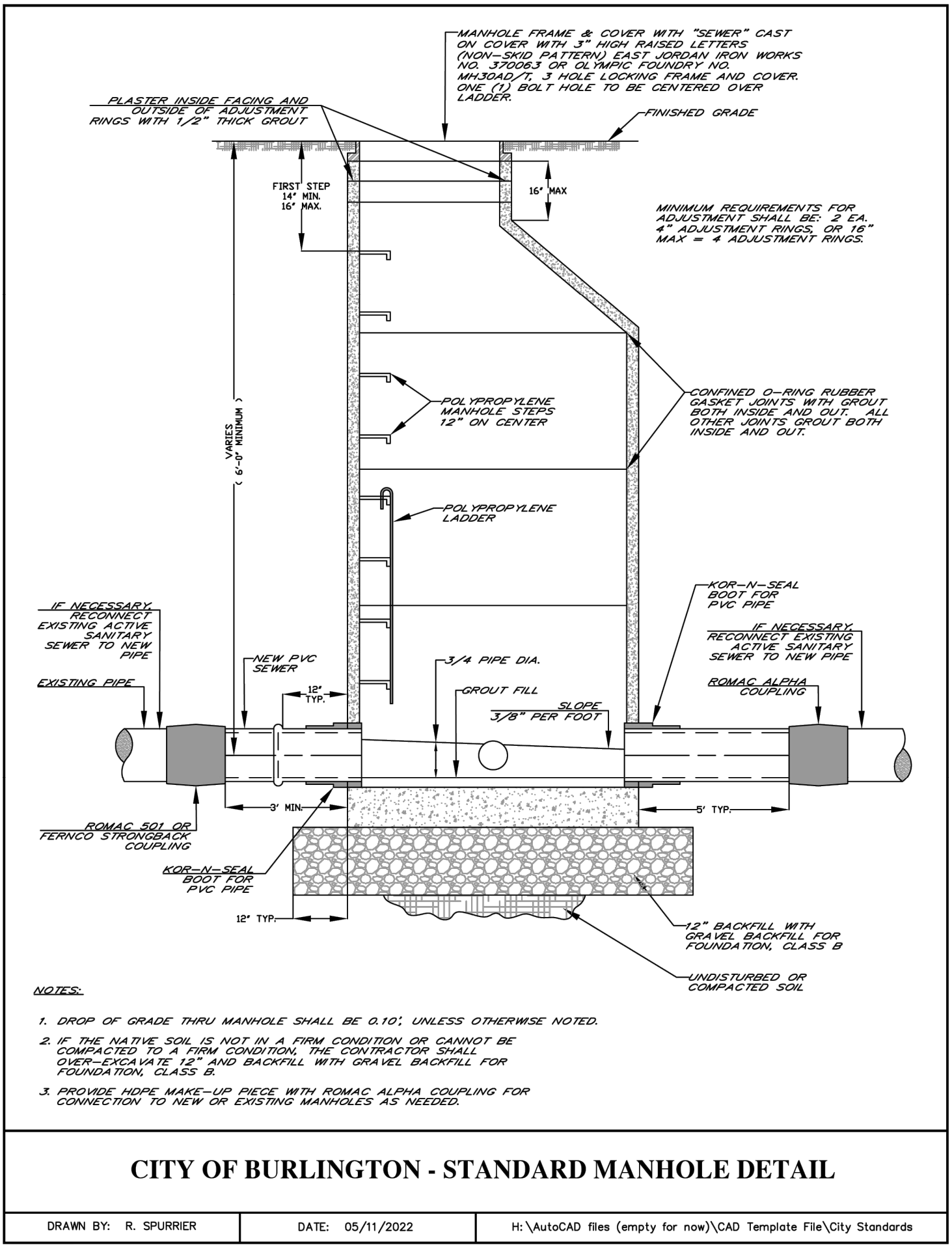


SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.



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

- 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.



REVISIONS

ENGINEERS  
SURVEYORS

**HARMSEN**



VOA BURLINGTON  
1724 E RIO VISTA AVE  
BURLINGTON, WA 98233

50% DESIGN DEVELOPMENT  
SEWER & WATER PLAN

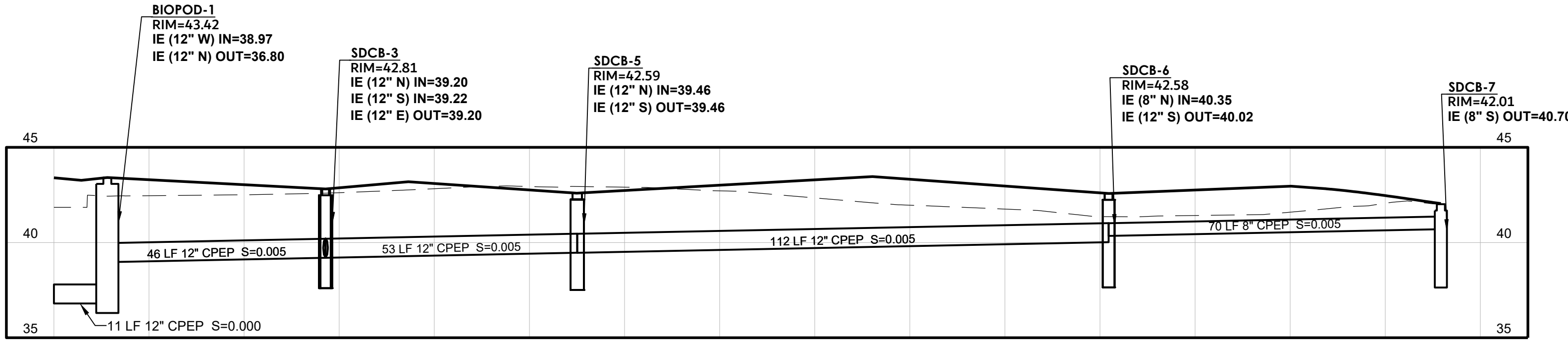
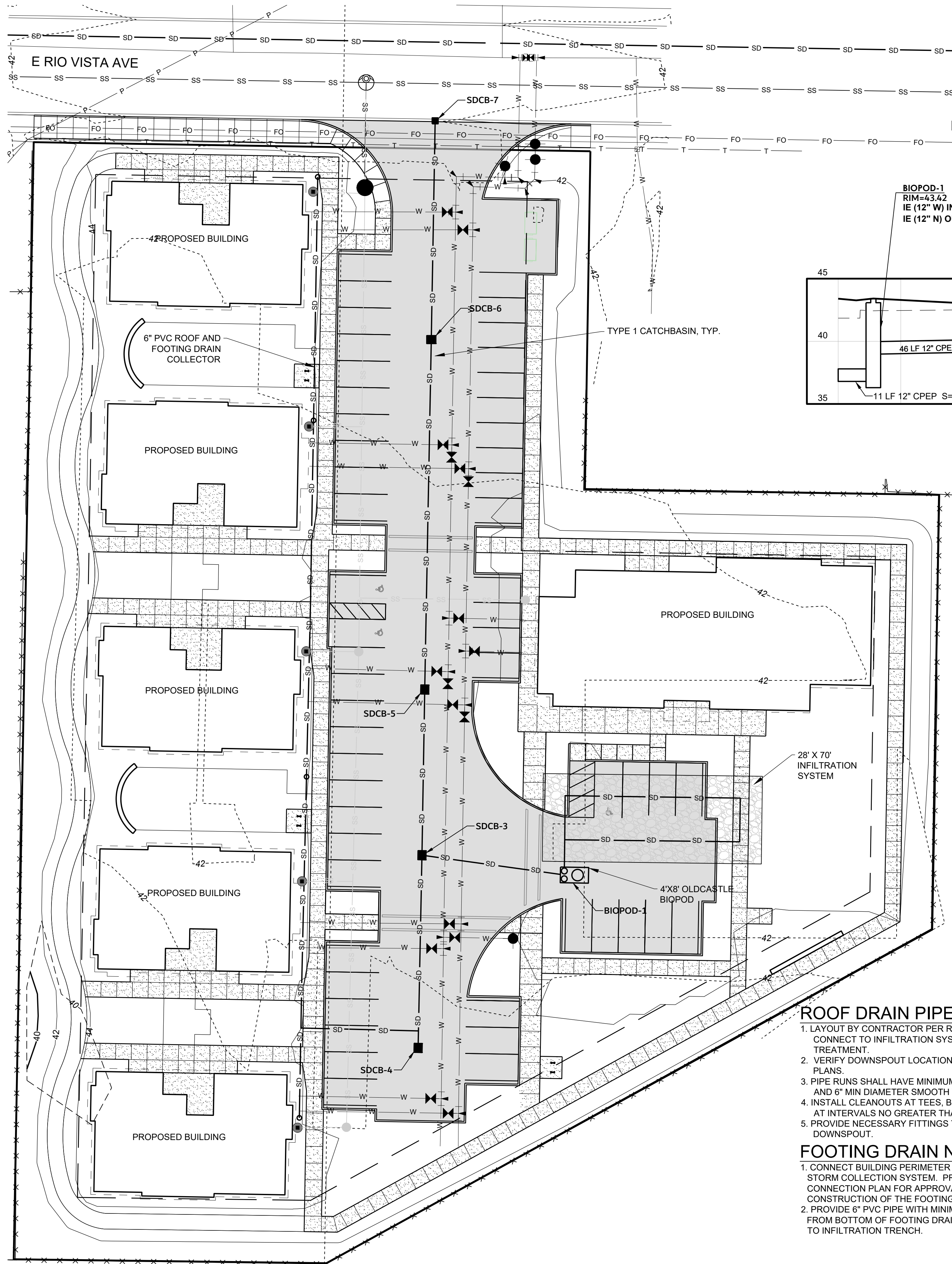
DATE: 5/23/24  
JOB #: 23-322

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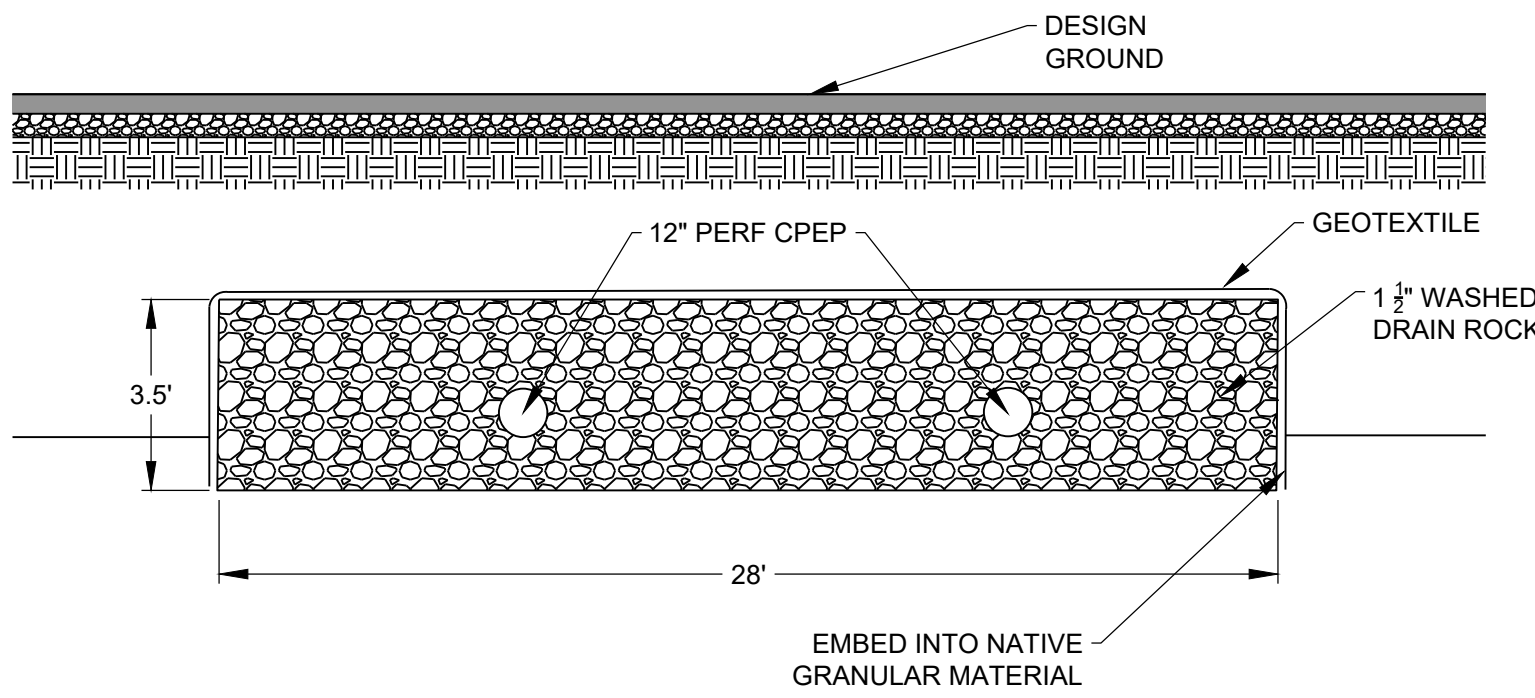
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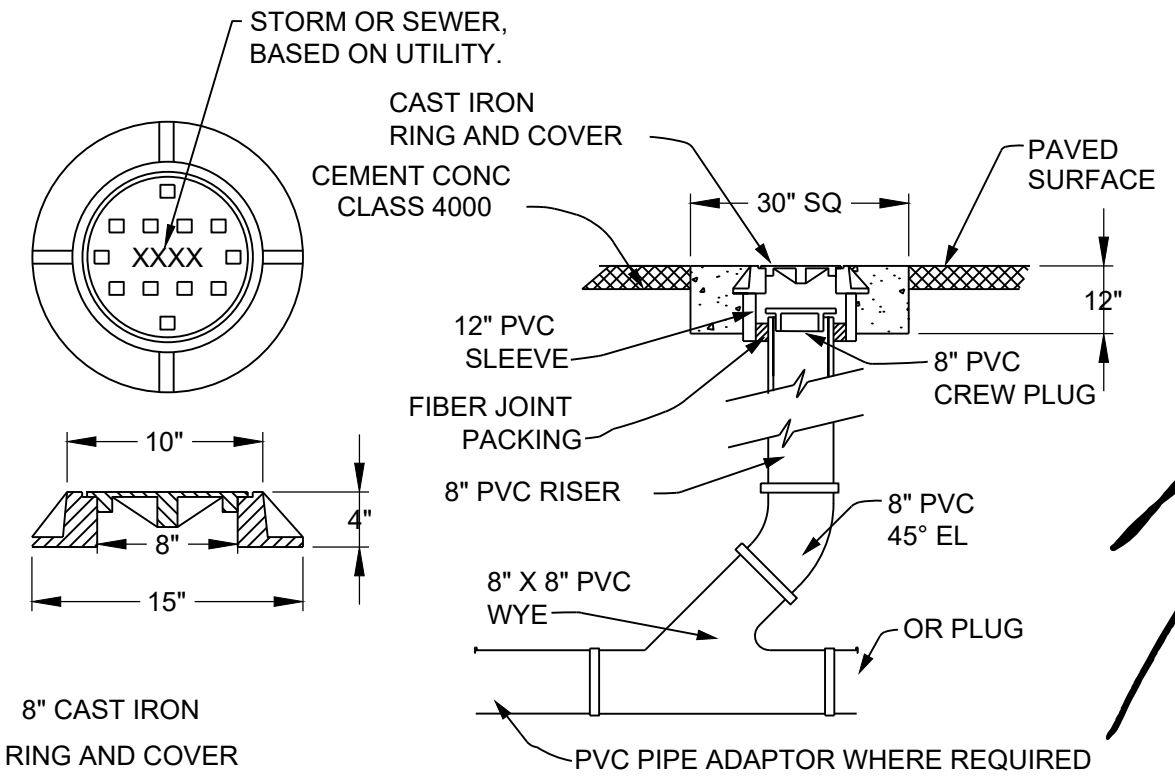
SECTION 04, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M.



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



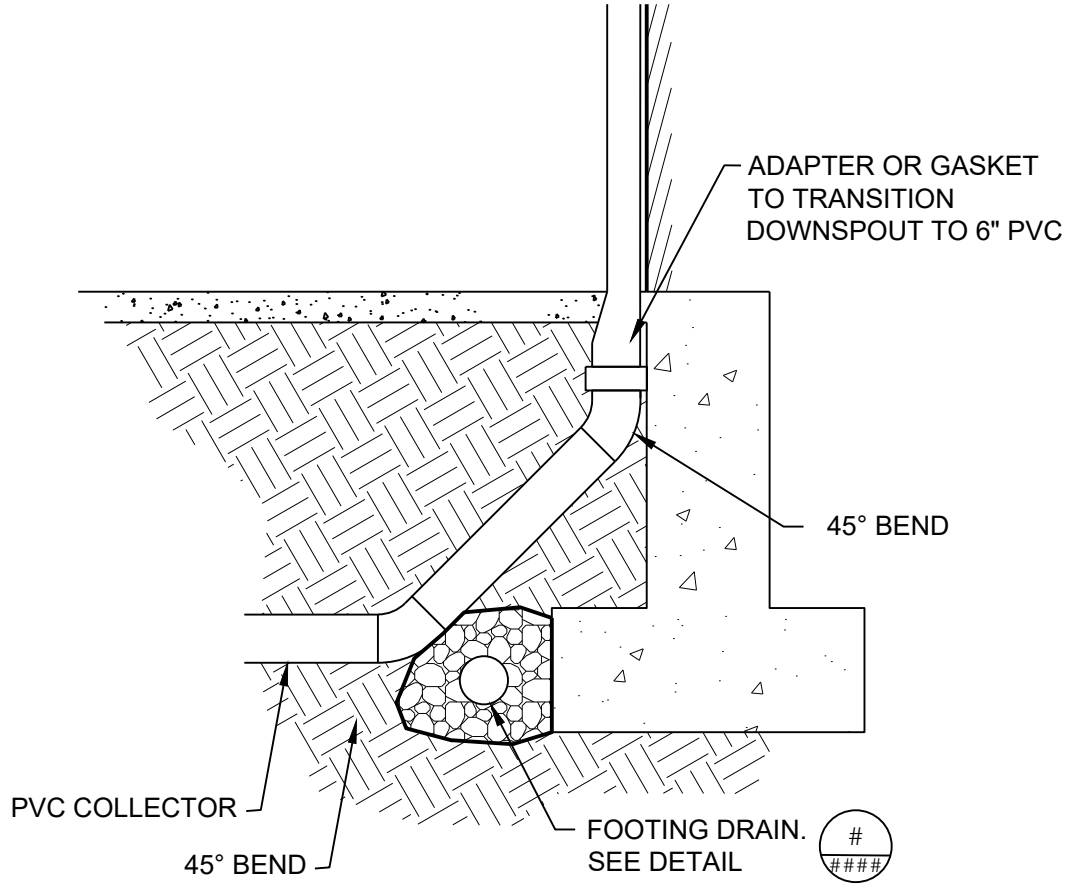
**1 INFILTRATION TRENCH DETAIL**  
SCALE: NONE



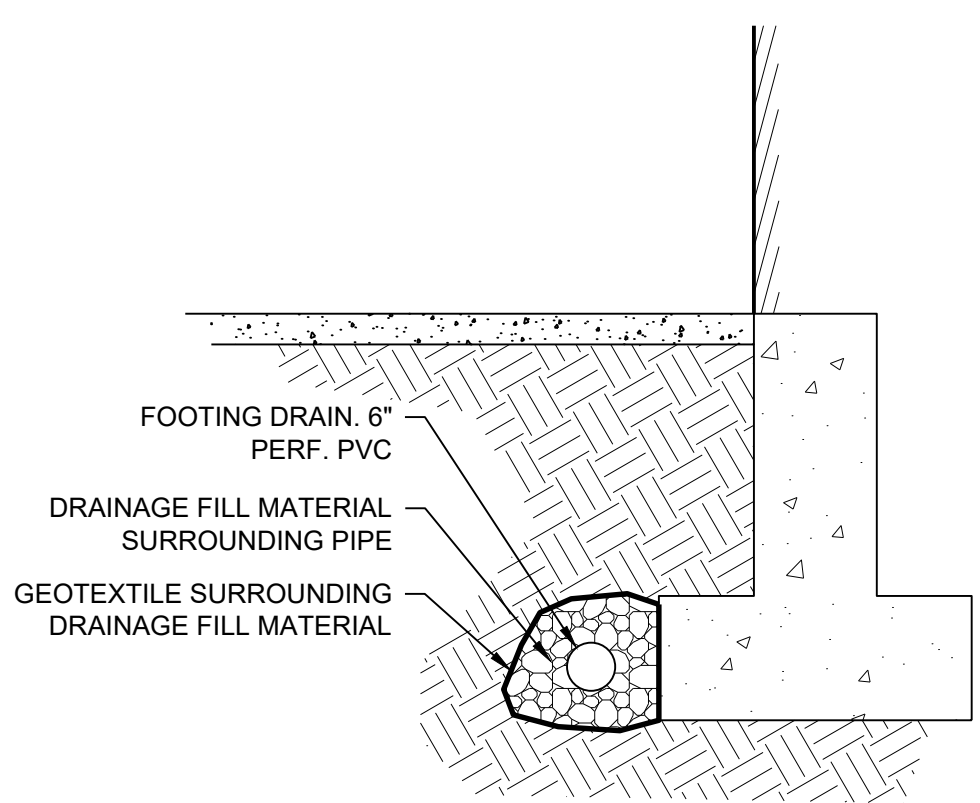
**2 CLEANOUT DETAIL**  
SCALE: NONE

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

- FOOTING DRAIN NOTES**
1. 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.
  2. PROVIDE 6" PVC PIPE WITH MINIMUM PIPE SLOPE OF 0.5% FROM BOTTOM OF FOOTING DRAIN ELEVATION AT BUILDING TO INFILTRATION TRENCH.



**3 DOWNSPOUT CONNECTION**  
SCALE: NONE

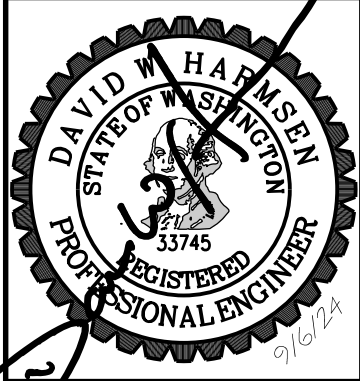


**4 FOOTING DRAIN DETAIL**  
SCALE: NONE

REVISIONS

**HARMSEN**  
ENGINEERS  
SURVEYORS

2822 COLBY AVE., SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
(206) 343-5903



**VOA BURLINGTON**  
1724 E RIO VISTA AVE  
BURLINGTON, WA 98233  
50% DESIGN DEVELOPMENT  
STORM DRAINAGE PLAN

DATE: **5/23/24**

JOB #: **23-322**

**811**  
Know what's below.  
Call before you dig.

**C3.0**



**SECTION 04, TOWNSHIP 34 NORTH, RANGE 120 WEST**

**E RIO VISTA AVE**

**PROPOSED BUILDING FFE: 44**

**PROPOSED BUILDING FFE: 44**

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**PROPOSED BUILDING FFE: 44**

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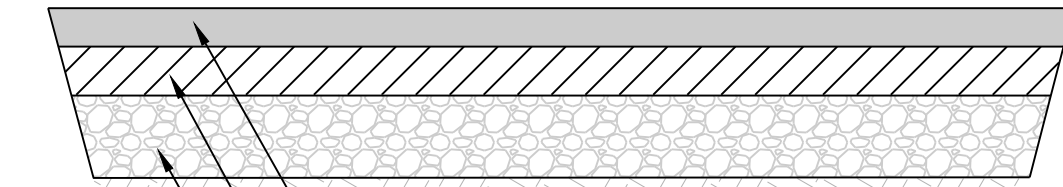
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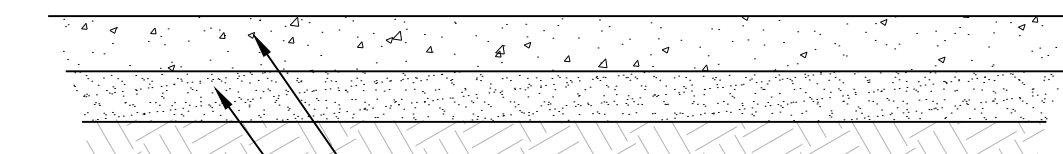
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**LP**



- 1 PRIVATE ASPHALT PAVING SECTION**  
SCALE: NONE

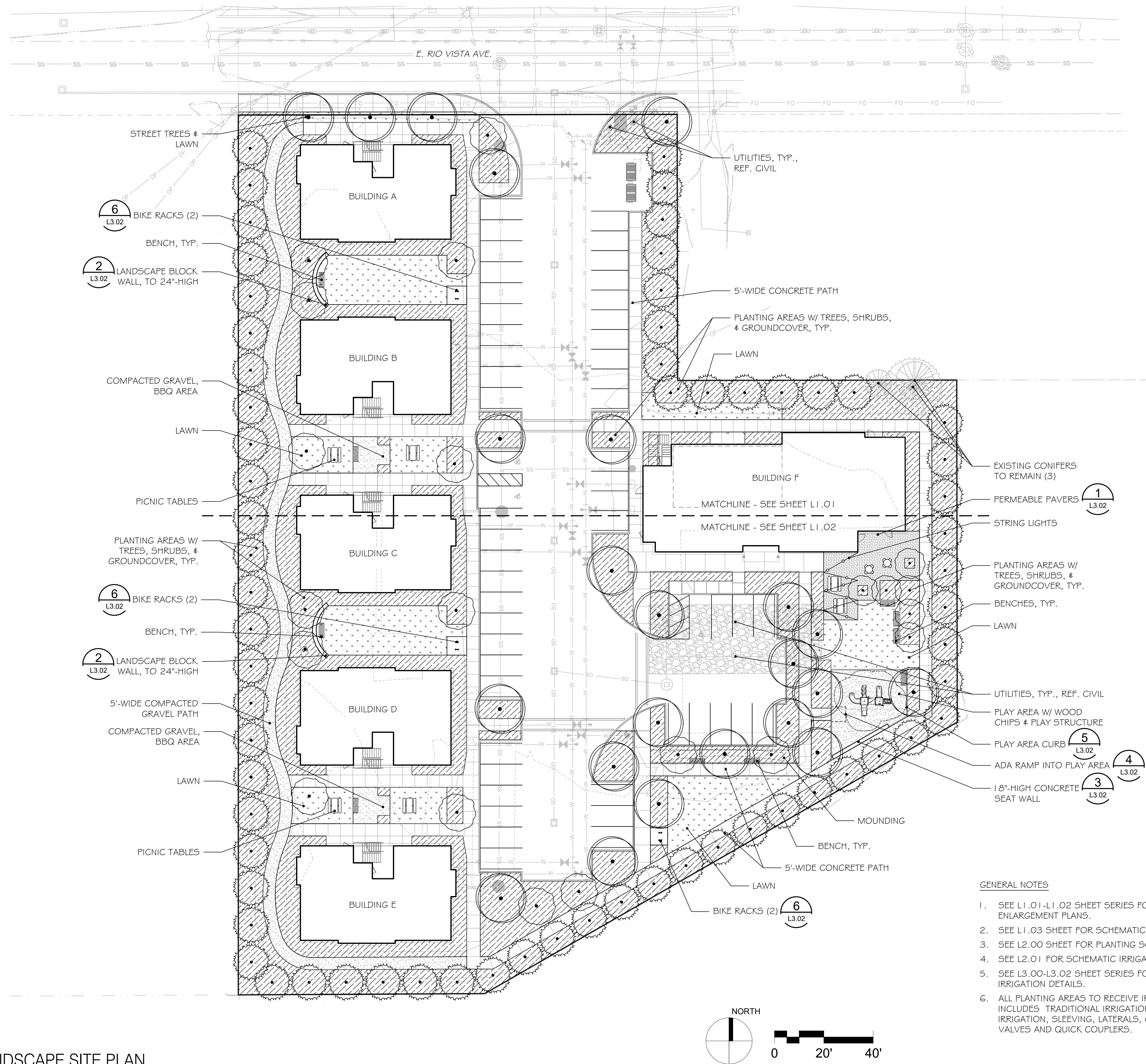


- 2 PRIVATE CONCRETE WALKWAY SECTION**  
SCALE: NONE

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.
4. FRONTAGE CURB IS CEMENT CONCRETE TRAFFIC CURB AND  
GUTTER PER WSDOT DETAIL F-10.12-04.
5. ADA RAMPS TO FOLLOW WSDOT STANDARD DETAILS.
6. STRIPING PER ARCHITECTURAL LAYOUT.
5. CONCRETE JOINT AND SCORE PATTERN PER  
ARCHITECTURAL LAYOUT.

## C4.0

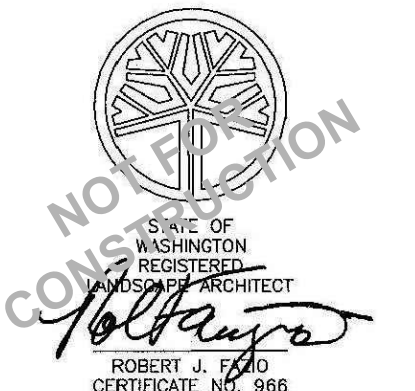




1 OVERALL LANDSCAPE SITE PLAN  
1"=20'

**VOA BURLINGTON**

1724 E RIO VISTA AVE  
BURLINGTON, WA 98233



| 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 |

AHJ STAMP

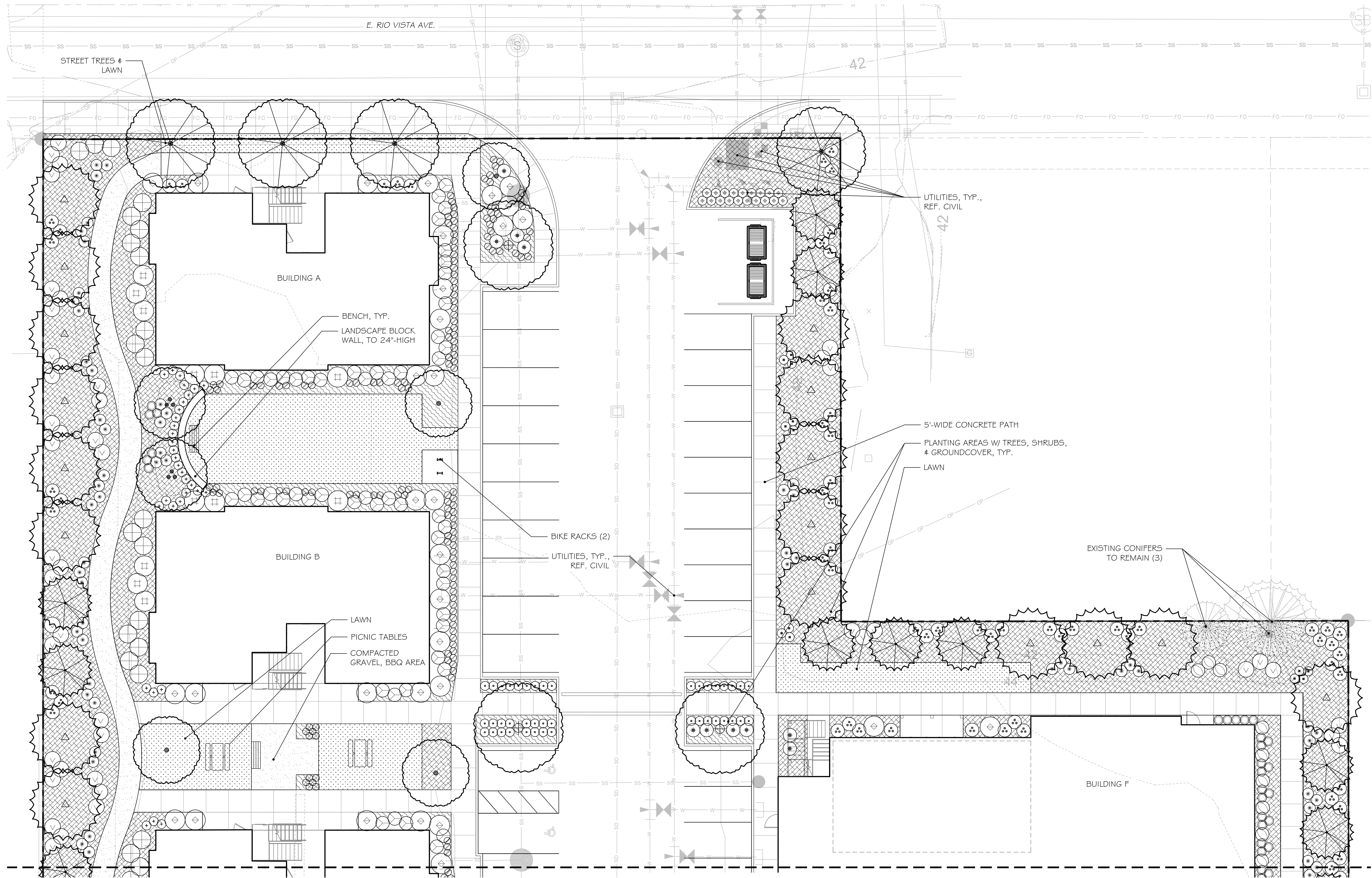
TITLE

**OVERALL LANDSCAPE SITE PLAN**

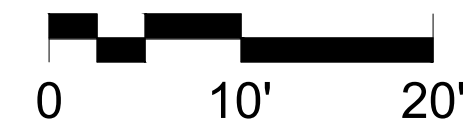
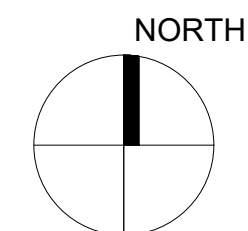
|            |          |
|------------|----------|
| DEMO #     |          |
| MUP #      |          |
| SDOT #     |          |
| PERMIT #   |          |
| DRAWN      | VW, CC   |
| CHECKED    | RJF      |
| ISSUE DATE | 09/06/24 |
| PROJECT #  | 24-001   |
| SHEET #    |          |

**L1.00**





1 LANDSCAPE PLAN  
1"=10'

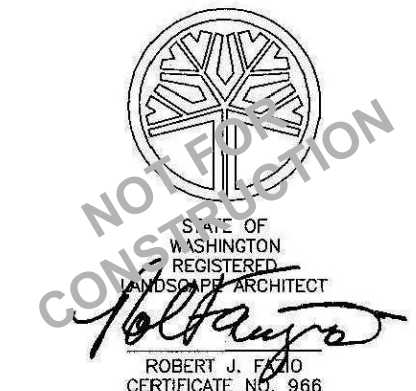


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BURLINGTON, WA 98233



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| ISSUED SETS |         |             |
|-------------|---------|-------------|
| NO          | DATE    | DESCRIPTION |
| 1           | 5/24/24 | NEPA        |
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| 3           | 9/06/24 | LAND USE    |

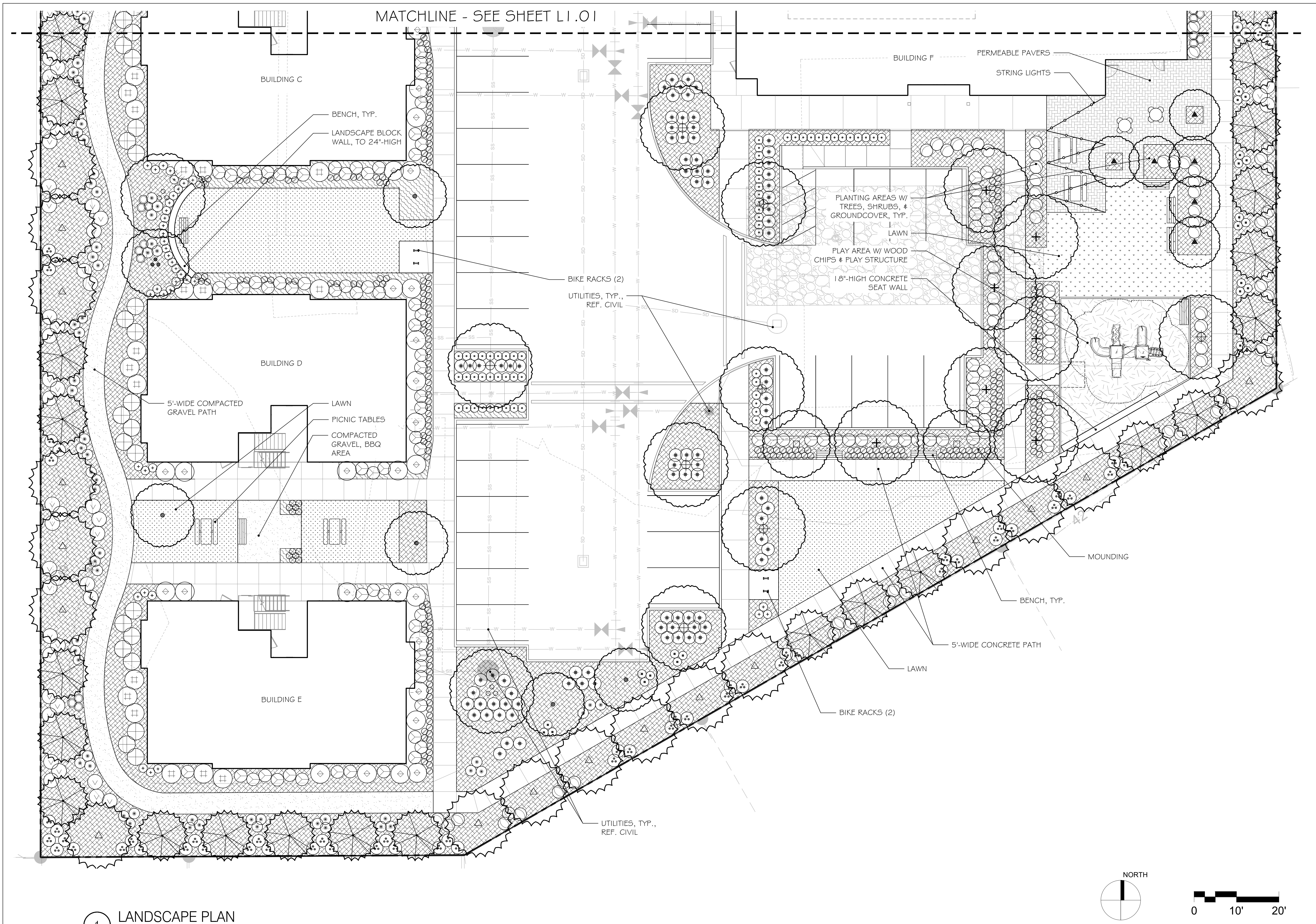
| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

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'

| ISSUED SETS |         |             |
|-------------|---------|-------------|
| NO          | DATE    | DESCRIPTION |
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| 3           | 9/06/24 | LAND USE    |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

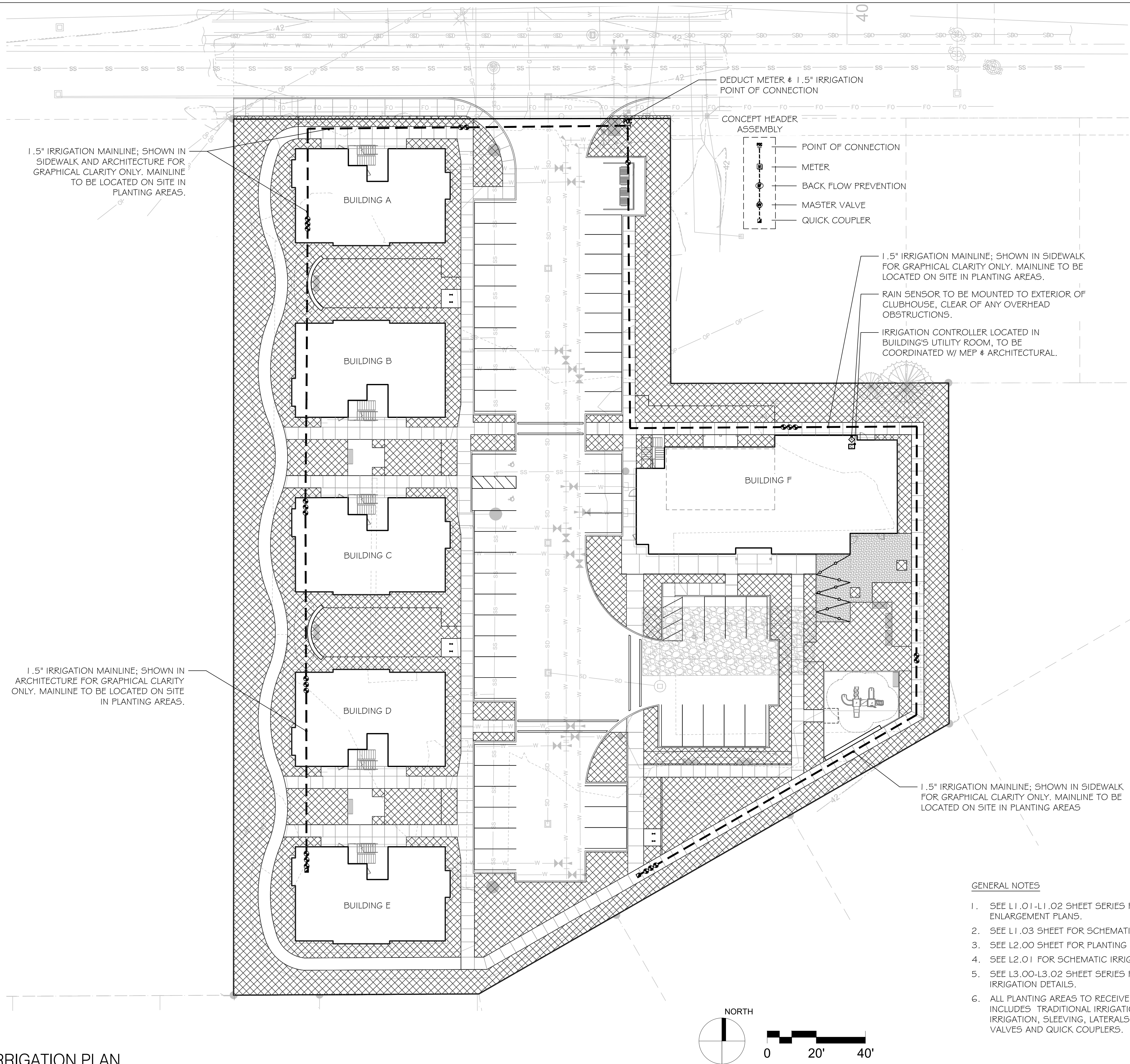
AHJ STAMP

TITLE  
**LANDSCAPE PLAN**

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

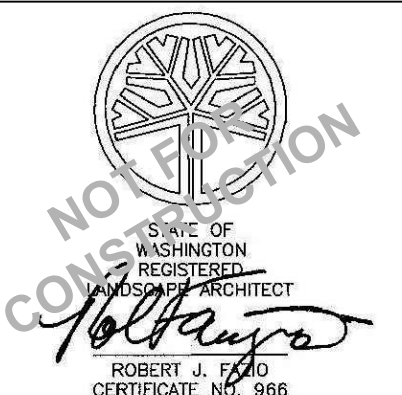


1 SCHEMATIC IRRIGATION PLAN  
1"=20'



**VOA BURLINGTON**

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BURLINGTON, WA 98233



| ISSUED SETS |         |             |
|-------------|---------|-------------|
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| 1           | 5/24/24 | NEPA        |
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| 3           | 9/06/24 | LAND USE    |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

**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 'GLENDORA WHITE' / GLENDORA 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        |

|  |     |                                                                  |              |          |
|--|-----|------------------------------------------------------------------|--------------|----------|
|  | 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.

Fazid Associates Inc.

LANDSCAPE ARCHITECTS

701 N. 36th Street, Suite 450

Seattle, WA 98103

T: 206-774-9490

www.fazidassociates.com

VOA

BURLINGTON

1724 E RIO VISTA AVE

BURLINGTON, WA 98233

Volunteers of America®

WESTERN WASHINGTON

NOT FOR CONSTRUCTION

STATE OF WASHINGTON

REGISTERED LANDSCAPE ARCHITECT

ROBERT J. FAZID

CERTIFICATE NO. 966

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 |
|----|------|-------------|
|----|------|-------------|

AHJ STAMP

TITLE

PLANTING SCHEDULE

DEMO #

MUP #

SDOT #

PERMIT #

DRAWN VW, CC

CHECKED RJF

ISSUE DATE 09/06/24

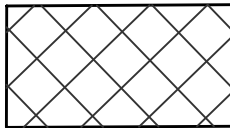
PROJECT # 24-001

SHEET #

L2.00



SCHEMATIC IRRIGATION SCHEDULE

| ITEM                                     | SYMBOL                                                                            |
|------------------------------------------|-----------------------------------------------------------------------------------|
| AREA TO RECEIVE SPRAY<br>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:

1. 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.
2. 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.
3. 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.
4. SEE SHEET L3.01 FOR IRRIGATION DETAILS.
5. VALVE LOCATIONS SHALL BE CLUSTERED AND CONSOLIDATED IN AN EFFICIENT MANNER.
6. RAIN SENSOR SHOWN ON PLAN ARE CONCEPTUAL LOCATIONS AND SHALL BE FURTHER COORDINATED WITH PLUMBING CONDUIT SLEEVE AND ARCHITECT FOR EXACT LOCATION IN FIELD.

