

PRONOIA EFFECTS
501 BUILDING

2021-04-21

PRE-APPLICATION SET

ARCHITECTS: FORTE ARCHITECTS, INC.
Wenatchee, Washington

CIVIL ENGINEER: PACE ENGINEERING
Wenatchee, Washington

GENERAL DRAWING

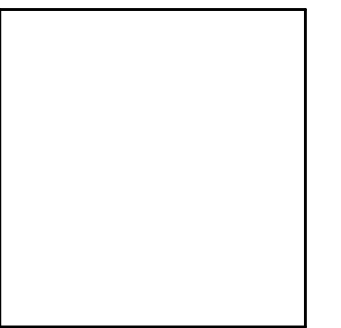
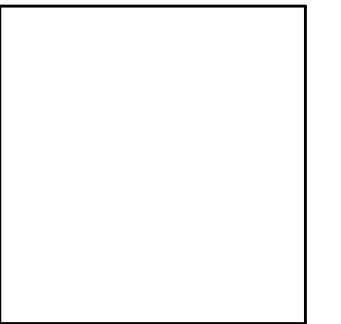
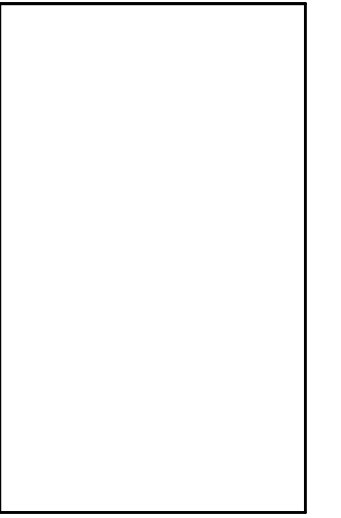
AO.1	COVER SHEET, PROJECT TEAM, SHEET INDEX
AO.2	GENERAL NOTES, ABBREVIATIONS, SYMBOLS, VICINITY MAP
AO.3	LIFE SAFETY FLOOR PLAN

CIVIL DRAWINGS

CO.1	COVER SHEET
CO.2	CONSTRUCTION NOTES
CO.3	CONSTRUCTION NOTES
CO.4	EROSION AND SEDIMENT CONTROL PLAN
CO.5	EROSION CONTROL NOTES & DETAILS
CO.6	GRADING PLAN PAD ELEV 1261.8
CO.7	SECTION AND PROFILES
CO.8	DETAILS
CO.9	DETAILS

ARCHITECTURAL DRAWING

A1.1	SITE PLAN
A2.1	FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	BUILDING SECTIONS



PRONOIA EFFECTS
501 BUILDING
501 URBAN INDUSTRIAL WAY
EAST WENATCHEE WA 98802



ADDRESS: 240 North Wenatchee Ave.
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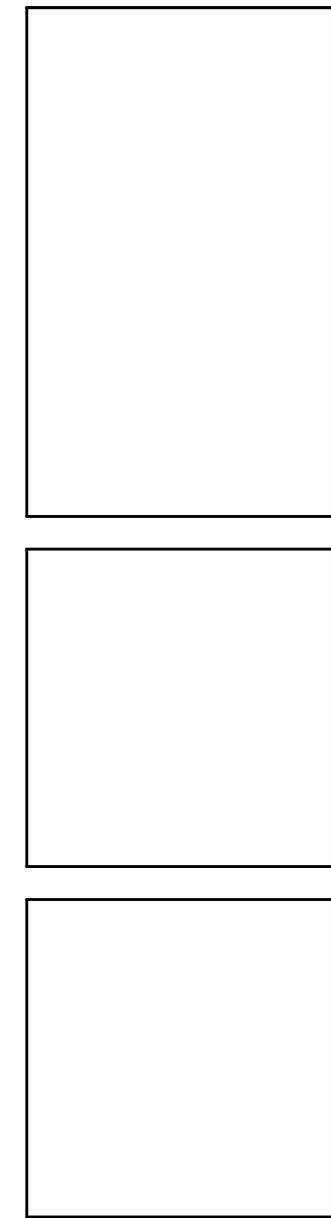
WEBSITE: www.fortearchitects.com

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Revisions		
Date	No	Description
JOB NO.	1858	
DATE	2021-04-21	
DRAWN BY	KV	
CHECK BY	KL	
COVER SHEET		

