

PROJECT DATA

SITE ADDRESS:
XXXXX Evelyne Lane NE, Lacey, WA 98516

TAX PARCEL NUMBERS:
Parcel "B" - BLA

ZONING:
Light Industrial Commercial - LIC

SITE AREA:
4,589 acres (199,882 SF)

PROJECT SCOPE:

PHASE 1: Building 1 - 37,950 SF speculative warehouse/office building & parking.

PHASE 2: Building 2 - 30,625 SF speculative warehouse/office building & parking.

PARKING STATISTICS:

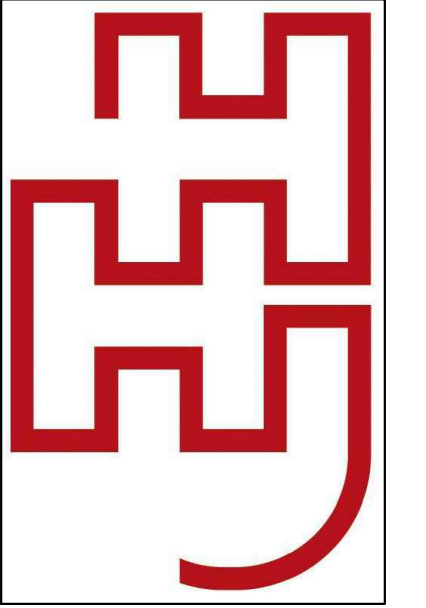
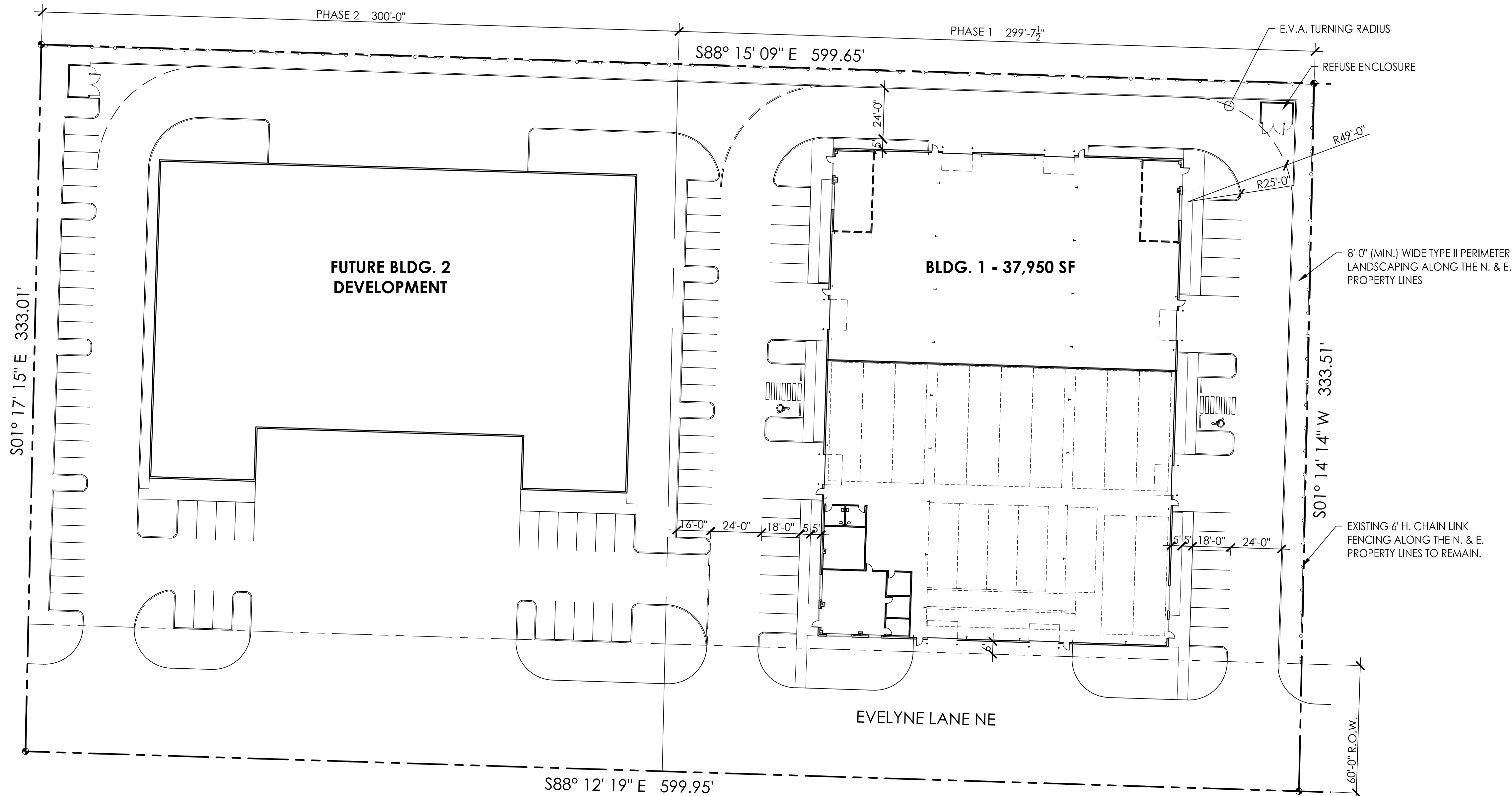
PARKING REQUIREMENT BASED UPON BUILDING AREA & USAGE:
MIN. WAREHOUSE: (1) CAR/1,000 SF + (1) CAR/400 SF OF OFFICE AREA
MIN. COMM. REC: (1) CAR/1,000 SF + (1) BIKE STALL/(20) CAR STALLS

PHASE 1: 3,400 SF (Speculative Office area)/400 SF = (9) CAR STALLS REQUIRED
19,500 SF (Speculative Comm. Rec. area)/1,000 SF = (20) CAR STALLS REQUIRED
15,050 (Speculative Warehouse area)/1,000 SF - (15) CAR STALLS REQUIRED.

