

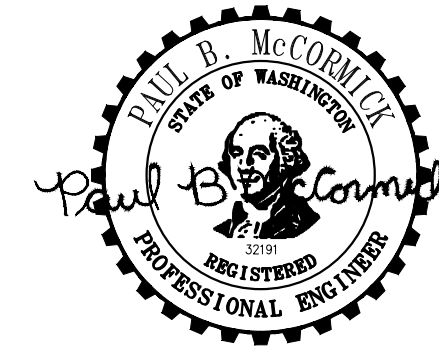


Project Title:
Bridge Point Edgewood

Client:
BRIDGE
Bridge Industrial
10655 NE 4th Street, Suite 212
Bellevue, WA 98004
603-340-3507

Job Number:
19-057

Issue Set and Date:
PERMIT SET
July 30, 2021



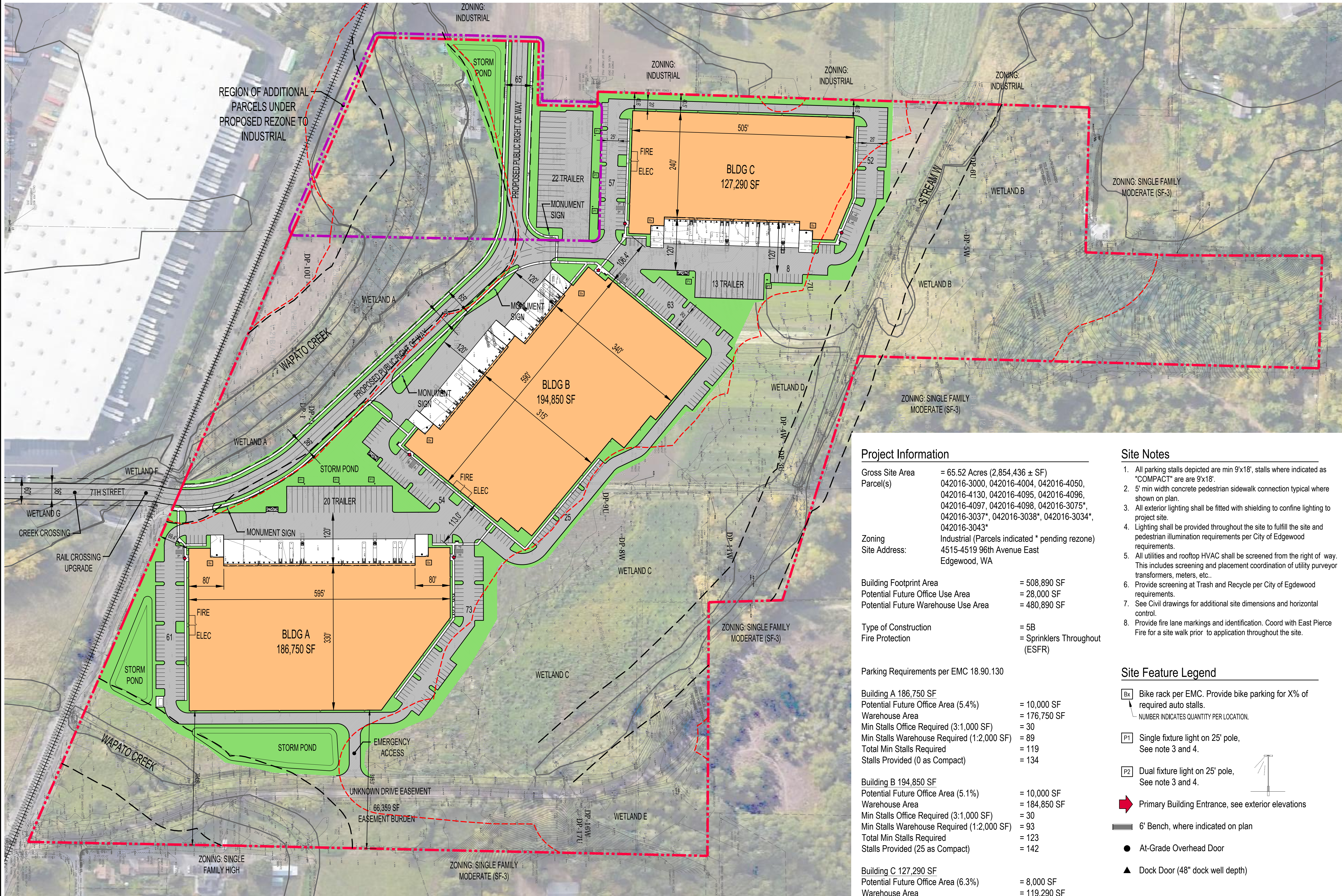
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Revisions:

