



ARLINGTON AIRPORT
INDUSTRIAL PARK NORTH
(PHASE 1)
43RD AVENUE NE, ARLINGTON, WA 98222

43RD AVENUE NE, ARLINGTON, WA 98223

SITE PLAN

REMARKS

DATE _____

PA/PM:

AJ

DRAWN BY

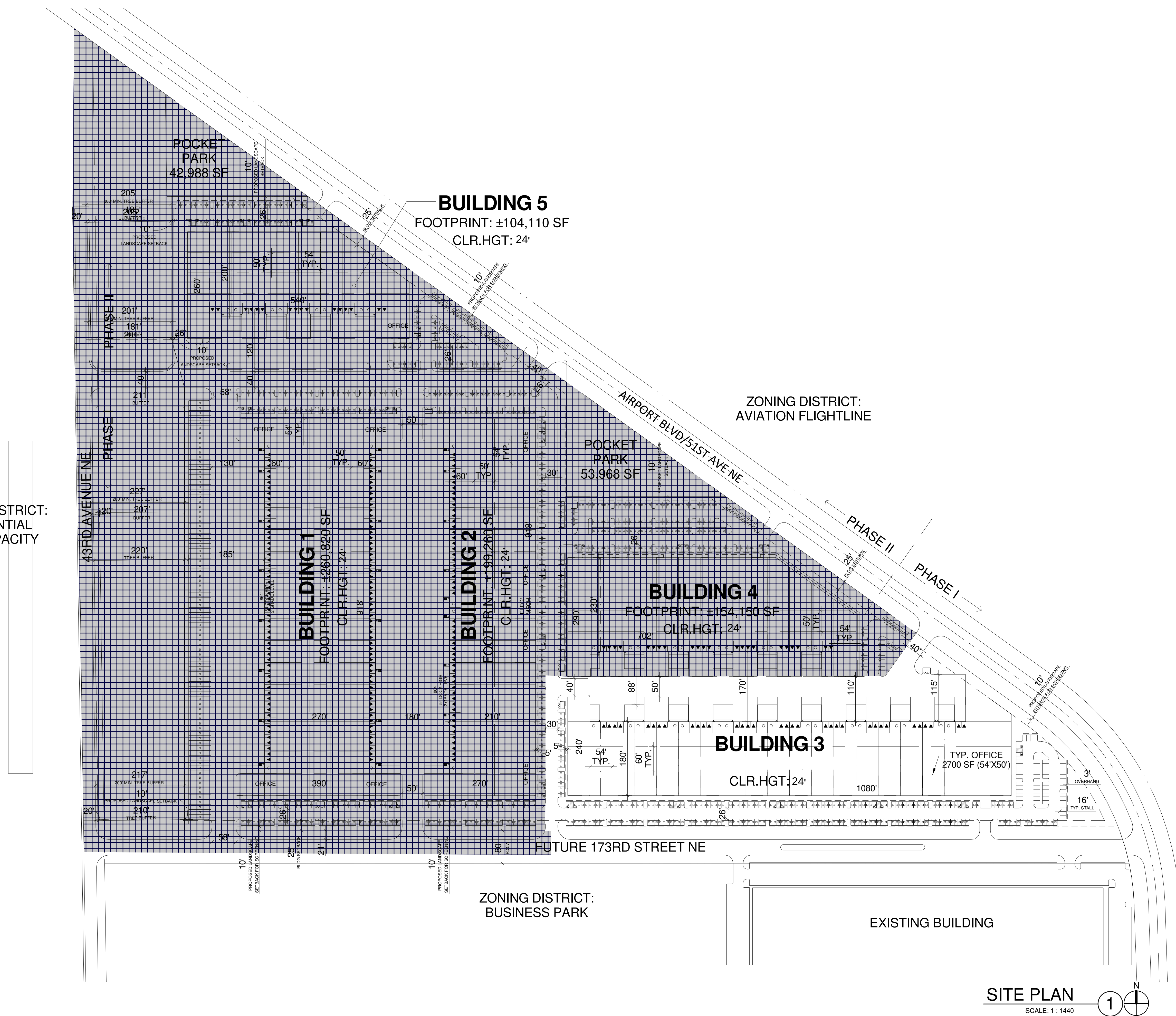
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JOB NO.:	SEA21-0068-00
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SHEET