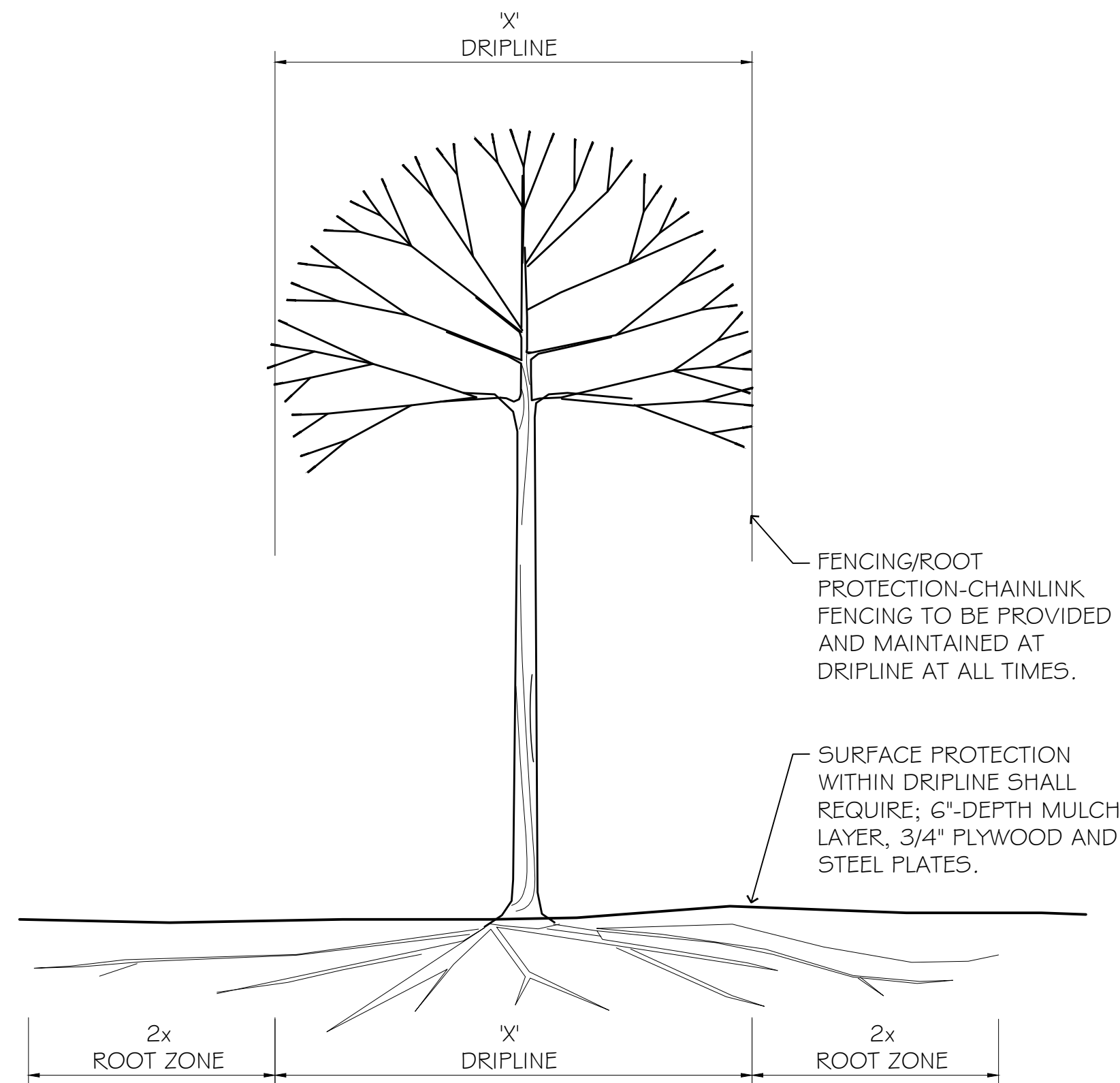
| ISSUED SETS |         |             |
|-------------|---------|-------------|
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| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

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





#### 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.

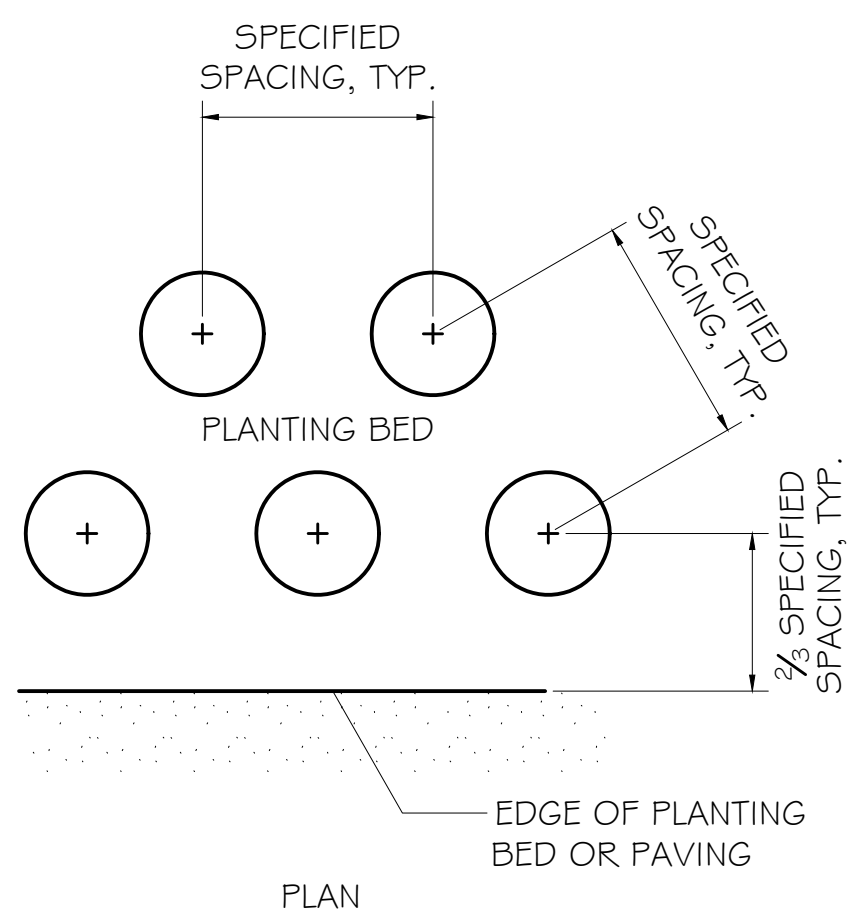
#### ROOT ZONE-

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.

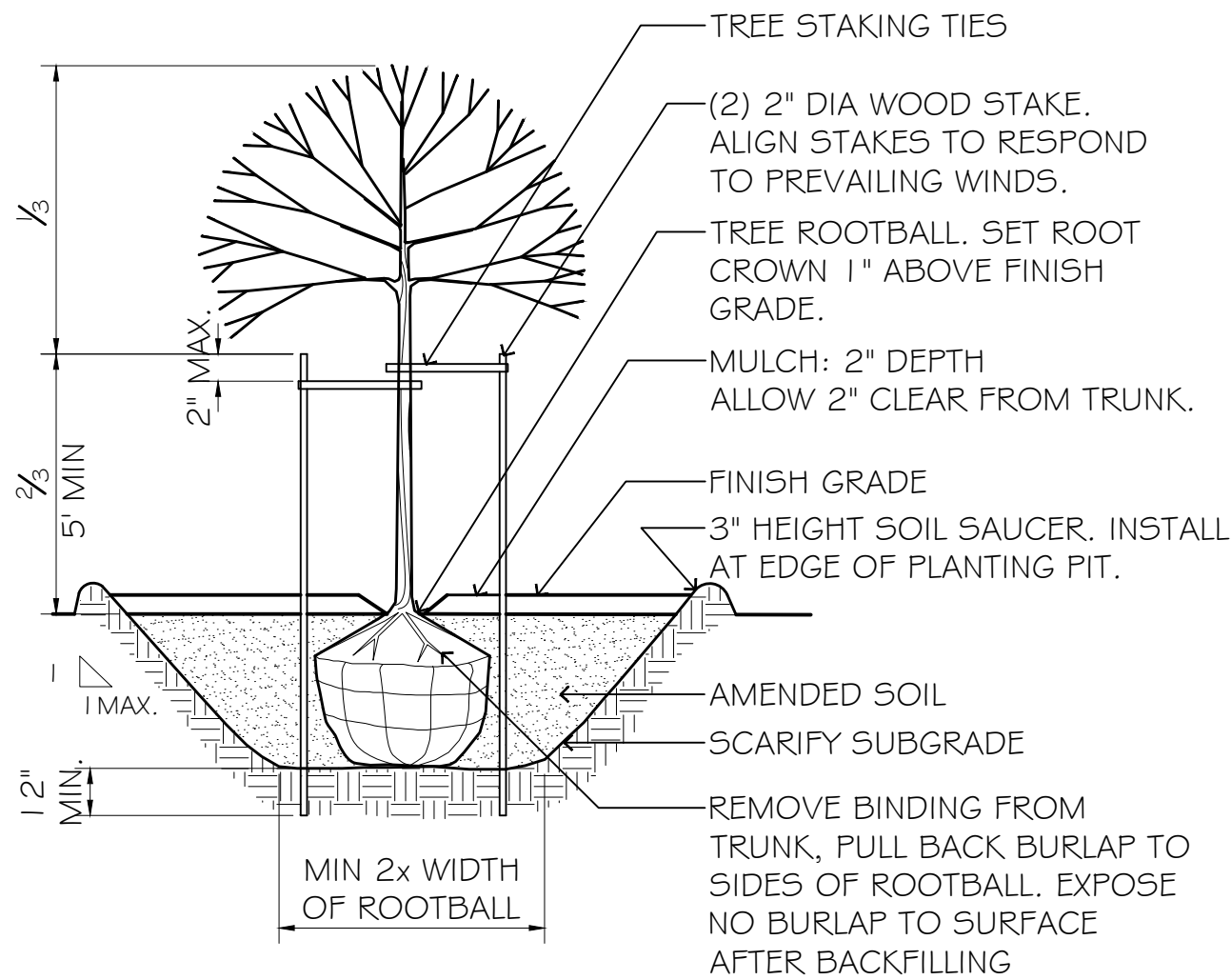
#### ADDITIONAL NOTES-

1. 6' HIGH CHAINLINK FENCE SHALL COMPLETELY ENCIRCLE 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.

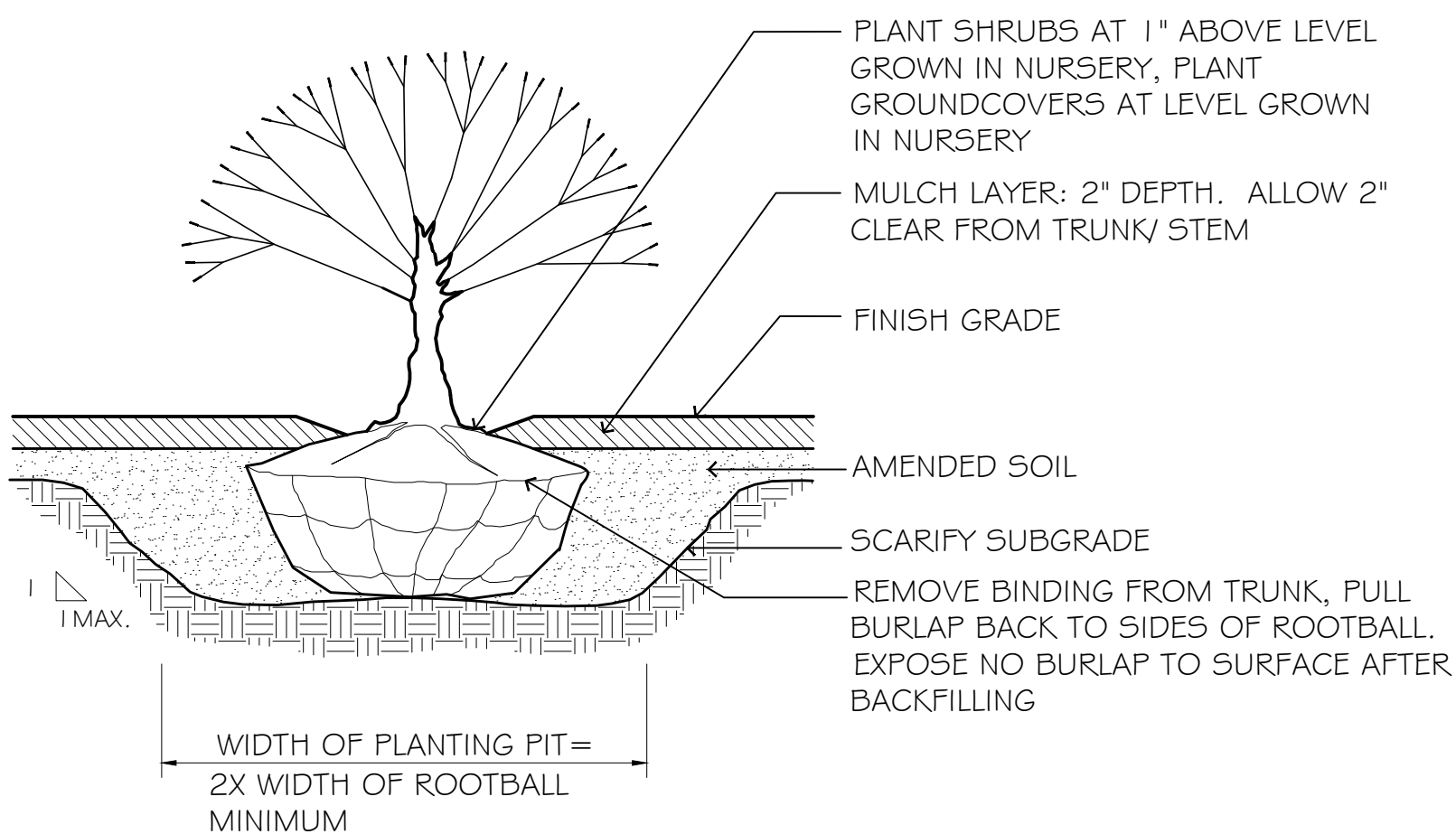
**1 TREE PROTECTION**  
NOT TO SCALE  
TREE\_PROT



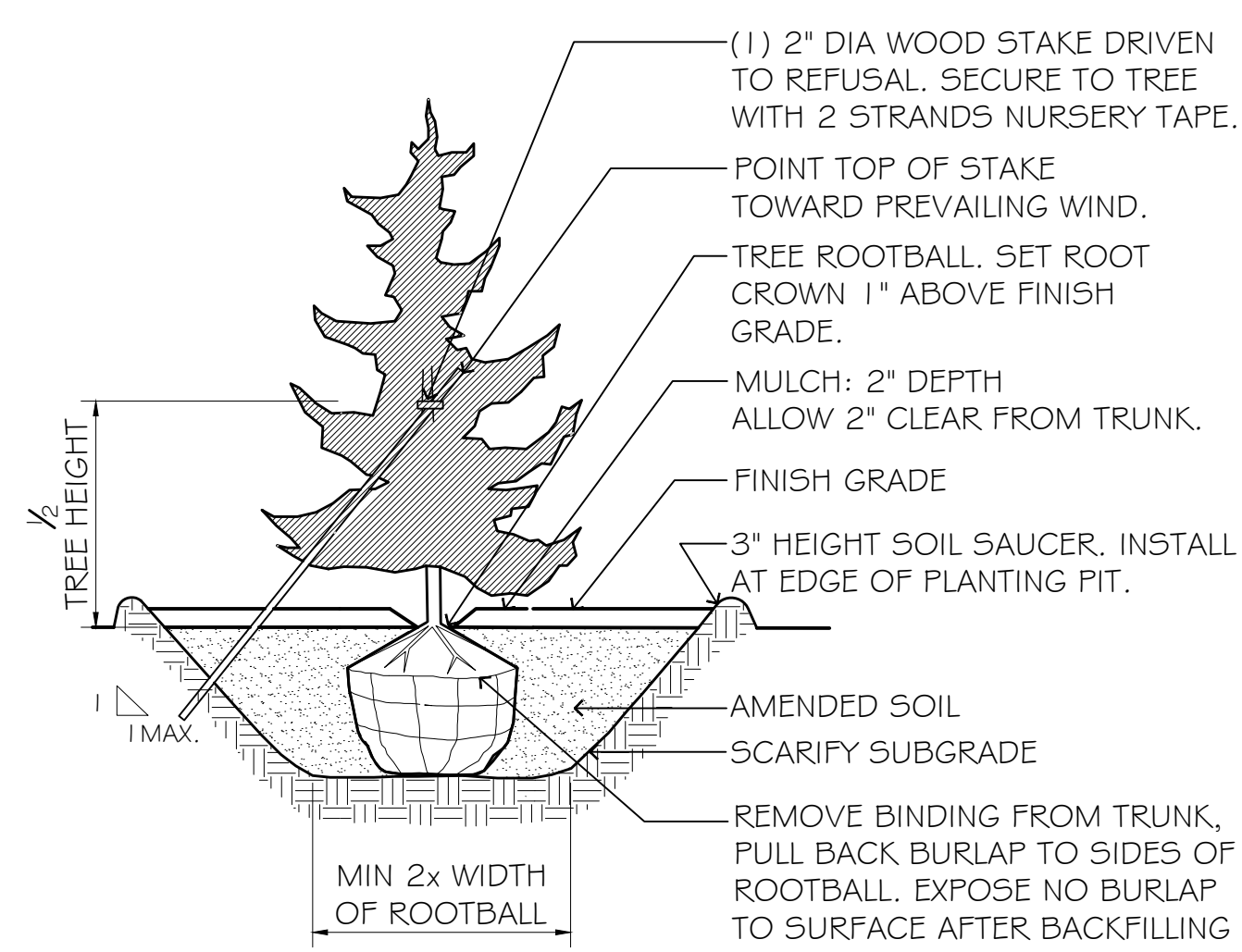
**6 SHRUB & GROUND COVER SPACING**  
NOT TO SCALE  
P\_spacing



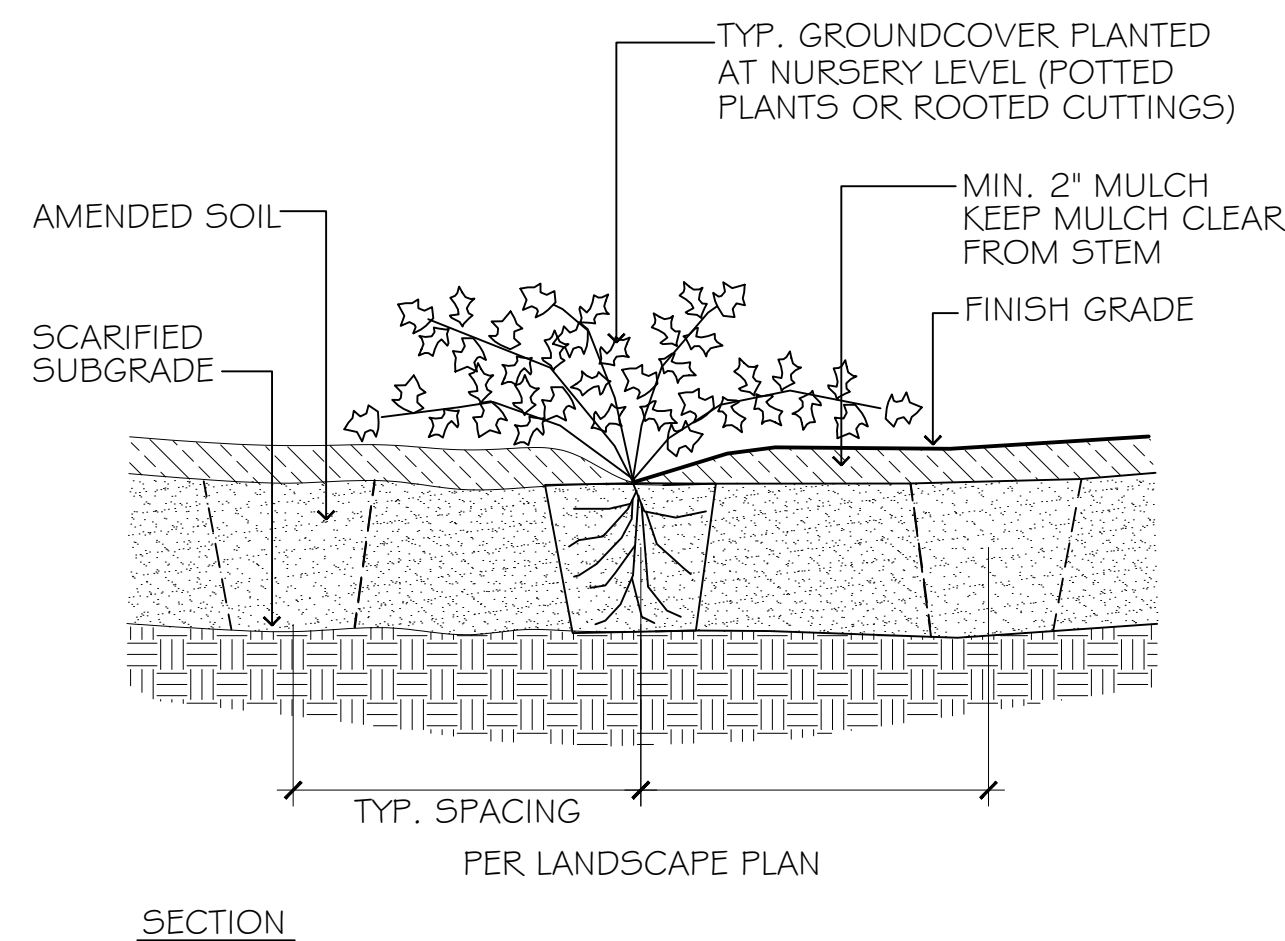
**2 DECIDUOUS TREE PLANTING & STAKING**  
NOT TO SCALE  
P\_dectree



**4 SHRUB PLANTING**  
NOT TO SCALE  
P\_shrub



**3 CONIFER TREE STAKING / PLANTING**  
NOT TO SCALE  
P\_conifer2



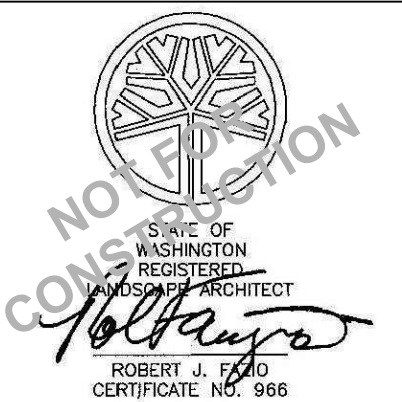
**5 GROUND COVER PLANTING**  
NOT TO SCALE  
P\_grdovr

## VOA BURLINGTON

1724 E RIO VISTA AVE  
BURLINGTON, WA 98233



**Volunteers of America®**  
WESTERN WASHINGTON



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

AHJ STAMP

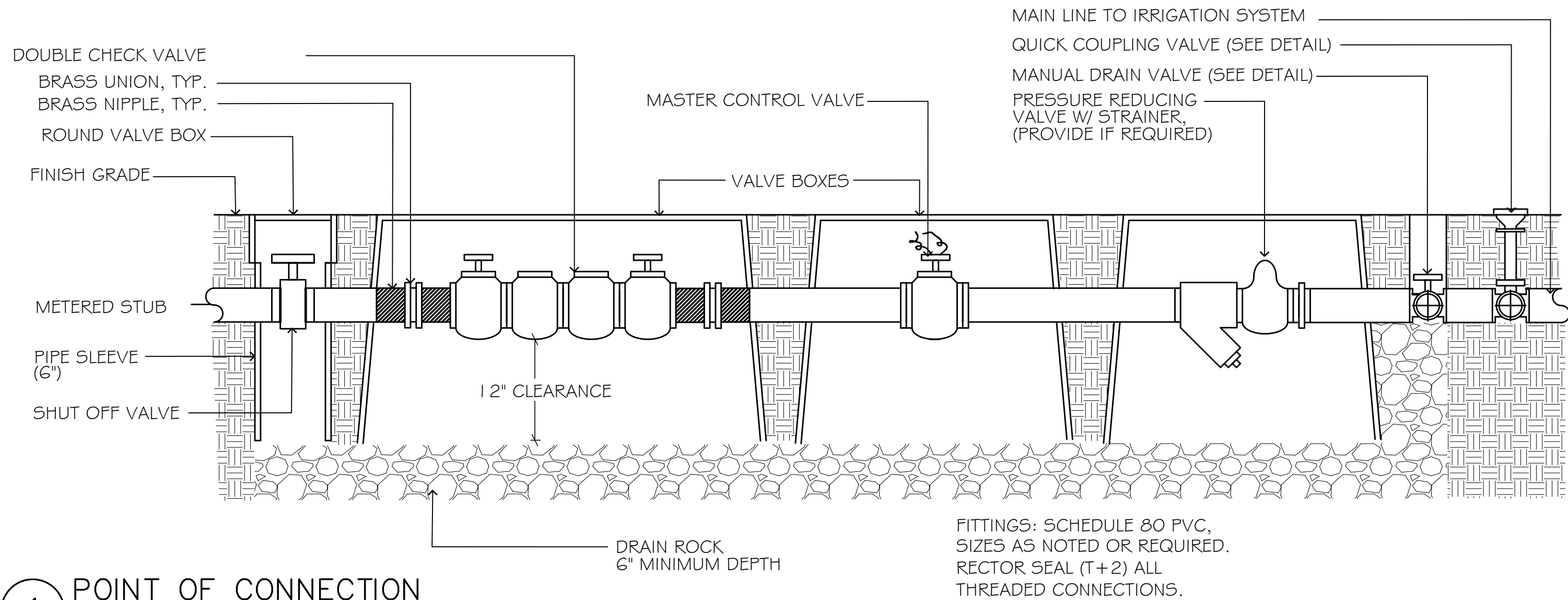
TITLE

## PLANTING DETAILS

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

**L3.00**

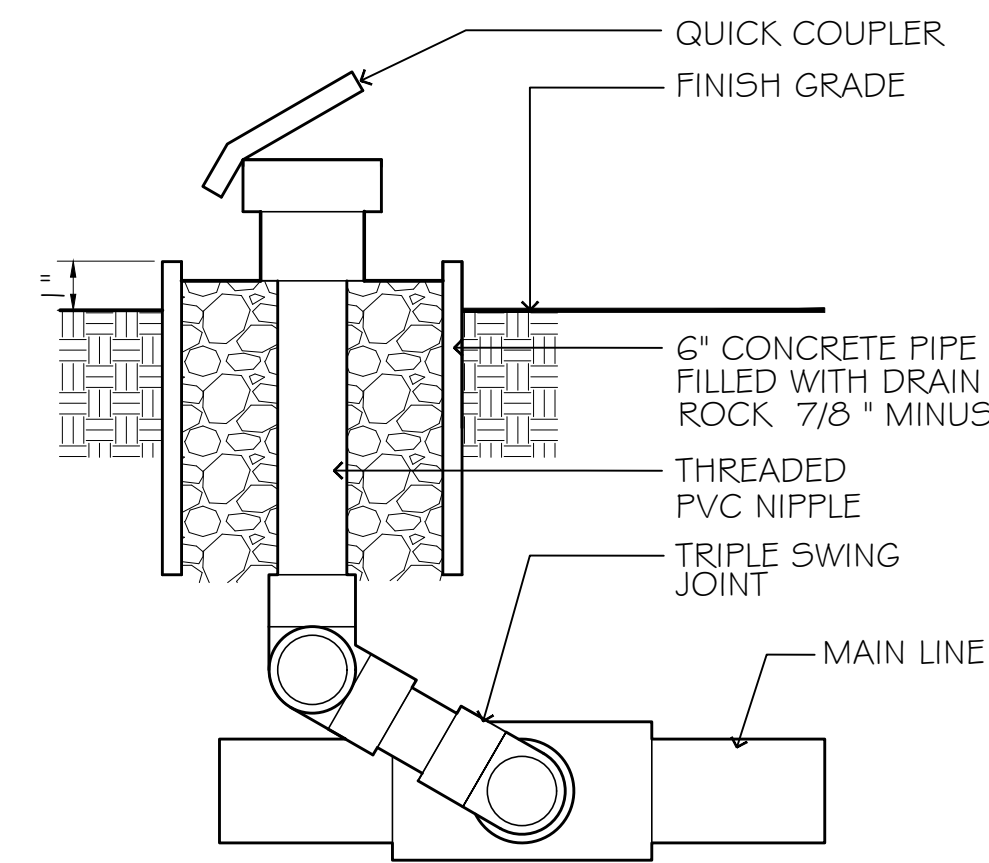




1 POINT OF CONNECTION

NOT TO SCALE

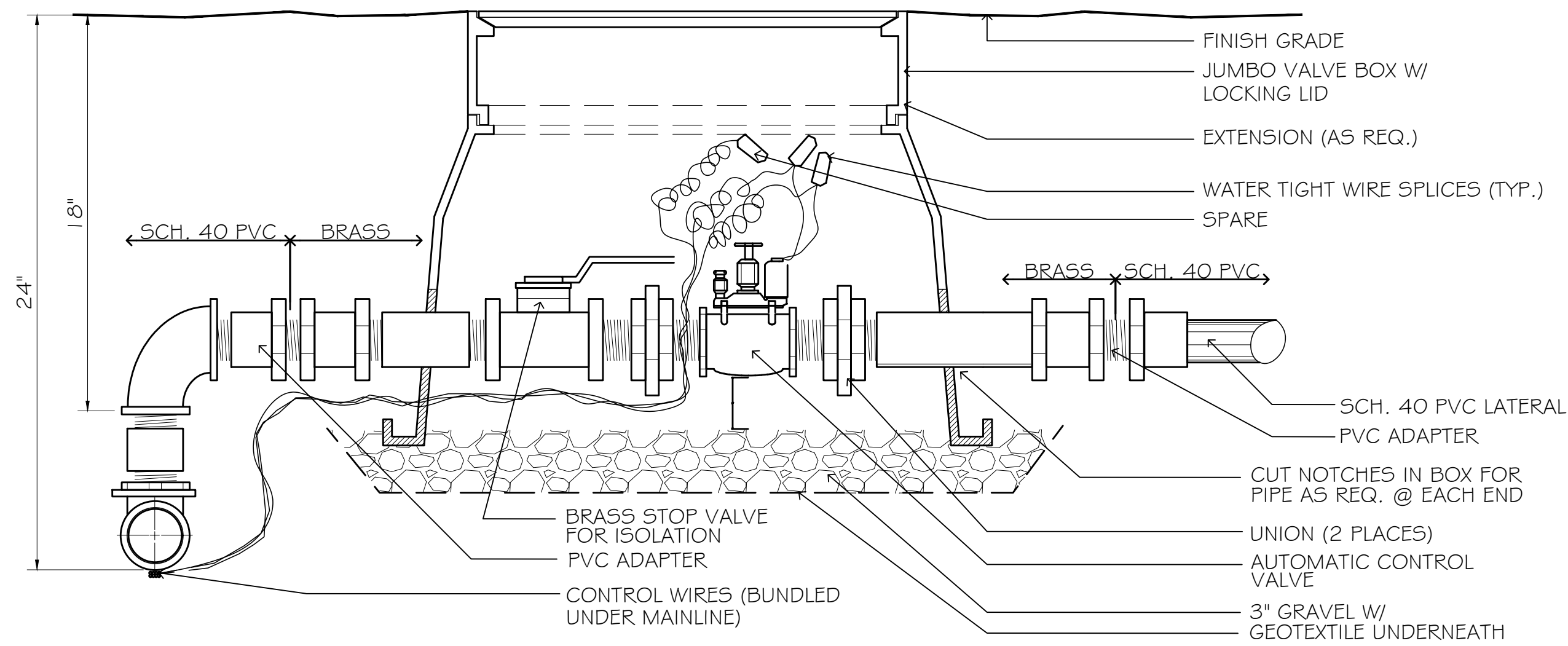
4lrrpoc\_REV



2 QUICK COUPLER

NOT TO SCALE

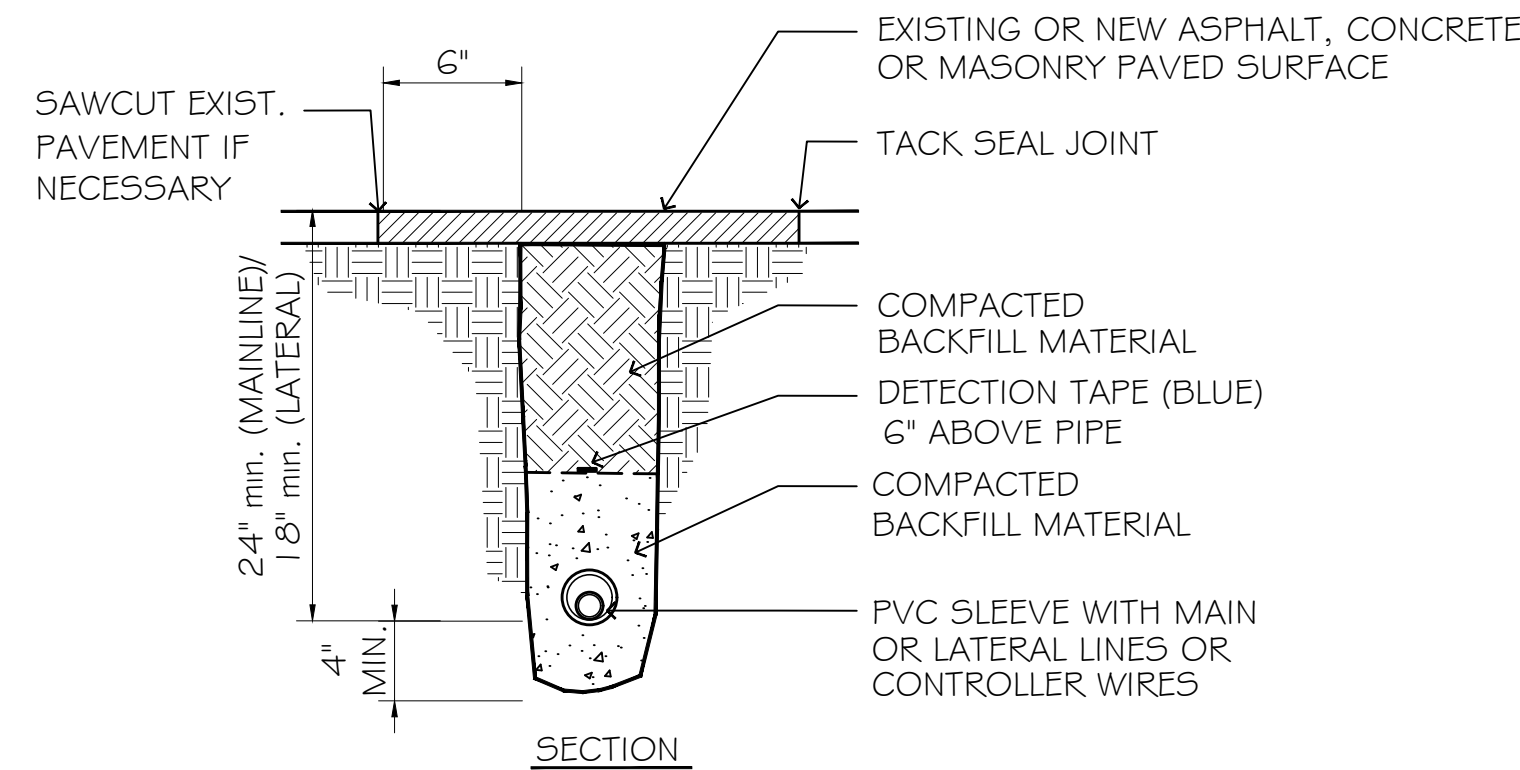
7lrrquick\_REV



3 AUTOMATIC CONTROL VALVE

NOT TO SCALE

5laccvalve\_REV

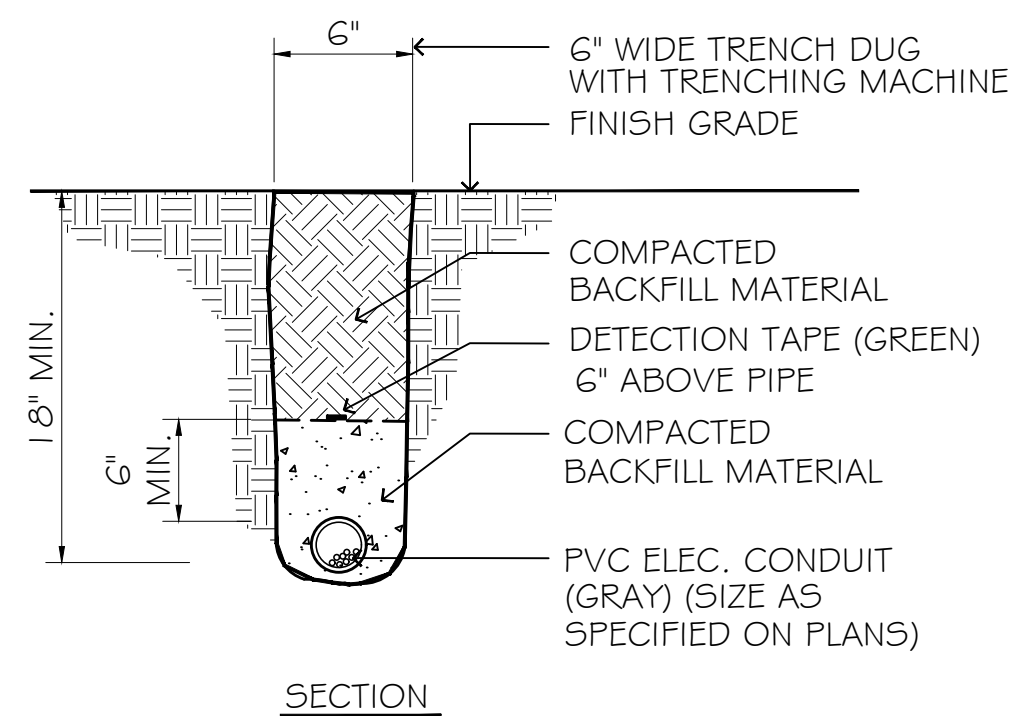


4 SLEEVE TRENCH

NOT TO SCALE

2lstrench\_REV

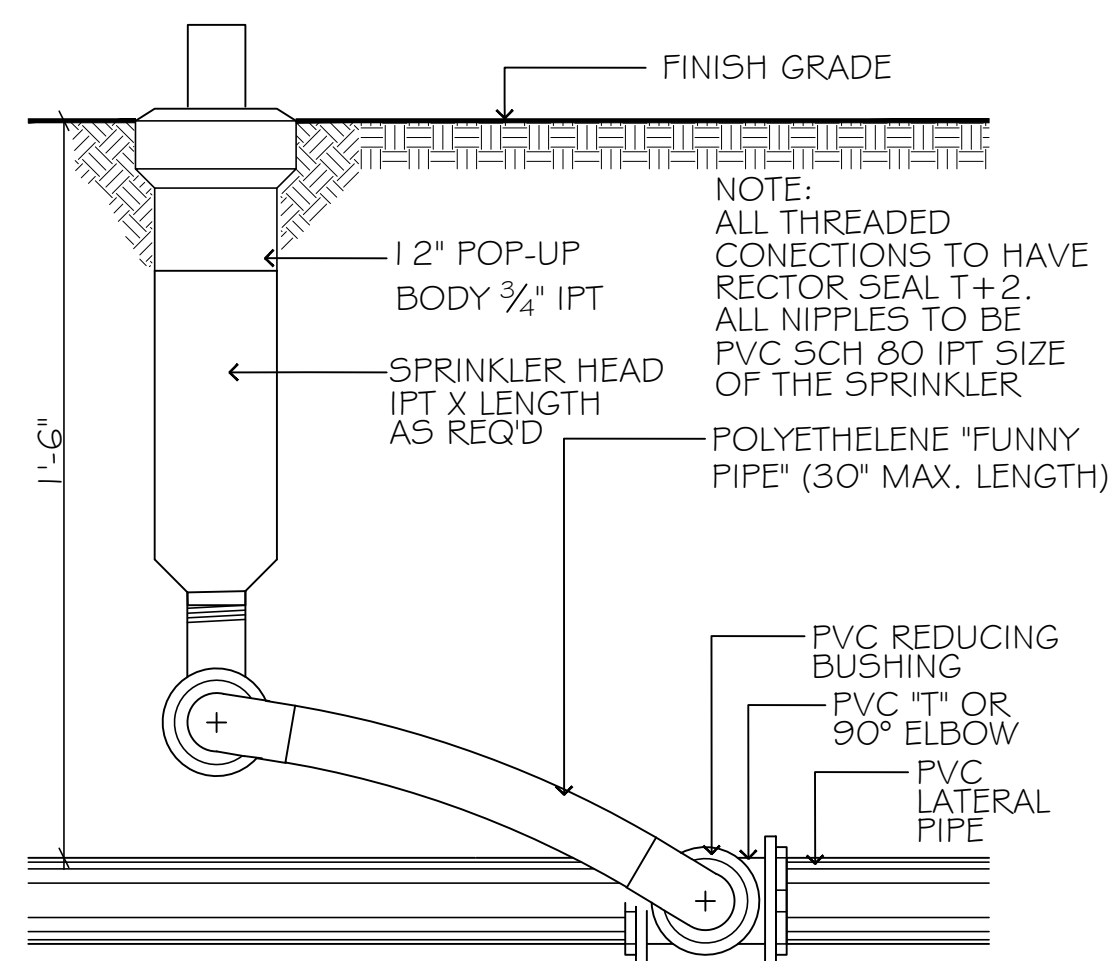
- NOTES:
1. SLEEVE SIZE AS SHOWN ON PLANS OR, I.D. OF SLEEVE TO BE 1" GREATER THAN O.D. OF PIPE.
  2. SLEEVES REQUIRED UNDER ALL PAVED AREAS.
  3. ENDS OF SLEEVES EXTEND A MIN. OF 1'-0" BEYOND CONCRETE EDGE.



