

CITY OF ARLINGTON SMOKEY POINT INDUSTRIAL BUILDINGS A & B

File: PLN#1202

SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M

LEGAL DESCRIPTION

PARCEL A
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN;
EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 191747;
AND EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 282628.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(CONTAINING APPROXIMATELY 846,691 S.F. / 19.44 ACRES, SPECIAL USE PERMIT AREA WITHIN THE CITY OF ARLINGTON 471,935 S.F. (10.83 ACRES))

TAX PARCEL NUMBER: 31051600300500

VICINITY MAP



PROJECT ADDRESS: 3505 188TH AVE. NE., ARLINGTON, WA 98223

PROJECT TEAM

| DEVELOPER: | ARCHITECT: |
|--|--|
| SMOKEY POINT INDUSTRIAL LLC 140 LAKESIDE AVE., SUITE 110 REDMOND, WA 98052 (206) 550-1538 CONTACT: BRITTNEY BRANDT EMAIL: BRITTNEY@THESMARTCAPGROUP.COM | LANCE MUELLER & ASSOCIATES 140 LAKESIDE AVE., SUITE 310 SEATTLE, WA 98122 (206) 325-2553 FAX (206) 328-0554 CONTACT: HAROLD CHRISTENSEN EMAIL: HAROLD@LMUELLER.COM |
| CIVIL ENGINEER: | STRUCTURAL ENGINEER: |
| LAND TECHNOLOGIES, INC. 19022 33RD AVE. W. SUITE 530 ARLINGTON, WA 98223 (360) 652-9727 CONTACT: MERLE ASH EMAIL: MERLE@LANDTECHWAY.COM | ENGINEERS NORTHWEST 19022 33RD AVE. W. SUITE 530 LYNNWOOD, WA 98036 (206) 973-5423 CONTACT: JOANNE BAYUGA EMAIL: JOANNE@ENGINEERSNW.COM |
| LANDSCAPE DESIGN: | GEOTECHNICAL ENGINEER: |
| MAIN STREET DESIGN 9402 TIDAL COURT BAINBRIDGE ISLAND, WA 98011 (206) 842-7886 CONTACT: KEN LONEY EMAIL: MAIN_STREET@EARTHLINK.NET | RILEY GROUP 17522 BOTHELL WAY NE BOTHELL, WA 98011 (425) 415-0551 CONTACT: KRISTINA WELLER EMAIL: K-WELLER@RILEY-GROUP.COM |

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| L-1 | LANDSCAPE PLAN - BUILDING A |
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PROJECT STATISTICS

| | |
|---|----------------------------|
| ZONING DESIGNATION: | BP-BUSINESS PARK |
| AIRPORT PROTECTION DISTRICT SUBDISTRICT: | B AND C |
| SITE AREA: | 846,691 S.F. / 19.44 ACRES |
| SPECIAL USE PERMIT AREA: | 471,935 S.F. / 10.83 ACRES |
| BUILDING SETBACK FROM ARTERIAL: | 25 FEET |
| BUILDING SETBACK FROM LOT BOUNDARY LINE OR ALLEY: | 5 FEET |
| HEIGHT LIMITATION: | 50 FEET |
| MAXIMUM LOT COVERAGE: | 100% |

| BUILDING DATA | |
|---|---|
| CODES USED: | 2018 IBC, IMC, UPC, IFC, 2018 ICC ANSI 117.1, 2012 WSNREC & CITY OF ARLINGTON MUNICIPAL CODE |
| TYPE OF CONSTRUCTION: | TYPE III-B, SPRINKLED |
| OCCUPANCY GROUPS (ANTICIPATED): | B, S-1 AND F-1 |
| NUMBER OF STORIES: | 1 |
| BUILDING SETBACK FROM ARTERIAL PROVIDED: | 106'-0"+ |
| BUILDING SETBACK FROM LOT BOUNDARY LINE PROVIDED: | 84'-0"+ |
| BUILDING HEIGHT (MAXIMUM): | 34'-4" |
| LOT COVERAGE * (IMPERVIOUS SURFACE): | 351,382 S.F. (20.7%) |

| ALLOWABLE FLOOR AREA: | |
|--|-----------|
| ALLOWABLE FLOOR AREA: | UNLIMITED |
| ALLOWABLE AREA CALCULATION | |
| PER IBC 503.1.2, TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING. BUILDING A AND BUILDING B TO BE UNLIMITED AREA BUILDING(S) PER I.B.C. 507.4, SPRINKLED ONE STORY BUILDING SEPARATED BY YARDS 60' OR GREATER. | |

| BUILDING AREA: | |
|---|-------------------|
| PROPOSED BUILDING A AREA (FOOTPRINT) | 79,336 S.F. |
| TOTAL BUILDING A AREA | 79,336 S.F. |
| REQUIRED PARKING: | |
| BUILDING A: | |
| FUTURE OFFICE (ASSUME 15%): | 30 STALLS |
| FUTURE MANUFACTURING (ASSUME 25%): | 30 STALLS |
| FUTURE WAREHOUSE (ASSUME 60%): | 40 STALLS |
| TOTAL PARKING REQUIRED FOR BUILDING A: | 100 STALLS |
| PROVIDED PARKING: | |
| BUILDING A: | |
| STANDARD: | 114 STALLS |
| ACCESSIBLE: | 4 STALLS |
| TOTAL PARKING PROVIDED BUILDING A: | 118 STALLS |
| BUILDING B: | |
| STANDARD: | 160 STALLS |
| ACCESSIBLE: | 4 STALLS |
| TOTAL PARKING PROVIDED BUILDING B: | 164 STALLS |
| TOTAL PARKING PROVIDED BUILDING A & B: | 282 STALLS |
| TOTAL BICYCLE STALLS: | 8 STALLS |
| TOTAL REQUIRED FUTURE EV STALLS (28x10%): | 28.2 OR 30 STALLS |