Sheet Title:
**SEPA
SITE PLAN**

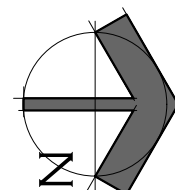
Designed by: B. Ludwig
Drawn by: B. Ludwig, S. Phillips
Checked by: P. McCormick

Sheet Number:
A0.1
1 of 1 Sheets



SITE PLAN

Scale: 1"=0" = 100'



Project Information

Gross Site Area	= 65.52 Acres (2,854,436 ± SF)
Parcel(s)	042016-3000, 042016-4004, 042016-4050, 042016-4130, 042016-4095, 042016-4096, 042016-4097, 042016-4098, 042016-3075*, 042016-3037*, 042016-3038*, 042016-3034*, 042016-3043*
Zoning	Industrial (Parcels indicated * pending rezoning)
Site Address:	4515-4519 96th Avenue East Edgewood, WA
Building Footprint Area	= 508,890 SF
Potential Future Office Use Area	= 28,000 SF
Potential Future Warehouse Use Area	= 480,890 SF
Type of Construction	= 5B
Fire Protection	= Sprinklers Throughout (ESFR)

Parking Requirements per EMC 18.90.130

Building A 186,750 SF	
Potential Future Office Area (5.4%)	= 10,000 SF
Warehouse Area	= 176,750 SF
Min Stalls Office Required (3:1,000 SF)	= 30
Min Stalls Warehouse Required (1:2,000 SF)	= 89
Total Min Stalls Required	= 119
Stalls Provided (0 as Compact)	= 134

Building B 194,850 SF	
Potential Future Office Area (5.1%)	= 10,000 SF
Warehouse Area	= 184,850 SF
Min Stalls Office Required (3:1,000 SF)	= 30
Min Stalls Warehouse Required (1:2,000 SF)	= 93
Total Min Stalls Required	= 123
Stalls Provided (25 as Compact)	= 142

Building C 127,290 SF	
Potential Future Office Area (6.3%)	= 8,000 SF
Warehouse Area	= 119,290 SF
Min Stalls Office Required (3:1,000 SF)	= 27
Min Stalls Warehouse Required (1:2,000 SF)	= 80
Total Min Stalls Required	= 107
Stalls Provided (36 as Compact)	= 117

Site Notes

- All parking stalls depicted are min 9'x18', stalls where indicated as "COMPACT" are 9'x18'.
- 5' min width concrete pedestrian sidewalk connection typical where shown on plan.
- All exterior lighting shall be fitted with shielding to confine lighting to project site.
- Lighting shall be provided throughout the site to fulfill the site and pedestrian illumination requirements per City of Edgewood requirements.
- 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..
- Provide screening at Trash and Recycle per City of Edgewood requirements.
- See Civil drawings for additional site dimensions and horizontal control.
- Provide fire lane markings and identification. Coord with East Pierce Fire for a site walk prior to application throughout the site.

Site Feature Legend

- Bx** Bike rack per EMC. Provide bike parking for X% of required auto stalls.
NUMBER INDICATES QUANTITY PER LOCATION.
- P1** Single fixture light on 25' pole, See note 3 and 4.
- P2** Dual fixture light on 25' pole, See note 3 and 4.
- ➡** Primary Building Entrance, see exterior elevations
- ▬** 6' Bench, where indicated on plan
- At-Grade Overhead Door
- ▲** Dock Door (48" dock well depth)