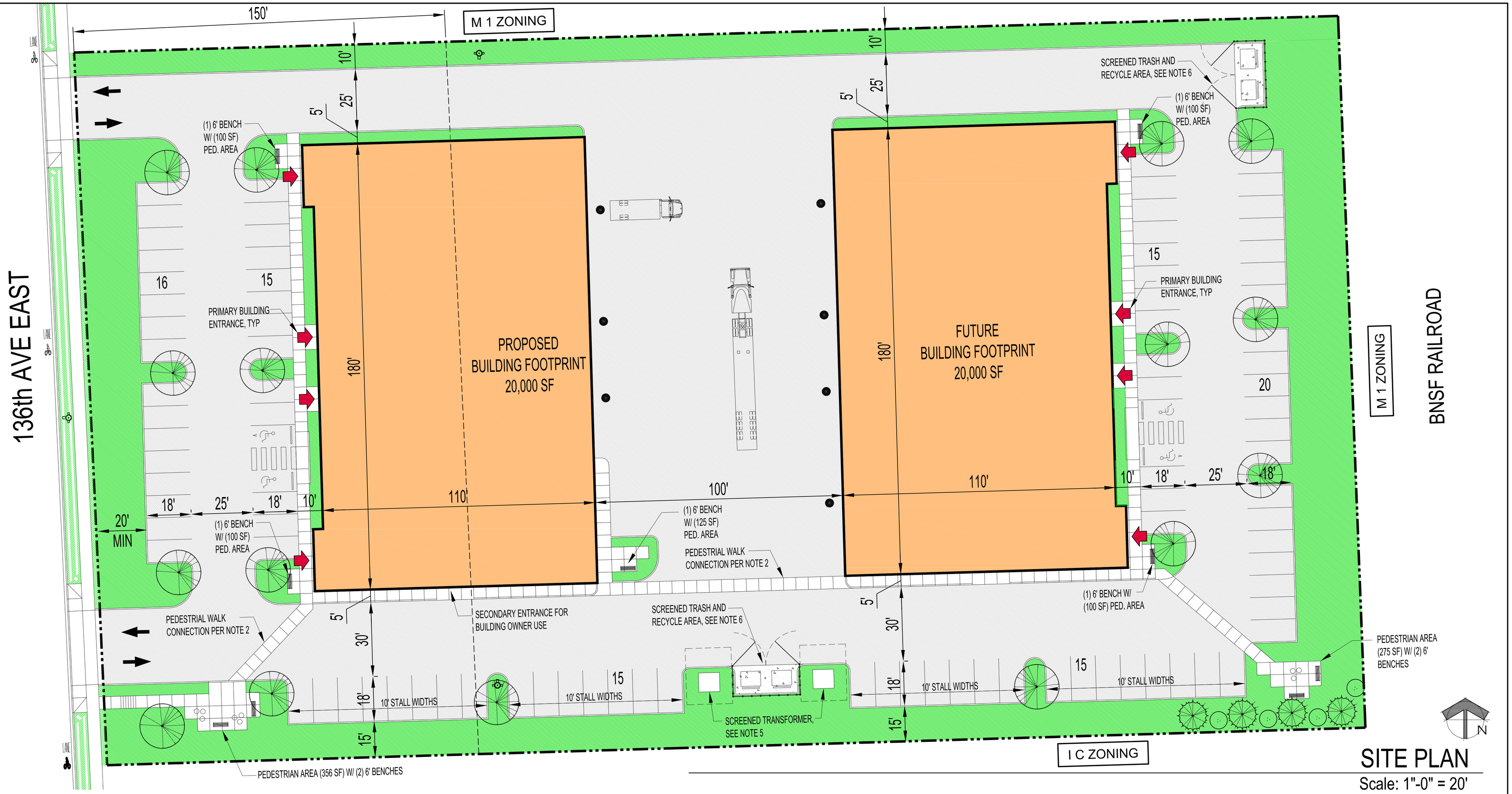


SITE PLAN

Scale: 1"-0" = 20'

Project Information

Site Area =	3.36 Acres (146,308 SF)
Parcel(s) =	4495401321
Zoning =	IC, Interchange Commercial
Building Footprint Area =	40,000 SF
Building Mezzanine Floor Area =	10,000 SF
Type of Construction =	5B
Fire Protection =	Sprinklers Throughout

Parking Requirements:

Office Area (Main Floor)	
16,000 SF at 2.5:1,000 SF =	40
Warehouse Area (Main Floor) =	
24,000 at 1:2,000 SF =	12
Office Area (2nd Floor)	
10,000 SF at 2.5:1,000 SF =	25
Minimum Stalls Required =	77
Stalls Provided =	96
Max Increase to allowable stalls is 25% =	96
Bike Stalls Required = 96 x 0.10 (9.6)	10

Site Notes

1. All parking stalls depicted are min 9'x18', stalls where indicated are are 10'x20'. Minimum stall quantity requirements per SMC 18.42
2. 5' min width concrete pedestrian sidewalk connection placed flush in asphalt paving (contrasting surfaces).
3. All exterior lighting shall be fitted with shielding to confine lighting to project site.
4. Lighting shall be provided throughout the site to fulfill the site and pedestrian illumination requirements per Sumner DG2.2.6 and DG2.5.4.
5. All utilities and rooftop HVAC shall be screened from the right of way. This includes screening and placement coordination of utility purveyor transformers, meters, etc..
6. Provide screening at Trash and Recycle per Sumner DG2.1.8. Currently proposed as Type 'A' fence and landscape screening.
7. See Civil drawings for additional site dimensions and horizontal control.

Site Feature Legend

B1 Bike rack per SMC 18.42.085. Provide bike parking for 10% of required auto stalls, (4 bike required, 4 bike provided). Bike parking to be provided under future tenant improvements.

P1 Single fixture light on 25' pole, See note 3 and 6.

P2 Dual fixture light on 25' pole, See note 3 and 6.

Primary Building Entrance, see exterior elevations

(4) 6' Benches proposed in pedestrian oriented space.

At-Grade Overhead Door

Berming at landscape areas as required to fulfill buffer requirements.

TYPE 'A' FENCE = 6ft tall chain link fence, black vinyl coated with plastic slat inserts. Color of slats shall be black.

TYPE 'B' FENCE = 4ft tall chain link fence, black vinyl coated.

Pedestrian Oriented Space Calculations

Lot area = 3.36 AC (146,308 sf - 40,000 sf bldg footprint)

Required lot space area - 106,308 x 0.02 = 2,126 sf

Building area: 40,000 sf footprint

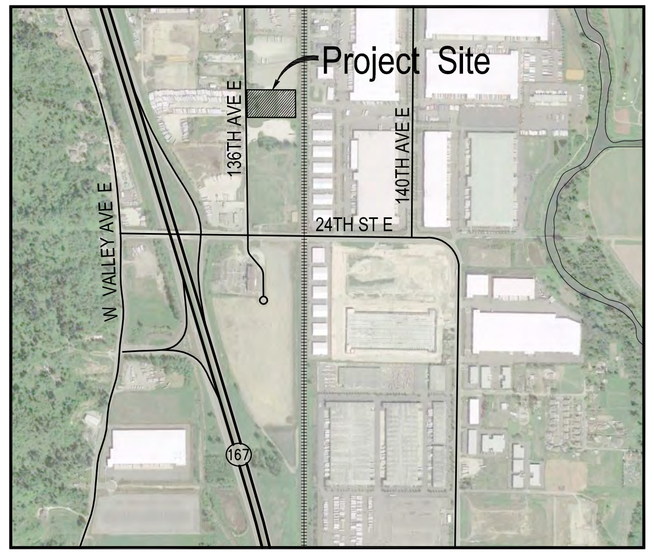
Required building area: 40,000 x 0.01 = 400 sf

Total required pedistrian oriented space = 2,526 sf

Note: The pedestrian space calculation is not appropriate for a site of this size. We are seeking a calculation of Building area at a rate of 0.02 (800 sf) which is reasonable for this type of use.

Total provided pedistrian oriented space = 1,156 sf

Required seating area per 60 sf of 456 = 17.18
(Seat area shall be 3 feet or one individual seat)
Provided as (7) 6' long benches



VICINITY MAP

N.T.S.

INNOVA architects
950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:

Johansen Excavating Inc.
Sumner Facility

Client:

Prestige Worldwide Holdings, LLC.
P.O. Box 674
Buckley, WA 98321
360-829-6493

Contractor:

Job Number:
15-123

Issue Set and Date:

Issued for Agency Review
May 31, 2016

NOT FOR CONSTRUCTION

3005 REGISTERED ARCHITECT
JAMES C. TSANG
STATE OF WASHINGTON

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4 _____
3 _____
2 _____
1 _____

Revisions:

Sheet Title:

SEPA Site Plan

Designed by: B. Ludwig

Drawn by: S. Phillips

Checked by: J. Tsang

Sheet Number:

A0.1

1 of 1 Sheets