(44) CAR STALLS REQUIRED

Note: if entire PHASE 1 is warehouse space, then a min. of (38) car stalls required

(47) CAR STALLS PROVIDED - (2) van accessible, (19) compact & (26) standard



**ARCHITECTS
PLL**

601 St. Helens
Tacoma, Washington 98402
Phone: (253) 922-4168

Project Title

**Evelyne Lane Light
Industrial 1**

Evelyne Lane NE,
Lacey, WA 98516

Sheet Title

**SPR & CDR
Overall Site Plan**

Project Number:

Date: April 6, 2023

Drawn:

Checked:

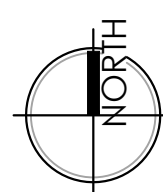
File:

Scale: As Noted

REVISIONS:

Design Development

A1.0



SITE PLAN

22" x 34" - 1" = 30'-0"
11" x 17" - 1" = 60'-0"

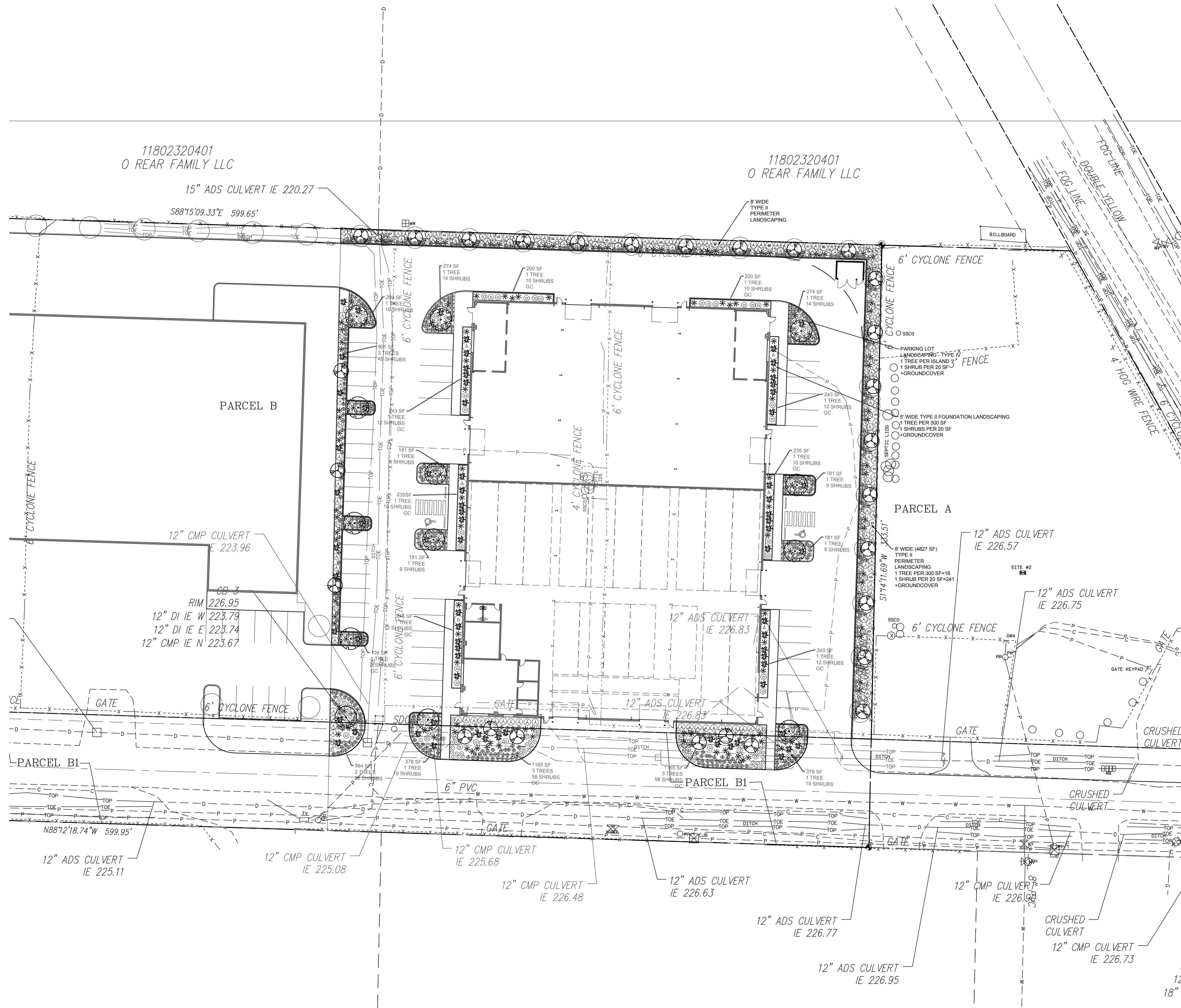
GENERAL SITE PLAN NOTES:

- COORDINATE WITH PROPOSED SITE DEVELOPMENT CIVIL AND LANDSCAPE PLANS.
- NO POLE LIGHTS PROPOSED - ALL EXTERIOR LOT LIGHTING WILL BE FROM BUILDING MOUNTED LIGHT FIXTURES BY OWNER.

PLOT:

PLANT LIST			
SYMBOL	QTY	DESCRIPTION	SIZE
TREES			
	13	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple	2" Cal. Min. Well Formed
	28	Picea glauca 'Pendula' Weeping White Spruce	4' Ht Min. Full / Compact
SHRUBS			
	6	Taxus baccata media Stonehenge Yew	4' Ht. Min. Well Formed
	148	Berberis aquifolium Tall Oregon Grape	1 Gal. Min.
	161	Berberis nervosa Oregon Grape	1 Gal. Min.
	35	Cornus serica 'Kelseyii' Kelsey Red Osier Dogwood	1 Gal. Min.
	18	Holodiscus discolor Oceansoray	1 Gal. Min.
	72	Potentilla fruticosa Bush Cinquefoil	1 Gal. Min.
	128	Polystichum munitum Sword Fern	1 Gal. Min.
	58	Symphoricarpos albus Snowberry	1 Gal. Min.
GROUND COVER			
	668	Arctostaphylos uva ursi Kinnickinnick	1 Gal. Min. @ 24" OC triangular spacing

NOTE: ALL PLANTS ARE DROUGHT TOLERANT. ALL SHRUBS AND GROUND COVER ARE NATIVE. SUBSTITUTIONS ARE PERMITTED ONLY WITH LANDSCAPE ARCHITECT AND AGENCY APPROVAL.



