

PROJECT INFO:

JURISDICTION: ARLINGTON

ZONING: GC (GENERAL COMMERCIAL)

PARCEL NO(S): PARCEL A: 31052800100700

PARCEL "A" SITE AREA: 19.38 ACRES (844,074 SF)

TRACT "A": 9.81 ACRES (421,216 SF) WETLAND TRACT AND BUFFERS

LOT "1": 9.51 ACRES (416,858 SF)

BUILDING FOOTPRINT AREAS: PARCEL "A"

BLDG. "A": 15,156 SF

BLDG. "B": 17,156 SF

BLDG. "C": 50,636 SF

BLDG. "D": 49,218 SF

BUILDING LOT COVERAGE TABULATION: BLDG. "A", "B", "C", "D" 132,166 / 341,641 = 38.75% (100% ALLOWABLE PER TABLE 20.4.0)

PARKING TABULATION: 255 STALLS REQUIRED, 241 STALLS PROVIDED

SEE TABLE BELOW SITE PLAN

ANTICIPATED OCCUPANCY TYPES: B - BUSINESS/OFFICE
M - MERCANTILE
S - STORAGE/WAREHOUSE

TYPE OF CONSTRUCTION: III-B SPRINKLED

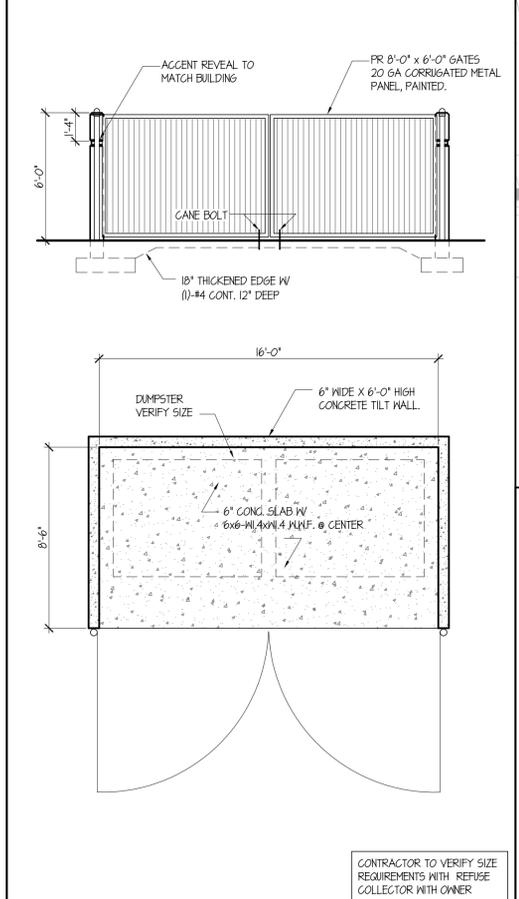
BUILDING HEIGHT: 1 OR 2 STORY, 35 FT MAX HEIGHT ANTICIPATED
45 FT ALLOWABLE HEIGHT

THE RONHOVDE ARCHITECTS LLC

14900 INTERURBAN AVE SOUTH SUITE 138
TUKWILA, WASHINGTON 98168
(206) 854-5500 | FAX (206) 854-5501
ronhovdearchitects.com

1349 REGISTERED ARCHITECT
J. Ronhovde
STATE OF WASHINGTON

- ### KEYNOTES
- ① ADA STALL 8'x12'
 - ② ADA VAN-STALL 16'x19'
 - ③ ADA STALL SIGN
 - ④ PARKING LOT STRIPING
 - ⑤ CONC. SIDEWALK
 - ⑥ GRADE DOOR ENTRANCE
 - ⑦ ASPHALT DRIVE TYPICAL
 - ⑧ PROPOSED INGRESS/EGRESS ACCESS
 - ⑨ TRASH/RECYCLING ENCLOSURE - SEE DETAIL 4 THIS SHEET
 - ⑩ LANDSCAPE AREA
 - ⑪ ENTRANCE AREA
 - ⑫ PROPOSED STORM VAULT/CHAMBERS
 - ⑬ PEDESTRIAN PLAZA
 - ⑭ PEDESTRIAN R.O.V.M. CONNECTION
 - ⑮ ELECTRIC CHARGING STALLS 9'x19'
 - ⑯ BIKE RACK
 - ⑰ BP PIPELINE EASEMENT
 - ⑱ ROOF SLOPE DIRECTION - DOWNSPOUTS TO BE LOCATED ALONG THE LOW END FACADE.
 - ⑲ MONUMENT SIGN BY OTHERS

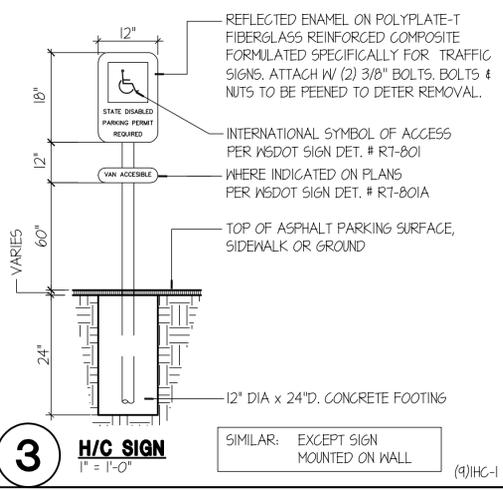


4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"
IDE-TILT-5

PARKING REQUIRED

SCALE: 1"=50'-0"

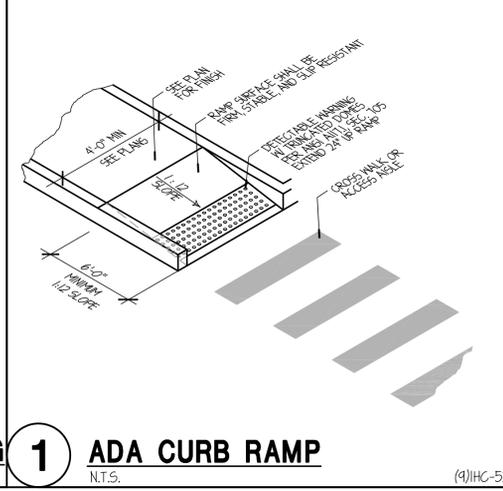
Arlington	Area	Use	50% Office @ 1/400	50% Storage @ 1/600	Total Stalls Req'd	Total Stalls Prov'd
Building "A"	15,156	Retail	7,578 SF 19	7,578 SF 13	32	If assumed all office then
Building "B"	17,256	Retail	8,628 SF 22	8,628 SF 14	36	331
Building "C"	50,636	Office/Shop	25% Office @ 1/400 12,760 SF 32	75% Storage @ 1/600 37,877 SF 63	95	stalls required
Building "D"	49,218	Office/Shop	12,305 SF 31	36,914 SF 62	92	
					255	247



3 H/C SIGN
1" = 1'-0"
SIMILAR: EXCEPT SIGN MOUNTED ON WALL
(4)HG-1



2 TYPICAL ACCESSIBLE PARKING
NOT TO SCALE
9HC-4



1 ADA CURB RAMP
N.T.S.
(4)HG-5D

VICINITY MAP

PROJECT

NO. DATE DESCRIPTION

REVISIONS

SHEET CONTENTS:
SITE PLAN

JOB NO.: 2022.12b SHEET NO.:
DRAWN BY: LYS
CHECKED BY: TR
DATE: 04-04-23 **A0.1.a**

WILLIAM INVESTMENTS
COMMERCIAL PARK
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ARLINGTON, WA 98223