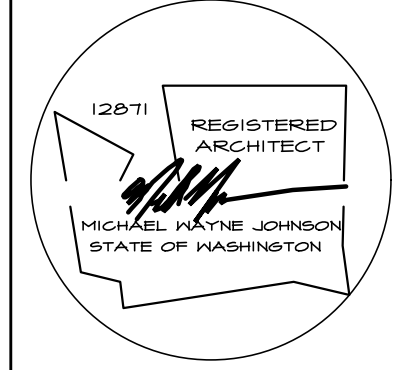


SPR-20-0001 / DR-20-0001

RECEIVED
City of Carnation
11/08/2021

TOLT VILLAS
ARCHITECTURAL RESUBMITTAL
10/12/2021



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www.nash-architects.com

TOLT VILLAS
CARNATION, WA
RESUBMITTAL

Project:

date: 04-20-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
0

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

5/4 X 10 BARGE BOARD W/ 1X3 TRIM TYPICAL @ GABLE ENDS

MINIMUM 5/4" X 4" WINDOW/DOOR TRIM ON ALL FOUR SIDES OF BUILDING

11" EXPOSURE HORIZONTAL SIDING

VERTICAL HARDIE SIDING WHERE SHOWN 4" EXPOSURE
ASPHALT COMP. SHINGLES TYPICAL FOR SLOPED ROOFS (4:12 OR GREATER) TPO ROOFS FOR ALL LOW SLOPE ROOFS



- DESIGN STANDARDS 4.4.1 (3 REQUIRED)
- RECESSED ENTRIES PROVIDED
 - TRANSOM WINDOWS PROVIDED
 - DECORATIVE ENTRY DOOR PROVIDED

BUILDING TO BE BUILT AND ENGINEERED TO MEET THE 2018 IRC (FEE SIMPLE TOWNHOMES)-ENTIRE UNIT IS A LIVING UNIT AND DESIGNED TO MEET LIVE/WORK CODE REQUIREMENTS PER 2018 IBC SECTION 419. ONE HOUR SEPARATION BETWEEN LIVING UNITS WITH INDIVIDUAL NFPA3D FIRE SPRINKLER SYSTEMS THAT ARE MONITORED. USAGE IS ONLY ALLOWED TO BE BY 5 NON-RESIDENTS IN THE WORK AREA AND LIMITED TO BUSINESSES ALLOWED BY TOLT VILLAS CCR'S (PROFESSIONAL OFFICE)

1776 sqft
FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING TOLT AVENUE

324 sqft STREET LEVEL FACADE
STREET LEVEL TRANSPARENCY IS 171 SQUARE FEET (52.7%)

RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING MYRTLE STREET

MINIMUM 5/4" X 4" WINDOW/DOOR TRIM ON ALL FOUR SIDES OF BUILDING

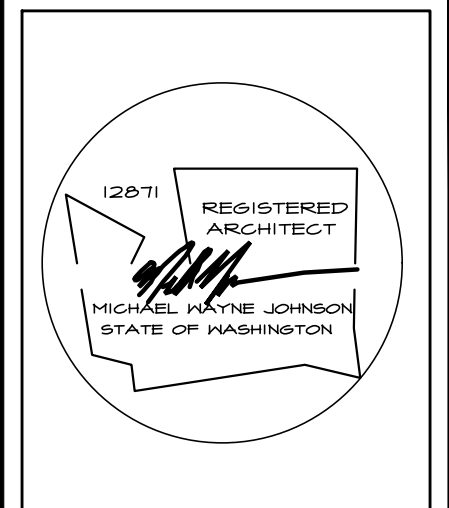


REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING PRIMARY ALLEY

OUTSIDE CONDENSOR FOR DUCTLESS HEAT PUMP



LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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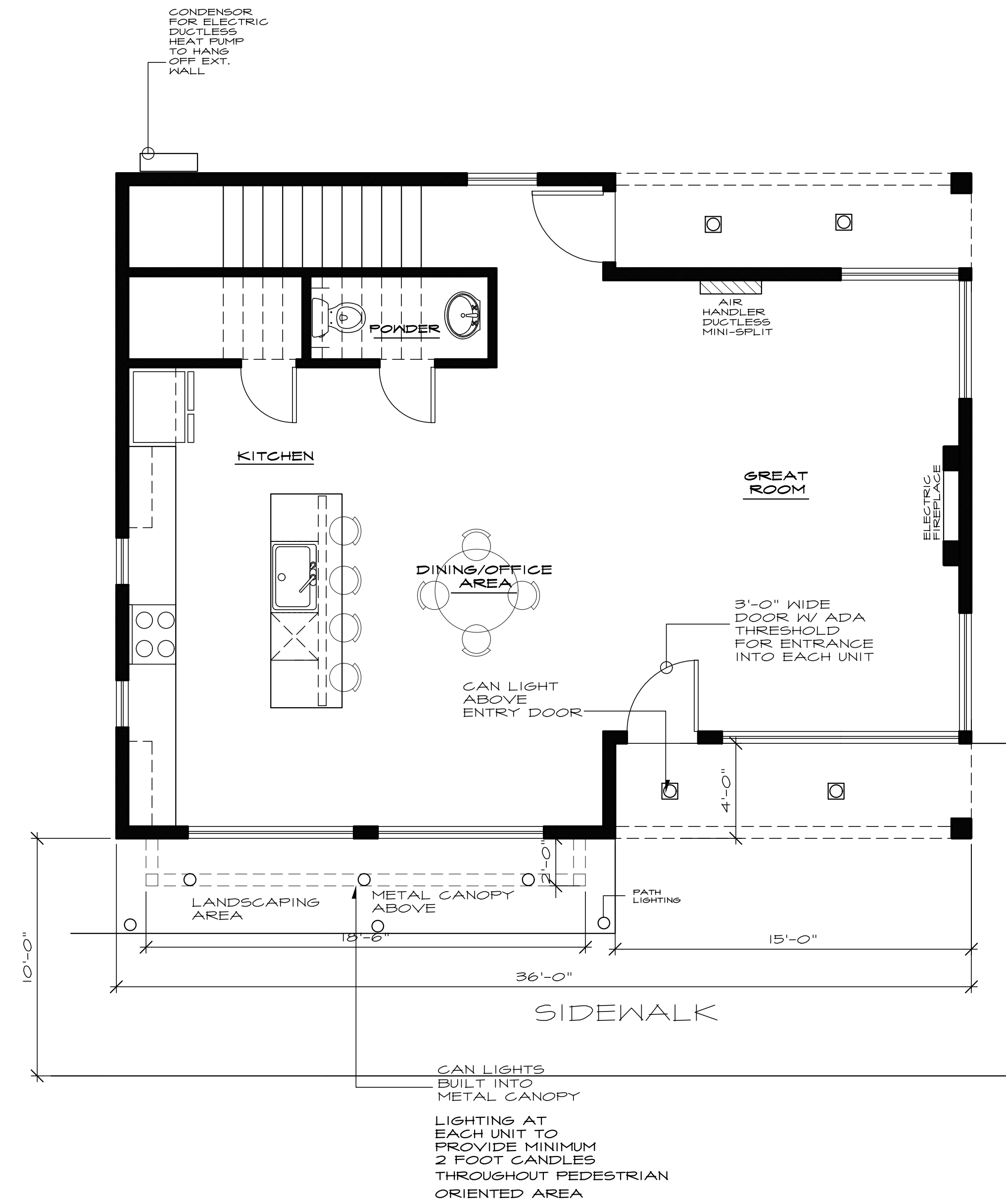
TOLT VILLAS
CARNATION, WA
BUILDING "A"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MJJ
checked by:

SHEET
A1

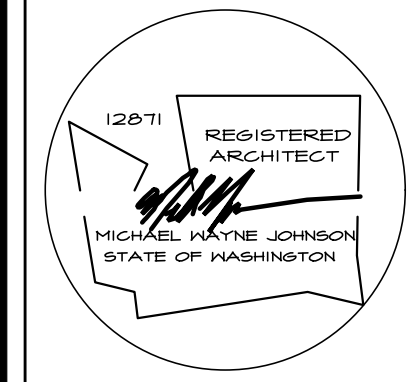
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MAIN FLOOR PLAN

888 SQUARE FEET

SCALE: 1/4" = 1'-0"



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TOLT YILLAS
CARNATION, WA
BUILDING "A"

Project:

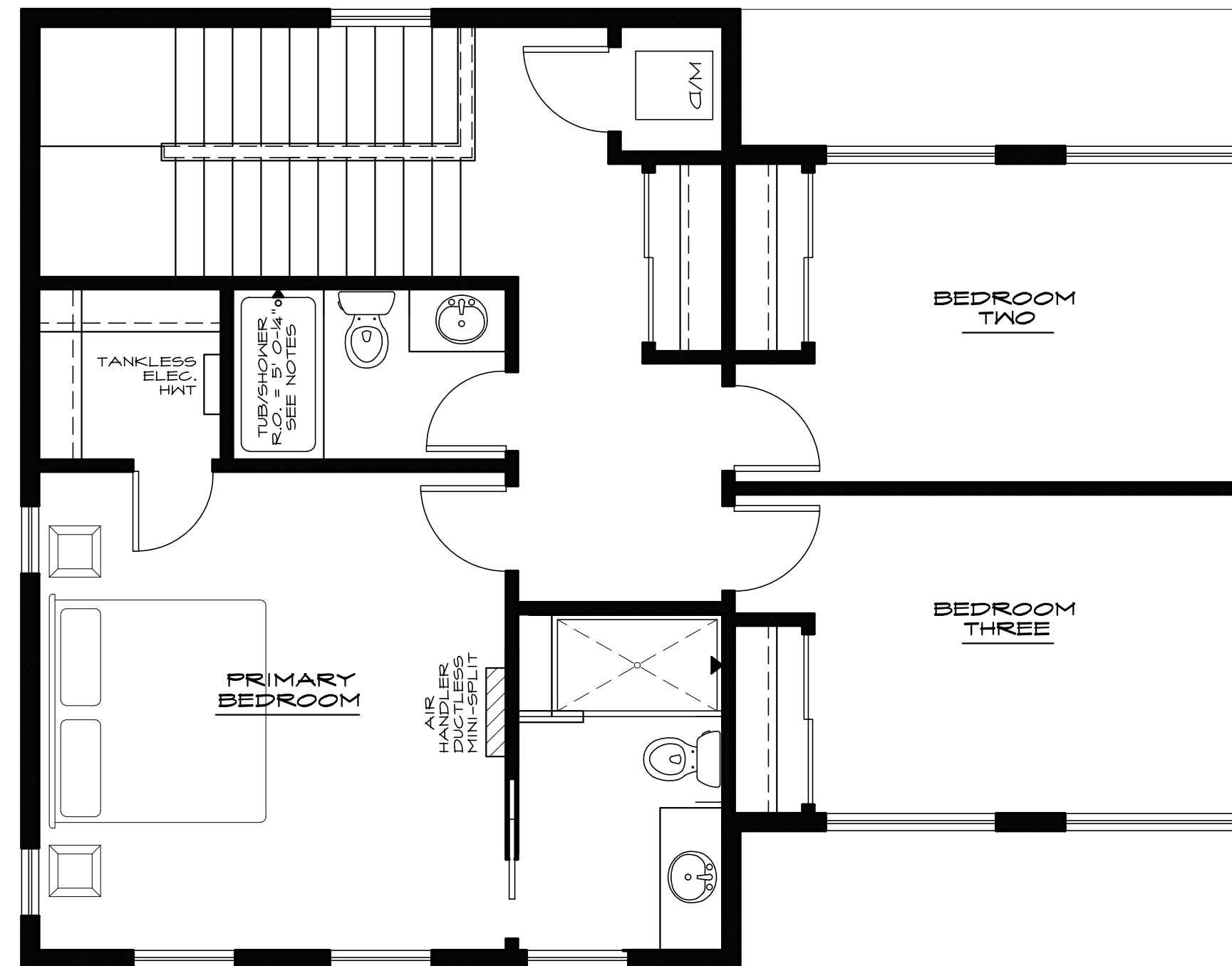
date: 01-26-21
permit:
revisions:

drawn by: MLJ
checked by:

SHEET

A2

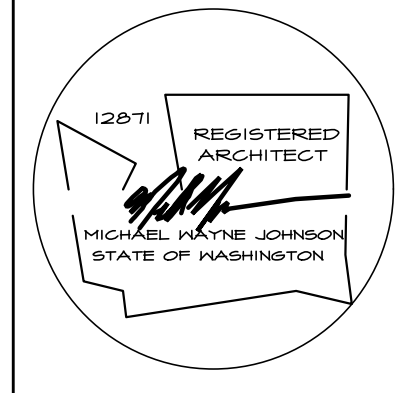
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UPPER FLOOR PLAN

888 SQUARE FEET

SCALE: 1/4" = 1'-0"



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TOLT VILLAS
CARNATION, WA
BUILDING "A"

Project:

date: 01-26-21
 permit:
 revisions:

drawn by: MWJ
 checked by:

SHEET
AW

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the contractor shall accept full responsibility for the cost to rectify same.