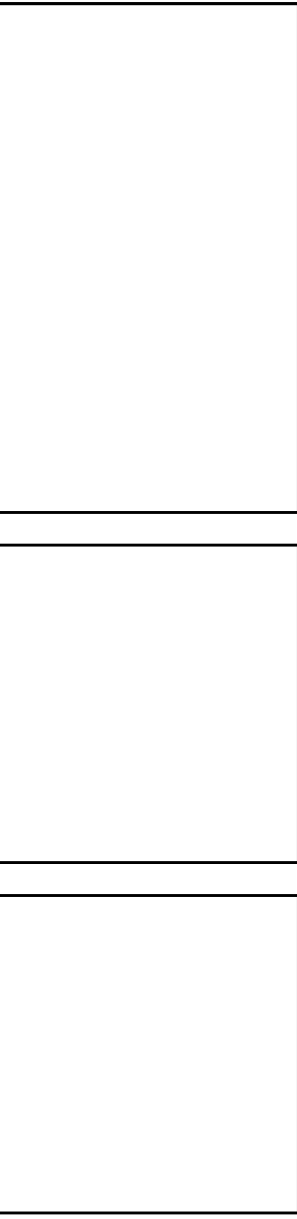
A0.1

ABBREVIATIONS				GENERAL NOTES				VICINITY MAP										
AB	ANCHOR BOLT	(N)	NEW	<div>1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING 2018 INTERNATIONAL BUILDING CODE (2018 IBC), 2018 IFC, 2018 IMC, 2018 UPC, 2017 NEC, 2018 WSEC, 2018 IRC AND ANY ADDITIONAL LOCAL BUILDING CODES AND CODE AMENDMENTS; THE MORE STRINGENT IS TO GOVERN; DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.</div> <div>2. DRAWINGS ARE <u>NOT TO BE SCALED</u>. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT THE INTENT OF THE DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.</div> <div>3. THE ARCHITECT SHALL BE INFORMED IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE SITE CONDITIONS.</div> <div>4. THE TERM "FINISHED FLOOR" (FIN. FLR. OR F.F) REFERS TO THE TOP OF FINISHED SLAB WHERE CONCRETE FLOORS OCCUR.</div> <div>5. EXTERIOR DIMENSIONS ARE TO THE FACE OF CONCRETE / MASONRY / SHEATHING OR REFERENCED FROM GRIDLINES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING OR FACE OF MASONRY, UNLESS INDICATED AS A CENTERLINE OR SPECIFICALLY NOTED OTHERWISE. CLEAR DIMENSIONS SHALL BE FROM FINISH TO FINISH.</div> <div>6. NOTATIONS OR DETAILS KEYED TO VARIOUS DRAWING SYMBOLS, PATTERNS, ETC. SHALL APPLY TYPICALLY TO ALL SIMILARLY INDICATED ITEMS, LOCATIONS, OR CONDITIONS NOT OTHERWISE KEYED.</div> <div>7. PRESERVE AND PROTECT EXISTING UTILITIES AND BUILDING COMPONENTS WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED OR REMOVED.</div> <div>8. ADJUST NEW CONSTRUCTION TO ALIGN WITH EXISTING CONSTRUCTION SUCH THAT FINISHES MAY BE APPLIED ALONG STRAIGHT AND TRUE LINES, UNLESS SPECIFICALLY NOTED OTHERWISE.</div> <div>9. ALL REFERENCES TO NORTH, SOUTH, EAST, AND WEST SHALL BE BASED UPON "PROJECT NORTH" AS SHOWN IN THE DRAWINGS.</div> <div>10. TYPICAL WALL CORNERS ARE 90 DEGREES, UNLESS OTHERWISE NOTED IN DRAWING SET.</div>														
ADJ	ADJACENT	NIC	NOT IN CONTRACT															
AFF	ABOVE FINISH FLOOR	NOM	NOMINAL															
AL	ALUMINUM	NTS	NOT TO SCALE															
ALT	ALTERNATE	O/	OVER															
APPROX	APPROXIMATE	OC	ON CENTER															
ARCH	ARCHITECTURAL	OFCI	OWNER FURNISH, CONTRACTOR INSTALL															
@		OFOI	OWNER FURNISH, OWNER INSTALL															
BLDG	BUILDING	OPNG	OPENING															
BLKG	BLOCKING	OPF	OPPOSITE															
BOT	BOTTOM	(P)	PROPOSED															
CIP	CAST IN PLACE	PB	PARTICLE BOARD															
CLG	CEILING	PC	PRECAST															
CLR	CLEAR	PIF	POURED IN PLACE															
CMU	CONCRETE MASONRY UNIT	PL	PLATE															
COL	COLUMN	PLYMD	PLASTIC LAMINATE FLYWOOD															
CONC	CONCRETE	PNT	PAINT															
CONT	CONTINUOUS	PTD	PAINTED															
DIA	DIAMETER	RD	ROOF DRAIN															
DIM	DIMENSION	REF	REFERENCE															
DIR	DIRECTION	REFR	REFRIGERATOR															
DN	DOWN	REINF	REINFORCED															
DS	DOWN SPOUT	REQD	REQUIRED															
DWG	DRAWING	RM	ROOM															
(E)	EXISTING	RO	ROUGH OPENING															
EA	EACH	SHT	SHEET															
EL	ELEVATION	SH	SIMILAR															
ELEC	ELECTRICAL	SOG	SLAB ON GRADE															
EXT	EXTERIOR	SPEC	SPECIFICATION															
EQ	EQUAL	SQ	SQUARE															
EQUIP	EQUIPMENT	STD	STANDARD															
FA	FIRE ALARM	STL	STEEL															
FIN	FINISH	STN	STAIN															
FE	FIRE EXTINGUISHER	STOR	STORAGE															
FD	FLOOR DRAIN	STRCT	STRUCTURAL															
FF	FINISH FLOOR	SUSP	SUSPENDED															
FLR	FLOOR	SYMM	SYMMETRICAL															
FND	FOUNDATION	SS	STAINLESS STEEL															
FT	FOOTING	T	TREAD															
FTG	FOOTING	TEL	TELEPHONE															
GA	GAUGE	T&G	TONGUE & GROOVE															
GALV	GALVANIZED	TI	TENANT IMPROVEMENT															
GB	GRAB BAR	TO	TOP OF...															
GC	GENERAL CONTRACTOR	TOP	TOP OF PLATE															
GWB	GYPNUM WALL BOARD	TOR	TOP OF ROOF															
HB	HOSE BIB	TOS	TOP OF SLAB															
HDR	HEADER	TYP	TYPICAL															
