













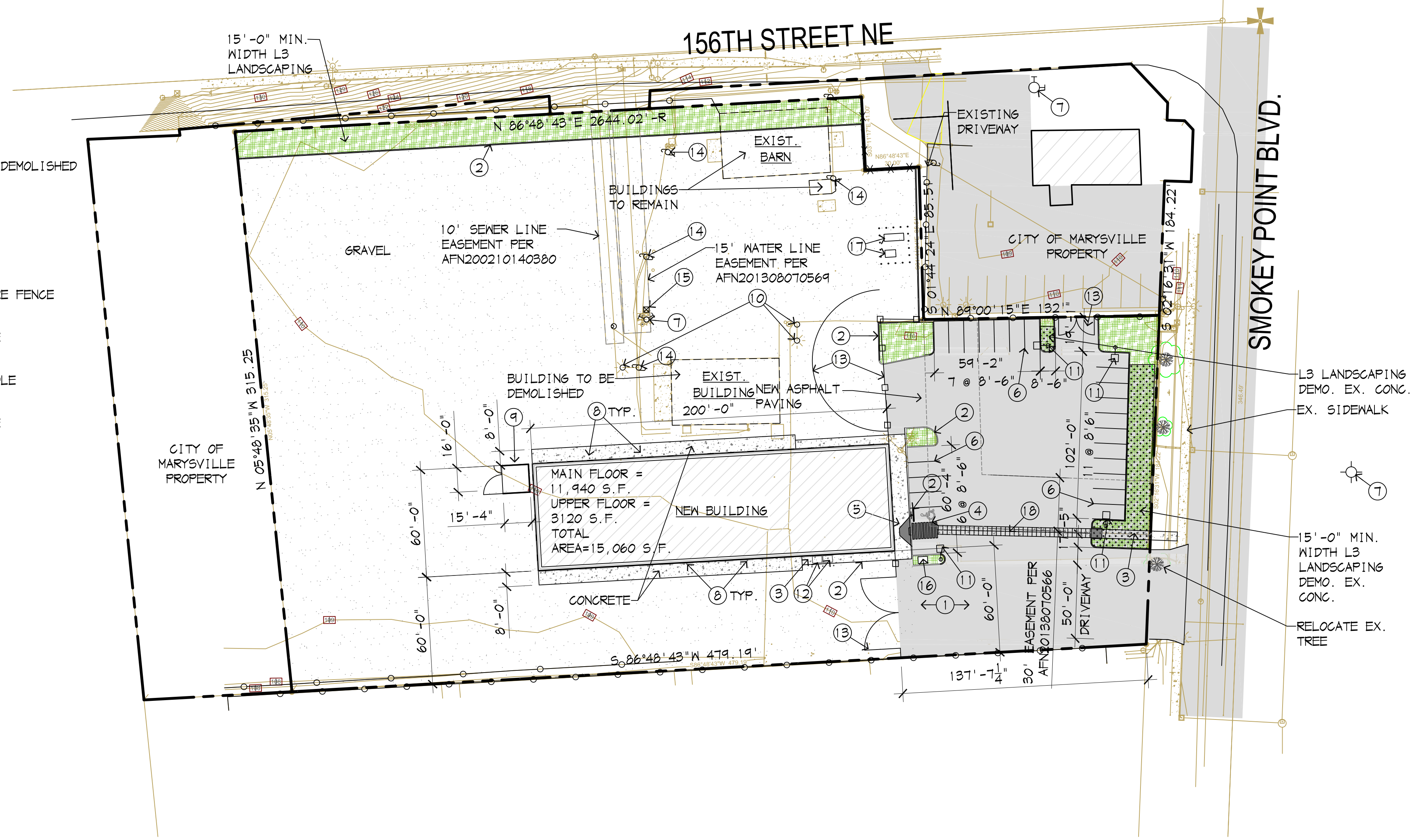


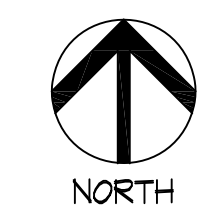
KEY

-  PAVEMENT
-  SIDEWALK
-  GRAVEL
-  LANDSCAPING
-  ASPHALT TO BE DEMOLISHED
-  EX. FENCE
-  NEW FENCE
-  EX. BARBED WIRE FENCE
-  EX. LIGHT POLE
-  EX. UTILITY POLE
-  NEW LIGHT POLE
-  WATER METER
-  MANHOLE
-  FIRE HYDRANT