1144 sqft (each unit)

FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

FACING TOLT AVENUE

864 sqft STREET LEVEL FACADE
STREET LEVEL TRANSPARENCY
IS 444 SQUARE FEET
(51.3%)

DESIGN STANDARDS 4.4.1
(3 REQUIRED)

- RECESSED ENTRIES PROVIDED
- TRANSOM WINDOWS PROVIDED
- DECORATIVE ENTRY DOOR PROVIDED

BUILDING TO BE BUILT AND ENGINEERED TO MEET THE 2018 IRC (FEE SIMPLE TOWNHOMES)-ENTIRE UNIT IS A LIVING UNIT AND DESIGNED TO MEET LIVE/WORK CODE REQUIREMENTS PER 2018 IBC SECTION 419. ONE HOUR SEPERATION BETWEEN LIVING UNITS WITH INDIVIDUAL NFPA13D FIRE SPRINKLER SYSTEMS THAT ARE MONITORED. USAGE IS ONLY ALLOWED TO BE BY 5 NON-RESIDENTS IN THE WORK AREA AND LIMITED TO BUSINESSES ALLOWED BY TOLT VILLAS CCR'S (PROFESSIONAL OFFICE)



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TOLT VILLAS
CARNATION, WA
BUILDING "B"

Project:

date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

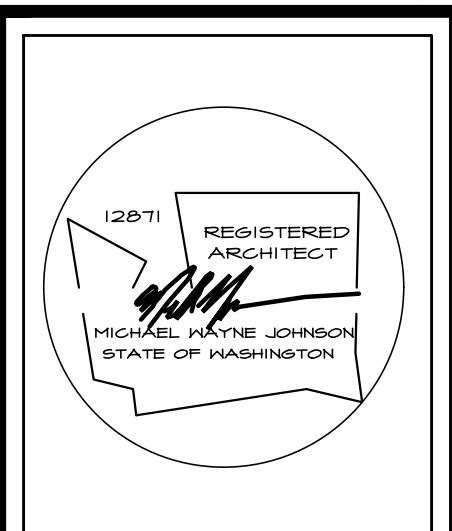
SHEET

11

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



REAR ELEVATION
 SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING PRIMARY ALLEY

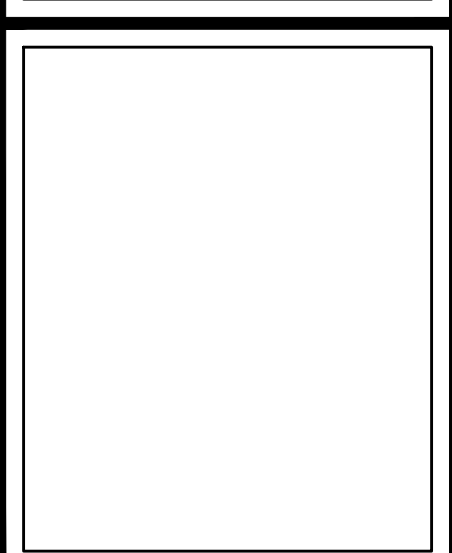


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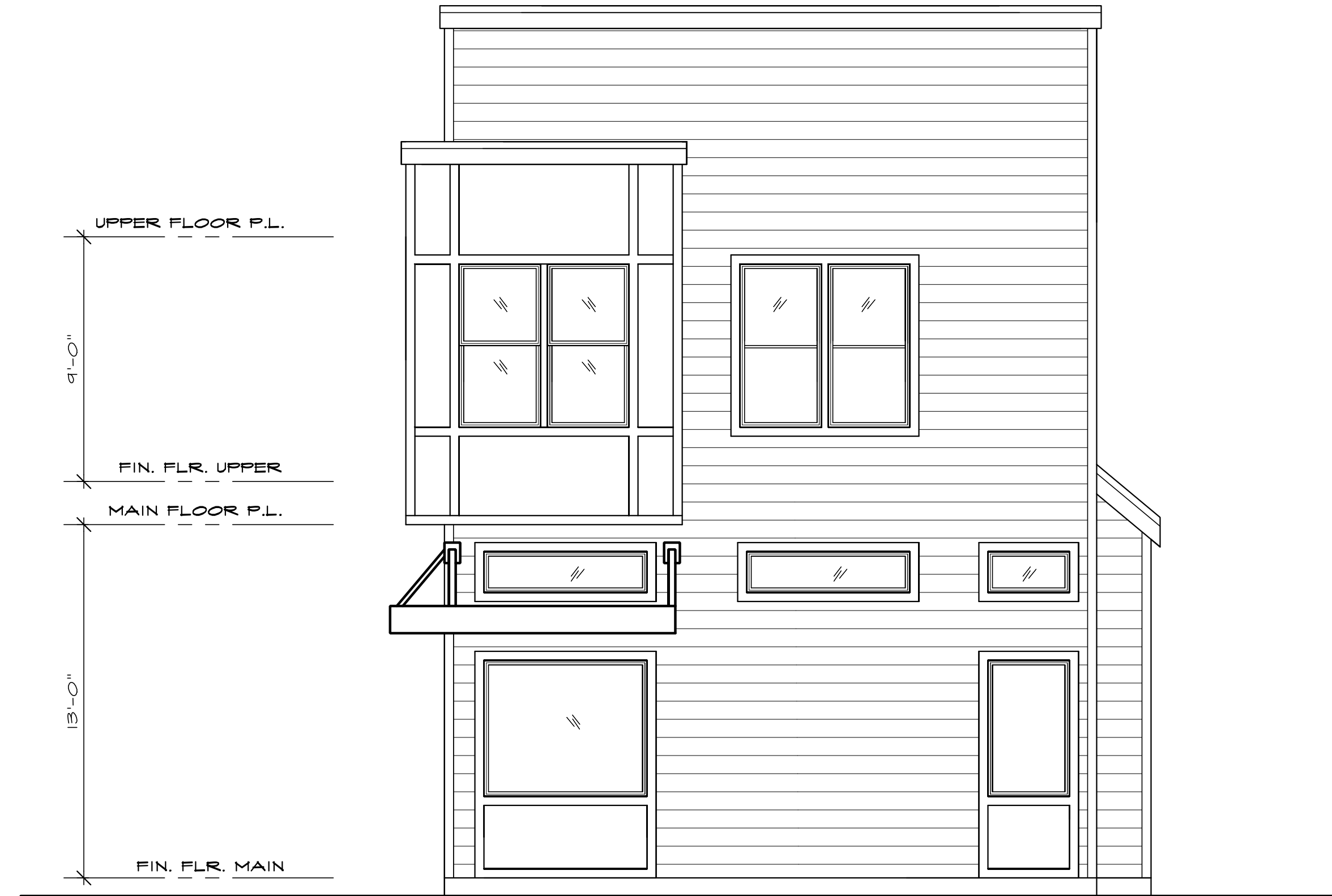
TOLT VILLAS
CARNATION, WA
BUILDING "B"

Project:
 date: 01-26-21
 permit:
 revisions:
 drawn by: MNJ
 checked by:

SHEET
B2



Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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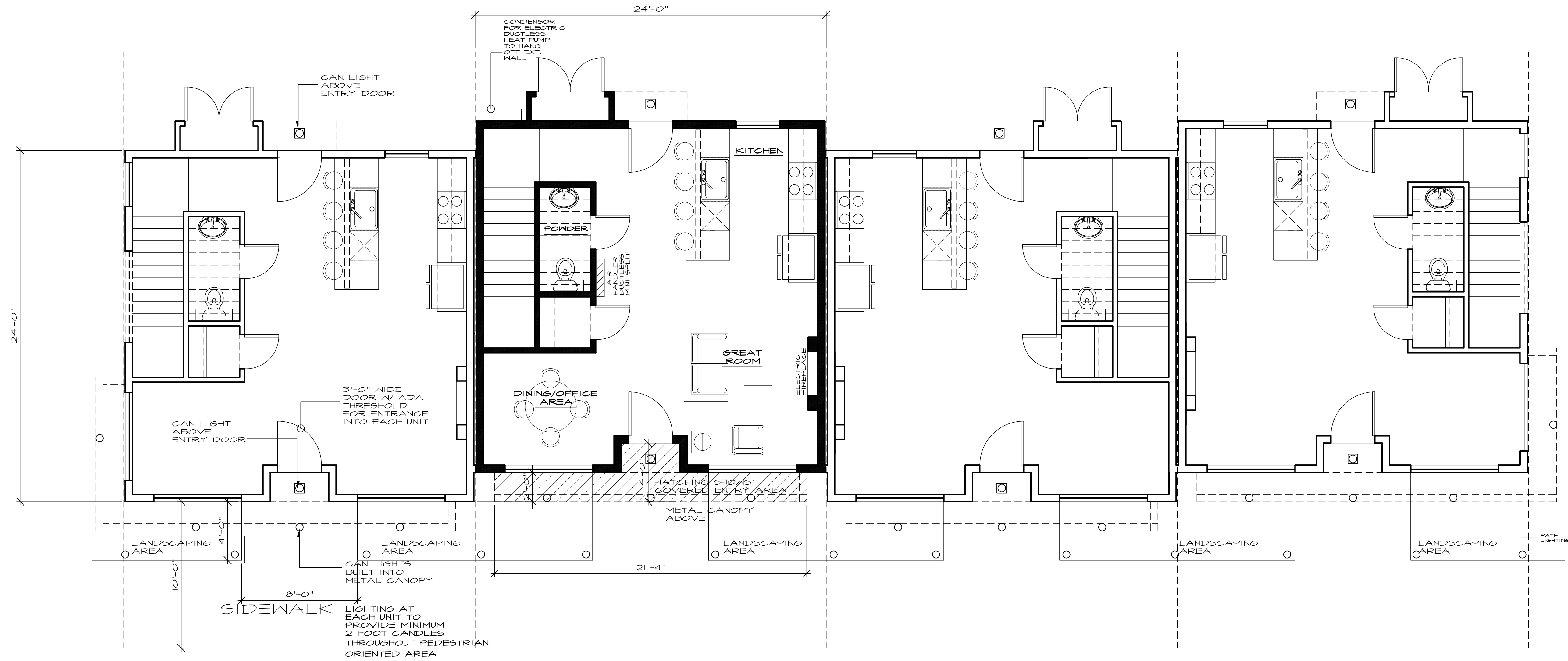
TOLT VILLAS
CARNATION, WA
BUILDING "B"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
03

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



MAIN FLOOR PLAN

568 SQUARE FEET

SCALE: 1/4" = 1'-0"