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PROJECT DATA

SITE AREA:	4,267.64 AC
GROSS AREA:	20,671,640 SF
NOTE: POCKET PARKS & 20' BUFFER EXCLUDED.	
<u>BUILDING AREA:</u>	
BUILDING 1:	260,820 SF
BUILDING 2:	199,260 SF
BUILDING 3:	203,125 SF
BUILDING 4:	154,193 SF
BUILDING 5:	203,125 SF
TOTAL:	1,020,480 SF
<u>COVERAGE:</u>	
GROSS:	49%
NET:	49%
<u>PROPOSED PARKING RATIOS:</u>	
WAREHOUSE:	1/2400 SF
MANUFACTURING:	1/800 SF
OFFICE:	1/750 SF
<u>BUILDING DOCK HIGH DOORS:</u>	
GRADE LEVEL DOORS:	4
<u>PARKING REQUIRED:</u>	
WAREHOUSE (188,300 SF)	78 STALLS
MANUFACTURING (0 SF)	0 STALLS
OFFICE (12,990 SF)	17 STALLS
GROSS STALLS:	95 STALLS
PARKING PROVIDED:	90 STALLS
	90.55/1000
REQUIRED ACCESSIBLE:	

BUILDING 2	
DOCK HIGH DOORS:	46
GRADE LEVEL DOORS:	4
PARKING REQUIRED:	
WAREHOUSE: (159,408 SF)	66 STALLS
MANUFACTURING: (15,508 SF)	19 STALLS
OFFICE: (24,300 SF)	32 STALLS
TOTAL:	118 STALLS
PARKING PROVIDED:	202 STALLS
REQUIRED ACCESSIBLE:	10,100 SQ. FT. 7 STALLS
BUILDING 3	
DOCK HIGH DOORS:	34
GRADE LEVEL DOORS:	17
PARKING REQUIRED:	
WAREHOUSE: (120,663 SF)	50 STALLS
MANUFACTURING: (51,539 SF)	64 STALLS
OFFICE: (30,923 SF)	41 STALLS
TOTAL:	156 STALLS
PARKING PROVIDED:	296 STALLS
REQUIRED ACCESSIBLE:	40,100 SQ. FT. 7 STALLS
BUILDING 4	
DOCK HIGH DOORS:	22
GRADE LEVEL DOORS:	11
PARKING REQUIRED:	
WAREHOUSE: (92,490 SF)	39 STALLS
MANUFACTURING: (38,538 SF)	48 STALLS
OFFICE: (23,123 SF)	48 STALLS
TOTAL:	118 STALLS

BUILDING 4 (CONTINUED)	
PARKING PROVIDED:	216 STALLS @ 140/1000 SF 75 STALLS
REQUIRED ACCESSIBLE:	
 BUILDING 5	
DOCK HIGH DOORS:	16
GRADE LEVEL DOORS:	8
PARKING REQUIRED:	
WAREHOUSE: (62,466 SF)	26 STALLS
MANUFACTURING: (26,028 SF)	33 STALLS
OFFICE: (15,361 SF)	20 STALLS
TOTAL:	79 STALLS
PARKING PROVIDED:	141 STALLS @ 69/1000 SF 5 STALLS
REQUIRED ACCESSIBLE:	

DEVELOPMENT STANDARDS

ZONING:	BP
MAX FAR:	
MAX COVERAGE:	100%
MAX HEIGHT:	50 FT
BUILDING SETBACKS:	NOTE 1
FRONT:	25 FT
SIDE:	NOTE 3
REAR:	NOTE 3
LANDSCAPE SETBACKS:	
FRONT:	NOTE 3
SIDE:	NOTE 3
REAR:	NOTE 3
LANDSCAPE REQ:	NOTE 3
OFF STREET PARKING:	
STANDARD:	9X19
COMPACT:	8X15
COMPACT %:	20%
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
OVERHANG:	NOTE 3
TREE WELL:	5 FT
REG. PARKING RATIO BY USE:	NOTE 2
WAREHOUSE:	NOTE 2
OFFICE:	1/400 SF

NOTES:
1. SETBACK FOR ENVIRONMENTALLY CRITICAL AREA = 15 FT
2. 1 SPACE FOR EVERY FOUR EMPLOYEES ON THE MAXIMUM SHIFT BUT NOT LESS THAN 1 SPACE PER 10,000 SQUARE FEET OF AREA DEVOTED TO STORAGE (WHETHER INSIDE OR OUTSIDE)
3. TO BE CONFIRMED BY CITY.