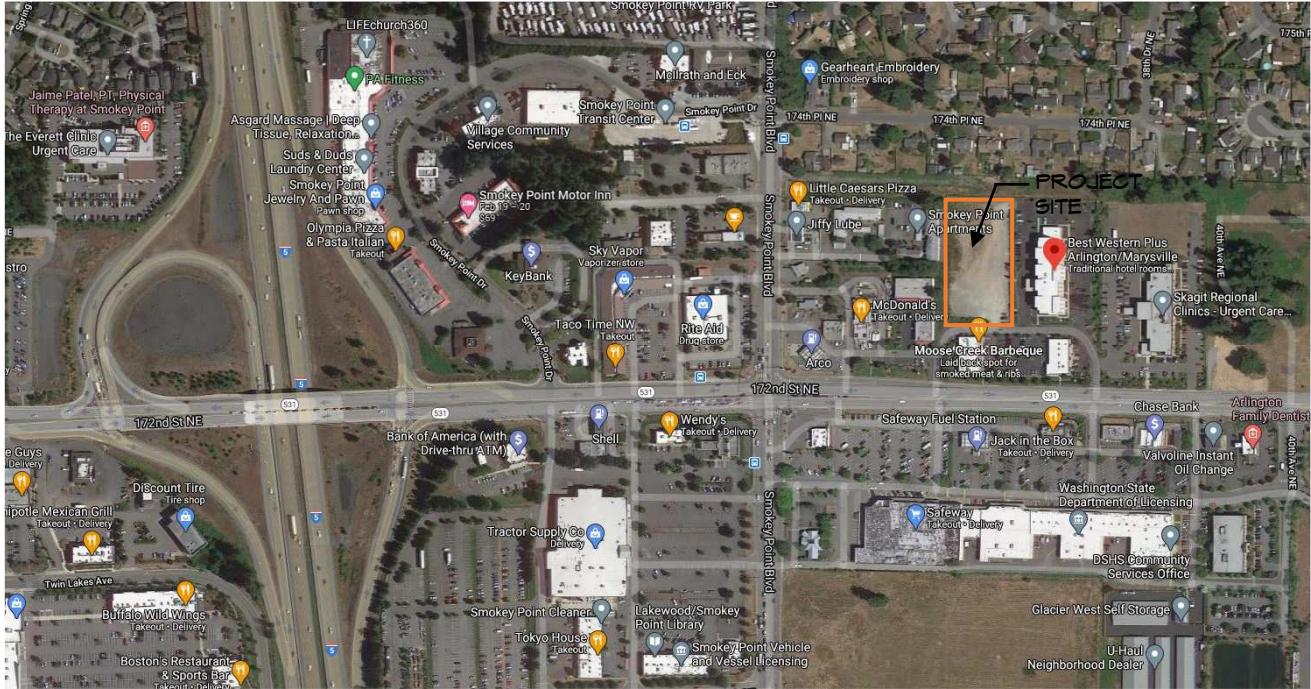


**PROJECT: CASCADE MIXED -USE BUILDING
 JURISDICTION: CITY OF ARLINGTON, WA**



VICINITY MAP



PROJECT DESCRIPTION:

FOUR STORY MIXED-USE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING, SURFACE PARKING AND RETAIL/COMMERCIAL SPACE ON THE MAIN FLOOR WITH THREE FLOORS OF RESIDENTIAL ABOVE.

LEGAL DESCRIPTION:

Section 21 Township 31 Range 05 Quarter SW LOT 2 OF CITY OF ARL SP FILE NO PLN NO 379 REG UND AFN 201912105002 BEING PTN OF SW1/4 SW1/4 SD SEC

JURISDICTION: CITY OF ARLINGTON
ZONING: HIGHWAY COMMERCIAL (HC)
 MIXED -USE OVERLAY
PARCEL #: 31052100307300
SITE AREA: (1.85 Acres) = 80,399 sf

BUILDING AREA CALCULATIONS:

PARKING:
 P1 - Level = 36,074
 MAIN FLOOR = 25,260
Total Area = 61,334sf

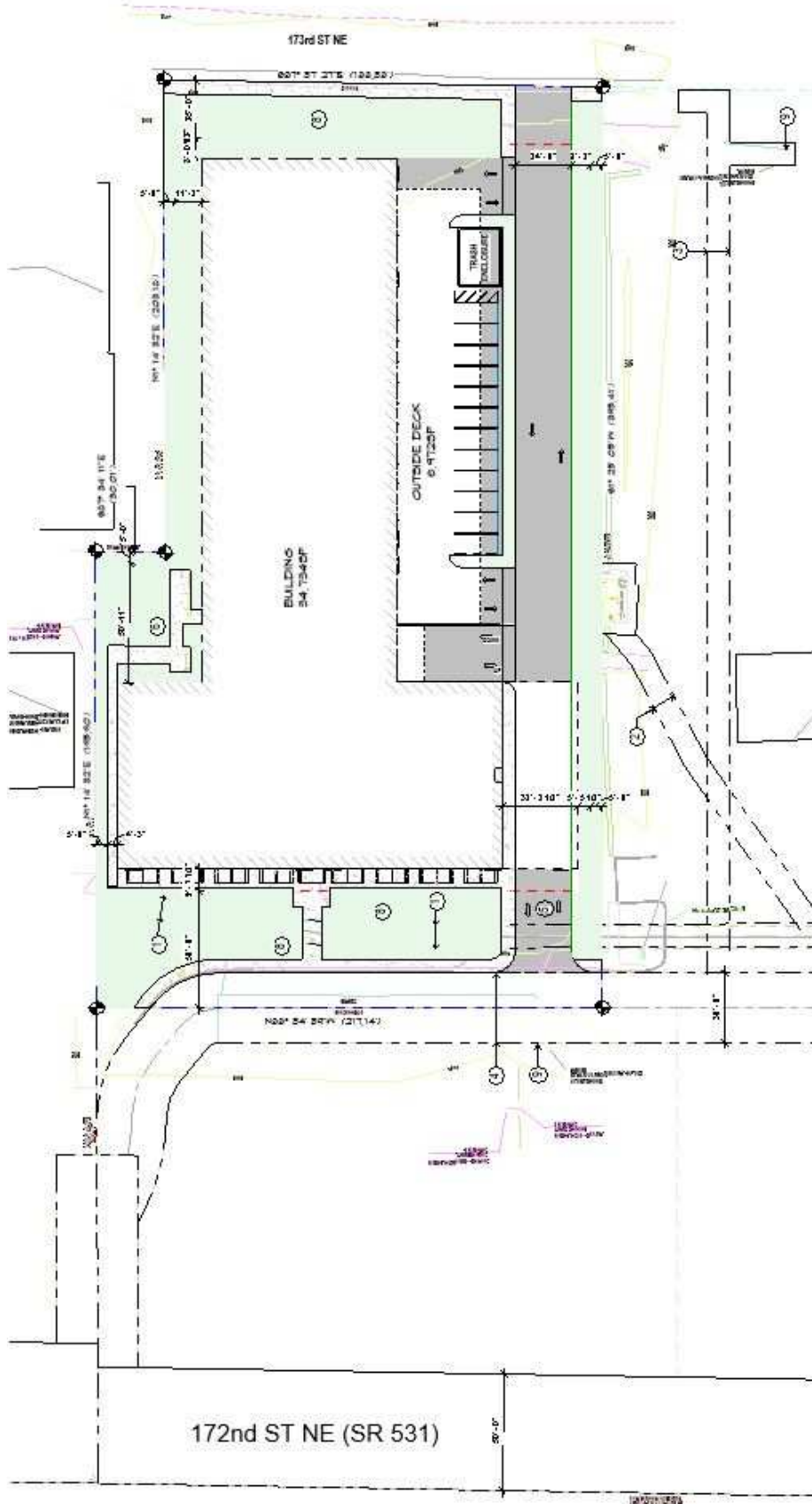
PROPOSED USE: MIXED USE BUILDING
OCC. CLASS: R2 (Multifamily)
TYPE OF CONST: II-B & YA
SPRINKLERED: YES (NFPA-13)
BLDG. HEIGHT: Allowed 50ft
MAX. COVERAGE: 100% Allowed
BLDG. FOOTPRINT: 34,734 SF.

CONDITIONED:

Main Floor = 14,350 (Commercial)
 2nd Floor = 33,176 (Residential)
 3rd Floor = 32,900 (Residential)
 4th Floor = 32,900 (Residential)
Total = 113,326sf

SPECIAL DISTRICTS:

AIRPORT PROTECTION DISTRICT AVIATION EASEMENT:
 LOCATED IN SUB-DISTRICT B OF THE ARLINGTON AIRPORT.



SITE PLAN