5 POWER SUPPLY TRENCH

NOT TO SCALE

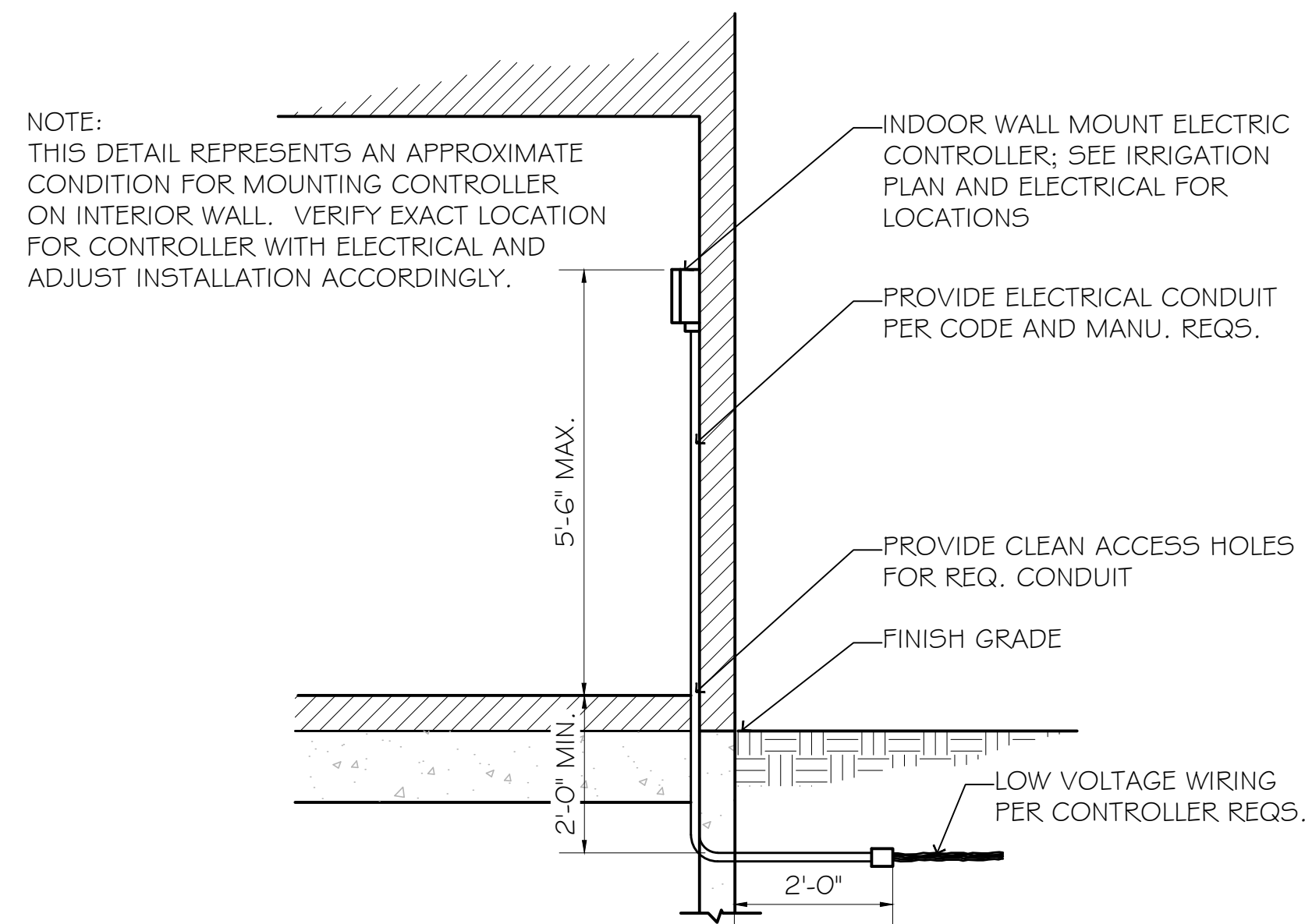
2lptrench\_REV



6 STANDARD POP-UP HEAD

NOT TO SCALE

6lpopuphd\_REV



7 INDOOR CONTROLLER - INDOOR INSTALLATION

NOT TO SCALE

AUTOCON\_REV

| ISSUED SETS |         |             |
|-------------|---------|-------------|
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| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
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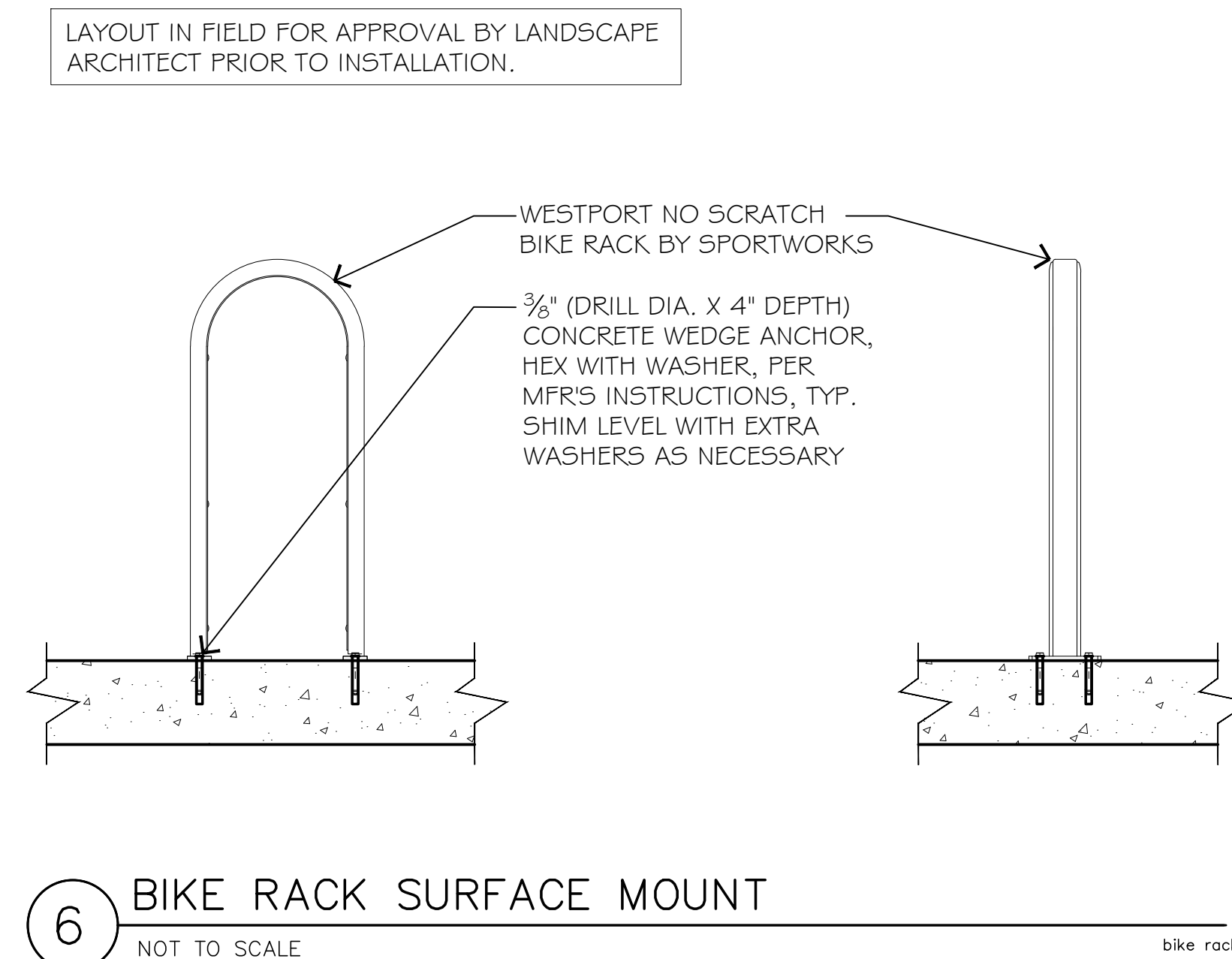
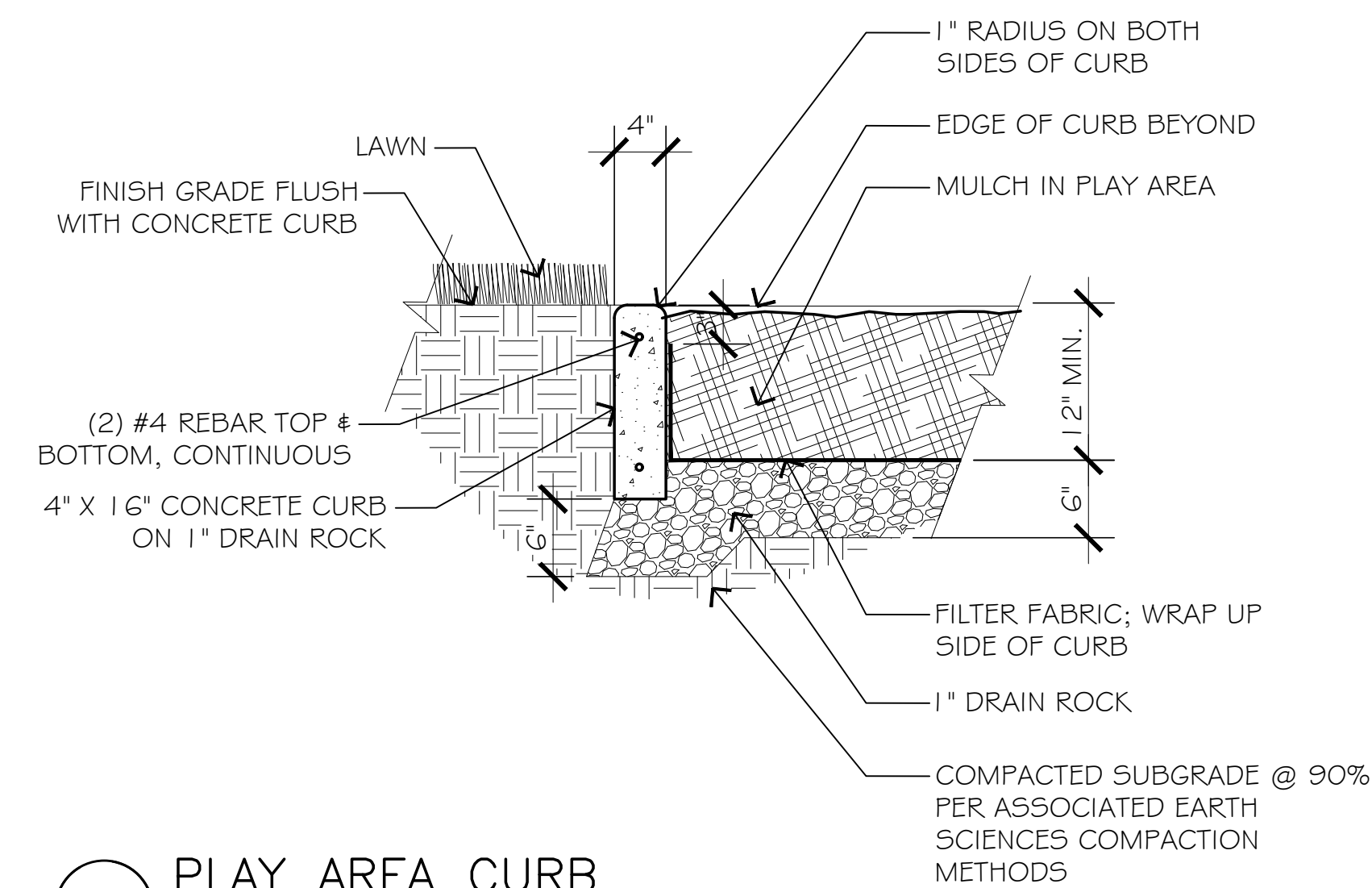
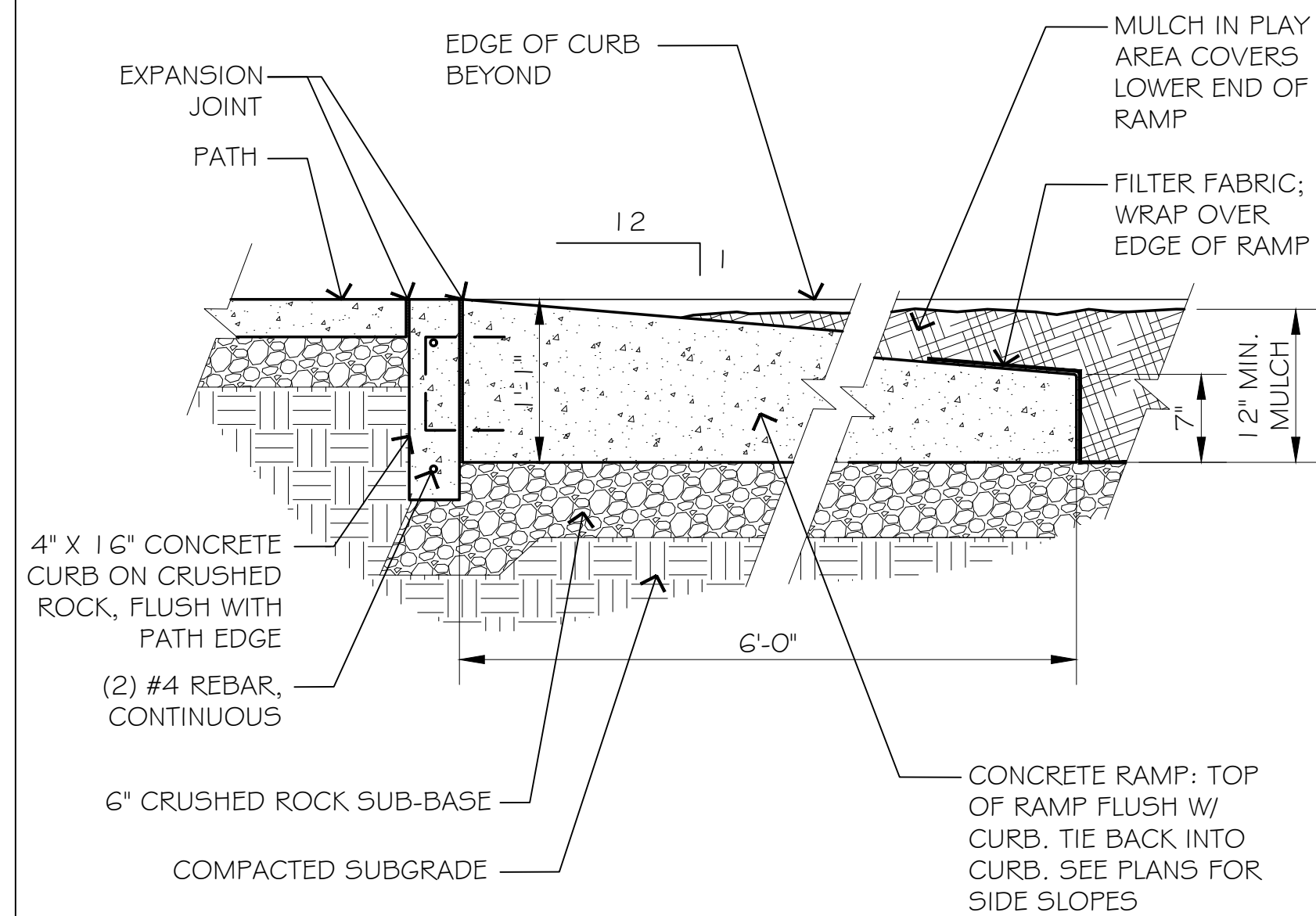
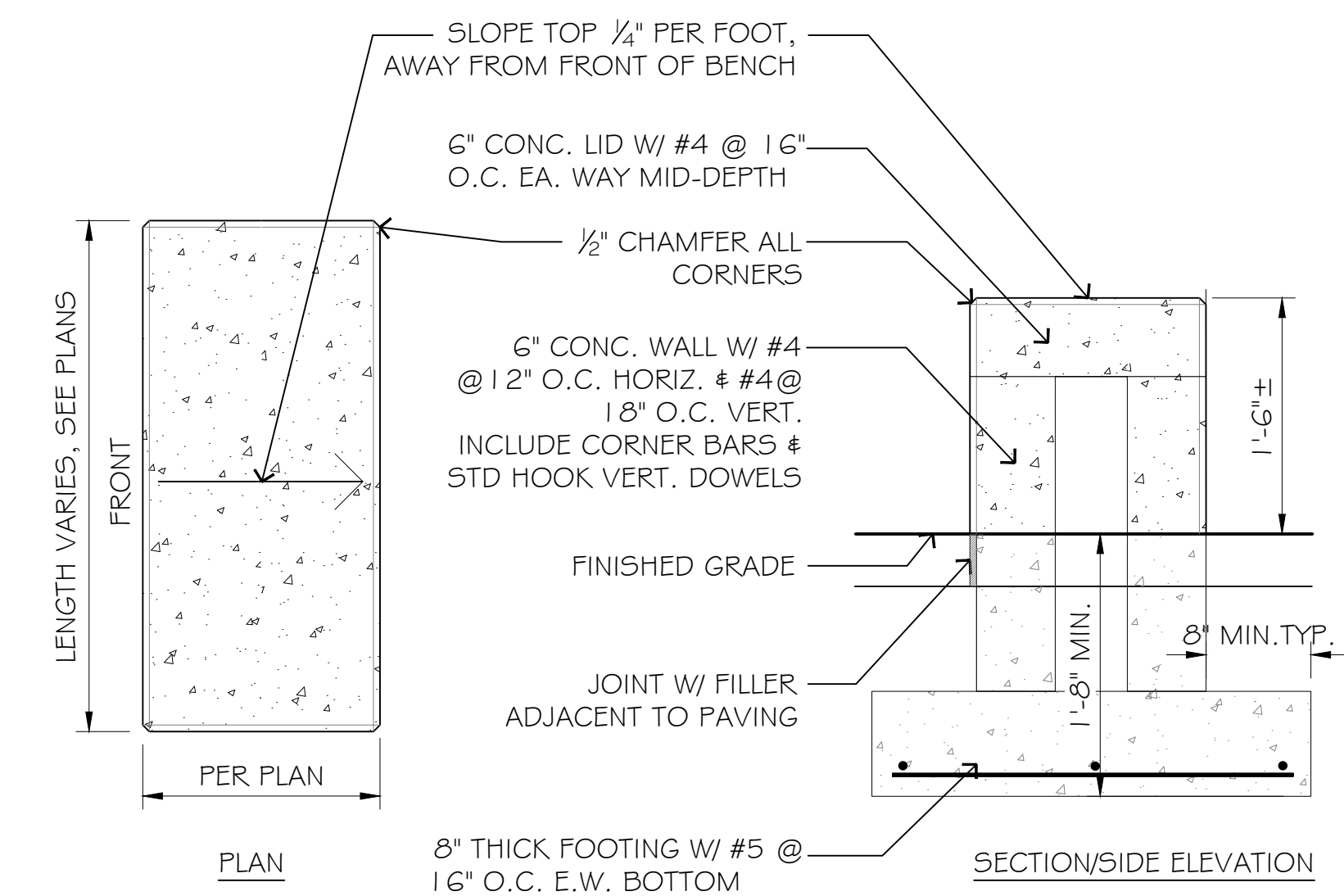
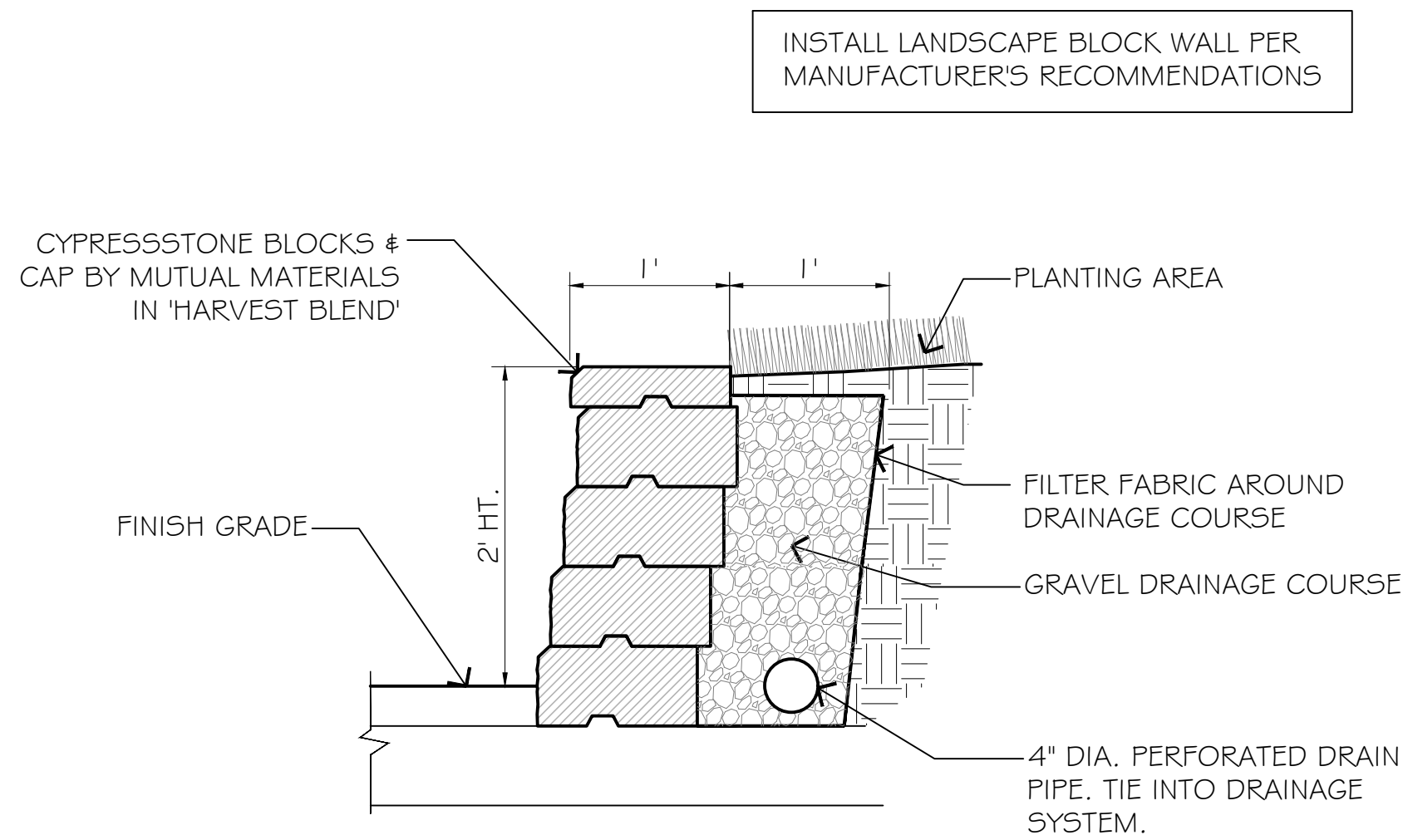
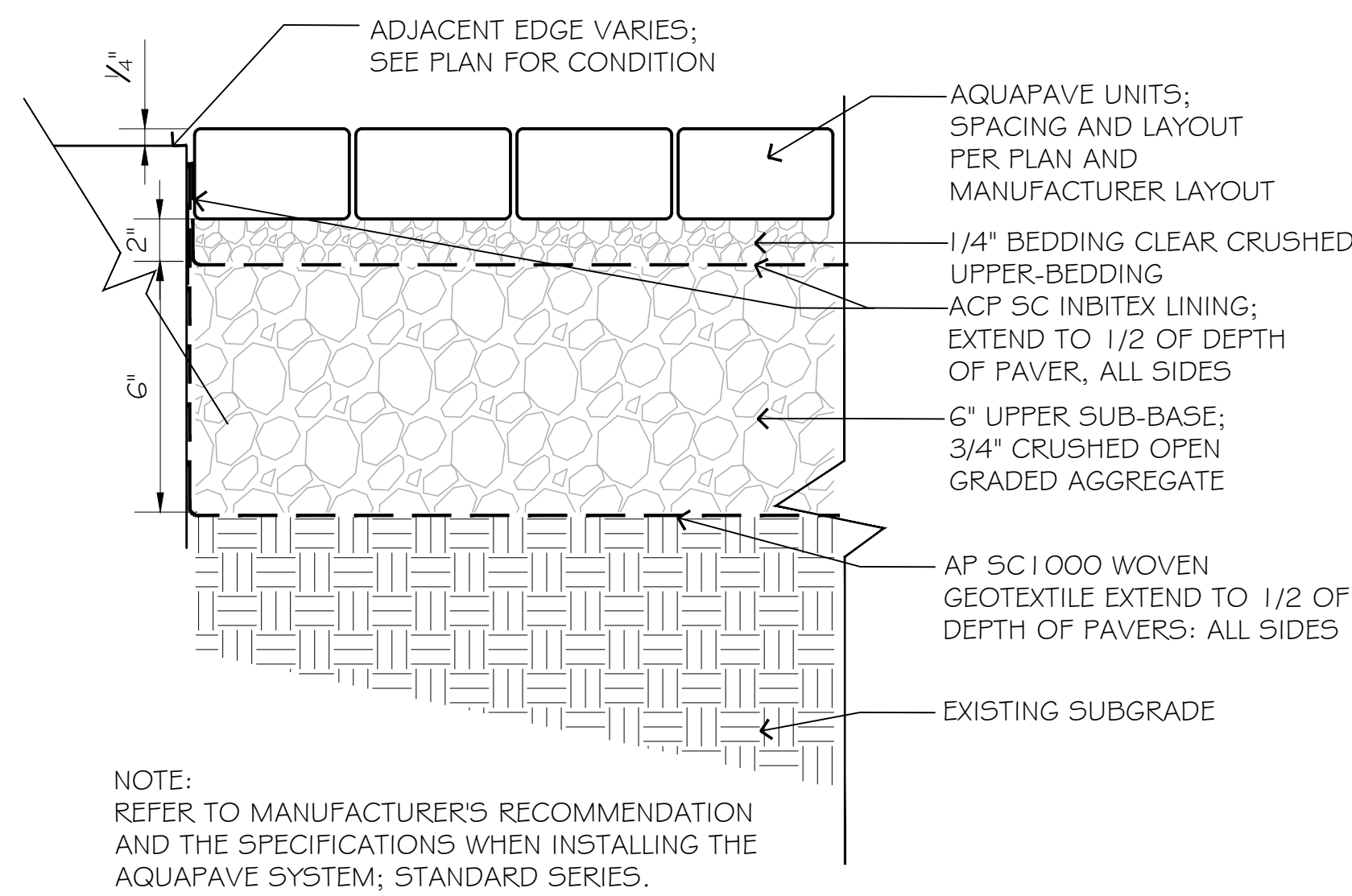
AHJ STAMP

TITLE

**IRRIGATION DETAILS**

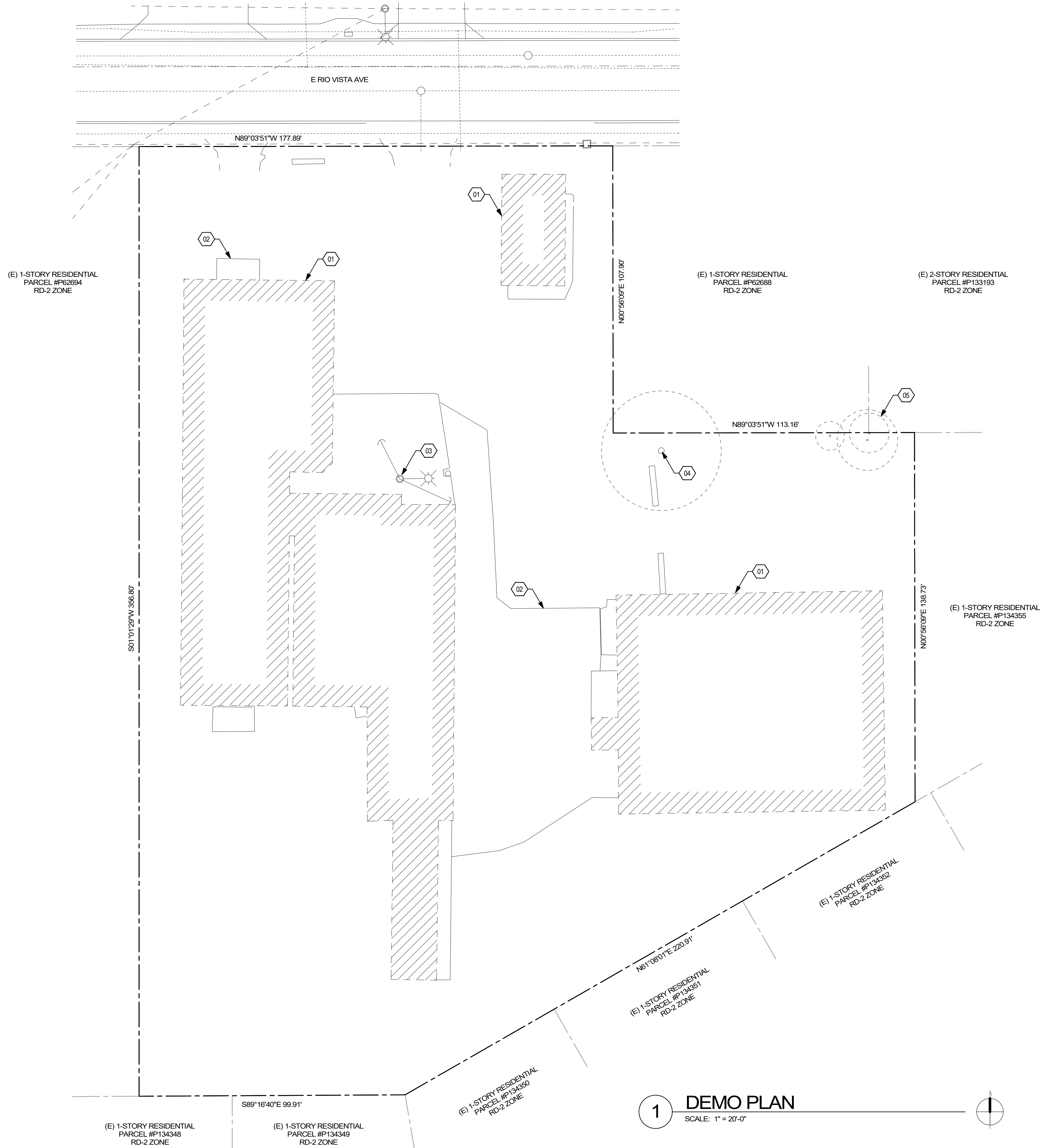
|            |          |
|------------|----------|
| DEMO #     |          |
| MUP #      |          |
| SDOT #     |          |
| PERMIT #   |          |
| DRAWN      | VW, CC   |
| CHECKED    | RJF      |
| ISSUE DATE | 09/06/24 |
| PROJECT #  | 24-001   |
| SHEET #    |          |







9/6/2024 5:21:35 PM



## 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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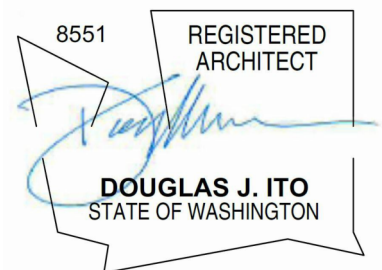
PH: 206.623.1104  
FX: 206.623.5285

## VOA NORTH

1724 E RIO VISTA AVE  
BURLINGTON, WA 98233



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

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

TITLE

DEMOLITION  
PLAN

DEMO #

LAND USE #

SDOT #

PERMIT #

DRAWN DA/AB/JR

CHECKED DA/AB

ISSUE DATE 09/06/24

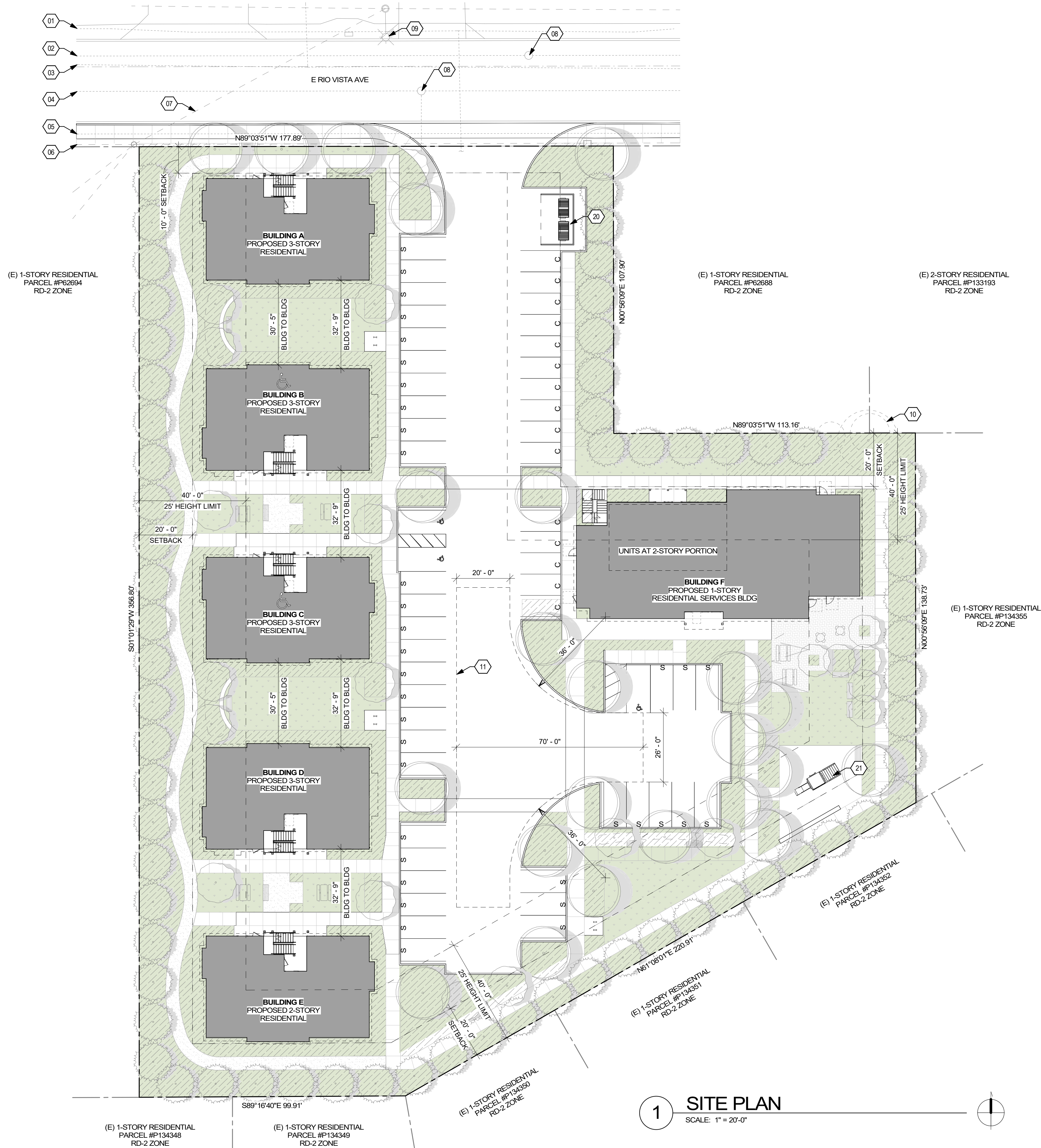
PROJECT # 22022

SHEET #

D101



9/6/2024 5:21:43 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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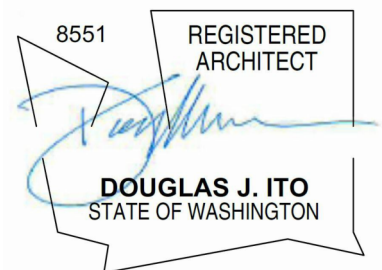
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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

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





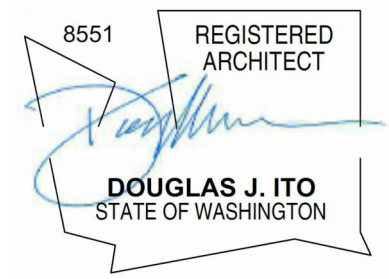
1 ENLARGED SITE PLAN NORTH  
SCALE: 1" = 10'-0"

- 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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BURLINGTON, WA 98233



| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 06/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

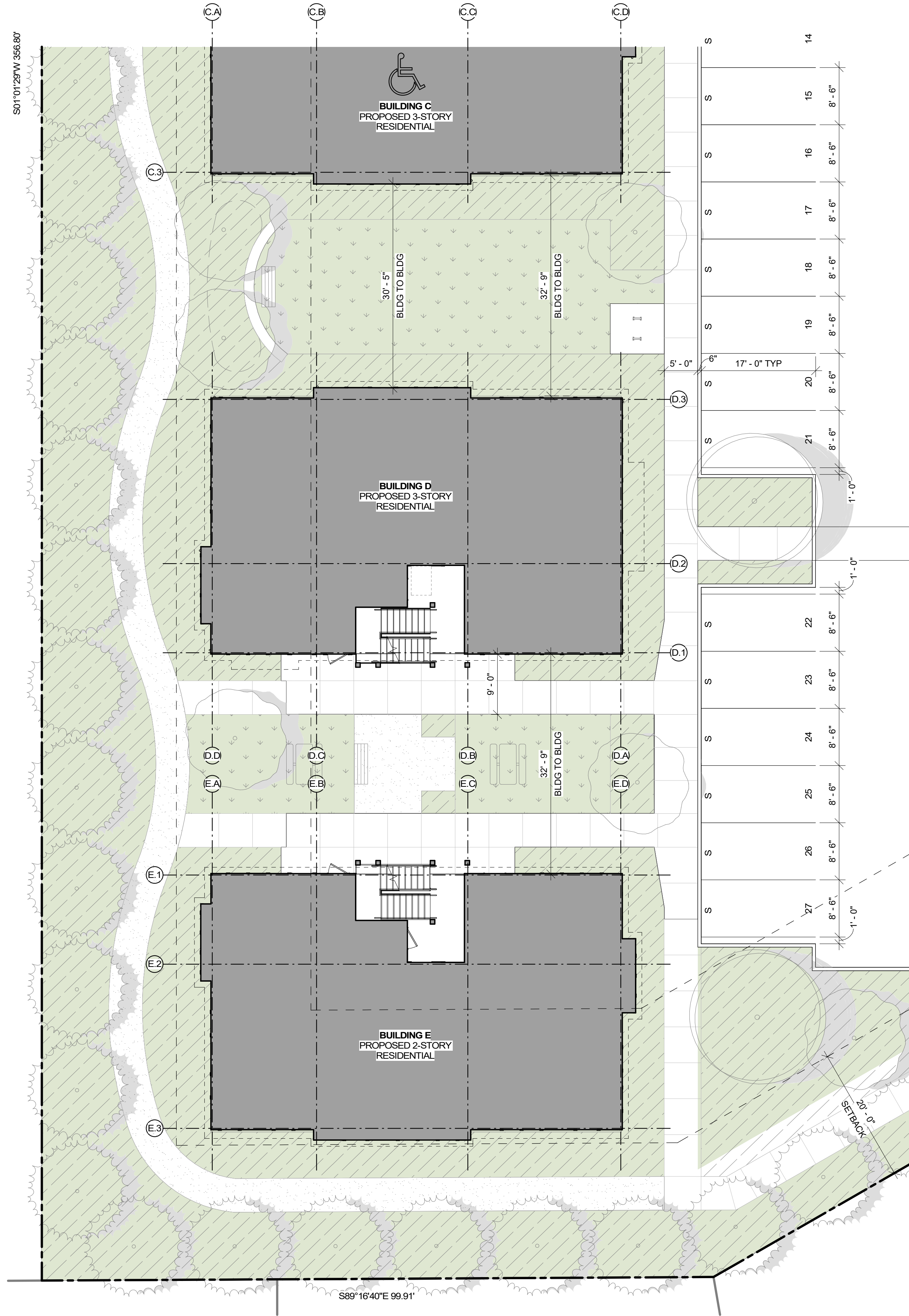
TITLE  
ENLARGED SITE  
PLAN NORTH

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

A002



9/6/2024 5:21:52 PM



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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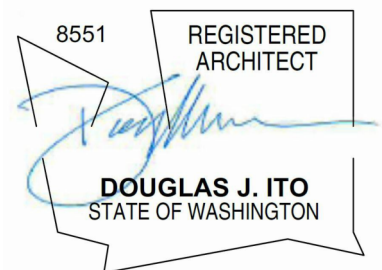
PH: 206.623.1104  
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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

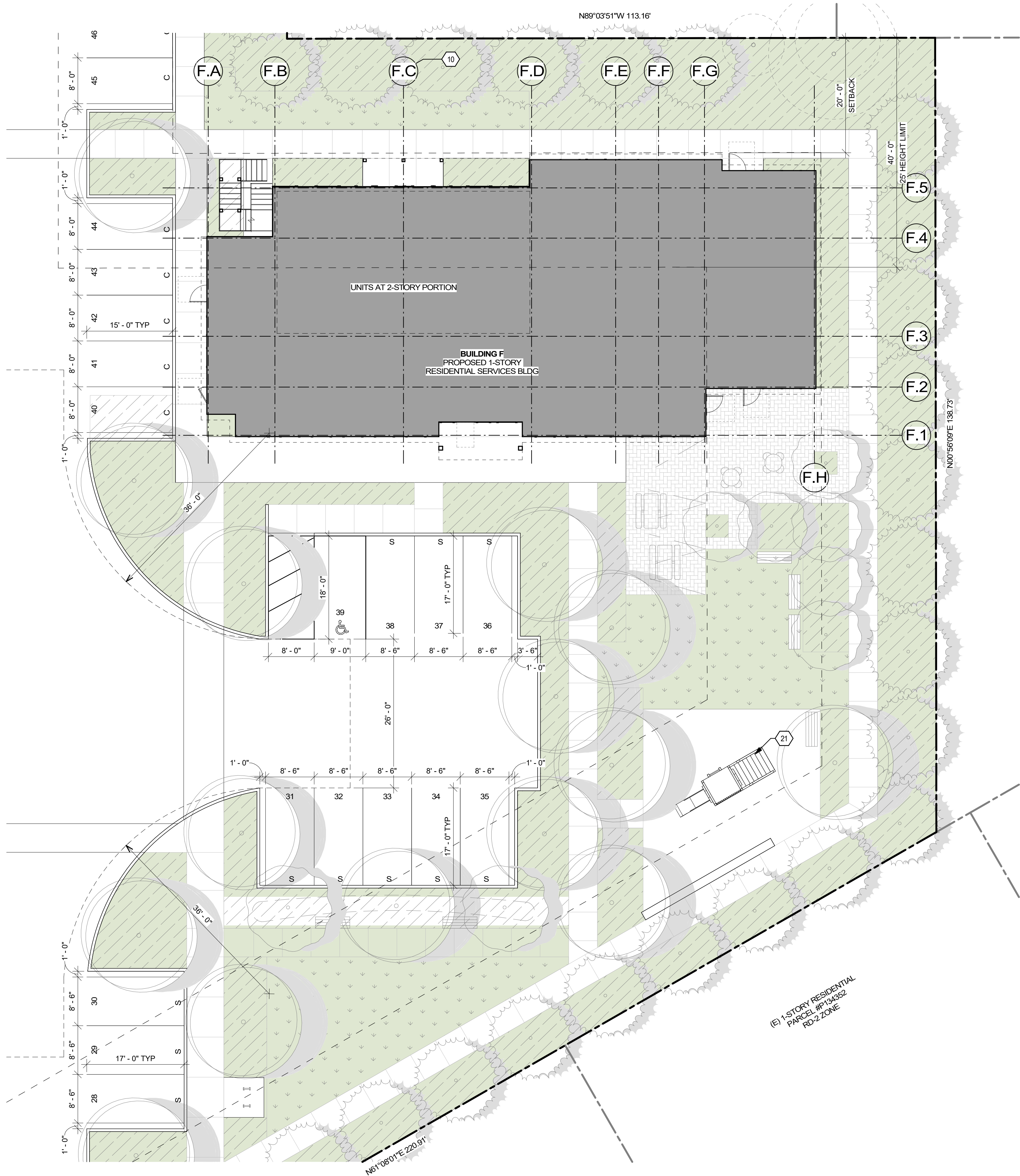
AHJ STAMP

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





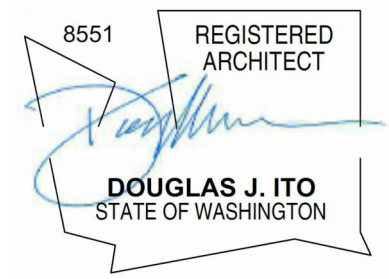
1 ENLARGED SITE PLAN EAST  
SCALE: 1" = 10'-0"