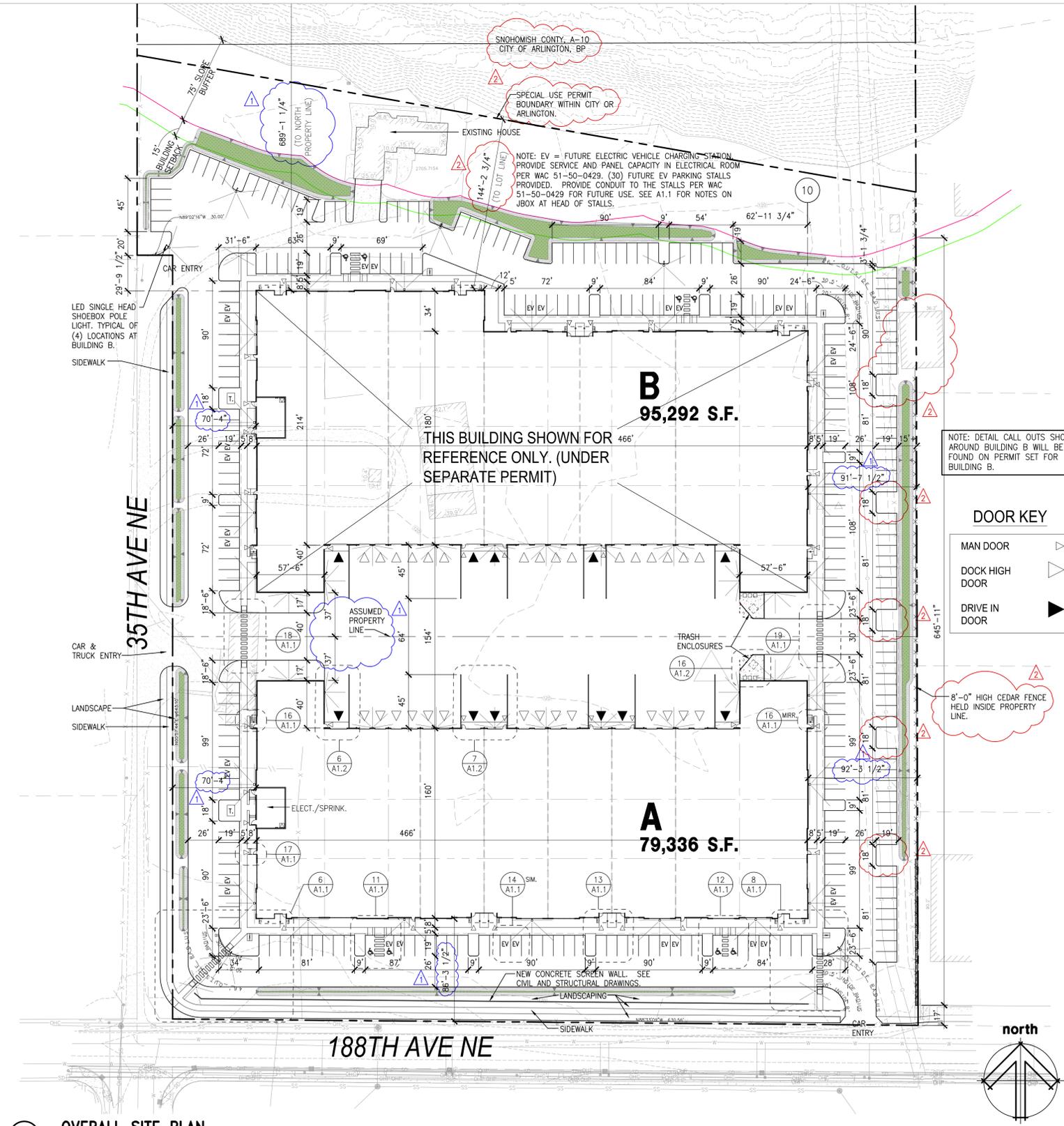
| | |
|--|---------------|
| BUILDING TO BE SEMI HEATED SPACE. SEE ENERGY ANALYSIS BY FRANKLIN ENGINEERING. BIDDER DESIGN GAS HEAT TO BE DESIGNED FOR SEMI-HEATED SPACE (8/BTU/S.F.) FOR ENTIRE BUILDING AND ELECTRICAL/SPRINKLER ROOM. ROOF TO HAVE MINIMUM R-38 RIGID INSULATION OVER ENTIRE ROOF AREA. | |
| STORAGE CLEAR HEIGHT (INTERIOR): | 24' FEET HIGH |

PROJECT SCOPE

CONSTRUCT 79,336 S.F. OFFICE/WAREHOUSE/MANUFACTURING BUILDING SHELL AND ASSOCIATED SITE WORK.

DEFERRED PERMITS

ELECTRICAL PERMIT
PLUMBING PERMIT
MECHANICAL (HVAC) PERMIT
FIRE SPRINKLER PERMIT
FIRE ALARM PERMIT



OVERALL SITE PLAN

Scale: 1"=50'-0"

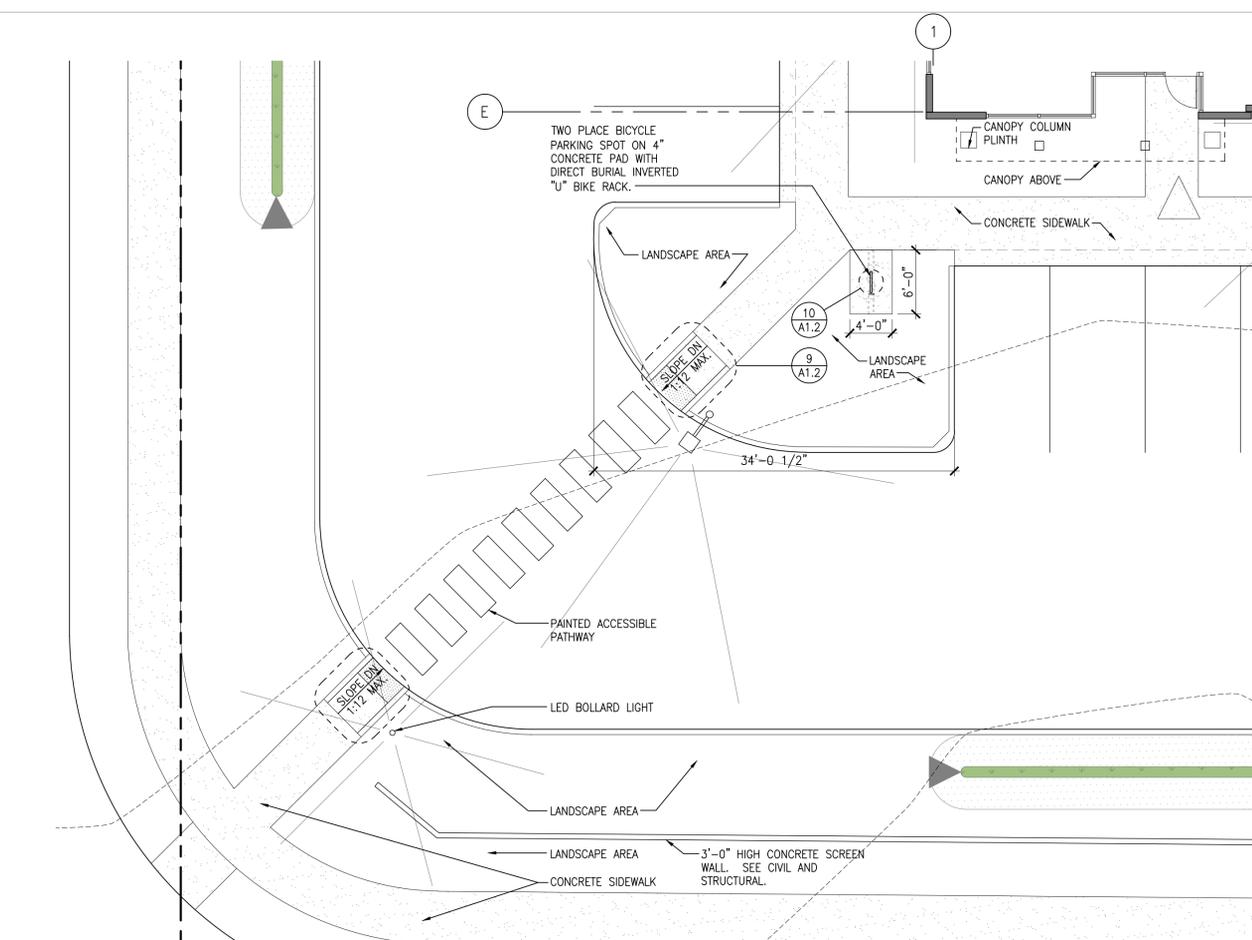
23-033 job no. HAROLD C. draw 7-23-24 LAND USE REVIEW #1 5-14-24 BUILDING REVIEW #1 3-4-24 PERMIT APPLICATION SET 2-23-24 checked date revision no.

