OVERALL SITE PLAN

SCALE: 1" = 100'-0"

0 25 50 100 200 FT.

PROJECT DATA:

PARCEL NUMBERS: 400106, 414225, 46524, 487260, 490178, 508255, 511105

ZONING: MANUFACTURING, SUBZONE 'B'

MAXIMUM BUILDING HEIGHT: 50'-0"

SITE DATA:

PARCEL A:

SITE:

WETLAND & BUFFER	1.87 ACRES (81,545 SQ. FT.)
USABLE	2.10 ACRES (91,361 SQ. FT.)
TOTAL	3.98 ACRES (173,176 SQ. FT.)
PERVIOUS AREA	51.0% (89,071 SQ. FT.)
IMPERVIOUS AREA:	49.0% (85,074 SQ. FT.)

BUILDING:

BUILDING AREA	66,586 SQ FT
NO. OF STORIES:	2 STORIES OVER PARKING
PROPOSED USES:	R&D OFFICES, LIGHT INDUSTRIAL
PROPOSED HEIGHT:	+/- 40'-0" OVERALL

PARCEL B1:

SITE:

WETLAND & BUFFER	16.3 ACRES (710,944 SQ. FT.)
USABLE	13.9 ACRES (605,145 SQ. FT.)
TOTAL	30.22 ACRES (1,316,544 SQ. FT.)
PERVIOUS AREA:	62.0% (825,053 SQ. FT.)
IMPERVIOUS AREA:	37.0% (491,491 SQ. FT.)

BUILDING:

WAREHOUSE / MANUF. AREA	292,019 SQ. FT.
OFFICE AREA	14,700 SQ. FT.
TOTAL	306,719 SQ. FT.
NO. OF STORIES:	1 STORY WAREHOUSE / MANUFACT. 2-STORY OFFICE
PROPOSED USES:	WAREHOUSE / DISTRIBUTION, MANUF. ACCESSORY OFFICES
PROPOSED HEIGHT:	VARIES: +/- 30'-0" - 50'-0" (MAX.)

PARCEL B2:

SITE:

WETLAND & BUFFER	0.86 ACRES (37,484 SQ. FT.)
USABLE	1.75 ACRES (76,220 SQ. FT.)
TOTAL	2.61 ACRES (113,654 SQ. FT.)
PERVIOUS AREA:	43.0% (49,361 SQ. FT.)
IMPERVIOUS AREA:	57.0% (64,293 SQ. FT.)

BUILDING:

BUILDING AREA	41,572 SQ. FT.
NO. OF STORIES:	2 STORIES OVER PARKING
PROPOSED USES:	R&D OFFICES, LIGHT INDUSTRIAL
PROPOSED HEIGHT:	+/- 40'-0" OVERALL

PARCEL C1:

SITE:

WETLAND & BUFFER	1.75 ACRES (76,437 SQ. FT.)
USABLE	2.53 ACRES (110,033 SQ. FT.)
TOTAL	4.28 ACRES (186,470 SQ. FT.)
PERVIOUS AREA:	54.0 % (101,171 SQ. FT.)
IMPERVIOUS AREA:	46.0% (85,293 SQ. FT.)

BUILDING:

BUILDING AREA	48,022 SQ FT
NO. OF STORIES:	2 STORIES
PROPOSED USES:	R&D OFFICES, LIGHT INDUSTRIAL
PROPOSED HEIGHT:	+/- 40'-0" OVERALL

PARCEL C2:

SITE:

WETLAND & BUFFER	1.71 ACRES (77,174 SQ. FT.)
USABLE	2.48 ACRES (107,970 SQ. FT.)
TOTAL	4.25 ACRES (185,144 SQ. FT.)
PERVIOUS AREA:	54.0% (99,651 SQ. FT.)
IMPERVIOUS AREA:	46.0% (85,493 SQ. FT.)

BUILDING:

BUILDING AREA	48,022 SQ FT
NO. OF STORIES:	2 STORIES
PROPOSED USES:	R&D OFFICES, LIGHT INDUSTRIAL
PROPOSED HEIGHT:	+/- 40'-0" OVERALL

SITE: TOTAL AREAS

SITE AREA: 45.34 ACRES (1,974,993 SQ. FT.)

BUILDING AREA: 508,166 SQ. FT.

PERVIOUS AREA: 59.4% (1,173,334 SQ. FT.)

IMPERVIOUS AREA: 40.6% (801,654 SQ. FT.)

GENERAL NOTES:

1. EXISTING TREES AND PROPOSED PARKING LOT TRESS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY. FINAL LANDSCAPE PLAN TO BE REVIEWED AT LATER DATE.
2. PROPOSED SITE LIGHTING LOCATIONS ARE FOR SCHEMATIC PURPOSES ONLY. SITE LIGHTING TO BE BIDDER DESIGNED.

