



Date Issued:	June 30, 2020
Project Name:	CUP #20-02, Darigold
Applicant:	John Kay, Agent, Magellan Architects
Property Owner:	Darigold
Site Address:	8455 Depot Road, Lynden
Parcel Number	400320-249485
Zoning Designation:	ID
Application Type:	Conditional Use Permit (CUP)
Parcel Size:	N/A
Hearing Type:	Quasi-Judicial
Hearing Objective:	The objective of this public hearing is to determine whether the proposed Conditional Use Permit meets the criteria found within Section 19.49.020 of the Lynden Municipal Code.
Date application determined complete:	June 11, 2020
Date of Publication:	June 24, 2020
SEPA Determination:	June 19, 2020
Project Description:	The applicant is requesting a conditional use permit to exceed the height limitation of 60-feet to 70-feet 6 inches tall to contain milk processing equipment.

Notification Requirements:

Staff acknowledges that the applicant submitted a complete Conditional Use Permit application on June 11, 2020 which was subsequently reviewed by staff. The City also received proof of public notices via certified mailing and the affidavit of posting in accordance with the City’s requirements.

Project Summary:

The subject property is zoned Industrial District (ID) which has a building height limitation of 60 feet. However, the district allows for additional height to be sought through a Conditional Use Permit (CUP).

Staff understands that Darigold Processing, through their agent John Kay, is seeking a CUP to construct a new processing tower to a height of 70.5-feet - exceeding the height limitation by 10'-6". Tower construction will occur in conjunction with the removal an 85-foot existing metal milk drying structure on the same site.

The application states that the new tower will rise out of an existing building on the Darigold site. The new tower will offer containment of noise and odors that the current milk processing equipment is not able to provide. It will be similar in appearance to the tallest structure on site – an existing concrete tower which reaches 140 feet in height.

In accordance with Chapter 17.15 LMC, the proposed action was reviewed for concurrency and should the conditions listed within this report be met, a finding of concurrency will be made in accordance with Section 17.15.060(C)(3).

Applicant – Please provide written responses the following staff comments. Advisory comments should be noted as acknowledged or understood.

Planning Department Comments:

1. *Application Type:* For clarification please note, although the applicant, at one point, refers to the request as a “variance”, the Lynden Municipal Code allows the request to be made as a Conditional Use. Criteria for a variance request are held to a different standard than conditional use requests.
2. *CUP Criteria:* Staff acknowledges that the applicant has provided responses to the CUP criteria. These will be included in the application package that moves forward to public hearing.
3. *Architecture:* Staff recommends that the Permit be conditioned to include a requirement that the color and materials of the new tower be compatible with that of the existing concrete tower to create a consistent, unobtrusive appearance.
4. *Environmental Review:* Staff acknowledges that the applicant has filed a SEPA checklist and supporting information for the project. The additional 10.5' of requested building height was not found to impose detrimental impacts to the environment. The public comment period will continue through July 8, 2020.
5. *Screening:* As the base of the tower will be located within an existing building, no residential property is adjacent to the subject site, and the height of the tower exceeds what can be practically screened, staff is not proposing additional screening requirements associated with this CUP request.

6. *Performance Standards:* Be advised, like other industrial properties, Darigold Processing is subject to the performance standards listed in LMC 19.25.040 and 19.25.050. These standards relate to acceptable levels of air emissions, vibrations, heat, glare, and noise levels.

Fire and Life Safety

7. *No Comments:* The Fire Department has reviewed the Conditional Use application and has no comment. Complete Fire review will occur at the time of building permit.

Parks and Recreation

8. *No Comments:* The Parks Department has reviewed the application and has no comment.

Public Works Department

9. *Stormwater Infrastructure:* Be advised, future construction of tower and associated structure must meet City and Department of Ecology standards.
10. *Utilities - Water:* Be advised, if future structure increases/changes demand for water, studies may be required to see if impacts to the City system require remediation.
11. *Utilities - Sanitary Sewer:* Be advised, if future structure increases/changes sewer discharge quantity and/or concentration studies may be required to see if impacts to the City system require remediation.
12. *Industrial Discharge:* If future construction increases/changes volume and/or concentrations of condensate of whey (COW water), studies may be required to determine impacts to the City system.



CUP# 20-02
PLN 00306

City of Lynden

Conditional Use Permit Application

General Information:

Property Owner

Name: DARIGOLD PROCESSING

Address: 8424 DEPOT RD, LYNDEN, WA 98264

Telephone Number: 360-354-2151 Fax Number: _____

E-mail Address: DAVID.CLEMENS@DARIGOLD.COM

Applicant (Agent, Land Surveyor or Engineer)

Name: JOHN KAY

Address: 8383 158TH AVE NE, #280, REDMOND, WA 98052

Telephone Number: 425-885-4300 Fax Number: _____

E-mail Address: JOHN@MAGELLANARCHITECTS.COM

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner Applicant

Property Information

Project Location (street address / block range): 8455 DEPOT RD, LYNDEN, WA 98264

Legal Description (attach if necessary): HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6-LOTS 7 THRU 12 BLK 21-TOG WI VAC ALLEY ABTG SD LOTS ON N-N 1/2 ALLEY ABTG W 40 FT LOT 6-TOG WI VAC N 1/2 PINE ST ABTG ON S AS VAC ORD 1422 AF 2120701934-SUBJ TO ESMT TO CITY OF LYNDEN REC AF 1160514-THAT PTN BEAP IN

Assessor's Parcel Number: 4003202494850000 Zoning Designation: ID (INDUSTRIAL DISTRICT)

Parcel Square Footage: 113,520 S.F. Property Dimensions: _____

Applicable Sub-Area: N/A Building/Structure Size: 215,720 S.F.

Height of Structure: 70'-6" Addition Size: 1,150 S.F.

Please describe request in detail: X CUP Criteria must be attached
Please see included document for addresses within 300ft of this parcel's property line.

BY SIGNING THIS APPLICATION, I CERTIFY THAT ALL THE INFORMATION SUBMITTED IS TRUE AND CORRECT. I ALSO UNDERSTAND THAT NO FINAL APPROVAL WILL BE ISSUED UNTIL ALL FINAL REVIEW COSTS ARE PAID IN FULL.

Applicant's Signature: *John E. Kay* Date: 05-18-2020

PRE-APPLICATION MEETING DATE: _____ HEARING DATE: _____
(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)

FEE'S (CONDITIONAL USE PERMIT \$400.00 BASE FEE OR FINAL REVIEW COST) DATE PAID: _____ RECEIPT # _____

June 24th, 2020

Dear Neighbor,

We are writing to notify you of a renovation project to take place at the Darigold Processing Plant in the near future. We have planned for the demolition of the existing and outdated 85'-0" tall chrome milk dryer currently visible on site, which will be replaced by a new concrete tower of 70'-6". This new tower does exceed the height limit by 10'-6" but will remain shorter than both the milk dryer and the existing concrete/metal panel tower. This renovation will generate little to no operational impact to the facility both during and after construction. Please see the image below.

There is a public hearing (for CUP #20-02 and SEPA #20-07) with the Lynden Planning Commission tentatively scheduled for July 9th, 2020 at 7:30 P.M. at the City of Lynden City Hall Annex, 205 4th Street. There is an open comment period between the date of this letter and the date of the hearing.

Sincerely,



John Kay
Architect
Magellan Architects



May 18th, 2020

City of Lynden
300 4th St
Lynden, WA 98264

To whom it may concern,

We would like a variance to the height limitation for this project at the Darigold Processing Plant. We are proposing the construction of a tower that is 70'-6" tall to contain the milk processing equipment. This new tower will be constructed of concrete and will offer containment of noise and odors that the current milk processing equipment is not able to provide. The operation of this new tower will not impact traffic in the surrounding area. This new tower will exceed the height limitation of 60'-0" by 10'-6". Currently on this site there is a tower that is 140'-0". The tower we are proposing will be adjacent to the large tower.

Sincerely,



John Kay
Senior Project Manager
Magellan Architects

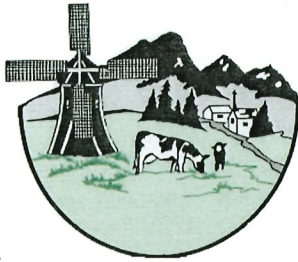
I trust that the above responses will be enough to complete the review of this project. Should there be further questions or clarifications needed please do not hesitate to contact me directly at 425-885-4300 or via email at john@magellanarchitects.com.

Sincerely,



John Kay

Sr. Project Manager
Magellan Architects



City of Lynden

Critical Areas Checklist

e

Section: 20 Township: T40N Range: R03E Parcel Number: 4003202494850000

Site Address: 8455 DEPOT RD, LYNDEN, WA 98264

Proposed Uses: ID (INDUSTRIAL DISTRICT)

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area*:

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).
 Yes No Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?
 Yes No Unknown
- c. Is there vegetation that is associated with wetlands?
 Yes No Unknown
- d. Have any wetlands been identified?
 Yes No Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?
 Yes No Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?
 Yes No Unknown
- g. Are there slopes of 15% or greater?
 Yes No Unknown
- h. Is the project located within a Flood Hazard Zone?
 Yes No Unknown
- i. Do you know of any landslide hazard areas?
 Yes No Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.


Applicant's Signature

05-15-2020
Date



City of Lynden
Planning Department
Conditional Use Permit (CUP) - Criteria Worksheet

19.49.020 Standards and criteria for granting a CUP

- A. Certain uses may be allowed by a CUP granted by the City Council, after it receives the recommendation of the Planning Commission. The Planning Commission shall issue its recommendation after a public hearing on the CUP application. In the application and during the hearing process, it shall be clearly shown by the applicant that the proposed use is not detrimental to the surrounding area or a liability to adjacent uses. For the purpose of this ordinance, the surrounding area, or neighborhood, means those parcels that are in close proximity to the subject parcel.
- B. An application for a CUP may be made only for those uses specified under the conditional use section of the appropriate zoning district.
- C. The Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. Conditions may be attached to CUP approvals to mitigate any adverse impacts, protect surrounding properties and to promote the general welfare of the public. A CUP will be granted only if the proposed use complies with the standards and criteria listed below. The applicant shall bear the burden of proof in all CUP proceedings:

Please respond to each of the criteria below with the specifics of the proposed use in mind. (per LMC 19.49) Identify nearby streets and the uses surrounding the site.

- 1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district.

PROPOSAL IS TO REMOVE EXISTING DEHYDRATING MILK EQUIPMENT AT 80'-0"-TO-85'-0" HIGH AND REPLACE WITH AN APPROXIMATELY 70'-6" TALL PAINTED CONCRETE TOWER COVERING 1,150 SQUARE FEET. ALSO 8,514 SQUARE FEET OF ROOFING TO BE REPLACED FOR THE NEW ROOF DRAINAGE IMPACTED BY THE NEW TOWER. PROPOSED TOWER IS INTERNAL TO THE EXISTING BUILDING. IT IS PROPOSED THAT THIS NEW TOWER WILL NOT PRODUCE ANY NEW CONCERNS OF NOISE OR SMELL. PROPOSED USES ALIGN WITH THE ZONING OF INDUSTRIAL DISTRICT, WHICH IS CONSISTENT WITH SURROUNDING PROPERTIES ALONG DEPOT RD AND THE NOTRTH SIDE OF MAIN STREET.

- 2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - a. Traffic and pedestrian circulation;

ADDITIONAL DAILY TRUCK TRAFFIC WILL CONSIST OF 0.4 ADDITIONAL TRIPS PER DAY. NO CHANGE TO EXISTING CIRCULATION AROUND THE SITE PERIMETER.

b. Noise, smoke, fumes, glare or odors generated by the proposed use;

NONE, THIS PROPOSAL REPLACES AN EXISTING 80'-0"-TO-85'-0" REFLECTIVE EQUIPEMENT STRUCTURE WITH A 70'-6" PAINTED CONCRETE TOWER THAT ENCLOSSES PROCESSING EQUIPMENT AND RELATED OPERATIONAL NOISES. NO KNOWN LIGHT OR GLARE WILL BE PRODUCED FOR THIS PROPOSED PROJECT.

c. Building and site design; and

PROPOSED PROJECT BUILDING AND SITE DESIGN WILL BE INTERNAL TO EXISTING BUILDINGS. PROPOSED BUILDING WILL BE APPROXIMATELY 70'-6" IN HEIGHT. EXTERIOR BUILDING MATERIALS PROPOSED ARE CONCRETE AND TPO ROOF.

d. The physical characteristics of the subject property.