REGISTERED ARCHITECT HAROLD CHRISTENSEN STATE OF WASHINGTON

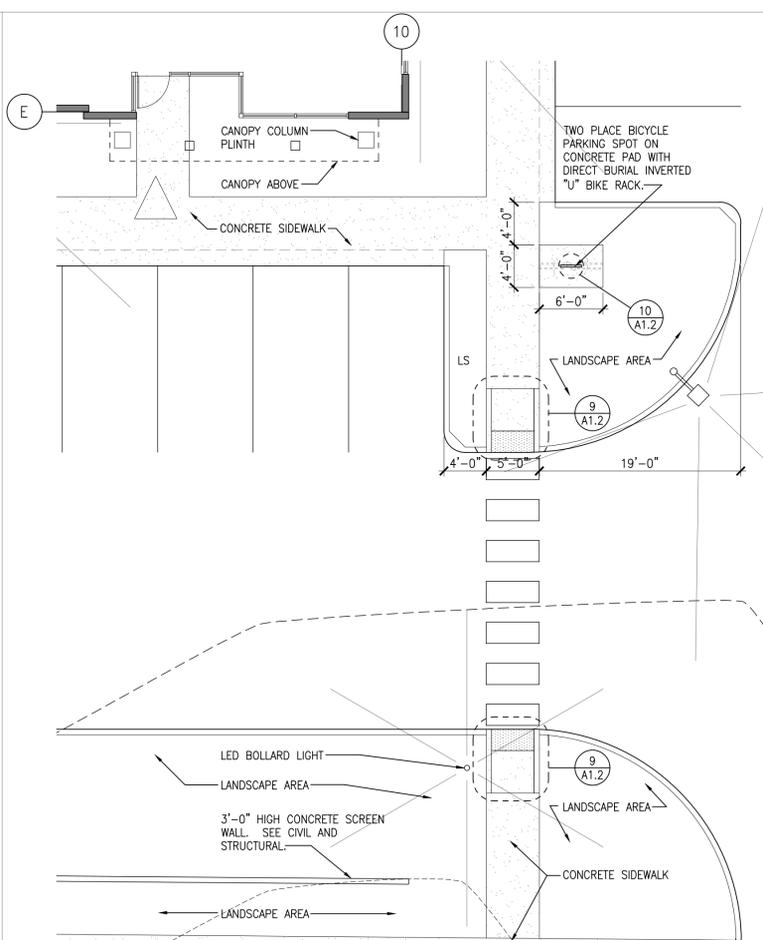
New Building for
Smartcap
Smokey Point Industrial, Building A
3505 188th Ave. NE
Arlington, Washington

OVERALL SITE PLAN / NOTES
LANCE MUELLER & ASSOCIATES
AR C H I T E C T S A I A
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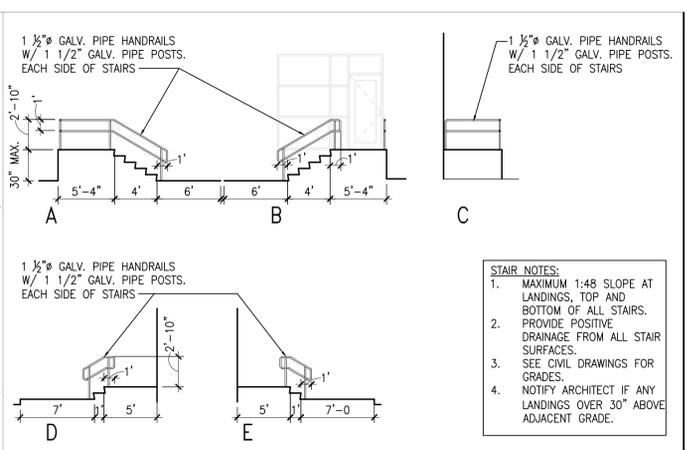
sheet
A1.0



6 ENLARGED PLAN AT WEST SIDEWALK TO 188TH
Scale: 1/8"=1'-0"

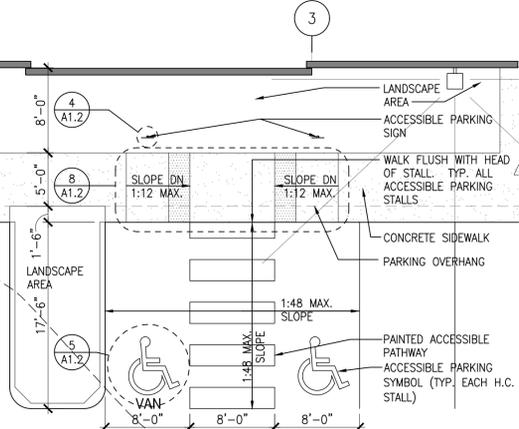


8 ENLARGED PLAN AT WEST SIDEWALK TO 188TH
Scale: 1/8"=1'-0"

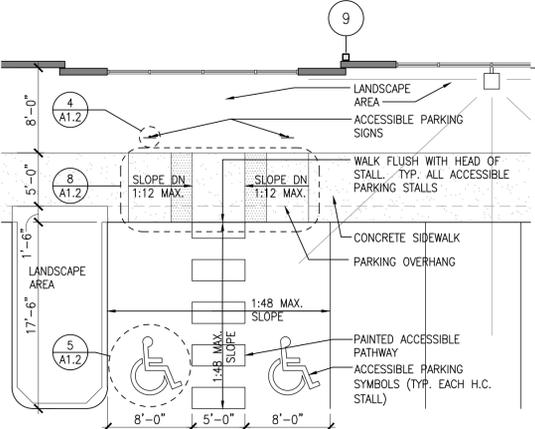


4 RAIL ELEVATIONS
Scale: 1/8"=1'-0"

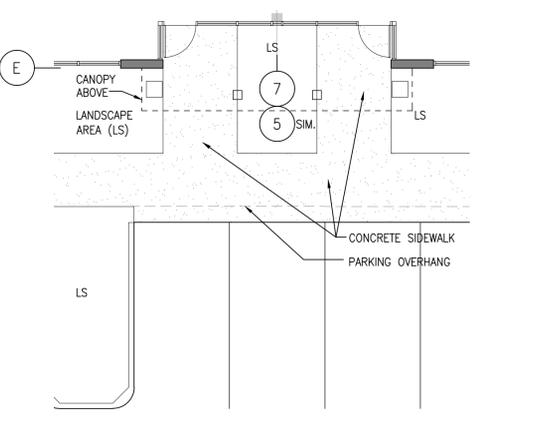
- STAIR NOTES:**
1. MAXIMUM 1:48 SLOPE AT LANDINGS, TOP AND BOTTOM OF ALL STAIRS.
 2. PROVIDE POSITIVE DRAINAGE FROM ALL STAIR SURFACES.
 3. SEE CIVIL DRAWINGS FOR GRADES.
 4. NOTIFY ARCHITECT IF ANY LANDINGS OVER 30" ABOVE ADJACENT GRADE.