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

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

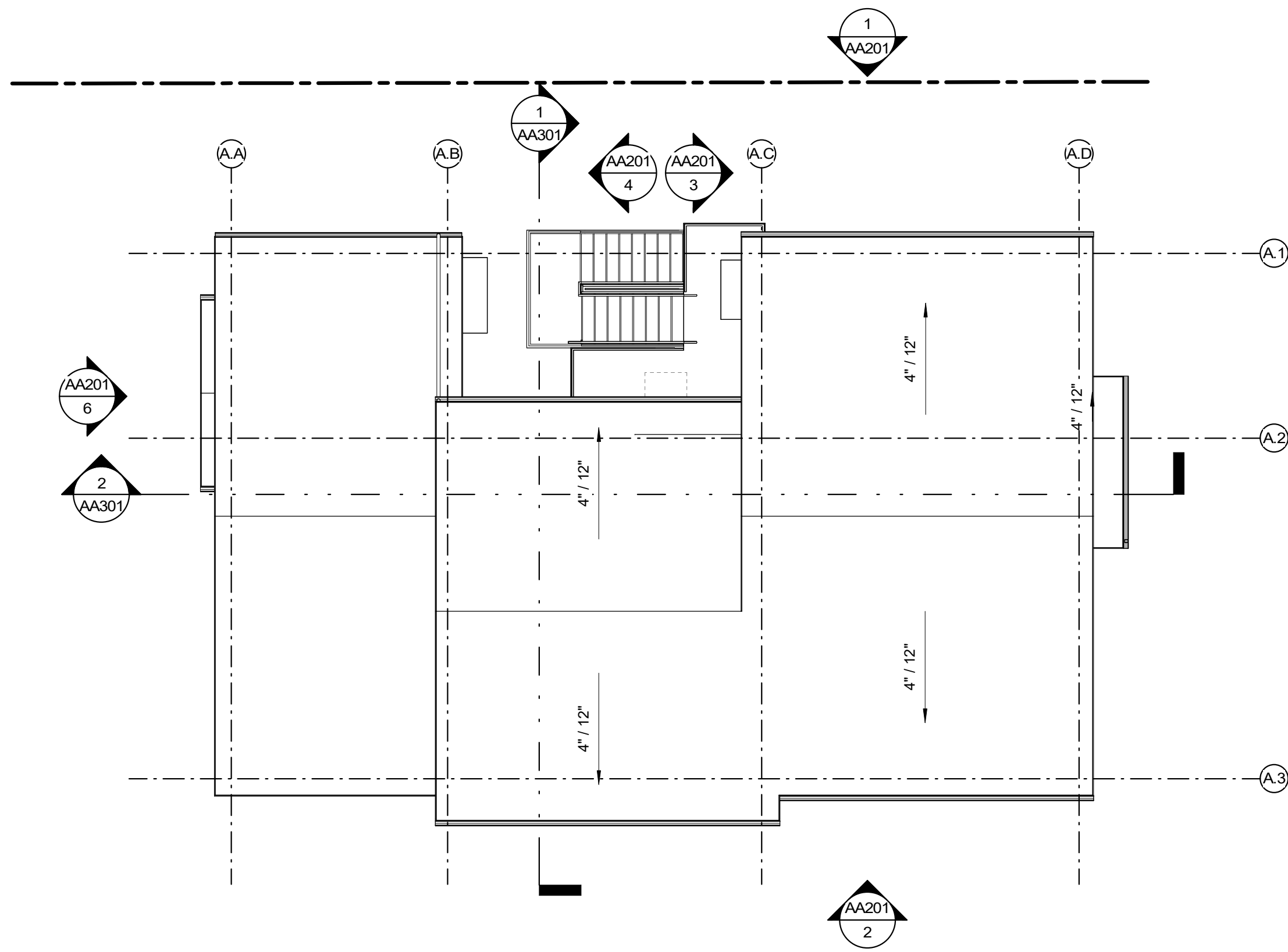
TITLE  
ENLARGED SITE PLAN EAST

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

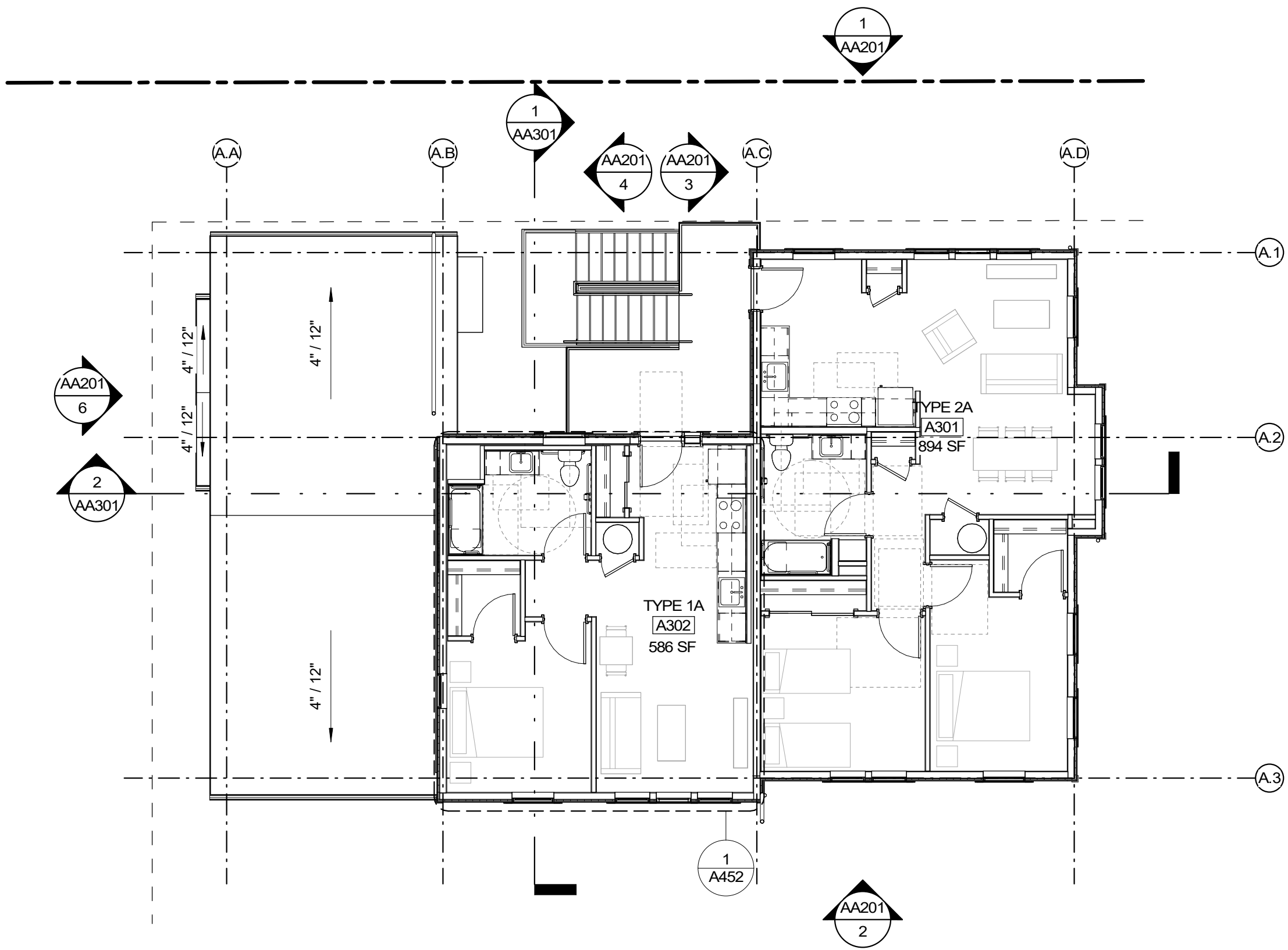
A004



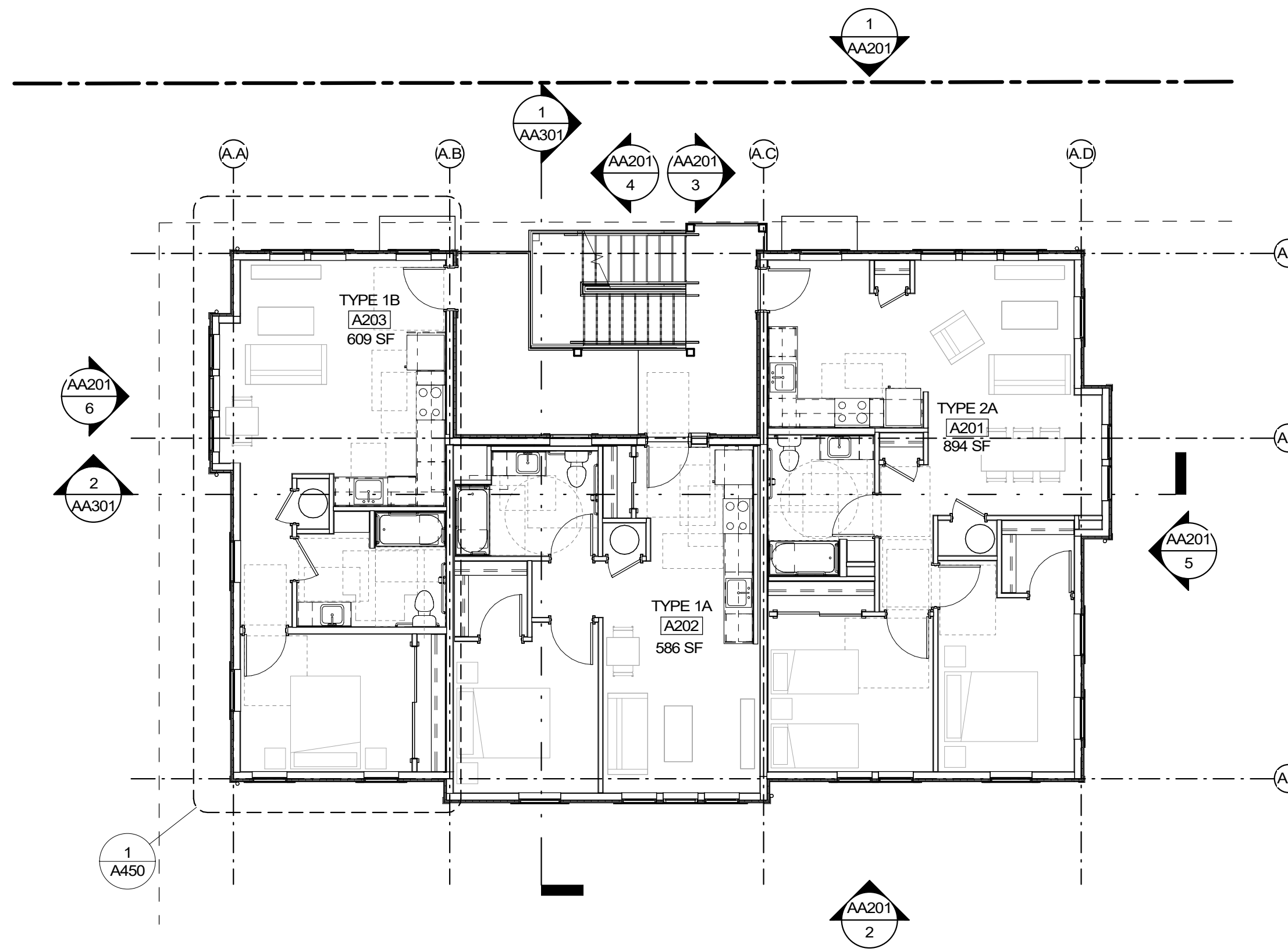
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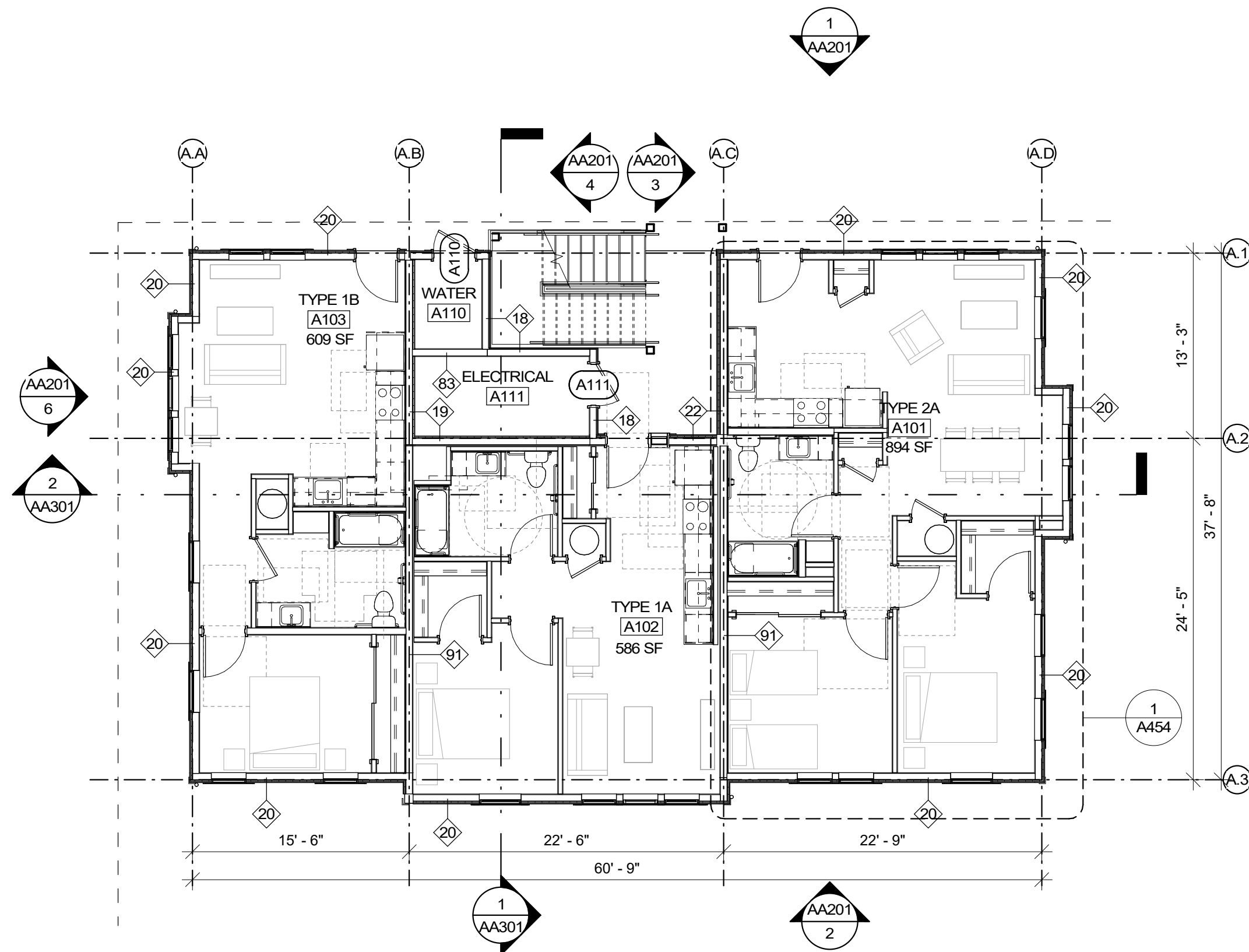
4 BLDG A - ROOF  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'



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



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'

## NOTES



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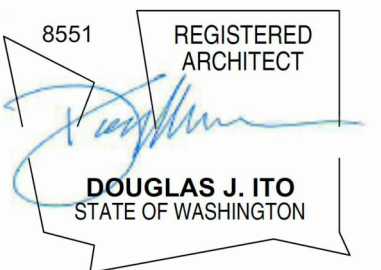
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FX: 206.623.5285

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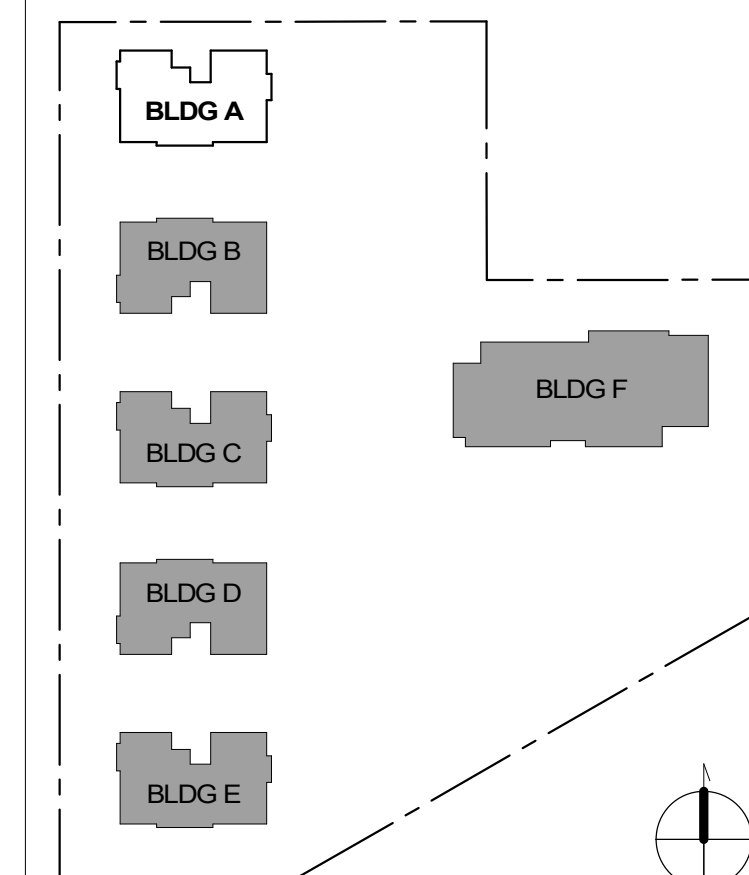
| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

TITLE  
BUILDING A -  
PLANS

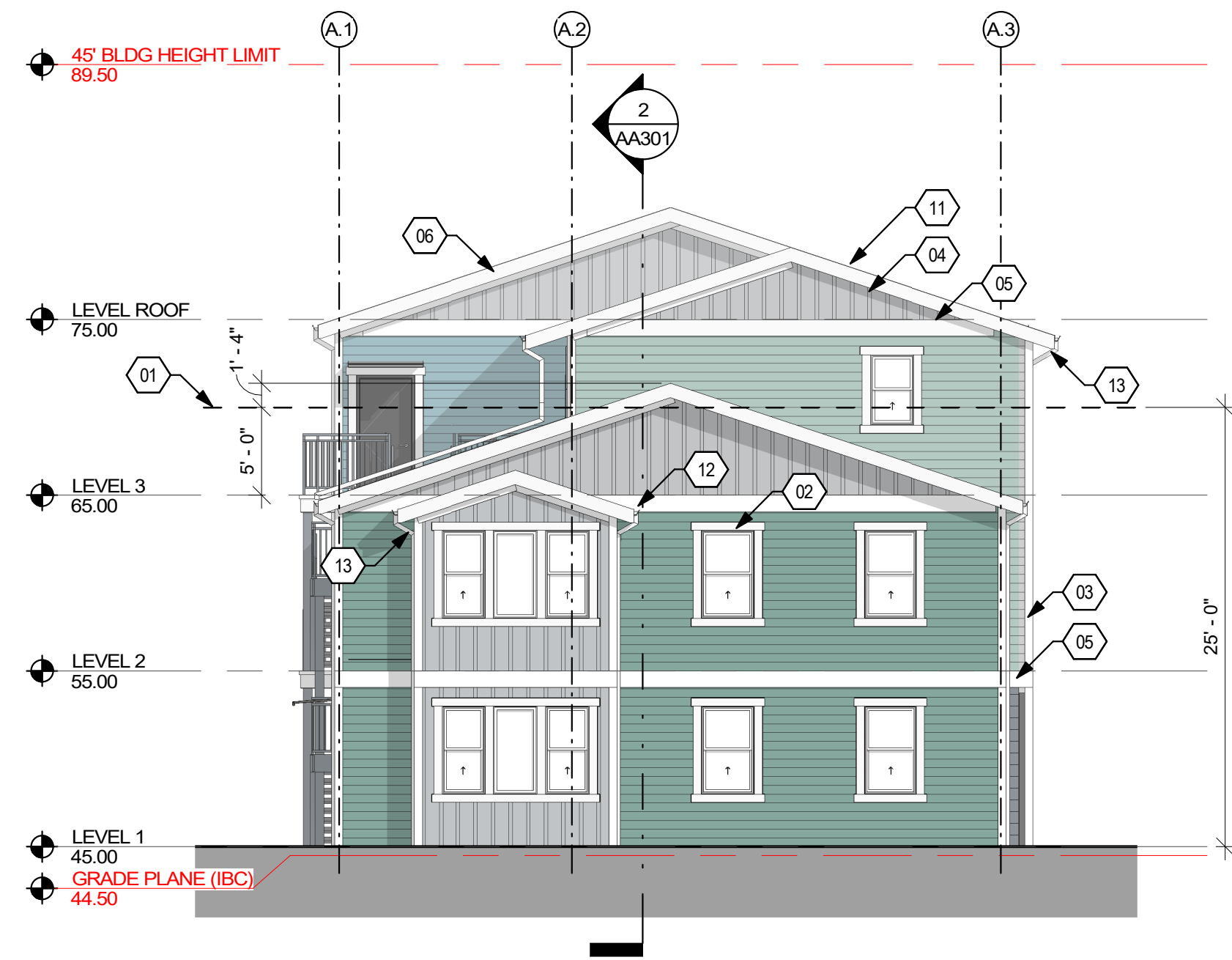
DEMO #  
LAND USE #  
SDOT #  
PERMIT #  
DRAWN DA/AB/JR  
CHECKED DA/AB  
ISSUE DATE 09/06/24  
PROJECT # 22022  
SHEET #



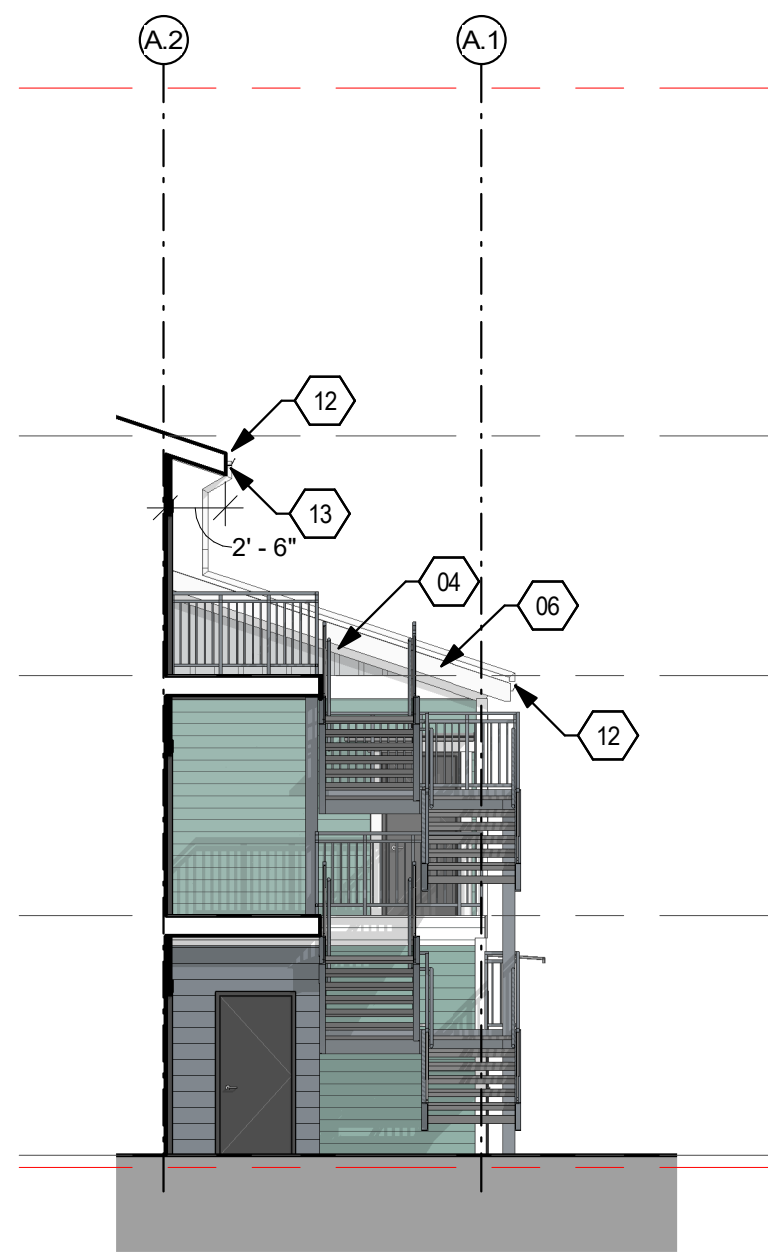
KEY PLAN  
SCALE: 1" = 80'-0"

AA101





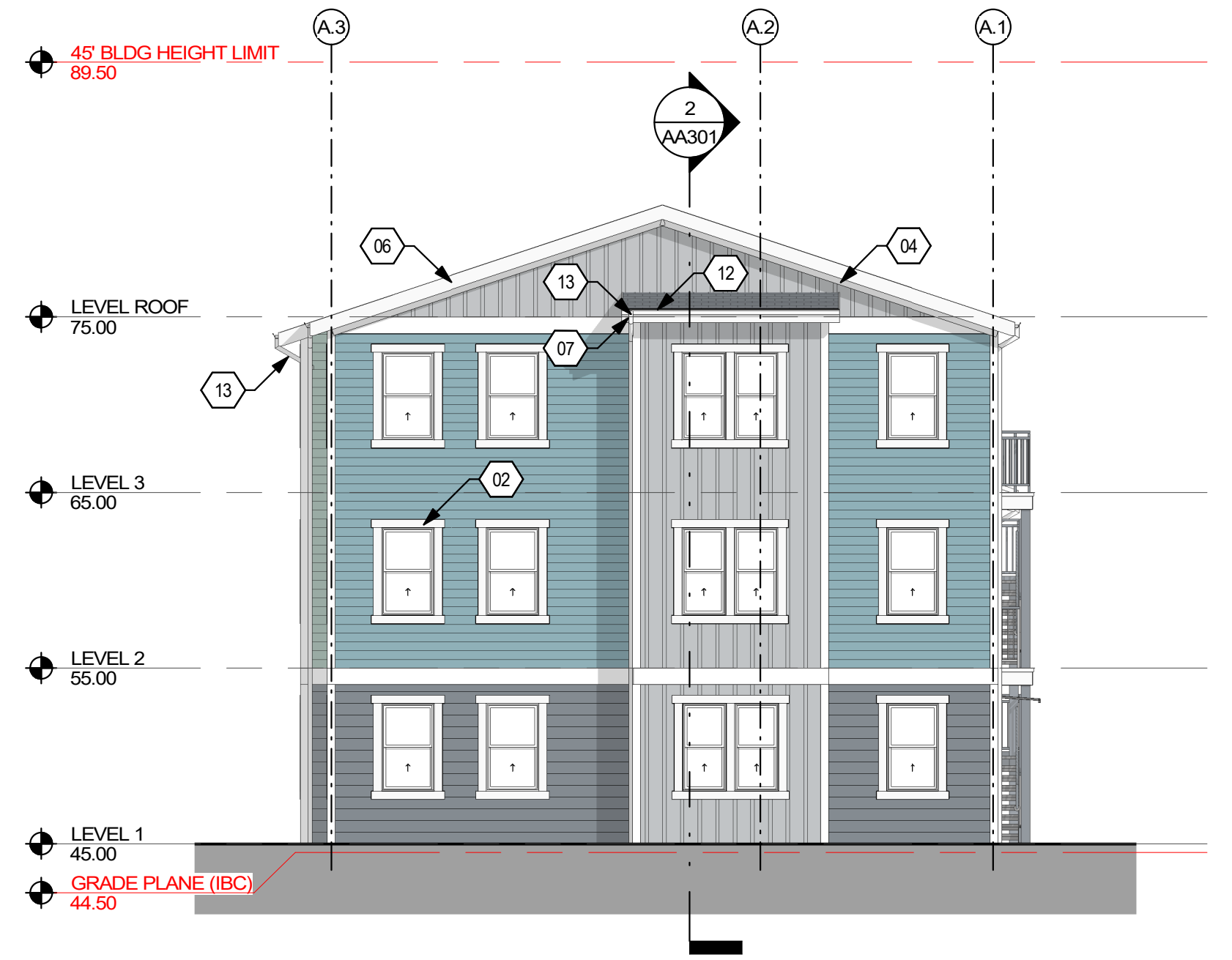
6 BLDG A - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



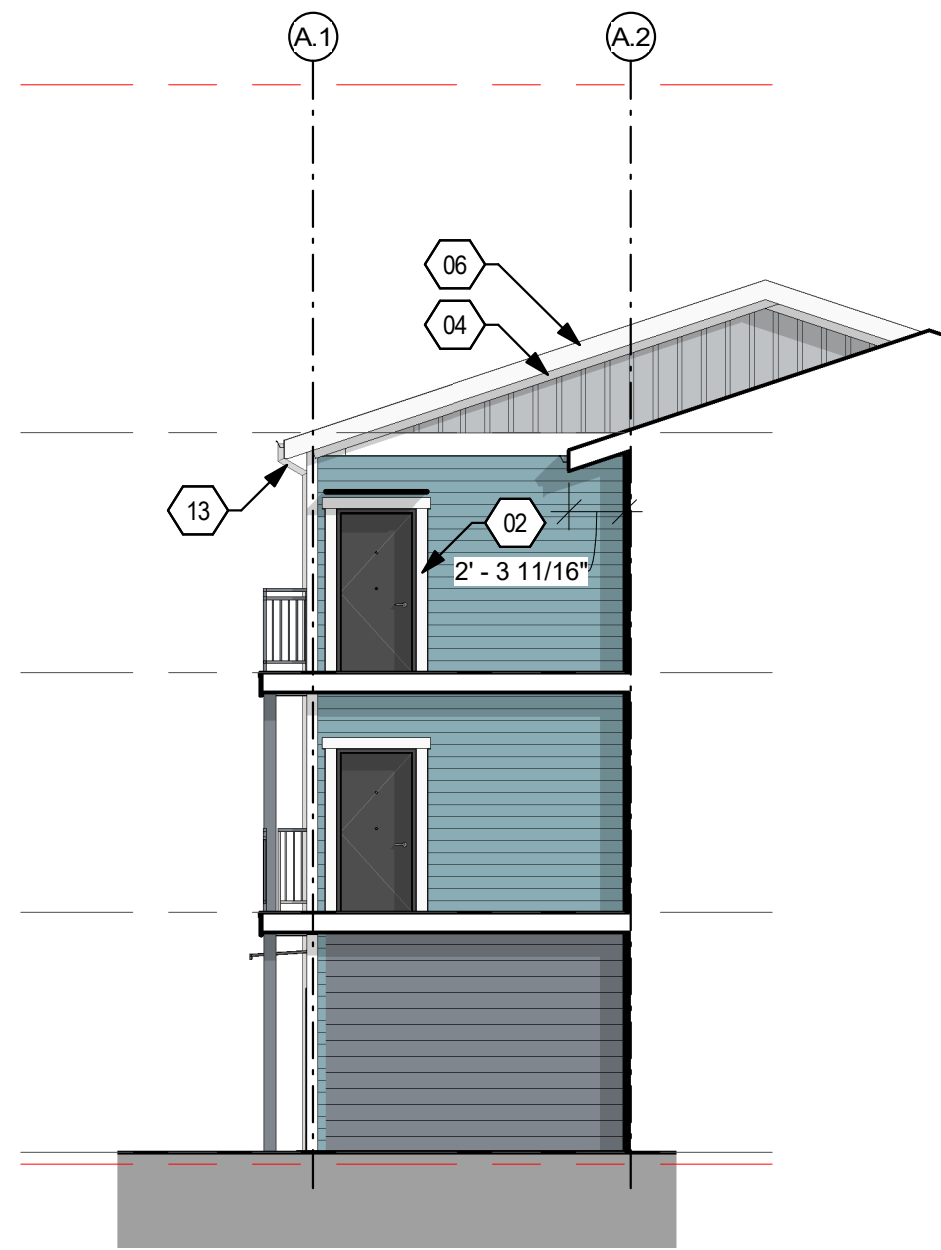
4 BLDG A INSET - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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

- 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 | NO | DATE     | DESCRIPTION |
|-------------|----|----------|-------------|
|             | 1  | 05/24/24 | NEPA        |
|             | 2  | 08/10/24 | 100% SD     |
|             | 3  | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES | NO | DATE | DESCRIPTION |
|-------------------|----|------|-------------|
|                   |    |      |             |

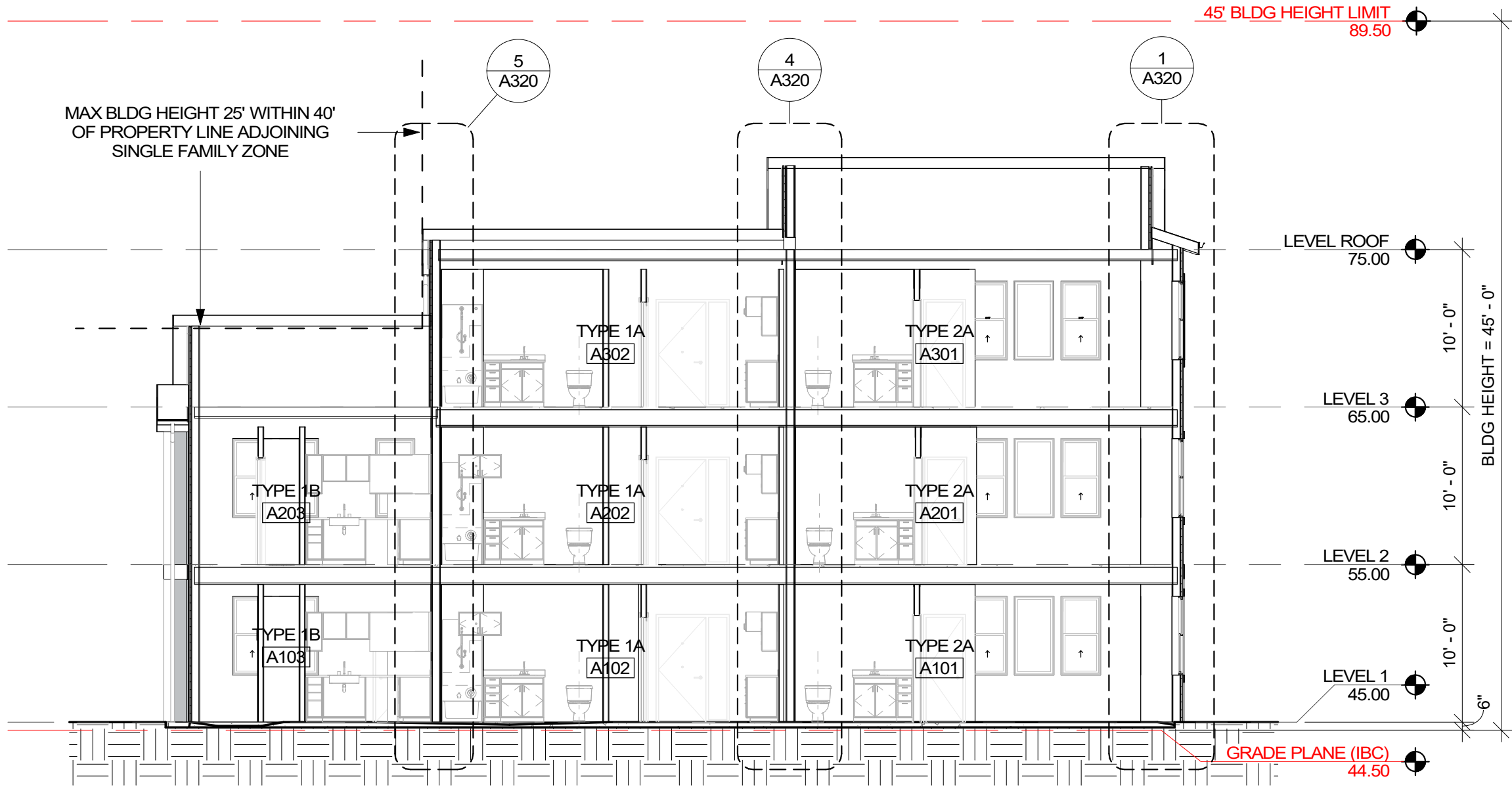
AHJ STAMP

TITLE  
BUILDING A -  
ELEVATIONS

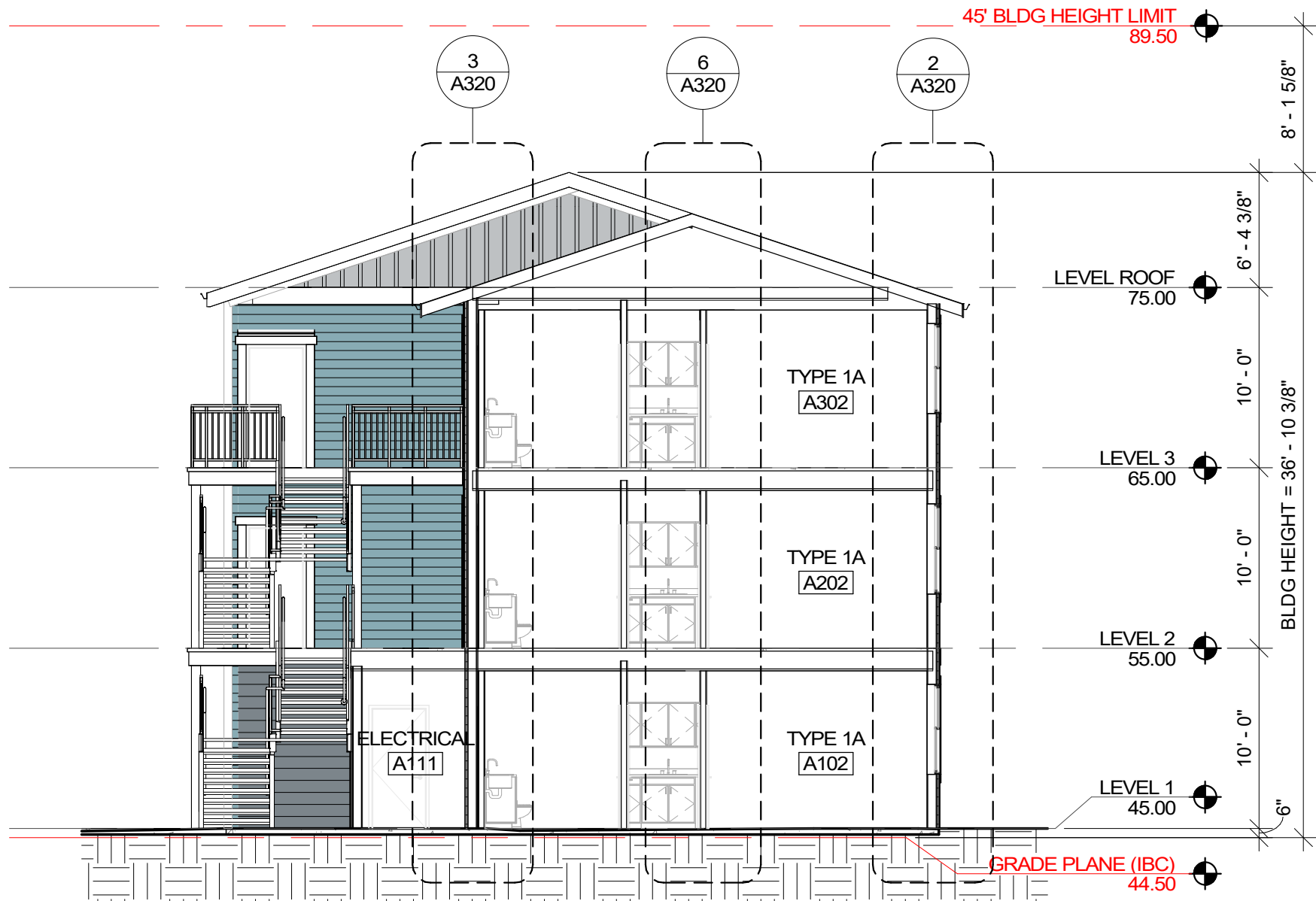
|            |          |
|------------|----------|
| DEMO #     |          |
| LAND USE # |          |
| SDOT #     |          |
| PERMIT #   |          |
| DRAWN      | DA/AB/JR |
| CHECKED    | DA/AB    |
| ISSUE DATE | 09/06/24 |
| PROJECT #  | 22022    |
| SHEET #    |          |

AA201





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



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

|  | NOTES | LEGEND |
|--|-------|--------|
|  |       |        |

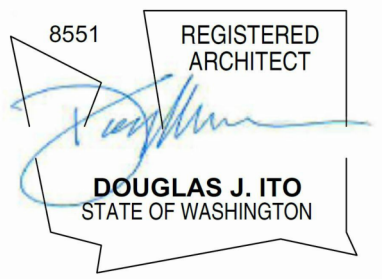


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|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

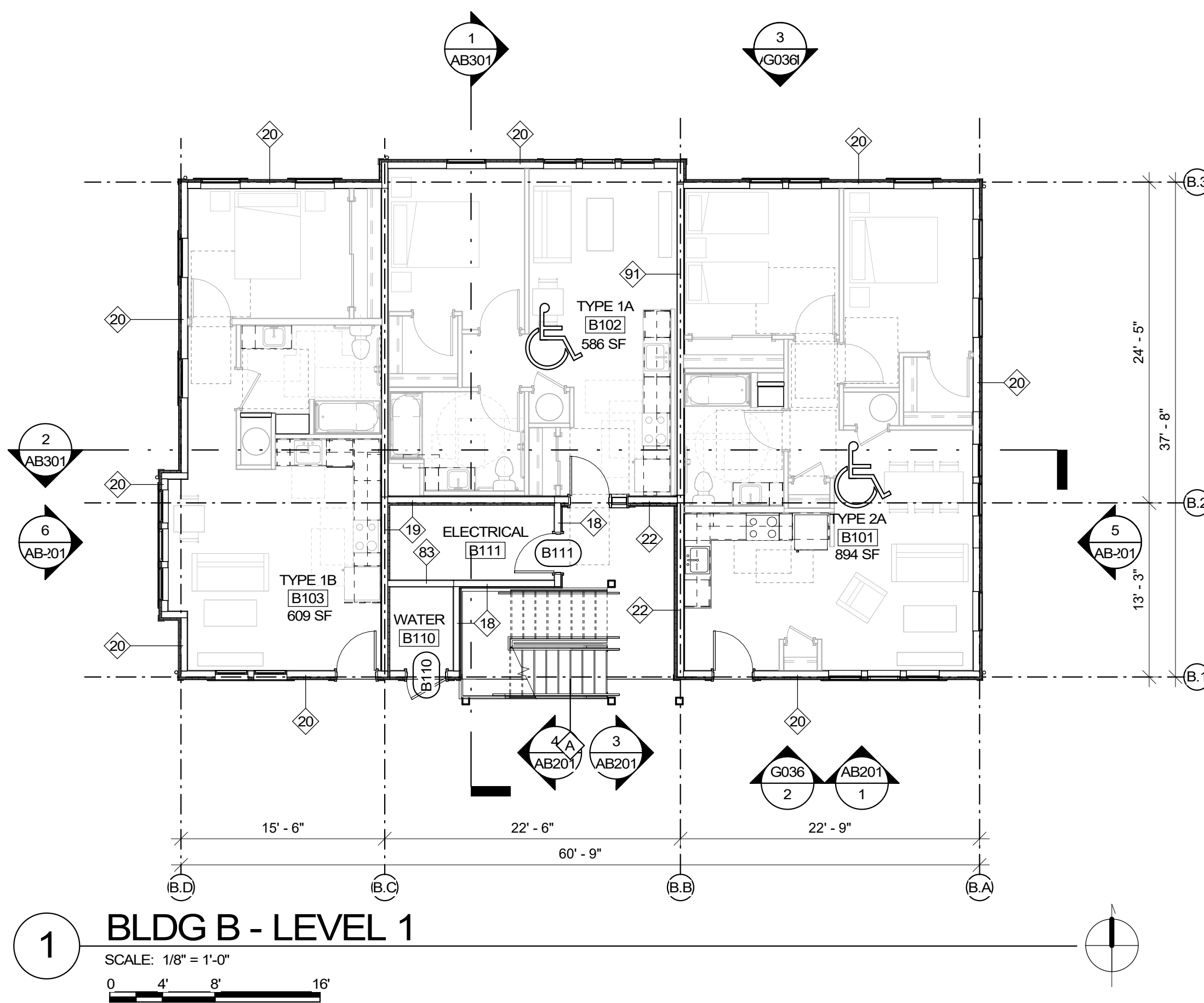
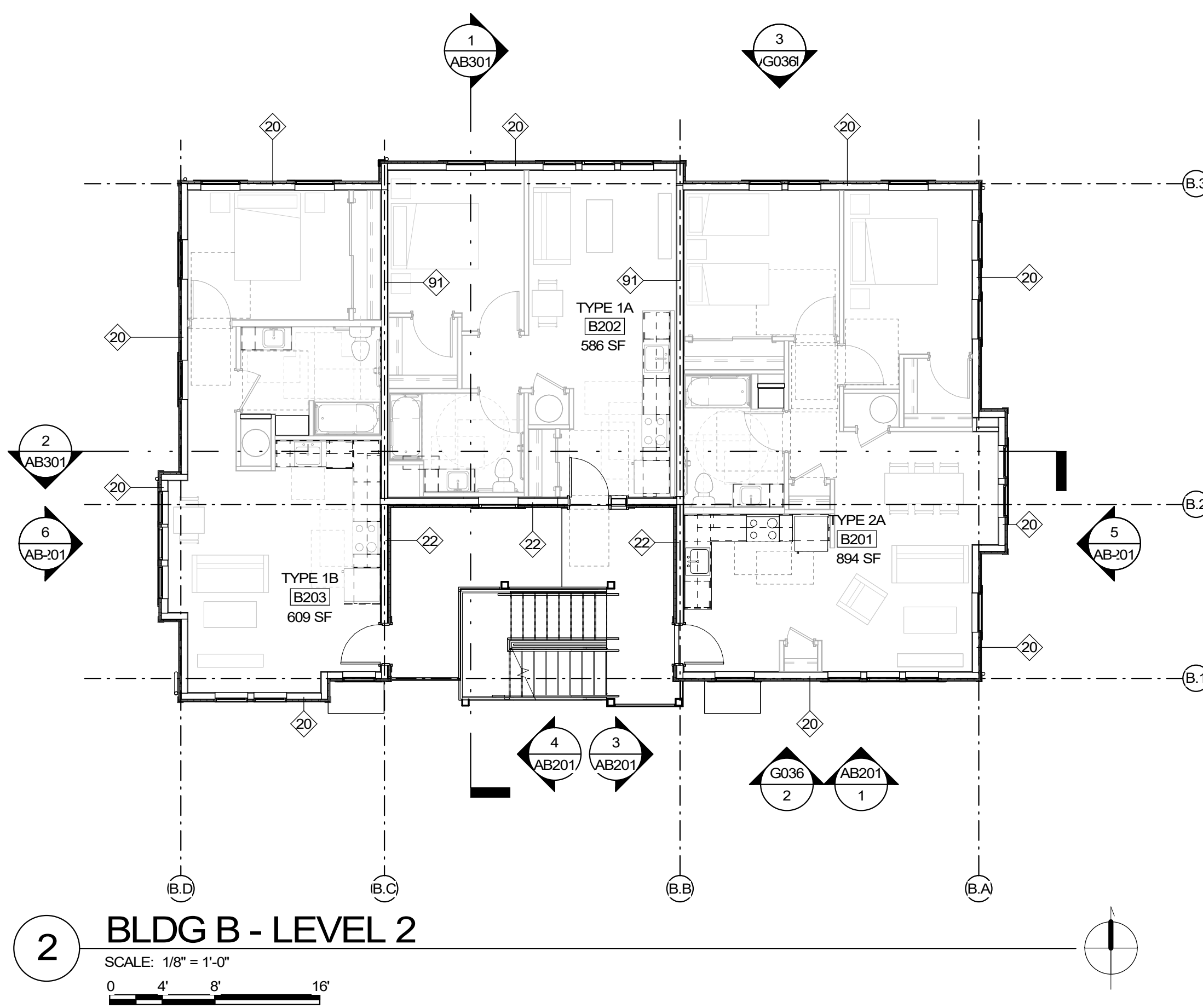
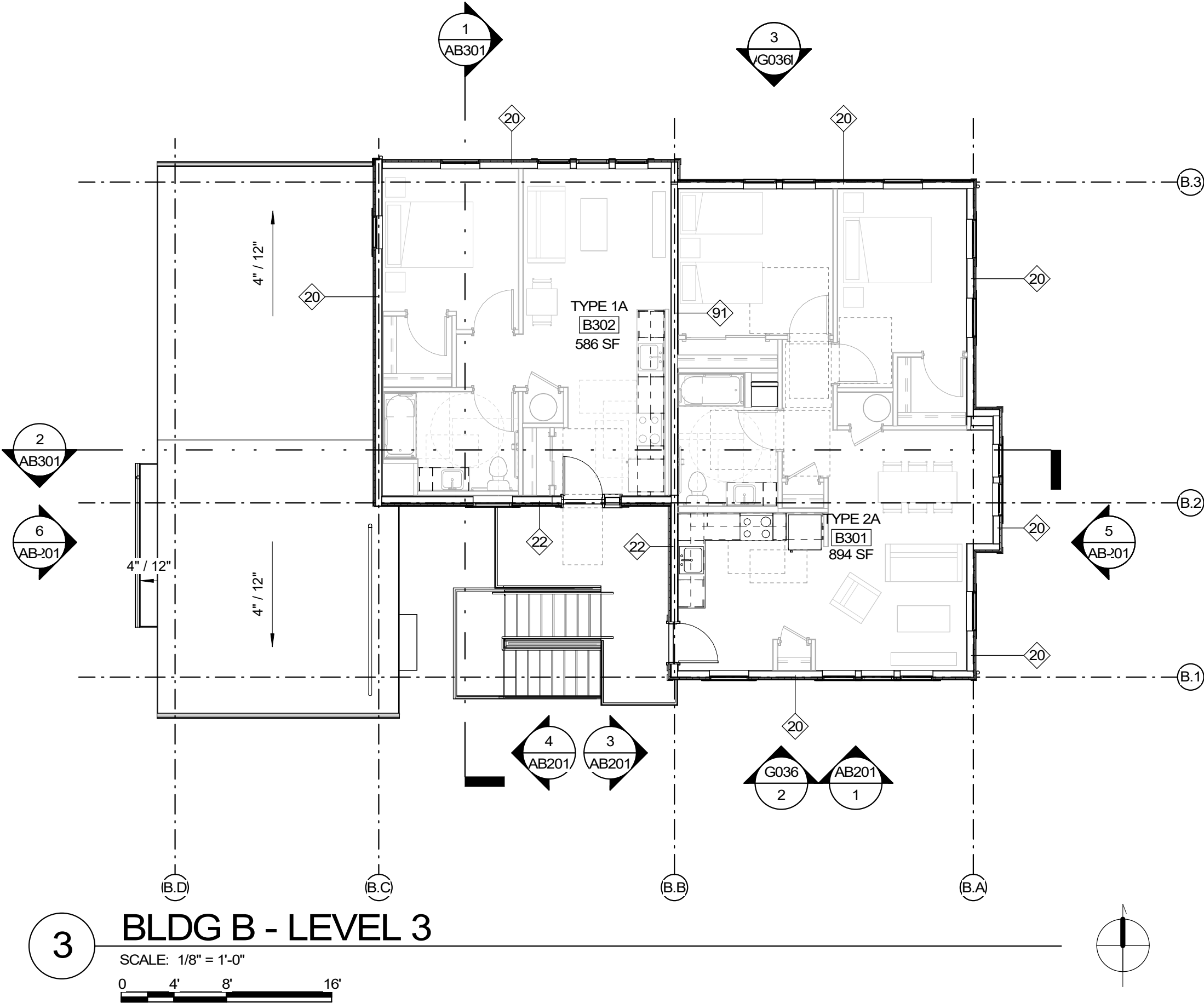
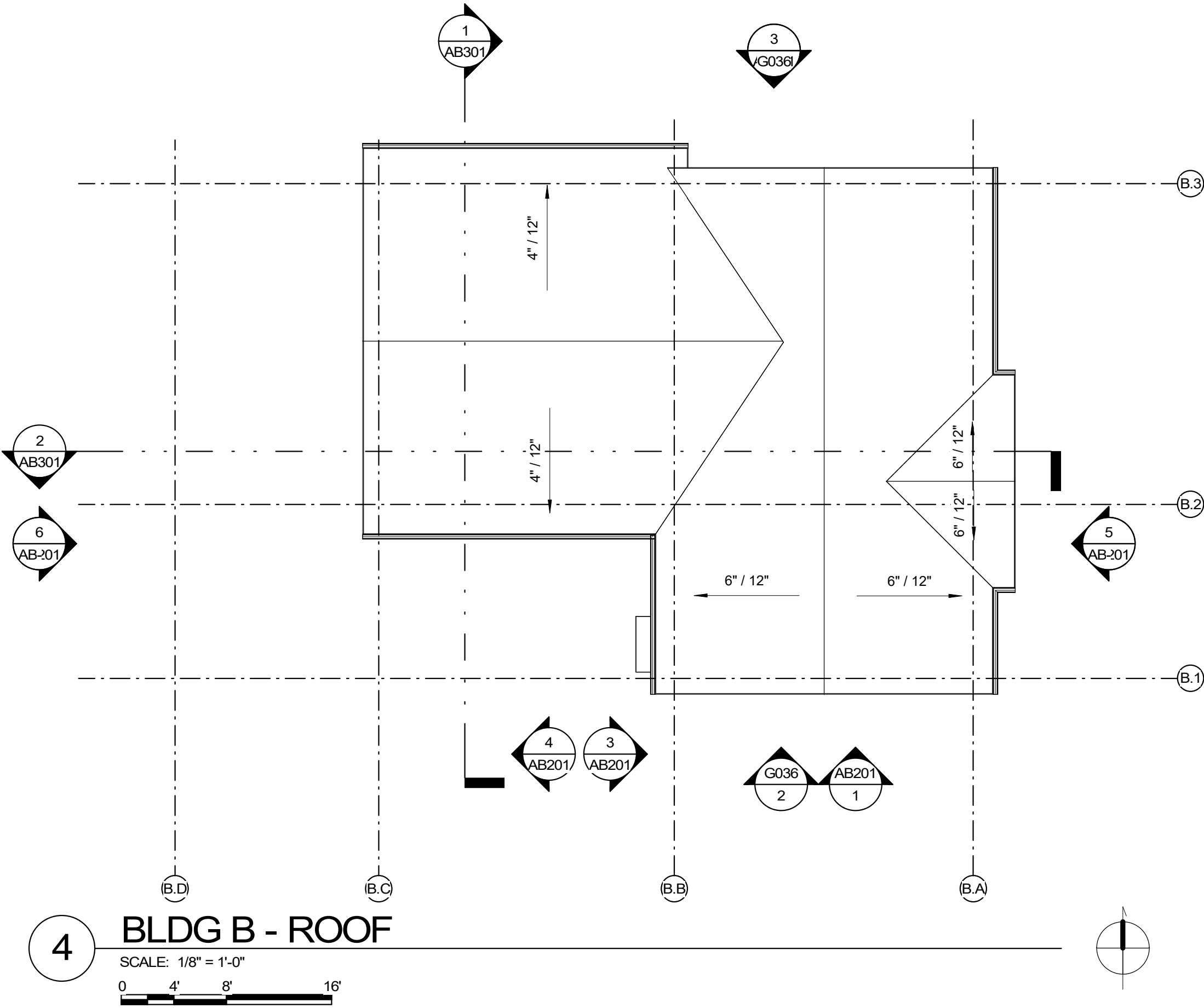
TITLE  
BUILDING A -  
SECTIONS