SUBJECT PROPERTY CONSISTS OF AN INDUSTRIAL BUILDING WITH AN EXISTING PAINTED CONCRETE TOWER OF APPROXIMATELY 140'-0".

3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services.

CORRECT, IT HAS ADEQUATE SERVICES AND FACILITIES.

4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service.

EXISTING PEAK-HOUR COUNTS FOR TRUCK TRAFFIC ARE CURRENTLY AVERAGING 2.4 TRIPS PER DAY. CURRENTLY, TURNING MOVEMENTS ARE DONE RARELY ON ADJACENT STREETS AND PRIMARILY OCCUR WITHIN PROPERTY LIMITS. ESTIMATED PEAK-HOUR COUNTS WILL CONSIST OF 0.4 ADDITIONAL TRIPS PER DAY. TURNING MOVEMENTS WILL BE DONE RARELY ON ADJACENT STREETS AND PRIMARILY OCCUR WITHIN PROPERTY LIMITS.

5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code.

THE PROPOSED USE COMPLIES WITH ALL ITEMS ABOVE, ASIDE FROM THE HEIGHT REQUIREMENT OF THE LYNDEN MUNICIPAL CODE OF 60'-0". THERE IS AN EXISTING 140'-0" TOWER ON THE SITE AND WE ARE REQUESTING A VARIANCE TO THE HEIGHT LIMITATION FOR THE NEW PROPOSED TOWER HEIGHT OF 70'-6".

6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use.

NO CHANGE TO EXISTING. PROPOSED PROJECT BUILDING WILL BE INTERNAL TO EXISTING BUILDINGS ONSITE.

7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance.

CORRECT.

8. The proposed use is generally consistent with the purposes and objectives of the city comprehensive plan and applicable sub-area plan.

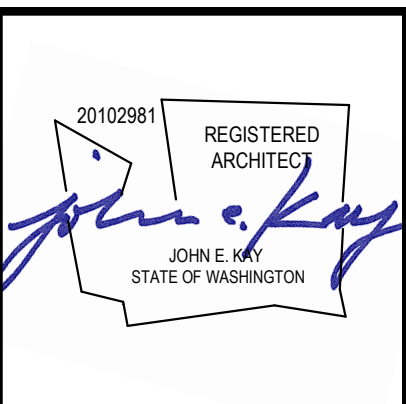
CORRECT.



DARIGOLD PROCESSING

1977 DRYER STRUCTURE

8455 DEPOT RD
LYNDEN, WA 98264



Copyright © 2018 - Magellan Architects, Inc. All rights reserved. This drawing is the property of Magellan Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Magellan Architects, Inc. The purchaser of this set of plans shall warrant the purchaser to use this set of plans for the project described herein.

Magellan ARCHITECTS
8393 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel (425) 885-4300 Fax (425) 885-4303
www.magellanarchitects.com



DEFERRED SUBMITTALS PROJECT TEAM SCOPE OF WORK GENERAL NOTES PROJECT DATA SHEET INDEX

THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND COORDINATING ALL DEFERRED SUBMITTALS. THE GC'S SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL AUTHORITIES AND ALL CURRENT CODES, REGULATIONS AND REQUIREMENTS.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER TO INCLUDE 8 OUNCES OF DILETTANTE MILK CHOCOLATE TRUFFLES OR AN APPROVED EQUAL PER 5 PAGES OF SUBMITTAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

GC AND/OR SUBCONTRACTORS TO COORDINATE PRE-CONSTRUCTION MEETING WITH FIRE MARSHAL SERVICES STAFF AND APPLY FOR AND OBTAIN APPROPRIATE ANCILLARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.

MECHANICAL & PLUMBING:

- THE MECHANICAL & PLUMBING WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED HVAC AND PLUMBING DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WILL ALL CODES, REGULATIONS AND REQUIREMENTS.
- THE GC'S MECHANICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY MECHANICAL PERMITS.
- THE GC'S PLUMBING SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY PLUMBING PERMITS.

ELECTRICAL:

- THE ELECTRICAL WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED ELECTRICAL DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WILL ALL CODES, REGULATIONS AND REQUIREMENTS.
- THE GC'S ELECTRICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY ELECTRICAL PERMITS.

FIRE PROTECTION/FIRE ALARM:

- THE FIRE PROTECTION & FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WILL ALL CODES, REGULATIONS AND REQUIREMENTS.
- THE GC'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.

MANUFACTURED STAIRS:

- THE INTERIOR STAIR DESIGN AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID PROPOSED MANUFACTURED STAIR DESIGN DRAWINGS AND ENGINEERING THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
- THE GC'S STAIR SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

EMERGENCY RESPONDER RADIO COVERAGE (900 MHZ RADIO COVERAGE)

- THE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM WORK FOR THE PROJECT SHALL BE PERFORMED AS-DESIGN BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WITH ALL CODES, REGULATIONS AND REQUIREMENTS.
- THE GC'S ERRC SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND AND SECURING ALL NECESSARY PERMITS.

CONCRETE:

- ALL CONCRETE MIX DESIGNS SHALL CONFORM TO THE STRUCTURAL REQUIREMENTS AND DRAWINGS.
- THE GENERAL CONTRACTOR SHALL PROVIDE CONCRETE MIX DESIGN SUBMITTALS FOR ARCHITECT'S AND DESIGNER'S REVIEW AND APPROVAL.
- ALLOW MINIMUM FIVE (5) WORKING DAYS FOR SUBMITTAL REVIEW AND RESPONSE.

APPLICANT:
DARIGOLD PROCESSING
8424 DEPOT RD
LYNDEN, WA 98264
TEL: 360-354-2151
CONTACT: DAVID CLEMENS
DAVID.C.LEMENS@DARIGOLD.COM

ARCHITECT:
MAGELLAN ARCHITECTS
8393 158th AVENUE NE, #200
REDMOND, WA 98052
TEL: 425-885-4300
ARCH. OF RECORD: PEDRO CASTRO
CONTACT: JOHN KAY
JOHN@MAGELLANARCHITECTS.COM

STRUCTURAL ENGINEER:
PSM ENGINEERS
2200 56TH AVE, SUITE 601
SEATTLE, WA 98121
TEL: 206
CONTACT: DAVID STUBBS
MOST@PSM-ENGINEERS.COM

GENERAL CONTRACTOR:
HANSON-RICE, INC.
1717 E CHISHOLM DR
NAPPA, ID 83687
TEL: 208-442-4287
CONTACT: LATE HERRICK
LHERRICK@HANSON-RICE.COM

JURISDICTION CONTACTS:
CITY OF LYNDEN - PUBLIC WORKS DEPARTMENT
300 4TH STREET
LYNDEN, WA 98264
PLANNING: XX
BUILDING: XX
FIRE: XX

THE PROJECT SHALL BE TO DEMO THE 1977 DRYER STRUCTURE AT THE WEST BAY, DARIGOLD PLANT IN LYNDEN, WA AND DESIGN A NEW TOWER WITH A MINIMUM HEIGHT OF 30 FT ABOVE EXISTING STRUCTURE TO ACCOMMODATE DARIGOLD EQUIPMENT. NEW HEIGHT OF TOWER IS 70'-0".

DESIGN CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2015 WASHINGTON STATE ENERGY CODE
2017 NATIONAL ELECTRICAL CODE
2009 ANS1 A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

D. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

E. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR NOISY WORK, TRUCKING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

F. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

G. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERNS PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

H. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES. SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER, ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

I. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

SITE ADDRESS: 8455 DEPOT RD
LYNDEN, WA 98264

PARCEL NUMBER: 4003202494850000
134086

LEGAL DESCRIPTION:
HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6-LOTS 7 THRU 12 BLK 21-106 W VAC ALLEY ABTG SD LOTS ON N-N 1/2 ALLEY ABTG W 40 FT LOT 6-106 W VAC N 1/2 PINE ST ABTG ON S AS VAC ORD 1422 AF 2120701934-SUBJ TO ESMT TO CITY OF LYNDEN REC AF 1160514-THAT PTN BEAP IN

JURISDICTION: WHATCOM COUNTY
PROPERTY ZONING: ID (INDUSTRIAL DISTRICT)
FIRE DISTRICT: CITY OF LYNDEN FIRE DEPARTMENT
SANITATION DISTRICT: CITY OF LYNDEN PUBLIC WORKS
WATER DISTRICT: CITY OF LYNDEN PUBLIC WORKS
SOLID WASTE PROVIDER: T.B.D.

SITE AREA CALCULATIONS AND CONDITIONS
SITE AREA (ORIGINAL): 113520.00 S.F. (2.6061 ACRES)

PARKING REQUIREMENTS & CALCULATIONS:
NO CHANGE

BUILDING SETBACKS:
MINIMUM SETBACKS IN THE 'D' ZONE ARE:

FRONT	15'	REQUIRED	PROPOSED	NO CHANGE
REAR	0' (EXISTING 3')			NO CHANGE
SIDE	0' (EXISTING 2')			NO CHANGE
	30' (STREET LINE)			NO CHANGE

FLOOR AREA RATIO:
N/A

BUILDING HEIGHT PER 'D' ZONING:
MAX. ALLOWED BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 70'-6"

BUILDING CONSTRUCTION DATA:
OCCUPANCY TYPE F-1
CONSTRUCTION TYPE II B
SPRINKLERED

ARCHITECTURAL

COVER SHEET & PROJECT DATA
BUILDING CODE SUMMARY NOTES
SITE ZONING MAP
SITE PLAN
BUILDING ELEVATION
BUILDING ELEVATIONS
LEVEL 1 FLOOR PLAN
LEVEL 2 FLOOR PLAN
MOTOR CONTROL ROOM FLOOR PLAN
MAIN ROOF FLOOR PLAN
PENTHOUSE ROOF PLAN
PLATFORM FLOOR PLAN
HIGH ROOF FLOOR PLAN

STRUCTURAL

MECHANICAL / ELECTRICAL ENGINEERING GUIDANCE
GENERAL NOTES
SPECIAL INSPECTIONS
TYPICAL DETAILS
SUMMATION OF LATERAL FORCES TO PRECAST WALLS
FOUNDATION PLAN
SLAB LEVEL 1 PLAN
COOLING TOWER EQUIPMENT SUPPORT
MOTOR CONTROL ROOM FRAMING PLAN
MAIN ROOF FRAMING PLAN
STAR FRAMING PLAN
STAIR FRAMING ELEVATION
PLATFORM FRAMING ABOVE PENTHOUSE ROOF
SECTIONS AND DETAILS
HIGH ROOF FRAMING PLAN
COOLING TOWER STAIR FRAMING PLANS
COOLING TOWER STAIR FRAMING PLANS
DETAILS
SECTIONS AND DETAILS
SECTIONS AND DETAILS
SECTIONS AND DETAILS
WALL ELEVATIONS
WALL SECTIONS

