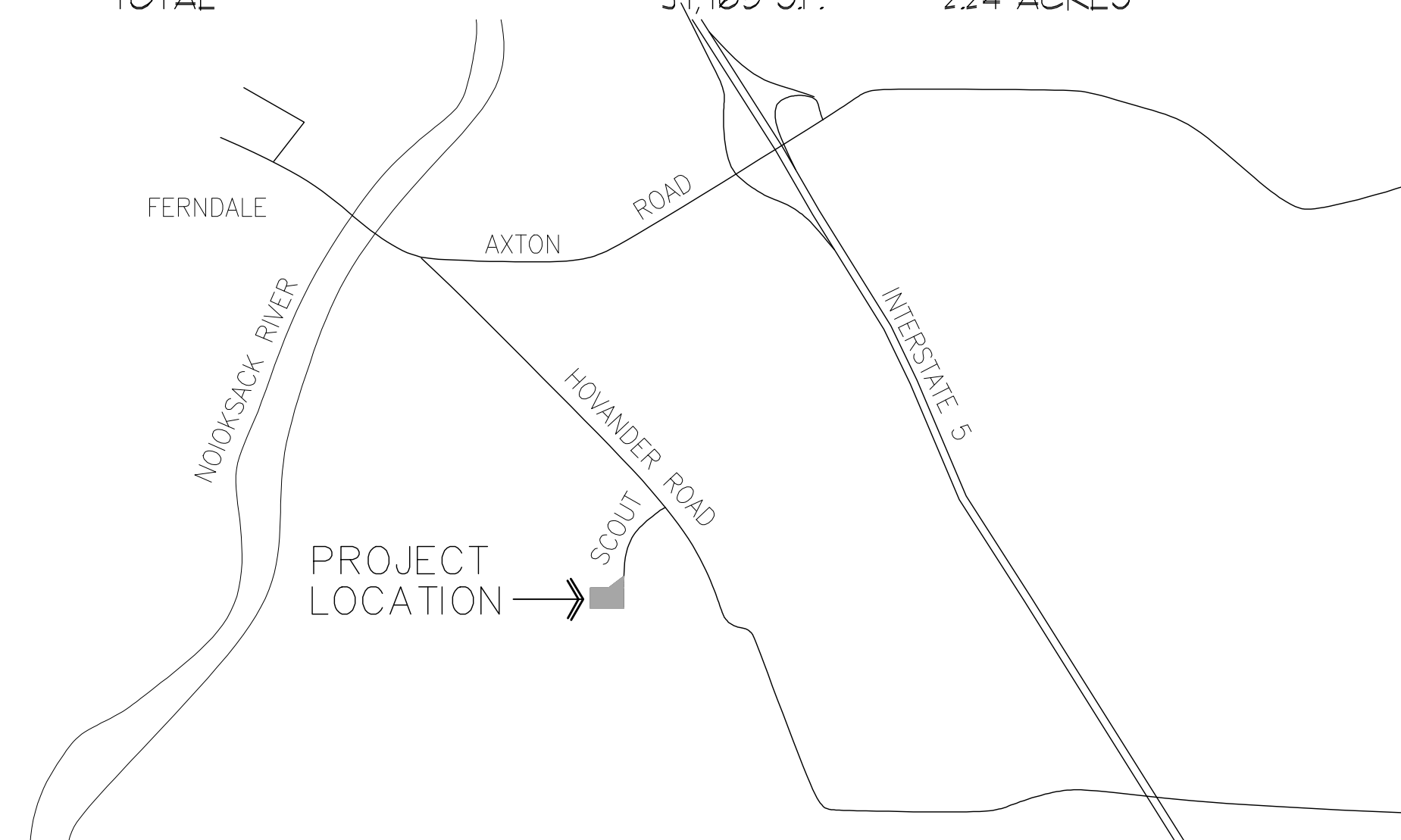


SITE PLAN

1" = 20'-0"

SITE ANALYSIS

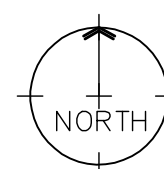
	AREA	PERCENT
BUILDING COVERAGE	39,106 SF.	40 %
HARDSURFACE	26,806 SF.	27.4 %
OPENSURFACE	31,853 SF.	32.6 %
TOTAL	97,765 SF.	2.24 ACRES



VICINITY MAP

NO SCALE

NOTE: SEE CIVIL PLAN FOR SITE IMPROVEMENTS



LA BELLE Inc.

1830 Scout Place
Ferndale, Washington

Owner/Contractor

LaBelle Inc.
4100 Marblemount Lane
Bellingham, WA 98226
360-671-5122
Darcy Wiebe, owner

Architect

Grinstad & Wagner Architects, Inc.
1609 12th St.
Bellingham, WA. 98225
360-676-9501
Fred Wagner AIA

Civil Engineer

Freeland & Associates, Inc.
220 W. Champion St. Ste 200
Bellingham, WA. 98225
360-650-1408
Tony Freeland PE.