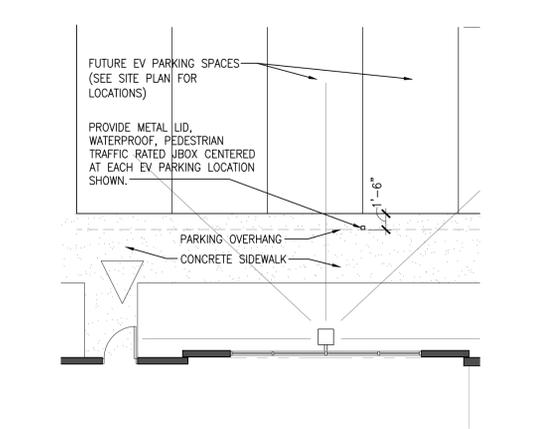
11 ENLARGED PLAN
Scale: 1/8"=1'-0"



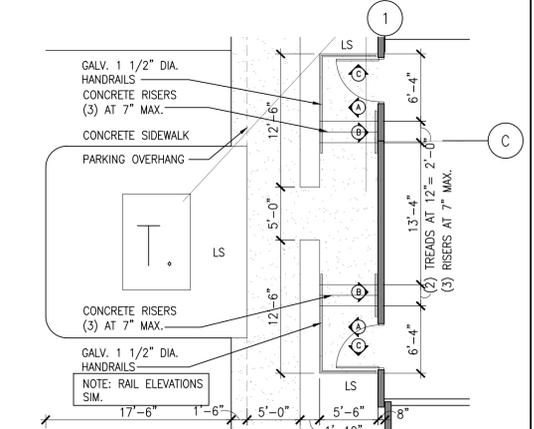
12 ENLARGED PLAN
Scale: 1/8"=1'-0"



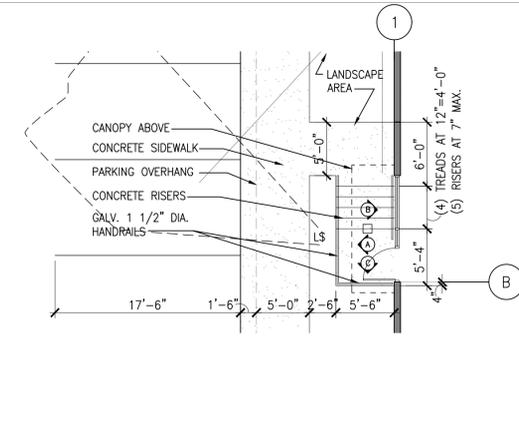
13 ENLARGED PLAN
Scale: 1/8"=1'-0"



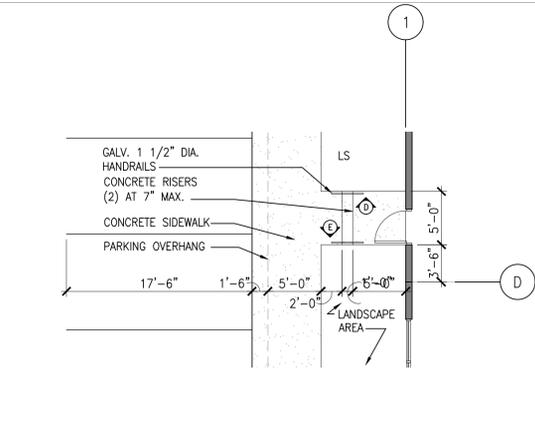
14 ENLARGED PLAN AT TYPICAL EV PARKING
Scale: 1/8"=1'-0"



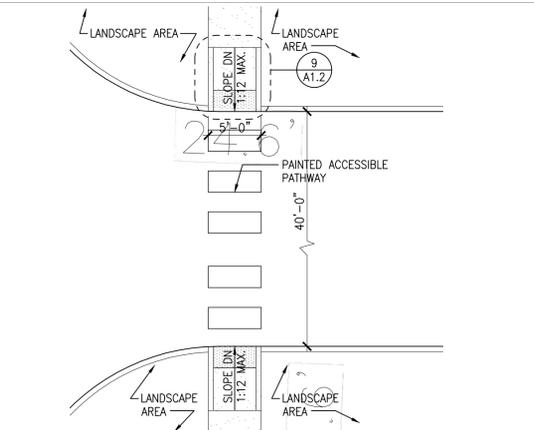
15 ENLARGED PLAN
Scale: 1/8"=1'-0"



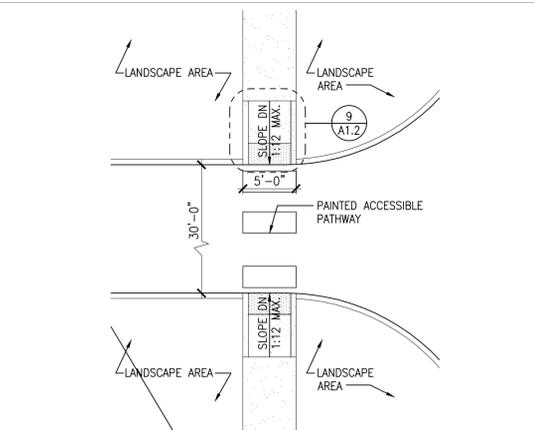
16 ENLARGED PLAN
Scale: 1/8"=1'-0"



17 ENLARGED PLAN
Scale: 1/8"=1'-0"



18 ACCESSIBLE PATHWAY
Scale: 1/8"=1'-0"



19 ACCESSIBLE PATHWAY
Scale: 1/8"=1'-0"

LIGHT FIXTURE LEGEND (BUILDING A)

| FIXTURE | WATTS | QUANTITY |
|--|-------|----------|
| LED SHOEBOX FIXTURE ON 20' POLE WITH 24" x 7" PREFABRICATED CONCRETE BASE. | 220W | 2 |
| LED SHOEBOX FIXTURE WITH ARM WALL MOUNTED AT 25' A.F.F. | 220W | 11 |
| WALL PACK (DOWNWARD CAST LIGHT) AT 25' A.F.F. | 157W | 10 |
| LED BOLLARD LIGHT FIXTURE | 62W | 1 |
| LED UNDER CANOPY LIGHT | 30W | 10 |
| LED HIGH BAY LIGHT FIXTURE | 232W | 88 |
| LED 8" RECESSED CAN LIGHT | 20W | 8 |
| LED 4' STRIP LIGHT FIXTURE | 49W | 18 |
| LED EXIT LIGHT WITH BATTERY BACK UP AND FROG EYE EMERGENCY LIGHTING. | 3W | 20 |

| | | | | | |
|--------|---------|-----------|---------|---------|----------|
| 23-033 | job no. | HAROLD C. | drawn | 2-23-24 | date |
| | | | checked | 2-23-24 | date |
| | | | no. | 3-4-24 | revision |
| | | | no. | | revision |

