

# SRFR FIRE STATION 32

**SNOHOMISH REGIONAL FIRE & RESCUE**

19959 OAKS ST  
MONROE, WA 98272

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

**The Miller Hull Partnership, LLP**

POLSON BUILDING 71 COLUMBIA - SIXTH FLOOR SEATTLE, WA 98104



**BNBuilders, Inc.**

2815 ELLIOTT AVE, SEATTLE, WA 98121



**VICINITY MAP**



**PROJECT DIRECTORY**

**OWNER**  
 SNOHOMISH REGIONAL FIRE & RESCUE  
 163 VILLAGE COURT  
 MONROE, WA 98272  
 TEL: 360.794.7666  
 CONTACT: RON RASMUSSEN

**OWNER REPRESENTATIVE**  
 OAC SERVICES  
 2200 1ST AVE S, STE 200  
 SEATTLE, WA 98134  
 TEL: 206.285.4300  
 CONTACT: ANDY BAILEY

**DESIGN BUILDER**  
 BNBUILDERS, INC.  
 2815 ELLIOT AVE  
 SEATTLE, WA 98121  
 TEL: 206.382.3443  
 CONTACT: AARON HELMERS

**ARCHITECT**  
 THE MILLER HULL PARTNERSHIP, LLP  
 71 COLUMBIA, SIXTH FLOOR  
 SEATTLE, WA 98104  
 TEL: 206.682.6837  
 CONTACT: ZUBIN RAO

**CIVIL ENGINEER**  
 COUGHLIN PORTER LUNDEEN  
 1191 SECOND AVENUE, SUITE 1100  
 SEATTLE, WA 98101  
 TEL: 206.343.0460  
 CONTACT: JACKIE SEMPEL

**LANDSCAPE ARCHITECT**  
 ORIGIN DESIGN GROUP LLC.  
 1031 185TH AVE NE  
 SNOHOMISH, WA 98290  
 TEL: 425.346.1905  
 CONTACT: KRYSTAL LOWE

**STRUCTURAL ENGINEER**  
 KPFF CONSULTING ENGINEERS  
 1601 FIFTH AVE, SUITE 1600  
 SEATTLE, WA 98101  
 TEL: 206.622.5822  
 CONTACT: JACOB MCCANN

**MECHANICAL / PLUMBING CONTRACTOR**  
 AUBURN MECHANICAL  
 2623 W. VALLEY HWY N.  
 AUBURN, WA 98001  
 TEL: 253.838.9780  
 CONTACT: JUSTIN PRITCHETT

**MECHANICAL / PLUMBING ENGINEER**  
 P2S  
 1201 3RD AVE, SUITE 3500  
 SEATTLE, WA 98101  
 TEL: 206.448.1911  
 CONTACT: PEREGRIN JONES

**ELECTRICAL CONTRACTOR**  
 VECA ELECTRIC & TECHNOLOGIES  
 3950 HAMMER DR, SUITE 109  
 BELLINGHAM, WA 98226  
 TEL: 360.594.4302  
 CONTACT: COLIN POTTS

**ELECTRICAL ENGINEER**  
 TFWB ENGINEERS  
 1200 WESTLAKE AVE, NORTH SUITE 509  
 SEATTLE, WA 98109  
 TEL: 206.285.7228  
 CONTACT: KEVIN WARTELLE

**TRANSPORTATION ENGINEER**  
 HEFFRON TRANSPORTATION INC.  
 6544 NE 61ST STREET  
 SEATTLE, WA 98115  
 TEL: 206.523.3939  
 CONTACT: MARNI HEFFRON

**SHEET INDEX**

NO.	SHEET NAME	ISSUE DATE	REVISION	DATE
<b>GENERAL</b>				
G001	SHEET INDEX	09/05/25		
G002	SURVEY	09/05/25		
G100	ARCH SITE PLAN	09/05/25		
G200	LAND USE CODE ANALYSIS	09/05/25		
<b>CIVIL</b>				
C100	CIVIL SITE PLAN	09/05/25		
<b>LANDSCAPE</b>				
L001	CONCEPT SITE PLAN	09/05/25		
L301	PLANTING PLAN	09/05/25		
L302	PLANT SCHEDULE	09/05/25		
L303	PLANT REFERENCE	09/05/25		
<b>ARCHITECTURAL</b>				
A111	LEVEL 1 - FLOOR PLAN	09/05/25		
A121	ROOF PLAN	09/05/25		
A200	BUILDING ELEVATIONS	09/05/25		
A201	BUILDING ELEVATIONS	09/05/25		
<b>ELECTRICAL</b>				
E101	SITE PLAN - ELECTRICAL	09/05/25		
E102	SITE PLAN - PHOTOMETRICS	09/05/25		
15				

**MILLER HULL** The Miller Hull Partnership, LLP  
 Architect  
 71 Columbia, Sixth Floor  
 Seattle, WA 98104  
 Phone: 206.682.6837  
 Contact: Zubin Rao



**BNBuilders, Inc.**  
 Design Builder  
 2815 Elliott Ave  
 Seattle, WA 98121  
 Phone: 206.382.3443

STAMP



**SRFR FIRE STATION 32**

19959 OAKS ST  
 MONROE, WA 98272

SUBMITTAL

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

REVISIONS

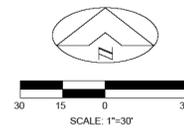
No.	Description	Date

Drawn: Author  
 Checked: Checker  
 MJH Proj No.: A24.0158.00  
 Issue Date: 09/05/25

SHEET

**SHEET INDEX**  
**G001**

A PORTION OF THE NE 1/4, SE 1/4 OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.



**LEGEND**

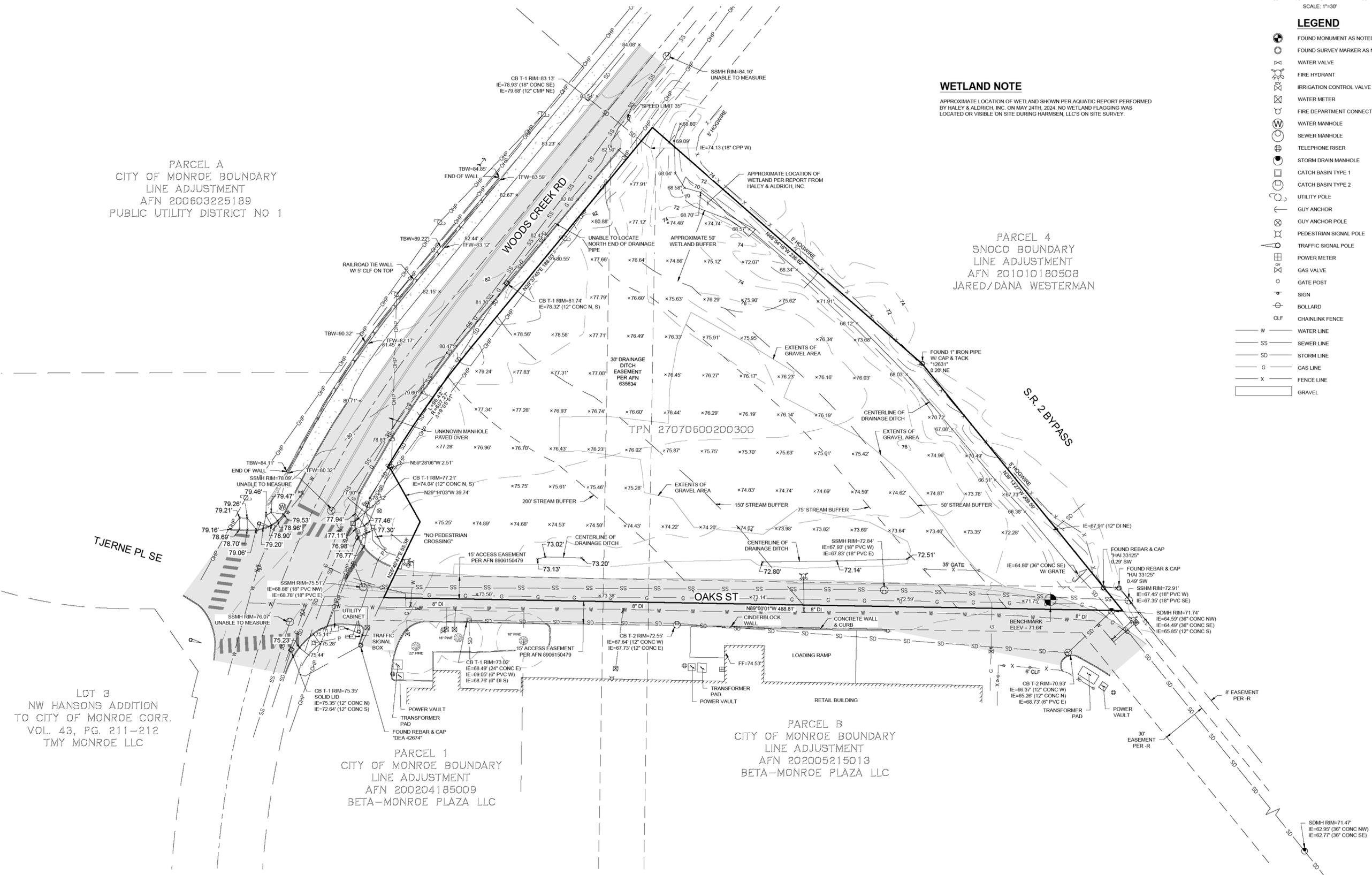
- FOUND MONUMENT AS NOTED
- FOUND SURVEY MARKER AS NOTED
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- SEWER MANHOLE
- TELEPHONE RISER
- STORM DRAIN MANHOLE
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- UTILITY POLE
- GUY ANCHOR
- GUY ANCHOR POLE
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL POLE
- POWER METER
- GAS VALVE
- GATE POST
- SIGN
- BOLLARD
- CLF
- WATER LINE
- SEWER LINE
- STORM LINE
- GAS LINE
- FENCE LINE
- GRAVEL

**WETLAND NOTE**

APPROXIMATE LOCATION OF WETLAND SHOWN PER AQUATIC REPORT PERFORMED BY HALEY & ALDRICH, INC. ON MAY 24TH, 2024. NO WETLAND FLAGGING WAS LOCATED OR VISIBLE ON SITE DURING HARMSEN, LLC'S ON SITE SURVEY.