PROJECT:
EVELYNE LANE LIGHT INDUSTRIAL 1
XXXX Evelyn Land NE
Lacey, WA 98516
Light Industrial Commercial (LI-C)
HHJ Architects, PLLC

REVISIONS:

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: APRIL 6, 2023



PROJECT NO: 2342
FILE NAME: 2342LSA
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:30

DRAWING CONTENTS
LANDSCAPE PLAN

DRAWING NO.: L1
1 OF 2



GENERAL LANDSCAPE NOTES

- Contractor shall be responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation:**
 - Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

- Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
- Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 inches.

Mulching of Newly Planted or Replanted Areas.

- Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- Mulches must include organic materials, such as wood chips and shredded bark.
- Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

- Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- When planting "Balled and Burlapped" product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
- Street trees shall be high branching with canopy that starts at least 6' above finish grade.
- All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
- Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach their mature height and form.
- Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped, pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
- Plant material selected is drought tolerant or native species. The project proponent (property Owner) shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought.

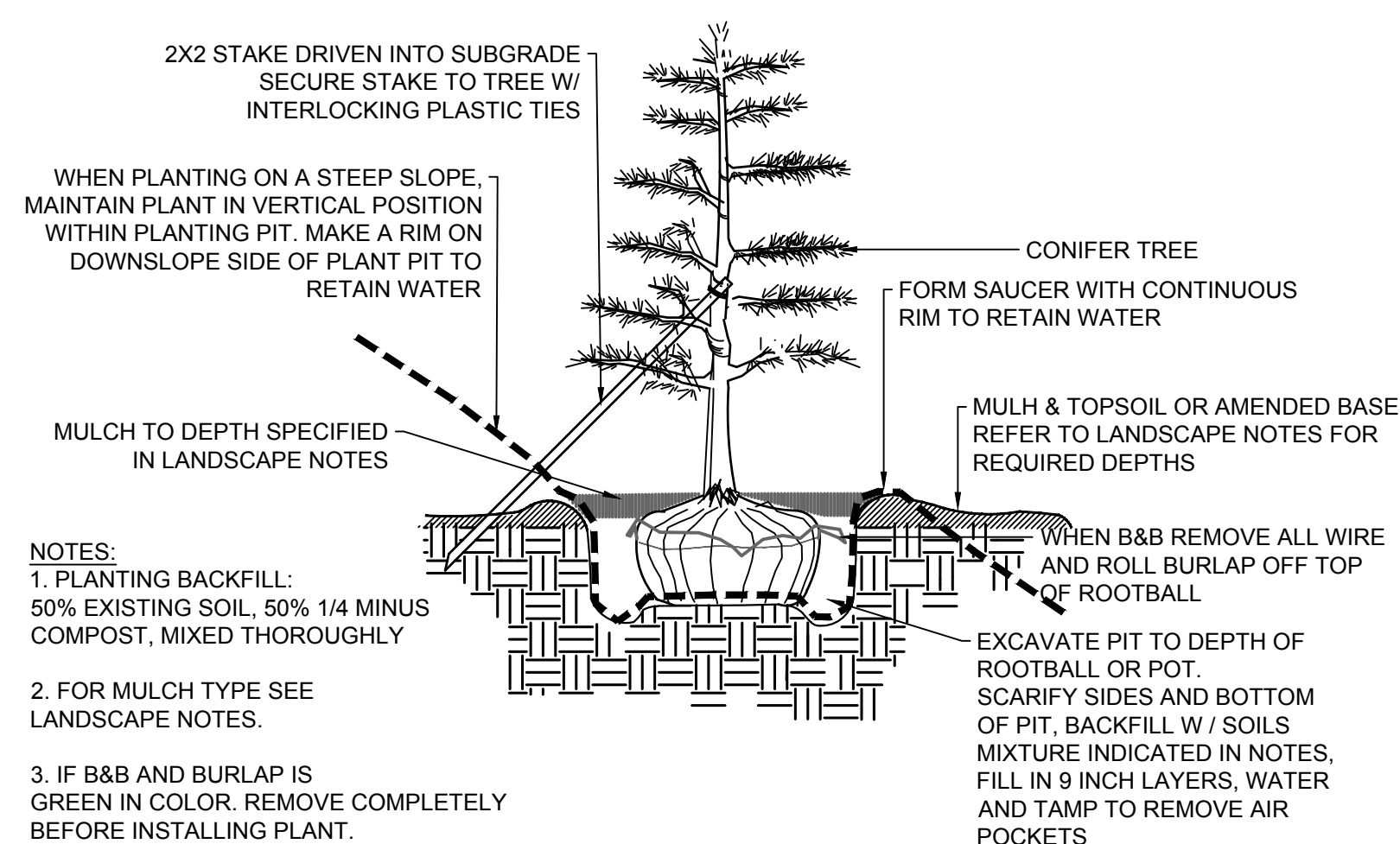
Temporary irrigation shall be provided via TREE GATOR BAGS attached to each tree. The bags shall be filled when $\frac{1}{4}$ empty - approximately 1 time per week and as needed during drought months. The bags will remain on the trees for the establishment period of two summer seasons after which they shall be removed by the owner.

Owner may elect to have the contractor hired to water and warranty the plants for the establishment period. For planting warranties from contractor to be ensured, contractor shall be responsible for watering the plant material and keeping the mulch ring weed free for the first growing season as part of the contract.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December) when dormant but before hard freeze.