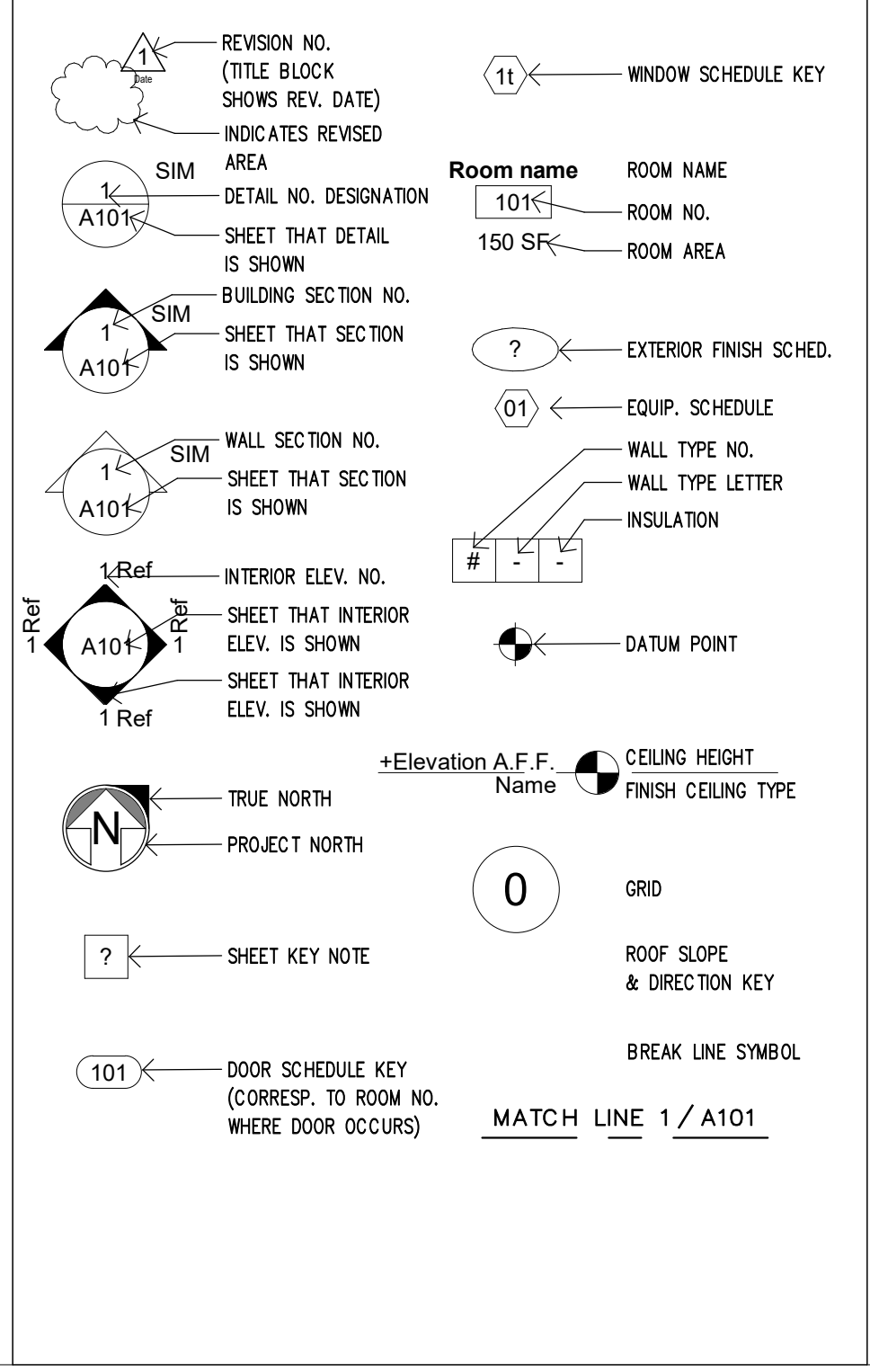
PLUMBING

PLUMBING LEGEND NOTES AND SCHEDULES
PLUMBING SITE PLAN
ENLARGED PLUMBING FLOOR PLAN
PLUMBING DETAILS

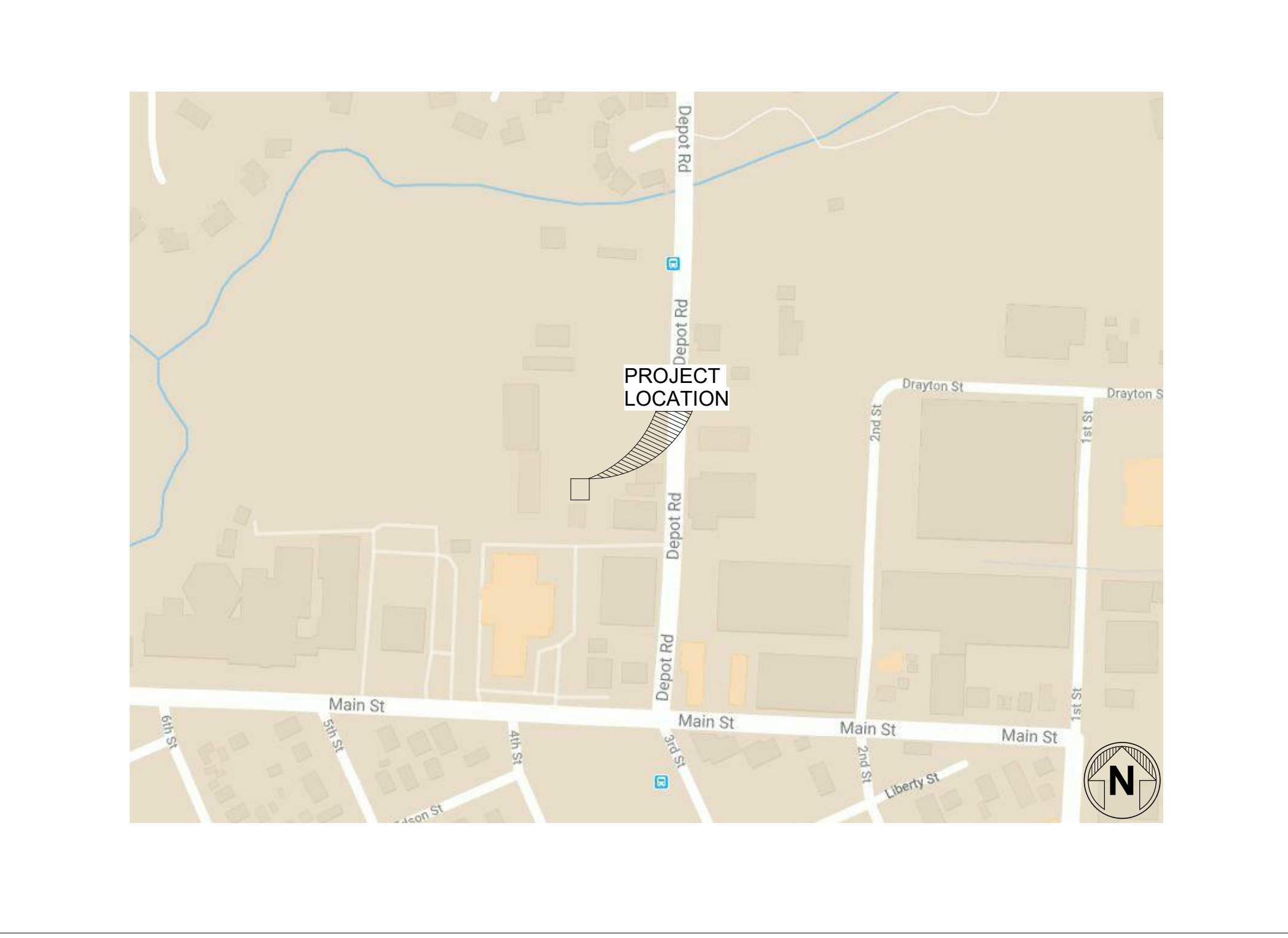
ARCHITECTURAL ABBREVIATIONS

SYMBOLS:	AT AND ANGLE ENTER LINE COPYRIGHT DEGREE DIAMETER EQUAL GREATER THAN LESS THAN NUMBER ELEVATION FLUSH/MINUS PLATE	CONC CONSTR CONTR CFT C.T DF DS DNG EA ELEV ELEC EXP EQ EXIST EXP	CONCRETE CONTINUOUS CONSTRUCTION CONTRACTOR CARPET CERAMIC TILE DRINKING FOUNTAIN BOWNSPOUT DRAWING EACH ELEVATION, ELEVATOR ELECTRICAL EXPANSION JOINT EQUAL EXISTING EXPANSION JOINT	L L.F. CONTR LVL MAS MAS MAX M.B.S. M.C.T MECH MEZZ MTL MFG EQ MH MN MISC EXT M.R. MTD MOUNTING NEC NOM NTS OC O.H. OPP OVR PERP PL P-LAM PLUMB PNL PROJ PRV PVT PT QTR R RD RL REC'D REF REINFC	LONG, LENGTH LAMINATE, LAMINATED LINEAR FOOT, LINEAL FOOT LIGHT LEVEL MASONRY MAXIMUM METAL BUILDING SUPPLIER MASONRY COMPOSITE TILE MECHANICAL MEZZANINE METAL MANUFACTURING MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT MOUNTED NOT IN CONTRACT NOMINAL NOT TO SCALE ON CENTER OVERHEAD OPPOSITE OVER PERPENDICULAR PLATE PLASTIC LAMINATE PLUMBING PANEL, PANELING PROJECT, PROJECTED PRESSURE REDUCING VALVE GYPSUM WALLEBOARD HIGH, HEIGHT HOSE BIBB HOLLOW METAL HORIZONTAL HEAD HEATER INSULATION JOINT, JOINTS	REQ'D RF RR RO ROW S.A.M. SCHEDE SC SFC SG SHT SMLR SPEC SQ SS STD STL STRUCT SUSP SYS T TAB TEL TEMP TAG TO T.O. TYP UTIL U.O.N. VCT VERT W/ W/O W-HAT WP WR WRB WV WM WWF Y.D.	REQUIRED RUBBER FLOORING RESTROOM ROUGH OPENING PUBLIC RIGHT OF WAY SELF ADHESIVE MEMBRANE SCHEDULE SOLID CORE SQUARE FOOTAGE SAFETY GLASS SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURE, STRUCTURAL SUSPENDED SYSTEM TEMPERED, TREAD, TOP TOP & BOTTOM TELEPHONE TEMPERED TONGUE & GROOVE TEMPERED GLASS TOP OF TYPICAL UTILITY UNLESS OTHERWISE NOTED WAVE COMPOSITION TILE VERTICAL WITH WITHOUT WALK OFF MAT WATERPROOF WATER RESISTANT WATER RESISTANT BARRIER WEIGHT WELDED WIRE MESH WELDED WIRE FABRIC YARD DRAIN
-----------------	--	---	--	---	--	---	--

SYMBOLS LEGEND



VICINITY MAP



DARIGOLD PROCESSING
1977 DRYER STRUCTURE
8455 DEPOT RD
LYNDEN, WA 98264

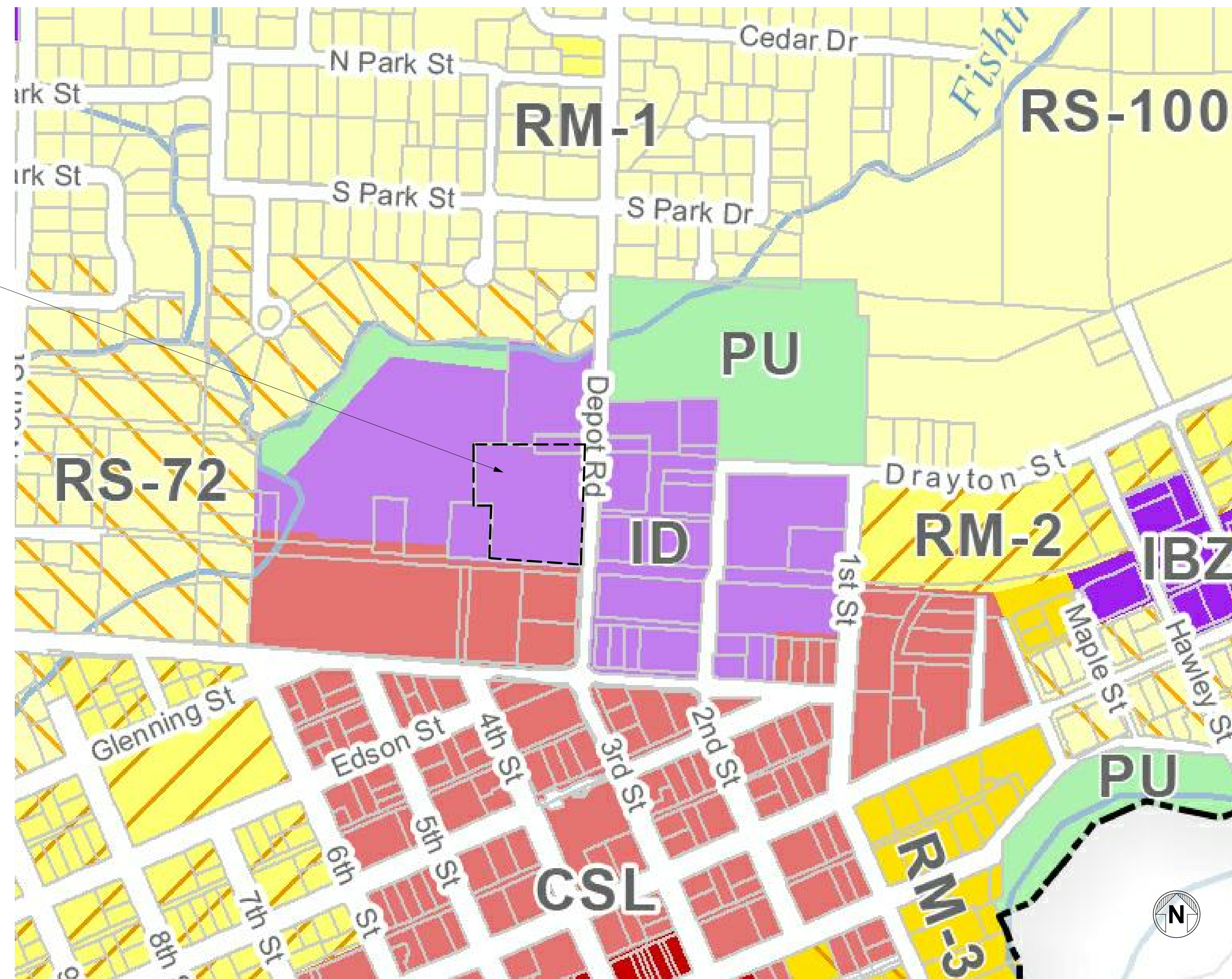
REVISIONS		
NO.	DATE	BY
ISSUE DATES		
DESIGN APPROVAL:	2020-05-15	
PERMIT RECEIVED:		
BID DOCS:		
CONSTR DOCS:		
24"x36" SCALE:	12" = 1'-0"	
PLOT DATE:	5/12/2020 2:34:26 PM	
CAD FILE:		
JOB NUMBER:	19-103	
CHECKED:	Checker	
DRAWN:	Author	
STATUS:	BID	
COVER SHEET & PROJECT DATA		
A0.10		