PROJECT DATA (CONTINUED):

PARKING DATA:

REQUIREMENTS:

PARKING RATIO:
- BUSINESS & PROFESSIONAL OFFICES:
  - 1 SPACE PER 300 SQ FT GROSS
- MANUFACTURING USES:
  - 1 STALL PER 2 EMPLOYEES ON LARGEST SHIFT (ESTIMATE: 1 EMPLOYEE PER 1,000 S.F.)
  - (PKG. REQD.: 1 SPACE PER 2,000 S.F.)

COMPACT STALLS:
- ALLOWED UP TO 20% OF TOTAL SPACES PROVIDED

PARKING STALL SIZE (PERPENDICULAR PARKING):
- STANDARD: REQUIRED MIN. SIZE: 8'-6" x 19'-0"
- STANDARD: PROVIDED SIZE: 9'-0" x 20'-0"
- ACCESSIBLE: REQUIRED MIN. SIZE: 8'-6" x 20'-0"
- ACCESSIBLE: PROVIDED SIZE: 9'-0" x 20'-0"
- COMPACT: REQUIRED MIN. SIZE: 8'-0" x 16'-0"
- COMPACT: PROVIDED SIZE: 8'-0" x 16'-0"

LOADING STALLS:
- 1 LOADING STALL REQUIRED FOR EACH BUILDING

PARCEL A:

PARKING PROVIDED:

STANDARD STALLS:	175
COMPACT STALLS:	40 (18% OF TOTAL)
BARRIER-FREE STALLS:	7
LOADING STALL:	1
TOTAL:	223

PARKING REQUIRED (BY USE):

USE	AREA	RATE	REQUIRED
R&D OFFICE	66,586 S.F.	1 / 300 S.F.	222 STALLS

PARCEL B-1:

PARKING PROVIDED:

STANDARD STALLS:	104
COMPACT STALLS:	52 (21% OF TOTAL)
BARRIER-FREE STALLS:	11
LOADING STALL:	1
TOTAL:	153

PARKING REQUIRED (BY USE):

USE	AREA	RATE	REQUIRED
MANUF.	306,719 S.F.	1 / 2,000 S.F.	153 STALLS

PARCEL B-2:

PARKING PROVIDED:

STANDARD STALLS:	115
COMPACT STALLS:	18 (13% OF TOTAL)
BARRIER-FREE STALLS:	5
LOADING STALL:	1
TOTAL:	139

PARKING REQUIRED (BY USE):

USE	AREA	RATE	REQUIRED
R&D OFFICE	41,680 S.F.	1 / 300 S.F.	139 STALLS

PARCEL C-1:

PARKING PROVIDED:

STANDARD STALLS:	138
COMPACT STALLS:	6 (4% OF TOTAL)
BARRIER-FREE STALLS:	6
LOADING STALL:	1
TOTAL:	146

PARKING REQUIRED:

USE	AREA	RATE	REQUIRED
R&D OFFICE	48,022 S.F.	1 / 300 S.F.	160 STALLS

PARCEL C-2:

PARKING PROVIDED:

STANDARD STALLS:	116
COMPACT STALLS:	35 (22% OF TOTAL)
BARRIER-FREE STALLS:	6
LOADING STALL:	1
TOTAL:	158

PARKING REQUIRED:

USE	AREA	RATE	REQUIRED
R&D OFFICE	48,022 S.F.	1 / 300 S.F.	160 STALLS

LEGEND

	PROPERTY LINE
	INTERNAL PARCEL LINE
	R.O.W. LINE
	CENTERLINE OF R.O.W.
	CENTERLINE OF STREAM / DITCH
	EXISTING PARCEL LINE
BSBL	BUILDING SETBACK LINE
LSB	LANDSCAPE BUFFER
	POLE MOUNTED AREA LIGHT

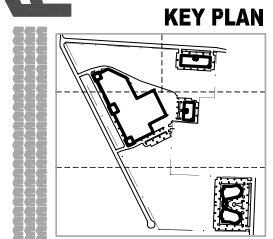
SITE PLAN REVIEW FOR

BLAINE DEVELOPMENT

YEW AVE. & PIPELINE RD.
BLAINE, WA, 98230

Freiheit & Ho architects
10230 NE Points Drive | Ste 300 | Kirkland | WA | 98033 www.FHDARCH.COM TEL: 425 827 2100

KEY PLAN



REV	DESCRIPTION	DATE
1	SITE PLAN REVIEW	01/21/2009
2	PRELIMINARY SITE REVISION	06/08/2010
3	O'DELL CONNECTION ROAD	10/12/2010

OVERALL SITE PLAN

S1

PROJECT NUMBER: A07-671 3/03/11

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