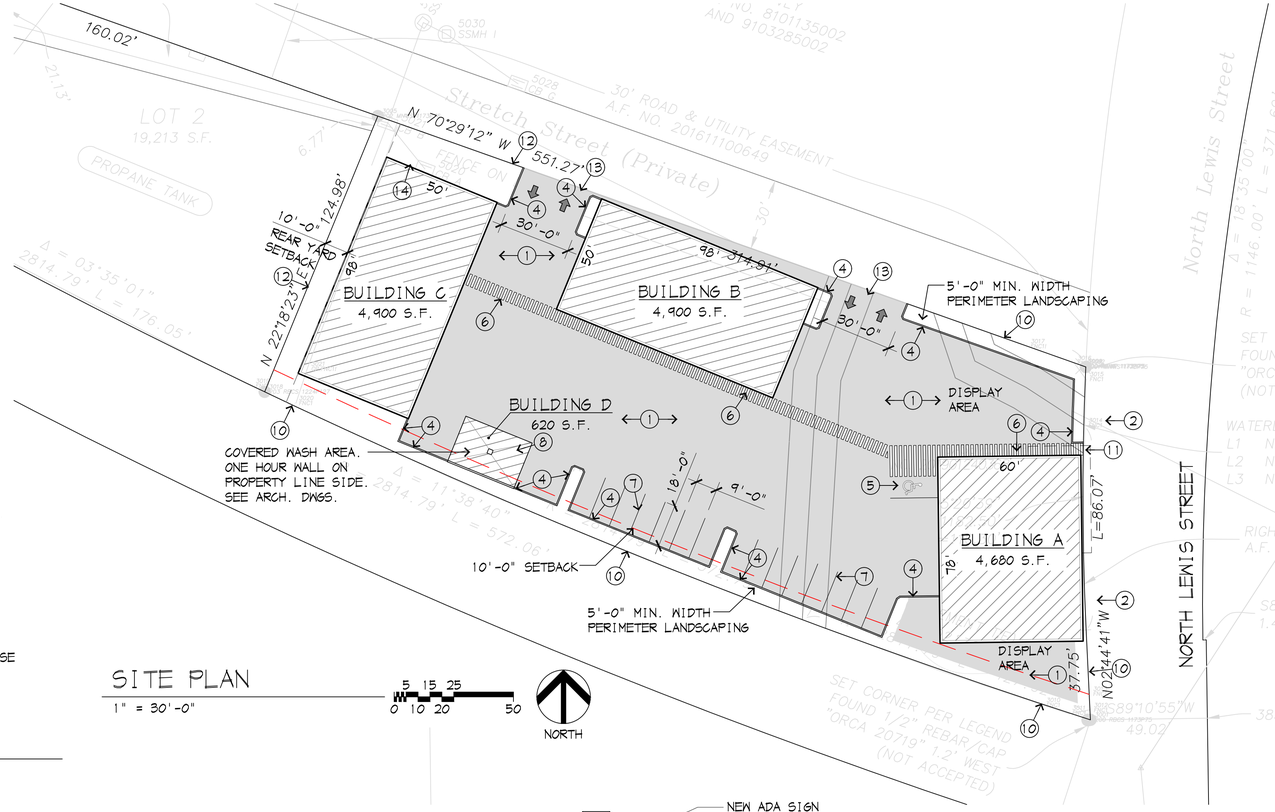
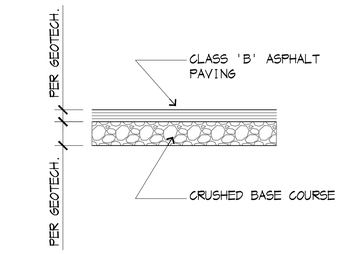


SITE PLAN

1" = 30'-0"

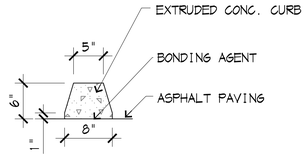
5 15 25
0 10 20 50

NORTH



1 ASPHALT PAVING

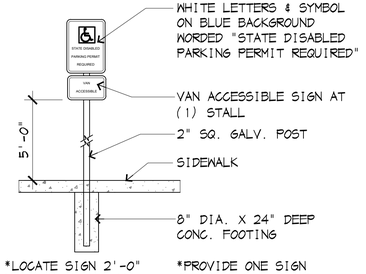
NO SCALE



2 CONCRETE CURB

1" = 1'-0"

*SIGN MAY BE MOUNTED ON BUILDING WALL WHERE APPLICABLE

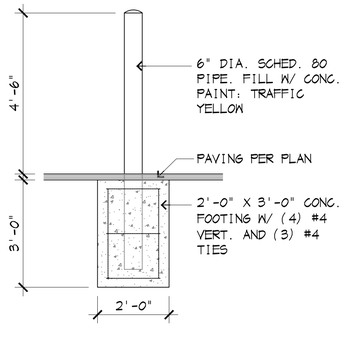


*LOCATE SIGN 2'-0" FROM FACE OF CURB. CENTER ON STALL

*PROVIDE ONE SIGN AT EACH H.C. STALL

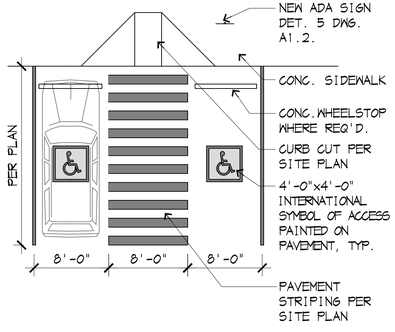
3 CONCRETE APRON

1" = 1'-0"