File: PLN#1202

New Building for
Smartcap
Smokey Point Industrial, Building A
3505 188th Ave. NE
Arlington, Washington

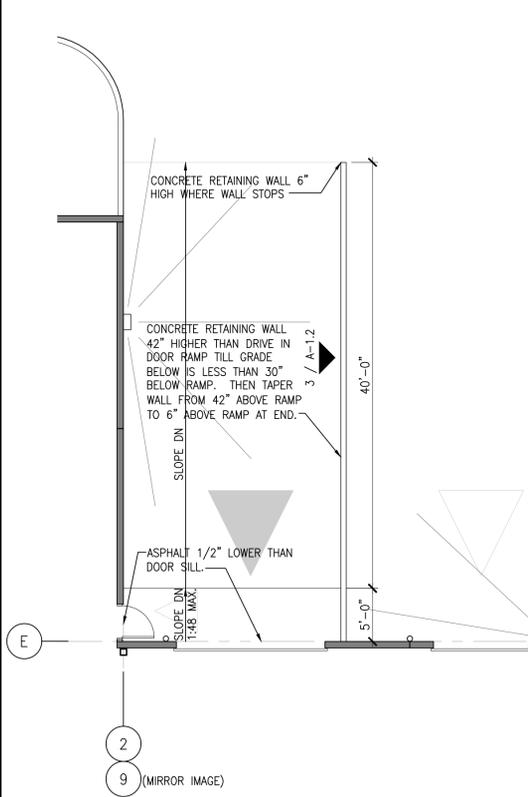
ENLARGED PLANS, DETAILS

LANGE MUELLER & ASSOCIATES

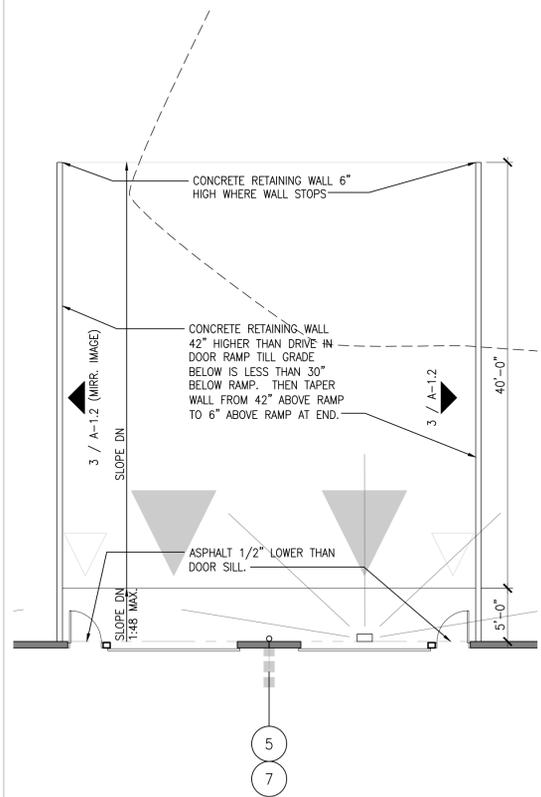
ARCHITECTS

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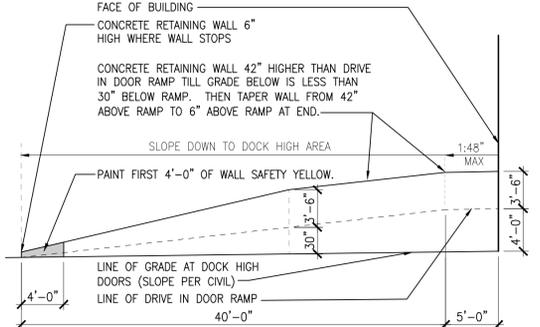
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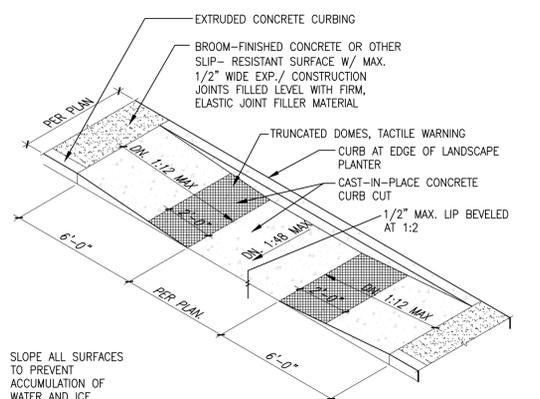
6 DRIVE IN DOOR RAMP PLAN (NW & NE CORNER)
Scale: 1/8"=1'-0"



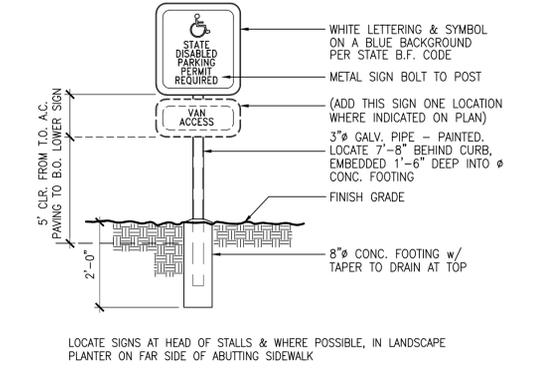
7 DRIVE IN DOOR RAMP PLAN (GRID 5 & 7)
Scale: 1/8"=1'-0"



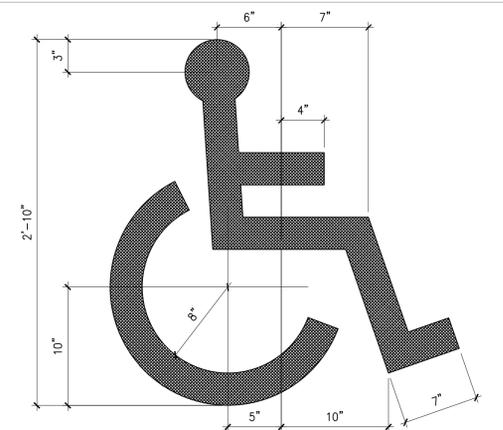
3 ELEVATION AT DRIVE IN DOOR RAMP WALL
Scale: 1/8"=1'-0" (OPPOSITE SIDE MIRR. IMAGE)



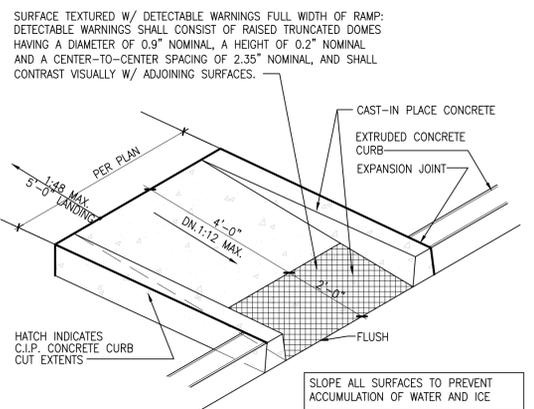
8 CURB CUT AT ACCESSIBLE PARKING
Scale: NOT TO SCALE