PARCEL A  
CITY OF MONROE BOUNDARY  
LINE ADJUSTMENT  
AFN 200603225189  
PUBLIC UTILITY DISTRICT NO 1

PARCEL 4  
SNOCO BOUNDARY  
LINE ADJUSTMENT  
AFN 201010180508  
JARED/DANA WESTERMAN



LOT 3  
NW HANSONS ADDITION  
TO CITY OF MONROE CORR.  
VOL. 43, PG. 211-212  
TMY MONROE LLC

PARCEL 1  
CITY OF MONROE BOUNDARY  
LINE ADJUSTMENT  
AFN 200204185009  
BETA-MONROE PLAZA LLC

PARCEL B  
CITY OF MONROE BOUNDARY  
LINE ADJUSTMENT  
AFN 202005215013  
BETA-MONROE PLAZA LLC

REVISIONS  
5/16/2025 - UPDATED W/ ADDITIONAL TOPO



**HARMSEN**  
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING  
SPAS AERIAL MAPPING • WETLAND SERVICES  
2822 COLBY AVE, SUITE 300  
EVERETT, WA 98201  
(425) 252-1884  
(360) 794-7811

BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
OAC SERVICES  
NE 1/4 & NW 1/4 OF THE NW 1/4 OF SECTION 06, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.  
CITY OF MONROE  
SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	CBS
DATE:	05/22/2025
PROJECT NO:	24-158
SHEET NO:	2 OF 2



GENERAL PROJECT DATA	
ADDRESS	19959 OAKS ST, MONROE, WA 98272
APPLICABLE CODE	CITY OF MONROE MUNICIPAL CODE, TITLE 22 UNIFIED DEVELOPMENT (MMC)...
ZONING	GC - GENERAL COMMERCIAL
USE	GOVERNMENT FACILITIES - FIRE STATION
OVERLAY DISTRICT	NONE
TAX PARCEL NO.	2707060200300
PARCEL AREA (SF)	94,025 SF (2.16 ACRES)
LEGAL DESCRIPTION	PER TITLE GUARANTEE FROM FIRST AMERICAN TITLE INSURANCE CO., COMMITMENT NO. NCS-1218337-WA1, DATED 04/24/2024.  THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF PROPOSED SR-2 WESTWICK ROAD TO NORTH MONROE INTERCHANGE AS DELINEATED ON SHEETS 14 AND 15 OF 39 DATED SEPTEMBER 24, 1970, AND SHEETS 16 AND 17 OF 39 DATED APRIL 1, 1971 (MILE POST 9.92 TO MILE POST 16.12), STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION SR-2 HIGHWAY MAPS AND THE NORTHWESTERLY MARGIN OF MAIN STREET (OLD OWEN ROAD); THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY MARGIN OF SAID MAIN STREET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY BY DEED RECORDED OCTOBER 7, 1981 UNDER RECORDING NUMBER 8110070208, THE TRUE POINT OF BEGINNING; THENCE NORTH 0°59'30" EAST ALONG THE EAST LINE OF SAID TRACT 158.32 FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY MARGIN OF PROPOSED SR-2, SOUTH 39°14'22" EAST 4.18 FEET; THENCE CONTINUING PARALLEL SOUTH 39°28'47" EAST 130.25 FEET TO SAID NORTHWESTERLY MARGIN OF OLD OWEN ROAD; THENCE SOUTH 88°49'37" WEST 94.65 FEET SAID NORTHWESTERLY MARGIN TO THE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH LIES 30 FEET SOUTHERLY AT A RIGHT ANGLE FROM THE SOUTH LINE OF LOT 3, BLOCK 1, MAP OF THE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 36, IN SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING ON THE EASTERLY MARGIN OF ANN STREET; THENCE NORTH 00°52'16" EAST 313.72 FEET ALONG SAID EASTERLY MARGIN TO THE CENTER LINE OF CEDAR STREET AS PLATTED IN PETERSON'S FIRST ADDITION TO MONROE; THENCE CONTINUE NORTH 00°52'16" EAST 15.55 FEET ALONG SAID EASTERLY MARGIN; THENCE ALONG A 607.27 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°21'49" AN ARC DISTANCE OF 219.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE EAST LINE OF ANN STREET AND ALONG THE 607.27 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°03'11" AN ARC DISTANCE OF 191.34 FEET; THENCE NORTH 89°37'18" EAST 188.14 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF PROPOSED SR-2 WESTWICK ROAD TO NORTH MONROE INTERCHANGE AS DELINEATED ON SHEETS 14 AND 15 OF 39 DATED SEPTEMBER 24, 1970, AND SHEETS 16 AND 17 OF 39 DATED APRIL 1, 1971 (MILE POST 9.92 TO MILE POST 16.12) STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION SR-2 HIGHWAY MAPS; THENCE ALONG SAID SOUTHWESTERLY MARGIN SOUTH 49°55'11" EAST 238.98 FEET; THENCE SOUTH 39°14'22" EAST 208.63 FEET TO A POINT ON SAID SOUTHWESTERLY MARGIN WHICH BEARS SOUTH 89°03'07" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89°03'07" WEST 528.28 FEET TO THE POINT OF BEGINNING; TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES WHICH IS 15 FEET...
PROJECT DESCRIPTION	CONSTRUCTION OF A NEW ONE-STORY FIRE STATION WITH ASSOCIATED LIVING, WORK, AND SUPPORT SPACES FOR A CREW OF (7) FIRE FIGHTERS. PROJECT INCLUDES A NEW FIRE APPARATUS RESPONSE APRON TO WOODS CREEK RD WITH A RETURN APRON AND PARKING ACCESS FROM OAKS ST.

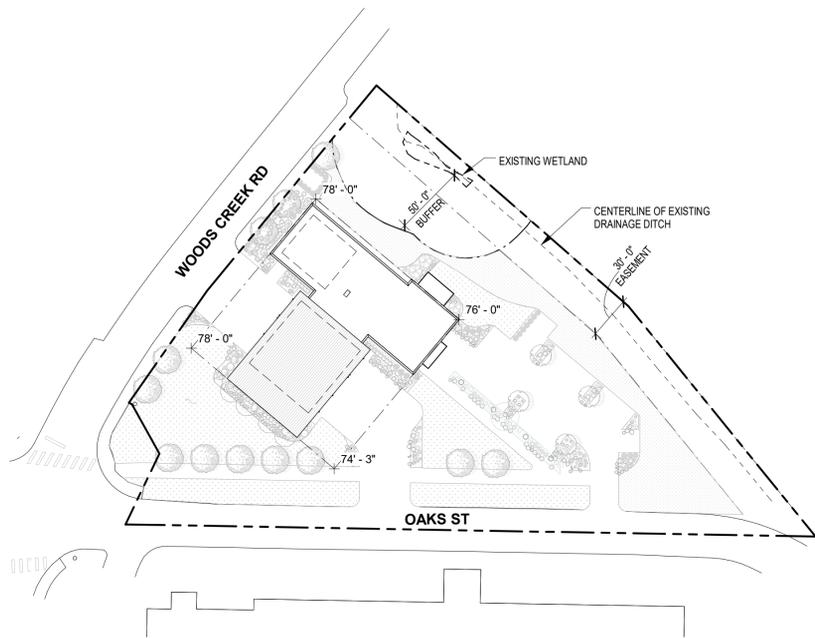
DEFERRED SUBMITTALS	
	THE FOLLOWING SUBMITTALS SHALL BE FORWARDED TO THE BUILDING OFFICIAL FOR REVIEW  1. FIRE PROTECTION SYSTEM 2. ELECTRICAL SYSTEM 3. MECHANICAL SYSTEM 4. PLUMBING SYSTEM 5. EMERGENCY GENERATOR 6. PHOTOVOLTAIC ARRAY

AQUATIC RESOURCES	
	THE FOLLOWING AREAS WERE DETERMINED AND AGREED UPON BY THE USACE, WDFW, AND WA DEPT OF ECOLOGY PER THE AQUATIC RESOURCES REPORT DATED FEBRUARY 2025.  EXISTING WETLAND                      WETLAND 1 PEM WETLAND WITH 50'-0" BUFFER  DRAINAGE DITCH                          S1 NON-JURISDICTIONAL WITH 30'-0" EASEMENT

AREA AND HEIGHT LIMITS	
MAXIMUM HEIGHT MMC TABLE 22.26.050(G)	MAX HEIGHT, GENERAL COMMERCIAL (GC) <b>45'-0"</b>
HEIGHT MEASUREMENT MMC 22.16.040.G.1	BUILDING HEIGHT SHALL BE MEASURED VERTICALLY FROM THE FINISHED AVERAGE GRADE LEVEL TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD ROOF, AND TO THE MIDPOINT BETWEEN THE EAVES AND RIDGE OF PITCHED ROOFS.
AVERAGE GRADE LEVEL MMC 22.16.040.G.2	PROPOSED HEIGHT <b>28'-0"</b>  THE AVERAGE GRADE LEVEL SHALL BE MEASURED BY DELINEATING THE SMALLEST RECTANGLE WHICH CAN ENCLOSE THE PROPOSED BUILDING, AND THEN AVERAGING THE FOUR CORNER ELEVATIONS OF THE RECTANGLE.
HEIGHT EXCEPTIONS MMC 22.16.040.G.4	THE HEIGHT LIMITATIONS... SHALL NOT APPLY TO CHURCH SPIRES, MONUMENTS, CHIMNEYS, WATER TOWERS, ELEVATOR TOWERS, MECHANICAL EQUIPMENT, FLAG POLES, TELEVISION AND RADIO ANTENNAS AND OTHER SIMILAR ROOF APPURTANES.
LOT COVERAGE MMC TABLE 22.26.050(G)	MAX COVERAGE, GENERAL COMMERCIAL (GC) <b>100%</b>  PROPOSED IMPERVIOUS SURFACE    32,815 SF TOTAL SITE AREA    94,025 SF PROPOSED COVERAGE <b>34.9%</b>
SETBACKS MMC TABLE 22.26.050(G)	FRONT YARD SETBACK WIDTH <b>0'-0"</b> SIDE YARD SETBACK WIDTH <b>0'-0"</b> REAR YARD SETBACK WIDTH <b>10'-0"</b> SEPARATION BETWEEN STRUCTURES <b>10'-0"</b>  WOODS CREEK RD SETBACK <b>0'-0"</b> OAKS ST SETBACK (CORNER LOT) <b>10'-0"</b>
SETBACK EXCEPTIONS MMC 22.16.040.E.4	THE FOLLOWING MAY ENCRoACH NO MORE THAN TWO FEET INTO REQUIRED YARD SETBACKS OR OPEN SPACES: ARCHITECTURAL FEATURES, AWNINGS, CANOPIES, CHIMNEYS, COMMON MECHANICAL EQUIPMENT, EAVES, FLUES, GUTTERS, RAINWATER HARVESTING, SILLS, SUNSHADES.  FENCES, WALLS, POLES, AND POSTS MAY ENCRoACH INTO THE REQUIRED SETBACK UP TO THE PROPERTY LINE.  UNENCLOSED PORCHES AND BALCONIES, INCLUDING COVERED UNENCLOSED PORCHES AND BALCONIES, MAY ENCRoACH NO MORE THAN FIVE FEET INTO REQUIRED FRONT AND REAR YARD SETBACKS. THESE FEATURES SHALL NOT ENCRoACH INTO REQUIRED SETBACK YARDS.
STREET FRONTAGE MMC TABLE 22.26.050(G)	MIN FRONTAGE, GENERAL COMMERCIAL (GC) <b>N/A</b>

DESIGN STANDARDS	
EXEMPTIONS MMC 22.42.020.B	THE FOLLOWING DEVELOPMENT ACTIVITIES SHALL BE EXEMPT FROM THE PROVISIONS OF THIS CHAPTER: (1) DEVELOPMENT ACTIVITIES ON PROPERTIES OWNED OR CONTROLLED BY THE CITY OR OTHER PUBLIC AGENCIES