4 ACCESSIBLE P'KG. STALL

NO SCALE



5 H.C. SIGN

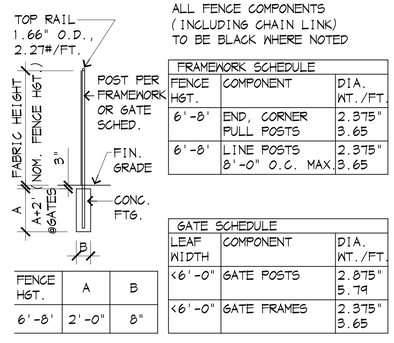
NO SCALE

6 PIPE GUARD

1/2" = 1'-0"

7 CHAIN LINK FENCE

NO SCALE



ALL FENCE COMPONENTS (INCLUDING CHAIN LINK) TO BE BLACK WHERE NOTED

FRAMENORK SCHEDULE		
FENCE HGT.	COMPONENT	DIA. WT./FT.
6'-8'	END, CORNER PULL POSTS	2.375" 3.65
6'-8'	LINE POSTS 8'-0" O.C. MAX.	2.375" 3.65

FENCE HGT.	A	B
6'-8'	2'-0"	8"

GATE SCHEDULE		
LEAF WIDTH	COMPONENT	DIA. WT./FT.
<6'-0"	GATE POSTS	2.875" 5.79
<6'-0"	GATE FRAMES	2.375" 3.65

PROJECT CRITERIA

SCOPE OF WORK

CONSTRUCTION OF 3 NEW MOTORSPORTS SALES AND SERVICE BUILDINGS AND A COVERED WASH BAY. SITE IMPROVEMENTS ASSOCIATED WITH THE COMPLEX ARE ALSO INCORPORATED.

PARCEL NO: 27060100116000

LEGAL DESCRIPTION:
SP NO 2016-02 SURV REC AFN 202004145001 BEING PTN SE1/4 NE1/4 SD SEC

CODES

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

BUILDING CRITERIA

ZONING:	GC (GENERAL COMMERCIAL)
MAX. HEIGHT (ZONING):	45'
MAX. LOT COVERAGE (ZONING):	100%
OCCUPANCY:	B,S-1,S-2
CONSTRUCTION TYPE:	VB

BUILDING AREAS:	
BUILDING A:	4,680 S.F.
BUILDING B:	4,900 S.F.
BUILDING C:	4,900 S.F.
BUILDING D:	620 S.F.
TOTAL AREA:	15,100 S.F.

PARKING CALCULATIONS

REQUIRED PARKING:
AUTO,RV AND BOAT SALES: 1 per 1,000 square feet of floor space within showroom and service facilities.

REQUIRED:
14,480 S.F./1000 = 15 STALLS (BLDG. D not counted)

PROVIDED: 16 STALLS

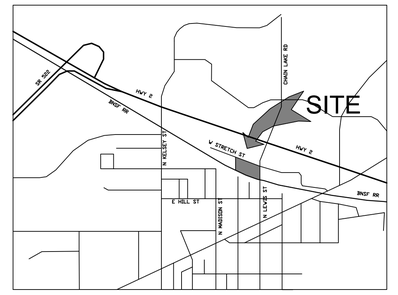
UTILITY DISTRICTS

POWER:	SNOHOMISH COUNTY PUD
WATER:	CITY of MONROE
SEWER:	CITY of MONROE
TELEPHONE:	FRONTIER COMMUNICATIONS
GAS:	PUGET SOUND ENERGY

SITE PLAN NOTES

1. SHADING DENOTES EXTENT OF ASPHALT PAVING. SEE DET. 1 DWG. A1.2, CIVIL DRAWINGS AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS FOR BASE COURSE AND ASPHALT THICKNESSES.
2. SEE CIVIL DRAWINGS FOR FRONTAGE IMPROVEMENTS.
3. FIRE HYDRANT. SEE CIVIL DRAWINGS.
4. CONCRETE CURB PER DET. 2 DWG. A1.2.
5. ACCESSIBLE PARKING STALL WITH PAINTED WALKWAY & SIGN. SEE DET. 4 DWG. A1.2.
6. WALKWAY. 1'-0" WIDE X 5'-0" LONG PAINTED BARS 2'-0" APART ON ASPHALT PAVING.COLOR: TRAFFIC WHITE.
7. PAINTED PARKING STRIPING. 4" WIDE LINES. LENGTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
8. CONCRETE FOUNDATION AND SLAB PER DET. 3 DWG. A1.2. COORINATE DRAINAGE REQUIREMENTS WITH CIVIL.
9. PIPE GUARD. SEE FLOOR PLAN AND DET. 6 DWG. A1.2.
10. 6'-0" TALL CHAIN LINK FENCE PER DET. 7 DWG. A1.2.
11. 3'-0" WIDE CHAIN LINK GATE.
12. EXISTING CHAIN LINK FENCE TO REMAIN.
13. CHAIN LINK GATE. FULL WIDTH OF DRIVEWAY.
14. COORDINATE LOCATION AND REQUIREMENTS OF ELECTRICAL SERVICE WITH ELECTRICAL CONTRACTOR.

RECEIVED
11/19/2021
CITY OF MONROE



VICINITY MAP

NORTH

Date:	For:
05 NOV 2021	SITE PLAN AND ENG. SUBMITTAL

REGISTERED ARCHITECT SCOTT A. COLBY STATE OF WASHINGTON 6803

2812 Colby Avenue
Everett WA 98201
(425) 252-2153 p
www.2812architecture.com

2812 ARCHITECTURE

New Motorsport Facility for:
ADVENTURE MOTORSPORTS
310 North Lewis Street
Monroe, Washington

Contents: SITE PLAN AND PROJECT CRITERIA

Drawing: A1.1

Job Number: 20c-4168