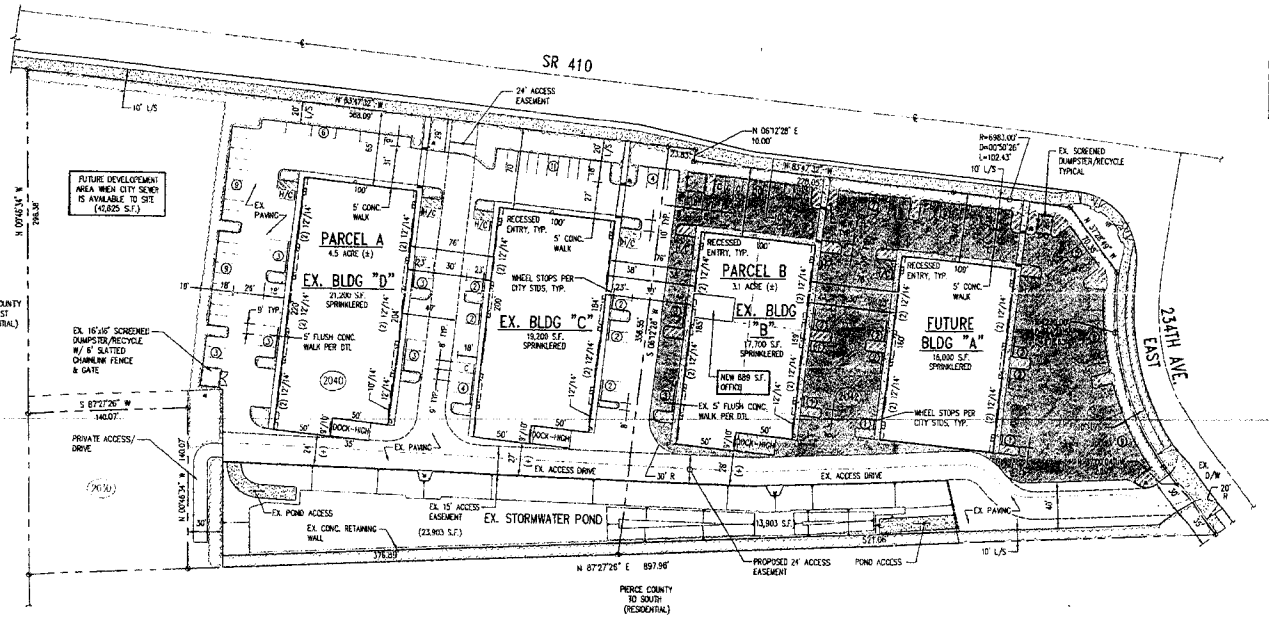
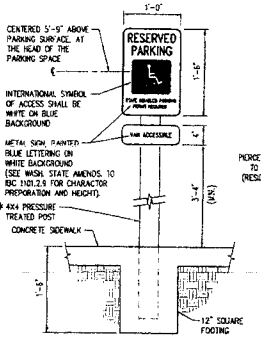
LOCATED IN THE NW 1/4 OF SECTION 1, T19N, R5E, W.M.
BONNEY LAKE, WASHINGTON



SITE PLAN
1"=50'

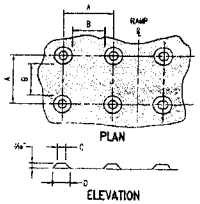


(E) H/C PARKING SIGN
N.T.S.
*ALTERNATE: ATTACH TO BUILDING WALL

DETECTABLE WARNING PATTERN AREA SHALL BE YELLOW AND IN COMPLIANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 8-14.3(3).

DETECTABLE WARNING PATTERNS MAY BE CREATED BY ANY MEANS THAT WILL ACHIEVE THE TRUNCATED DOME DIMENSION AND SPACING SHOWN.

	MIN.	MAX.
A	1 9/16"	2 1/4"
B	1 9/16"	1 1/2"
C	1 9/16"	3/4"
D	1/8"	1 1/16"



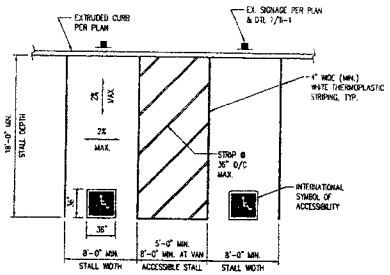
(E) DETECTABLE WARNING PATTERN DETAIL
N.T.S.

SCOPE OF WORK
THESE PLANS HAVE BEEN CREATED TO DETAIL TENANT IMPROVEMENTS WITHIN THE ACD COMMERCIAL CENTER BUILDING "B" SUITE F. TENANT SEPARATION WALLS & A 689 SF 1ST FLOOR OFFICE ARE PROPOSED W/ CEILING FRAMING TO SUPPORT A FUTURE 2ND FLOOR. ALL OTHER ASPECTS OF THE PLANS ARE CONSIDERED "EXISTING" AND CONTRUCTED UNDER BONNEY LAKE BLD-2019-08920. NO RACKING IS PROPOSED AT THIS TIME. FUTURE RACKING WILL REQUIRE A SEPARATE PERMIT PRIOR TO INSTALLATION.