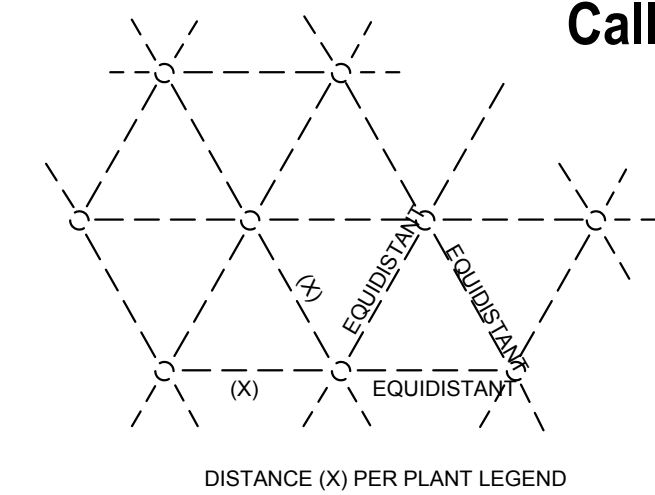
TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for at least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



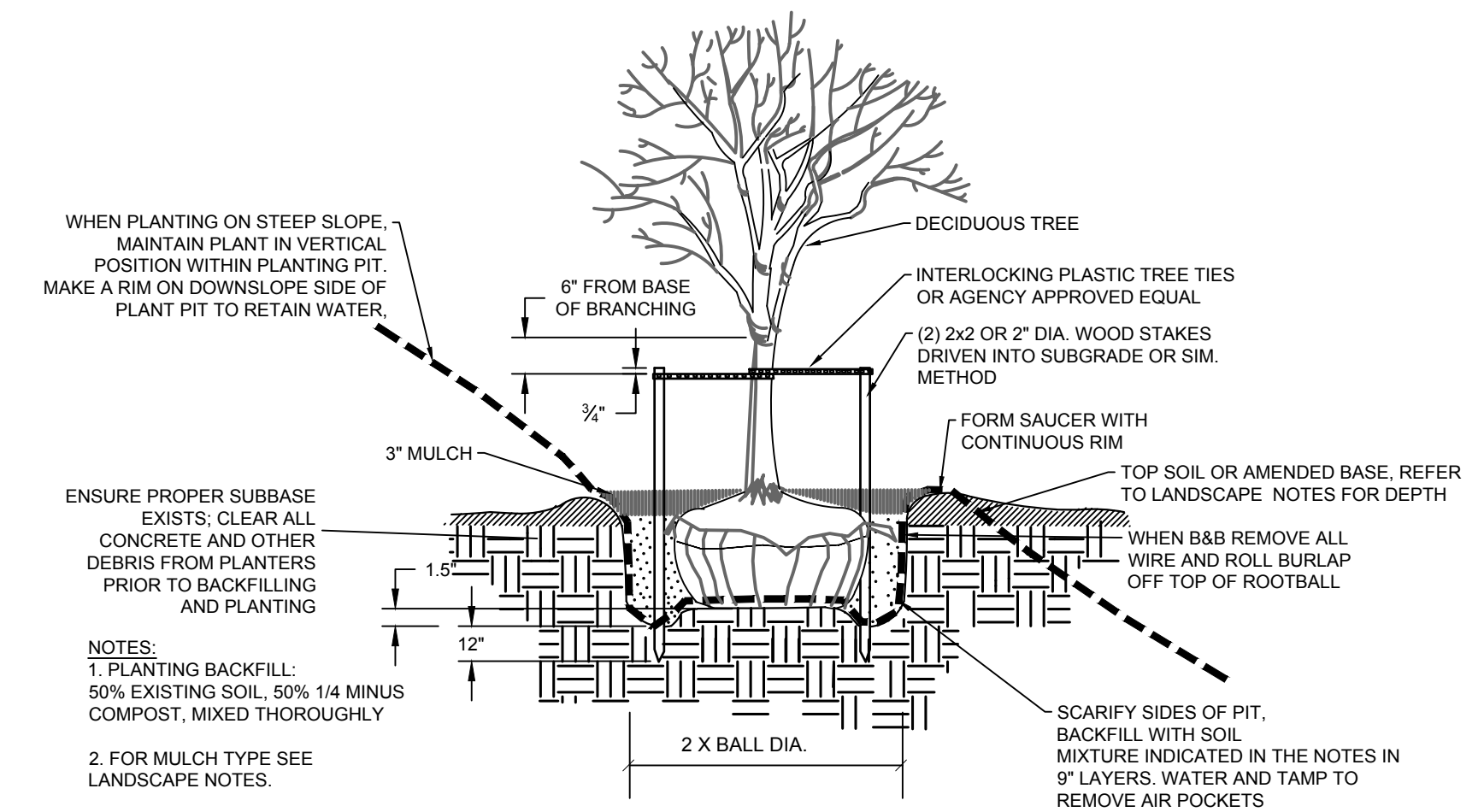
EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