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TOLT VILLAS
CARNATION, WA
BUILDING "B" & "C"

Project:

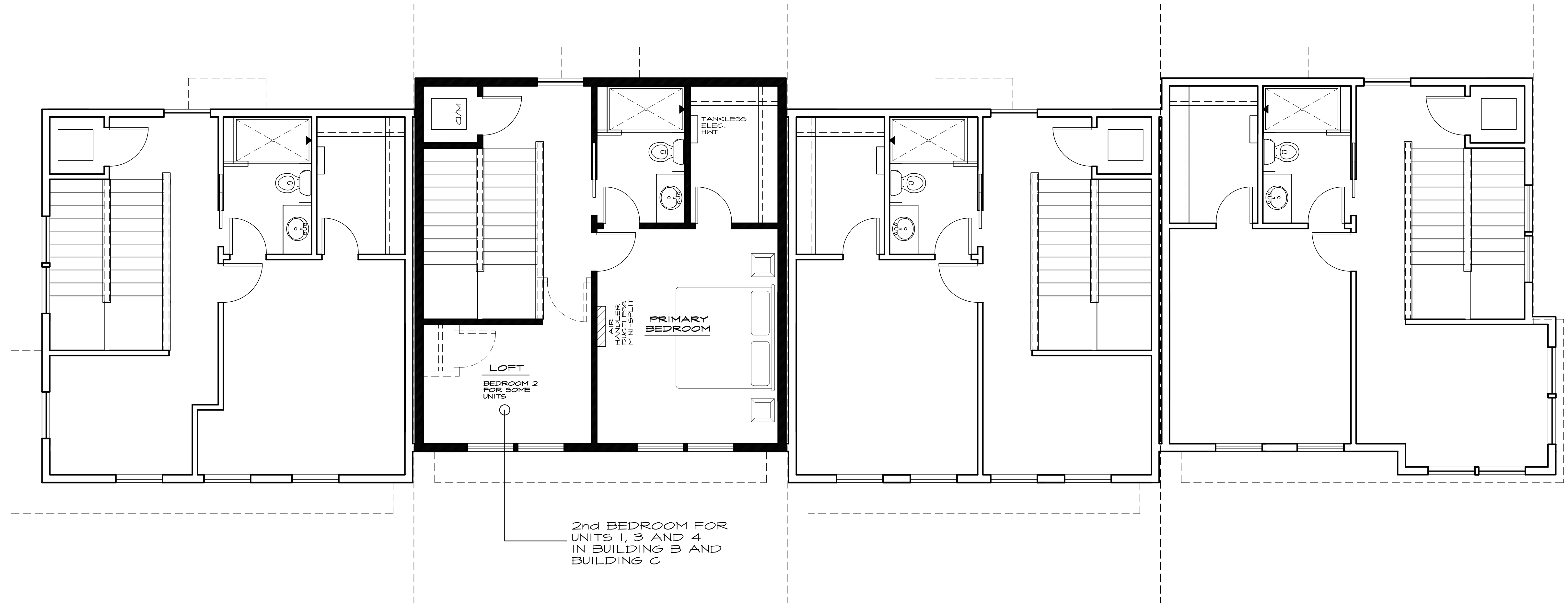
date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET

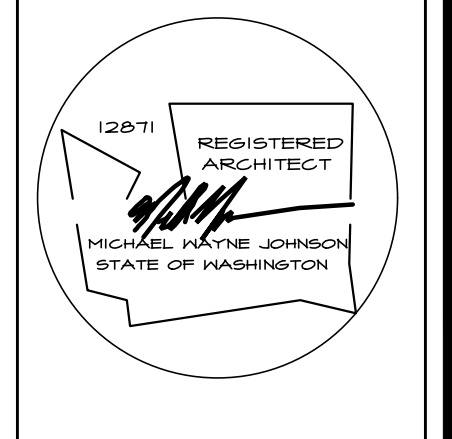
BC4

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



2nd BEDROOM FOR UNITS 1, 3 AND 4 IN BUILDING B AND BUILDING C

UPPER FLOOR PLAN
576 SQUARE FEET SCALE: 1/4" = 1'-0"



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TOLT VILLAS
CARNATION, WA
BUILDING "B" & "C"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MNJ
checked by:

SHEET
BC5

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



1144 sqft (each unit)

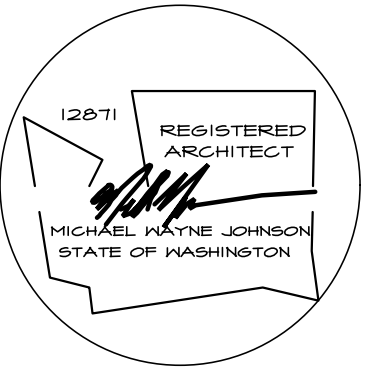
FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

FACING TOLT AVENUE

864 sqft STREET LEVEL FACADE
STREET LEVEL TRANSPARENCY
IS 444 SQUARE FEET
(51.3%)

- DESIGN STANDARDS 4.4.1
(3 REQUIRED)
- RECESSED ENTRIES PROVIDED
 - TRANSOM WINDOWS PROVIDED
 - DECORATIVE ENTRY DOOR PROVIDED

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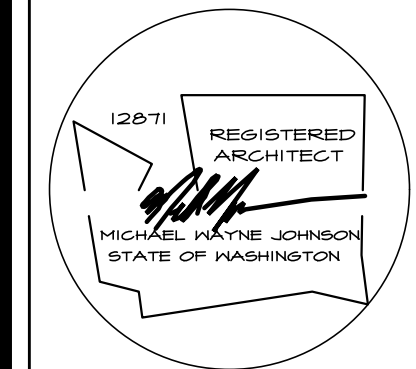
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ARCHITECTS
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www.nash-architects.com

TOLT VILLAS
CARNATION, WA
BUILDING "C"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
C 1



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ARCHITECTS
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TOLT VILLAS
CARNATION, WA
BUILDING "C"

Project:

date: 01-26-21
permit:
revisions:

drawn by: MNJ
checked by:

SHEET
C2

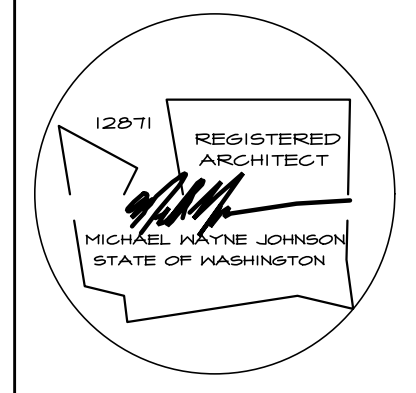


ELECTRICAL METERS FOR BUILDING
ROOF COVER AND BOXES TO BE TRIMMED OUT SIMILAR TO WINDOWS

OUTSIDE CONDENSOR FOR DUCTLESS HEAT PUMP

REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING PRIMARY ALLEY

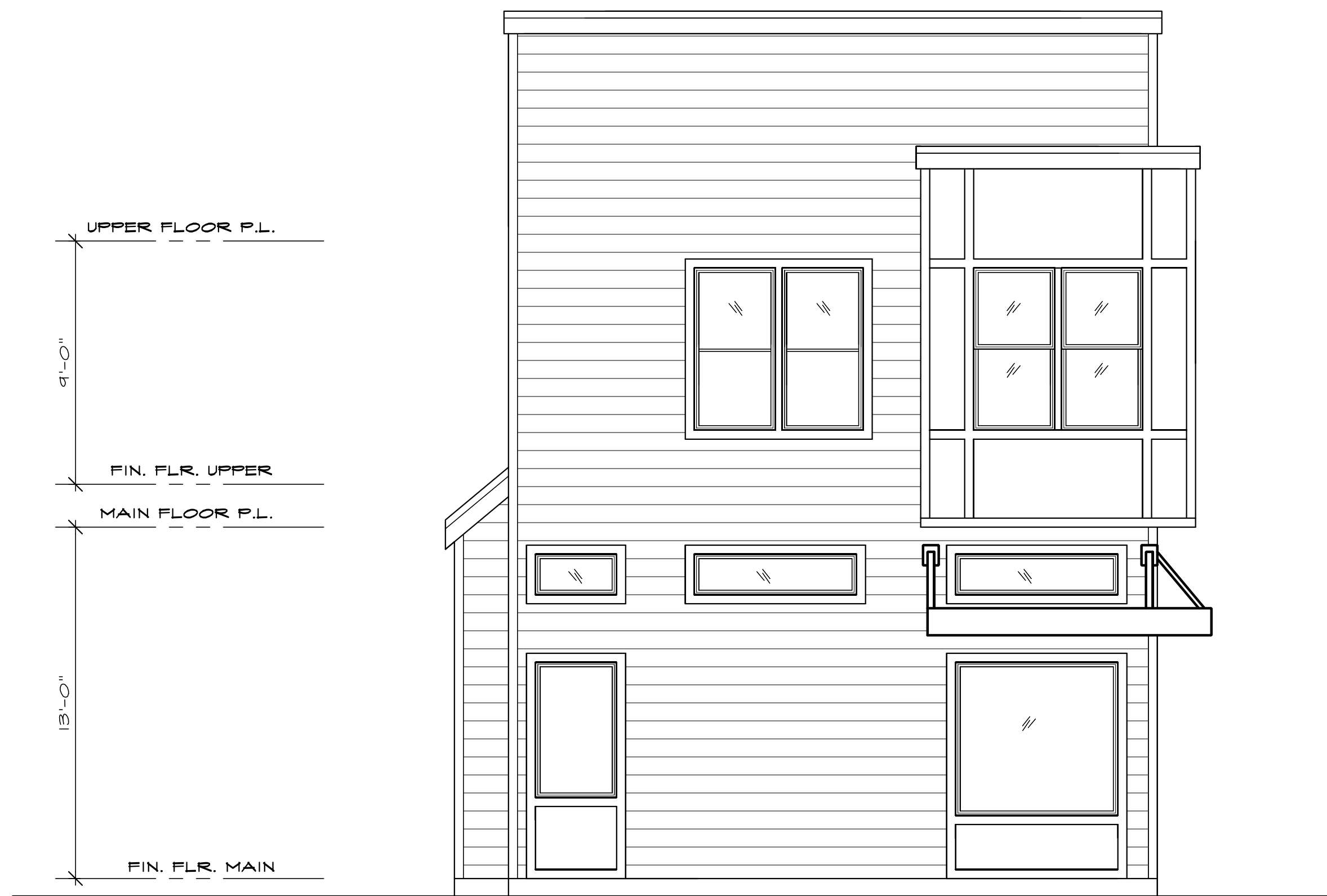
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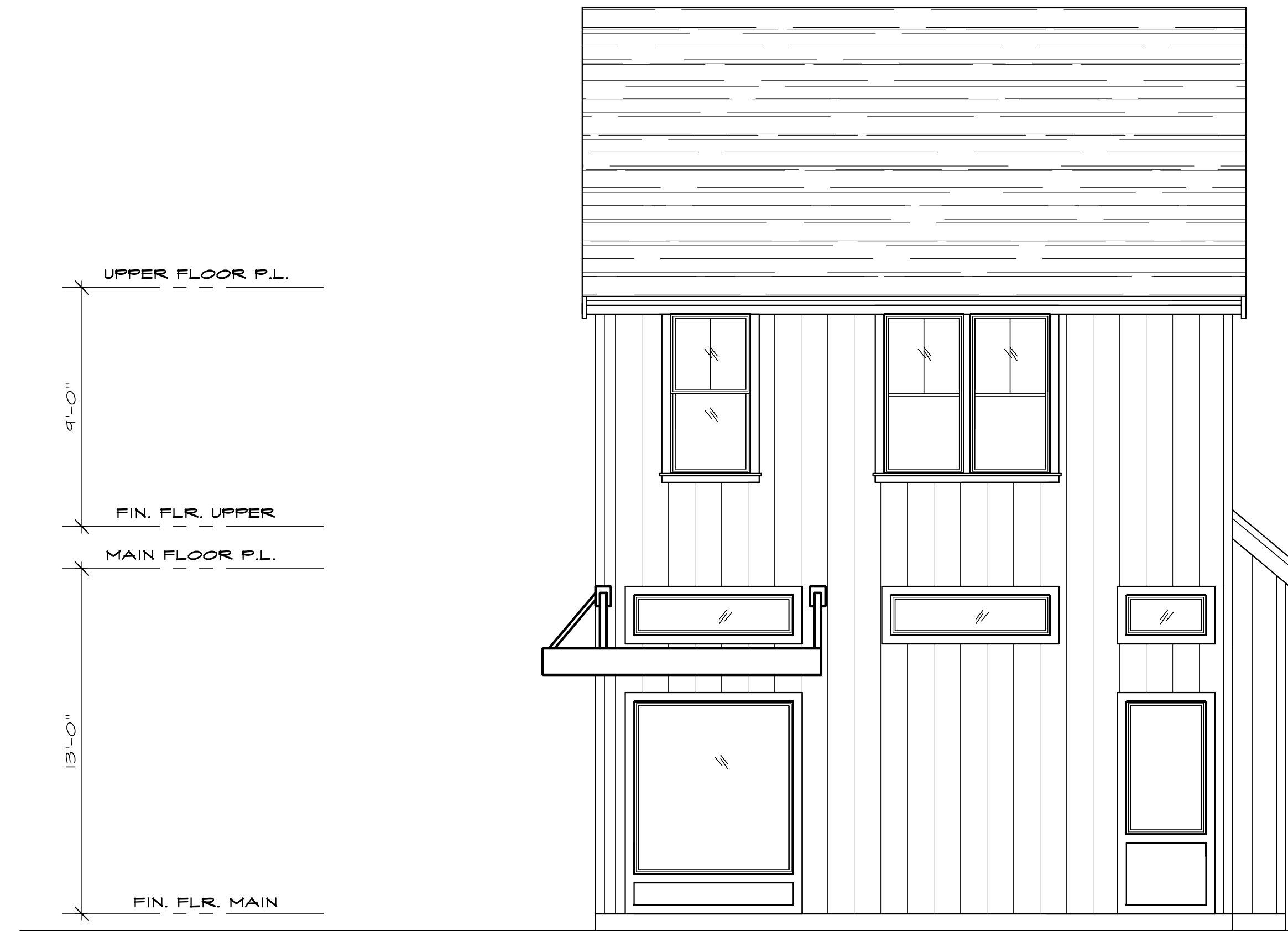
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TOLT YILLAS
CARNATION, WA
BUILDING "C"