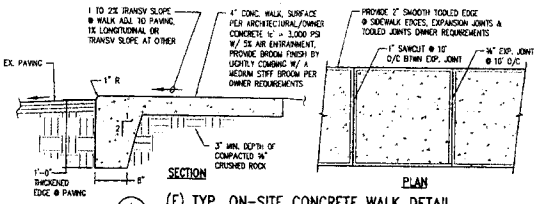
SHEET INDEX

TI-1	COVER SHEET/SITE PLAN
TI-2	BUILDING FLOOR PLAN
TI-3	OFFICE FLOOR & CEILING PLANS
TI-4	CEILING/FUTURE 2ND FLR FRMG PLAN
TI-5	STRUCTURAL NOTES & DETAILS

LEGEND
DESCRIPTION	NEW	EXISTING
AC PAVING		
CONC. SIDEWALK/SLAB		
LANDSCAPING		
GRAVEL		
PARKING		
EXTRUDED CURB		
FIRE HYDRANT		

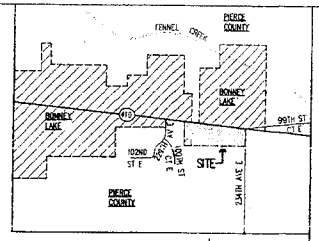


(E) ADA STALL DETAIL
N.T.S.



(E) TYP. ON-SITE CONCRETE WALK DETAIL
N.T.S.

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT POE ENGINEERING, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



VICINITY MAP
N.T.S.

SITE DATA
SITE AREA ..... 134,727 SF (3.1 AC)
ZONING ..... EASTOWN (E)
CONSTRUCTION 5B
OCCUPANCY ..... B, F1, S1
SPRINKLERED ..... YES
SETBACKS REQUIRED:
FRONT ..... 55' @ HWY 410
SIDE (STREET) ..... 20' @ OTHER STREET
SIDE ..... NONE
REAR ..... NONE
SETBACKS PROVIDED:
NORTH (FRONT) ..... 60' + R.O.W.
SOUTH ..... 85' (+)
EAST ..... 76'
WEST ..... 38'
BUILDING AREA ..... 17,700 S.F. BLDG B
ALLOWABLE SINGLE BUILDING AREA ..... 34,000 S.F.
TOTAL BUILDING AREA ..... 33,700 S.F
PERCENT SITE COVERAGE 25.01%
PARKING REQUIRED:
70% OFFICE/COMMERCIAL 10,110 S.F./300
70% FABRICATION/WHSE/STORAGE 23,590 S.F./1,000
TOTAL ..... 57 STALLS
PARKING PROVIDED ..... 73 STALLS (4 H/C)
HEIGHT ..... 34.75' (-) 1 STORY
* SEE STRUCTURAL NOTES SHEET TI-5 FOR CODES & DESIGN LOADS *

OWNER INFORMATION
AUBURN COMMERCIAL DEVELOPMENT, INC.
ATTN: MR. DARRELL CLAIR
3240 B STREET NW SUITE A
AUBURN, WA 98001
PH: (253) 833-4177
FX: (253) 833-4177

SURVEYOR INFORMATION
HOLMING, DEWITT, GALLION & ASSOCIATES, LLC
1036 COLE STREET
ENUMCLAW, WA 98022
PH: (360) 825-8963
FX: (360) 272-0106

BENCHMARK
PIERCE COUNTY GPS POINT # "GPS393"
STONE MONUMENT W/ "X" AT THE INTERSECTION OF 96TH STREET EAST AND 230TH AVENUE EAST.
ELEV = 506.239 (NAVD88)

PARCEL NUMBER
051901-2042

LEGAL DESCRIPTION
PARCEL B OF THE CITY OF BONNEY LAKE BOUNDARY LINE ADJUSTMENT NO. PLN-2017-02074, SITUATE IN PIERCE COUNTY, WASHINGTON.

SITE PLAN NOTES
1. FLOOR DRAINS NOT TO BE INSTALLED AT THIS TIME UNLESS NOTED. IF INSTALLED LATER THEY SHALL BE DIRECTED TO THE SANITARY SEWER VIA A CITY APPROVED OIL/WATER SEPARATOR.
2. OUTDOOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND AVOID GLARE FOR MOTORISTS TRAVELING ON ADJACENT STREETS.
3. STREET CURB (IF ANY) SHALL BE PAINTED WITH FORMULA WO-71. FIVE FEET FROM EACH SIDE OF DRIVEWAY. PARKING LOT LIGHTING SHALL NOT EXCEED 1½ FOOT CANDLES AT THE PROPERTY LINES.
4. CONTRACTOR SHALL COORDINATE POWER, GAS, CABLE, INTERNET, PHONE, SERVICES W/ UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE POWER, GAS, CABLE, PHONE, INTERNET SERVICE LOCATIONS W/ DEVELOPER/ BUILDING OWNER.

POE Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING/CONSULTING
1314 8TH STREET N.E., SUITE 201
AUBURN, WASHINGTON 98002
(253) 833-4052 / FAX (253) 833-4053

JOB TITLE: ACD BLDG "B" SUITE F TENANT IMPROVEMENT
10009 234TH AVE EAST, SUITE F — BONNEY LAKE, WA

SHEET TITLE: COVER SHEET/ SITE PLAN

STATE OF WASHINGTON — ALAN F. POE — 37080 — REGISTERED PROFESSIONAL ENGINEER — 1/13/2020

DATE	JAN 2020
DRAWN BY	GMO
DESIGN BY	A.F.P.
JOB NO.	19-057
SHEET NO.	TI-1

REV.	DATE	BY	DESCRIPTION