Foundation Structural Engineer

AG Consulting Engineers
1200 Dupont St. Suite 2-F
Bellingham, WA 98225
360-671-7340
Amin Gharai, PE

Geotechnical Engineer

Geo Test
741 Marine Drive
Bellingham, WA 98226
360-733-7318
Tim Schylla LEG

General Contractor

Huizenga Brothers Construction
6262 North Fork Road
Deming, WA 98244
360-354-2196
Tom Huizenga

Project Description

Construction of a new pre-engineered metal food processing building with laboratory and 2 story offices.

Site Address: 1830 Scout Place Ferndale WA

Tax Parcel # : 390229 350150 0000

Legal Description: Portion of the NW 1/4, SE 1/4, Section 29, Township 39 North, Range East of W.M., Within the City of Ferndale, Whatcom County

Lot Area: 85,911 s.f.

Zoning: GB General Business 45' Max. Height, 15' Rear Yard Setback, no Max. Lot Coverage

Parking: Warehouse - 1 space / 2,000 s.f. Bicycles 1 space / 10 parking stalls
Processing - 1 space / employee
Office - 1 space / 300 s.f.

Code Compliance

Code: 2012 IBC,
Occupancy Groups B, F2, S2
Construction Type IIB
Gross Building Area = 47,320 s.f.

ALLOWABLE BUILDING AREA IBC Table 503

Occupancy	Area	Height Allowed
B	23,000 s.f.	3 stories 55 feet
F2	23,000 s.f.	3 stories 55 feet
S2	26,000 s.f.	3 stories 55 feet

F2 Occupancy is most restrictive. For non-separated use:

Allowable area increase frontage:

$$\frac{789}{954} - .25 = 0.577$$

Fire sprinkler system (NFPA 13) allows doubling of area

$$A_a = 23,000 + (23,000 \times 0.577) + (23,000 \times 2) = 82,272 \text{ s.f. allowed}$$

IBC Section 506.3

$$82,272 \text{ s.f.} > 47,154 \text{ s.f. OK}$$

PROPOSED BUILDING AREA

Mezzanine	4,580 s.f.
Office Upper	2,857
Office Lower	7,543
Production & Storage	30,984
Mechanical Mezzanines	1,190
TOTAL	47,154 s.f.

Building protected with NFPA 13 fire sprinkler and alarm

Architectural Drawings

- A1. Site Plan, Project Info
- A1.1 General Notes, Symbols & Abbreviations
- A2.1 Building Elevations
- A2.2 Building Elevations, Sections
- A3.1 Overall Floor Plan
- A3.2 Production Floor Plan
- A3.3 Enlarged Office Floor Plans
- A3.4 Enlarged Plan Details, Stair Details
- A5.1 Building Sections
- A6.1 Door & Window Schedules & Details
- A7.1 Typical Wall Section, Kitchenette Dets, Accessible Details
- A7.2 Interior Elevations, Metal Stair Details

S 1 Structural Foundation Plan

S 2 Structural Notes & Details

Civil Plans

- C1 COVER
- C2 EXISTING CONDITIONS
- C3 TESC
- C4 TESC DETAILS
- C5 GRADING / PAVING / DRAINAGE
- C6 UTILITIES
- C7 PAVING DETAILS
- C8 STORMWATER DETAILS
- C9 STORMWATER POND
- C10 STORMWATER POND DETAILS
- C11 WATER DETAILS
- C12 SEWER / WATER DETAILS

Deferred Submittals

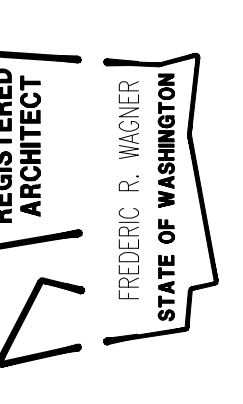
- T-BAR ACOUSTIC CEILING BRACING PLAN
- MECHANICAL & PLUMBING PLANS
- FIRE SPRINKLER AND ALARM PLANS
- ELECTRICAL & LIGHTING PLANS

Permit Set
September 24, 2015

REVISIONS BY

NO.	DESCRIPTION	DATE	BY

The drawings and data are set forth on this plan as an estimate of service only, and shall remain the property of GRINSTAD & WAGNER ARCHITECTS, INC. No part of these drawings or data shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GRINSTAD & WAGNER ARCHITECTS, INC. The contractor shall verify all dimensions, positions, etc. pertaining to the work before shown or hereon arranged. Any such verification shall be returned to this office prior to proceeding with the work, or the contractor shall accept full responsibility for costs to verify same.



SITE PLAN / COVER SHEET PROJECT INFORMATION

A NEW FACILITY FOR:
LA BELLE INC.
1830 SCOUT PLACE, FERNDALE WA 99248

DATE: 6 FEB. 2015

SCALE: NONE

DWN BY: AJJP

JOB: 15-103

Sheet

A1

Of Sheets