HDN	HARDWARE	UN	UNLESS OTHERWISE NOTED															
HDND	HARDWOOD	VB	VAPOR BARRIER															
HGT	HEIGHT	VGT	VINYL COMPOSITE TILE															
HORIZ	HORIZONTAL	VERT	VERTICAL															
INSUL	INSULATION	VFI	VERIFY IN FIELD															
INT	INTERIOR	VNC	VINYL WALL COVERING															
JT	JOINT	W	WITH															
LAM	LAMINATE	WC	WATER CLOSET															
LAV	LAVATORY	WH	WATER HEATER															
LT	LIGHT	W/O	WITHOUT															
MAS	MASONRY OPENING	WP	WATERPROOF															
MATL	MATERIAL																	
MAX	MAXIMUM																	
MECH	MECHANICAL																	
MFR	MANUFACTURER																	
MIN	MINIMUM																	
MISC	MISCELLANEOUS																	
MO	MASONRY OPENING																	
MTL	METAL																	
ARCHITECTURAL SYMBOLS				ZONING				PROJECT NARRATIVE										
LEVEL ELEV. HEIGHT	FINISH FLOOR, BEARING, or Building Level Line	A3.1	EXTERIOR ELEVATION KEY	ZONING JURISDICTION:	Douglas County- East Wenatchee UGB-General Industrial (I-G)	SETBACKS	PER CODE SECTION 18.60.060 DEVELOPMENT STANDARDS	<p>The proposed development is a 6,000 square foot warehouse on 1.93 acres at 501 Urban Industrial Way, East Wenatchee. The 50' x 120' x 18' structure will be divided into two suites. Each 2,891.00 square foot suite includes a bathroom, office and warehouse area. These separately metered suites are designed for data processing, each with 95 kW of electric capacity.</p>										
(B)	GRID LINE		ASPHALTIC CONCRETE PAVEMENT (As Noted)	TAX PARCEL:	93700001000	FRONT YARD:	25' 0" FIFTY-FIVE FEET FROM CENTERLINE OF PUBLIC RIGHT-OF-WAY OR TWENTY-FIVE FEET FROM LOT LINE WHICHEVER IS GREATER.											
(101)	DOOR NUMBER		CONCRETE WALK OR SURFACE (As Noted)	LEGAL DESCRIPTION:	Western Sunset BSP Ph. 1 & 2, Lot 10	SIDE YARD:	10' 0" UNLESS PROPERTY ABUTS RESIDENTIAL DISTRICT THAN SETBACK IS THIRTY FEET.											
(A)	WINDOW NUMBER KEY		MASONRY WALK OR SURFACE (As Noted)	ZONE	General Industrial (I-G)	REAR YARD:	10' 0" UNLESS PROPERTY ABUTS RESIDENTIAL DISTRICT THAN SETBACK IS THIRTY FEET.											
(10)	KEY NOTE		CONCRETE WALL (PLAN)	SITE AREA	1.93000 ACRES / 84070.8SF	MAX ALLOWABLE COVERAGE												
(P1)	PARTITION AND WALL KEY		MAIN BEARING POINT IN WALL (Member as Indicated)															
(A)	CABINET KEY		1 HOUR WALL	DESIGN CRITERIA:		BUILDING DATA:												
*	TEMPERED GLASS REQUIRED		METAL FRAME WALL (PLAN)															
	MATCH LINE		WOOD FRAME WALL (PLAN)	PROPOSED PROJECT SITE COVERAGE: Building Site Footprint: Each Unit = 2,891 x 2 Units Total = 6,000 SF Building Site Coverage: 6,000/ 84,250= 1% Impervious Surface Coverage(S): =10,281.39 SF (4,281.39 SF Site Elements (Parking/Drive) +6,000 Structure) IS Coverage: 10,281.39 SF/ 84,250 SF = 1%		OWNERS/DEVELOPER PRONOIA EFFECTS 1506 Seneca Place Wenatchee, WA 98801 PHONE: 702-525-1300 EMAIL: c.ungaro@yahoo.com		OWNER'S REP/ PROJECT MANAGER N/A		ARCHITECT FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: kristofer@fortearchitects.com		STRUCTURAL ENGINEER TBD						
2	DETAIL NUMBER/TITLE/ INTERIOR ELEVATION NUMBER		WOOD FRAMING MEMBER (Nominal Size Noted)															
(1	DETAIL KEY		WOOD BLOCKING MEMBER (Nominal Size Noted)															
A3.2			WOOD FINISH MEMBER (Net Size Noted)															
1	BUILDING SECTION KEY (With Sheet Number)		PLYWOOD															
A3.2			PARTICLE BOARD															
1	WALL SECTION KEY (With Sheet Number)		RIGID INSULATION															
A3.3			METAL															
1			GWB, PLASTER, CEMENT BOARD															
A3.3			LOOSE FILL/BATT INSULATION															
4	INTERIOR ELEVATION KEY (Elevation Number With Sheet Number)		TILE															
A5.1			ASPHALTIC PAVEMENT															
3			CONCRETE															
			EARTH (SECTION)															
ENERGY				PROJECT TEAM				PROJECT NARRATIVE										
ENERGY DATA:		WSEC ENERGY CREDIT REQUIREMENTS:		ADDITIONAL MECHANICAL REQUIREMENTS		ADDITIONAL PLUMBING REQUIREMENTS		<p>Plumbing fixtures counts:</p>										
IN PROGRESS		IN PROGRESS		IN PROGRESS		IN PROGRESS												