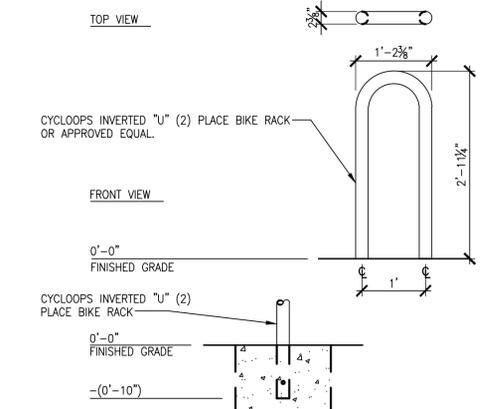
4 ACCESSIBLE PARKING SIGN
Scale: 1/2"=1'-0"



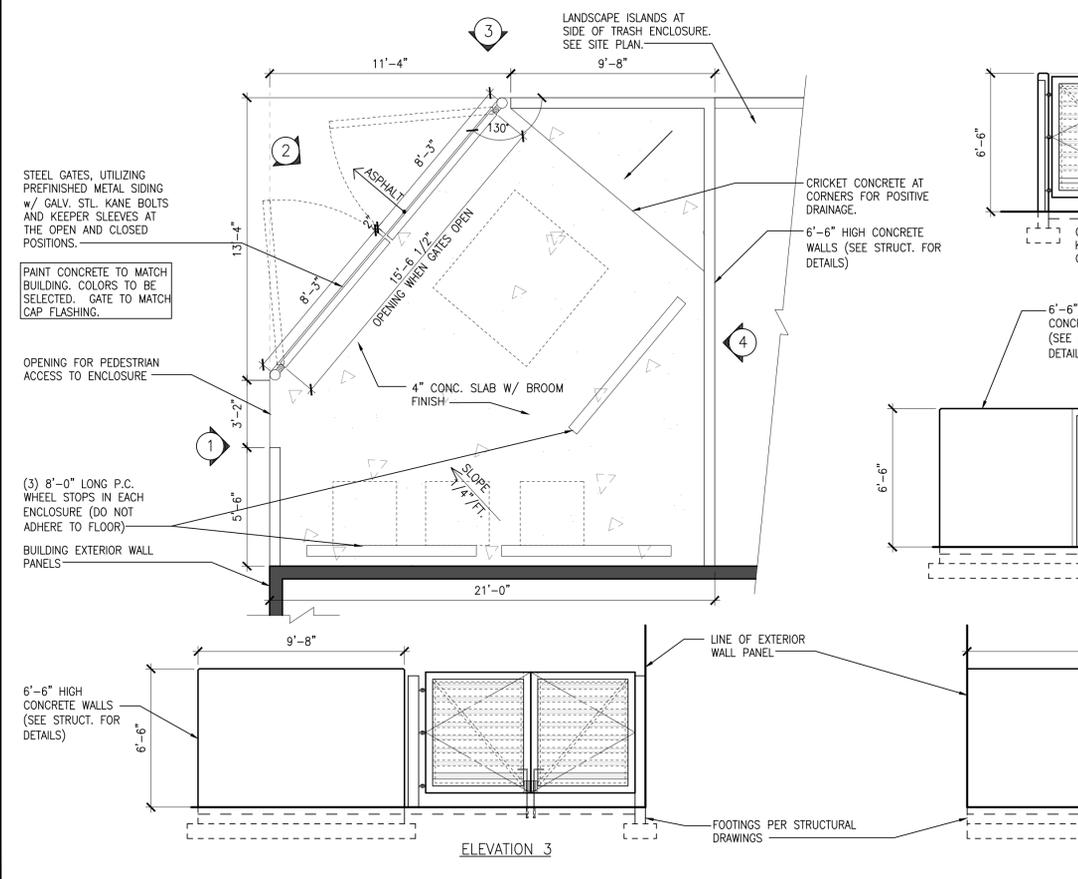
5 ACCESSIBLE PARKING SYMBOL
Scale: NOT TO SCALE



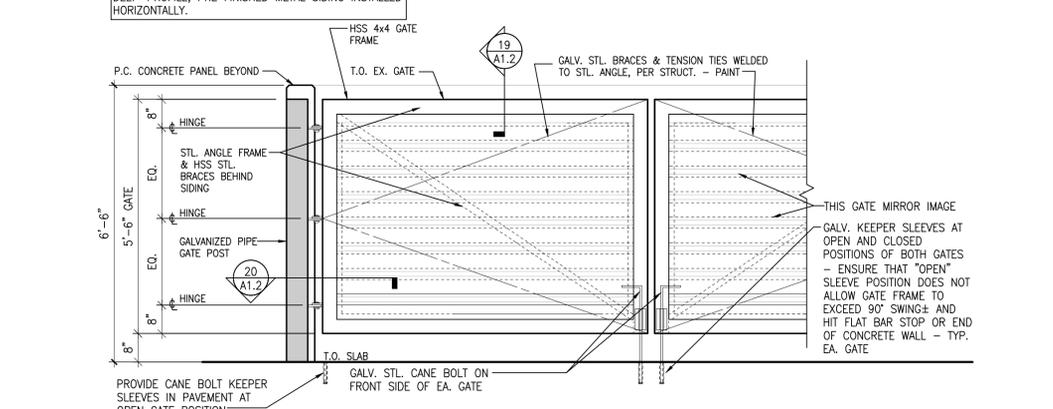
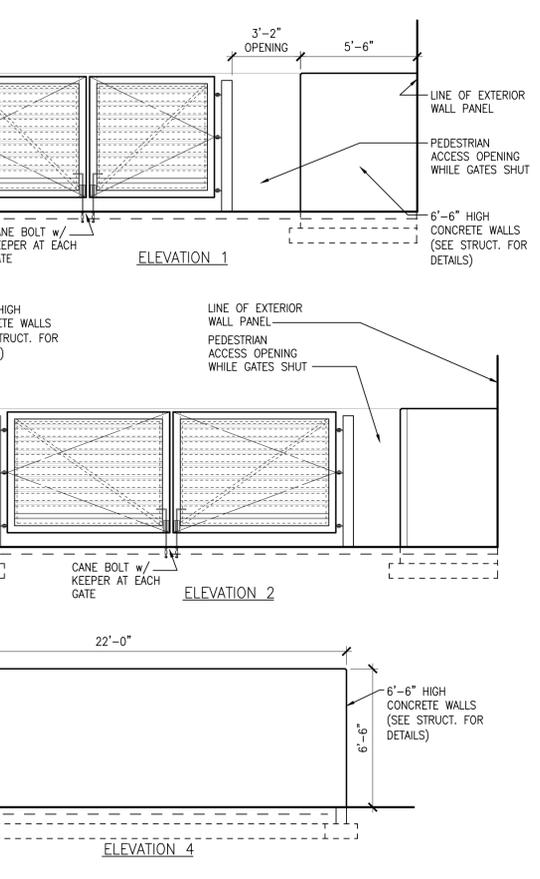
9 CURB CUT
Scale: NOT TO SCALE



