

SITE DETAILS

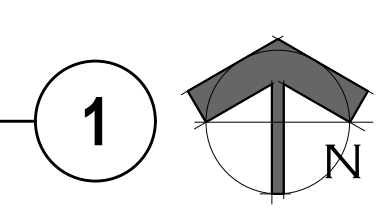
Site Address:	1700 Center Drive Dupont, WA	Parking Analysis	Building A, Assumes 12,000 SF Future Office Total 256,800 SF	
Parcels:	011926-6005(Lot 1) 011926-6006(Lot 2)	Per Shift minimum 0.3	43 Stalls	
Zoning:	Manufacturing and Research (MRP)	Per Shift maximum 1.0	141 Stalls	
Proposed Use:	Warehouse Distribution	Parking Provided =	141 Stalls	
Site Areas:				
Lot 1 =	771,859 SF (17.72± Acres)	Bicycle Parking		
Lot 2 (ROW) =	84,028 SF (1.93± Acres)	1 Space per 20 Employee Spaces =	8 Stalls	
Total =	855,877 SF (19.65± Acres)	Provided Spaces 4 each at 2 locations =	8 Stalls	
Proposed Building Areas:		Electrical Vehicle Charging, See Note 3	15 Stalls	
Building A (Lot 1) =	256,800 SF	Trailer Parking Provided =	43	
Total Building Area =	256,800 SF	▲ 9'x10' Dock Doors =	51	
Building Coverage (Lot 1) =	33.3±%	● 12'x16' Grade Doors =	2	

- Site Feature Legend:**
- Primary Building Entrance =
 - Future Office Areas
 - Bike racks per FMC 19.56.070 (D). Provide a minimum of 5 bike parking stalls, (6 provided)
 - (Number indicates quantity per location)
 - EV Charging Infrastructure stalls. See Note 3 (provide 15)
 - (Number indicates quantity per location)
 - Landscape
 - Asphalt surface
 - Concrete Sidewalk
 - Concrete surface
 - Site Retaining walls

- Site Notes:**
- 1 - Historical Trail markers / exhibits can be placed along the Public Trail. Location of markers / exhibits to be provided by entity wanting said marker / exhibit.
 - 2 - Site boundary and Survey provided by Barghausen Consulting Engineers, Inc. Dated 06/05/2018. Received 01/22/2022.
 - 3 - Provide Electrical Vehicle (EV) charging infrastructure per Section 429 of the Washington International Building Code for 10% of the required stalls. 10% of the EV stalls to be accessible. EV infrastructure is providing conduit and an electrical service panel for future EV charging equipment.

SITE PLAN

Scale: 1" = 80'



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

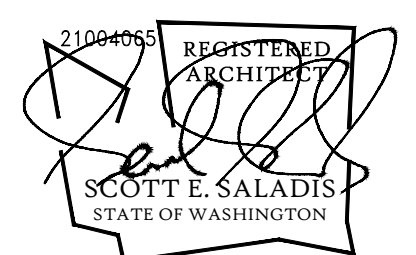
Project Title:
DuPont - West
1700 Center Drive
DuPont, WA

Client:
AVENUE 55
600 University Street, Suite 2305
Seattle, WA 98101
206-707-9696

Job Number:
22-012

Issue Set and Date:
SEPA Permit
March 18, 2024

NOT FOR CONSTRUCTION



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- City Comments - Letter Dated, May 10, 2024
- City Comments - Letter Dated, February 17, 2023
- Revisions:

Sheet Title:
SEPA Site Plan

Designed by: B. Ludwig, J. Eaves

Drawn by: B. Ludwig, J. Eaves

Checked by: P. McCormick

Sheet Number:
A0.1
of Sheets