Project:
date: 01-26-21
permit:
revisions:
drawn by: MWJ
checked by:
SHEET
C3



LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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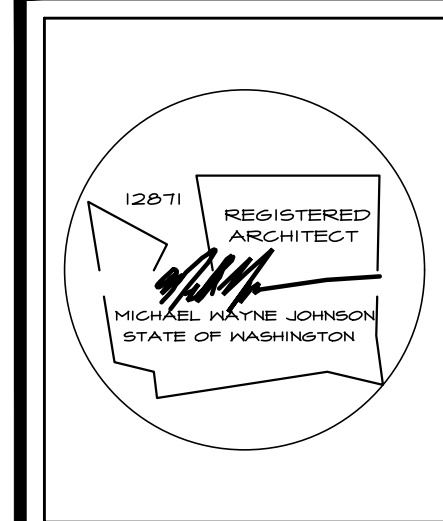
FACADE IS 760 SQUARE FEET
TRANSPARENCY IS 176 SQUARE FEET (23.1%)

1411 sqft 1411 sqft
FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING GREEN STREET



THIS BUILDING IS THE ONLY DUPLEX IN THE ENTIRE PROJECT

REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING PRIMARY ALLEY



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TOLT VILLAS
CARNATION, WA
BUILDING "F"

Project:

date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET



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LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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TOLT VILLAS
CARNATION, WA
BUILDING "F"

Project:

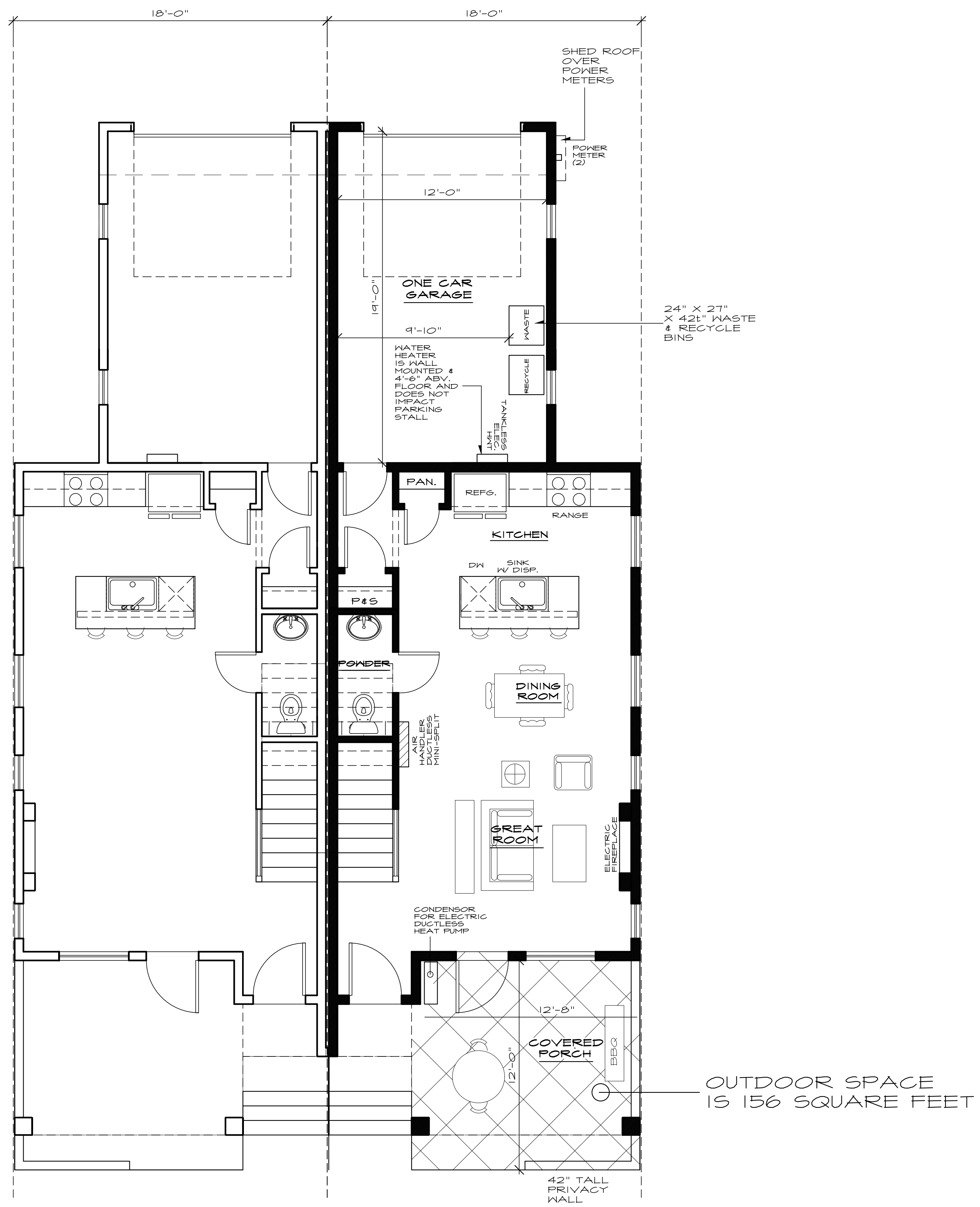
date: 01-26-21
permit:
revisions:

drawn by: MMJ
checked by:

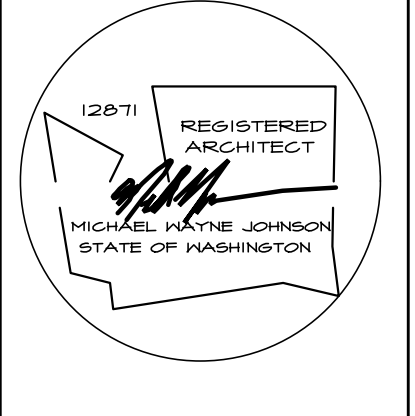
SHEET

12

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MAIN FLOOR PLAN
524 SQUARE FEET- END UNIT SCALE: 1/4" = 1'-0"



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BUILDING "F"

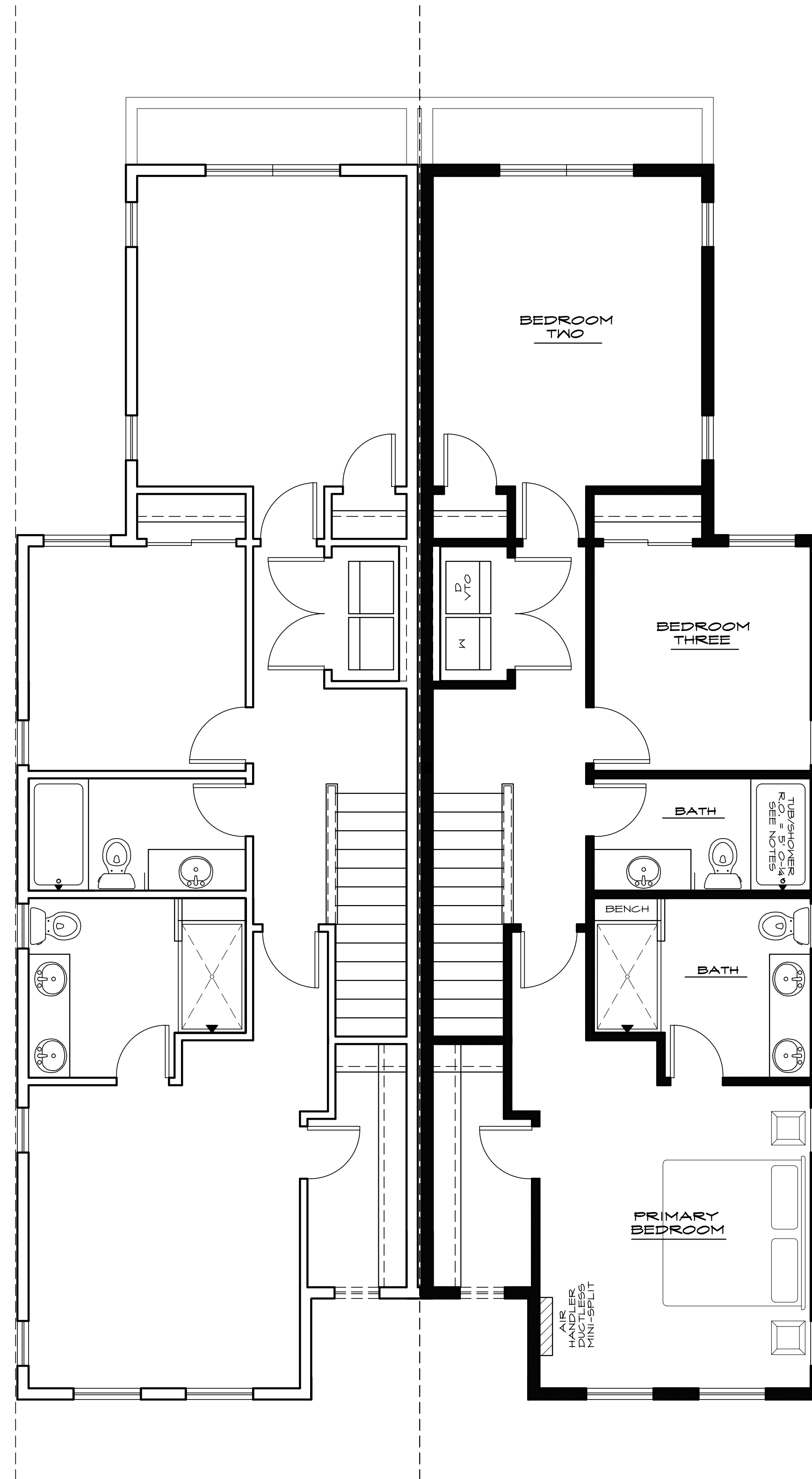
Project:

date: 01-26-21
permit:
revisions:

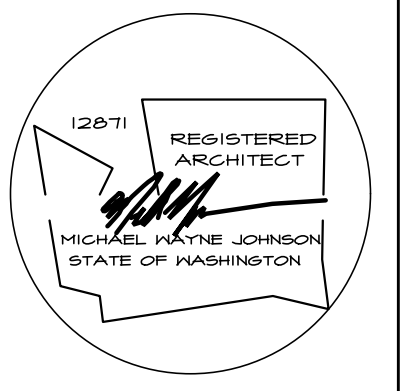
drawn by: MWJ
checked by:

SHEET
13

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UPPER FLOOR PLAN
 887 SQUARE FEET SCALE: 1/4" = 1'-0"



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TOLT VILLAS
CARNATION, WA
BUILDING "F"

Project:

date: 01-26-21
 permit:
 revisions:

drawn by: MNJ
 checked by:

SHEET
4

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, on the Contractor shall accept full responsibility for the cost to rectify same.