PROPOSED TOWER SITE



AREA MAP

PROPOSED TOWER SITE



ZONING MAP

Public Use

PU, Public Use

Commercial

CSR, Regional Commercial Services

CSL, Local Commercial Services

HBD, Historic Business District

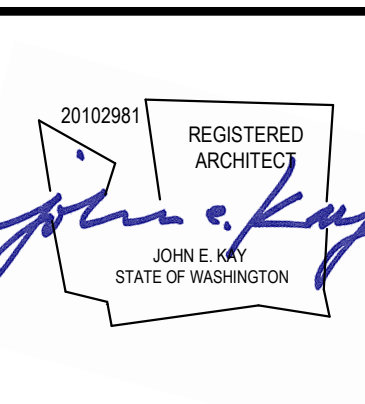
Industrial

ID, Industrial District

IBZ, Industrial Business Zone

Additional Designations

Overlay



Copyright © 2018. All rights reserved. This document is the property of Magellan Architects. It is to be used only for the project and site for which it was prepared. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Magellan Architects. The purchase of this set of plans shall entitle the purchaser to use this set of plans for the project only.

Magellan
ARCHITECTS
8383 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel (425) 885-4310 Fax (425) 885-4303
www.magellanarchitects.com



DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:
PLOT DATE: 5/12/2020 2:34:26 PM
CAD FILE:
JOB NUMBER: 19-103
CHECKED: Checker
DRAWN: Author
STATUS: BID

PROJECT DATA

SITE ADDRESS: 8455 DEPOT RD
LYNDEN, WA 98264
PARCEL NUMBER: 4003202494850000
PROPERTY ID: 134086

LEGAL DESCRIPTION:
HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6--LOTS 7 THRU 12 BLK 21--TGG W VAC ALLEY ABTO SD LOTS ON N-N 1/2 ALLEY ABTO W 40 FT LOT 6--TGG W VAC N 1/2 PINE ST ABTO ON S AS VAC ORD 1422 AF 2120701934--SUBJ TO ESMY TO CITY OF LYNDEN REC AF 1160514--THAT PIN BEAK IN

JURISDICTION: WHATCOM COUNTY
PROPERTY ZONING: ID (INDUSTRIAL DISTRICT)
FIRE DISTRICT: CITY OF LYNDEN FIRE DEPARTMENT
SANITATION DISTRICT: CITY OF LYNDEN PUBLIC WORKS
WATER DISTRICT: CITY OF LYNDEN PUBLIC WORKS
SOLID WASTE PROVIDER: T.B.D.

SITE AREA CALCULATIONS AND CONDITIONS
SITE AREA (ORIGINAL): 113620.00 S.F. (2.6061 ACRES)

PARKING REQUIREMENTS & CALCULATIONS:
NO CHANGE

BUILDING SETBACKS:

MINIMUM SETBACKS IN THE 'D' ZONE ARE:

	REQUIRED	PROPOSED
FRONT	15'	NO CHANGE
REAR	0' (EXISTING 3')	NO CHANGE
SIDE	0' (EXISTING 2')	NO CHANGE
	30' (STREET LINE)	NO CHANGE

FLOOR AREA RATIO:

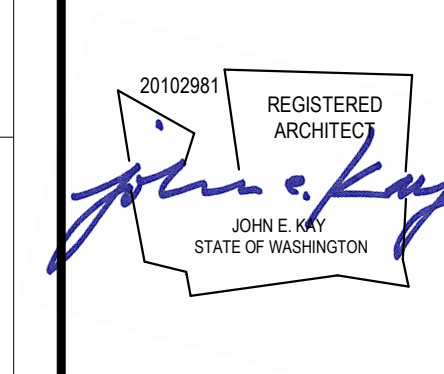
N/A

BUILDING HEIGHT PER 'D' ZONING:

MAX. ALLOWED BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 70'-6"

BUILDING CONSTRUCTION DATA:

OCCUPANCY TYPE: F-1
CONSTRUCTION TYPE: II B
SPRINKLERED



Copyright © 2018 Magellan Architects. All rights reserved. This drawing is the property of Magellan Architects and is not to be used, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architects. The purchaser of this set of plans shall warrant the purchaser to use this set of plans for the project for which they were prepared.

Magellan ARCHITECTS
8383 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel (425) 885-4310 Fax (425) 885-4303
www.magellanarchitects.com



SCOPE OF WORK

THE PROJECT SHALL BE TO DEMO THE 1977 DRYER STRUCTURE AT THE WEST BAY, DARIGOLD PLANT IN LYNDEN WA AND DESIGN A NEW TOWER WITH A MINIMUM HEIGHT OF 30 FT ABOVE EXISTING STRUCTURE TO ACCOMMODATE DARIGOLD EQUIPMENT. NEW HEIGHT OF TOWER IS 70'-6".

DESIGN CODES

DESIGN CODES:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 UNIFORM PLUMBING CODE
- 2015 WASHINGTON STATE ENERGY CODE
- 2017 NATIONAL ELECTRICAL CODE

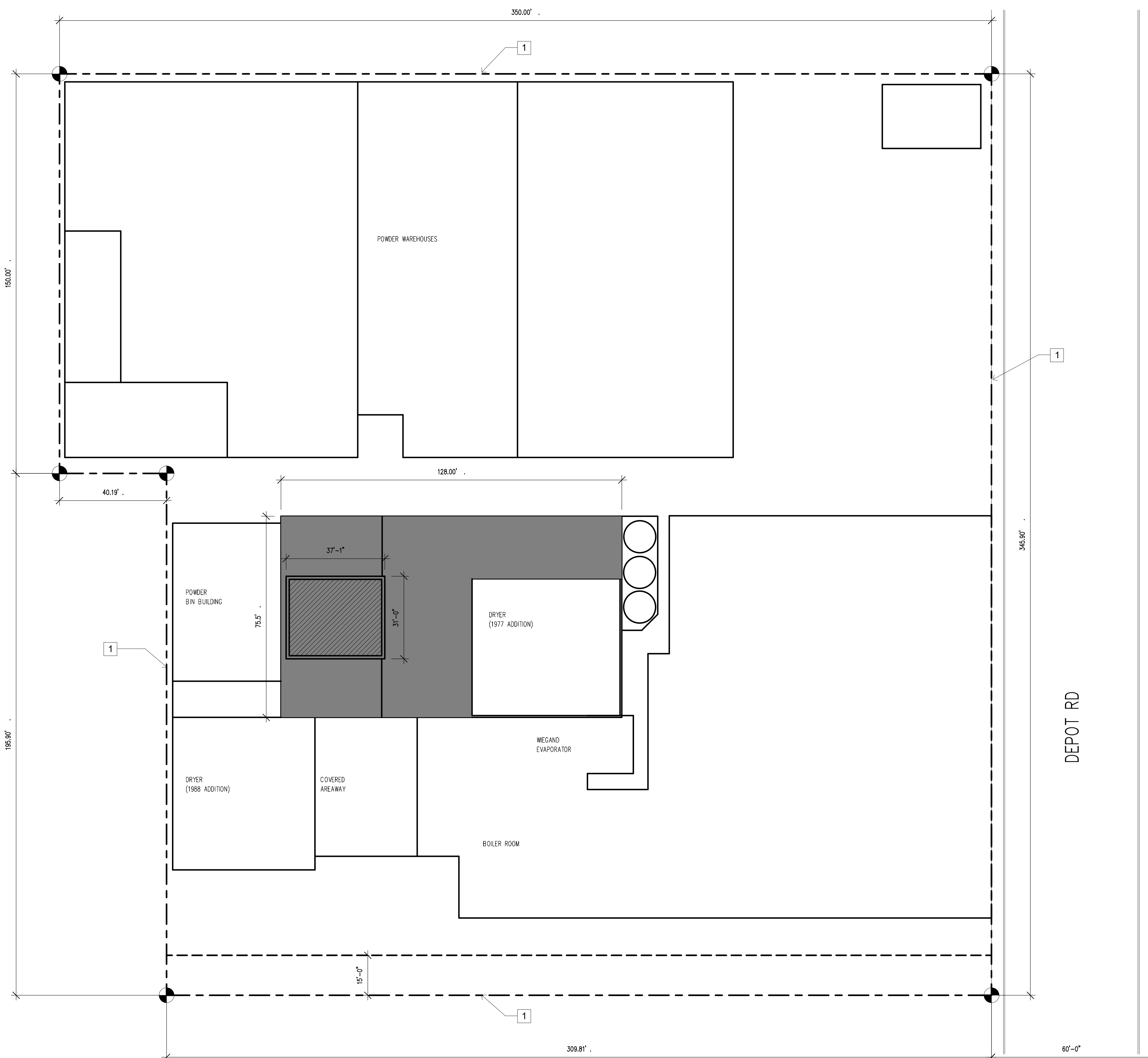
2009 ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

KEYNOTES

1 PROPERTY LINE

LEGEND

- SETBACK LINE
- ▨ NEW TOWER
- ▨ NEW ROOFING



1 SITE PLAN (CONDITIONAL USE PERMIT)
1" = 20'-0"

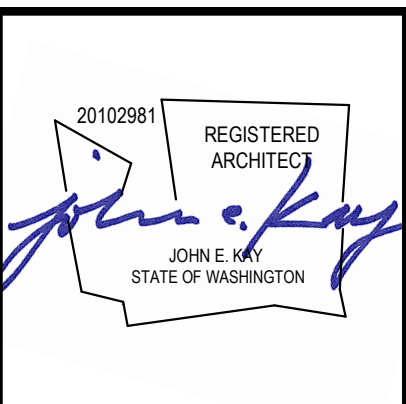
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: As Indicated
PLOT DATE: 5/12/2020 2:34:26 PM
CAD FILE:
JOB NUMBER: 19-103
CHECKED: Checker
DRAWN: Author
STATUS: BID

SITE PLAN
A1.01



Copyright © 2018 Magellan Architects. All rights reserved. This drawing is the property of Magellan Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Magellan Architects. The purchaser of this set of plans shall warrant the purchaser to use this set of plans for the project and location specified on the title block.

