



1 Site Plan
1" = 40'-0"

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION: B
 BUILDING HEIGHTS (APPROX.): 36' - 0"
 CONSTRUCTION TYPE: VB
 FIRE PROTECTION: SPRINKLER AND ALARM
 OCCUPANT LOAD CALCULATION
 OCCUPANT LOAD FACTOR OF BUSINESS AREAS = 150 GROSS 2018 IBC 1004.5
 BUILDING 1 - 37,700 SF / 150 = 252
 BUILDING 2 - 28,200 SF / 150 = 188
 BUILDING 3 - 26,000 SF / 150 = 174
 TOTAL = 614 OCCUPANTS

SHEET NOTES

* CHILD CARE AND FOOD SERVICES ON SITE ARE SHOWN AS POTENTIAL USES ONLY, AND WILL REQUIRE FURTHER DISCRETIONARY REVIEW FROM PLANNING

PARKING SUMMARY

REQUIRED / REQUESTED	
BUILDING 1 (OFFICES)	37,700SF @ 1/200 SF 189 STALLS
BUILDING 2 (PUBLIC SAFETY)	28,200SF @ 1/200 SF 141 STALLS
BUILDING 3 (FUTURE OFFICES)	26,000SF @ 1/200 SF 130 STALLS
SUBTOTAL (REQUIRED STALLS) = 460 STALLS	
SECURE PARKING REQUESTED (30 PW + 30 PS)	60 STALLS
TOTAL (W/ SECURED) = 520 STALLS	
PROVIDED	
SHORT TERM	21 STALLS
ONSITE NON SECURED	181 STALLS
OFFSITE SHARED (TO EAST)	230 STALLS
SUBTOTAL = 432 STALLS	
SECURE PARKING	40 STALLS
TOTAL PROVIDED = 472 STALLS	

ONSITE PARKING ANALYSIS

RATIO OF COMPACT : REGULAR = 40 : 202 = 19.8% (35% ALLOWABLE - WCMC 20.80.505)
 ACCESSIBLE STALLS REQ'D = 7 STALLS (BASED ON NEW ONSITE STALLS, IBC 1106.1)
 ACCESSIBLE STALLS PROVIDED = 7 STALLS
 ELECTRIC VEHICLE STALLS (ONLY INFRASTRUCTURE REQD PER WAC 51-50-0427)
 REQ'D = 5% = 0.05 x 283 = 15 STALLS
 PROVIDED = 15 STALLS

Job No.:	2022	Date:	2021.10.20
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Drawn By:	DH	Checked By:	BC
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SITE PLAN

A101