1411 sqft

1601 sqft

1601 sqft

1411 sqft

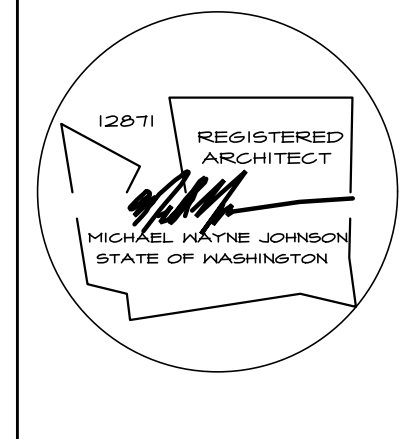
FACADE IS 1520 SQUARE FEET
TRANSPARENCY IS 378 SQUARE
FEET (24.8%)

FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING MYRTLE STREET

THIS BUILDING
REPRESENTS ALL
OF THE 4 UNIT
BUILDINGS WITHIN
THE PROJECT



REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING SECONDARY ALLEY



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TOLT VILLAS
CARNATION, WA
BUILDING "M"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
M

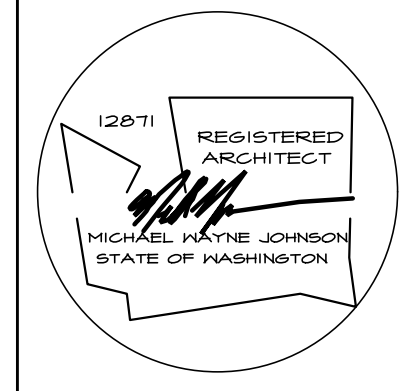
Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, on the Contractor shall accept full responsibility for the cost to rectify same.



LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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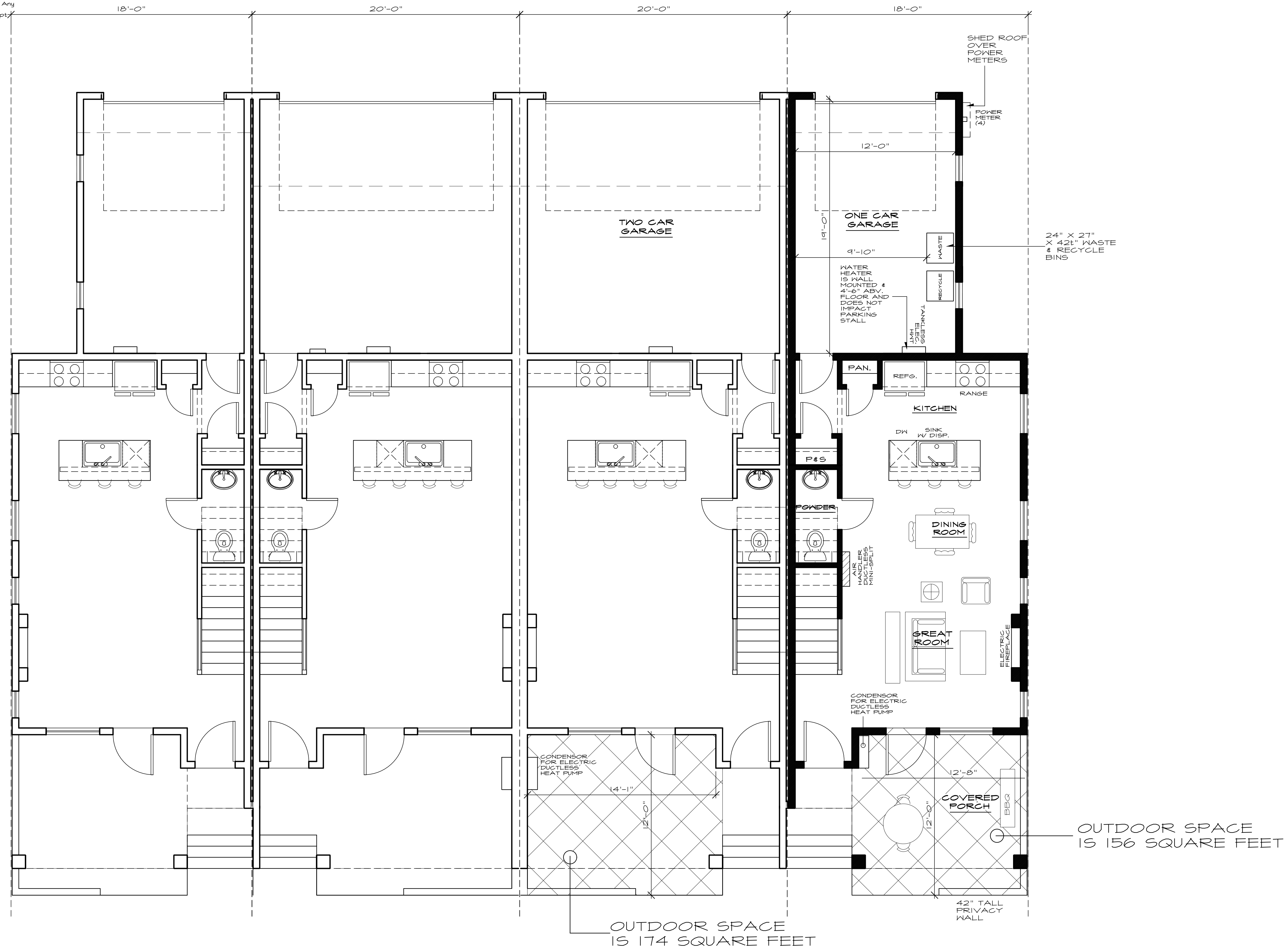
TOLT VILLAS
CARNATION, WA
BUILDING "M"

Project:
date: 01-26-21
permit:
revisions:

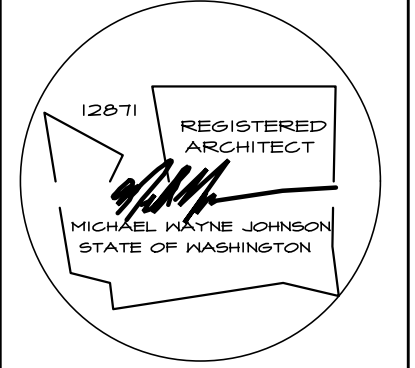
drawn by: MWJ
checked by:

SHEET
M2

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the contractor shall accept full responsibility for the cost to rectify same.



MAIN FLOOR PLAN
 524 SQUARE FEET- END UNIT
 581 SQUARE FEET- MIDDLE UNIT
 SCALE: 1/4" = 1'-0"



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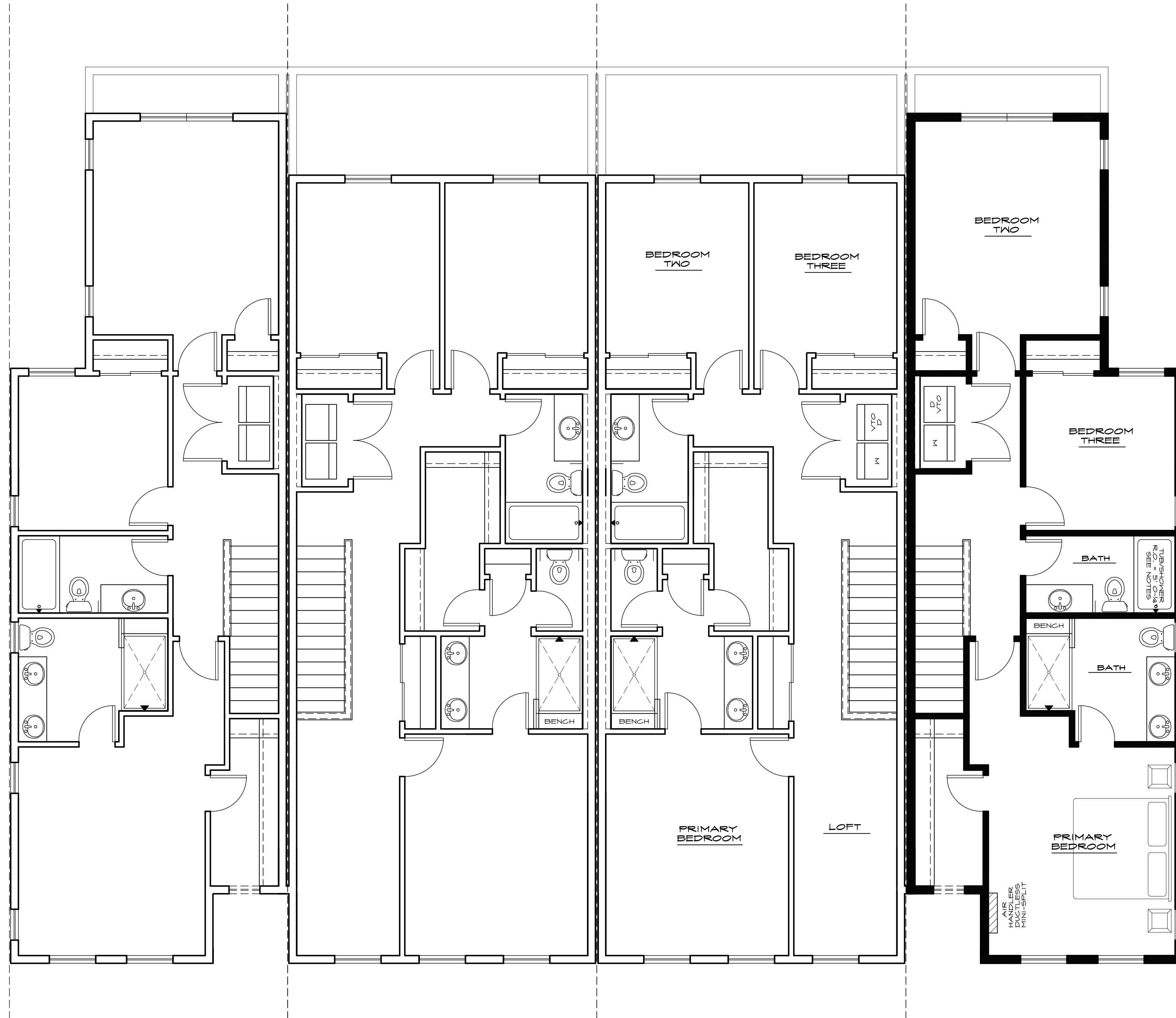
TOLT VILLAS
 CARNATION, WA
 BUILDING "M"