Magellan
ARCHITECTS
8383 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel (425) 885-4310 Fax (425) 885-4303
www.magellanarchitects.com
Copyright © 2018 Magellan



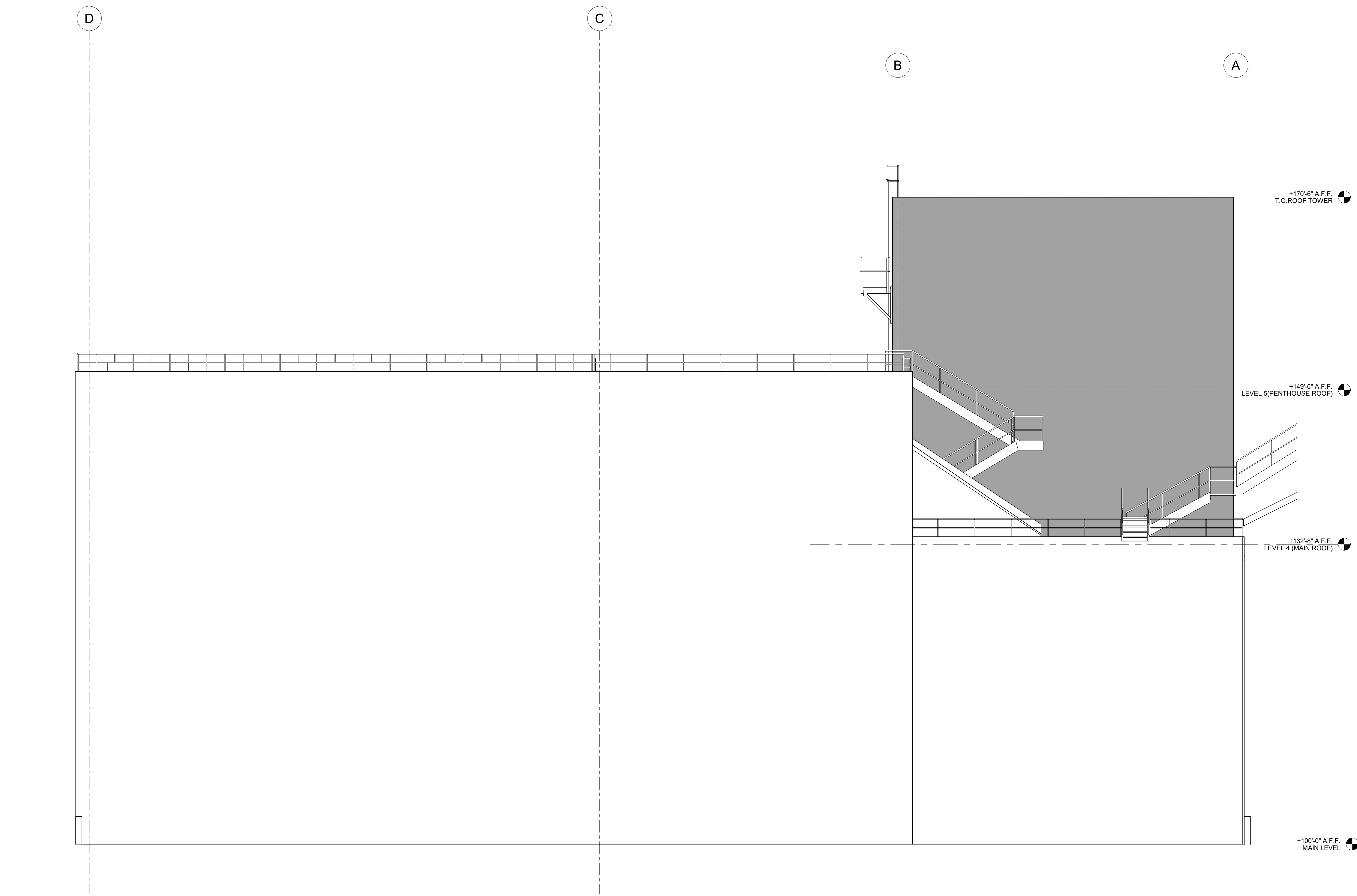
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPIROT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

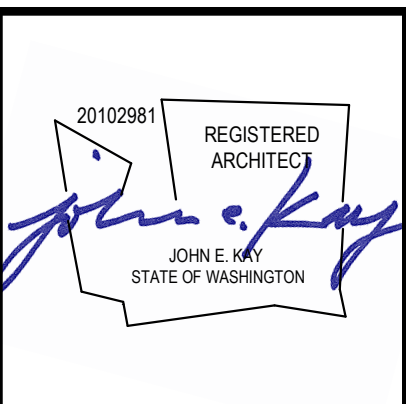
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	3/16" = 1'-0"
PLOT DATE:	5/12/2020 2:34:27 PM
CAD FILE:	
JOB NUMBER:	19-103
CHECKED:	Checker
DRAWN:	Author
STATUS:	BID

BUILDING ELEVATION
A1.02



① TOWER SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



Copyright © 2018 Magellan Architects. All rights reserved. This drawing is the property of Magellan Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architects. The purchaser of this set of plans shall release the architect from any and all liability for the design of the project.

Magellan
ARCHITECTS
8383 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel: (425) 885-4310 Fax: (425) 885-4313
www.magellanarchitects.com



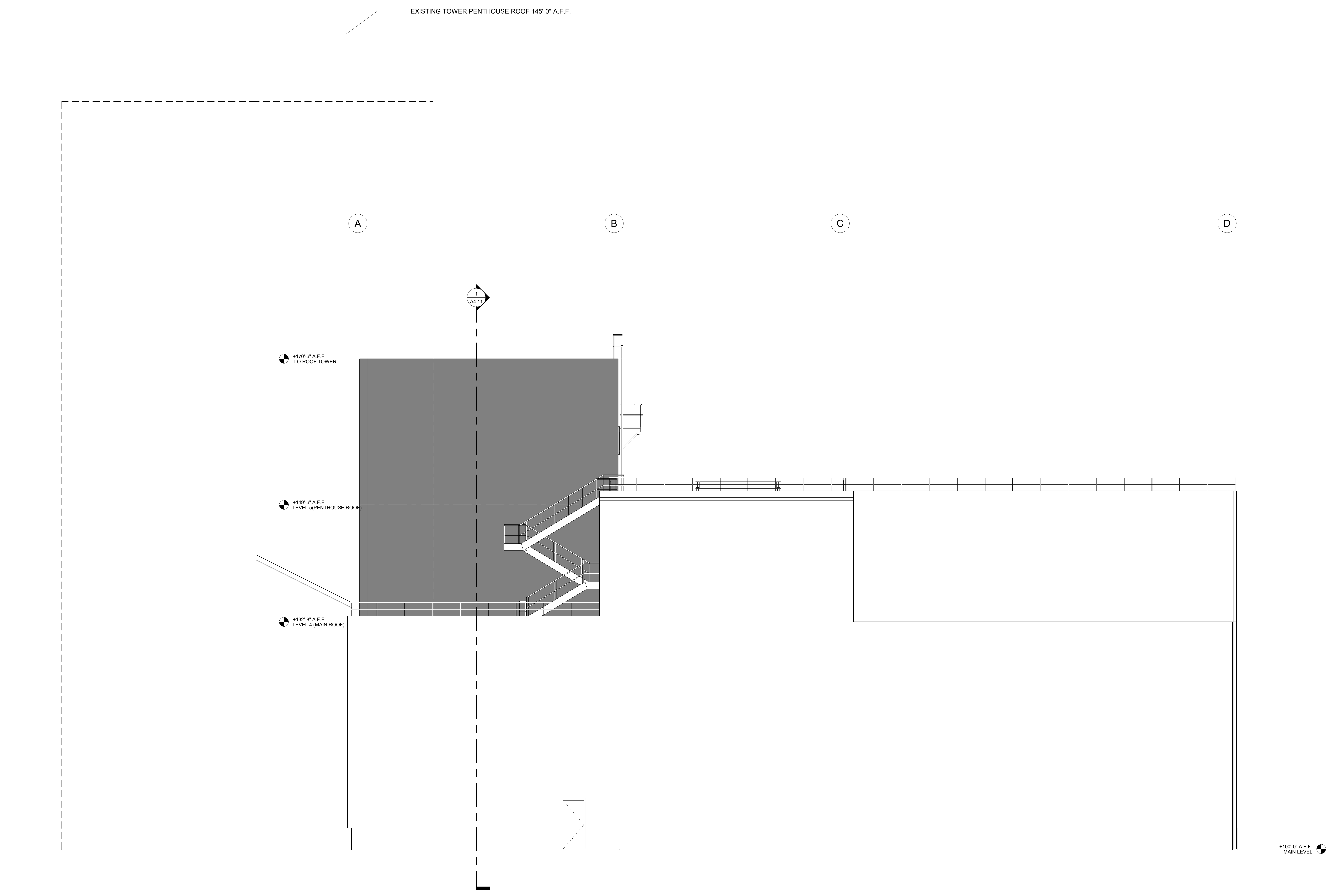
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

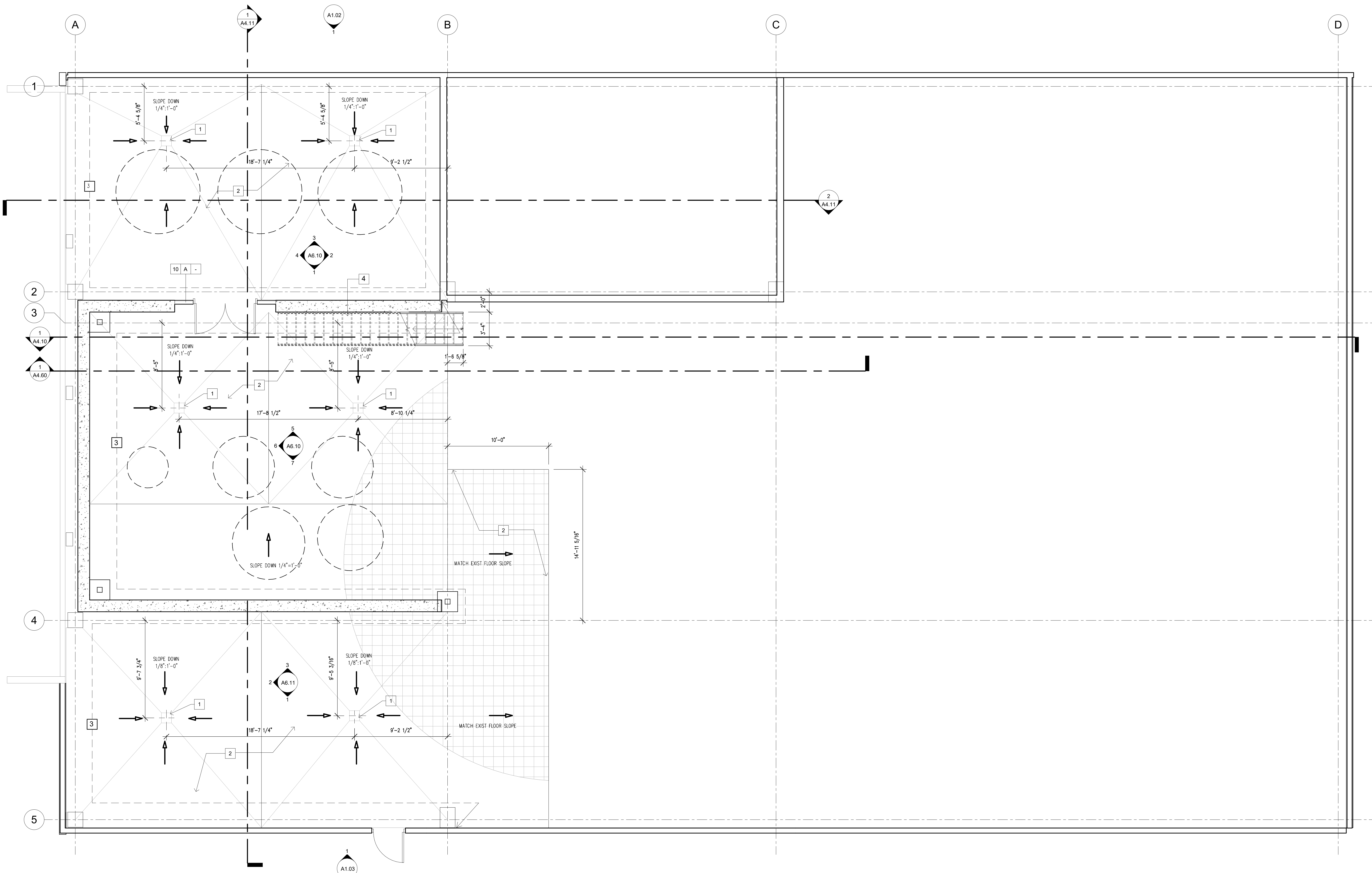
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	3/16" = 1'-0"
PLOT DATE:	5/12/2020 2:34:27 PM
CAD FILE:	
JOB NUMBER:	19-103
CHECKED:	Checker
DRAWN:	Author
STATUS:	BID

BUILDING ELEVATIONS
A1.03



1 TOWER NORTH EXTERIOR ELEVATION
3/16" = 1'-0"



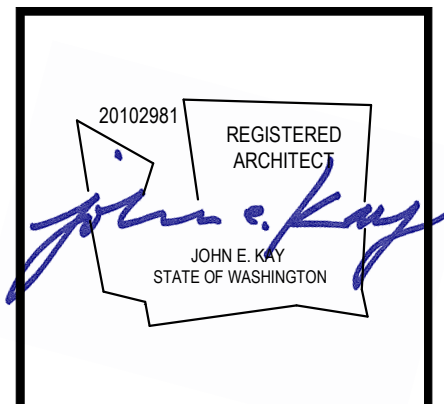
1 LEVEL 1 FLOOR PLAN (FFE 100'-0")
1/4" = 1'-0"

KEYNOTES [X]

- 1 FLOOR DRAIN, SLOPE FLOOR PER PLAN
- 2 PROVIDE ACID RESISTANT FLOORING THROUGHOUT. SPECS: TBD
- 3 PROVIDE 1' X 1' TILE ON WALLS 19'-0" A.F.F.
- 4 STAIRS TO BE STAINLESS STEEL. PROVIDE SHOP DRAWING

PLAN NOTES

- A. DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. U.O.N.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- J. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- K. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- L. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- M. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- N. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- P. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- Q. REFER TO A6.10 FOR TYPICAL MOUNTING HEIGHTS



Copyright © 2018 Magellan Architects. All rights reserved. This drawing is the property of Magellan Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architects. The purchaser of this set of plans shall warrant the purchaser to use this set of plans for the project for which they were prepared.