PARKING & ACCESS	
OFF-STREET PARKING REQ. MMC TABLE 22.44.050	GOVERNMENT OFFICES - FIRE FACILITY <b>AS DETERMINED BY A PARKING DEMAND ASSESSMENT</b>
AUTHORITY & APPLICATION MMC 22.44.020.E	IF A PARKING OR TRAFFIC STUDY IS REQUIRED BY THIS CHAPTER, THE APPLICANT SHALL PROVIDE SUFFICIENT INFORMATION TO DEMONSTRATE THAT THE PARKING DEMAND FOR A SPECIFIC LAND USE WILL BE SATISFIED. PARKING ASSESSMENT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN TRAFFIC AND PARKING ANALYSIS.  SPACES REQUIRED, PER ASSESSMENT:    14 SPACES PROVIDED:    15
ADA PARKING REQ. MMC 22.44.080	UNLESS OTHERWISE AMENDED, OFF-STREET PARKING AND ACCESS FOR PHYSICALLY DISABLED PERSONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 7503 OF THE REGULATIONS ADOPTED PURSUANT TO CHAPTER 19.27 RCW OF THE STATE BUILDING CODE, AND CHAPTER 10.92 RCW, PUBLIC BUILDINGS - PROVISIONS FOR AGED AND HANDICAPPED.  ADA SPACES REQUIRED:    1 STALL ADA SPACES PROVIDED:    1 STALL
MMC 22.44.080.B	ONE OUT OF EVERY EIGHT ADA STALLS MUST BE SIZED TO ACCOMMODATE A DISABLED VAN-SIZED VEHICLE OR PROVIDE AT LEAST ONE DISABLED VAN STALL.  ADA VAN SPACES REQUIRED:    1 STALL ADA VAN SPACES PROVIDED:    1 STALL
BICYCLE PARKING REQ. MMC 22.44.070	OFF-STREET PARKING SHALL CONTAIN AT LEAST ONE BICYCLE PARKING SPACE FOR EVERY TWELVE SPACES REQUIRED FOR MOTOR VEHICLES.  BIKE SPACES REQUIRED:    2 BIKE SPACES PROVIDED:    2
EV PARKING WAC 51-50-0429	BUILDINGS AND ACCESSORY STRUCTURES SHALL BE PROVIDED WITH EV CHARGING STATIONS, EV-READY PARKING SPACES, AND EV-CAPABLE PARKING SPACES IN ACCORDANCE WITH TABLE 429.2.  REQUIRED    PROVIDED EV    10% OF TOTAL = 1.5                                      2 STALLS EV-READY    10% OF TOTAL = 1.5                                      2 STALLS EV-CAPABLE    10% OF TOTAL = 1.5                                      2 STALLS



**AVERAGE GRADE PLANE CALCULATION**

- POINT A: 78' - 0"
- POINT B: 76' - 0"
- POINT C: 74' - 3"
- POINT D: 78' - 0"
- AVERAGE: 76' - 6"

**1 SITE PLAN - AVERAGE GRADE PLANE**

G200 1" = 60'-0"



**2 EXTERIOR ELEVATION - BUILDING HEIGHT**

G200 1" = 30'-0"

**MILLER HULL** The Miller Hull Partnership, LLP  
Architect  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Zubin Rao

**BNB** BNBuilders, Inc.  
Design Builder  
2815 Elliott Ave  
Seattle, WA 98121  
Phone: 206.382.3443

STAMP

**NOT FOR CONSTRUCTION**



**SRFR FIRE STATION 32**

19959 OAKS ST  
MONROE, WA 98272

SUBMITTAL

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

REVISIONS

No.	Description	Date

Drawn: Author  
Checked: Checker  
MJH Proj No.: A24.0158.00  
Issue Date: 09/05/25

SHEET

**LAND USE CODE ANALYSIS G200**

C:\New Projects\SRFR-32\_DRAFT\05\_Review\722.rvt  
9/10/2025, 4:11:27 PM

Will need to apply for a ROWD permit for any work in the ROW.

MILLER HULL The Miller Hull Partnership, LLP  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Zubin Rao

BNB BNBuilders, Inc.  
Design Builder  
2815 Elliott Ave  
Seattle, WA 98121  
Phone: 206.382.3443

# COUGHLIN PORTER LUNDEEN

2ND + SENECA BUILDING 1191  
SECOND AVENUE SUITE 1100  
SEATTLE, WA 98101  
(206) 343-0460 www.cplinc.com