Project:
 date: 01-26-21
 permit:
 revisions:

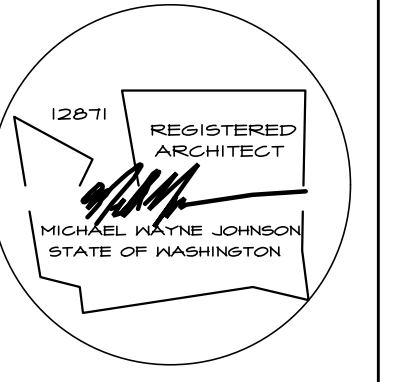
drawn by: MKW
 checked by:

SHEET
M3

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



UPPER FLOOR PLAN
 887 SQUARE FEET
 1020 SQUARE FEET (MIDDLE UNIT) SCALE: 1/4" = 1'-0"



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TOLT VILLAS
CARNATION, WA
BUILDING "M"

Project:

date: 01-26-21
 permit:
 revisions:

drawn by: MNJ
 checked by:

SHEET

M4

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1411 sqft 1601 sqft 1411 sqft

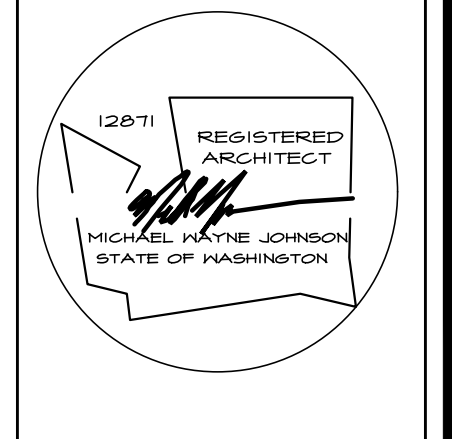
FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING MYRTLE STREET

FACADE IS 1140 SQUARE FEET
TRANSPARENCY IS 277 SQUARE FEET (24.2%)

THIS BUILDING REPRESENTS ALL OF THE 3 UNIT BUILDINGS WITHIN THE PROJECT



REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"
FACING SECONDARY ALLEY



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TOLT VILLAS
CARNATION, WA
BUILDING "N"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
21

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LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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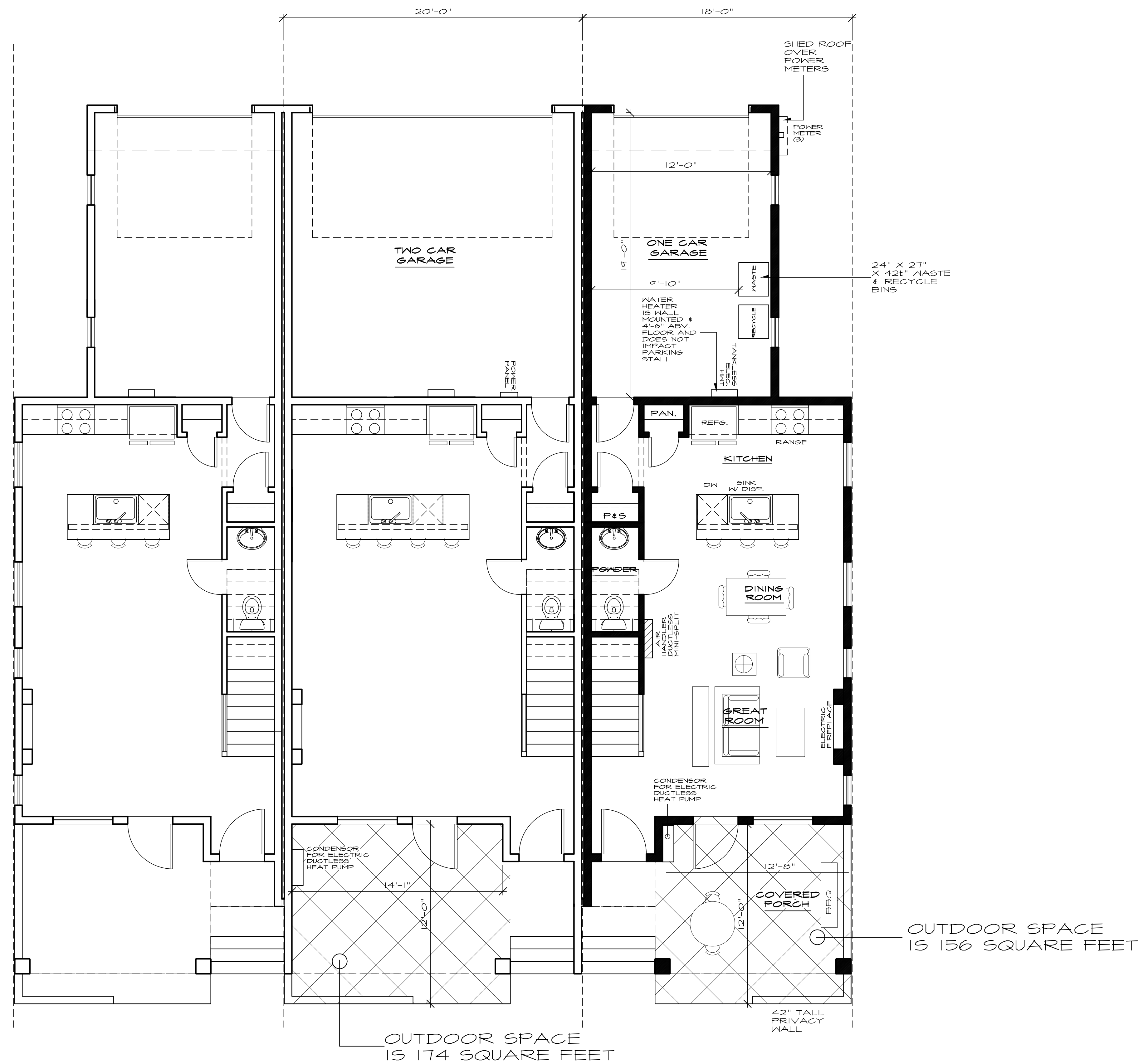
TOLT VILLAS
CARNATION, WA
BUILDING "N"

Project:
date: 01-26-21
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
N

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MAIN FLOOR PLAN
 524 SQUARE FEET- END UNIT SCALE: 1/4" = 1'-0"
 581 SQUARE FEET- MIDDLE UNIT



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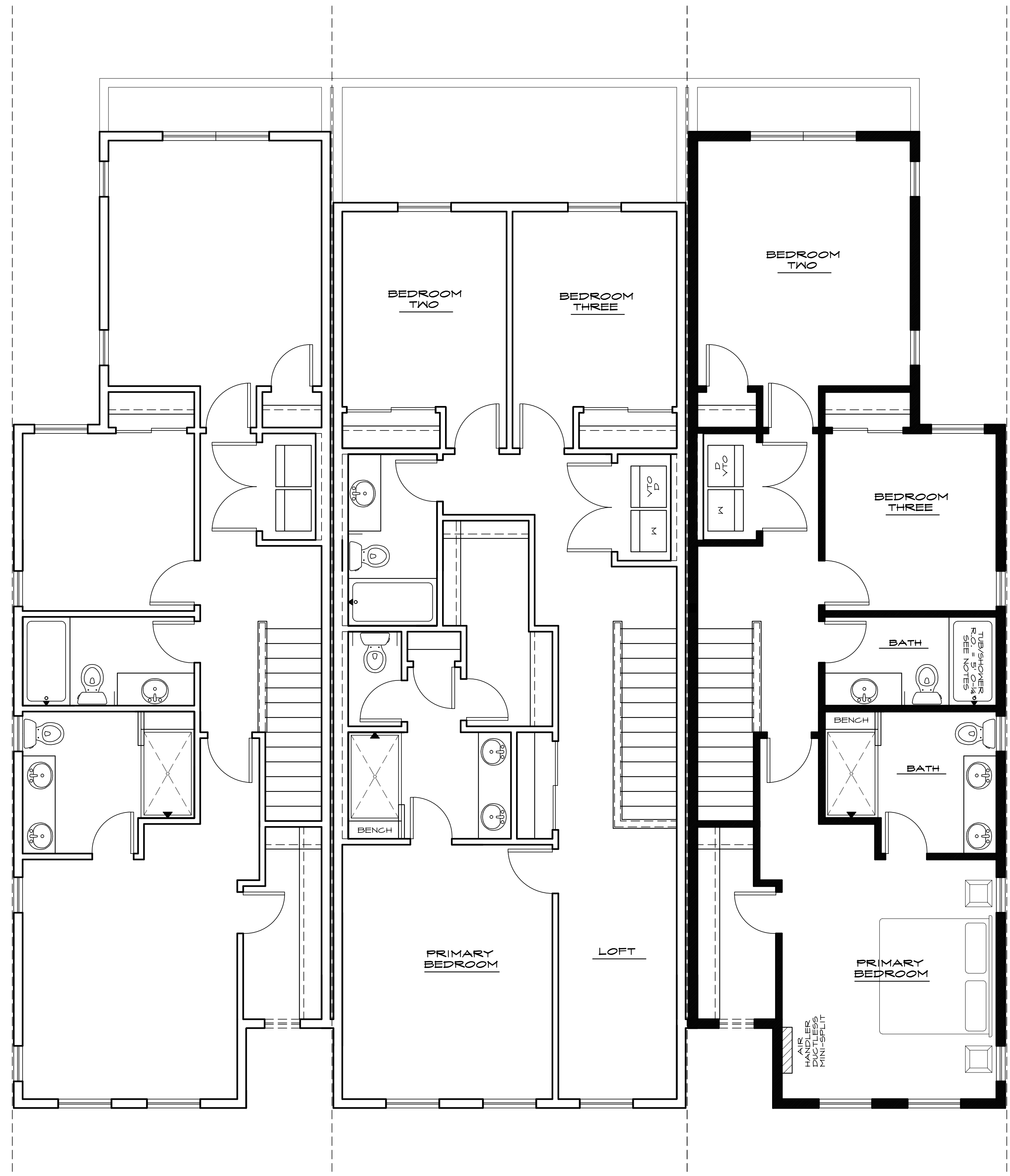
TOLT VILLAS
CARNATION, WA
BUILDING "N"

Project:
 date: 01-26-21
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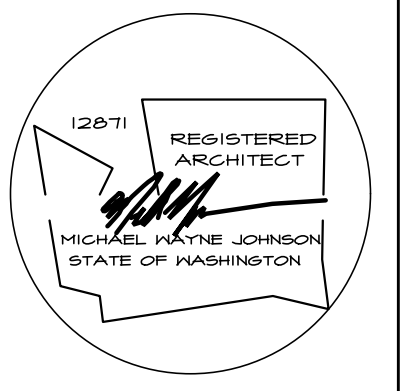
drawn by: MWJ
 checked by:

SHEET
NW

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UPPER FLOOR PLAN
 887 SQUARE FEET
 1020 SQUARE FEET (MIDDLE UNIT) SCALE: 1/4" = 1'-0"



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CARNATION, WA
BUILDING "N"