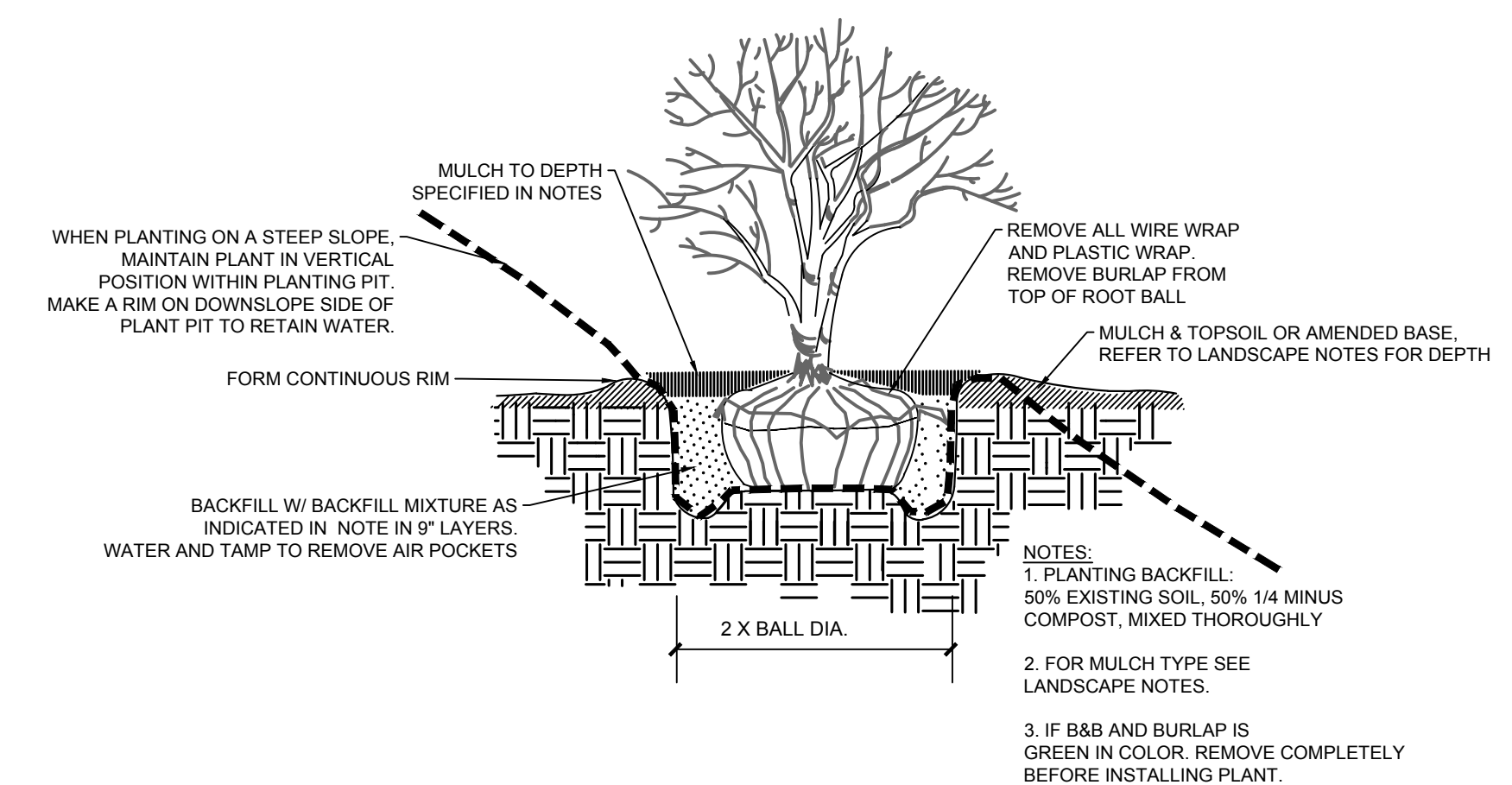
GROUNDCOVER PLANTING DETAIL

No Scale



DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



EVELYNE LANE LIGHT INDUSTRIAL 1

XXXX Evelyn Land NE

Lacey, WA 98516

Light Industrial Commercial (LI-C)
HHJ Architects, PLLC

PROJECT:

REVISIONS:

DRAWING ISSUED FOR:
AGENCY REVIEW

DATE: APRIL 6, 2023



PROJECT NO: 2342
FILE NAME: 2342LSA
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: NONE
PLOT SCALE: 1:1
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

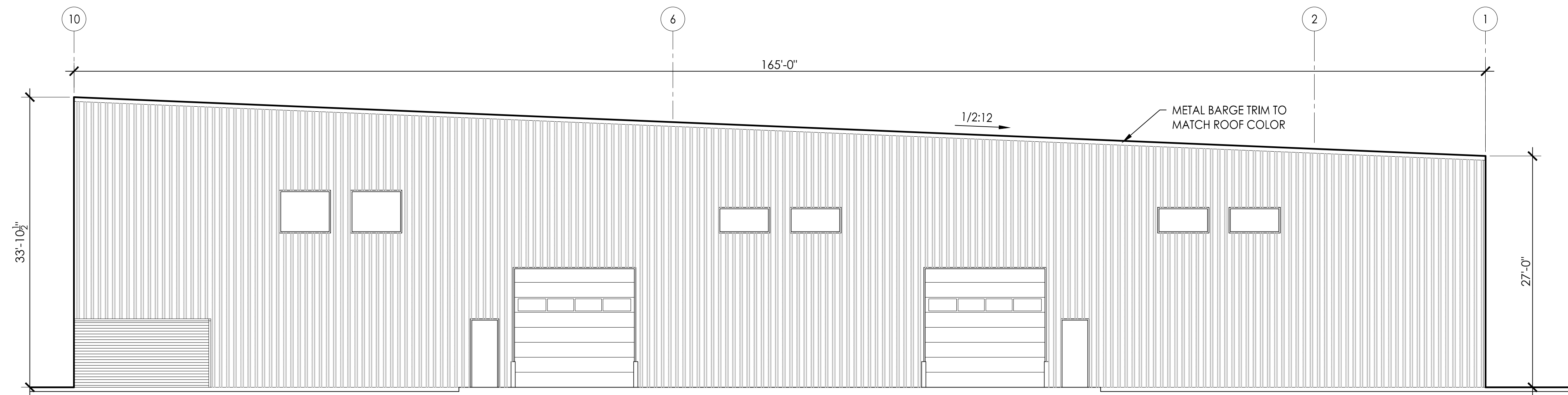
LANDSCAPE
DETAILS &
NOTES

DRAWING NO.:

L2

2 OF 2

ORIG. SHEET SIZE 22X34

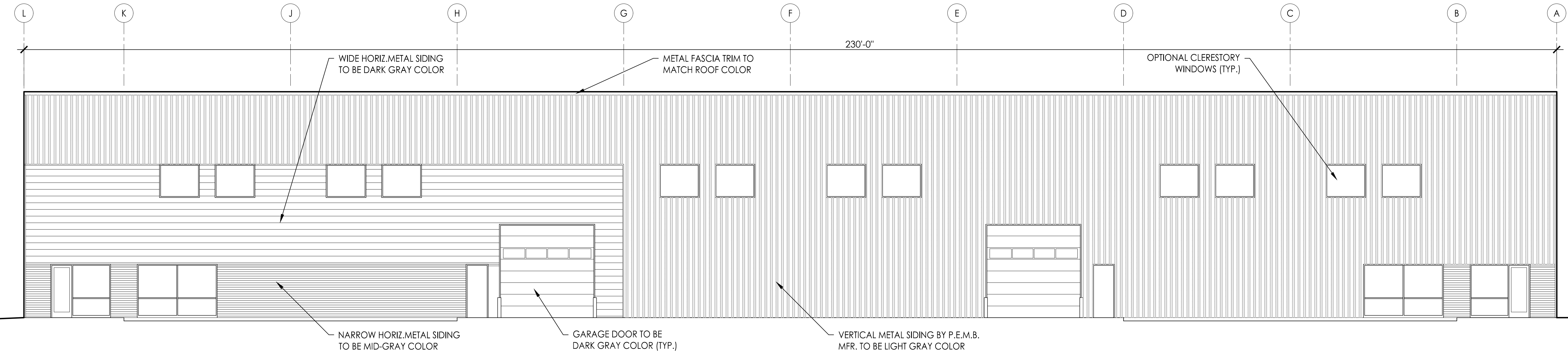


GENERAL BUILDING EXTERIOR ELEVATION NOTES:

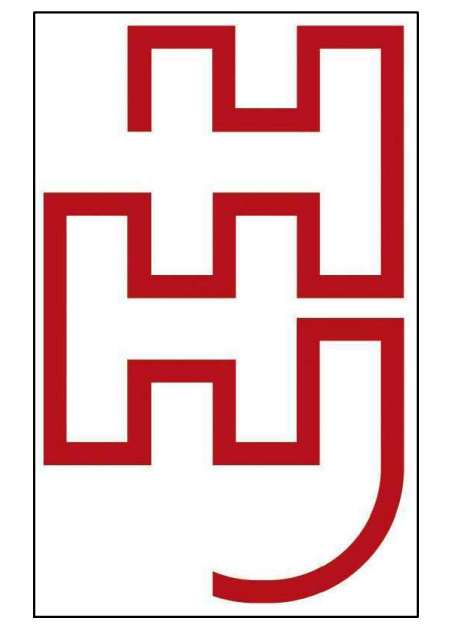
1. ALL STOREFRONT DOORS AND DOOR & WINDOW FRAMES TO BE EITHER BLACK ANODIZED OR CLEAR ANODIZED ALUMINUM FINISH.
2. ALL OPTIONAL CLERESTORY WINDOWS TO BE EITHER GRAY VINYL OR CLEAR ANODIZED ALUMINUM FRAMES.
3. THE COLOR OF THE FLUSH PANEL EXTERIOR SWINGING DOORS IS TO MATCH THE COLOR OF THE ADJACENT METAL SIDING.
4. ALL GARAGE DOORS TO BE DARK GRAY COLOR TO MATCH THE WIDE HORIZONTAL METAL SIDING.
5. ALL DOWNSPOUTS TO BE PAINTED TO MATCH THE ADJACENT METAL SIDING COLOR.

FOR SIMILAR NOTES SEE "EAST ELEVATION"

N NORTH ELEVATION
 22" x 34" - 1/8" = 1'-0"
 11" x 17" - 1/16" = 1'-0"



E EAST ELEVATION
 22" x 34" - 1/8" = 1'-0"
 11" x 17" - 1/16" = 1'-0"



**ARCHITECTS
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 Tacoma, Washington 98402
 Phone: (253) 922-4168

Project Title
**Evelyne Lane Light
 Industrial 1**

___ Evelyne Lane NE,
 Lacey, WA 98516

Sheet Title
**CDR Exterior
 Elevations**

Project Number:

Date: April 6, 2023

Drawn:

Checked:

File:

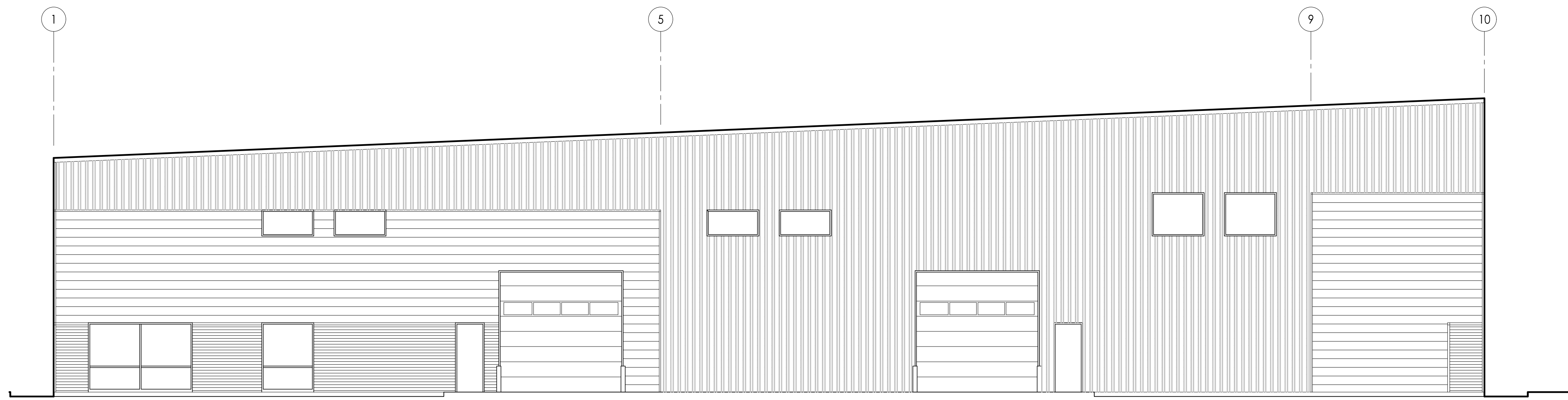
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REVISIONS:

Design Development

A3.0

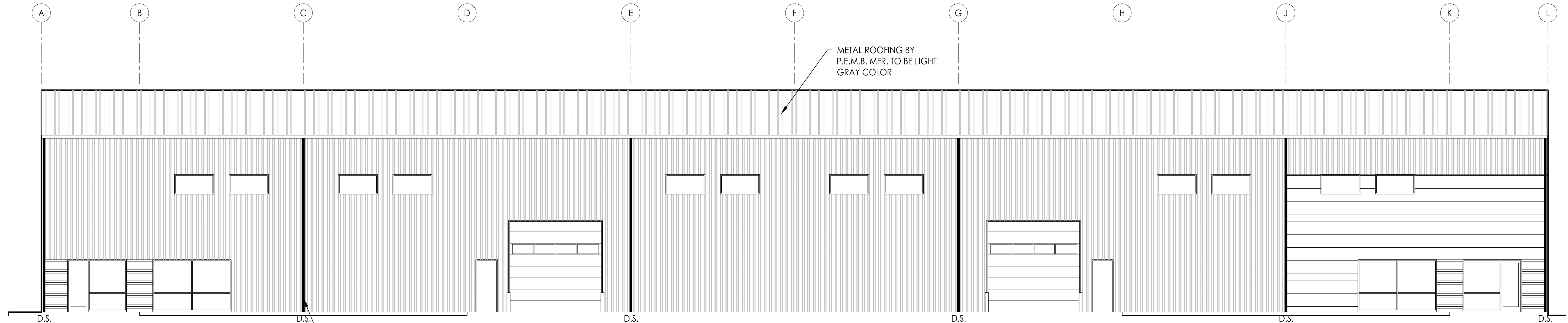
PLOT:



- GENERAL BUILDING EXTERIOR ELEVATION NOTES:**
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FOR SIMILAR NOTES SEE "EAST ELEVATION"

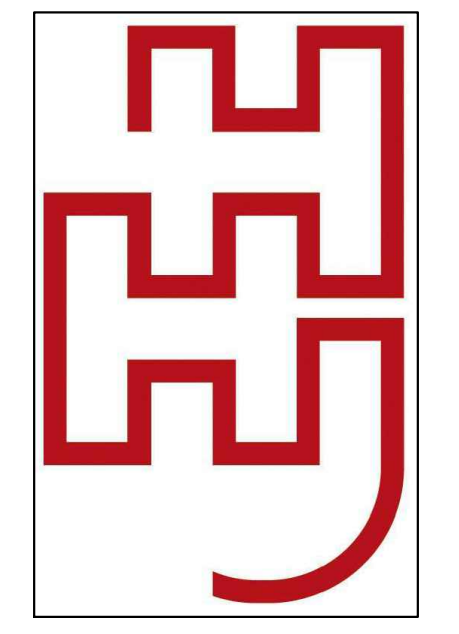
S SOUTH ELEVATION
 22' x 34" - 1/8" = 1'-0"
 11" x 17" - 1/16" = 1'-0"



DOWNSPOUT - PAINTED TO MATCH THE ADJACENT METAL SIDING COLOR (TYP.)

FOR SIMILAR NOTES SEE "EAST ELEVATION"

W WEST ELEVATION
 22' x 34" - 1/8" = 1'-0"
 11" x 17" - 1/16" = 1'-0"



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Project Title
**Evelyne Lane Light
 Industrial 1**

___ Evelyne Lane NE,
 Lacey, WA 98516

Sheet Title
**CDR Exterior
 Elevations**

Project Number:

Date: April 6, 2023

Drawn:

Checked:

File:

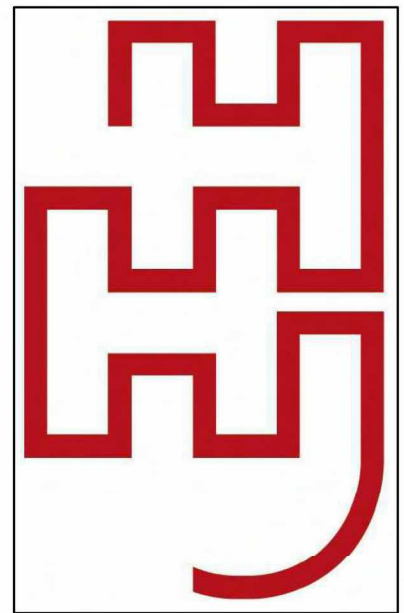
Scale: As Noted

REVISIONS:

Design Development

A3.1

PLOT:



**ARCHITECTS
PLLC**

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Tacoma, Washington 98402
Phone: (253) 922-4168

Project Title
**Evelyne Lane Light
Industrial 1**

Evelyne Lane NE,
Lacey, WA 98516

Sheet Title
**CDR Site Sections,
Bldg. Materials
& Colors**

Project Number:

Date: April 6, 2023

Drawn:

Checked:

File:

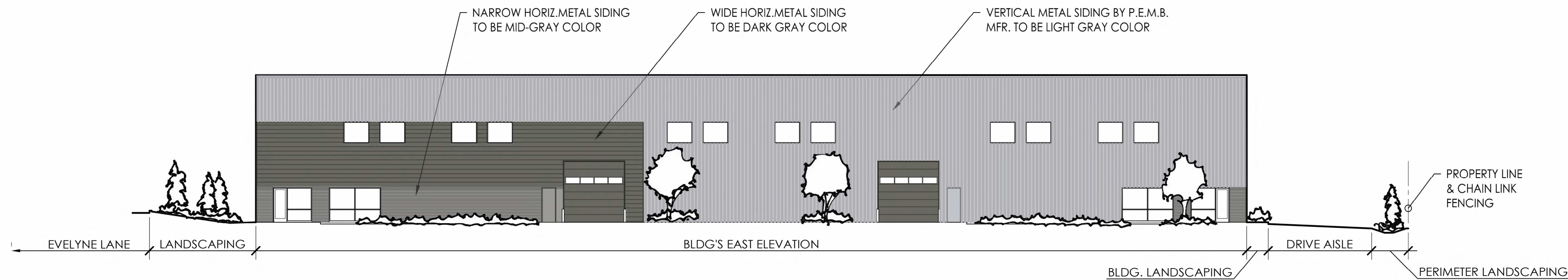
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REVISIONS:

Design Development

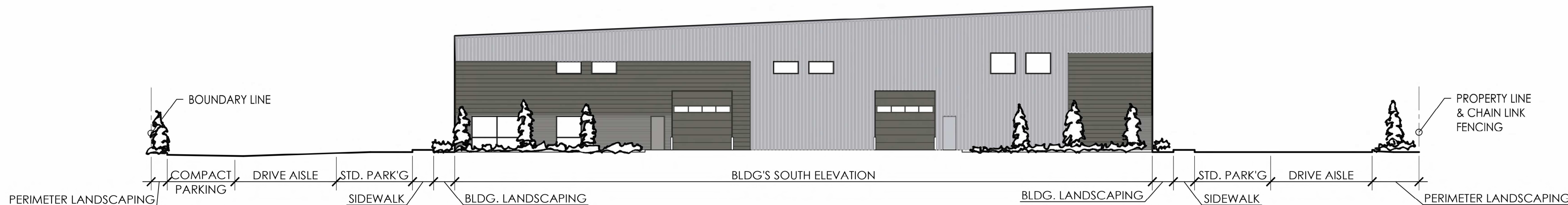
A4.0

PLOT:



A NORTH-SOUTH SITE SECTION

22" x 34" - 1/16" = 1'-0"
11" x 17" - 1/32" = 1'-0"