STAMP



## SRFR FIRE STATION 32

19959 OAKS ST  
MONROE, WA 98272

SUBMITTAL

## SITE PLAN REVIEW

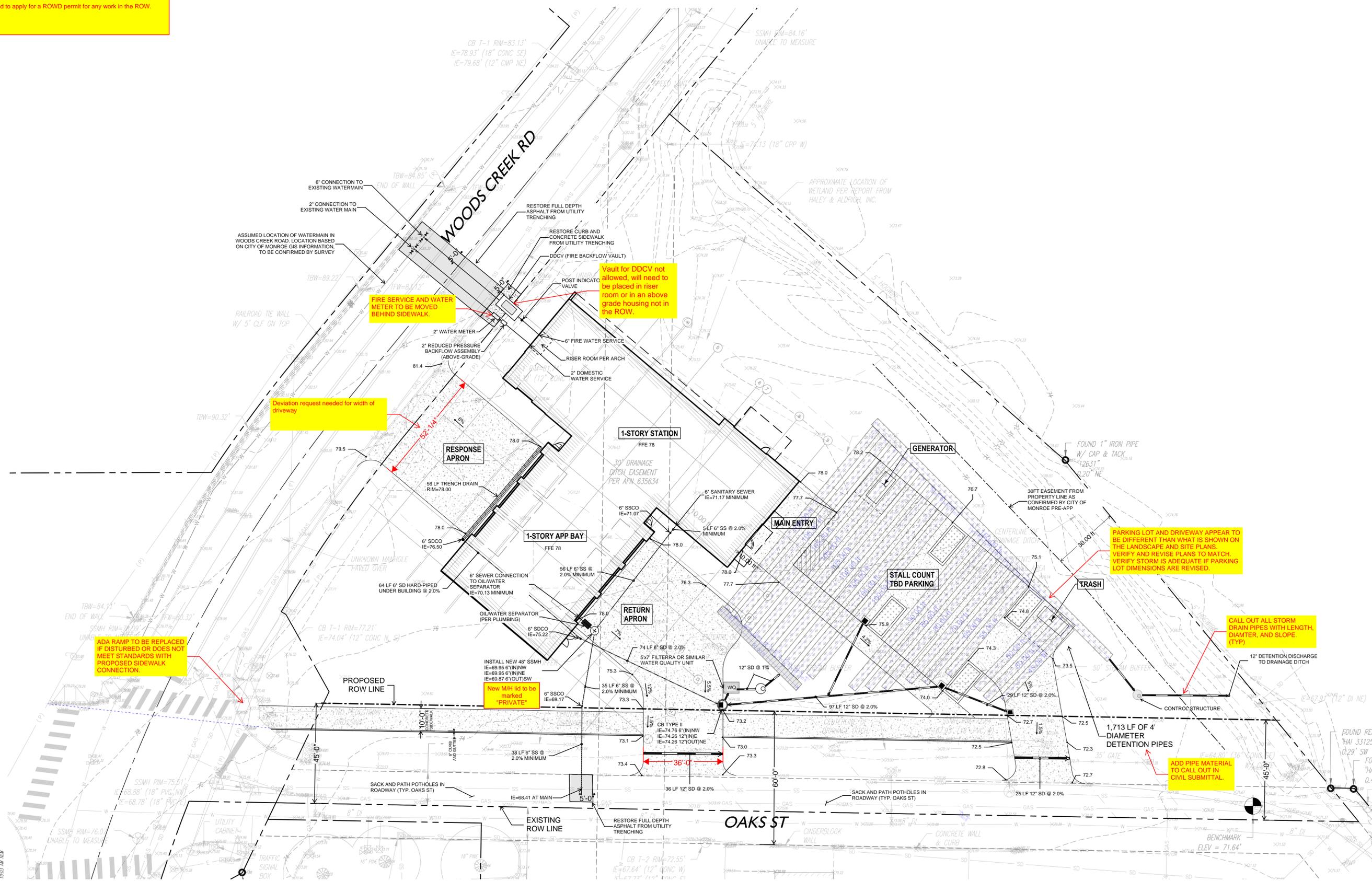
SEPTEMBER 5, 2025

REVISIONS	No.	Description	Date

Drawn: JL  
Checked: JSS  
MJH Proj No.: A24.0158.00  
Issue Date: 09/05/25

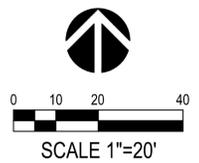
SHEET

## CIVIL SITE PLAN C100



### Legend

	PROPERTY LINE	
--	---------------	--

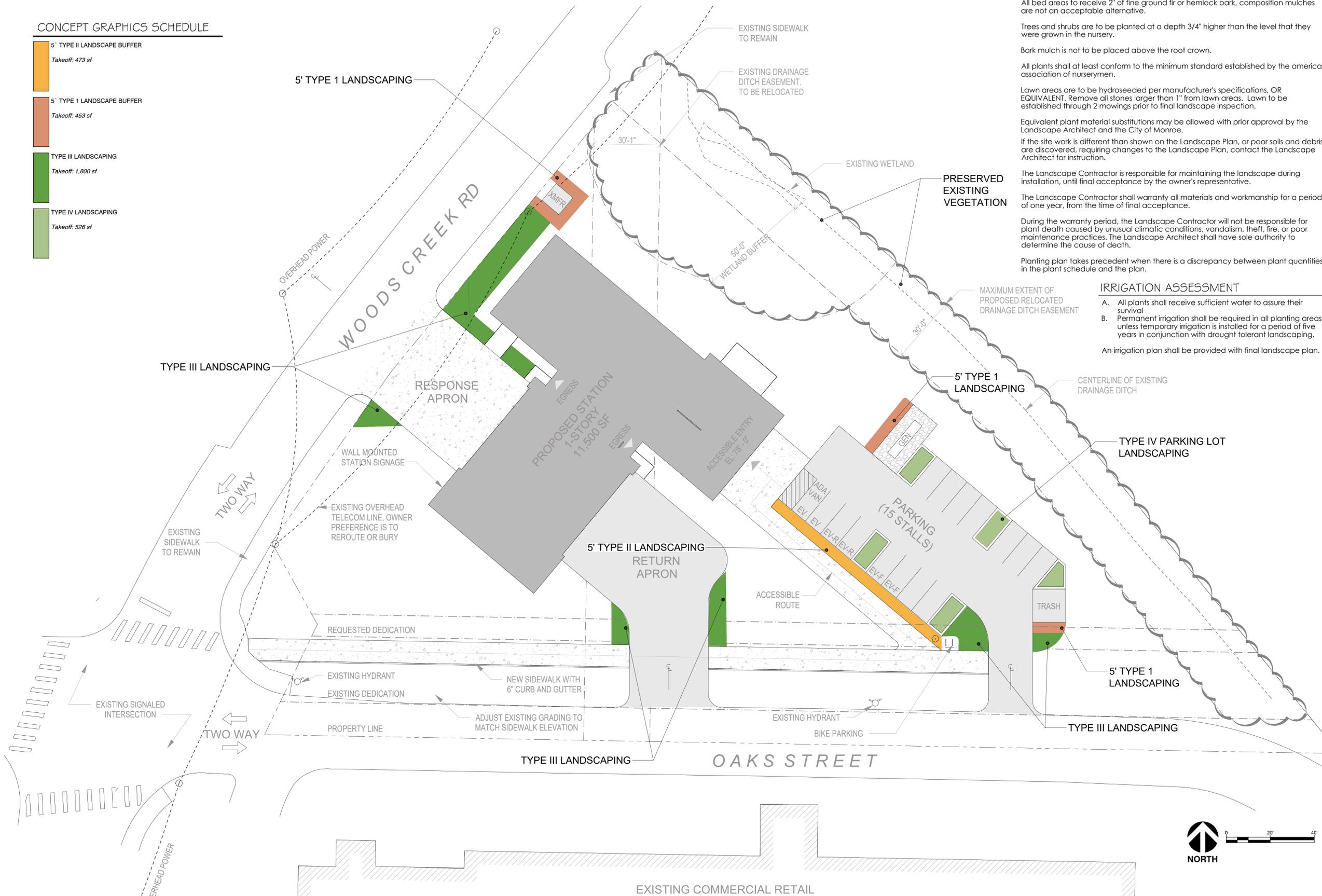


Call Before You Dig. 8-1-1 or 1-800-424-5555 Underground Service (USA)

\\monroecivil\cpl\2024\C100\C100-05301\5301\_SitePlan\_8/11/2025\_10:01\_AM.dwg

CONCEPT GRAPHICS SCHEDULE

- 5' TYPE II LANDSCAPE BUFFER  
*Takeoff: 473 sf*
- 5' TYPE I LANDSCAPE BUFFER  
*Takeoff: 453 sf*
- TYPE III LANDSCAPING  
*Takeoff: 1,800 sf*
- TYPE IV LANDSCAPING  
*Takeoff: 526 sf*



GENERAL NOTES

All rough grading shall be positive, draining away from all structures.

All stones larger than 1.5" diameter shall be removed from the growing medium.

Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.

All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.

Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.

Bark mulch is not to be placed above the root crown.

All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.

Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas. Lawn to be established through 2 mowings prior to final landscape inspection.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect and the City of Monroe.

If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.

The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.

The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.

During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.

Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

IRRIGATION ASSESSMENT

- A. All plants shall receive sufficient water to assure their survival
- B. Permanent irrigation shall be required in all planting areas unless temporary irrigation is installed for a period of five years in conjunction with drought tolerant landscaping.

An irrigation plan shall be provided with final landscape plan.

**MILLER HULL**  
The Miller Hull Partnership, LLP  
Architect  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Zubin Rao

**BNB**  
BNBuilders, Inc.  
Design Builder  
2815 Elliott Ave  
Seattle, WA 98121  
Phone: 206.382.3443

**ORIGIN**  
DESIGN GROUP  
Origin Design Group, LLC  
Landscape Architect  
1031 185th Ave, NE  
Snohomish, WA 98290  
Phone: 425.346.1905

STAMP  
STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
NOT FOR CONSTRUCTION  
KRISTAL LOWE  
LICENSE NO. 1206



SRFR FIRE STATION 32

19959 OAKS ST  
MONROE, WA 98272

SUBMITTAL

SITE PLAN REVIEW

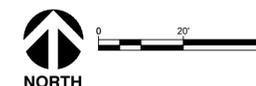
SEPTEMBER 5, 2025

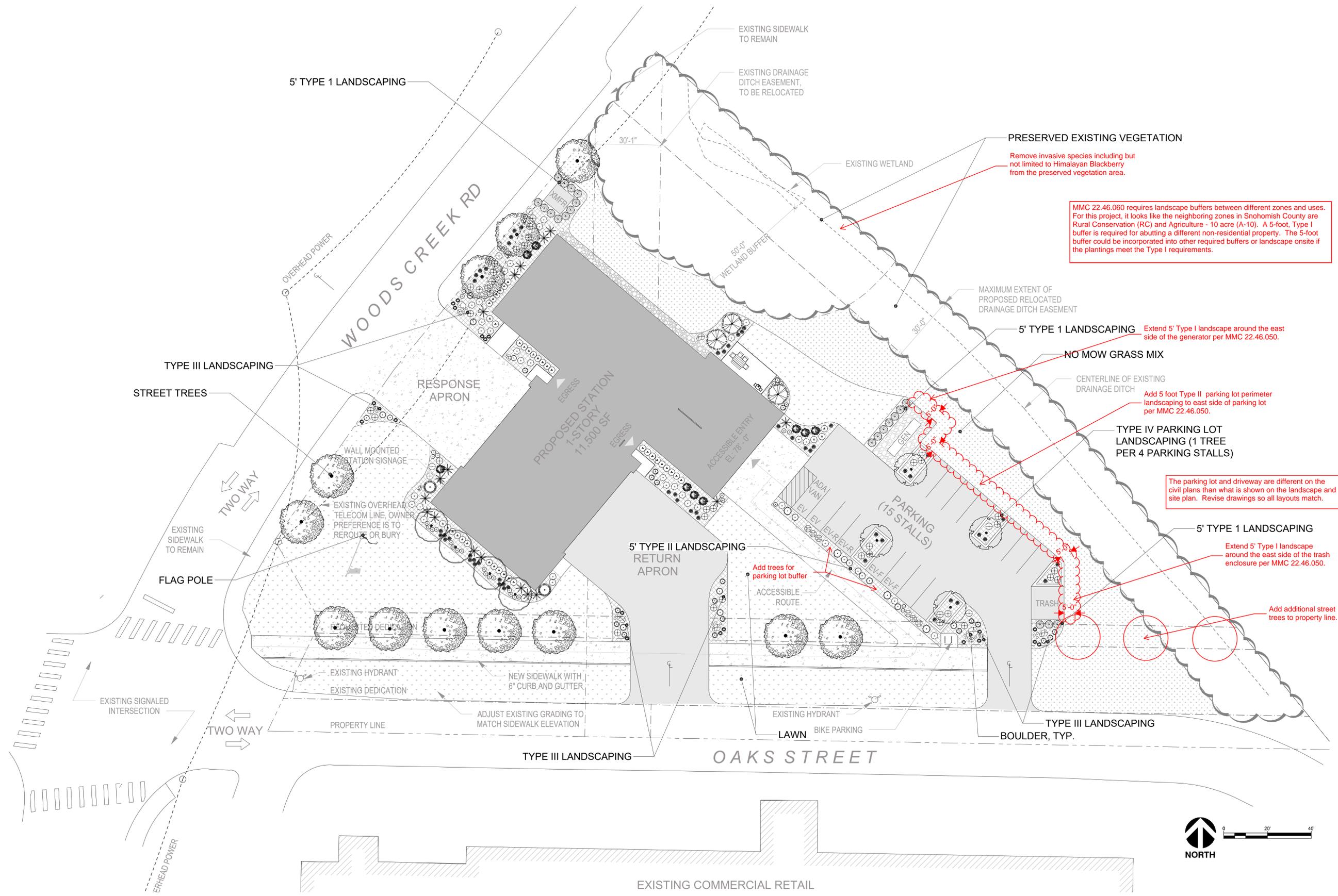
REVISIONS		
No.	Description	Date

Drawn: MY  
Checked: KL  
MJH Proj No.: A24.0158.00  
Issue Date: 09/5/25

SHEET  
**Landscape Plan**  
Concept Site Plan  
& Notes

**L001**





MMC 22.46.060 requires landscape buffers between different zones and uses. For this project, it looks like the neighboring zones in Snohomish County are Rural Conservation (RC) and Agriculture - 10 acre (A-10). A 5-foot, Type I buffer is required for abutting a different non-residential property. The 5-foot buffer could be incorporated into other required buffers or landscape onsite if the plantings meet the Type I requirements.

The parking lot and driveway are different on the civil plans than what is shown on the landscape and site plan. Revise drawings so all layouts match.

**MILLER HULL**  
The Miller Hull Partnership, LLP  
Architect  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Zubin Rao

**BNB**  
BNBuilders, Inc.  
Design Builder  
2815 Elliott Ave  
Seattle, WA 98121  
Phone: 206.382.3443

**ORIGIN**  
DESIGN GROUP  
Origin Design Group, LLC  
Landscape Architect  
1031 185th Ave, NE  
Snohomish, WA 98290  
Phone: 425.346.1905



**SRFR FIRE STATION 32**  
19959 OAKS ST  
MONROE, WA 98272  
SUBMITTAL

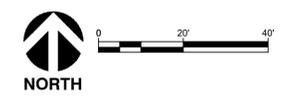
**SITE PLAN REVIEW**  
SEPTEMBER 5, 2025

REVISIONS		
No.	Description	Date

Drawn: MY  
Checked: KL  
MJH Proj No.: A24.0158.00  
Issue Date: 09/5/25

**Landscape Plan**  
**Planting Plan**

**L301**



## PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>TREES</b>						
	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal.	B&B	
<b>EVERGREEN TREES</b>						
	2	Abies koreana 'Horstmann's Silberlocke'	Horstmann's Silver Curly Korean Fir	6' HT		
	4	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	6' HT	B&B	<b>Evergreen Trees 8' min height</b>
	3	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	6' HT	B&B	
<b>PARKING SHADE TREES</b>						
	4	Carpinus caroliniana 'Uxbridge'	Rising Fire® American Hornbeam	2" Cal., Branched at 6' Min.	B&B	
<b>STREET TREES</b>						
	12	Acer buergerianum	Trident Maple	2.5" Cal Branched at 8' Min.	B&B	20' O.C.OR AS SHOWN

Use 2 varieties of street trees for greater diversity to help with disease/pest resilience. Perhaps on Oak St and on species on Woods Creek.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>SHRUBS</b>						
	9	Abies balsamea 'Nana'	Dwarf Balsam Fir	2 gal.	Pot	36" o.c.
	16	Achillea millefolium 'Paprika'	Paprika Common Yarrow	2 gal.	Pot	12" o.c.
	6	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	Pot	24" o.c.
	19	Carex testacea 'Prairie Fire'	Prairie Fire Orange Sedge	2 gal.	Pot	24" o.c.
	55	Cenchrus alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	Pot	24" o.c.
	9	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	2 gal.	Pot	48" o.c.
	42	Ilex crenata 'Hoogendorn'	Hoogendorn Japanese Holly	2 gal.	Pot	36" o.c.
	40	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot	36" o.c.
	31	Lavandula stoechas	Spanish Lavender	2 gal.	Pot	24" o.c.
	17	Miscanthus sinensis 'Morning Light'	Eulalia Grass	2 gal.	Pot	60" o.c.
	5	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot	36" o.c.
	19	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	2 gal.	Pot	30" o.c.
	6	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot	36" o.c.
	3	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	2 gal.	Pot	30" o.c.
	33	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	2 gal.	Pot	36" o.c.
	21	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	5 gal.	Pot	48" o.c.