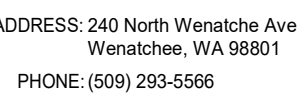
1. (2) FIRE EXTINGUISHERS WILL BE PLACED IN THE SPACE, ONE AT THE MAIN DOOR AND BOTH EAST AND WEST EXITS
ALL EXTINGUISHERS WILL BE TYPE 2A10BC
SEE LABEL "E" IN A0.3/1 FOR LOCATIONS.
2. ALL EXIT SIGNAGE WILL BE ILLUMINATED AND WILL HAVE EMERGENCY
LIGHTING W/ 90 MIN. BATTERY BACK UP
LED EXIT SIGN/EMERGENCY LIGHT W/ BATTERY BACKUP E-CONLIGHT MODEL # - E-XCL2 SERIES OR SIMILAR

The University of Cambridge logo, featuring a red shield with a white cross and four lions.[illegible]

1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



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501 BUILDING
501 URBAN INDUSTRIAL WAY
EAST WENATCHEE WA 98802



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A2.1

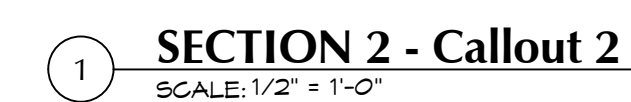
1. BUILDING FINISH IS METAL SIDING & METAL ROOF.
2. ALL WORK SHALL BE PERFORMED TO MEET IBC 2018

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Revisions		
Date	No.	Description
JOB NO.	1858	
DATE	2021-04-21	
DRAWN BY	KV	
CHECK BY	KL	
DWG ID	EXTERIOR ELEVATIONS	

1. BUILDING FINISH IS METAL SIDING & METAL ROOF.
2. ALL WORK SHALL BE PERFORMED TO MEET IBC 2018



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A3.2