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

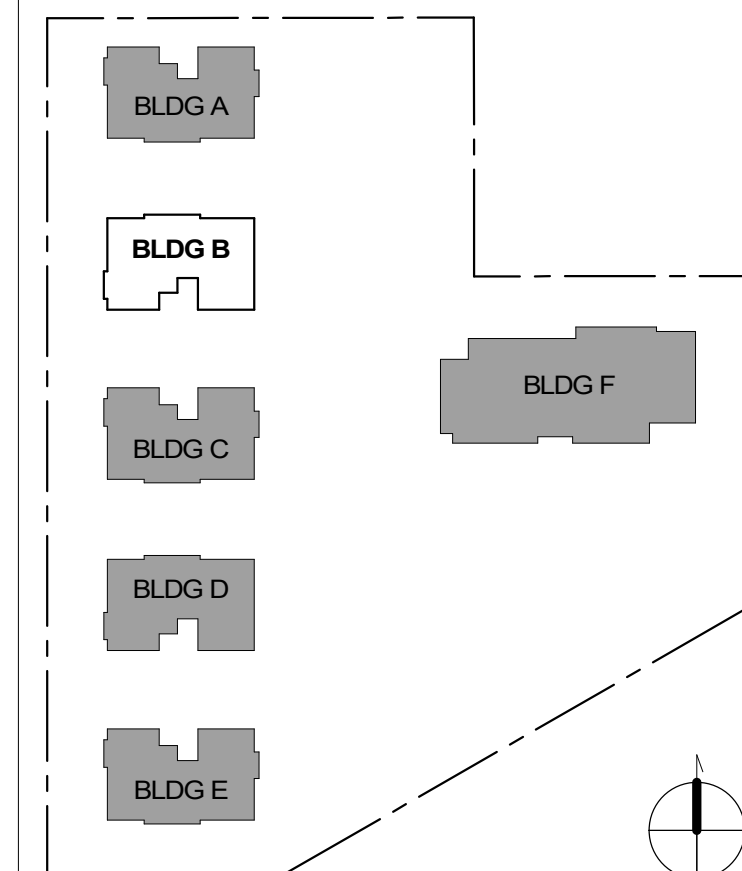
AA301



9/6/2024 5:22:17 PM



## NOTES



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



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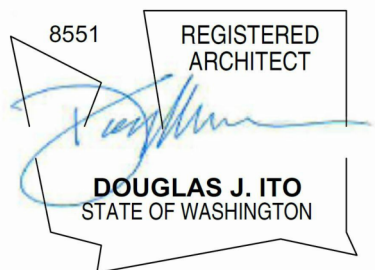
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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| 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**



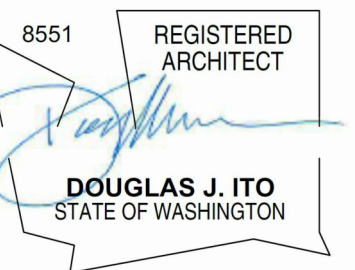


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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

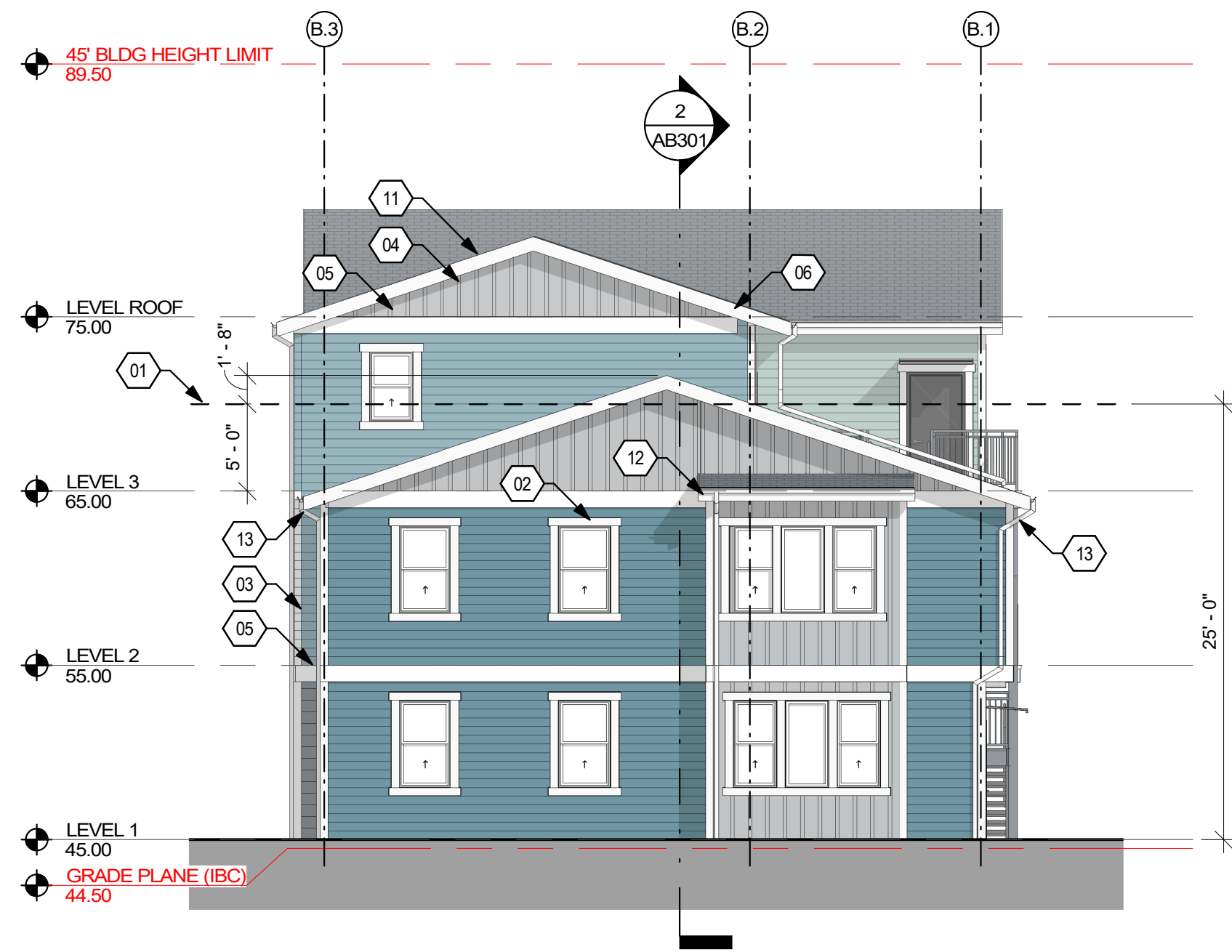
| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
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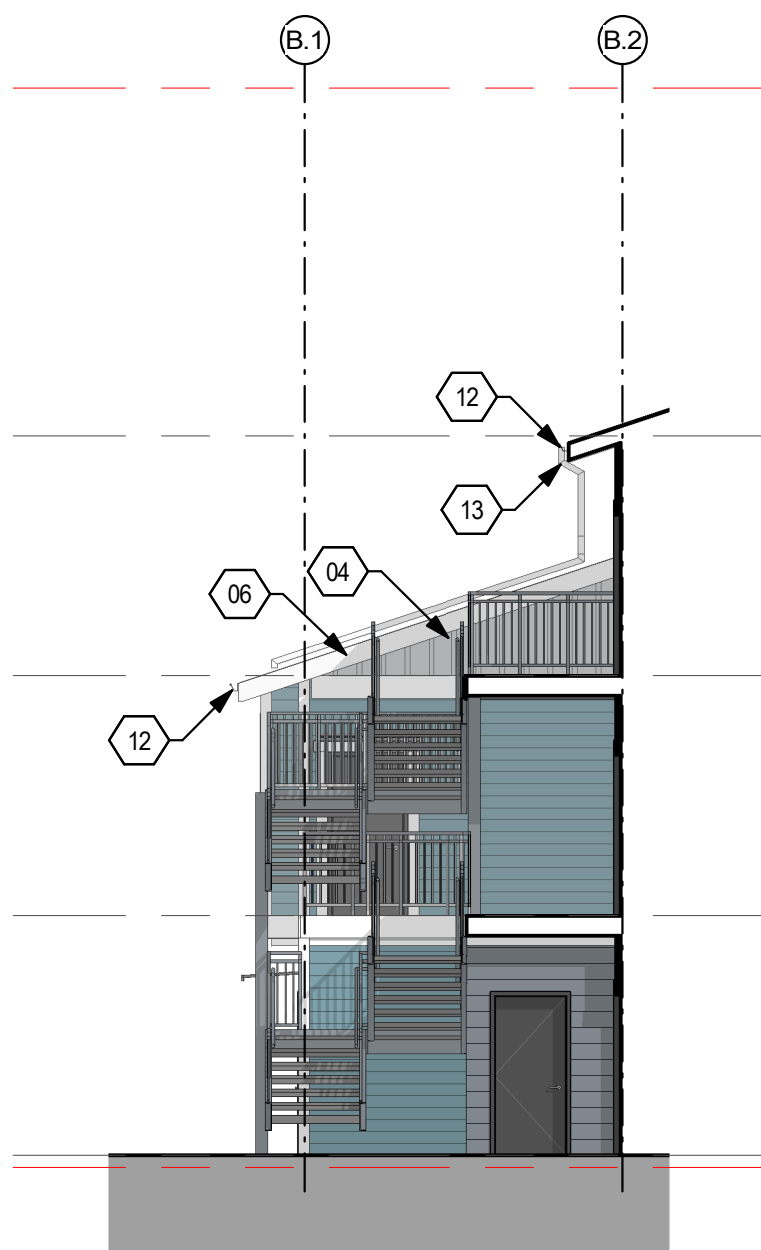
TITLE  
BUILDING B -  
ELEVATIONS

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

AB201



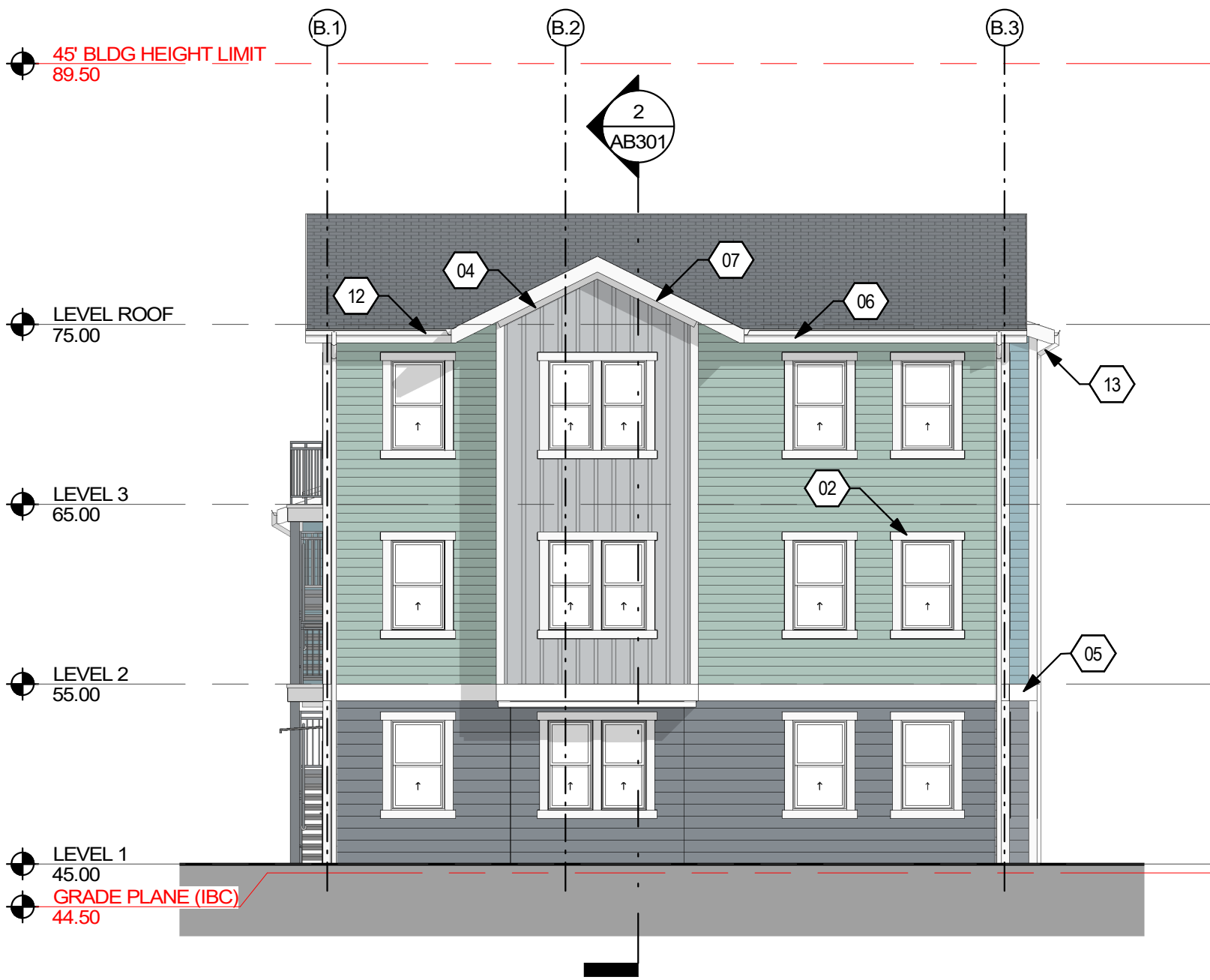
6 BLDG B - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



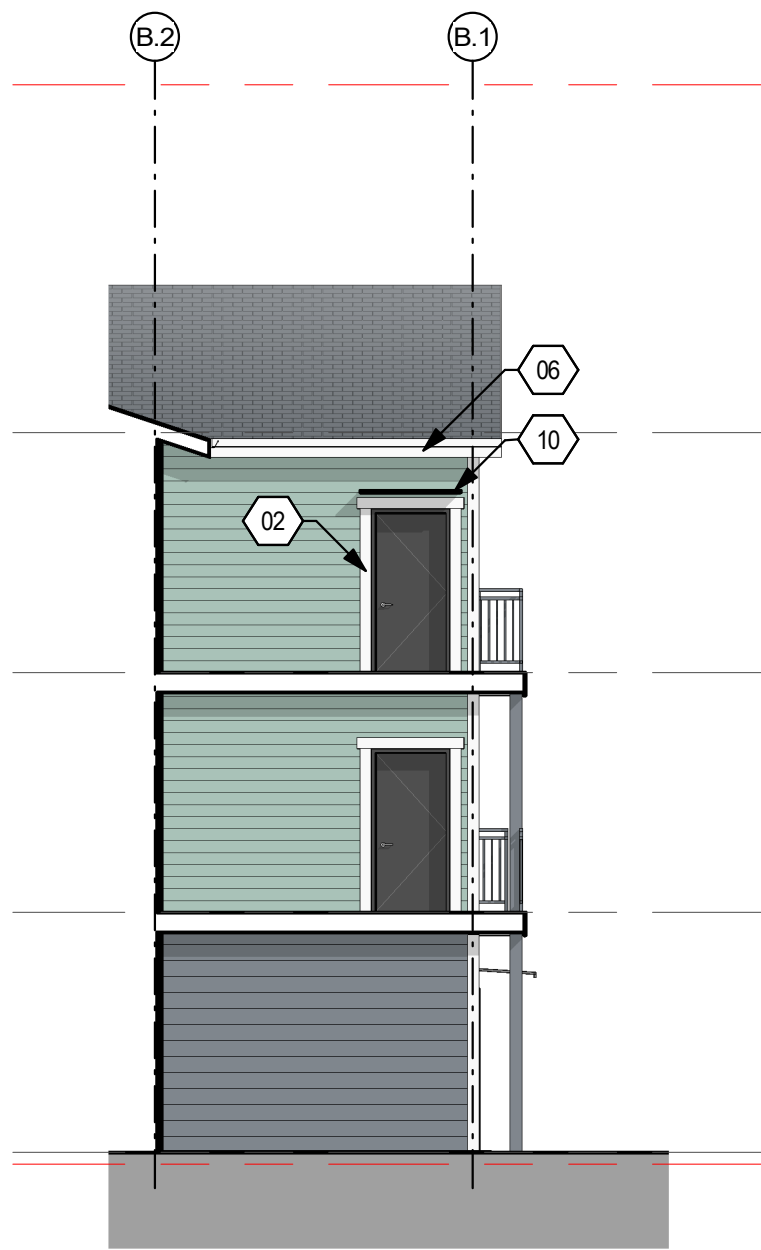
4 BLDG B INSET - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



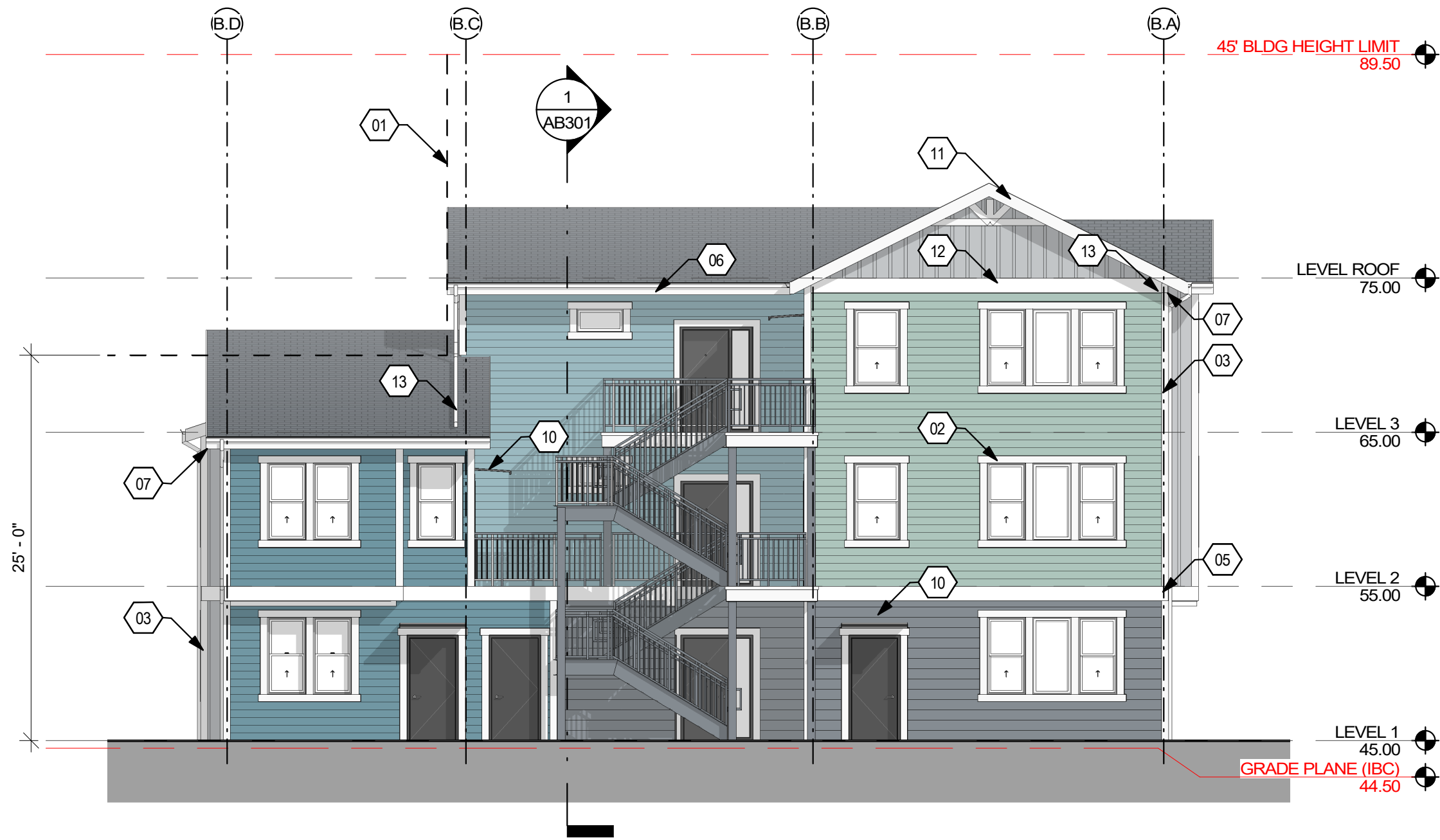
2 BLDG B - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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"

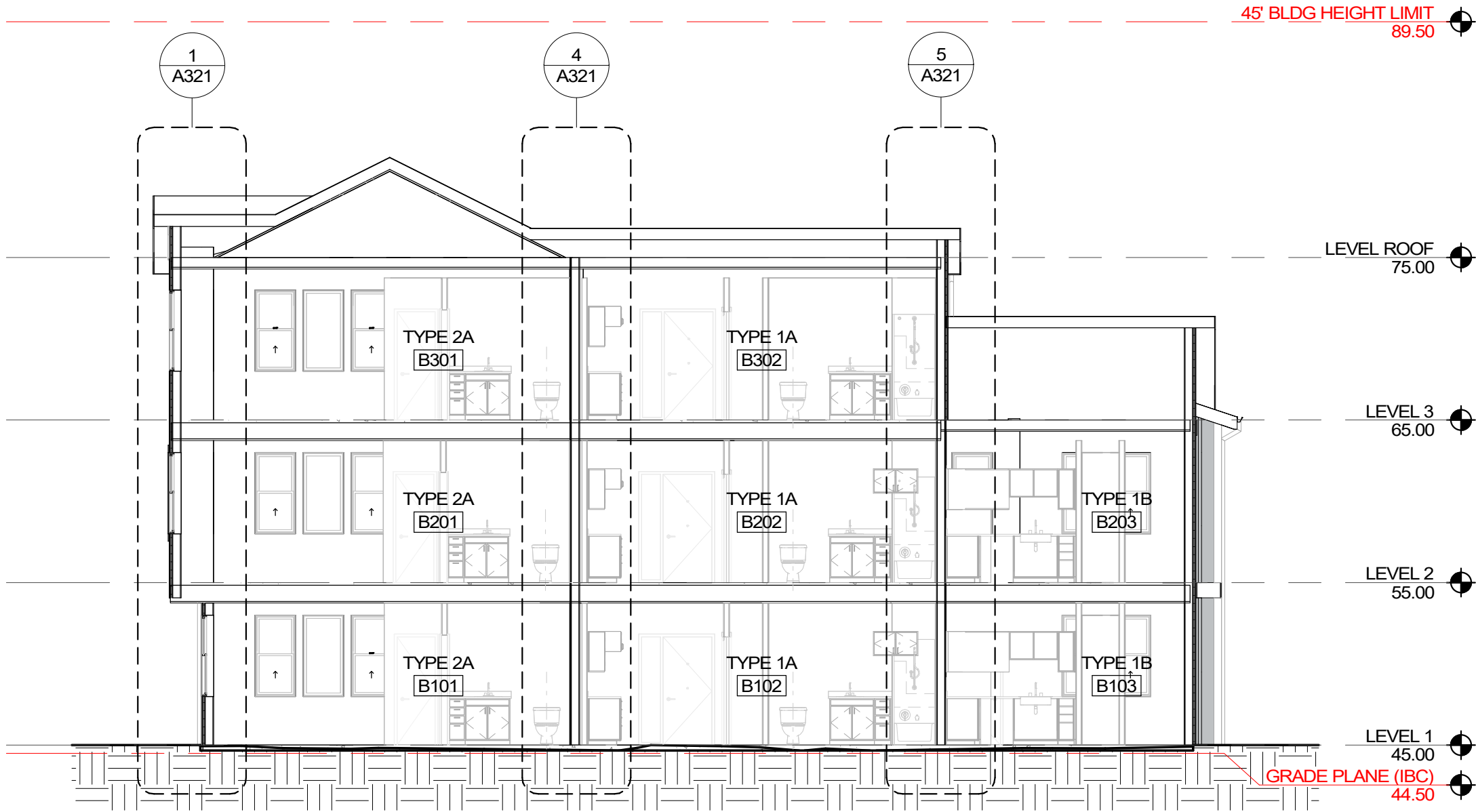
#### NOTES

- 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

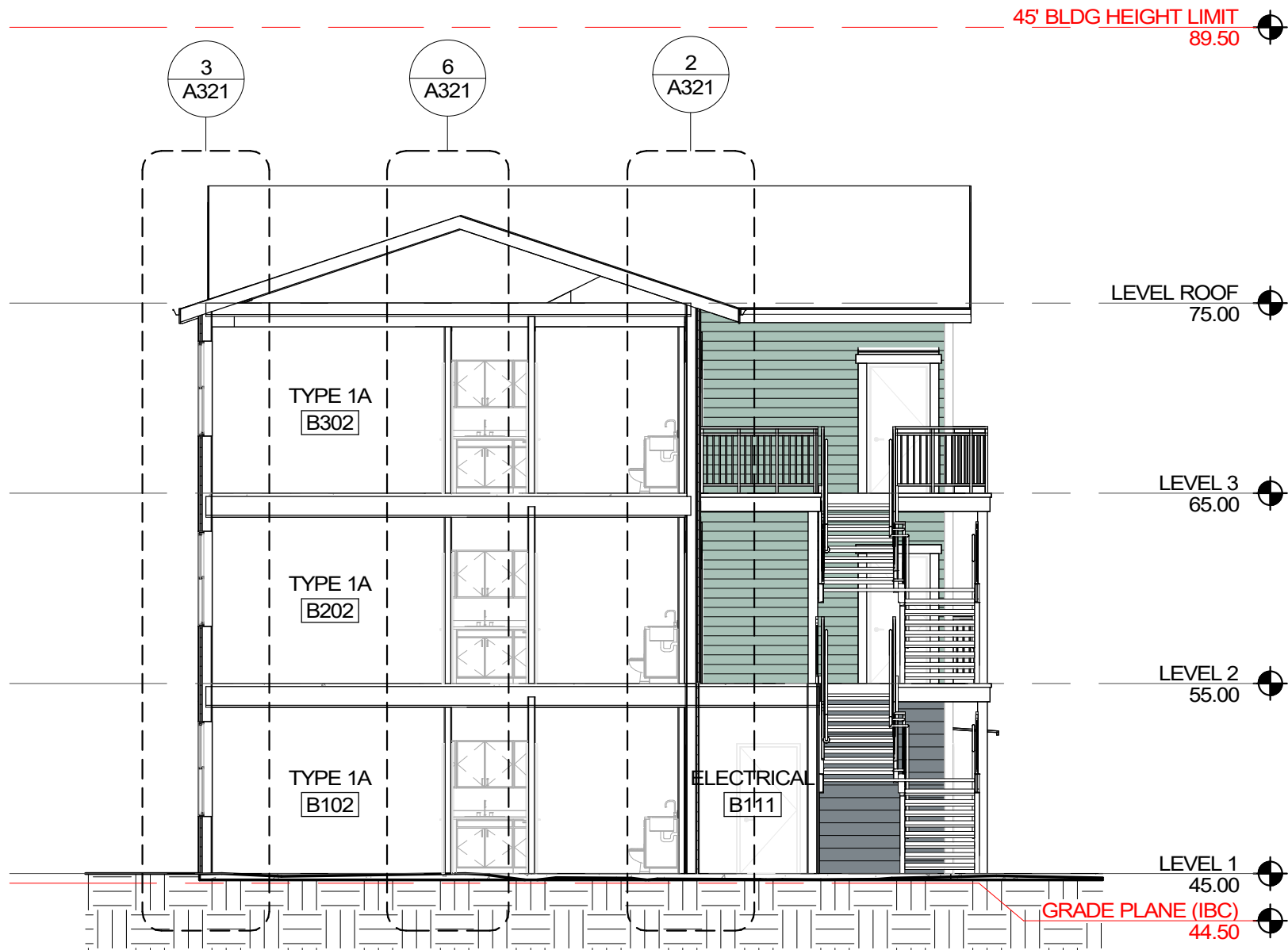
#### LEGEND

|                                                                        |                                 |
|------------------------------------------------------------------------|---------------------------------|
| 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    |





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



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

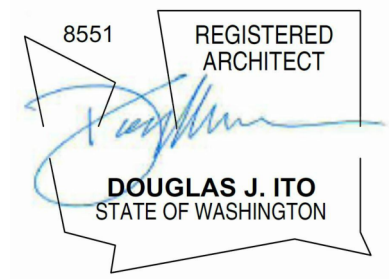
NOTES

LEGEND



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Seattle, WA 98104  
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BURLINGTON, WA 98233



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

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

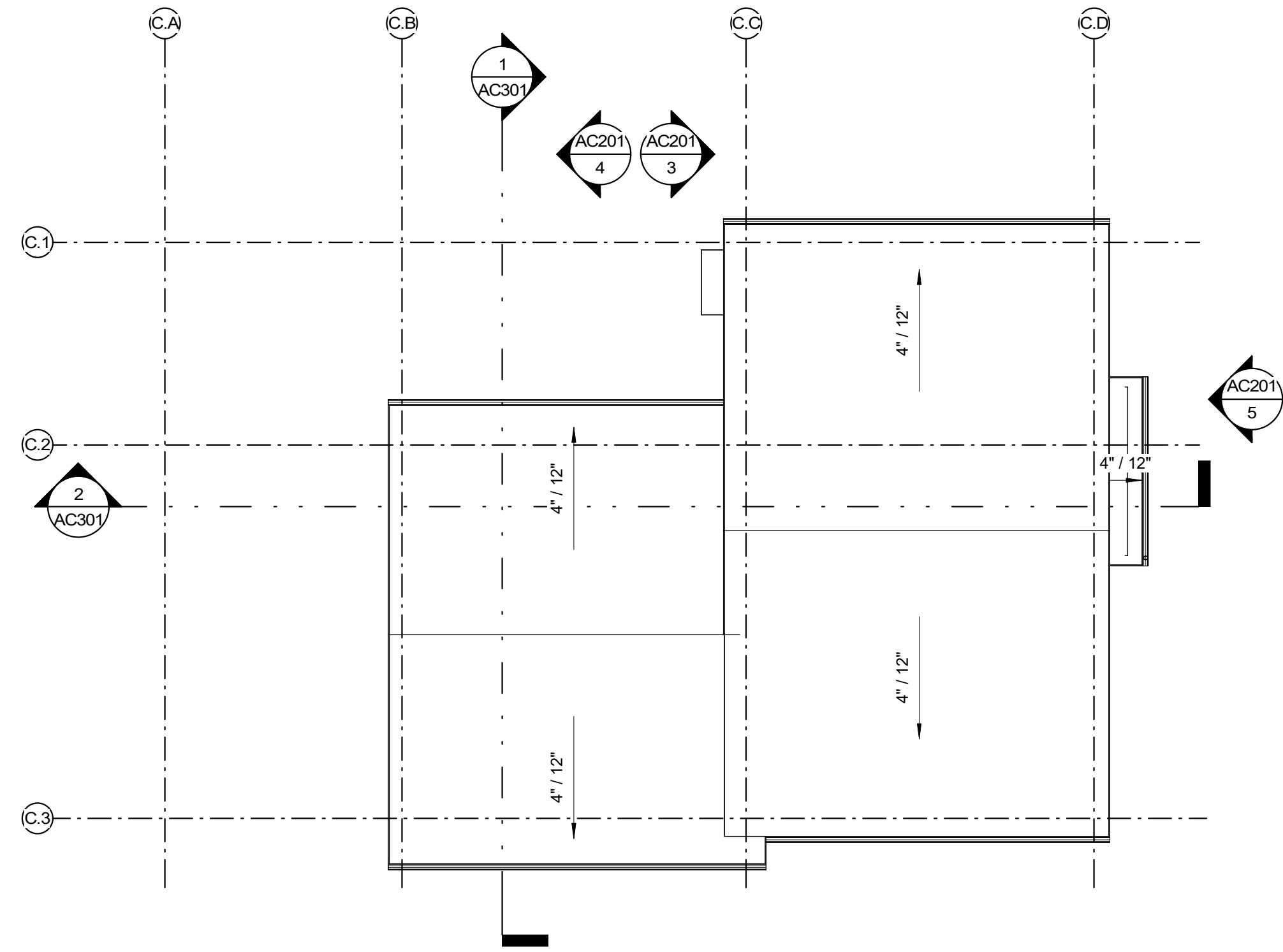
AHJ STAMP

TITLE  
BUILDING B -  
SECTIONS

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

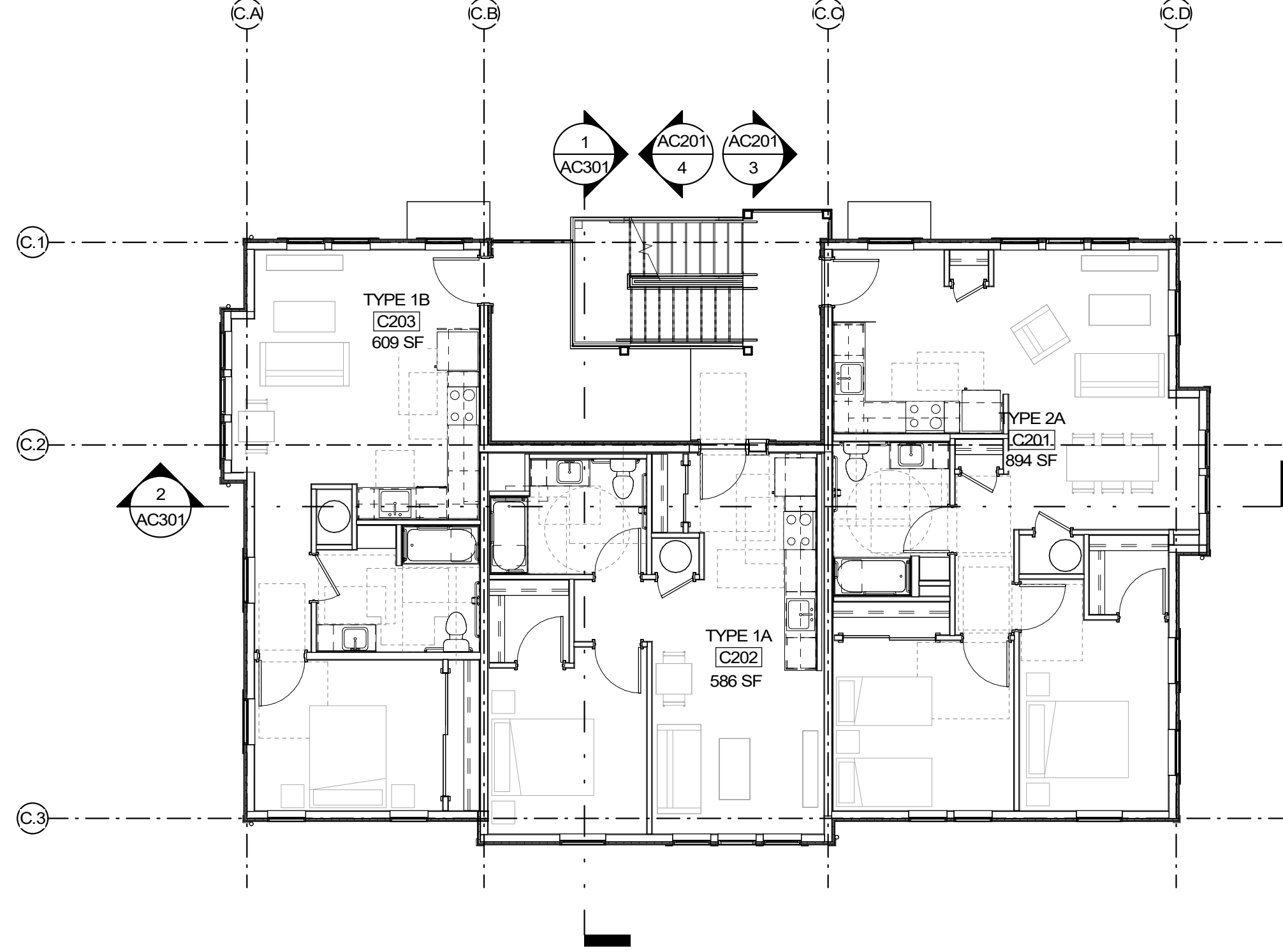
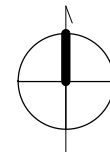
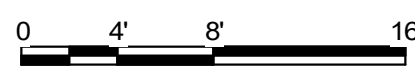
AB301





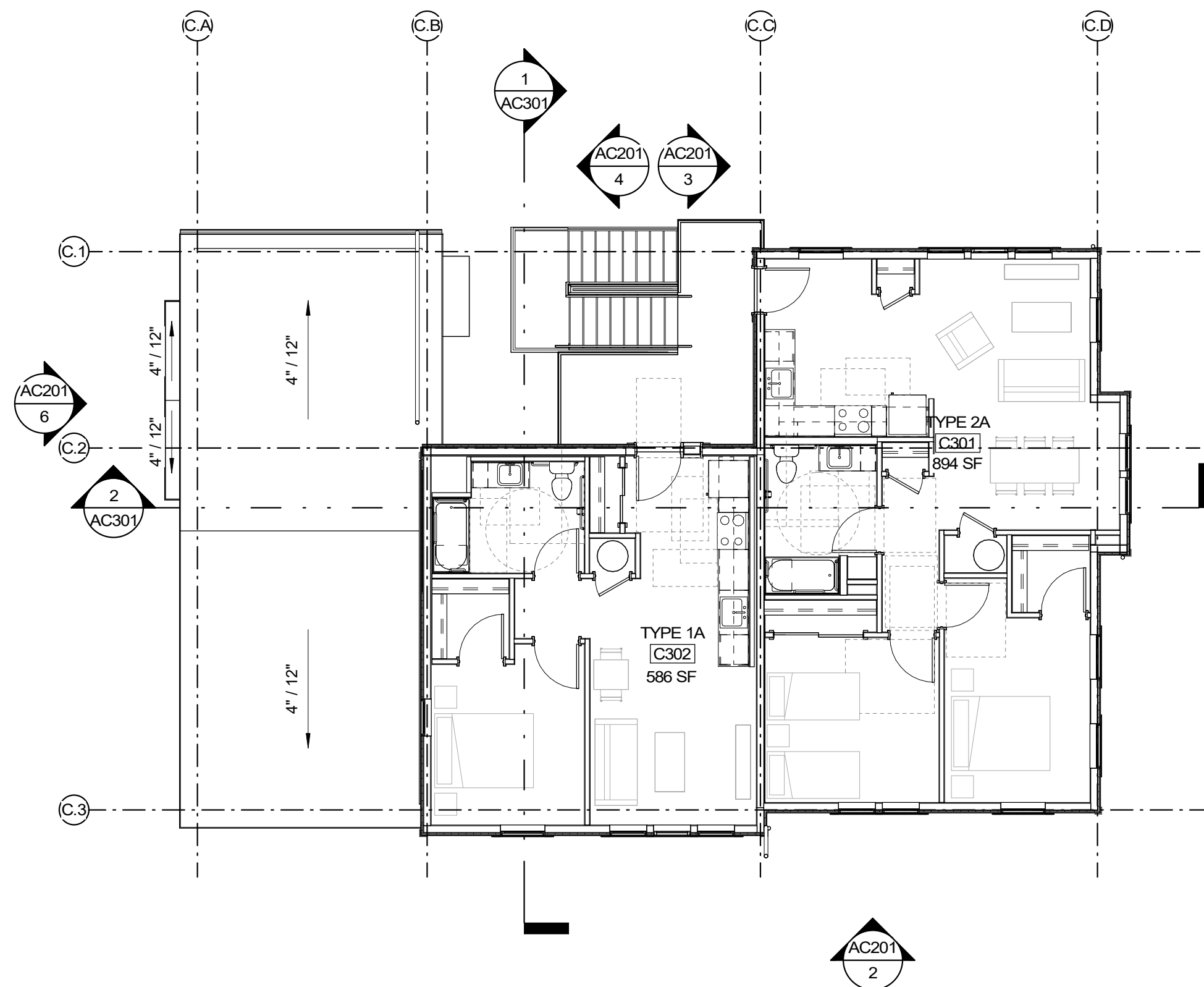
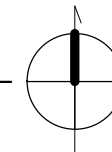
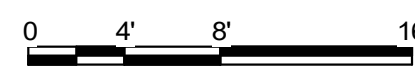
4 BLDG C - ROOF