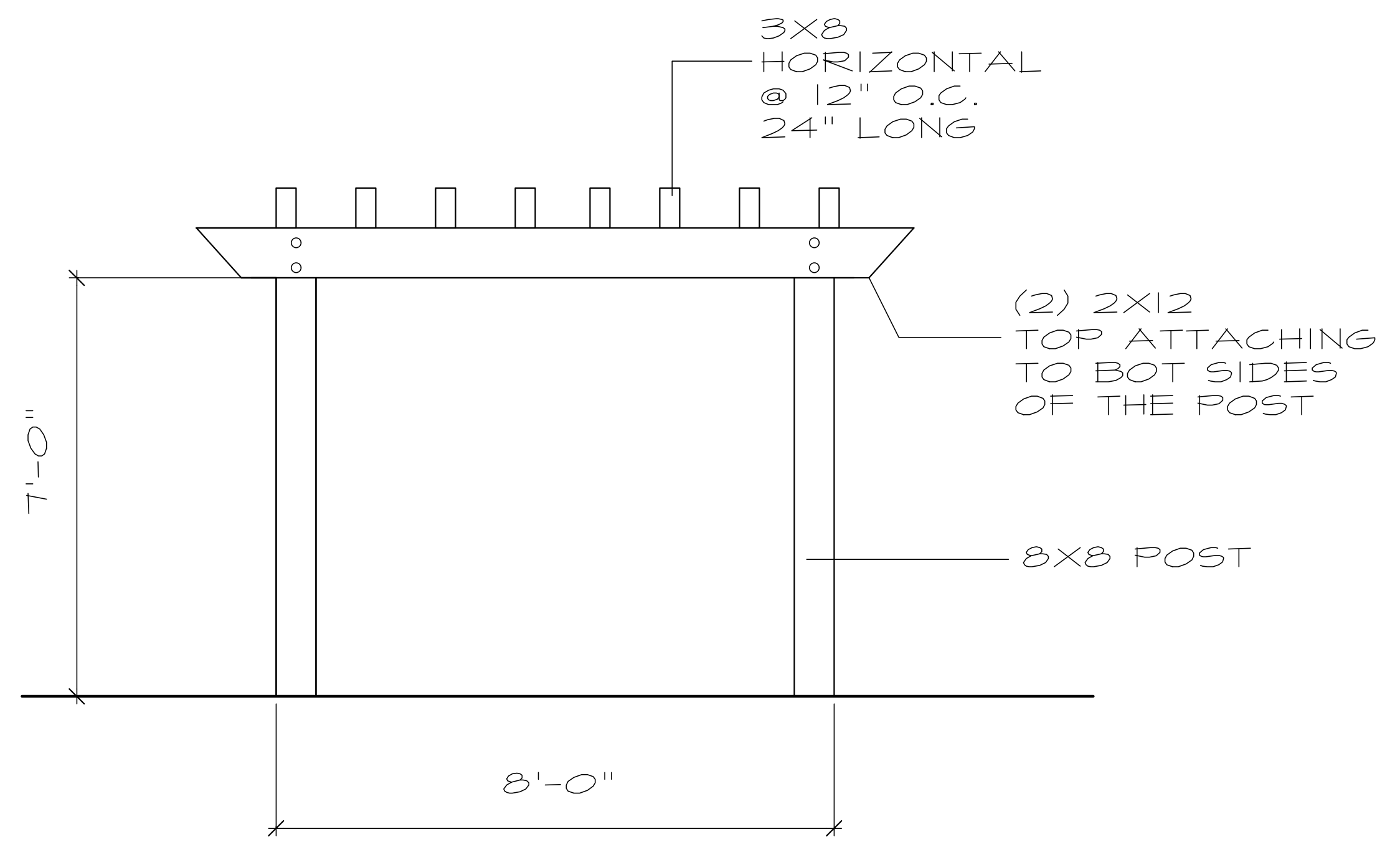
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date: 01-26-21
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 revisions:

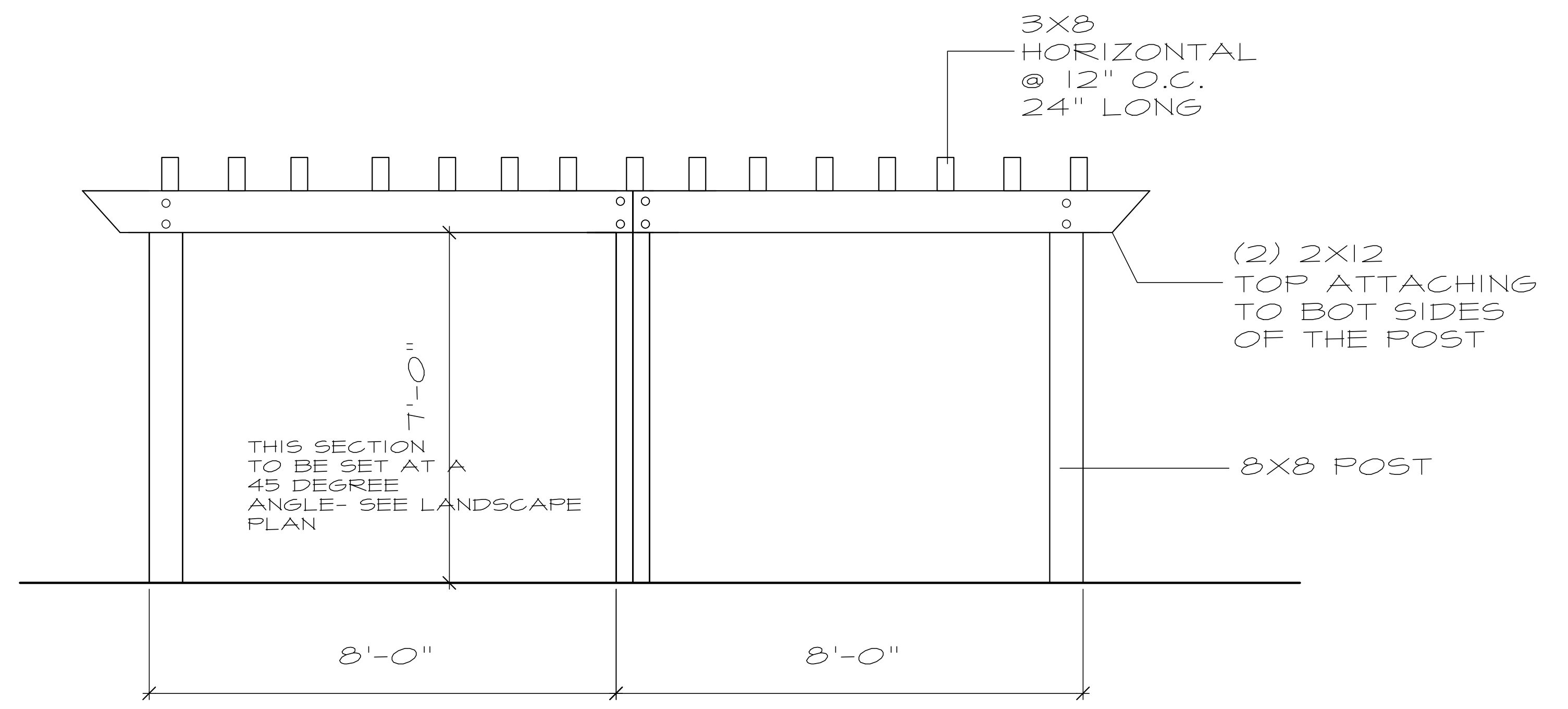
drawn by: MNJ
 checked by:

SHEET
74

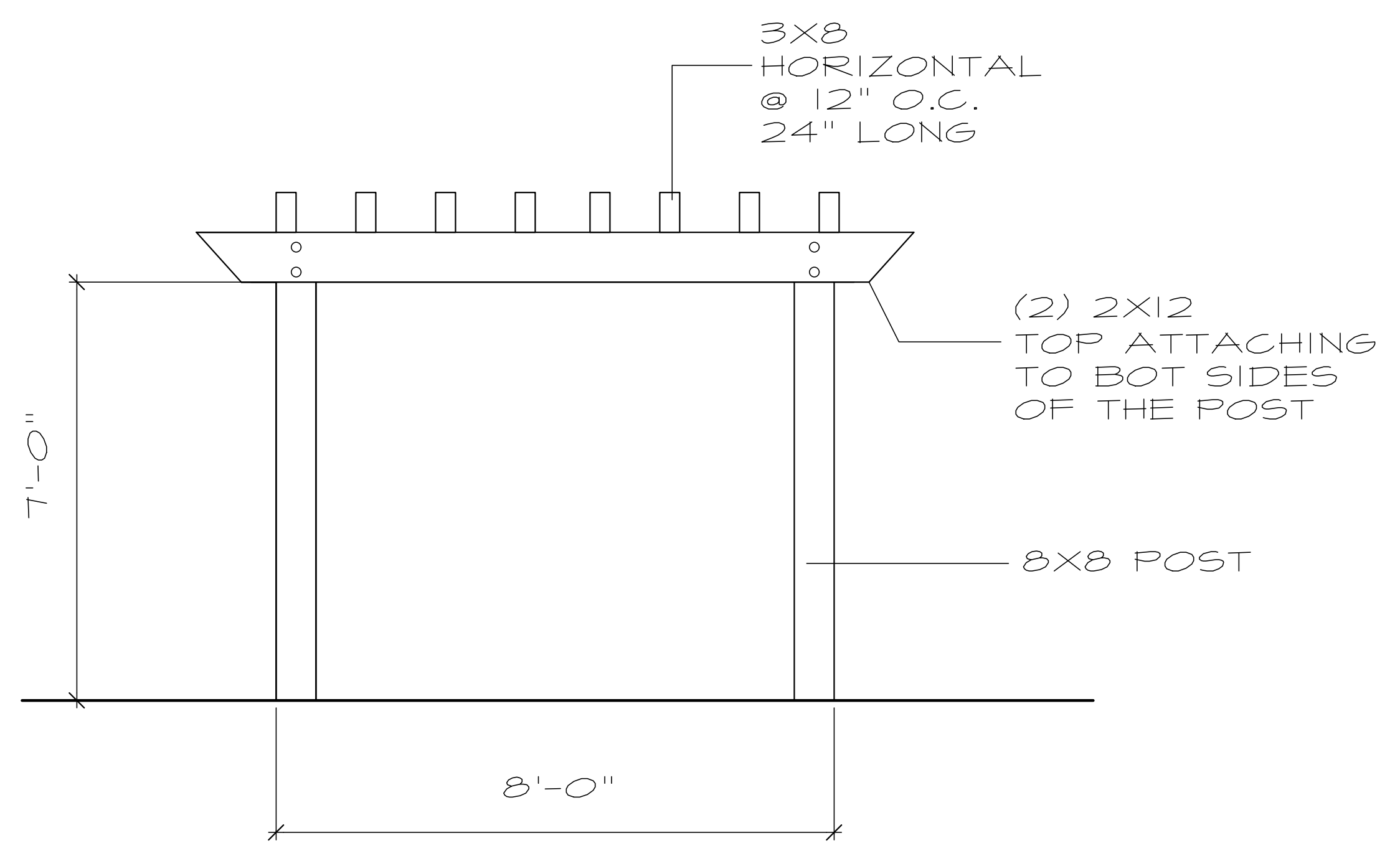
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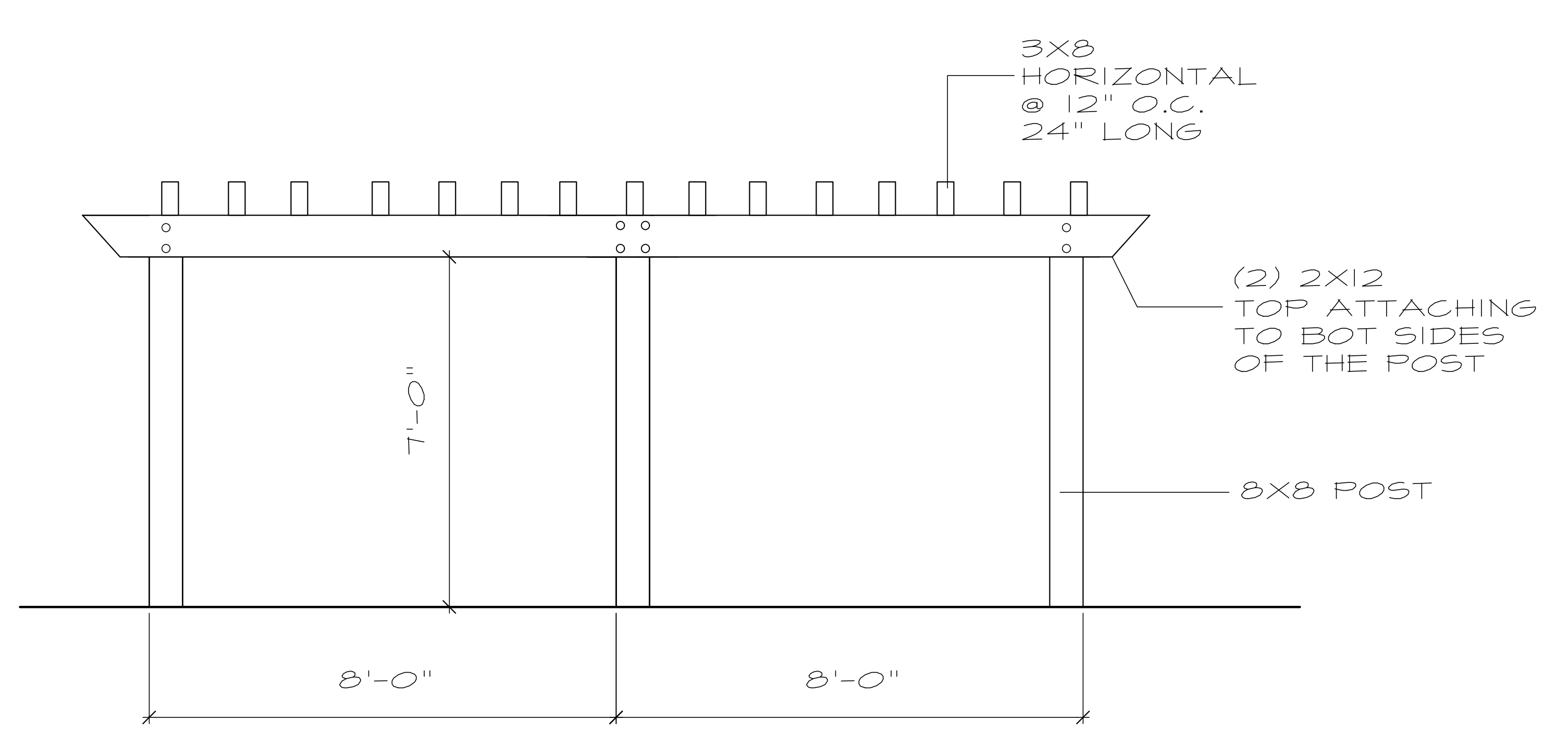
ARBOR @ PEA PATCH
SCALE: 1/2" = 1'-0"