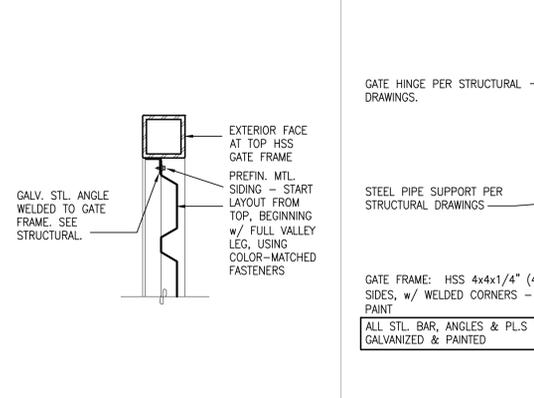
10 BICYCLE RACK
Scale: 3/4"=1'-0"



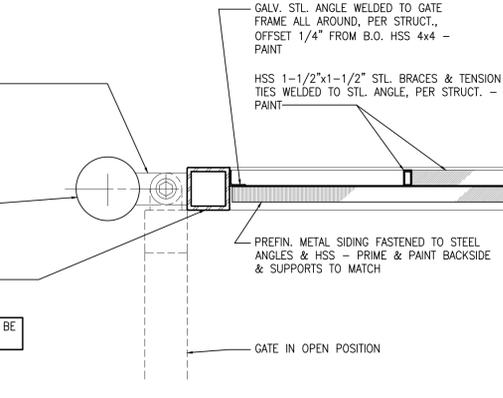
16 ENLARGED TRASH ENCLOSURE PLAN AND ELEVATIONS
Scale: 1/4"=1'-0"



14 ENLARGED GATE ELEVATION AT TRASH ENCLOSURE
Scale: 1/2"=1'-0"



19 T.O. GATE SECTION (JAMB SIM.)
Scale: 1 1/2"=1'-0"



20 GATE HINGE DETAIL - PLAN VIEW
Scale: 1 1/2"=1'-0"

5/20/2023 jobs\33033 smokey point industrial, building a\23033-01x.dwg

| | | | | | |
|--------|--------------------|-----------|------------------------|---------|----------|
| 23-033 | job no. | HAROLD C. | drawn | 7-23-24 | date |
| 2 | LAND USE REVIEW #2 | checked | PERMIT APPLICATION SET | 3-4-23 | no. |
| | | | | 2-23-24 | revision |

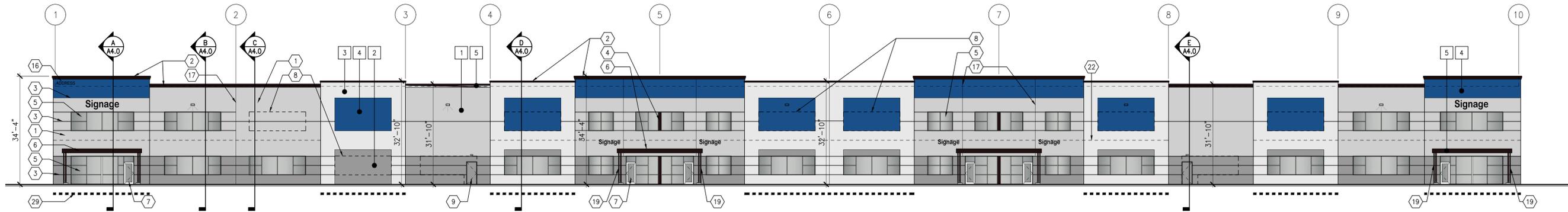
File: PLN#1202
New Building for
Smartcap
Smokey Point Industrial, Building A
3505 188th Ave. NE
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MISCELLANEOUS SITE DETAILS
LANGE MUELLER & ASSOCIATES
ARCHITECTS
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sheet
A1.2

CITY OF ARLINGTON SMOKEY POINT INDUSTRIAL BUILDING A

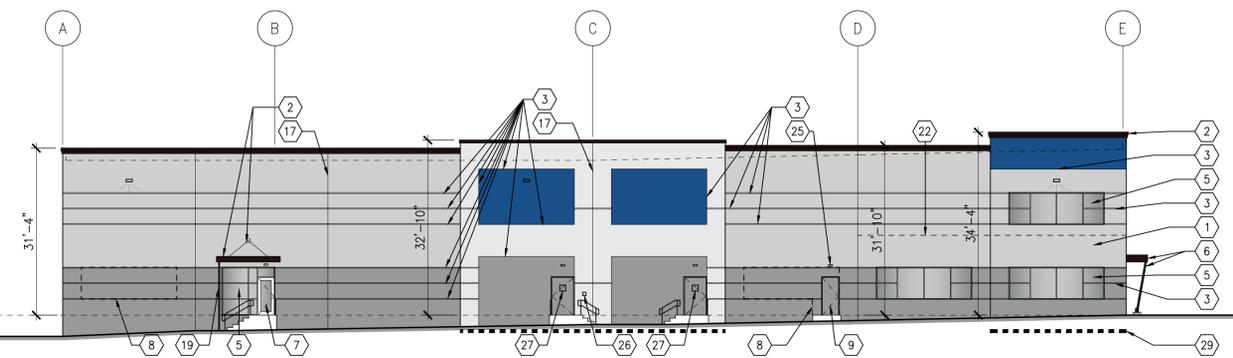
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SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M