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



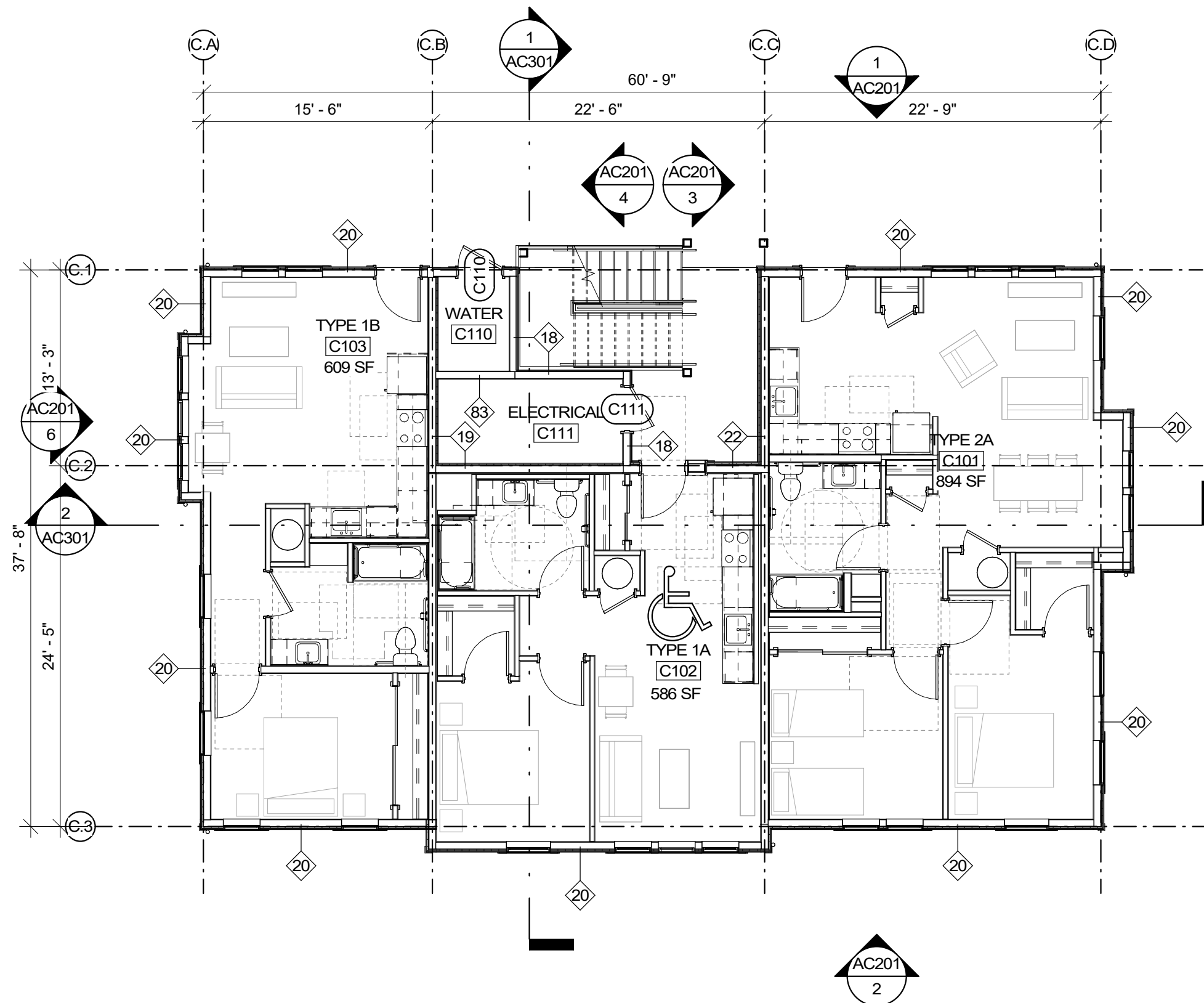
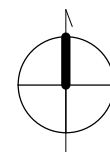
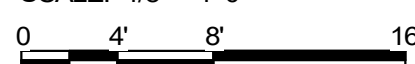
2 BLDG C - LEVEL 2

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



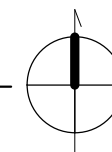
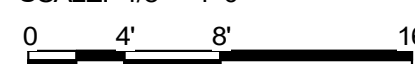
3 BLDG C - LEVEL 3

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



1 BLDG C - LEVEL 1

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



NOTES



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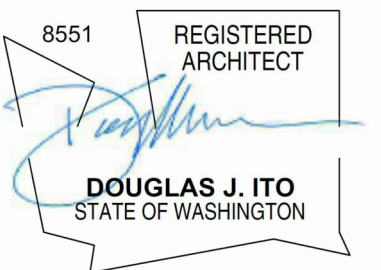
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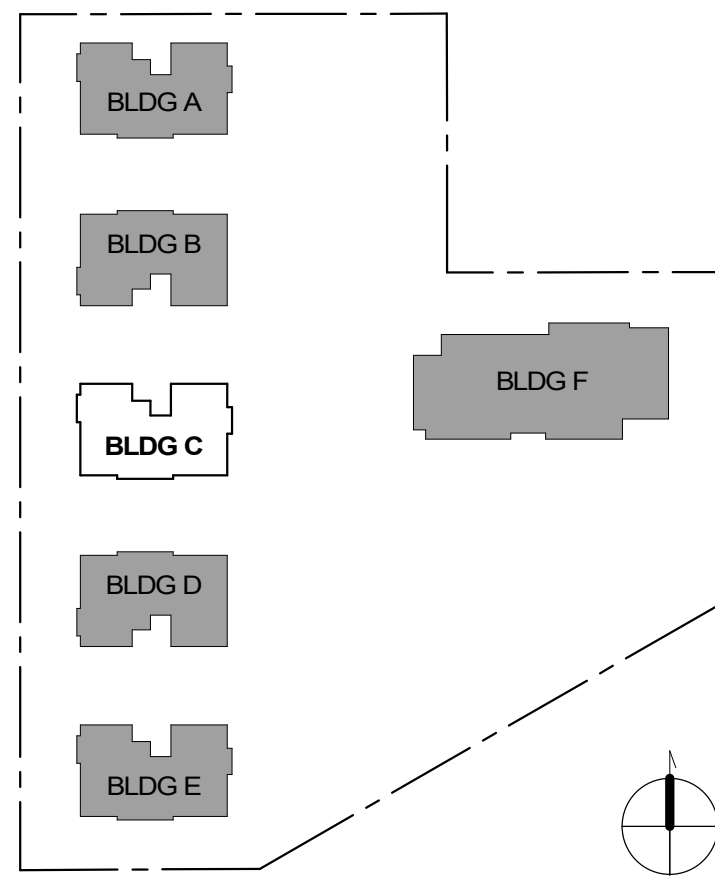
| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

TITLE  
BUILDING C -  
PLANS

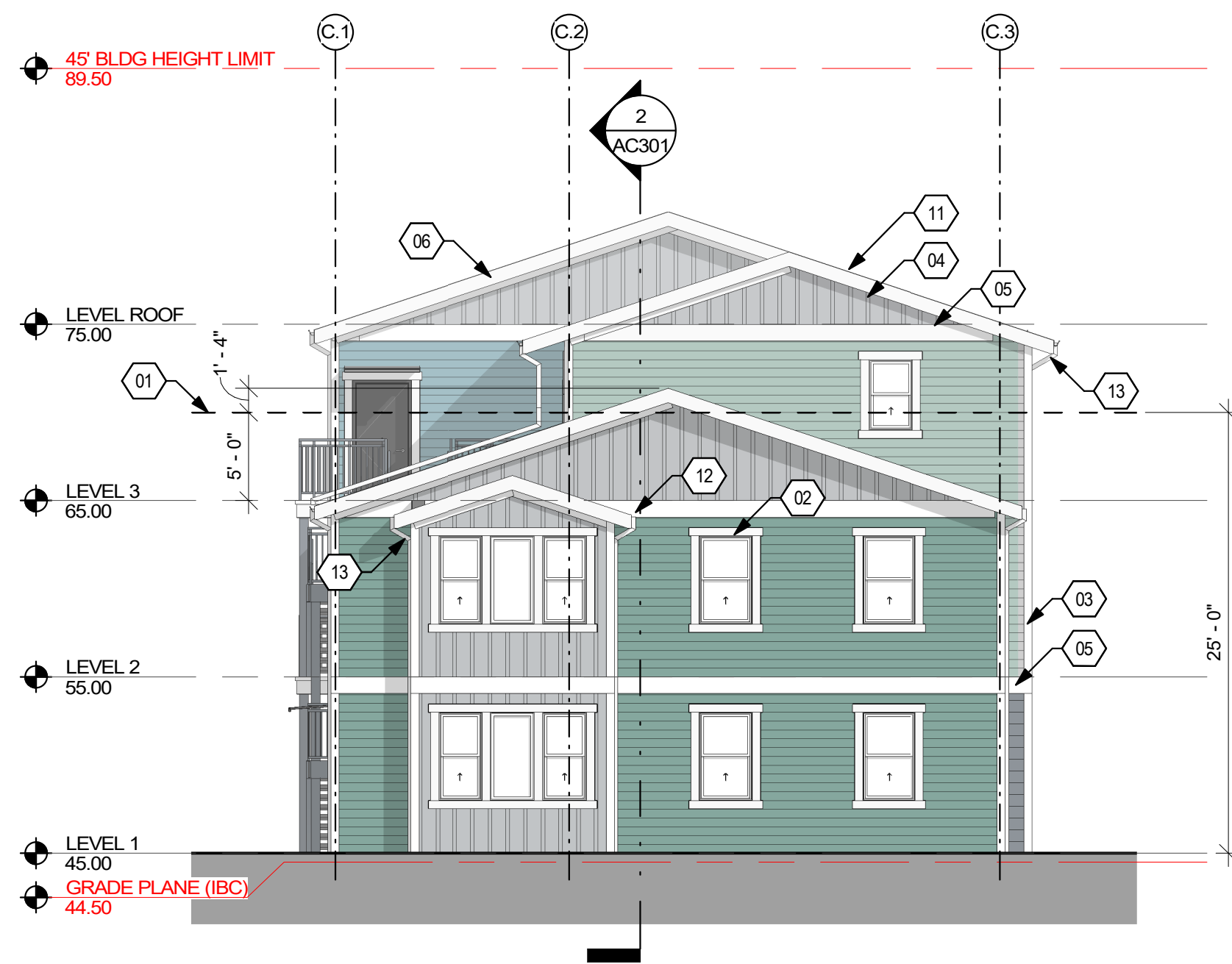
|            |          |
|------------|----------|
| DEMO #     |          |
| LAND USE # |          |
| SDOT #     |          |
| PERMIT #   |          |
| DRAWN      | DA/AB/JR |
| CHECKED    | DA/AB    |
| ISSUE DATE | 09/06/24 |
| PROJECT #  | 22022    |
| SHEET #    |          |



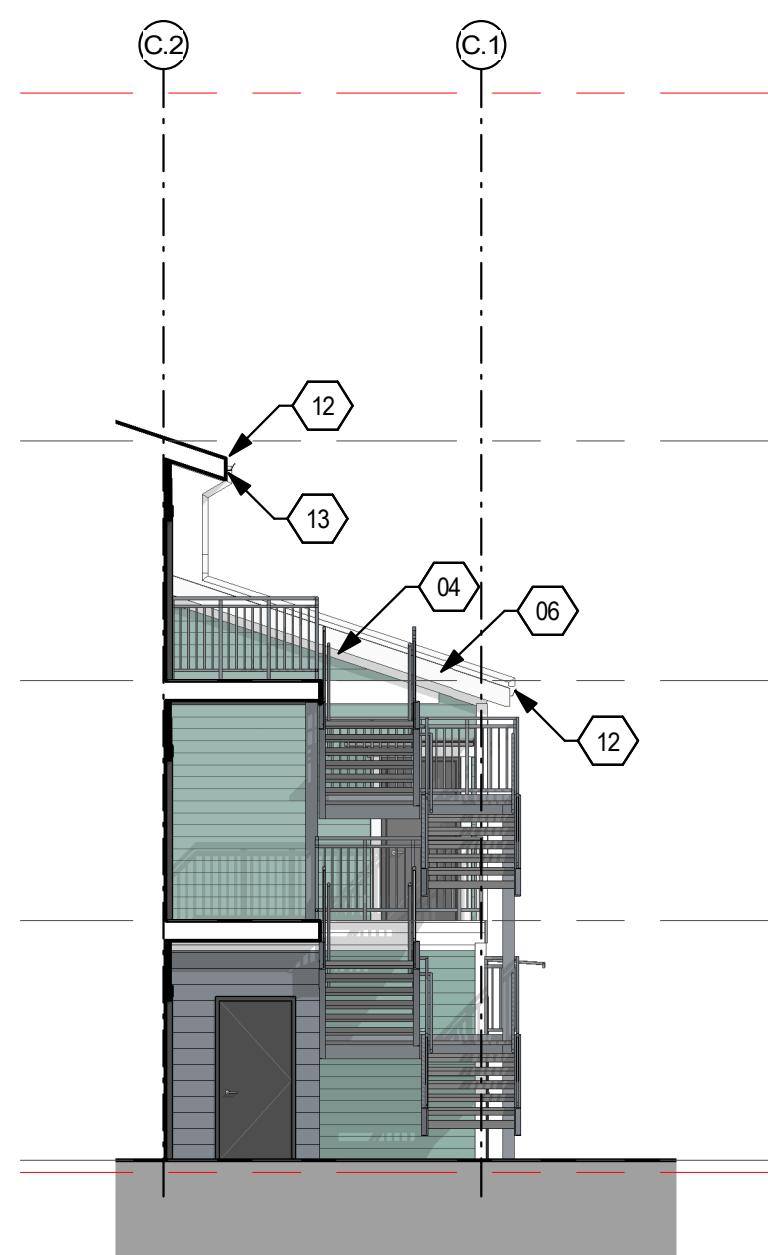
KEY PLAN

SCALE: 1" = 80'-0"





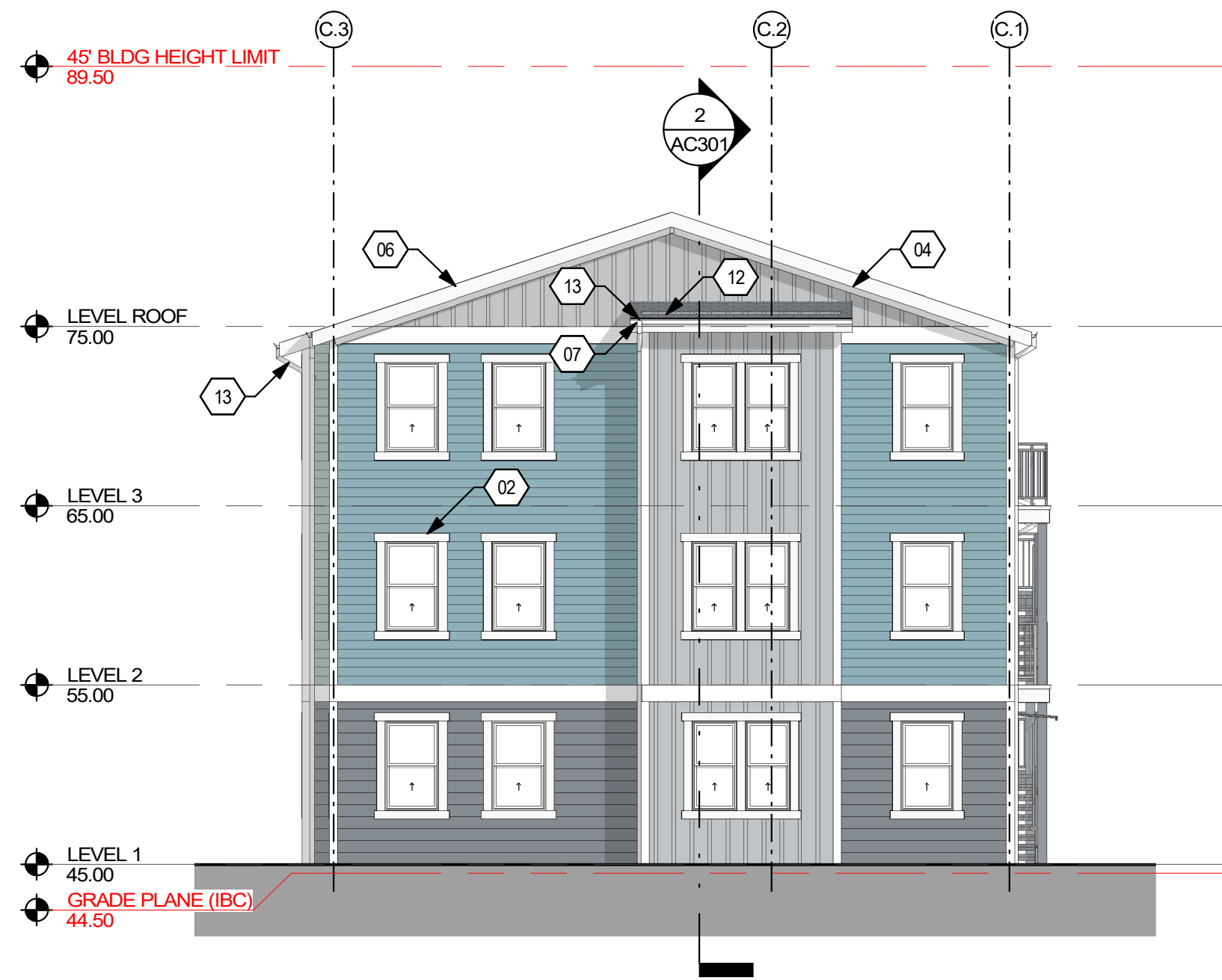
6 BLDG C - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



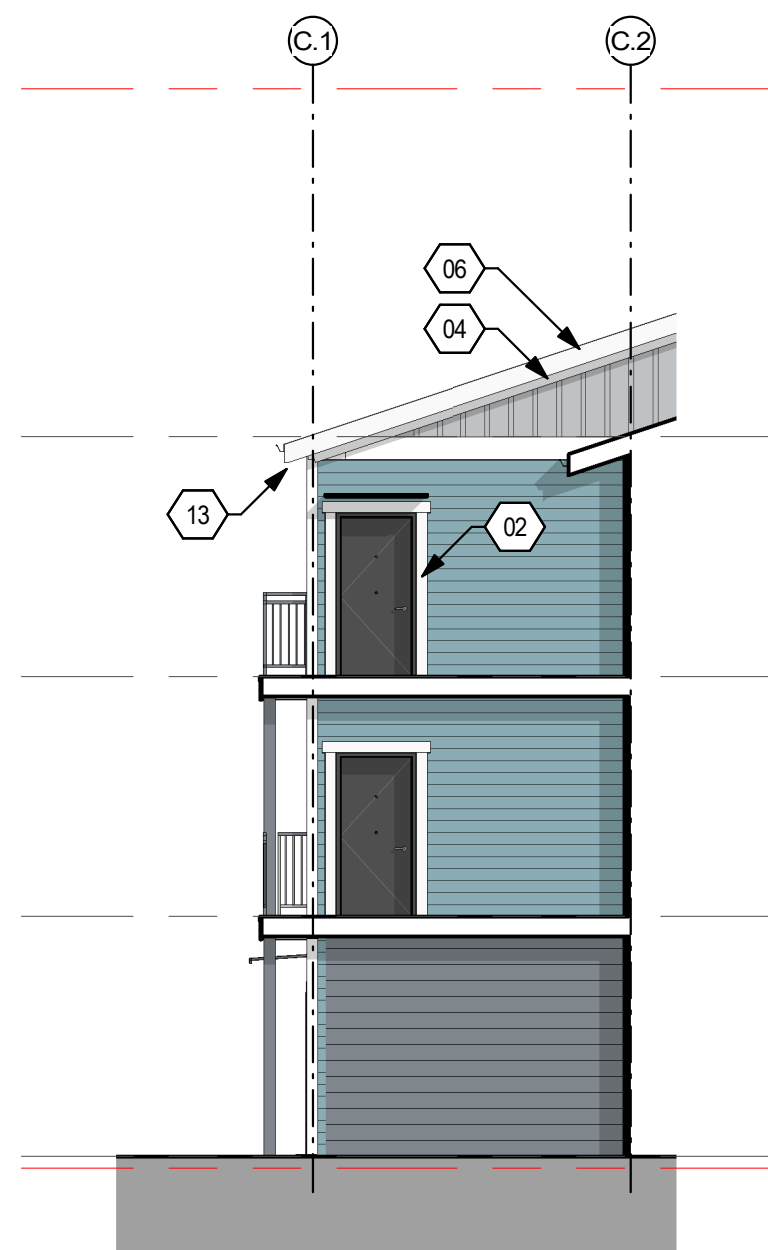
4 BLDG C INSET - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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"

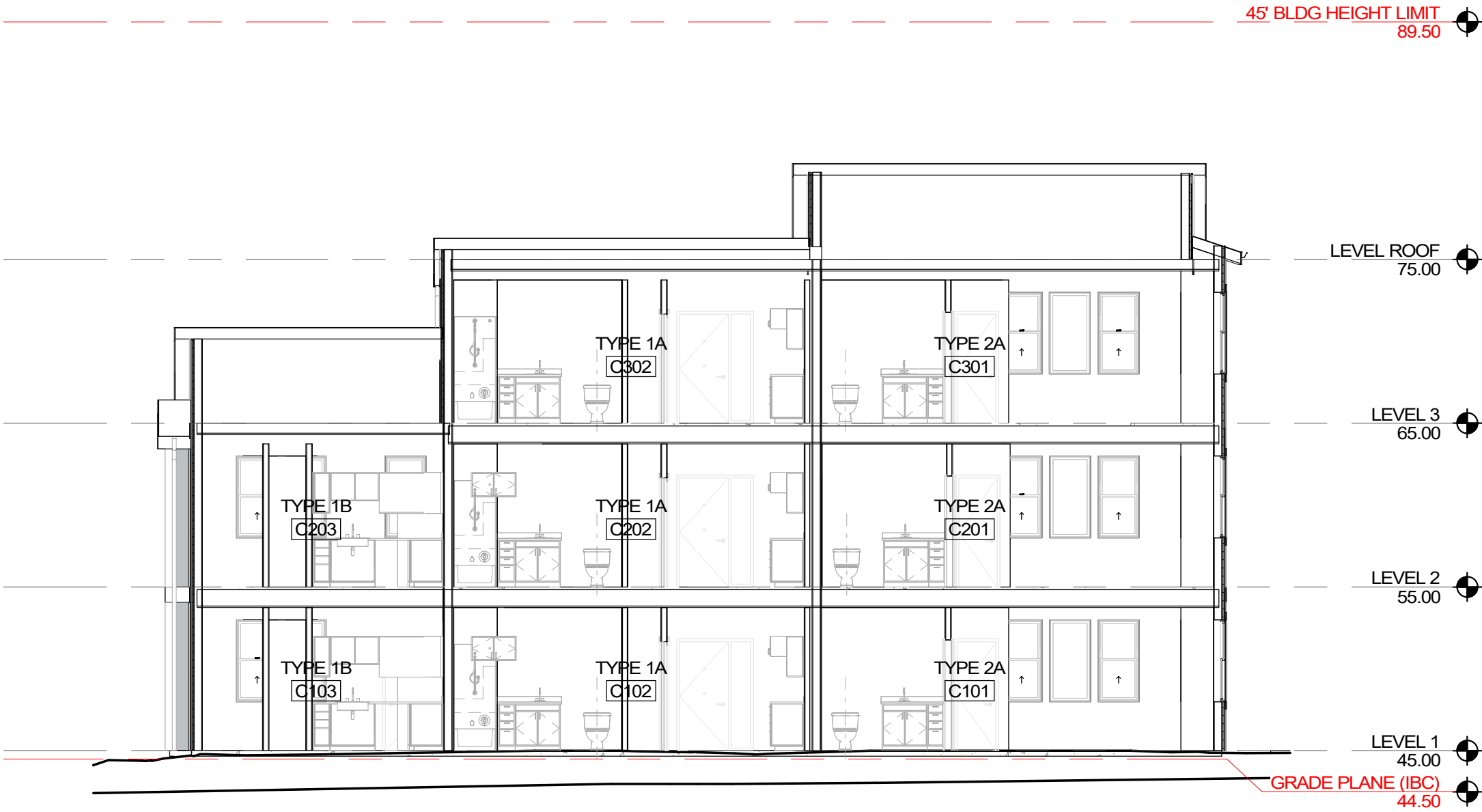
#### NOTES

- 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

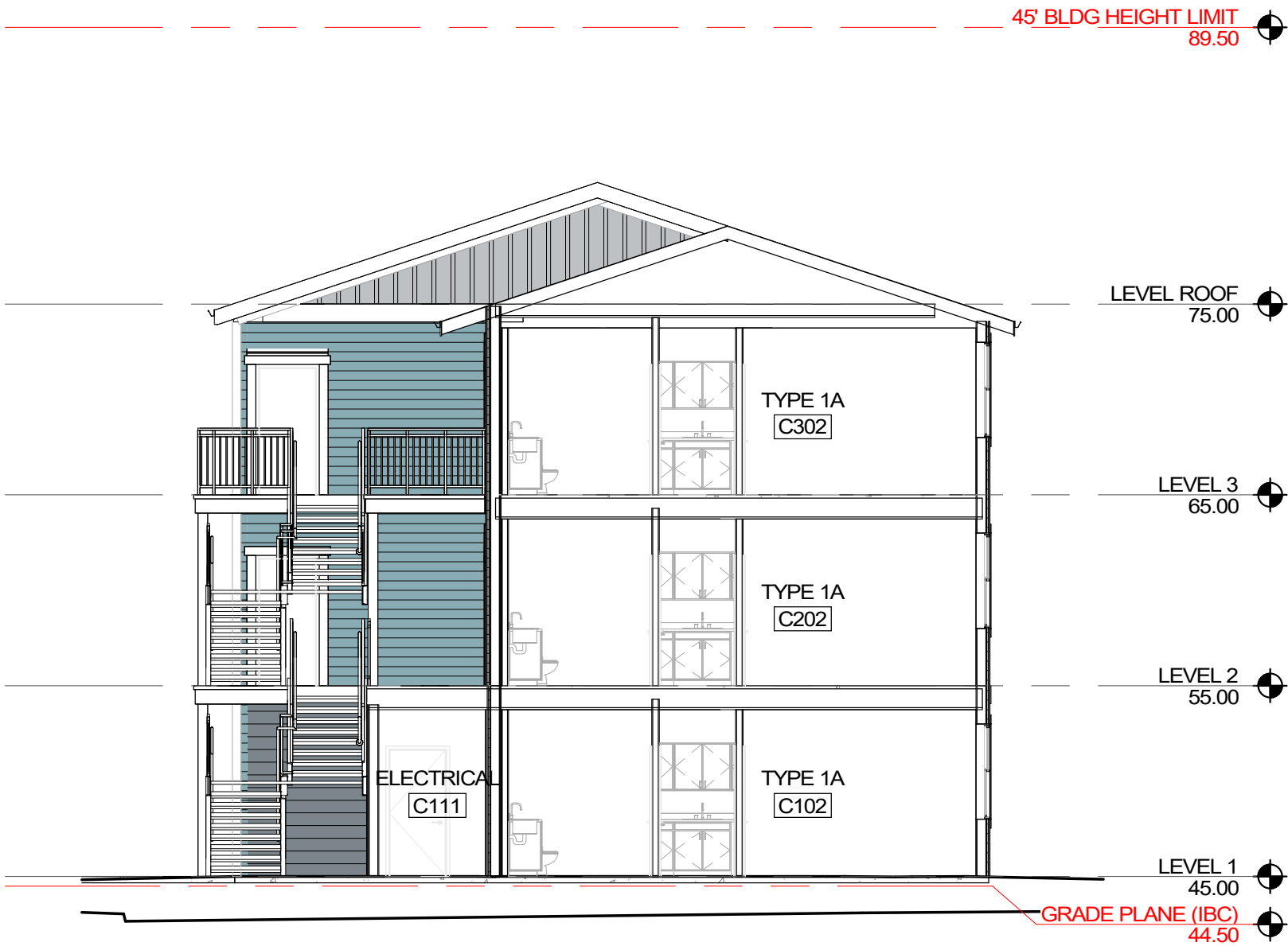
#### LEGEND

|                                                                        |                                 |
|------------------------------------------------------------------------|---------------------------------|
| 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    |





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

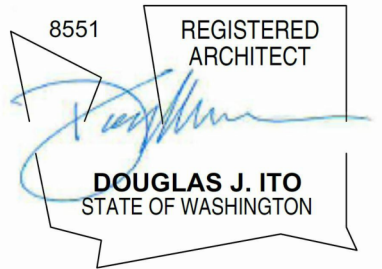


1 BLDG C NORTH-SOUTH SECTION  
SCALE: 1/8" = 1'-0"

|  | NOTES | LEGEND |
|--|-------|--------|
|  |       |        |



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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/08/24 | 50% DD/LU   |

| 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





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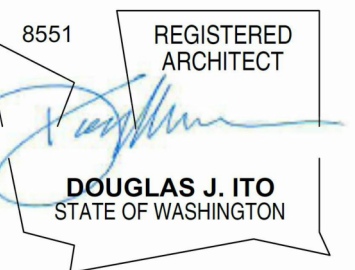
PH: 206.623.1104  
FX: 206.623.5285

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

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

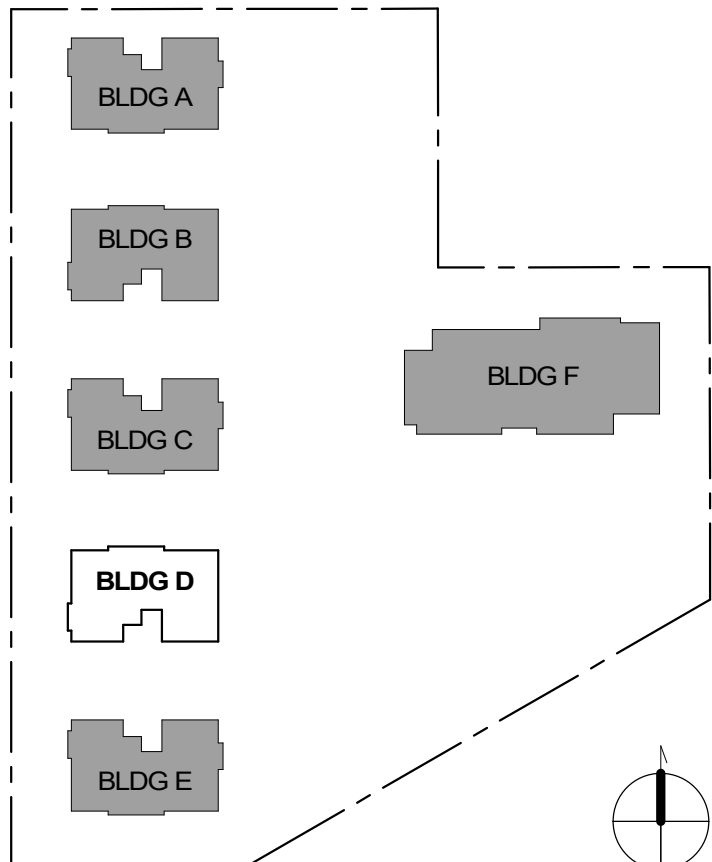
AHJ STAMP

TITLE  
BUILDING D -  
PLANS

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

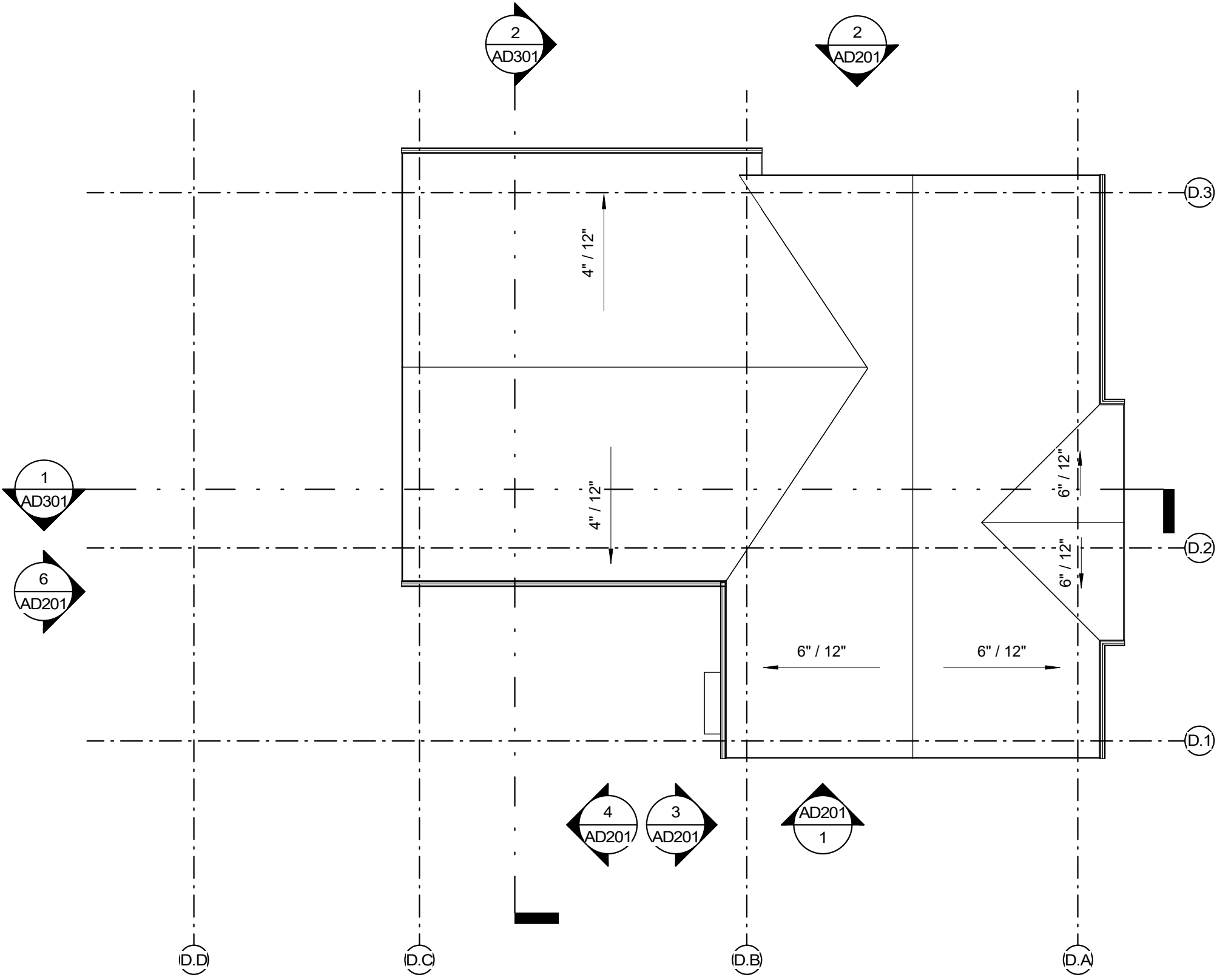
AD101

NOTES



KEY PLAN

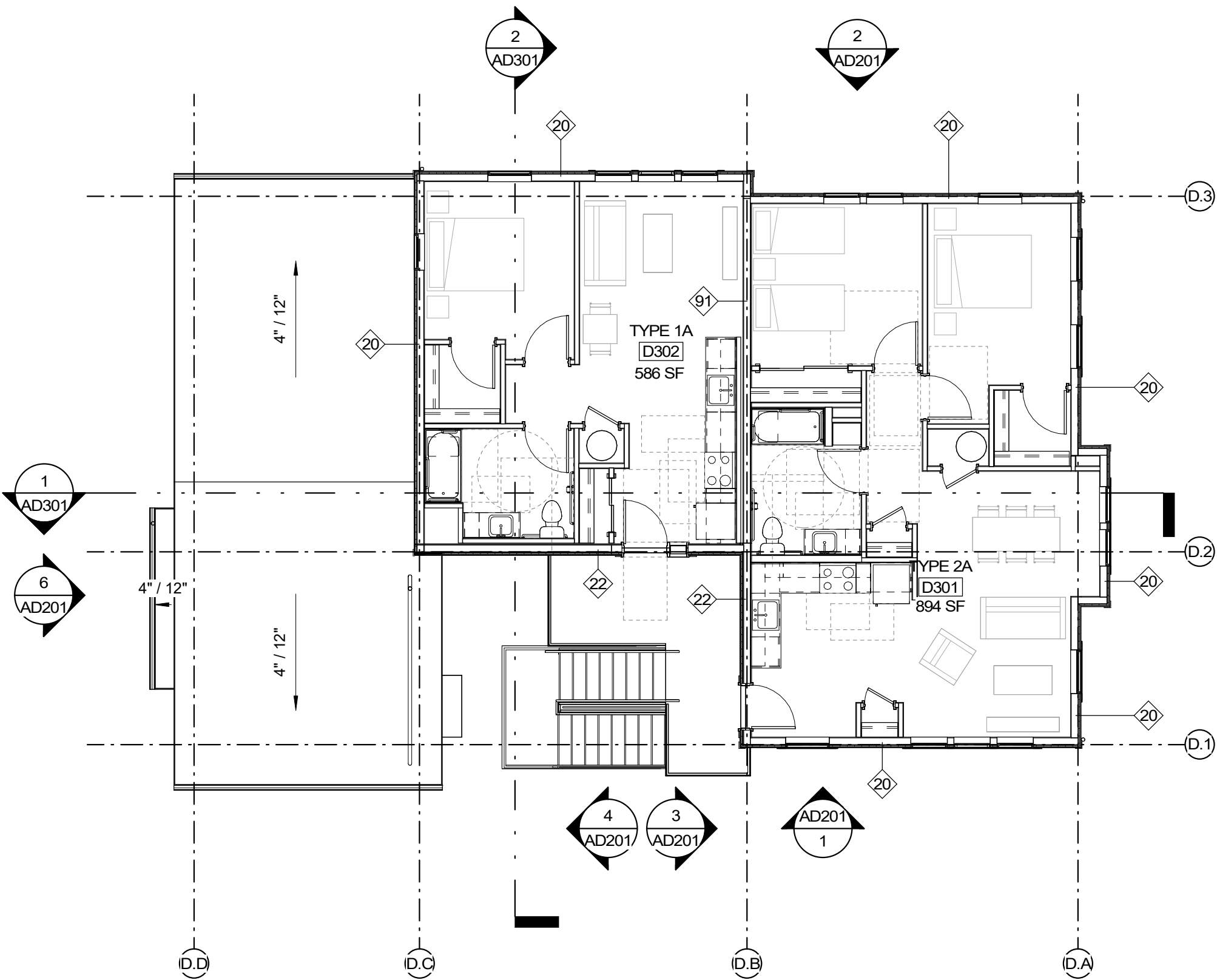
SCALE: 1" = 80'-0"



4 BLDG D - ROOF

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

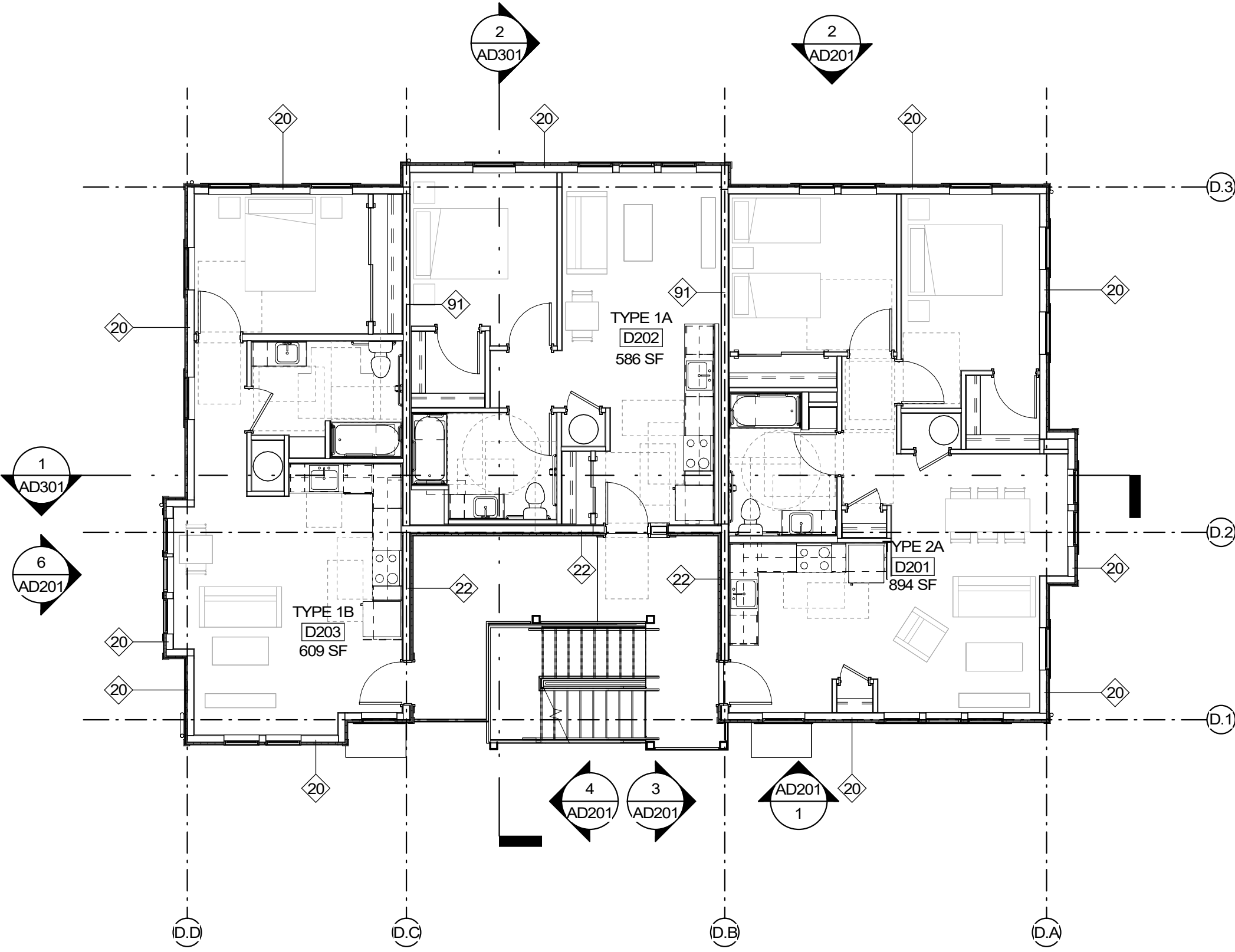
0 4' 8' 16'



3 BLDG D - LEVEL 3

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

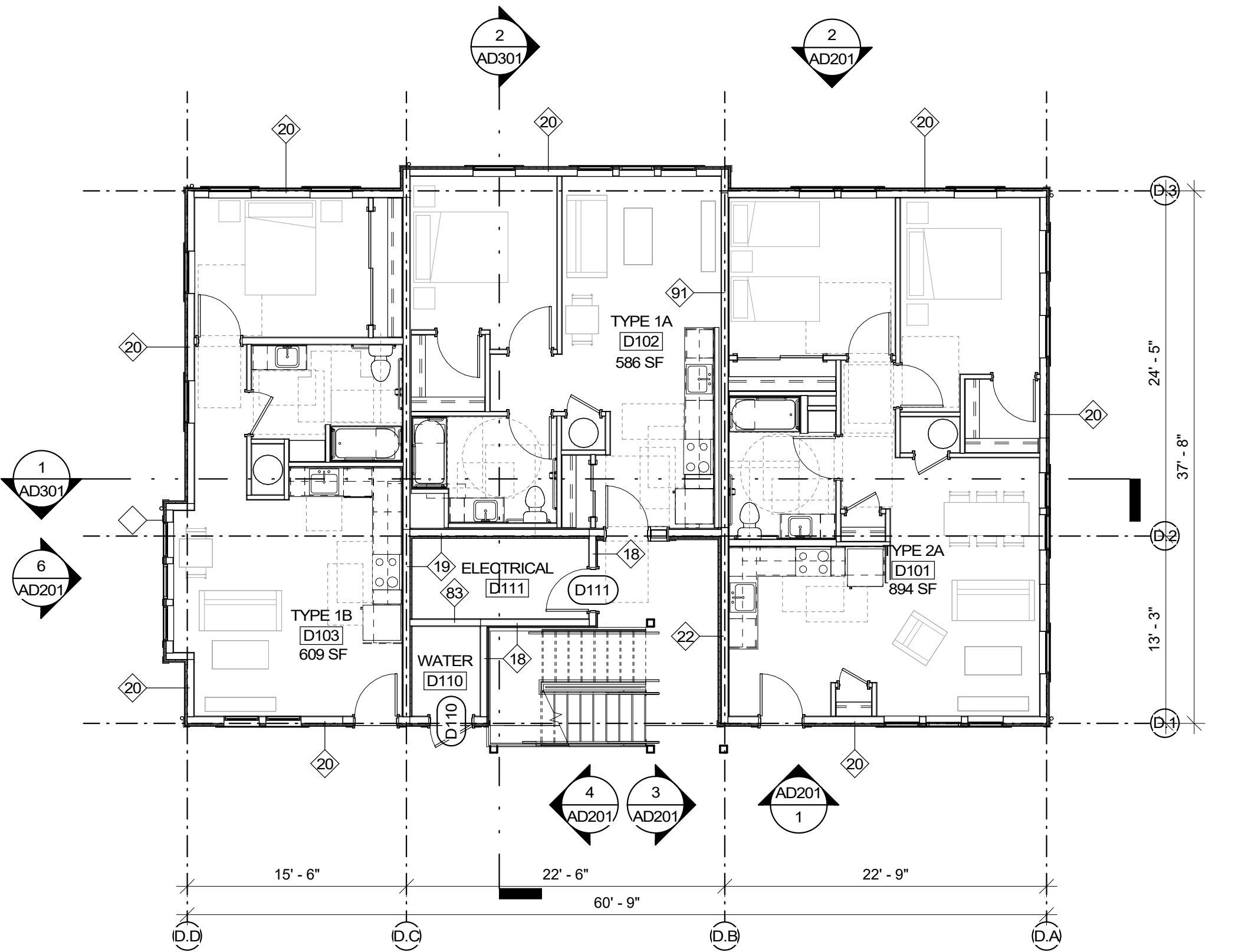
0 4' 8' 16'



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'



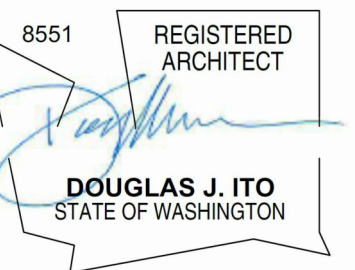


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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