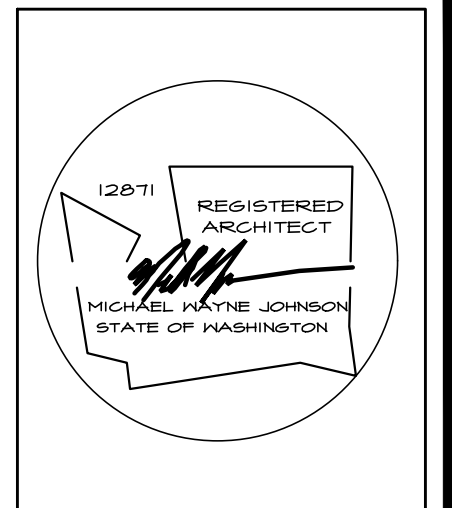
ARBOR @ GATEWAY PLAZA
SCALE: 1/2" = 1'-0"



ARBOR @ INTERIOR WALKWAY
SCALE: 1/2" = 1'-0"



ARBOR @ NORTH PATIO
SCALE: 1/2" = 1'-0"



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TOLT VILLAS
CARNATION, WA
ARBOR DESIGN

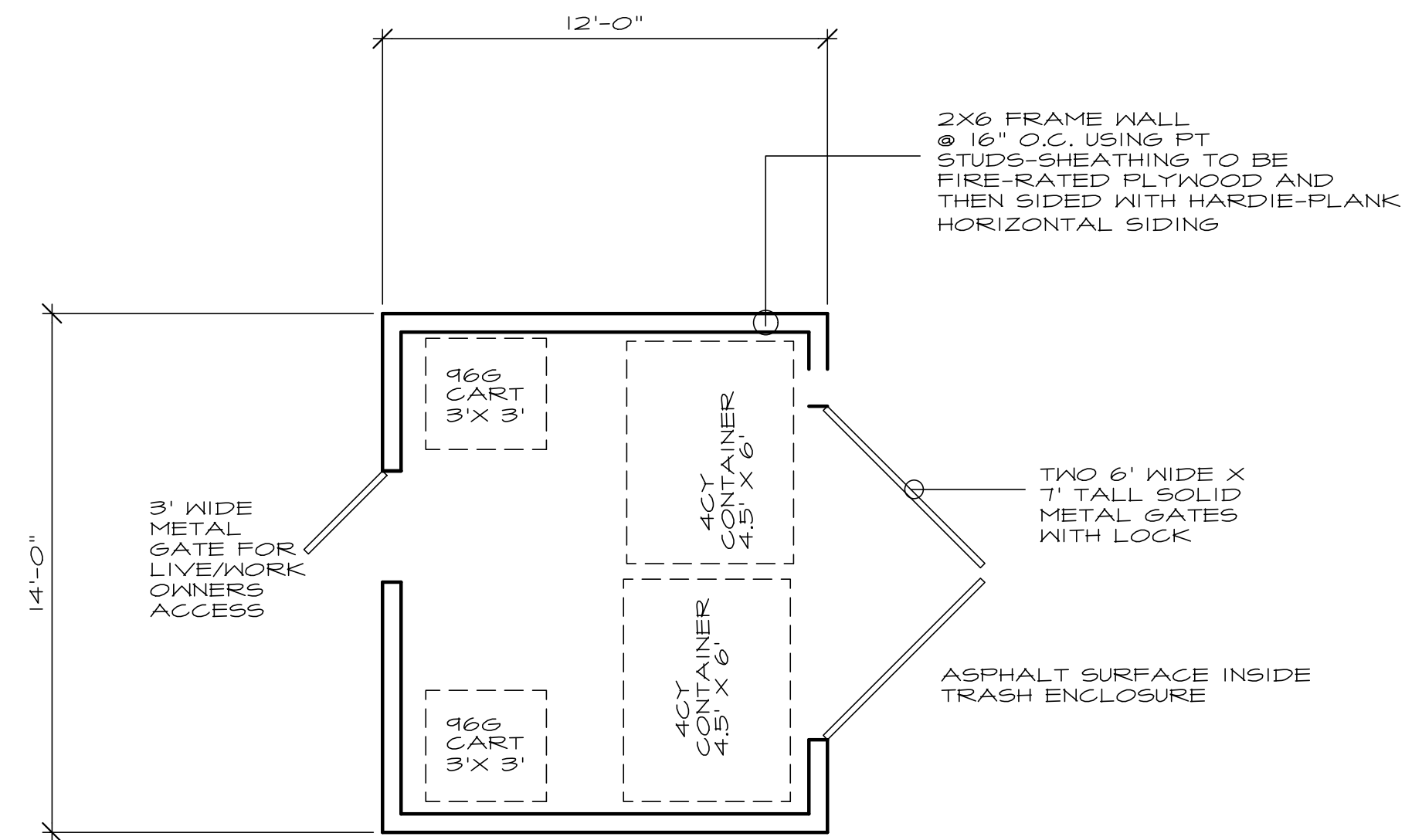
Project:

date: 01-26-21
permit:
revisions:

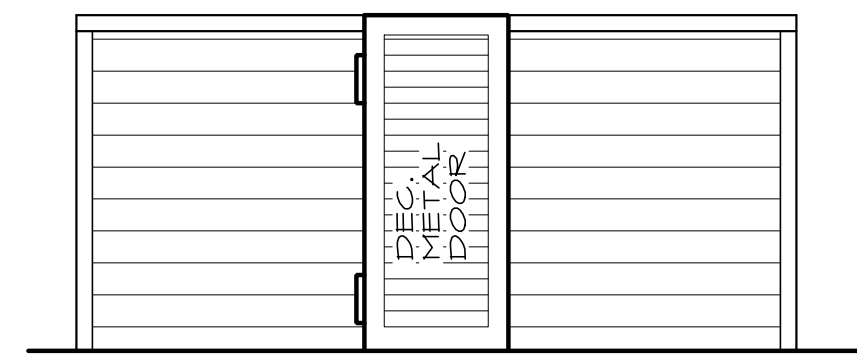
drawn by: MNJ
checked by:

SHEET
5

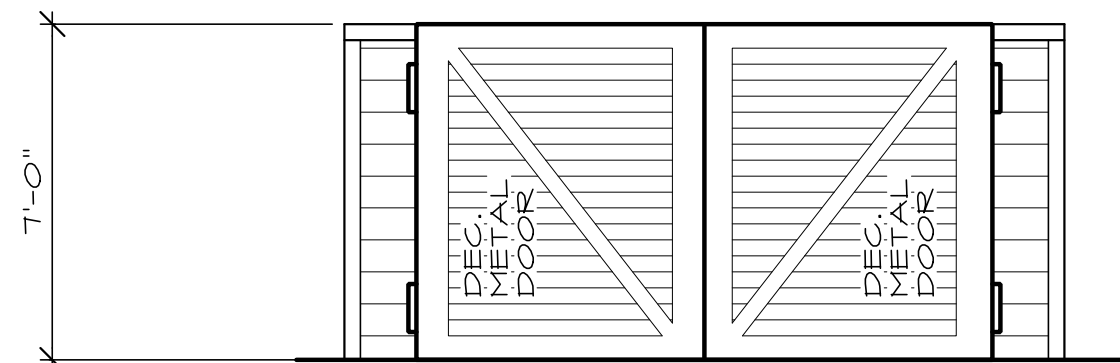
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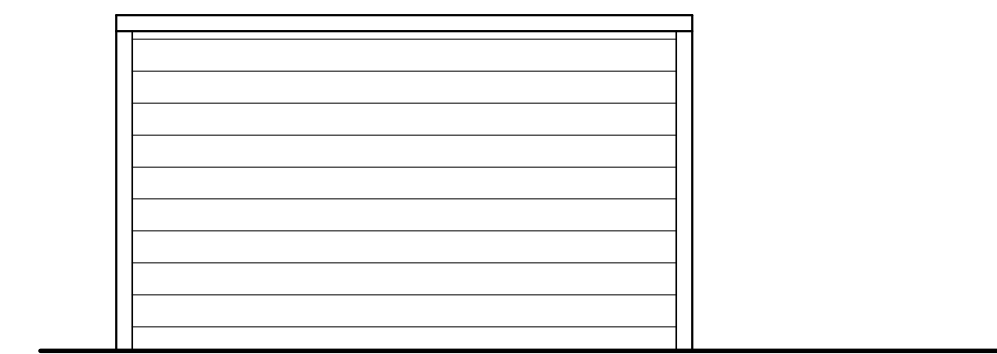
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: THIS TRASH ENCLOSURE IS FOR THE USE OF THE LIVE/WORK UNITS- TOWNHOMES WILL HAVE THEIR OWN INDIVIDUAL GARBAGE, RECYCLE AND FOOD WASTE CANISTERS INSIDE THEIR OWN GARAGE



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TOLT VILLAS
CARNATION, WA
TRASH ENCLOSURE

Project:

date: 01-26-21
permit:
revisions:

drawn by: MNJ
checked by:

SHEET

T1