Magellan
ARCHITECTS
8383 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel (425) 885-4310 Fax (425) 885-4303
www.magellanarchitects.com
Copyright © 2018 Magellan



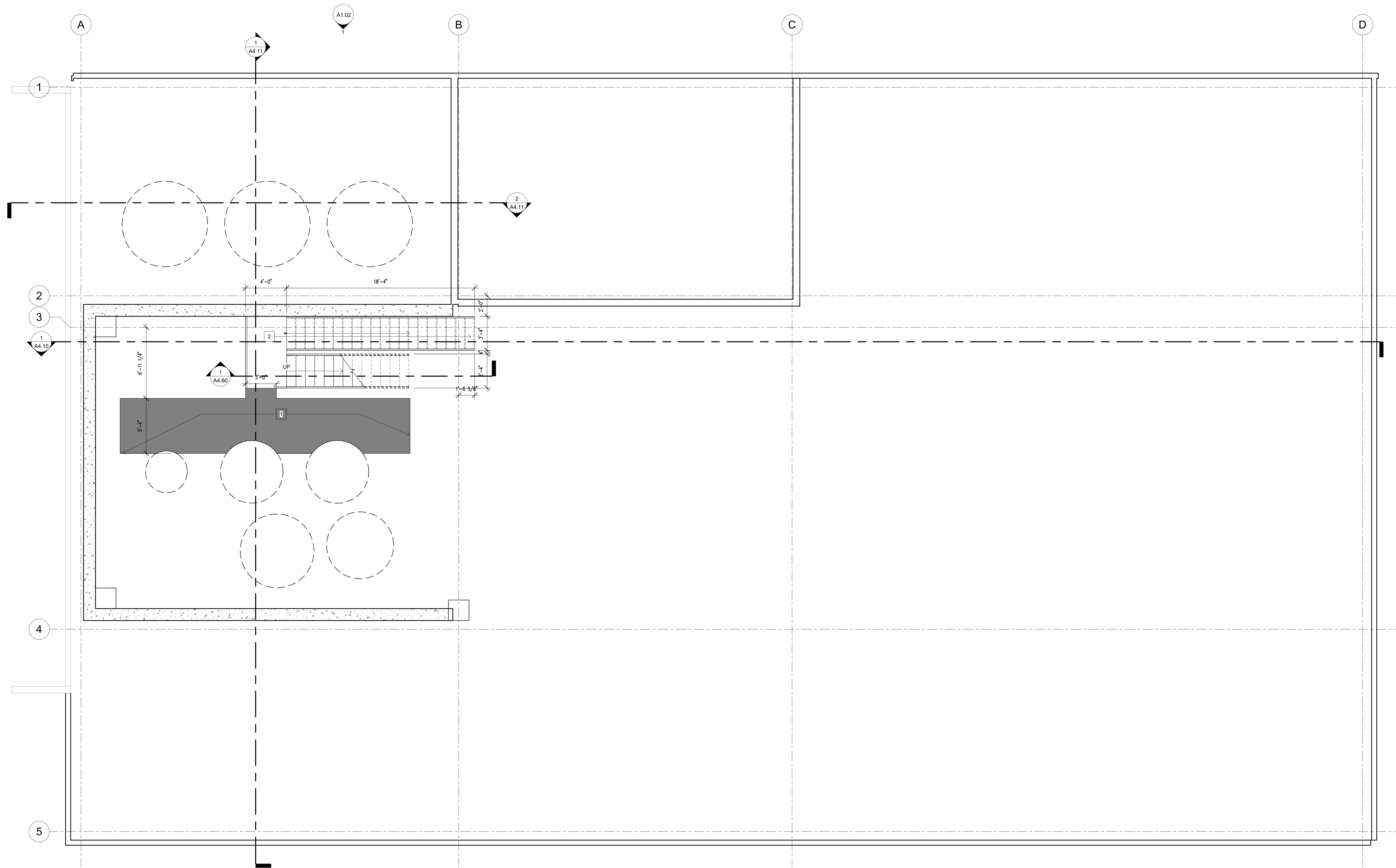
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: As Indicated
PLOT DATE: 5/12/2020 2:34:28 PM
CAD FILE:
JOB NUMBER: 19-103
CHECKED: JK/PC
DRAWN: WL
STATUS: BID

LEVEL 1 FLOOR PLAN
A2.10



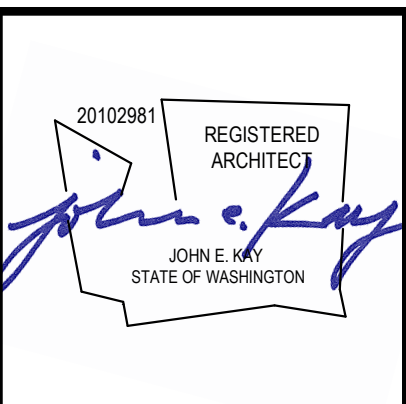
1 LEVEL 2 FLOOR PLAN (FFE 110'-10")
1/4" = 1'-0"

KEYNOTES

- 1** PLATFORM AND STAIRS TO BE STAINLESS STEEL. COORDINATE WITH EQUIPMENT BY RELCO.
- 2** G.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.

PLAN NOTES

- A. DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. U.O.N.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THIS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- K. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- L. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- M. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- N. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- P. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- Q. REFER TO A6.10 FOR TYPICAL MOUNTING HEIGHTS



Copyright © 2018 Magellan Architects. All rights reserved. This drawing is the property of Magellan Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Magellan Architects. The purchaser of this set of plans shall verify the purchase to see this set of plans for the project.

Magellan
ARCHITECTS
8383 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel (425) 885-4310 Fax (425) 885-4303
www.magellanarchitects.com



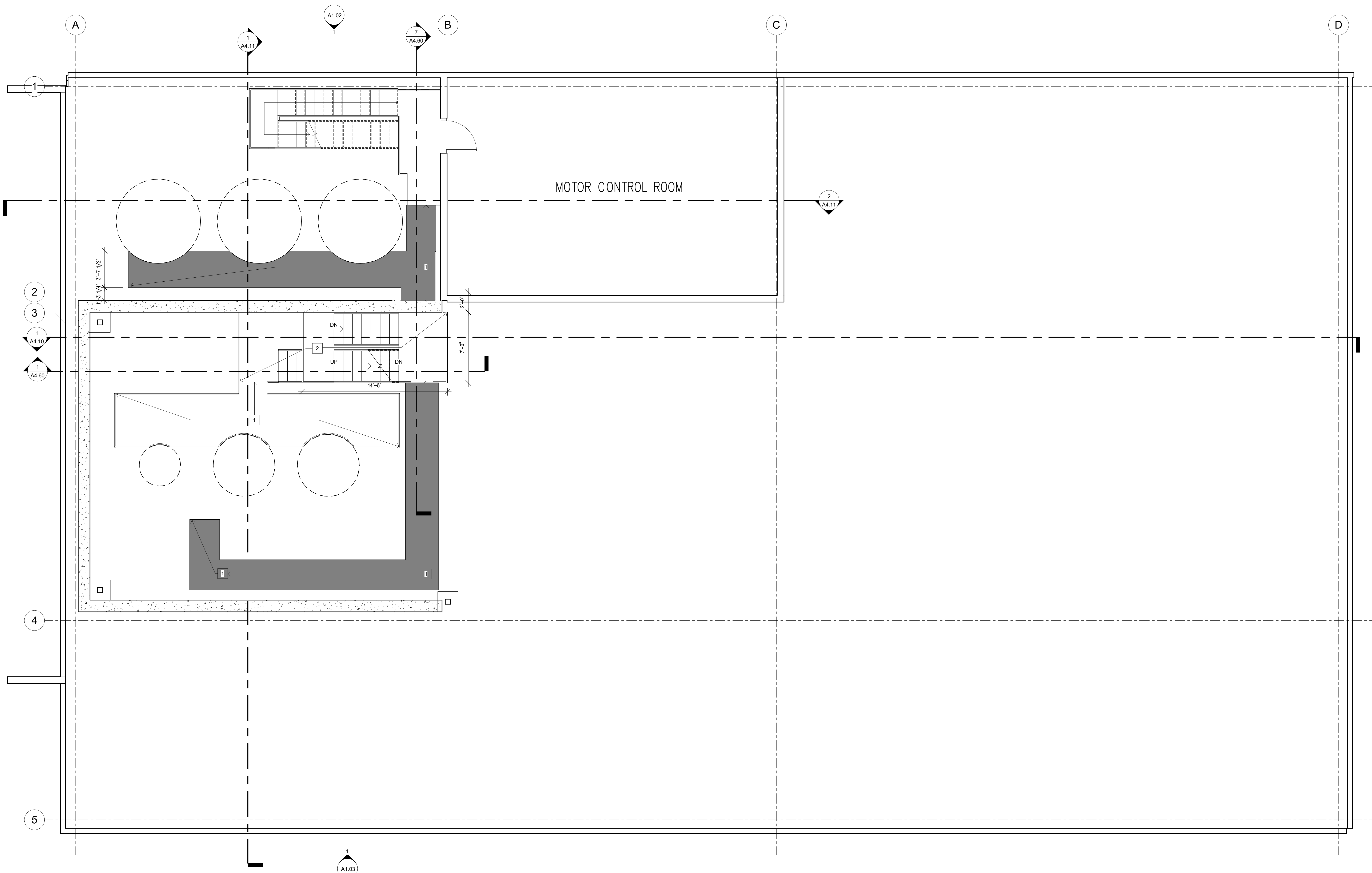
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	As Indicated
PLOT DATE:	5/12/2020 2:34:29 PM
CAD FILE:	
JOB NUMBER:	19-103
CHECKED:	JK/PC
DRAWN:	WL
STATUS:	BID

LEVEL 2 FLOOR PLAN
A2.20



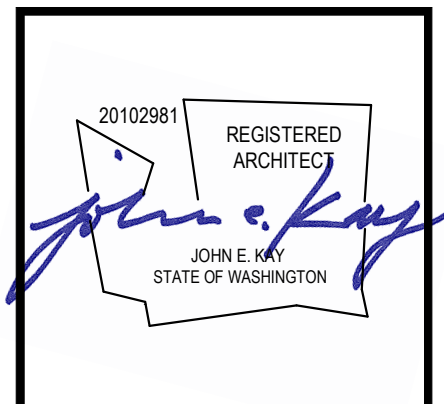
1 MOTOR CONTROL ROOM FLOOR PLAN
 1/4" = 1'-0"

KEYNOTES [X]

- 1 PLATFORM TO BE STAINLESS STEEL BY RELCO.
- 2 G.C. TO PROVIDE STAINLESS STEEL LANDING AND STAIRS.

PLAN NOTES

- A. DO NOT SCALE DWGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. U.O.N.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- J. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- K. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- L. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- M. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- N. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- P. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- Q. REFER TO A6.10 FOR TYPICAL MOUNTING HEIGHTS.



Copyright © 2018 Magellan Architects, Inc. All rights reserved. This drawing is the property of Magellan Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written consent of Magellan Architects, Inc. The purchaser of this set of plans shall not be permitted to use this set of plans for the project for which it was prepared.