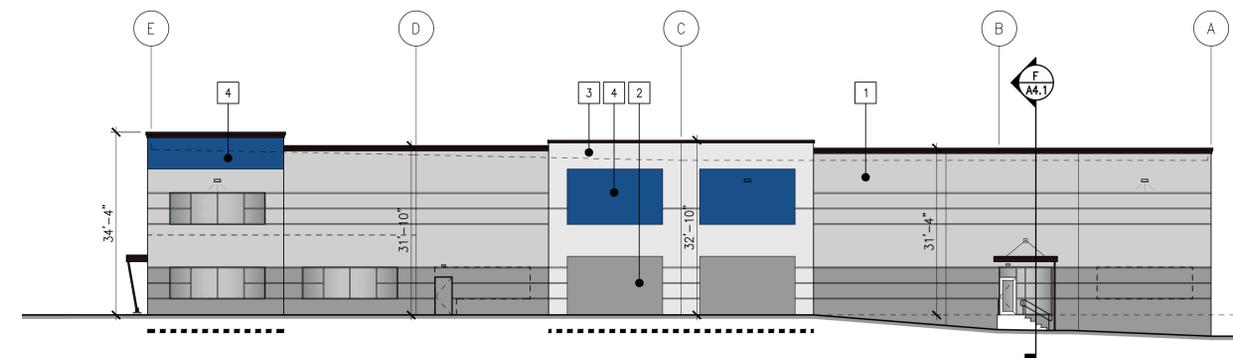
SOUTH ELEVATION

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



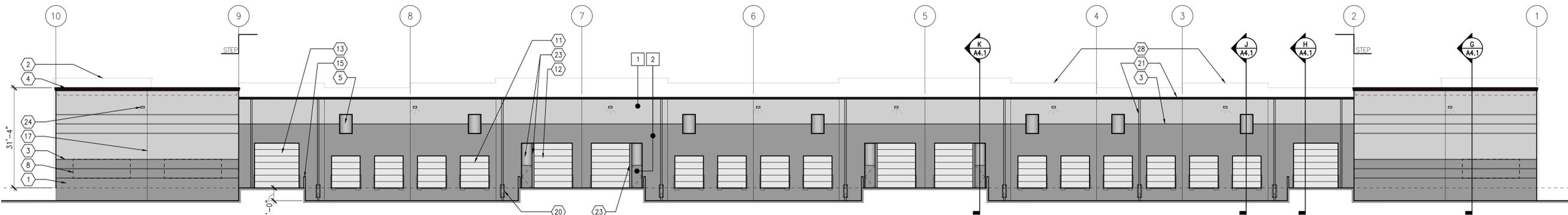
WEST ELEVATION

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



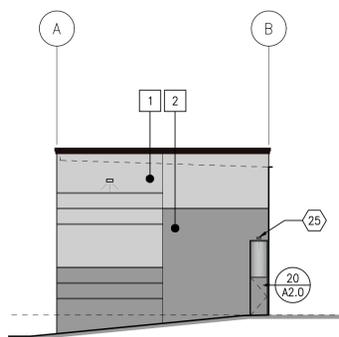
EAST ELEVATION

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



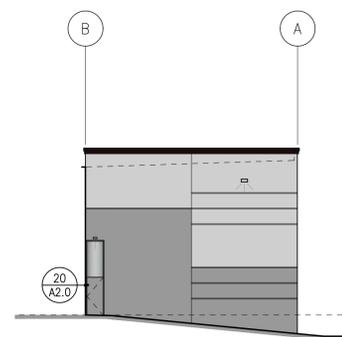
NORTH ELEVATION

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



INSIDE CORNER (EAST FACE)

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



INSIDE CORNER (WEST FACE)

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

ELEVATION KEYNOTES

- 1 TILT-UP CONCRETE PANEL (PAINT).
- 2 PRE-FINISHED 24 GA. METAL COPING.
- 3 REVEAL (SEE WALL SECTIONS FOR TYPE).
- 4 1" INSULATED SPANDREL GLASS WITH BLACK CERAMIC FRIT COATING ON SURFACE #2.
- 5 1" INSULATED TINTED GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM.
- 6 ENTRANCE CANOPY. SEE WALL SECTIONS.
- 7 3'-0"x7'-0" STOREFRONT ENTRY DOOR WITH 1", 12" CENTER TO CENTER PULLS EACH DOOR.
- 8 DASHED OUTLINE FOR POTENTIAL FUTURE STOREFRONT WINDOW OPENINGS.
- 9 3'-0"x7'-0" INSULATED HOLLOW METAL MAN DOOR (PAINT).
- 10 3'-6"x7'-0" INSUL. HOLLOW METAL MAN DOOR WITH 1" INSUL. GLASS TRANSOM ABOVE (PAINT).
- 11 9'-0"x10'-0" INSULATED OVERHEAD DOOR.
- 12 12'-0"x14'-0" INSULATED OVERHEAD DOOR.
- 13 14'-0"x14'-0" INSULATED OVERHEAD DOOR.
- 14 NOT USED.
- 15 CONCRETE RETAINING WALL AT DRIVE IN DOOR RAMP.
- 16 BUILDING ADDRESS IN 12" HIGH BOLD NUMERALS PAINTED ON BUILDING WITH CONTRASTING COLORS TO MAIN BODY COLOR. LOCATE AS DIRECTED BY FIRE DEPARTMENT.
- 17 TILT-UP CONCRETE PANEL JOINT.
- 18 LINE OF ROOF BEYOND.

- 19 3" ROUND DOWNSPOUT FROM CANOPY ABOVE (TIGHTLINE).
- 20 DOWNSPOUT PROTECTION PLATE. (TYPICAL OF 7).
- 21 CONTINUOUS GUTTER WITH 6" DIA. DOWNSPOUTS.
- 22 LINE OF POTENTIAL FUTURE MEZZANINE FLOOR LEVEL.
- 23 REMOVABLE 8"x6" TUBE STEEL COLUMN TO CREATE POTENTIAL FUTURE 16'-0" WIDE X 14'-0" HIGH OPENING. PROVIDE TRANSOM WINDOW ABOVE MAN DOOR.
- 24 LED LIGHT FIXTURE WITH DOWNWARD CAST LENS. TYPICAL OF (21) LOCATIONS. SEE FLOOR PLANS FOR FIXTURE TYPE.
- 25 LED COMPACT MAN DOOR LIGHT FIXTURE.
- 26 BUILDING MASTER KEY SECURED IN KNOX BOX 3200 SERIES. LOCATE ADJACENT TO STRIKE SIDE OF SPRINKLER RISER ACCESS DOOR.
- 27 "SPRINKLER RISER ROOM" & "FIRE ALARM CONTROL ROOM" SIGNAGE POSTED ON DOOR IN 1" HIGH WHITE LETTER ON RED BACKGROUND.
- 28 OUTLINE OF BUILDING IN BACKGROUND.
- 29 HEAVY DASHED LINE BELOW ELEVATION REPRESENTS LAP PANEL WHERE BUILDING PANEL IS OVERLAPPED TO GIVE DEPTH AND MODULATION TO BUILDING. SEE FLOOR PLANS.

PAINT COLOR KEYNOTES

- | | | |
|---|------------------------------|-------------------------------|
| 1 | MAIN BODY COLOR (LIGHT GRAY) | BM 2133-50 "PIGEON GRAY" |
| 2 | BUILDING BASE COLOR | BM 2133-40 "DIOR GRAY" |
| 3 | ACCENT COLOR (OFF WHITE) | BM 2124-60 "MISTY GRAY" |
| 4 | ACCENT COLOR (BLUE) | BM 2062-20 "GENTLEMAN'S GRAY" |
| 5 | ACCENT COLOR (BLACK) | BM 2127-20 "BLACK INK" |

| | | | | | |
|--------|--------------------|-----------|------------------------|---------|------|
| 23-033 | JOB NO. | HAROLD C. | DRAWN | 7-23-24 | DATE |
| 2 | LAND USE REVIEW #1 | | PERMIT APPLICATION SET | 3-4-23 | DATE |
| | CHECKED | | | 2-23-24 | DATE |
| | NO. | | REVISION | | |

2306 REGISTERED ARCHITECT
 HAROLD C. LANGE
 LANGE MUELLER & ASSOCIATES
 STATE OF WASHINGTON

New Building for
Smartcap
Smokey Point Industrial, Building A
 3505 188th Ave. NE
 Arlington, Washington

EXTERIOR ELEVATIONS
LANGE MUELLER & ASSOCIATES
 ARCHITECTS
 140 LAKESIDE • SUITE 310 • SEATTLE, WA 98122 • (206) 325-2553

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