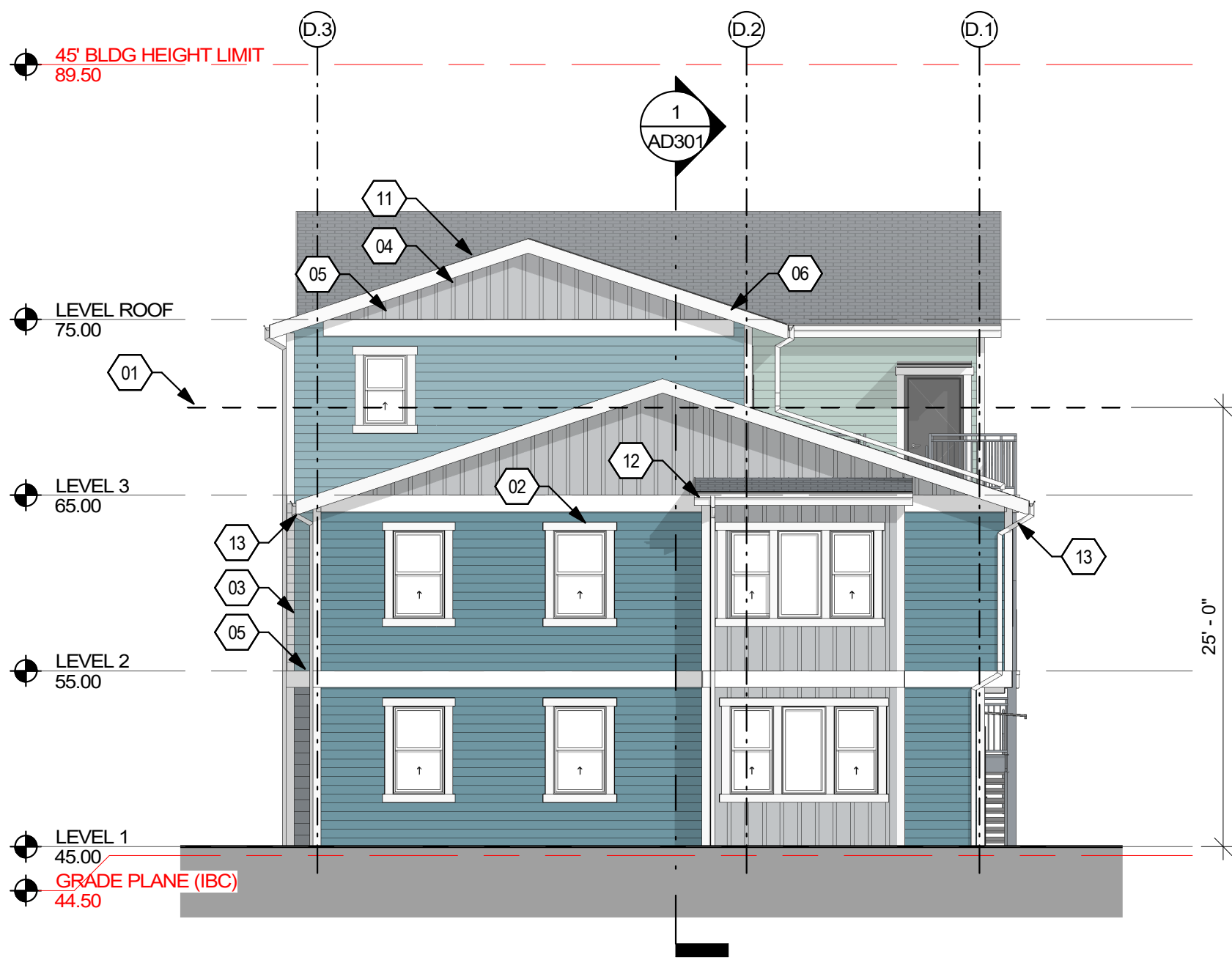
| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

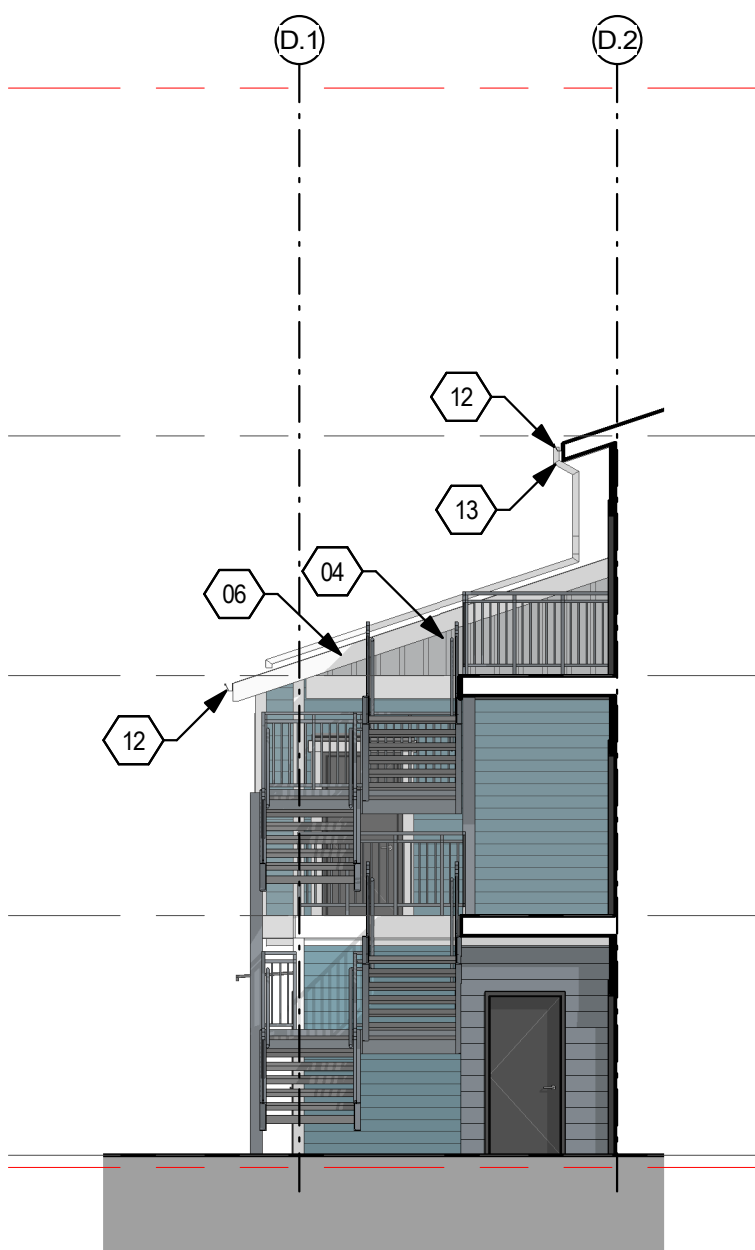
TITLE  
BUILDING D -  
ELEVATIONS

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

AD201



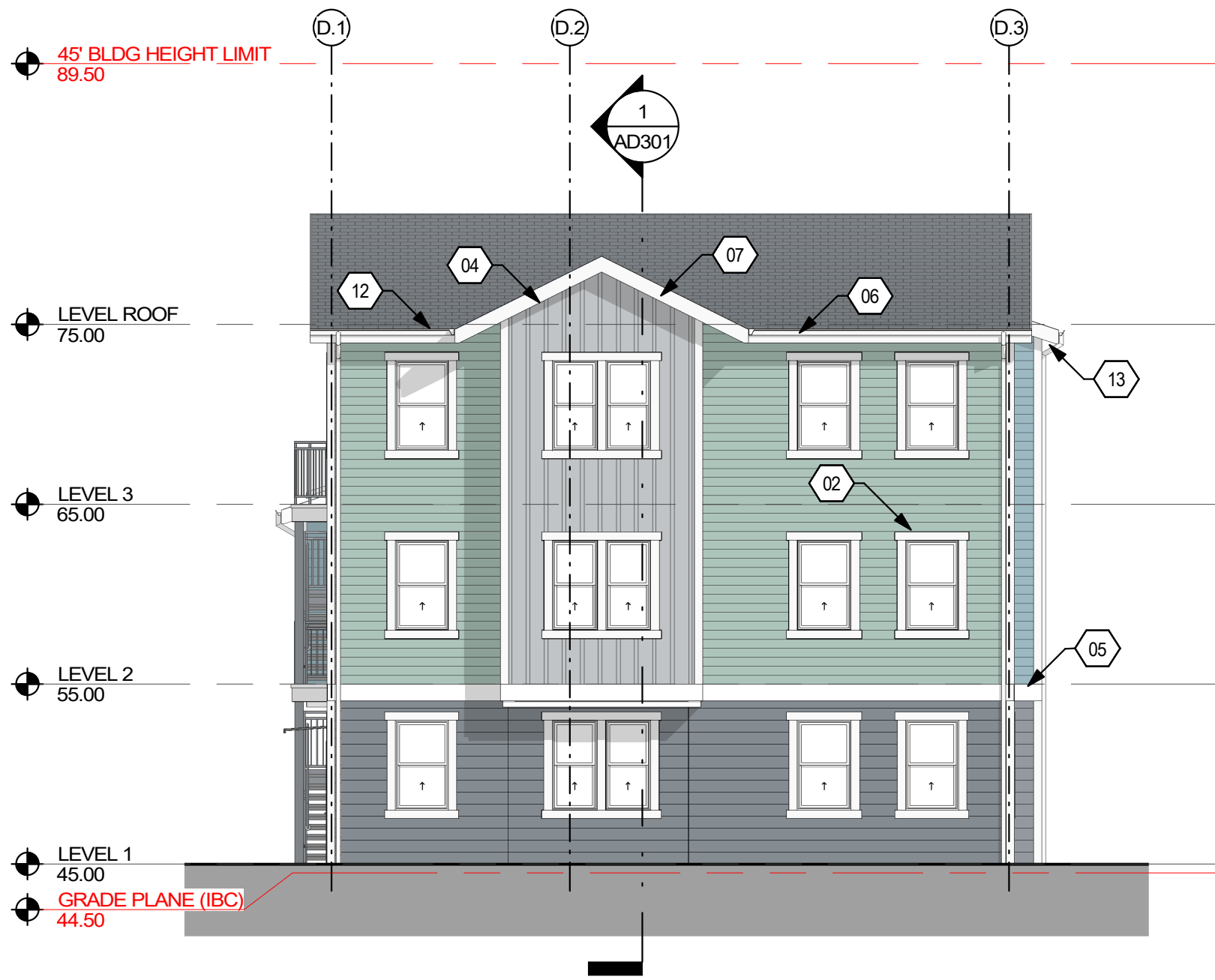
6 BLDG D - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



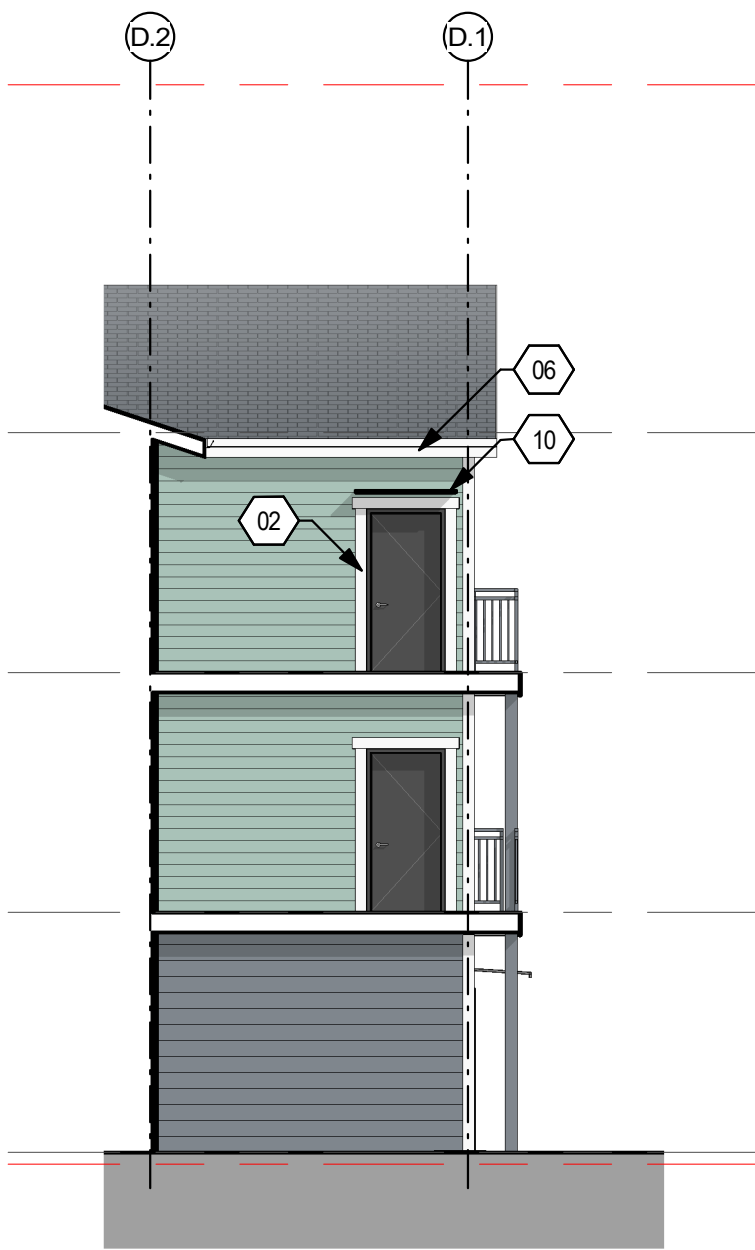
4 BLDG D INSET - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



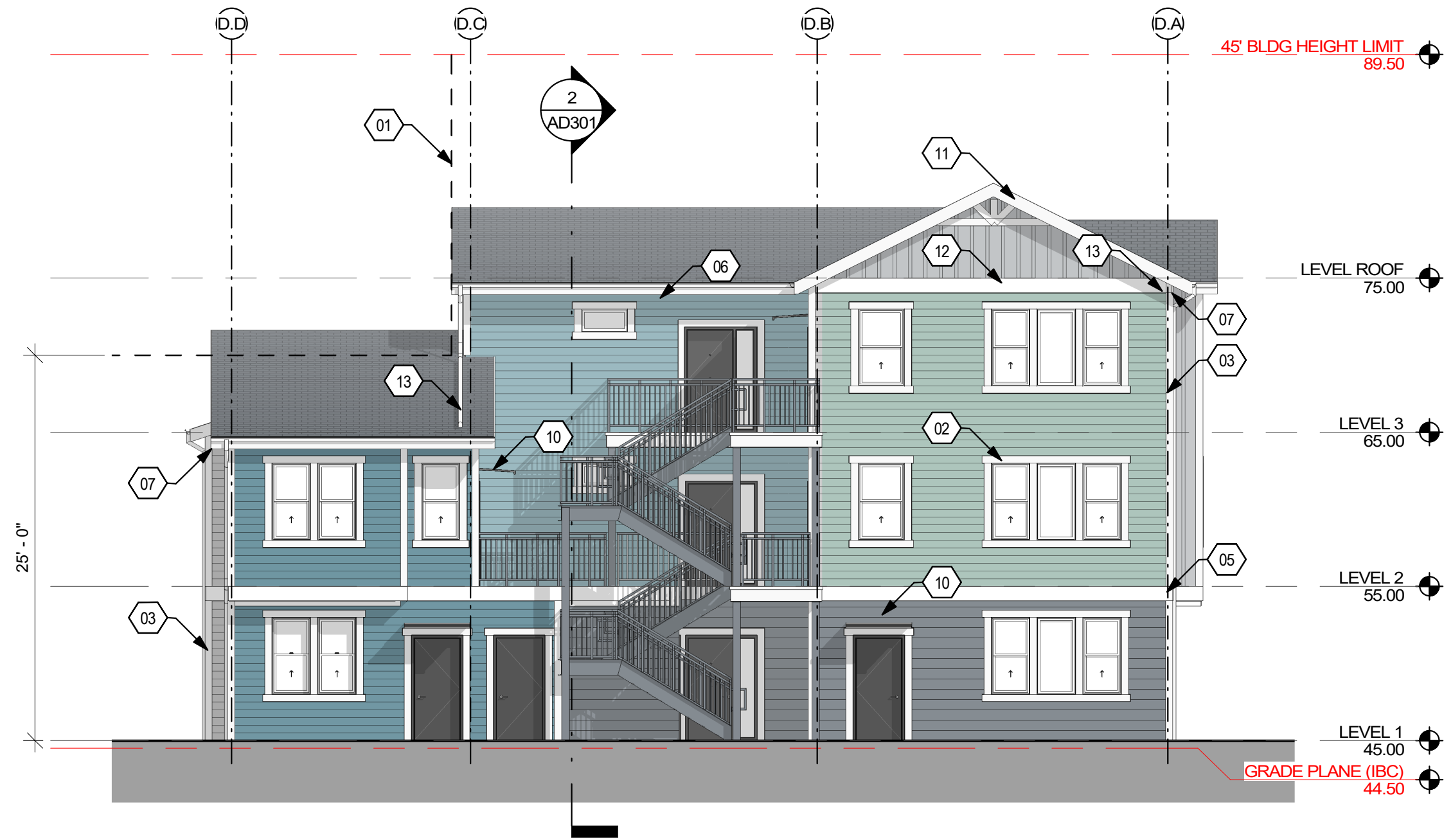
2 BLDG D - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

- 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.
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- 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

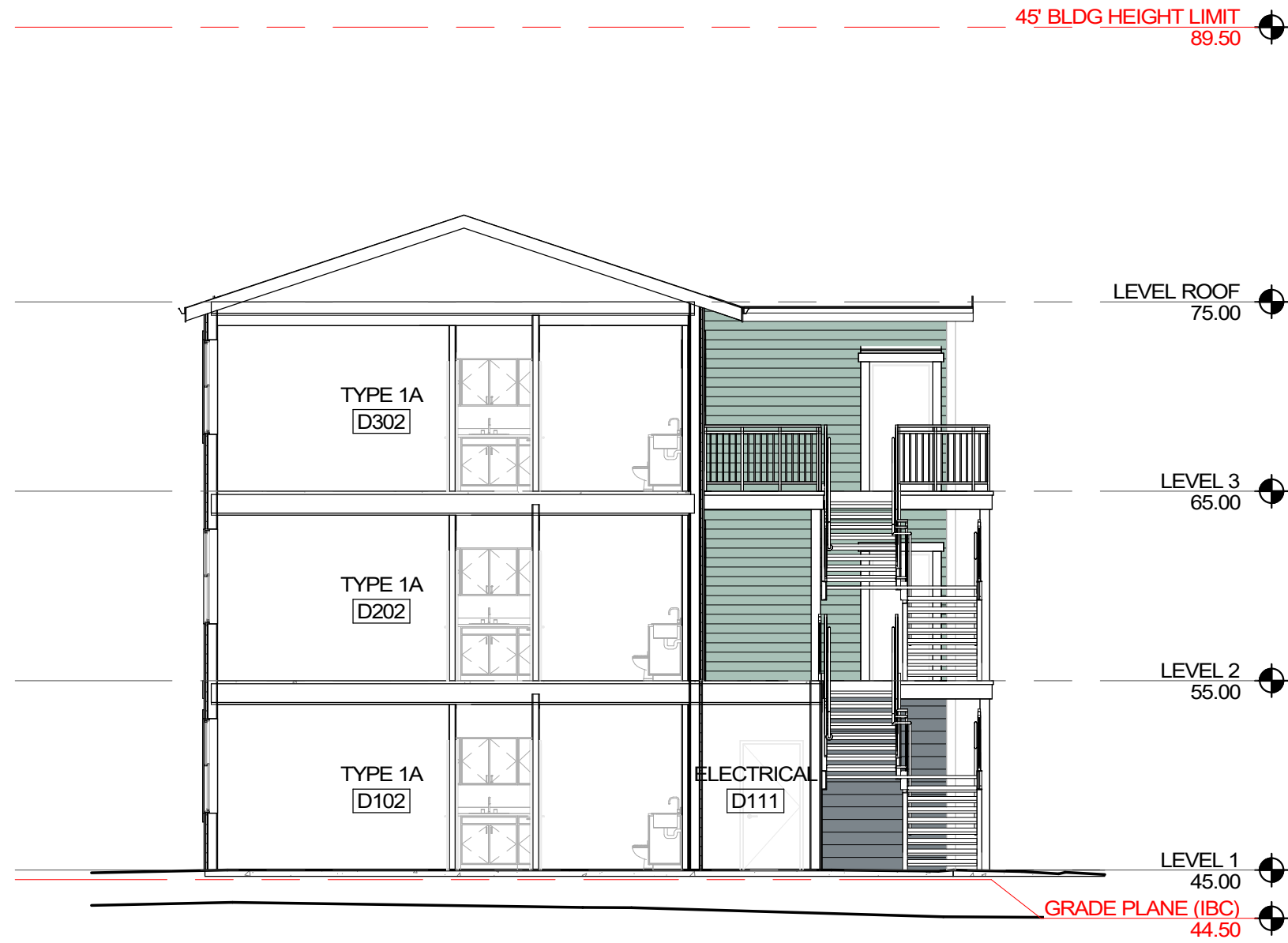
|                                                                        |                                 |
|------------------------------------------------------------------------|---------------------------------|
| FCL1: FIBER CEMENT LAP SIDING #1: 5-1/4" WIDTH (4" EXPOSURE) COLOR TBD | AS1: ASPHALT 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    |



9/6/2024 5:23:03 PM



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

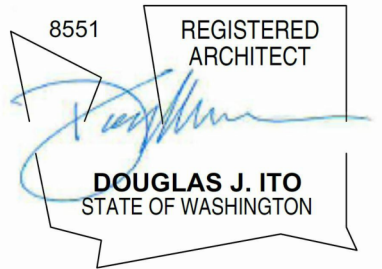


2 BLDG D NORTH-SOUTH SECTION  
SCALE: 1/8" = 1'-0"

|  | NOTES | LEGEND |
|--|-------|--------|
|  |       |        |



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

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

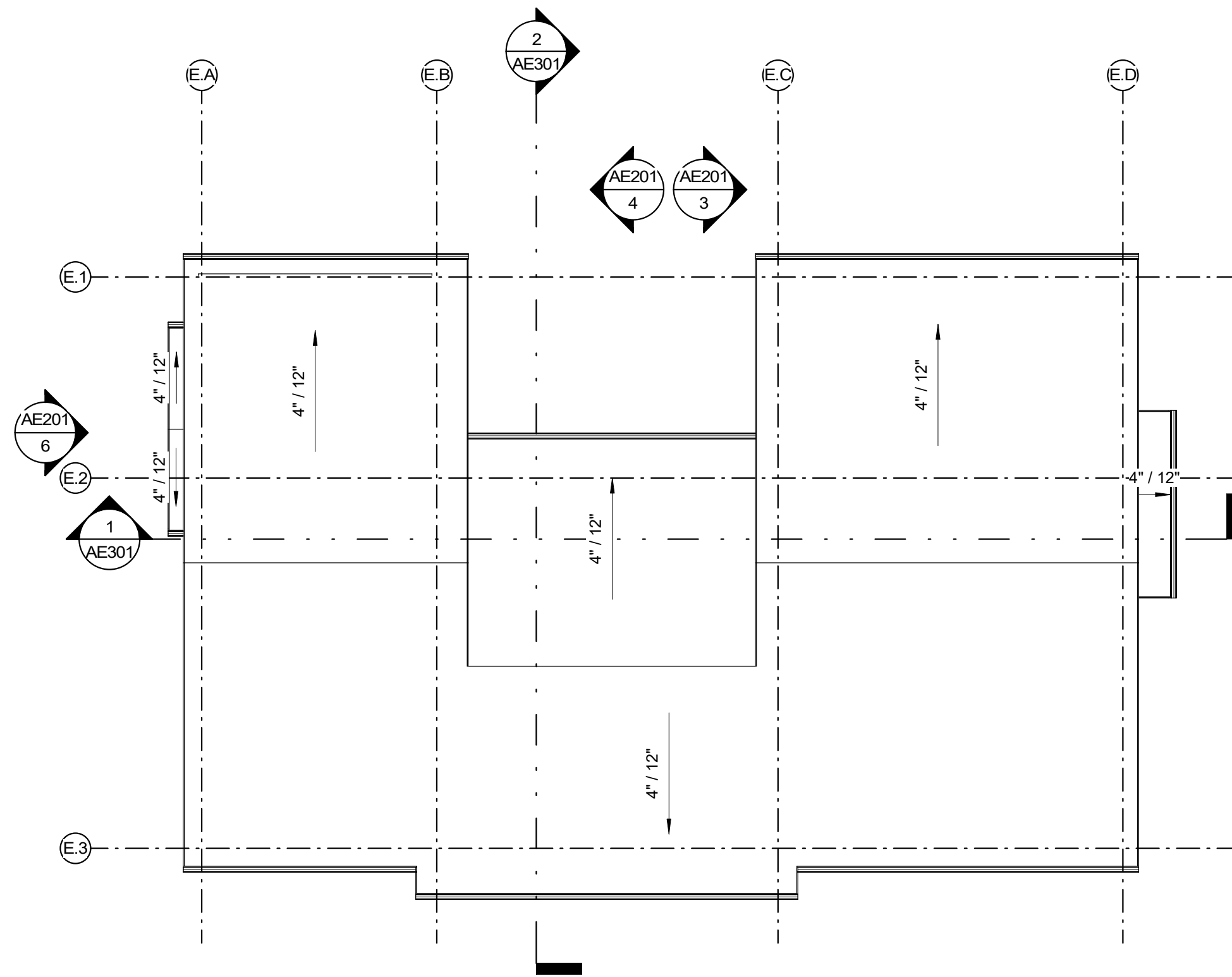
AHJ STAMP

| TITLE                 |          |
|-----------------------|----------|
| BUILDING D - SECTIONS |          |
|                       |          |
| DEMO #                |          |
| LAND USE #            |          |
| SDOT #                |          |
| PERMIT #              |          |
| DRAWN                 | DA/AB/JR |
| CHECKED               | DA/AB    |
| ISSUE DATE            | 09/06/24 |
| PROJECT #             | 22022    |
| SHEET #               |          |

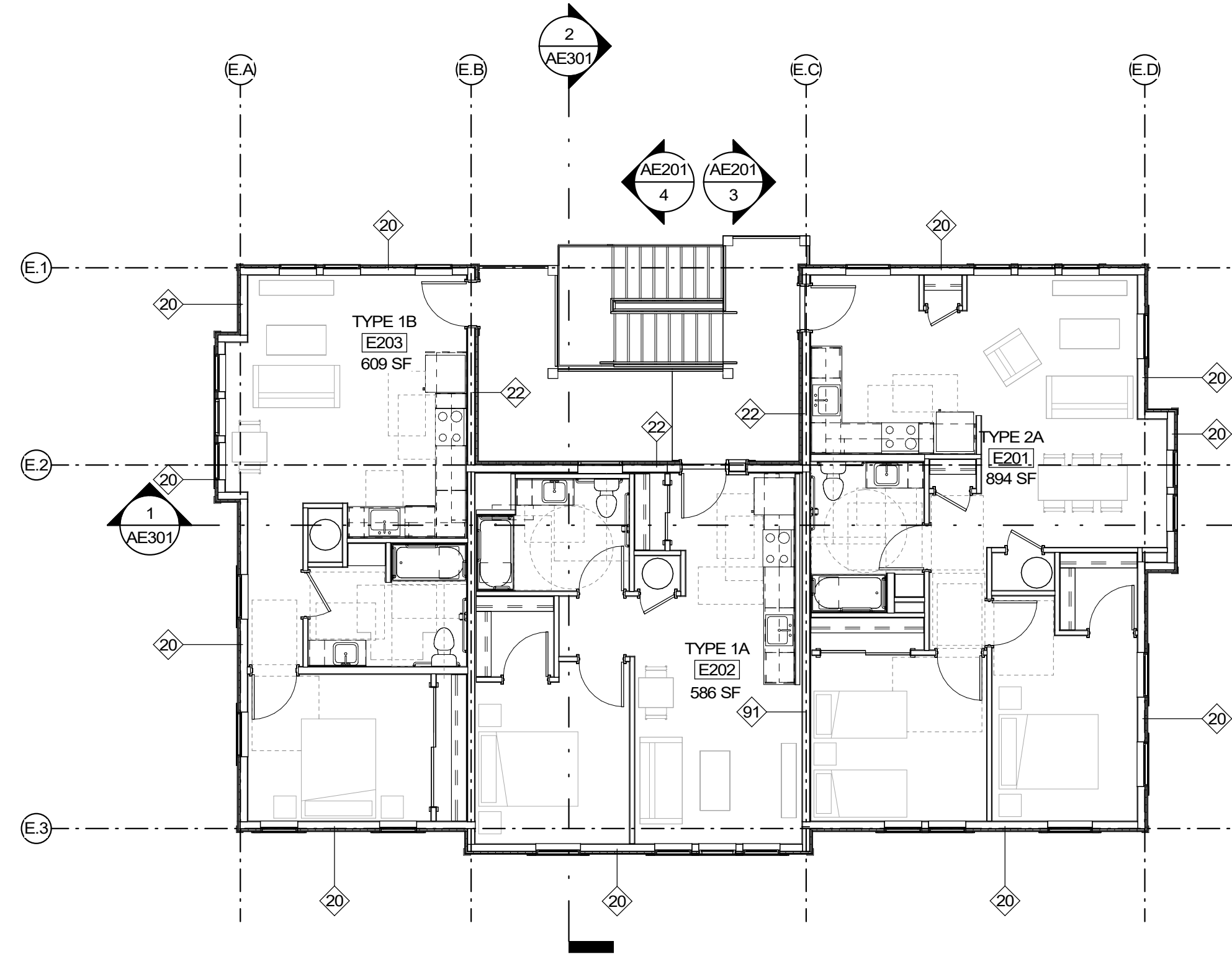
AD301



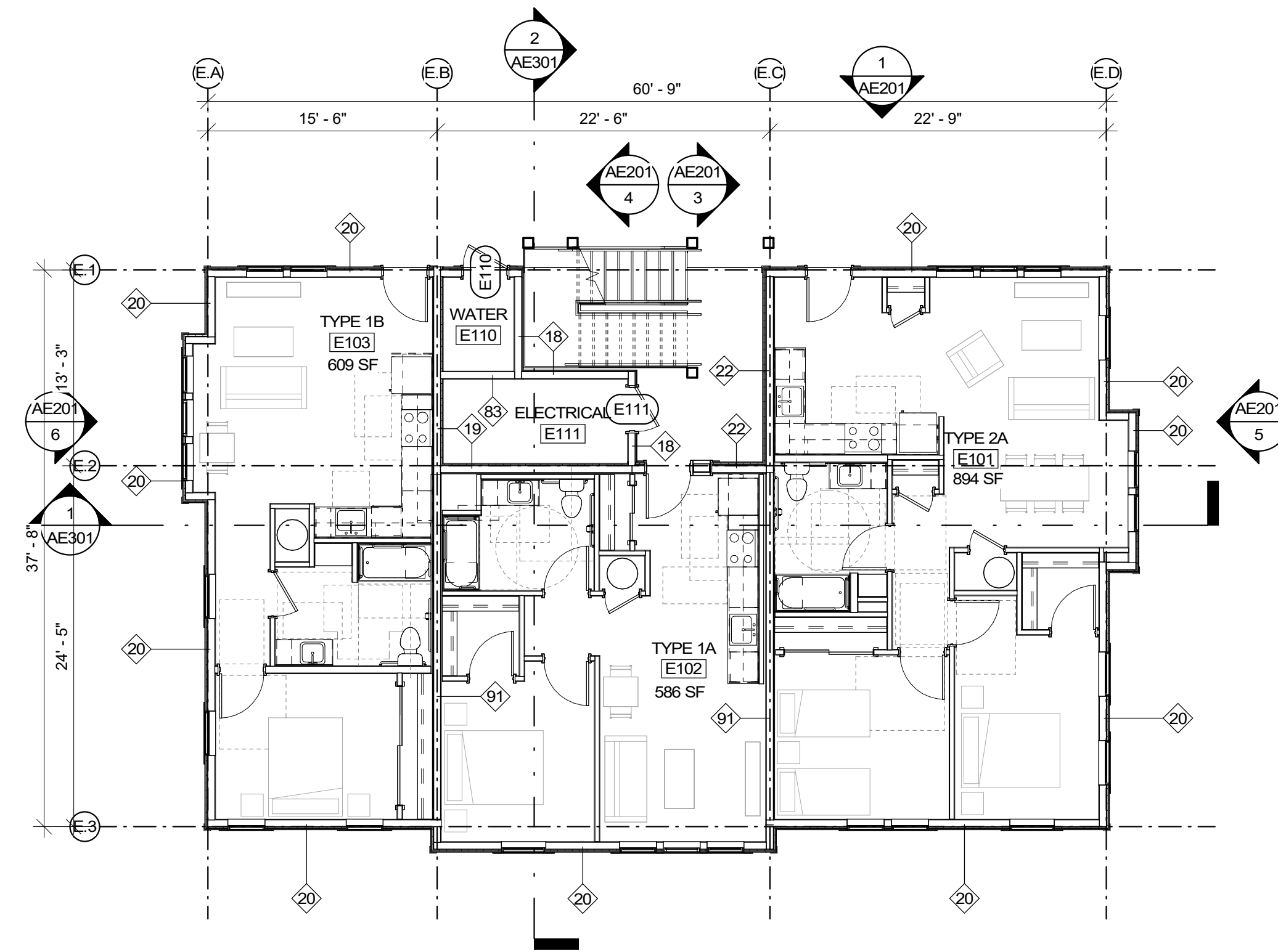
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3 BLDG E - ROOF  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'

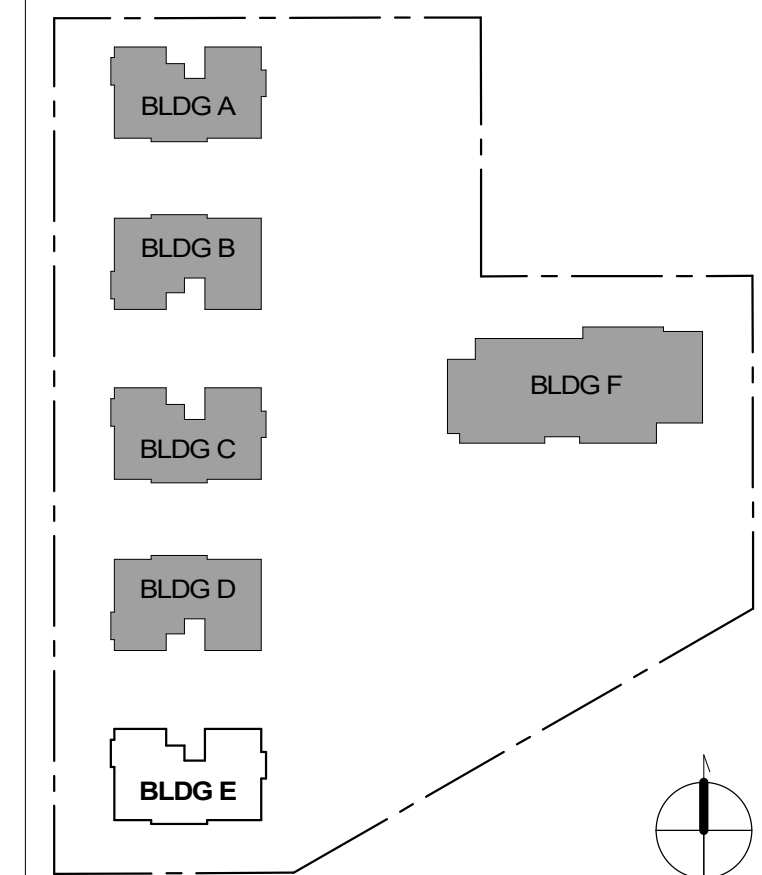


2 BLDG E - LEVEL 2  
SCALE: 1/8" = 1'-0"  
0 4' 8' 16'



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

## NOTES



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



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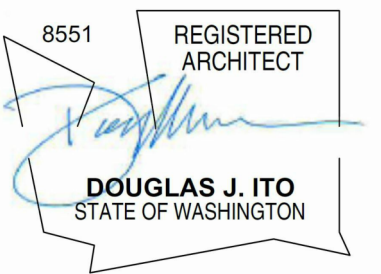
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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/06/24 | 50% DD/LU   |

| 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



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

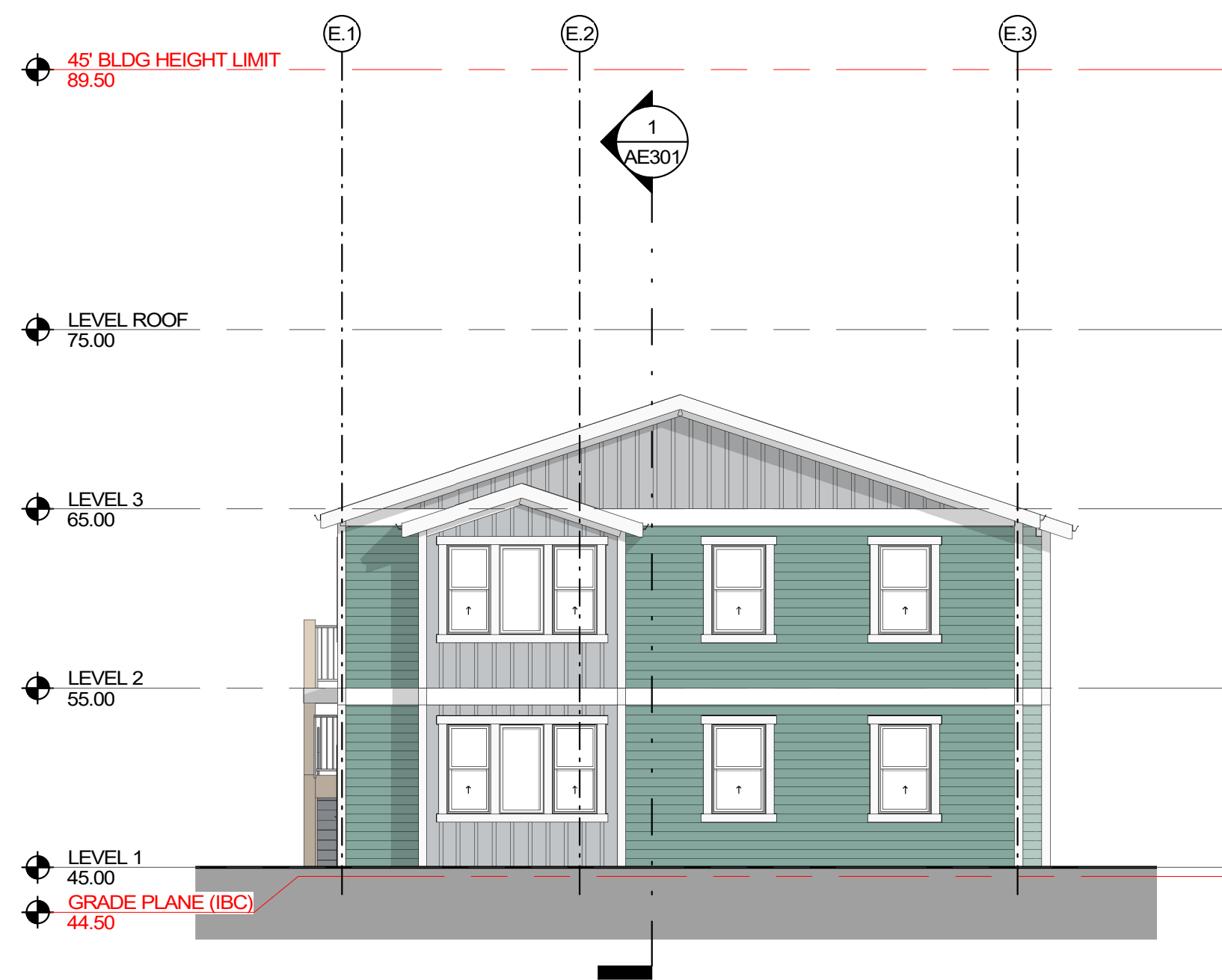
| REVISIONS / NOTES | NO | DATE | DESCRIPTION |
|-------------------|----|------|-------------|
|                   |    |      |             |

AHJ STAMP

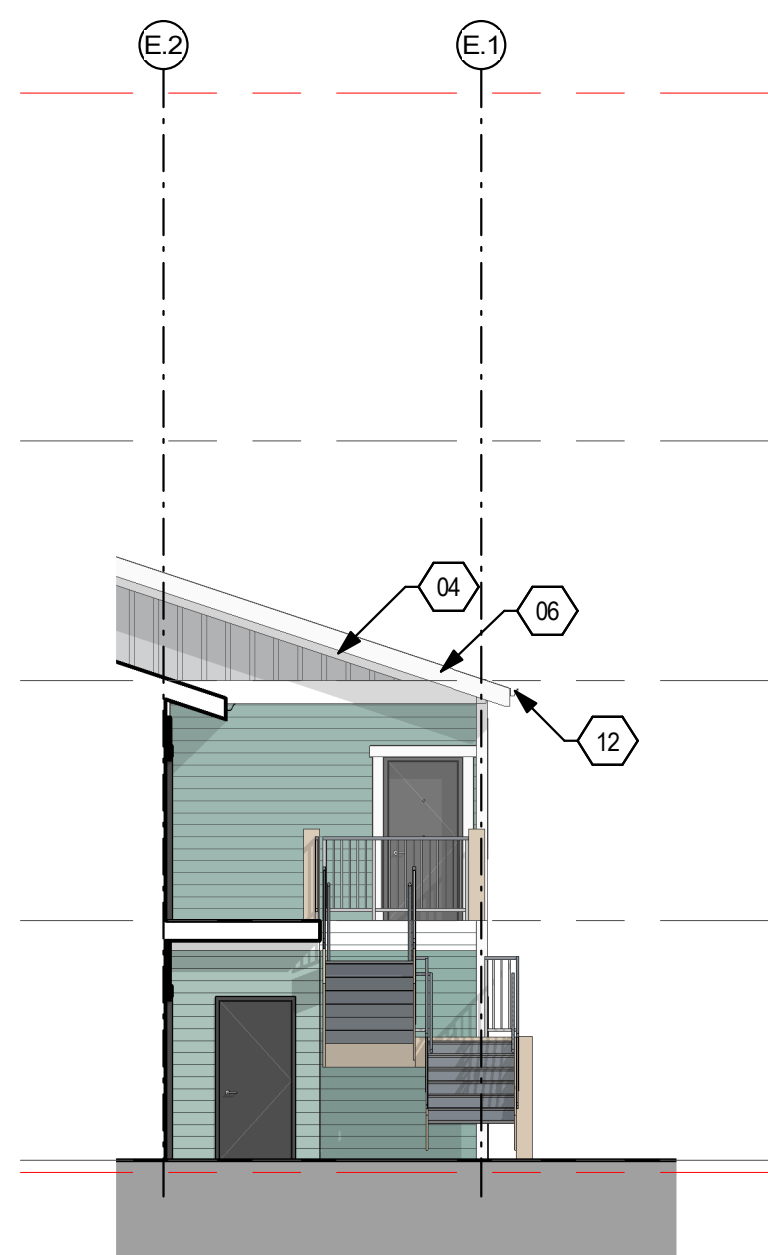
TITLE  
BUILDING E -  
ELEVATIONS

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

AE201



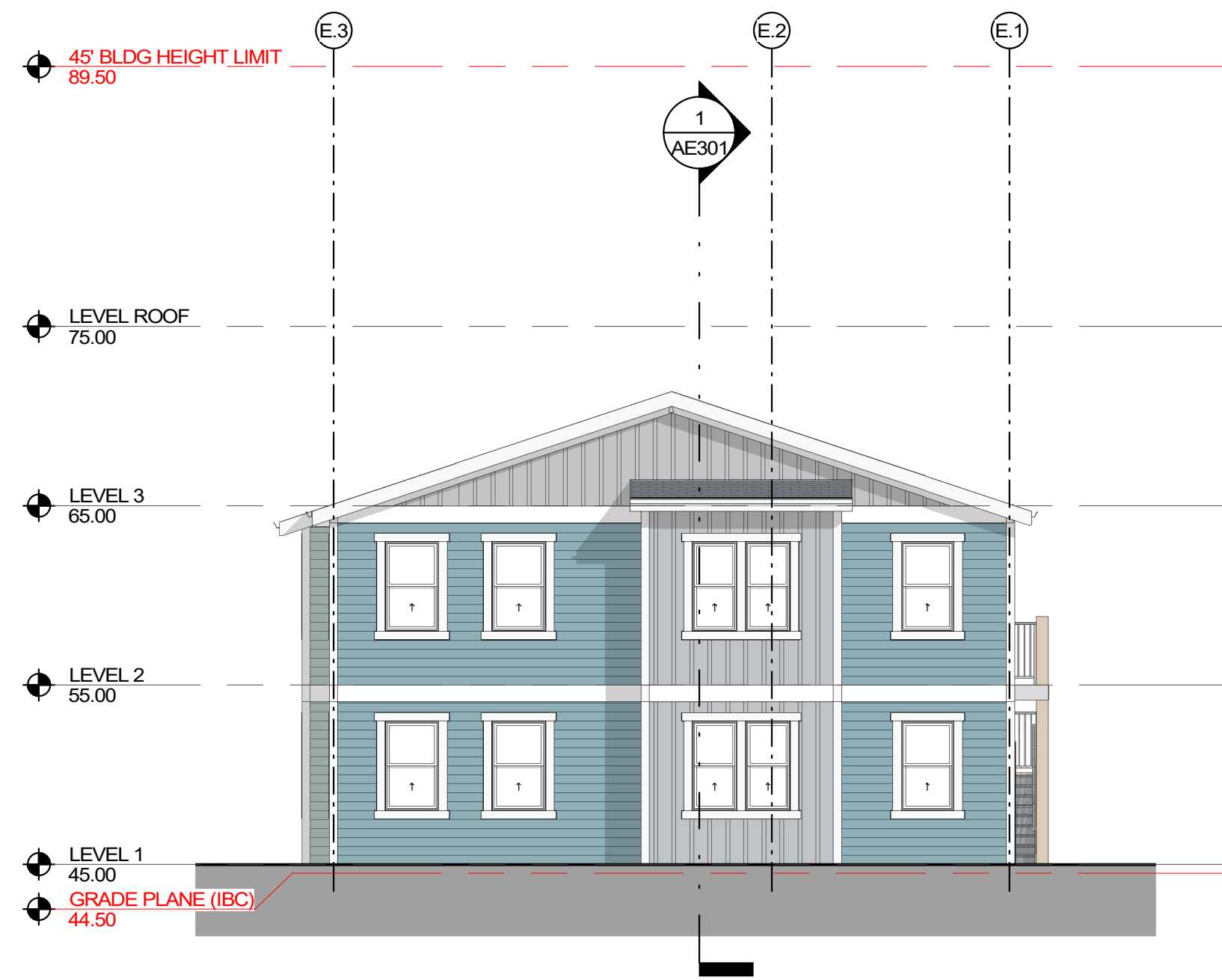
6 BLDG E - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