SITE PLAN

1" = 40'-0"



SITE PLAN NOTES

1. SHADING DENOTES EXTENT OF ASPHALT PAVING. SEE DET. 1/A1.2, CIVIL DRAWINGS AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS FOR BASE COURSE AND ASPHALT THICKNESSES.
2. CONCRETE CURB PER DET. 2/A1.2.
3. CONCRETE SIDEWALK. SEE DET. 3/A1.2.
4. ACCESSIBLE PARKING STALL WITH PAINTED WALKWAY & SIGN. SEE DET. 4/A1.2.
5. ACCESSIBLE CURB CUT. SEE DET. 6/A1.2.
6. PAINTED PARKING STRIPING, 4" WIDE LINES, 10 FT. IN LENGTH, SPACING PER PLAN. COLOR: TRAFFIC WHITE.
7. FIRE HYDRANT. SEE CIVIL DRAWINGS.
8. BOLLARD/PIPE GUARD. SEE FLOOR PLAN AND DET. 8/A1.2.
9. TRASH ENCLOSURE. SEE DET. 10/A1.2.
10. EX. LIGHT POLE. TO BE REMOVED
11. LIGHT POLE. SEE DET. 9/A1.2.
12. BACK-UP GENERATOR.
13. CHAIN-LINK FENCE GATE. 6 FT TALL.
14. EX. UTILITY POLE.
15. EX. EMPTY WATER METER
16. ELECTRIC METER.
17. PROPANE TANKS.
18. STAMPED CONCRETE 5' WIDE WALKWAY

PROJECT CRITERIA

SCOPE OF WORK

CONSTRUCT A NEW 11,940 S.F., TWO-STORY, MANUFACTURED METAL BUILDING FOR AN EQUIPMENT RENTAL FACILITY AND SITE IMPROVEMENTS.

TAX ACCOUNT NO. 31053200102800

LEGAL DESCRIPTION

SECTION 32 TOWNSHIP 31 RANGE 05 QUARTER NE - LOT 3 CITY OF MAR BLA NO 13-004 REG UND AFN 201308075002 BEING PTN NE1/4 NE1/4 NE1/4 SD SEC 32 LY ELY OF SR 5 (AKA PSH NO 1)

CODES

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

BUILDING CRITERIA

ZONING:	6C (GENERAL COMMERCIAL)
STREET SETBACK:	0'
INTERIOR SETBACK:	0'
MAX. HEIGHT:	35'
OCCUPANCY:	S-1
CONSTRUCTION TYPE:	VB
FULLY SPRINKLERED:	YES
ALARMED:	YES

PARKING CALCULATIONS

REQUIRED PARKING: PER 22C.130.030		
RETAIL: 1 PER 600 S.F.:	1,256/600=	2 PARKING SPACES
OFFICE: 1 PER 400 S.F.:	2,592/400=	7 PARKING SPACE
WAREHOUSE: 1 PER 2,000 S.F.:	7,156/2,000=	4 PARKING SPACES
INDUSTRIAL: 1 PER 750 S.F.:	1,408/750=	2 PARKING SPACES
BUSINESS/TRAINING: 1 PER 400 S.F.:	1,297/400 =	3 PARKING SPACES
TOTAL REQUIRED:		18 PARKING STALLS

PARKING PROVIDED:

24 STALLS

LANDSCAPING CALCULATIONS

TOTAL PARKING AREA: 22,630 S.F.
 AS PER 22C.020.040, REQUIRED LANDSCAPING (10%): 22,630X10% = 2,263 S.F.
 PROVIDED LANDSCAPING: 5,260 + 610 + 134 + 2,497 + 159 + 66 = 8,726 S.F.