Upgrade shrubs to 5 gal when possible as per 22.46.080(G).

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>GROUND COVERS</b>						
	549	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	Pot	36" o.c.
	8,909 sf	PT 705 xeriscape No Mow Lawn	PT 705 Xeriscape No Mow Lawn	seed		
	17,547 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	seed		

## BMP T5.13 DESIGN GUIDELINES

**SOIL RETENTION**  
THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

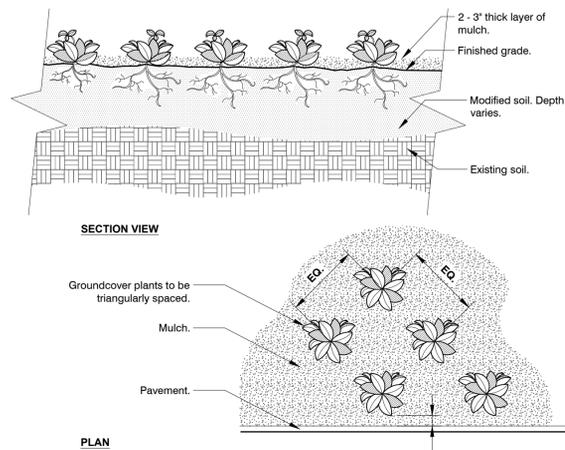
**SOIL QUALITY**  
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
- QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
  - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html). THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
  - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

**IMPLEMENTATION OPTIONS:**  
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT.
- STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

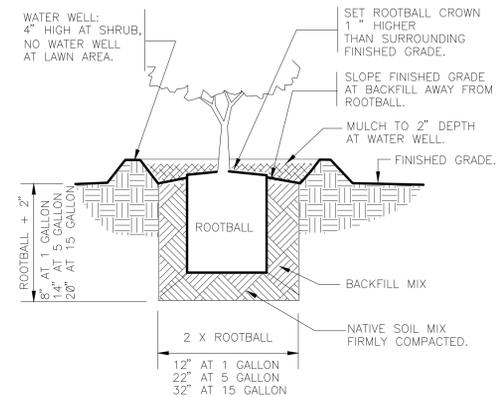
**MAINTENANCE**  
• SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.  
• SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.  
• PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.



- Notes:
- See planting legend for groundcover species, size, and spacing dimension.
  - Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
  - Settle soil around root ball of each groundcover prior to mulching.

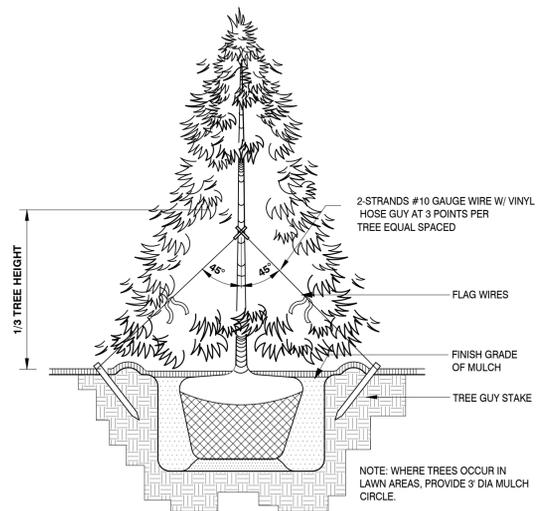
## 1 GROUND COVER

3/4" = 1'-0"



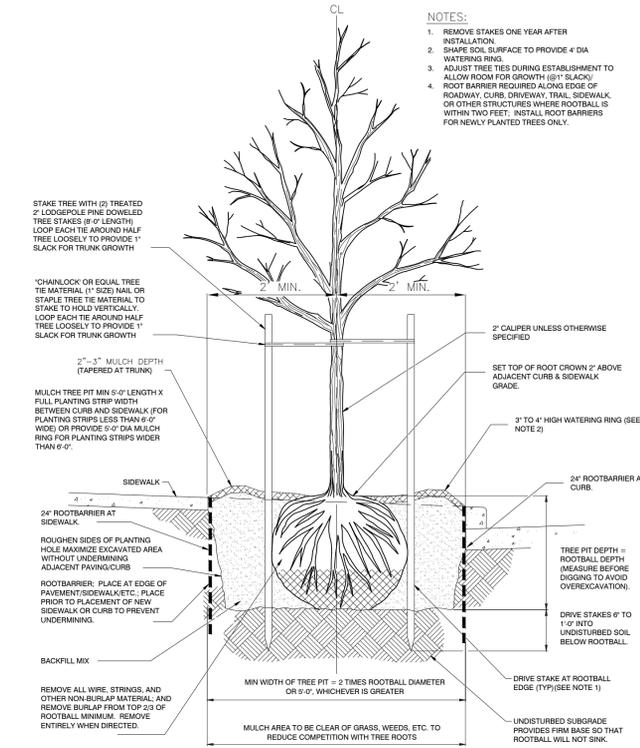
## 2 SHRUB PLANTING

1" = 1'-0"



## 3 CONIFER TREE PLANTING & GUYING

1/2" = 1'-0"



## 4 ROOT BARRIER TREE PLANTING

1" = 1'-0"

### REQUIRED LANDSCAPE / IRRIGATION INSPECTIONS

- REQUEST INSPECTION AT LEAST TWO FULL BUSINESS DAYS AHEAD OF PLANNED BACKFILL
- Soil amendments prior to planting or sod/hydroseed
  - Street tree location marking prior to planting
  - Root barrier inspection prior to backfill
  - Irrigation mainlines and valve locations prior to backfill
  - Final landscape and irrigation inspection

## MAINTENANCE REQUIREMENTS MMC 22.46.1 30

B. Whenever planting has been required to comply with the landscape provisions of this chapter, the plant materials shall be permanently maintained in compliance with such regulations, approved plans and approval conditions, in such manner as to accomplish the purpose for which they were required. Failure to maintain required planting which creates substandard landscape shall disqualify such landscape for consideration as a legal nonconforming use.

F. Maintenance as used in this section includes replacement of dead, diseased or damaged plant materials, removal of weeds and/or invasive species, and repair of irrigation systems.

G. The property owner is required to maintain all on-site landscaping.

H. In subdivisions or site plans where the right-of-way contains landscaping, the adjacent property owner, homeowner's association, or like mechanism, is required to maintain that landscaping. Such requirement shall be noted on the face of the plat or site plan. If there are such requirements that are maintained by an organization other than the adjacent homeowner, or if there are common areas on a property, a homeowner's association is required.

I. Required landscape buffers are to be maintained by a homeowner's association, management company, or like mechanism, as approved by the zoning administrator.

J. Required tree replacement plantings shall be maintained for a minimum of three years in the amount of fifty percent of the performance bond.

K. Ongoing maintenance of required landscaping areas shall be required after a maintenance bond has been released. Nonresidential required landscaping shall be maintained in a healthy live manner by the property owner. Residential landscaping shall be maintained in a healthy live manner by the homeowner or homeowner's association if applicable. (Ord. 005/2019 § 10 (Exh. B))



## SRFR FIRE STATION 32

19959 OAKS ST  
MONROE, WA 98272

SUBMITTAL

## SITE PLAN REVIEW

SEPTEMBER 5, 2025

REVISIONS

No.	Description	Date
-----	-------------	------

Drawn: MY  
Checked: KL  
MJH Proj No.: A24.0158.00  
Issue Date: 09/5/25

SHEET

**Landscape Plan**  
Plant Schedule,  
Notes & Details

**L302**

329343-04

PLANT SCHEDULE

PHOTO SYMBOL BOTANICAL NAME COMMON NAME

TREES



Acer rubrum 'Bowhall' Bowhall Red Maple

EVERGREEN TREES



Abies koreana 'Horstmann's Silberlocke' Horstmann's Silver Curls Korean Fir



Chamaecyparis nootkatensis 'Green Arrow' Green Arrow Nootka Cypress



Thuja plicata 'Excelsa' Excelsa Western Red Cedar

PARKING SHADE TREES



Carpinus caroliniana 'Uxbridge' Rising Fire® American Hornbeam

STREET TREES



Acer buergerianum Trident Maple

SHRUBS



Abies balsamea 'Nana' Dwarf Balsam Fir



Achillea millefolium 'Paprika' Paprika Common Yarrow



Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry



Carex testacea 'Prairie Fire' Prairie Fire Orange Sedge



Cenchrus alopecuroides 'Hameln' Hameln Fountain Grass



Hydrangea paniculata 'Limelight' Limelight Panicle Hydrangea



Ilex crenata 'Hoogendorn' Hoogendorn Japanese Holly



Ilex crenata 'Soft Touch' Soft Touch Japanese Holly



Lavandula stoechas Spanish Lavender

SHRUBS



Miscanthus sinensis 'Morning Light' Eulalia Grass



Nandina domestica 'Gulf Stream' TM Gulf Stream Heavenly Bamboo



Nepeta x faassenii 'Walker's Low' Walker's Low Catmint



Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel



Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop



Spiraea x bumalda 'Goldmound' Gold Mound Spirea



Taxus x media 'Hicksii' Hicks Anglo-Japanese Yew

GROUND COVERS



Arctostaphylos uva-ursi Kinnikinnick



PT 705 Xeriscape No Mow Lawn PT 705 Xeriscape No Mow Lawn



Turf Hydroseed Drought Tolerant Fescue Blend

**MILLER HULL**  
The Miller Hull Partnership, LLP  
Architect  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Zubin Rao

**BNB**  
BNBuilders, Inc.  
Design Builder  
2815 Elliott Ave  
Seattle, WA 98121  
Phone: 206.382.3443

**ORIGIN**  
DESIGN GROUP  
Origin Design Group, LLC  
Landscape Architect  
1031 185th Ave, NE  
Shoemish, WA 98290  
Phone: 425.346.1905