Magellan
 ARCHITECTS
 8383 158th Avenue Northeast, Suite 200
 Redmond, Washington 98052
 Tel (425) 885-4310 Fax (425) 885-4313
 www.magellanarchitects.com



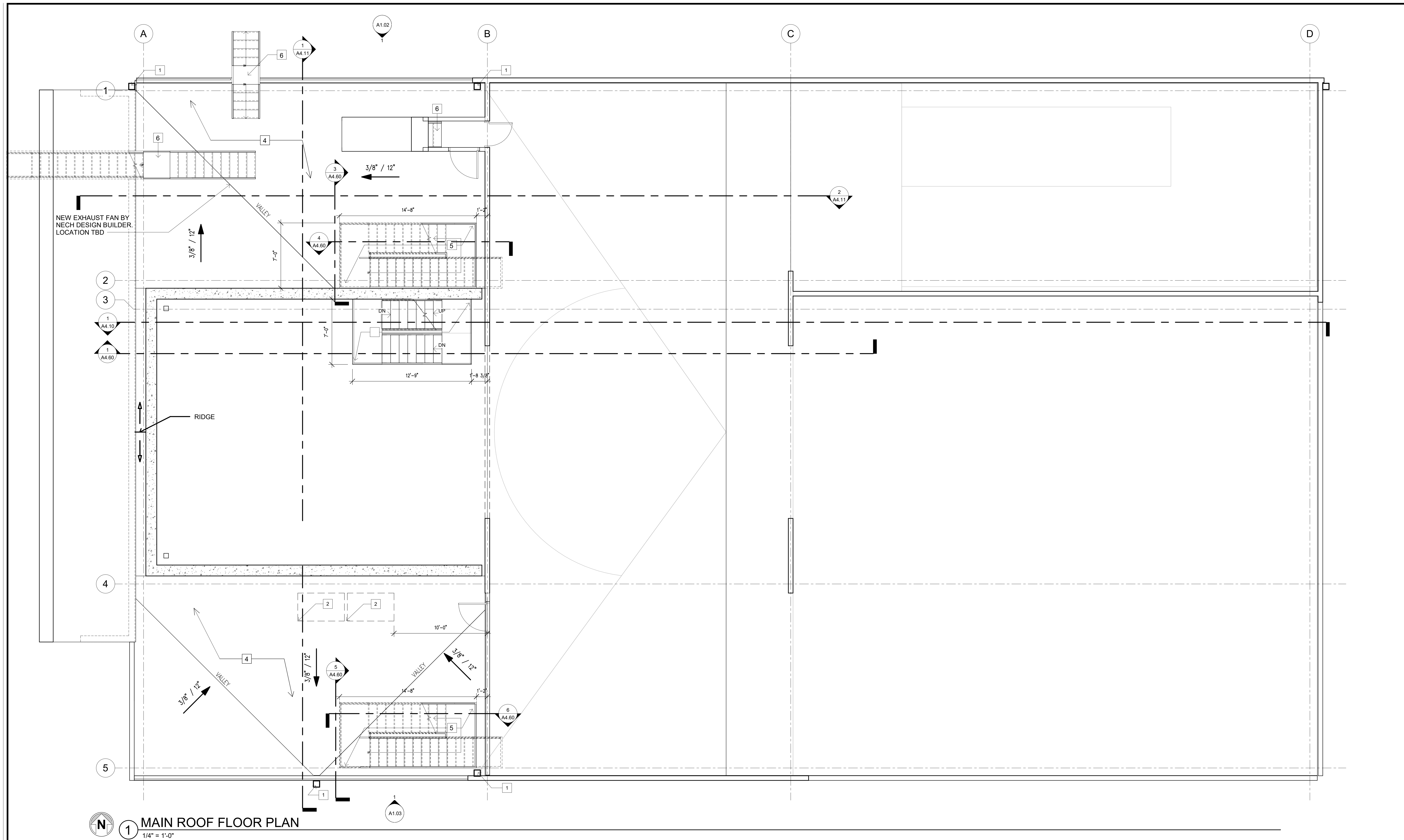
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
 8455 DEPOT RD.
 LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: As Indicated
 PLOT DATE: 5/12/2020 2:34:29 PM
 CAD FILE:
 JOB NUMBER: 19-103
 CHECKED: JK/PC
 DRAWN: WL
 STATUS: BID

MOTOR CONTROL ROOM FLOOR PLAN
A2.30



1 MAIN ROOF FLOOR PLAN
 1/4" = 1'-0"

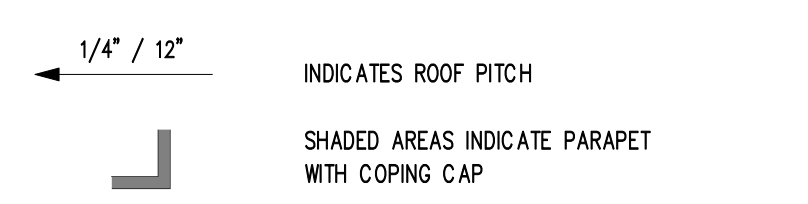
KEYNOTES X

- 1 DOWNSPOUT
- 2 RELOCATED ROOF CONDENSOR UNITS AND SUPPORTS
- 3 C.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.
- 4 PROVIDE NEW TPO ROOFING FROM INSULATION AND TAPERED INSULATION FOR ROOF CRICKET, TYP.
- 5 PROVIDE NEW ROOF ACCESS STAIRS
- 6 EXISTING STAIRS

ROOF DRAINAGE CALCS

PROJECTED ROOF AREA	32,368 SF
100 YEAR, 1-HOUR/100 YEAR RAINFALL INTENSITY (PER IPC FIG. 1106.1)	1"/HOUR
DOWNSPOUTS: 4.5" x 4.5" (MIN.) DOWNSPOUTS DRAINING TO CIVIL CONNECTIONS:	(9)
PER 2015 IPC AND TABLE 1106.3:	
REQUIRED: 1"/HOUR = 0.0104 GPM/SF x 32,368 SF = 336 GPM	
PROVIDED: 4.5" x 4.5" SQUARE VERTICAL LEADER AT 360 GPM x (9) LEADERS PROPOSED	= 3,240 GPM

ROOF PLAN LEGEND



REVISIONS		
NO.	DATE	BY

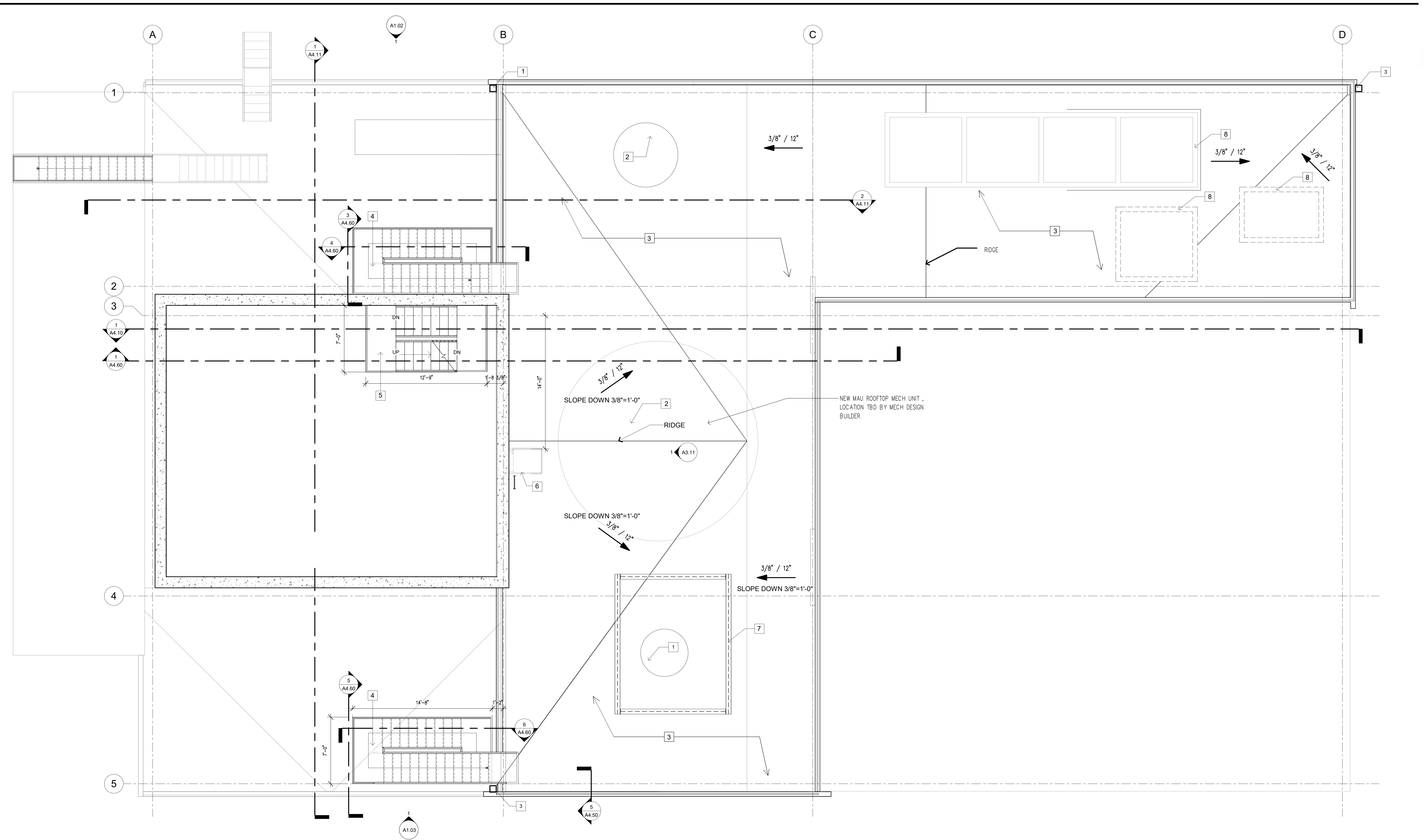
ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	As Indicated
PLOT DATE:	5/12/2020 2:34:34 PM
CAD FILE:	
JOB NUMBER:	19-103
CHECKED:	JK/PC
DRAWN:	WL
STATUS:	BID

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	1/4" = 1'-0"
PLOT DATE:	5/12/2020 2:34:35 PM
CAD FILE:	
JOB NUMBER:	19-103
CHECKED:	JK/PC
DRAWN:	WL
STATUS:	BID



1 PENTHOUSE ROOF PLAN
 1/4" = 1'-0"

KEYNOTES [X]