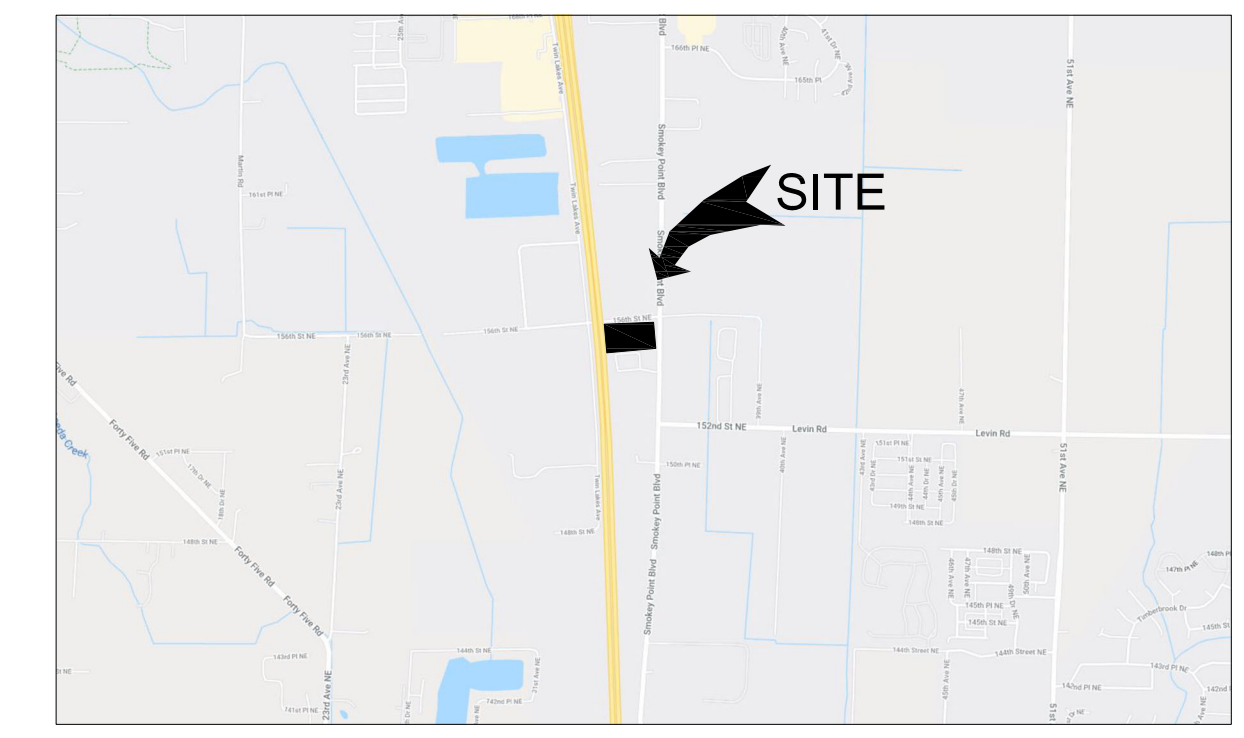
UTILITY DISTRICTS

POWER:	SNOHOMISH COUNTY PUD
WATER:	CITY OF MARYSVILLE
SEWER:	CITY OF MARYSVILLE
TELEPHONE:	VERIZON/FRONTIER
GAS:	PUGET SOUND ENERGY

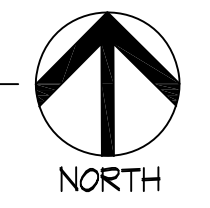
SEPERATE SUBMITTALS

- ELECTRICAL
- MECHANICAL
- PLUMBING
- SIGNS
- FIRE PROTECTION / FIRE ALARM

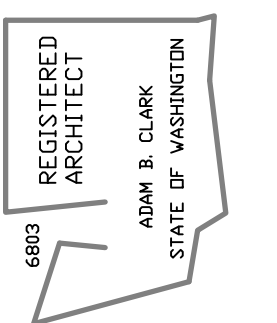
*NOTE: ALL SEPERATE SUBMITTALS SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO PERMIT SUBMISSION.



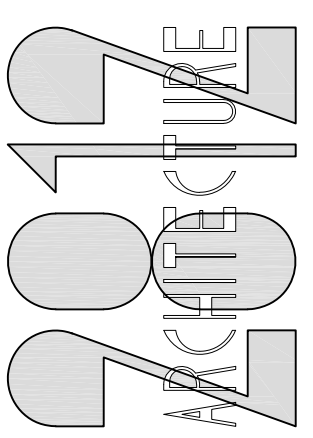
VICINITY MAP



Date:	T. JUNE 2023
For:	PRELIMINARY
	18 JULY '23
	LANDUSE/ CUP SUBMITTAL



2812 Colby Avenue
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A New Equipment Rental Facility for:
PILCHUCK RENTALS - SMOKEY POINT
 3304 156TH ST NE
 MARYSVILLE, WASHINGTON 98271
 DRAWING: SITE PLAN, PROJECT CRITERIA

Drawing:	A1.1
Job Number:	21c-4287