STAMP  
STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
NOT FOR CONSTRUCTION  
KRYSTAL LOWE  
LICENSE NO. 1206



**SRFR FIRE STATION 32**

19959 OAKS ST  
MONROE, WA 98272  
SUBMITTAL

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

REVISIONS

No.	Description	Date

Drawn: MY  
Checked: KL  
MJH Proj No.: A24.0158.00  
Issue Date: 09/5/25

SHEET  
**Landscape Plan**  
Plant Reference  
Images  
**L303**

**GENERAL FLOOR PLAN NOTES**  
 1. ALL INTERIOR PARTITIONS TYPE B4 UNLESS NOTED OTHERWISE.

STAMP  
 NOT FOR CONSTRUCTION



**SRFR FIRE STATION 32**

19959 OAKS ST  
 MONROE, WA 98272  
 SUBMITTAL

**SITE PLAN REVIEW**

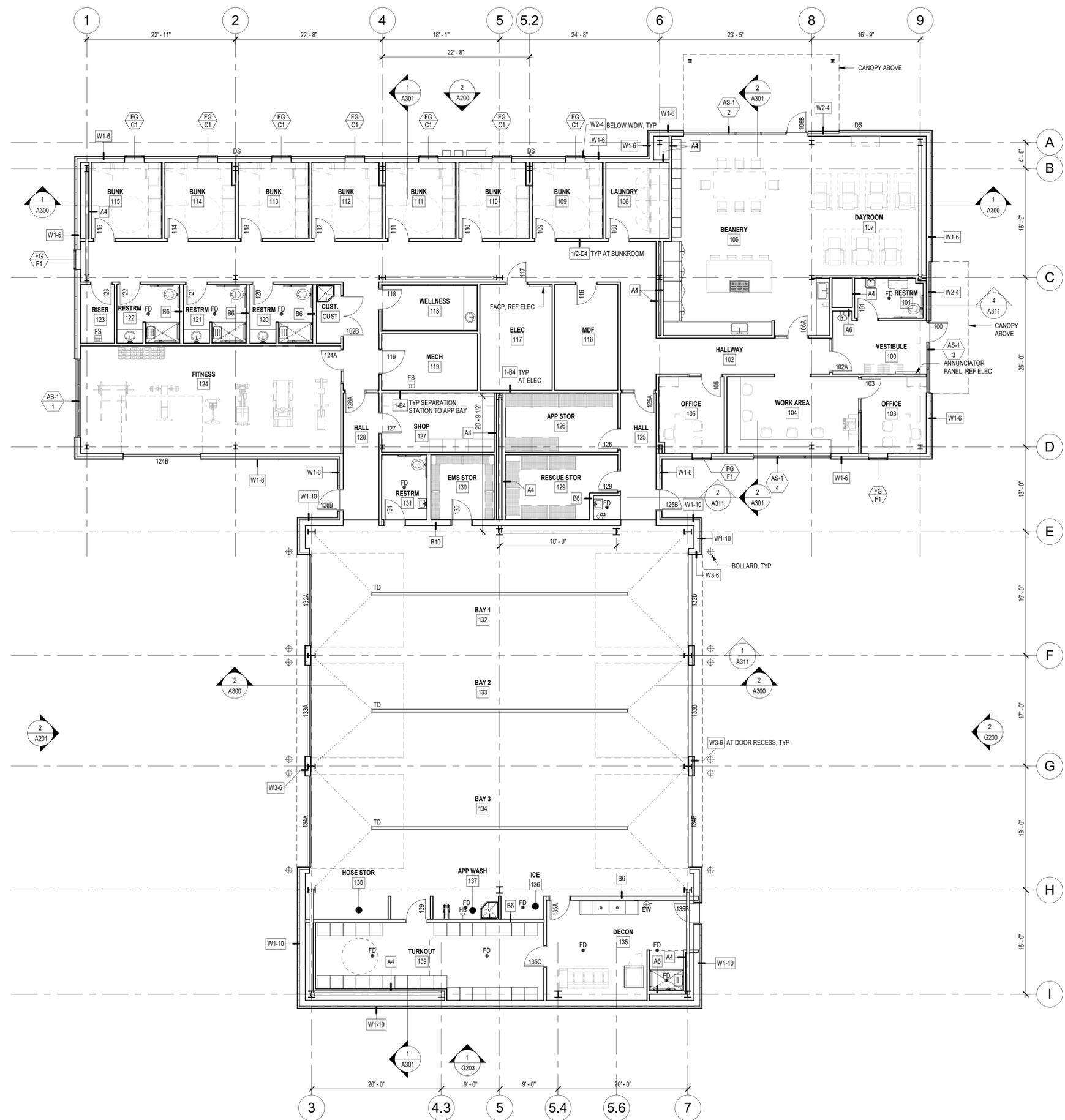
SEPTEMBER 5, 2025

REVISIONS	No.	Description	Date

Drawn: OB  
 Checked: Checker  
 MJH Proj No.: A24.0158.00  
 Issue Date: 09/05/25

SHEET

**LEVEL 1 - FLOOR PLAN  
 A111**



**1 LEVEL 1 FLOOR PLAN**  
 A111 1/8" = 1'-0"



C:\New\Projects\SRFR-32\_D\ARCH\205\_A111.dwg, 9/5/2025, 4:11:03 PM

STAMP

NOT FOR CONSTRUCTION



**SRFR FIRE STATION 32**

19959 OAKS ST  
 MONROE, WA 98272

SUBMITTAL

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

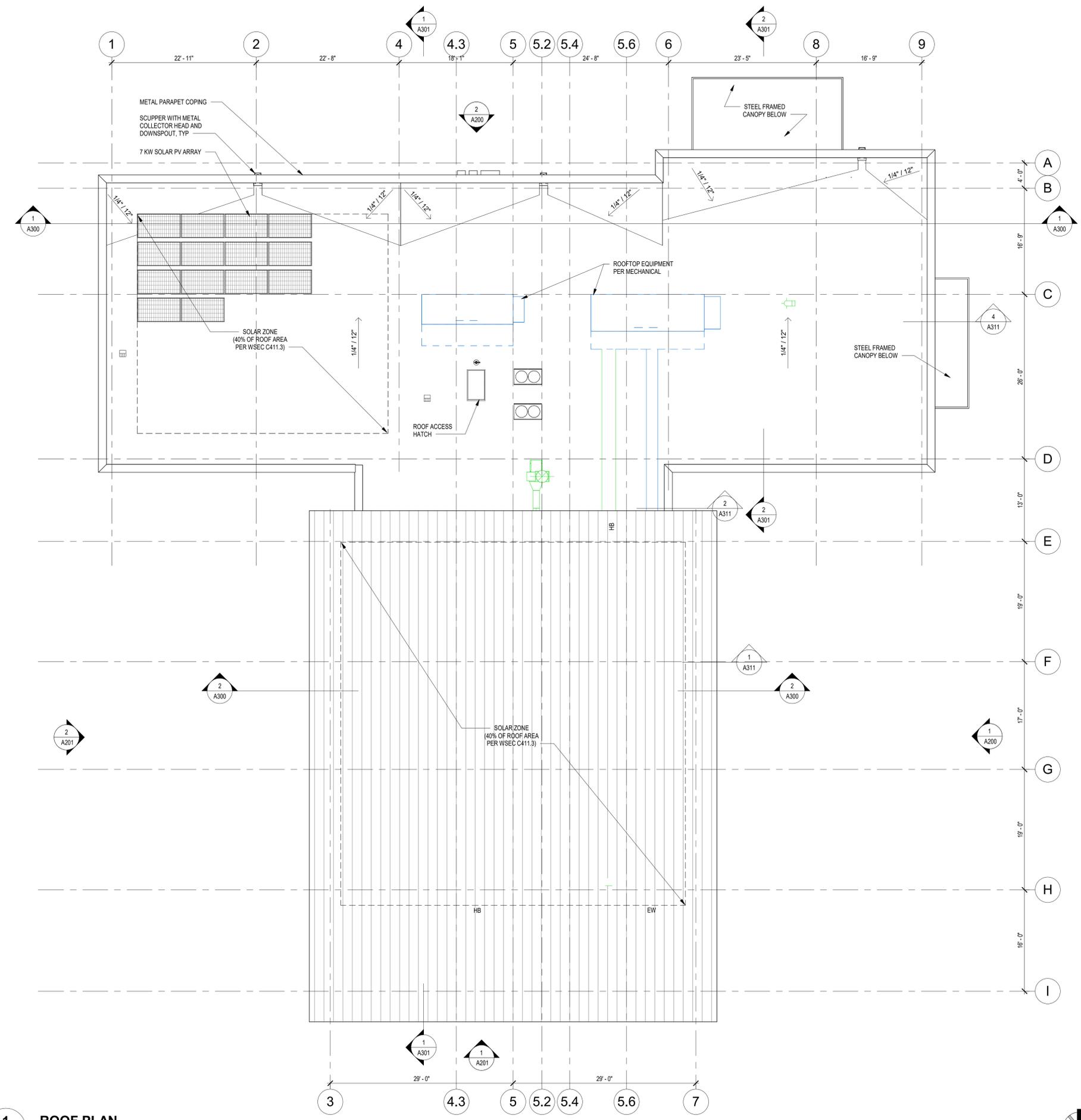
REVISIONS

No.	Description	Date

Drawn: Author  
 Checked: Checker  
 MJH Proj No.: A24.0158.00  
 Issue Date: 09/05/25

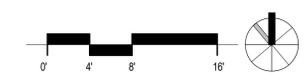
SHEET

**ROOF PLAN  
 A121**



C:\New Projects\SRFR-32\_DRAFTS\05\_A121.dwg, 9/5/2025, 4:15:24 PM

**1** ROOF PLAN  
 A121 1/8" = 1'-0"



**GENERAL EXTERIOR ELEVATION NOTES**

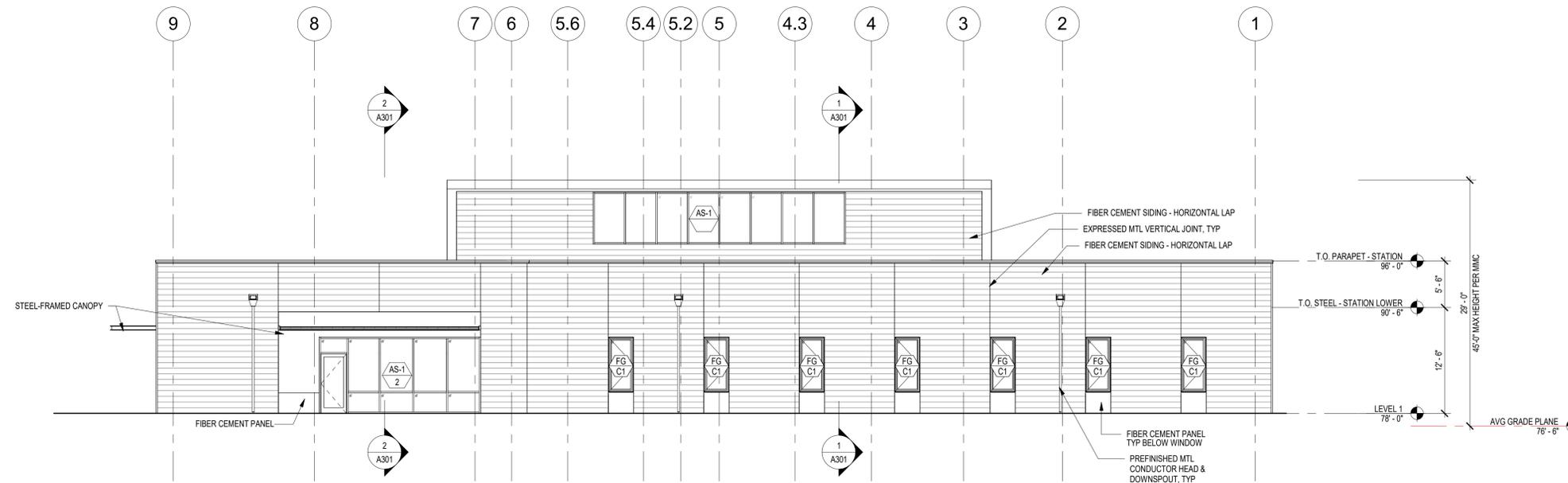
1. NOTE:

**MILLER HULL** The Miller Hull Partnership, LLP  
 Architect  
 71 Columbia, Sixth Floor  
 Seattle, WA 98104  
 Phone: 206.682.6837  
 Contact: Zubin Rao

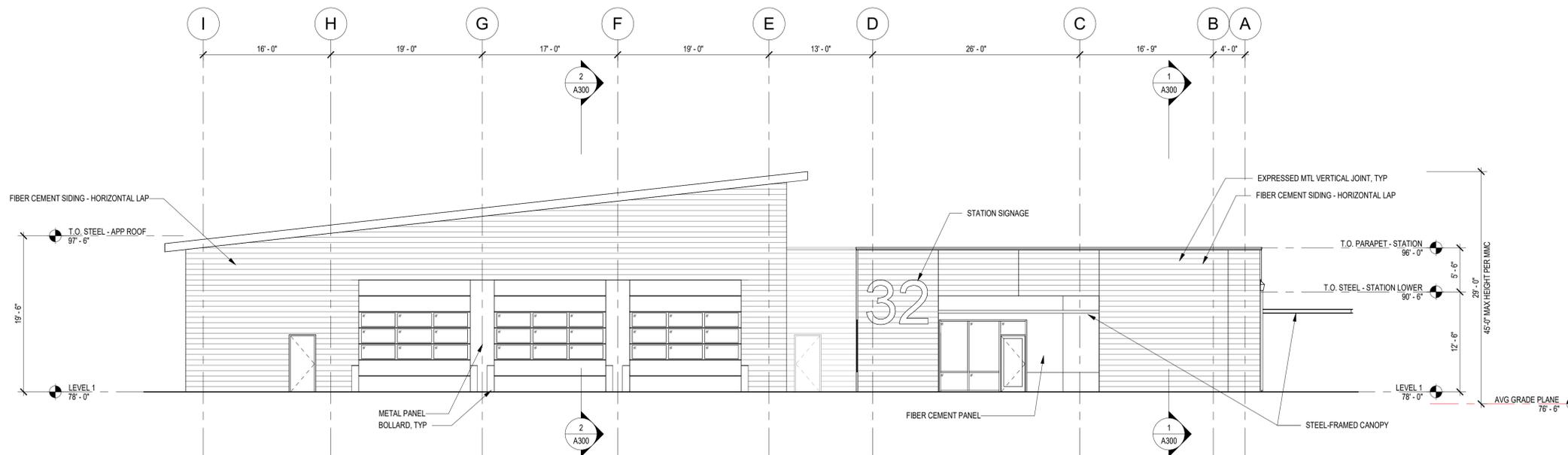
**BNB** BNBuilders, Inc.  
 Design Builder  
 2815 Elliott Ave  
 Seattle, WA 98121  
 Phone: 206.382.3443

STAMP

**NOT FOR CONSTRUCTION**



**2** EXTERIOR ELEVATION - NORTH  
 A111 A200 1/8" = 1'-0"



**1** EXTERIOR ELEVATION - EAST  
 A111 A200 1/8" = 1'-0"



**SRFR FIRE STATION 32**

19959 OAKS ST  
 MONROE, WA 98272

SUBMITTAL

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

REVISIONS

No.	Description	Date

Drawn: OB  
 Checked: Checker  
 MJH Proj No.: A24.0158.00  
 Issue Date: 09/05/25

SHEET

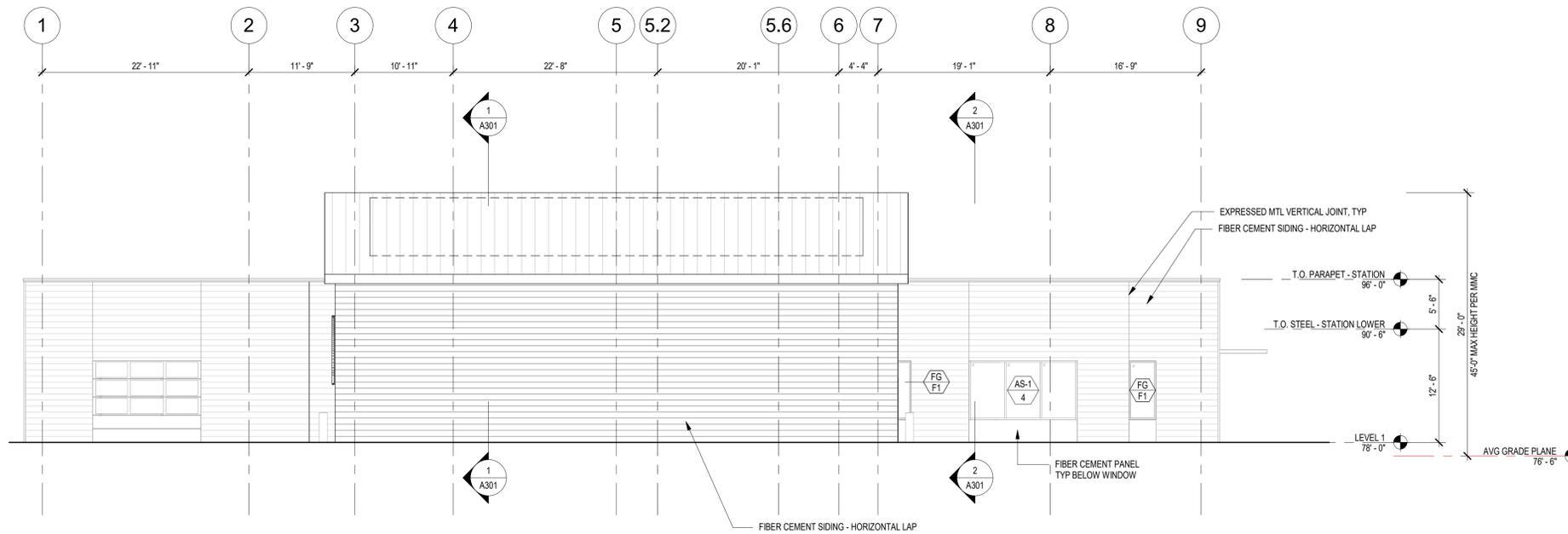
**BUILDING ELEVATIONS A200**

**GENERAL EXTERIOR ELEVATION NOTES**

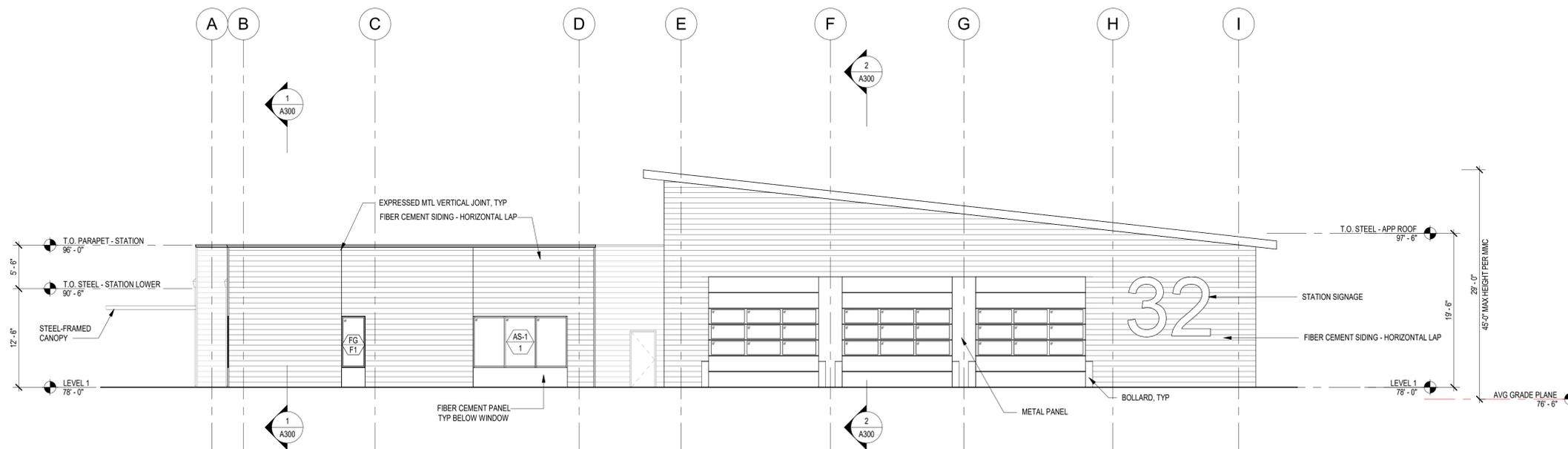
1. NOTE:

**MILLER HULL** The Miller Hull Partnership, LLP  
 Architect  
 71 Columbia, Sixth Floor  
 Seattle, WA 98104  
 Phone: 206.682.6837  
 Contact: Zubin Rao

**BNB** BNBuilders, Inc.  
 Design Builder  
 2815 Elliott Ave  
 Seattle, WA 98121  
 Phone: 206.382.3443



**1 EXTERIOR ELEVATION - SOUTH**  
 A111/A201 1/8" = 1'-0"



**2 EXTERIOR ELEVATION - WEST**  
 A111/A201 1/8" = 1'-0"



STAMP

**NOT FOR CONSTRUCTION**



**SRFR FIRE STATION 32**

19959 OAKS ST  
 MONROE, WA 98272

SUBMITTAL

**SITE PLAN REVIEW**

SEPTEMBER 5, 2025

REVISIONS

No.	Description	Date

Drawn: OB  
 Checked: Checker  
 MJH Proj No.: A24.0158.00  
 Issue Date: 09/05/25