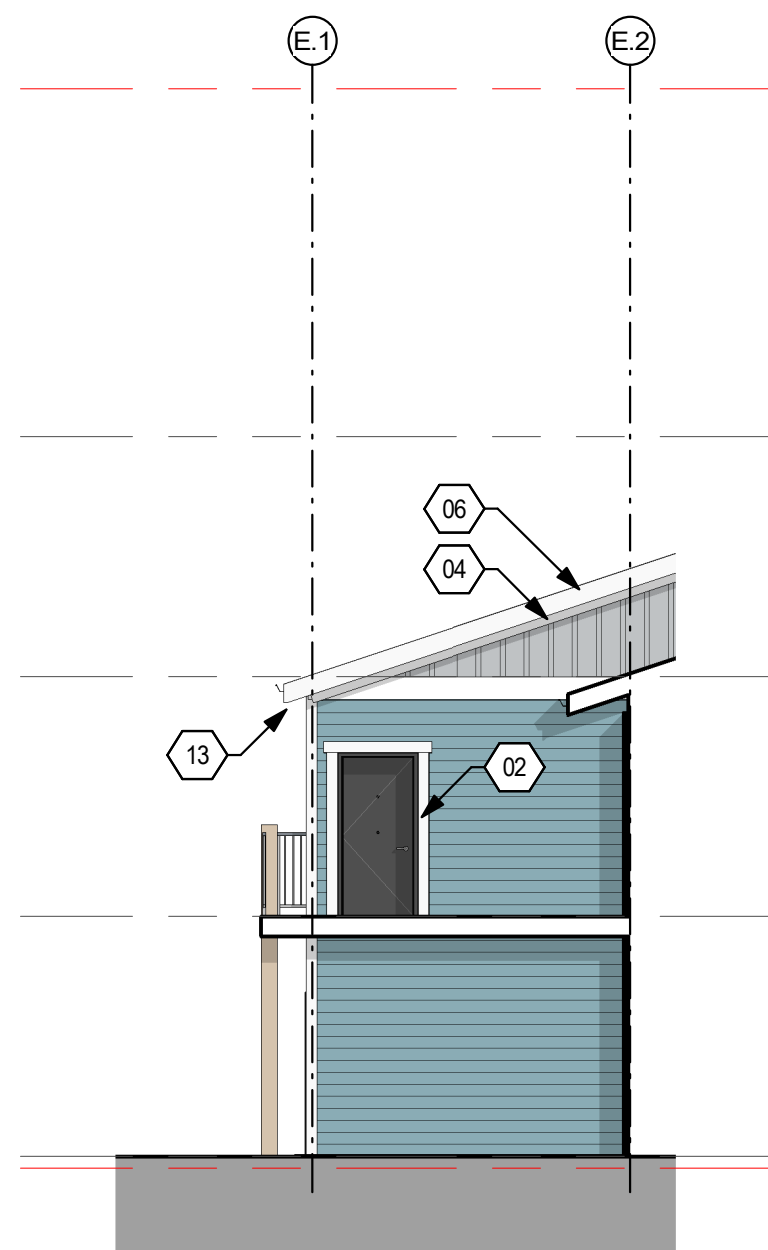
4 BLDG E INSET - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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"

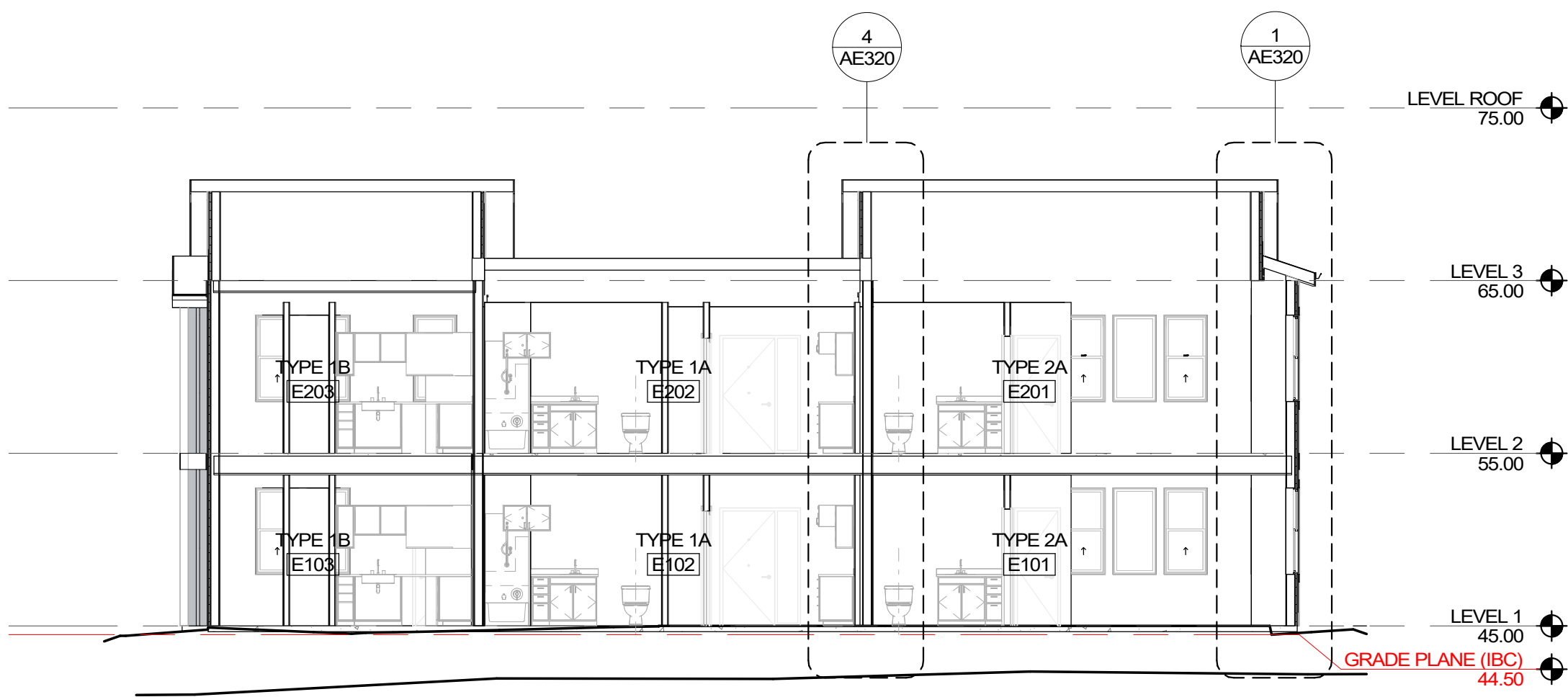
#### NOTES

- 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

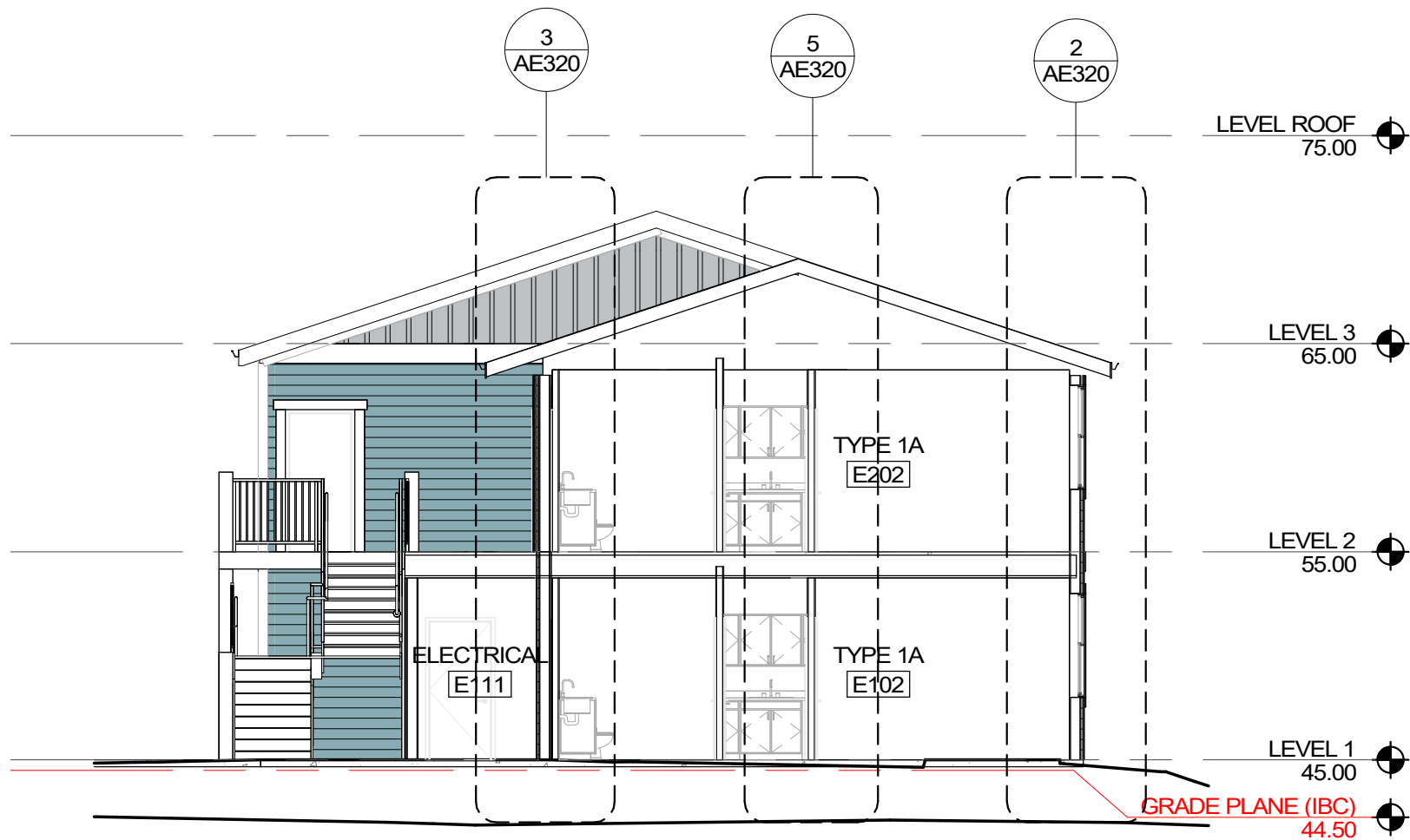
#### LEGEND

|                                                                        |                                 |
|------------------------------------------------------------------------|---------------------------------|
| 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    |





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

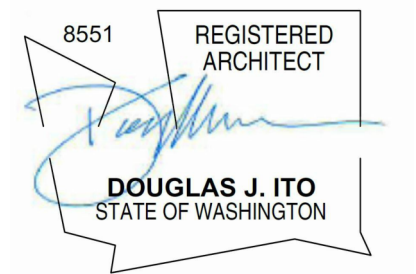


2 BLDG E NORTH-SOUTH SECTION  
SCALE: 1/8" = 1'-0"

|  | NOTES | LEGEND |
|--|-------|--------|
|  |       |        |



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Seattle, WA 98104  
  
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FX: 206.623.5285



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

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

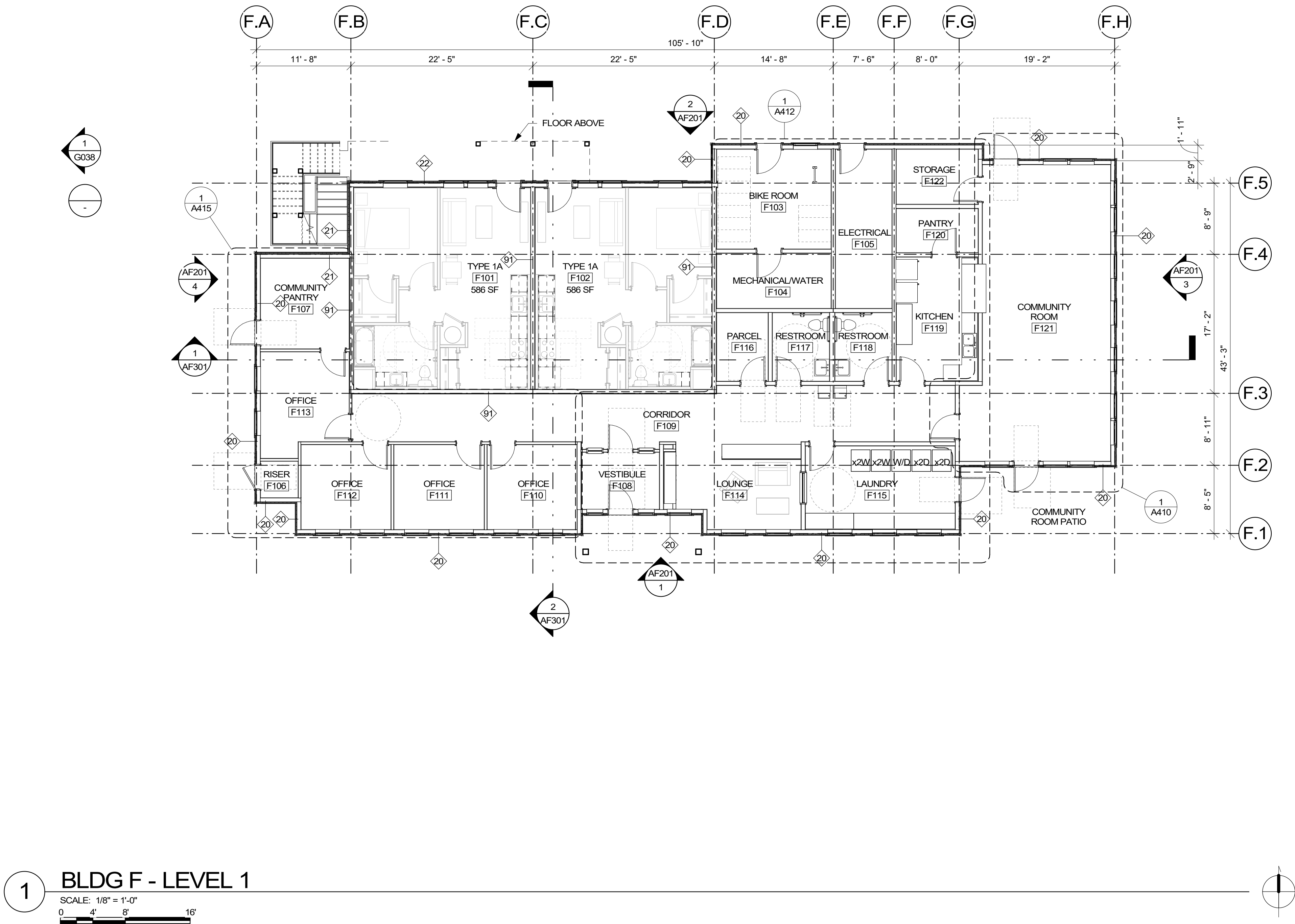
AHJ STAMP

| 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



9/6/2024 5:23:18 PM



NOTES



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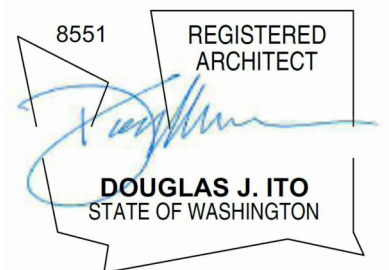
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| ISSUED SETS |          |             |
|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
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| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

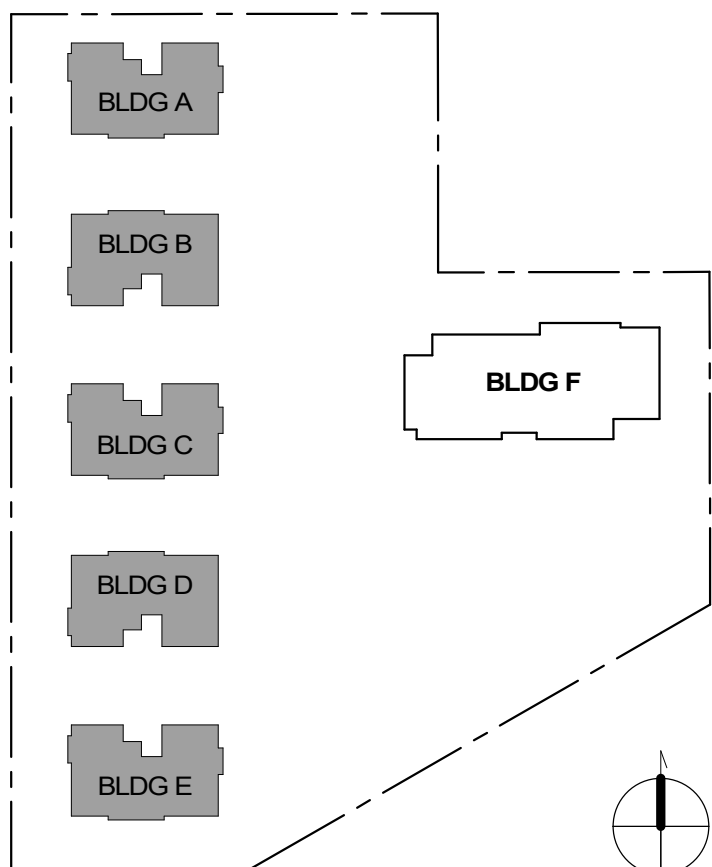
AHJ STAMP

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 #

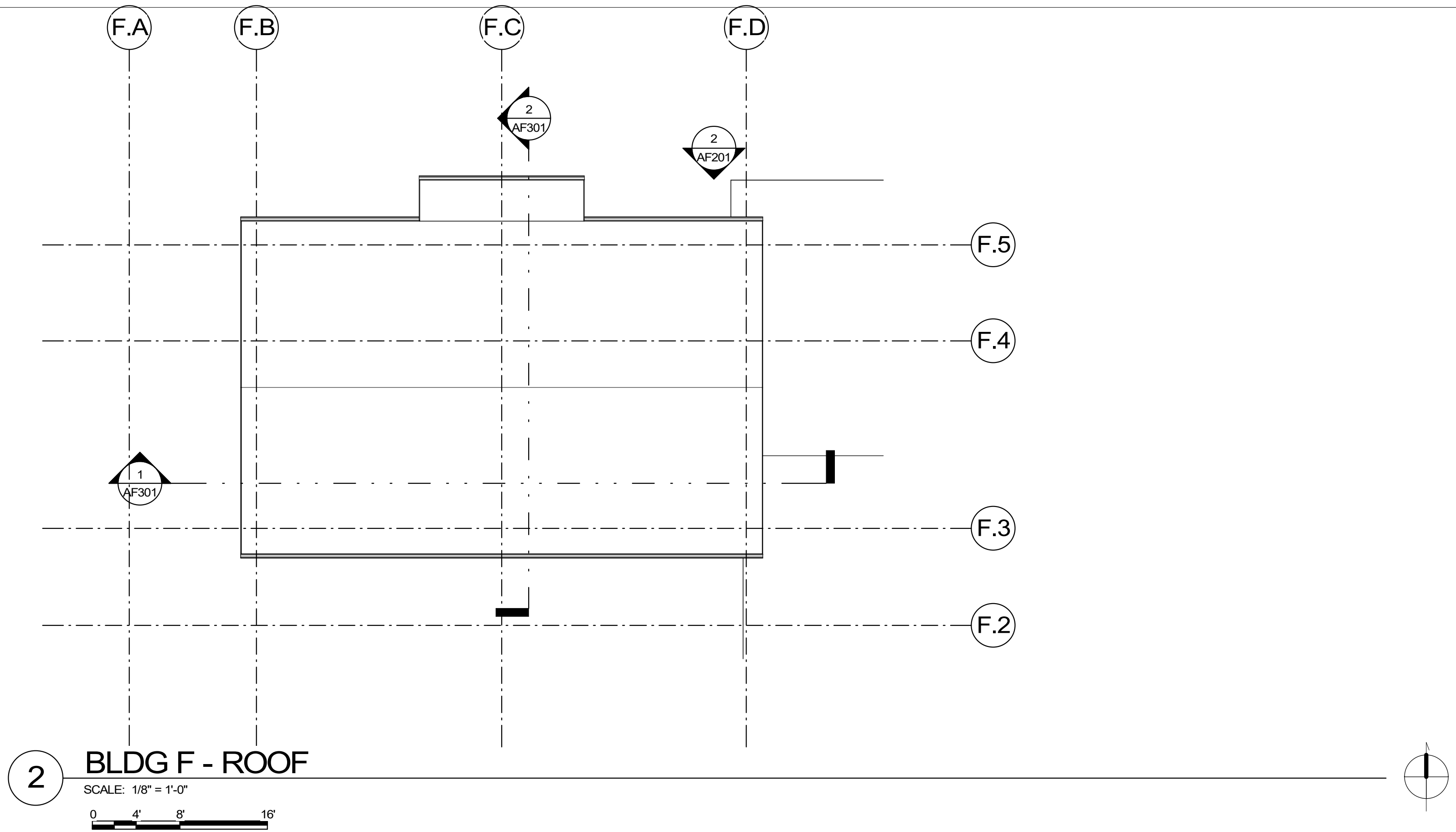
AF101



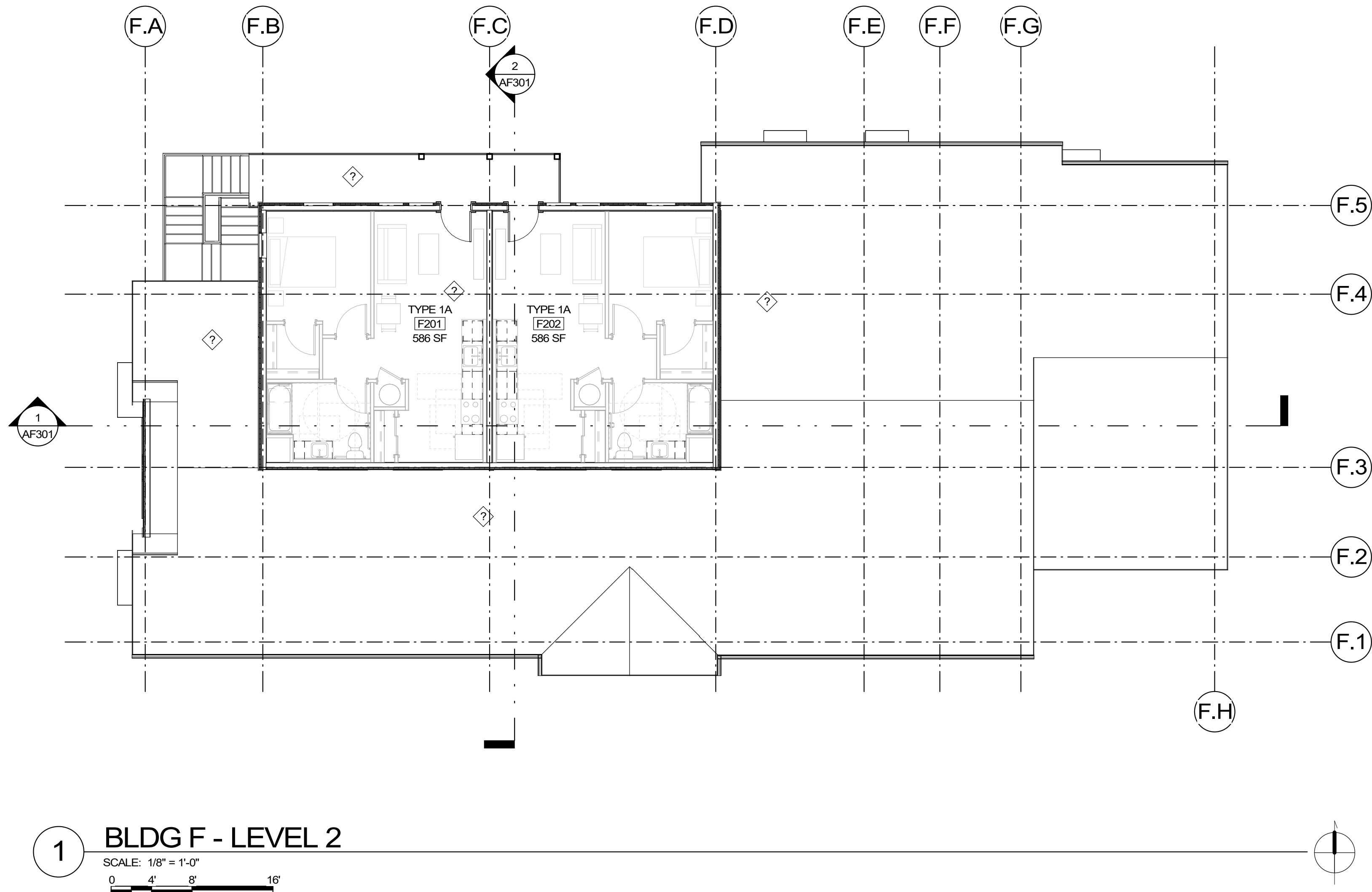
KEY PLAN

SCALE: 1" = 80'-0"





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



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

NOTES



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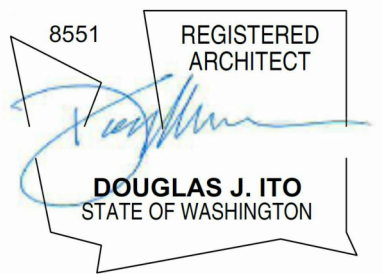
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|-------------|----------|-------------|
| NO          | DATE     | DESCRIPTION |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
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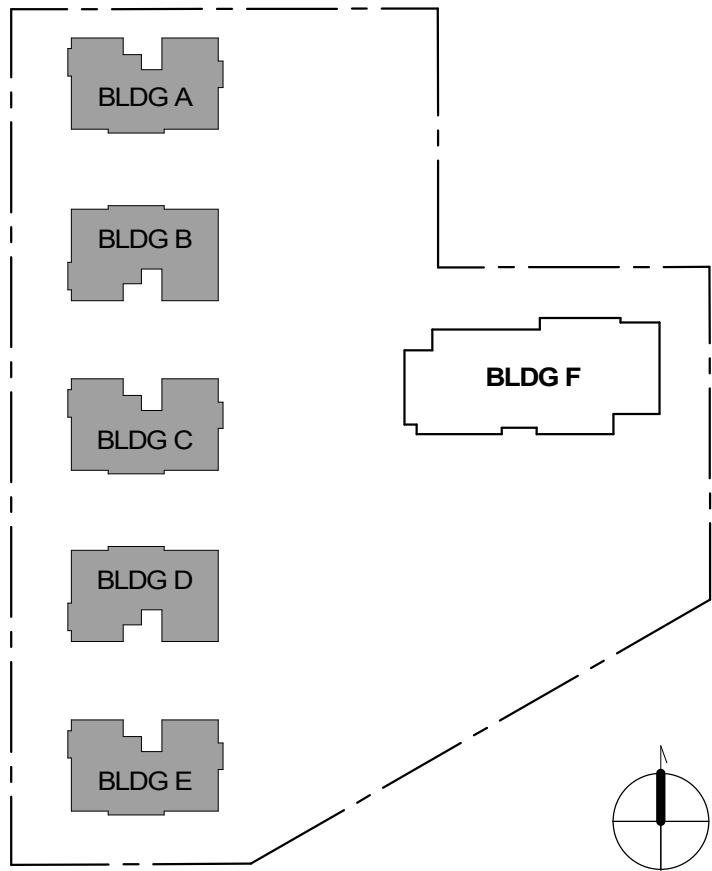
| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

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 |
| 1           | 05/24/24 | NEPA        |
| 2           | 08/10/24 | 100% SD     |
| 3           | 09/08/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

TITLE

BUILDING F -  
ELEVATIONS

DEMO #

LAND USE #

SDOT #

PERMIT #

DRAWN DA/AB/JR

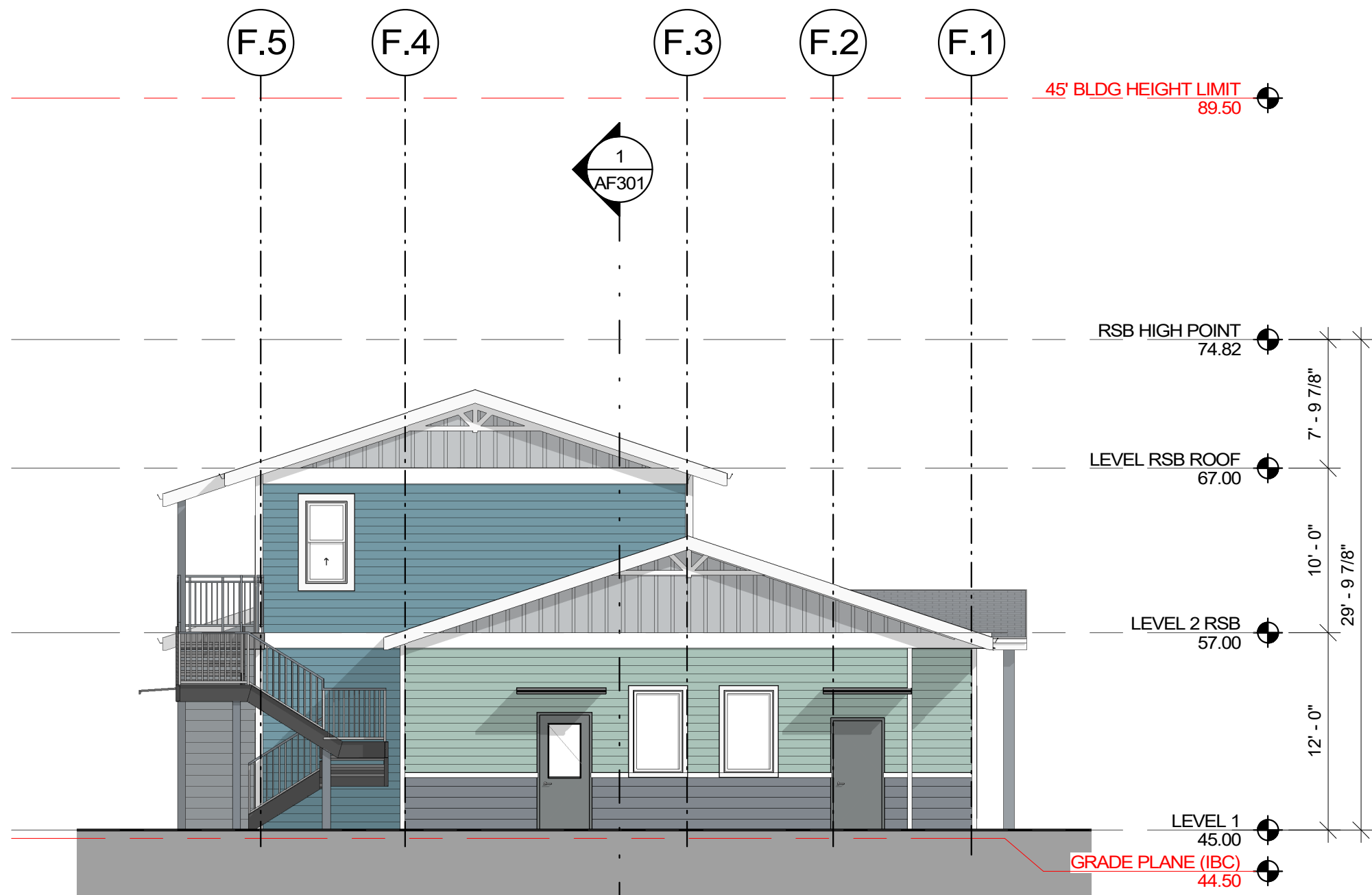
CHECKED DA/AB

ISSUE DATE 09/06/24

PROJECT # 22022

SHEET #

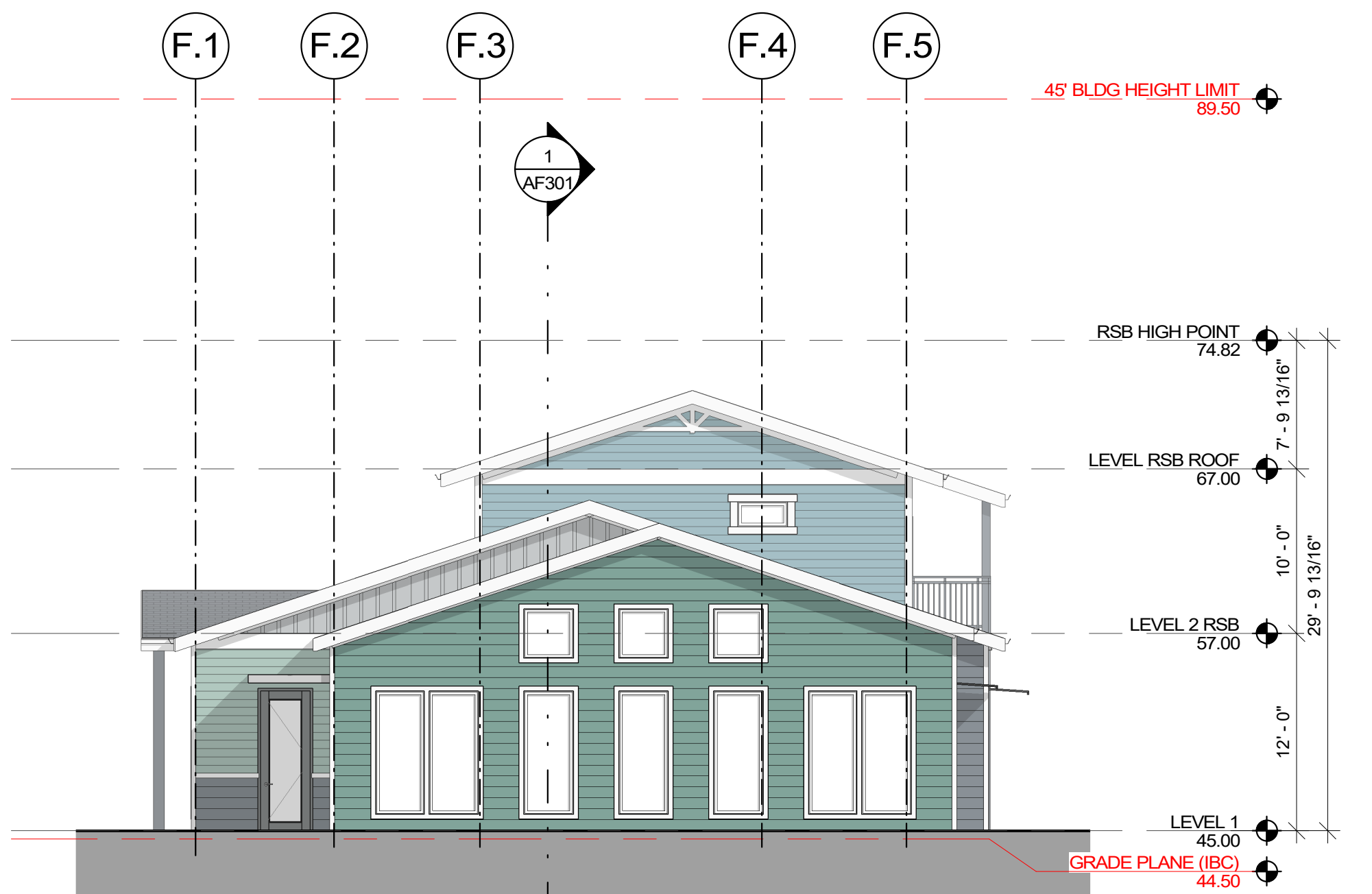
AF201



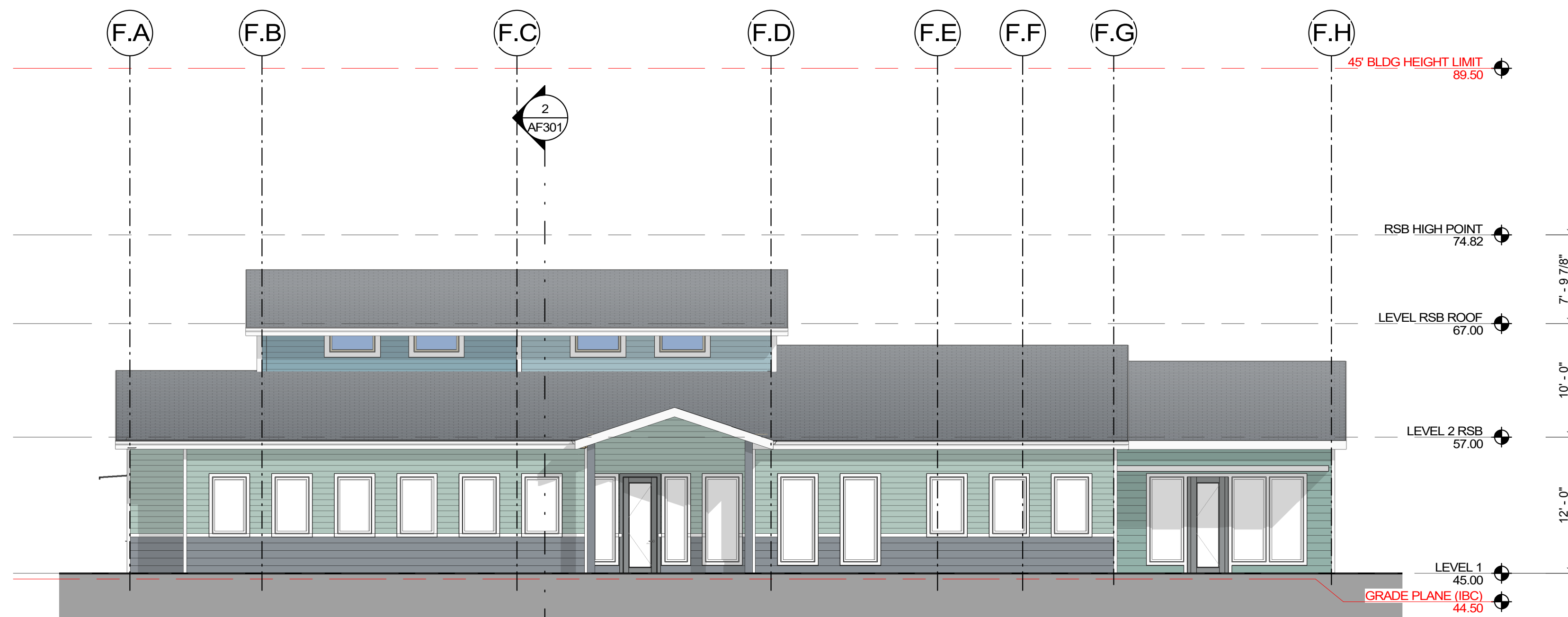
4 BLDG F - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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"

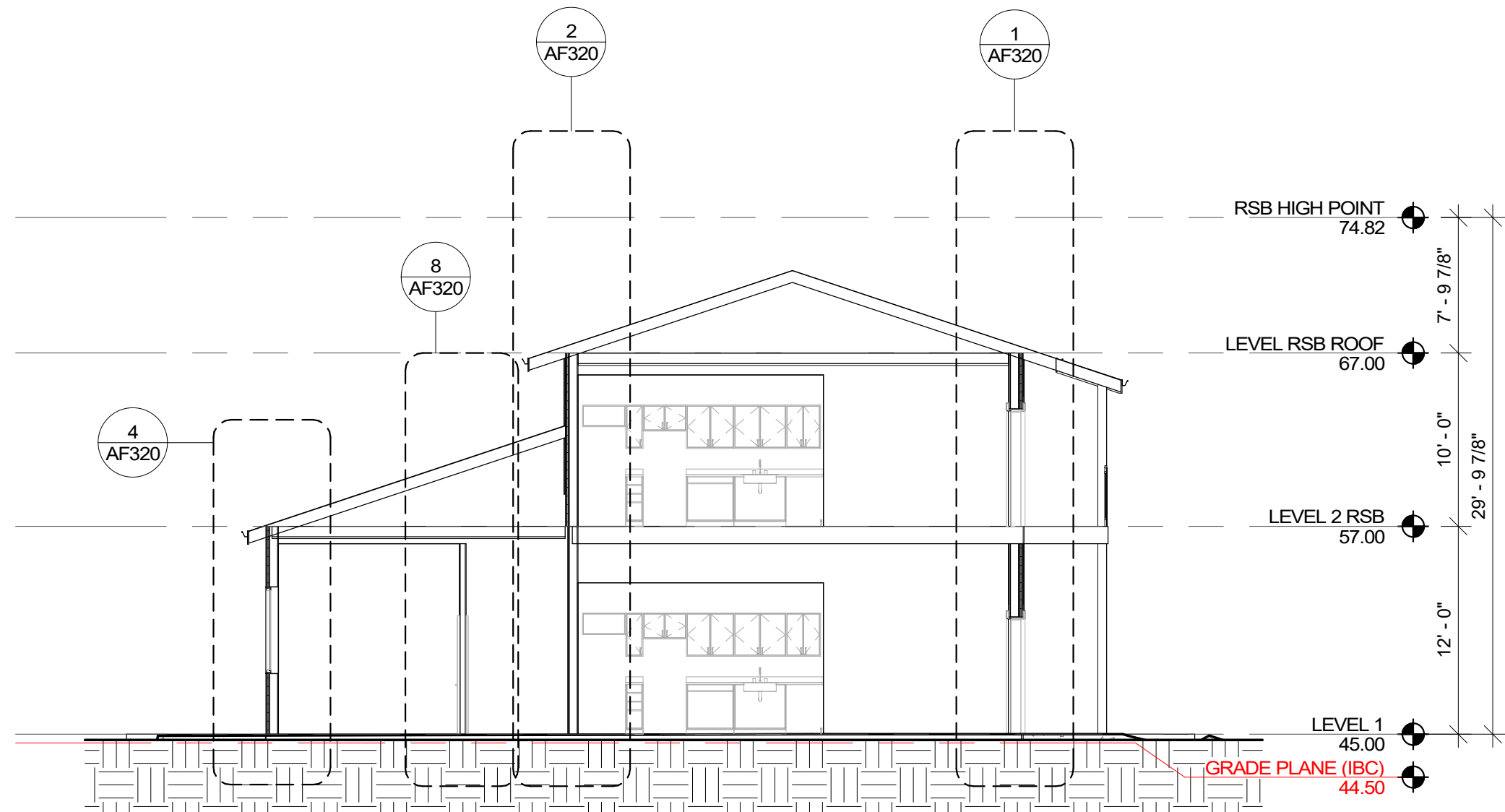
#### NOTES

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- ENTRY STOOP OVERHANG, TYP @ MOST ENTRIES

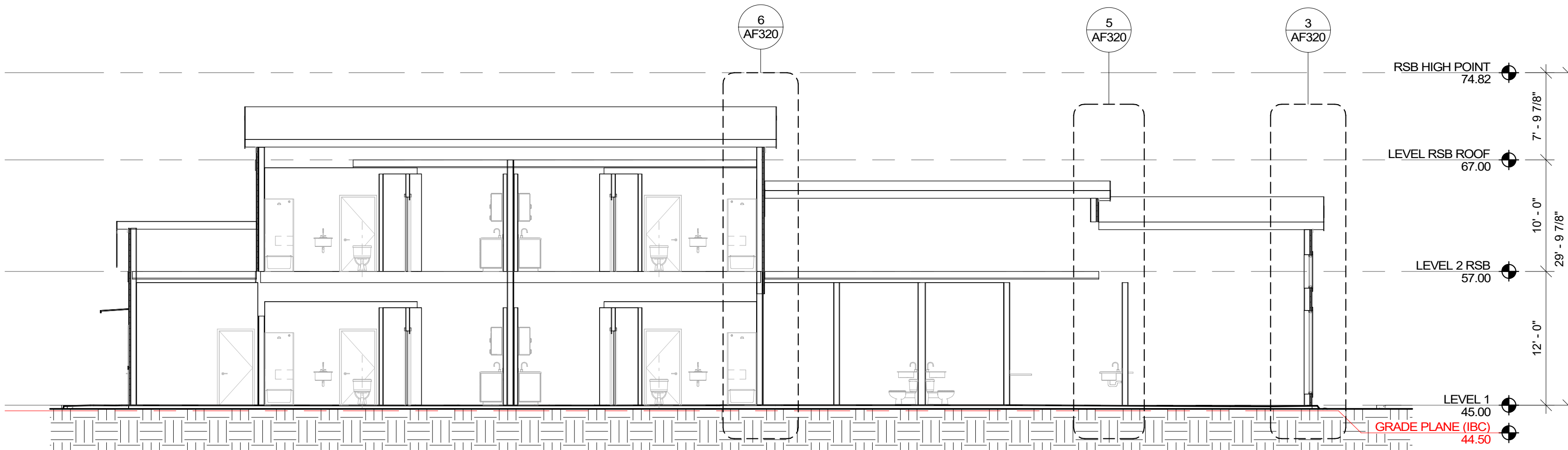
#### LEGEND

|                                                                        |                                 |
|------------------------------------------------------------------------|---------------------------------|
| 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    |





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



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

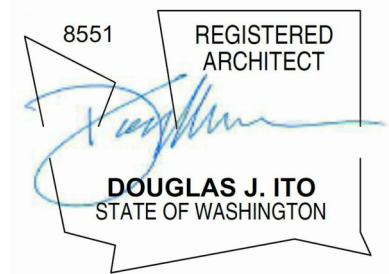
NOTES

LEGEND



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BURLINGTON, WA 98233



| ISSUED SETS |          |             |
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| 3           | 09/08/24 | 50% DD/LU   |

| REVISIONS / NOTES |      |             |
|-------------------|------|-------------|
| NO                | DATE | DESCRIPTION |

AHJ STAMP

TITLE  
BUILDING F -  
SECTIONS

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

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