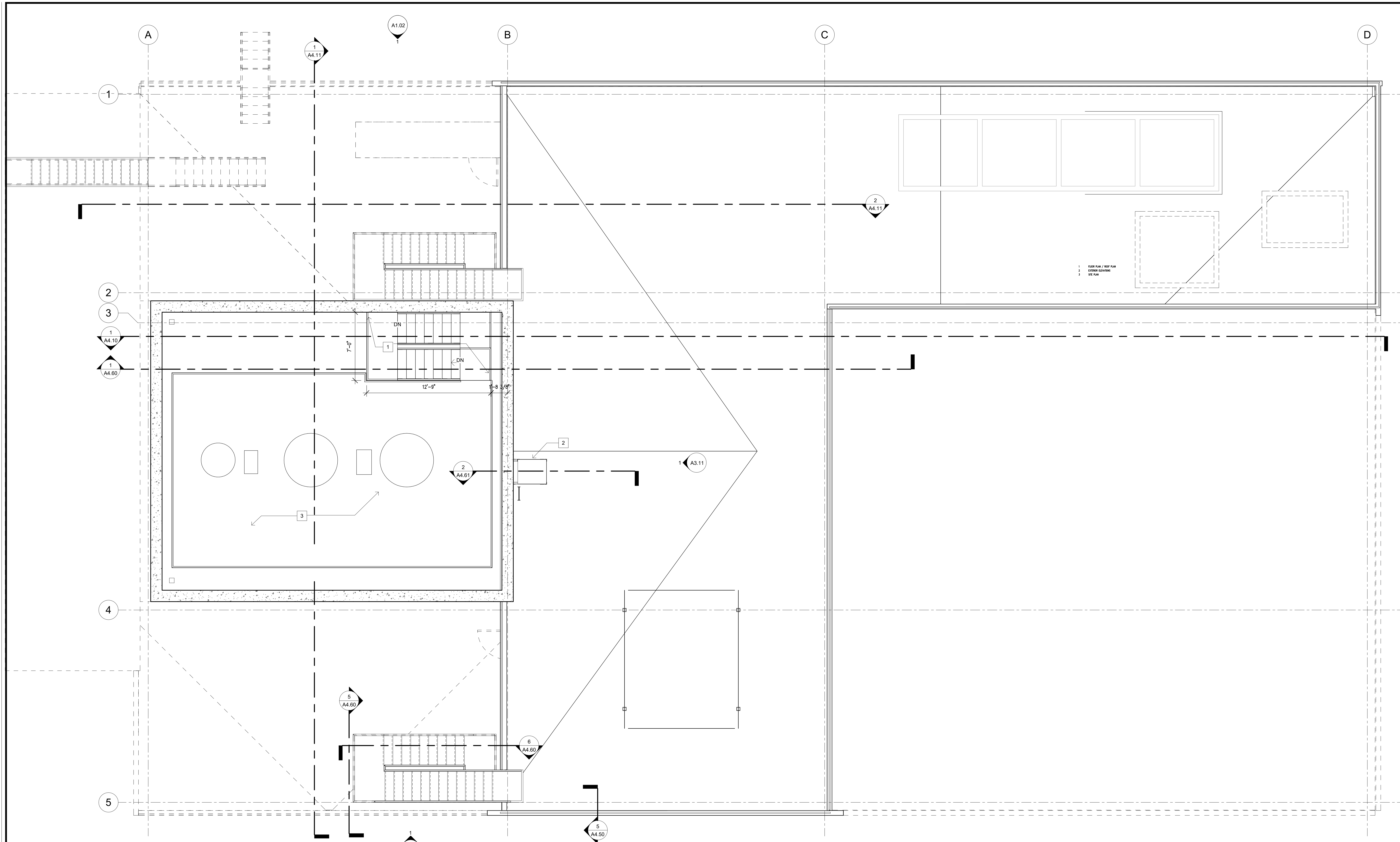
- 1 DOWNSPOUT
- 2 INFILL ROOF HOLES PER STRUCTURE DRAWING
- 3 PROVIDE NEW TPO ROOFING FROM INSULATION AND TAPERED INSULATION FOR ROOF CRICKET, TYP.
- 4 PROVIDE NEW ROOF ACCESS STAIRS
- 5 G.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.
- 6 ROOF ACCESS LADDER
- 7 NEW COLLING TOWER PLATFORM PER STRUCTURAL
- 8 EXISTING ROOF PENETRATION CURBS

ROOF PLAN NOTES

- A. SEE ROOF FRAMING PLAN (STRUCTURAL) FOR PLYWOOD AND FRAMING INFORMATION.
- B. REFER TO MECH. DWGS FOR LOCATION OF ALL HVAC UNITS AND MECHANICAL REQUIREMENTS AND SPECIFICATIONS. SEE STRUCTURAL DWGS FOR TYP. FRAMING REQUIREMENTS AT OPENINGS. FOR TYP. CURB, SEE DETAIL.
- C. REFER TO PLUMBING DWGS AND DETAIL FOR PIPE ROOF PENETRATIONS.
- D. GENERAL CONTRACTOR SHALL COORDINATE WITH THE DIFFERENT TRADES FOR INSTALLATION OF ROOF PENETRATIONS PRIOR TO INSTALLATION OF ROOF MEMBRANE.
- E. GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING PLUMBING AND SITE UTILITY CONTRACTORS TO INSURE THAT CONNECTIONS BETWEEN RAIN WATER LEADERS, STORM DRAIN SYSTEMS, BUILDING SANITARY AND SITE SEWER SYSTEMS ARE COMPLETED.
- F. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ROOF TO ALL ROOF DRAINS.
- G. RIGID INSULATION ATTACHMENT ON ROOF TO RESIST WIND UPLIFT FORCES GREATER THAN 80 M.P.H.

ROOF DRAINAGE CALCS

ROOF AREA:	± 12,000 SF
INTENSITY: (IN/HR LASTING 5 MIN.)	1.5 (2)
4" DOWNSPOUT:	3
PER IBC TABLE 1106.2, 9,200 X (3) 4" DOWNSPOUTS = 37.71 SQ. IN. = 28.911 ALLOWABLE ROOF SQUARE FOOTAGE.	



1 PLATFORM FLOOR PLAN
1/4" = 1'-0"

KEYNOTES X

- 1** G.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.
- 2** PROVIDE NEW ROOF ACCESS LADDER AND LANDING AS NECESSARY
- 3** DECKING, FLASHING, AND GUARDRAIL IN RELO SCOPE. SEE STRUCTURAL DRAWINGS FOR SUPPORTING TUBES

ROOF DRAINAGE CALCS

PROJECTED ROOF AREA 32,368 SF
 100 YEAR, 1-HOUR/100 YEAR RAINFALL INTENSITY (PER IPC FIG. 1106.1): 1"/HOUR
 DOWNSPOUTS: 4.5" x 4.5" (MIN.) DOWNSPOUTS DRAINING TO CIVIL CONNECTIONS: (0)
 PER 2015 IPC AND TABLE 1106.3:
 REQUIRED: 1"/HOUR = 0.0104 GPM/SF x 32,368 SF = 336 GPM
 PROVIDED: 4.5" x 4.5" SQUARE VERTICAL LEADER AT 360 GPM x (9) LEADERS PROPOSED = 3,240 GPM

ROOF PLAN LEGEND

1/4" / 12" INDICATES ROOF PITCH
 SHADED AREAS INDICATE PARAPET WITH COPING CAP



Copyright © 2018 Magellan Architects. All rights reserved. This drawing is the property of Magellan Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architects. The purchaser of this set of plans shall warrant the purchaser to use this set of plans for the project for which they were prepared.

Magellan ARCHITECTS
 8383 158th Avenue Northeast, Suite 200
 Redmond, Washington 98052
 Tel (425) 885-4310 Fax (425) 885-4313
 www.magellanarchitects.com



DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
 8455 DEPOT RD.
 LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES
 DESIGN APPROVAL: 2020-05-15
 PERMIT SUBMITTAL: 2020-05-15
 PERMIT RECEIVED:
 BID DOCS:
 CONSTR. DOCS:

24"x36" SCALE: As Indicated
 PLOT DATE: 5/12/2020 2:34:40 PM
 CAD FILE:
 JOB NUMBER: 19-103
 CHECKED: JK/PC
 DRAWN: WL
 STATUS: BID

PLATFORM FLOOR PLAN
A2.60



Copyright © 2018 — Magellan Architects — All rights reserved. This drawing is the property of Magellan Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architects. The purchaser of this set of plans shall release the purchaser to use this set of plans for the project only.

Magellan
ARCHITECTS
8333 158th Avenue Northeast, Suite 200
Redmond, Washington 98052
Tel: (425) 885-4310 Fax: (425) 885-4303
www.magellanarchitects.com



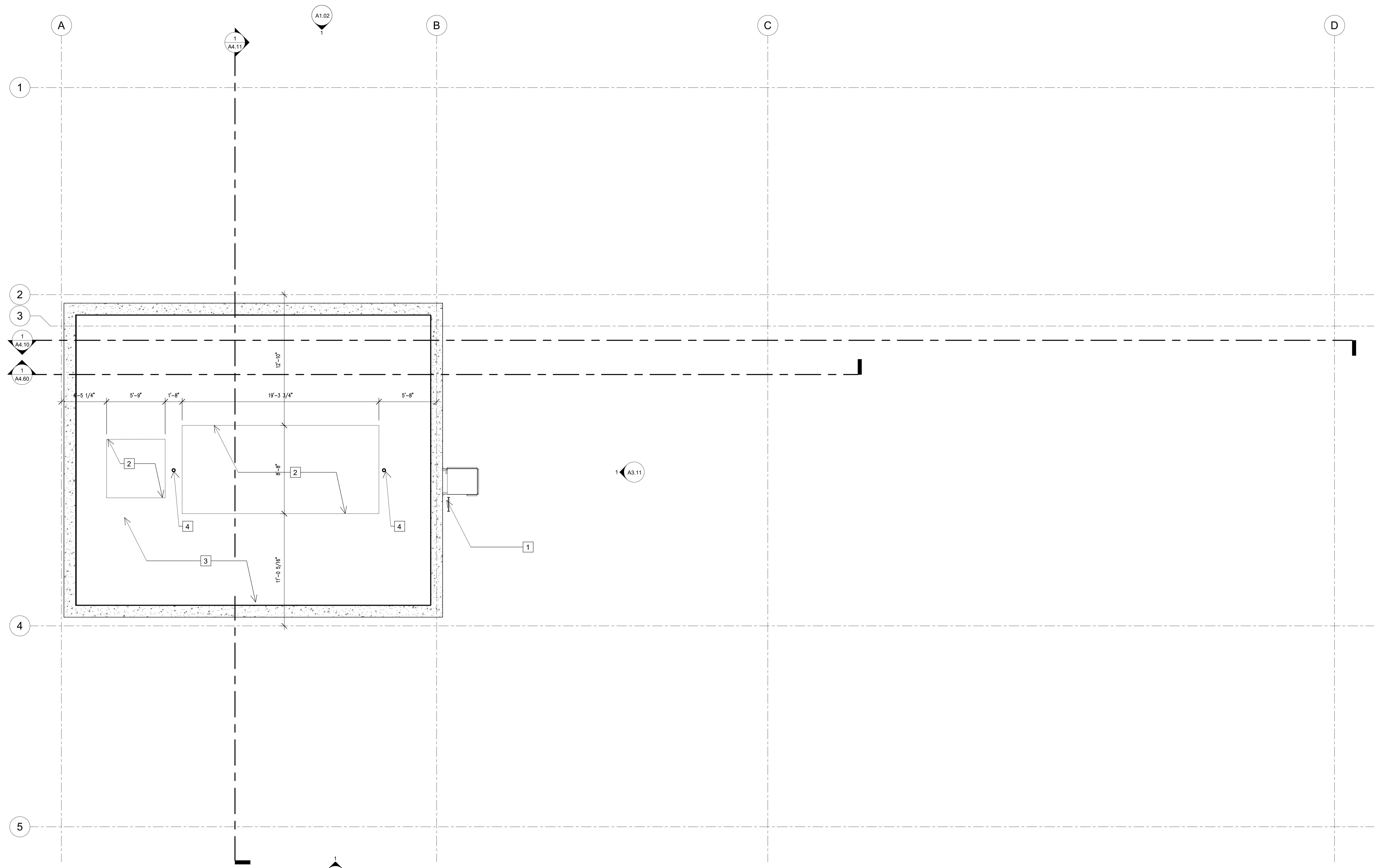
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES
DESIGN APPROVAL: 2020-05-15
PERMIT SUBMITTAL: 2020-05-15
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE: As Indicated
PLOT DATE: 5/12/2020 2:34:45 PM
CAD FILE:
JOB NUMBER: 19-103
CHECKED: JK/PC
DRAWN: WL
STATUS: BID

HIGH ROOF FLOOR PLAN
A2.70



1 TOWER ROOF PLAN
1/4" = 1'-0"

KEYNOTES X

- 1** PROVIDE NEW ROOF ACCESS LADDER
- 2** FUTURE ROOF ACCESS POINTS FOR EQUIPMENT MAINTENANCE
- 3** PROVIDE NEW TPO ROOFING FROM INSULATION AND TAPERED INSULATION FOR ROOF CRICKET, TYP.
- 4** PROVIDE NEW FALL PROTECTION ANCHORS

ROOF DRAINAGE CALCS

PROJECTED ROOF AREA 32,368 SF
100 YEAR, 1-HOUR/100 YEAR RAINFALL INTENSITY (PER IPC FIG. 1106.1): 1"/HOUR
DOWNSPOUTS: 4.5" x 4.5" (MIN.) DOWNSPOUTS DRAINING TO CIVIL CONNECTIONS: (9)
PER 2015 IPC AND TABLE 1106.3:
REQUIRED: 1"/HOUR = 0.0104 GPM/SF x 32,368 SF = 336 GPM
PROVIDED: 4.5" x 4.5" SQUARE VERTICAL LEADER AT 360 GPM x (9) LEADERS PROPOSED = 3,240 GPM

ROOF PLAN LEGEND

← 1/4" / 12" INDICATES ROOF PITCH
└ SHADED AREAS INDICATE PARAPET WITH COPING CAP

HIGH ROOF FLOOR PLAN
A2.70