SHEET

**BUILDING ELEVATIONS  
 A201**

STAMP  
**NOT FOR CONSTRUCTION**



**SRFR FIRE STATION 32**

19959 OAKS ST  
MONROE, WA 98272

SUBMITTAL

**LAND USE PERMIT**

AUGUST 14, 2025

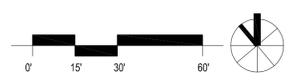
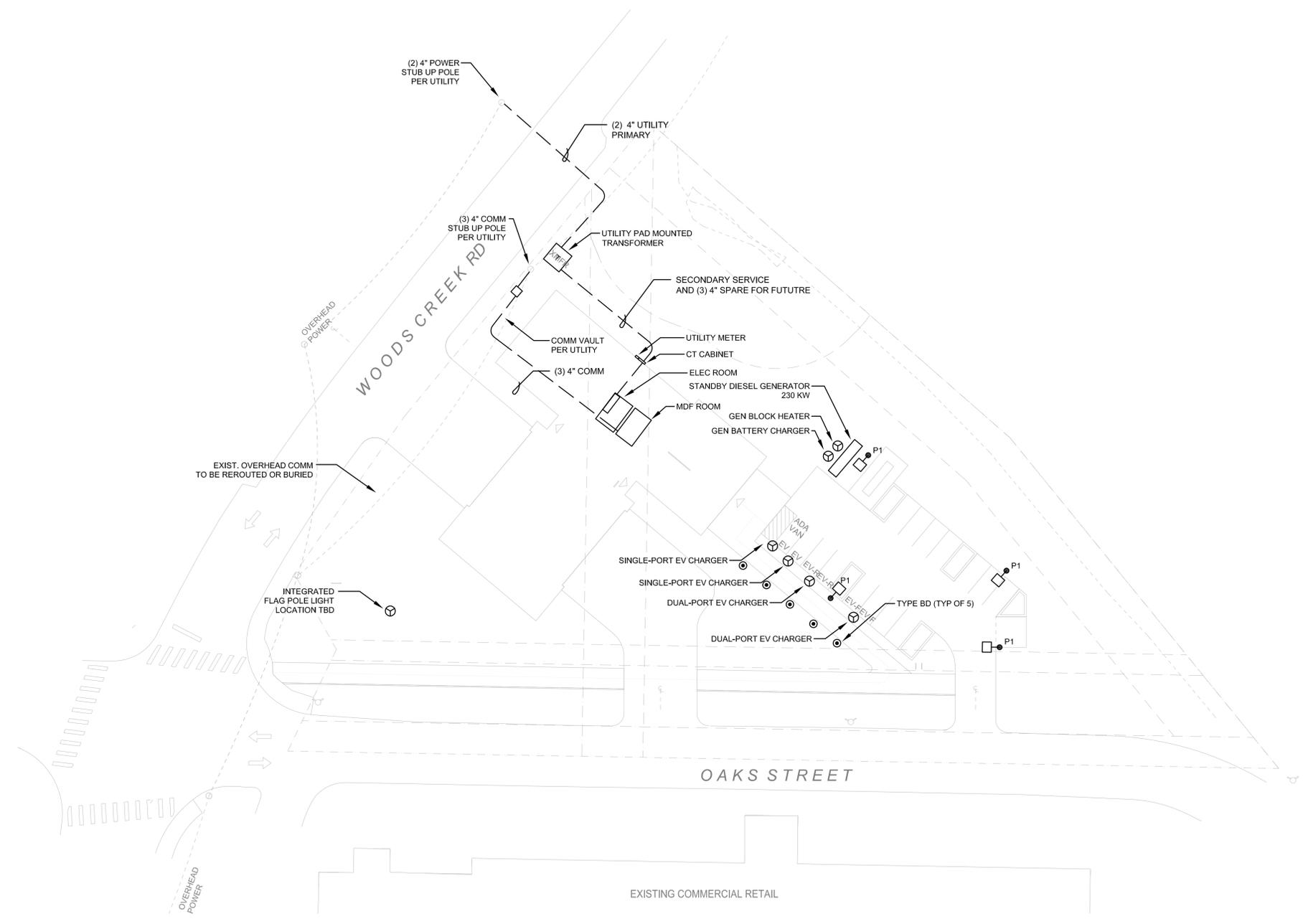
REVISIONS

No.	Description	Date

Drawn: Author  
Checked: Checker  
MJH Proj No.: A24.0158.00  
Issue Date: 08/14/25

SHEET

**SITE PLAN - ELECTRICAL**  
**E101**

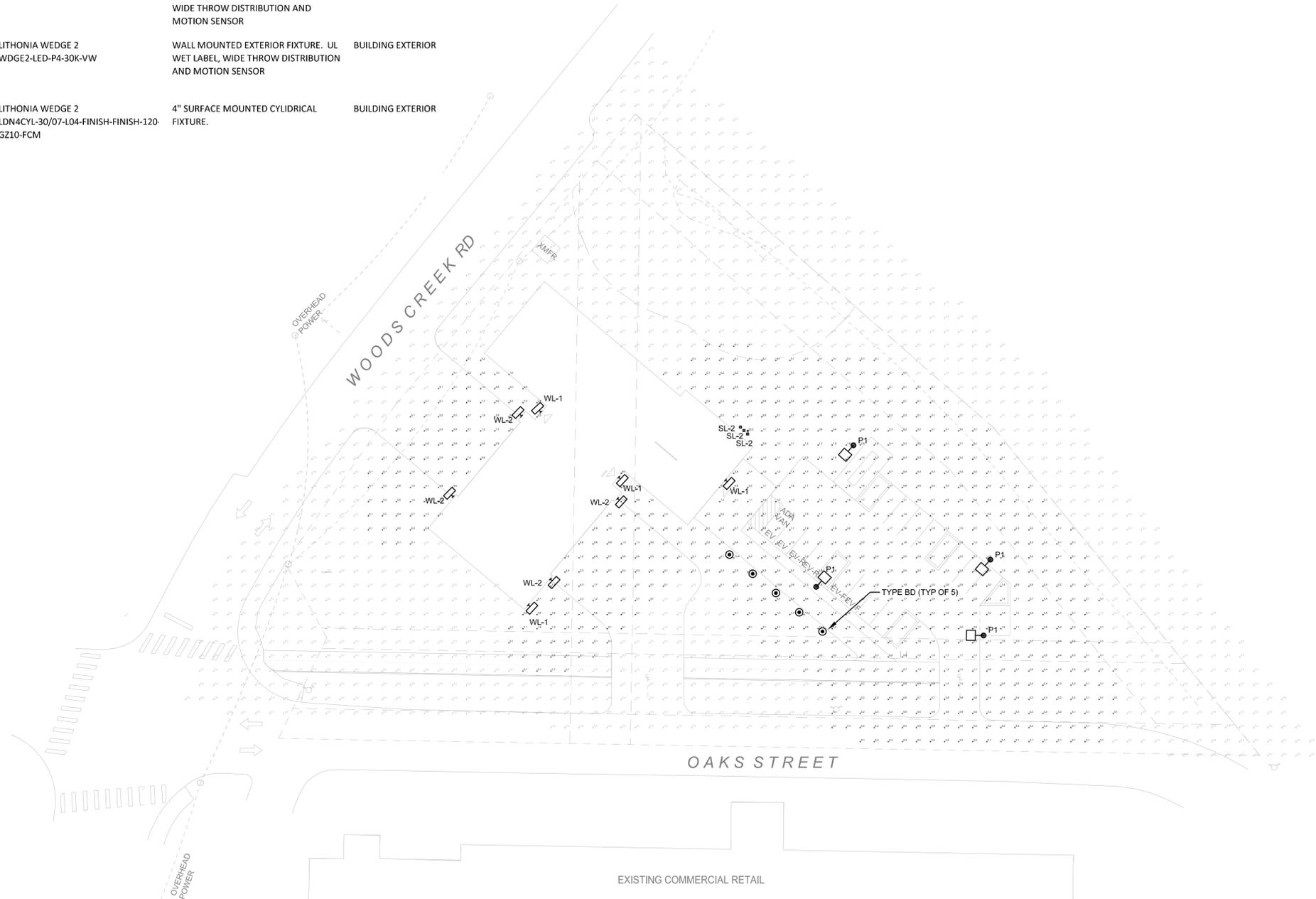


D:\CAD\Drawings\Regional File & Review - 24\25\2502-AD - SRFR Station 32\E101.dwg  
2025/07/23 03:04 PM

LIGHTING FIXTURE SCHEDULE

TYPE	LAMP	LUMEN OUTPUT	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
P1	LED 51 W	7287	MOTION SENSOR	LITHONIA: D-SERIE SIZE 1 DSX1 LED-P1-30K-70CRI-T3M-MVOLT- RPA-PIR	POLE MOUNTED FIXTURE WITH MOTION RESPONSE OCCUPANCY SENSOR AND TYPE 3 OPTICS. PROVIDE HEAVY DIFFUSE, UNIFORMLY ILLUMINATED LENS. UL WET LABEL AND LOW TEMP DRIVER. MOUNT ON 4" ROUND, 20' FOOT TALL STEEL POLE (RSS 25) WITH HANDHOLE TO UTILITY VAULT 24R-8-LB (OR 24R-6-LB) POLE BASE. PROVIDE BASE COVER. IN PARKING AND ROAD EXPOSE 2' OF BASE. IN LANDSCAPE AREAS FLUSH WITH GRADE. SEE DRAWINGS	SITE
BD	LED 16W	750	MOTION SENSOR	LITHONIA D SERIES BOLLARD DSXB LED-12C-530-30K-ASY-MVOLT- H36-FINISH-MRAB U	36" TALL BOLLARD WITH ASYMMETRIC THROW. AIM TOWARDS PATHWAY. PROVIDE CONCRETE POLE BASE.	SITE
WL-1	LED 10W	1209	MOTION SENSOR	LITHONIA WEDGE 2 WDGE2-LED-P1SW-30K-VW	WALL MOUNTED EXTERIOR FIXTURE WITH SOFTGLOW LENS, UL WET LABEL, WIDE THROW DISTRIBUTION AND MOTION SENSOR	BUILDING EXTERIOR
WL-2	LED 35W	1209	MOTION SENSOR	LITHONIA WEDGE 2 WDGE2-LED-P4-30K-VW	WALL MOUNTED EXTERIOR FIXTURE. UL WET LABEL, WIDE THROW DISTRIBUTION AND MOTION SENSOR	BUILDING EXTERIOR
SL-1	LED 9W	750	MOTION SENSOR	LITHONIA WEDGE 2 LDN4CYL-30/07-L04-FINISH-FINISH-120- G210-FCM	4" SURFACE MOUNTED CYLIDRICAL FIXTURE.	BUILDING EXTERIOR

ALL COLORS, FINISHES, ETC ARE BY ARCHITECT.  
MOUNTING HEIGHTS PER ARCHITECTURAL ELEVATIONS.



SHEET NOTES:

- EXTERIOR BUILDING-MOUNTED  
FIXTURES SHOWN FOR REFERENCE  
ONLY.



Travis Fitzmaurice Wartelle  
Balague Engineers Inc.  
1200 Westlake Ave. N., #559  
Seattle, WA 98109  
p: 206-285-7228 | info@tfwb.com

MILLER HULL  
The Miller Hull Partnership, LLP  
Architect  
71 Columbia, Sixth Floor  
Seattle, WA 98104  
Phone: 206.682.6837  
Contact: Zubin Rao



BNBuilders, Inc.  
Design Builder  
2815 Elliott Ave  
Seattle, WA 98121  
Phone: 206.382.3443

STAMP

NOT FOR  
CONSTRUCTION



SRFR FIRE  
STATION 32

19959 OAKS ST  
MONROE, WA 98272

SUBMITTAL

LAND USE PERMIT

AUGUST 14, 2025

REVISIONS

No.	Description	Date
-----	-------------	------

Drawn: Author  
Checked: Checker  
MJH Proj No.: A24.0158.00  
Issue Date: 08/14/25

SHEET

SITE PLAN -  
PHOTMETRICS  
E102

1 SITE PLAN - PHOTMETRICS

E101 1" = 30'-0"