B EAST-WEST SITE SECTION

22" x 34" - 1/16" = 1'-0"
11" x 17" - 1/32" = 1'-0"

COLOR SAMPLES



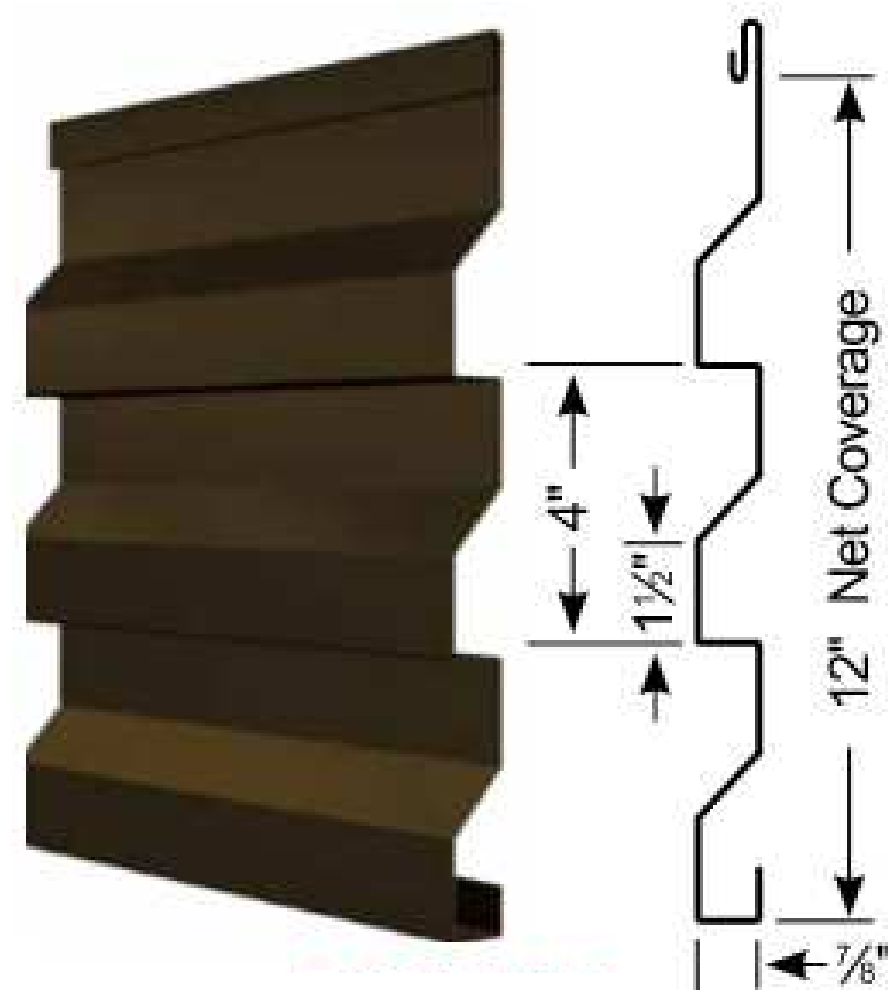
Pre-Engr. Metal Bldg: Light gray



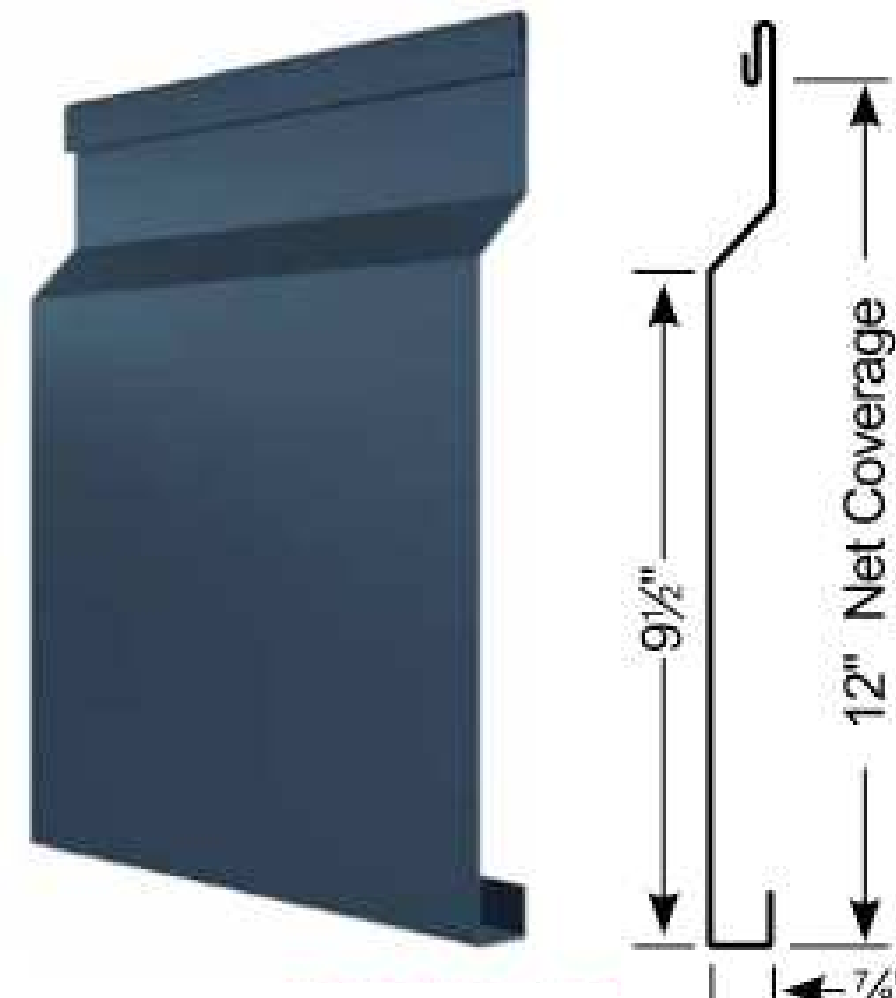
Narrow Horiz. Metal Siding: Mid-gray



Wide Horiz. Metal Siding: Dark-gray



Narrow Horiz. Metal Siding Profile



Wide Horiz. Metal Siding Profile