

SITE PLAN
SCALE: 1" = 30'-0"

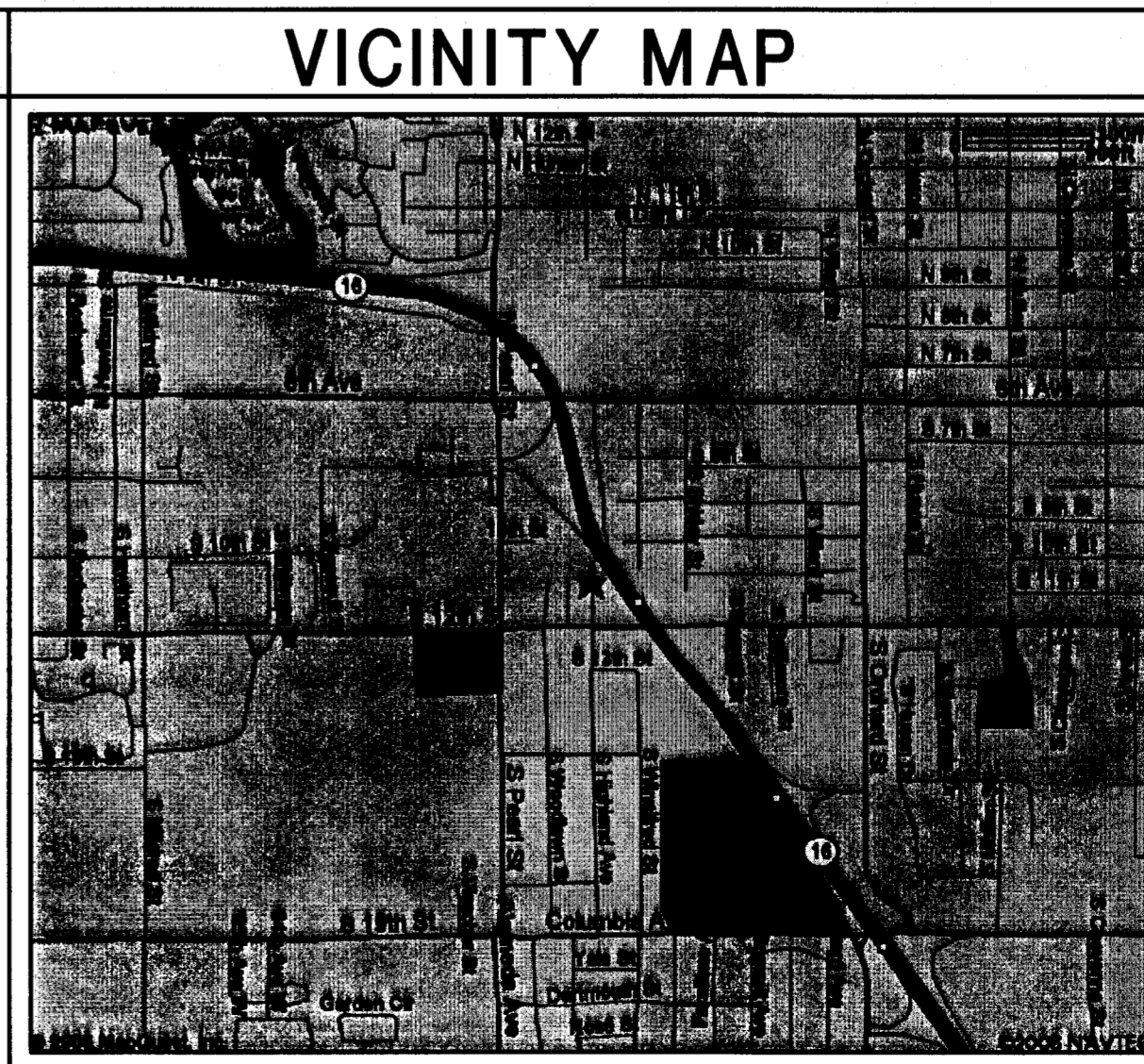
**CAR PARKING : 10 STALLS
TRUCK PARKING : 24 STALLS**

12th STREET SELF STORAGE FOR HAWKINS WOODLAWN

**PROJECT ADDRESS:
TBD
TACOMA, WA 98406**

PROJECT INFO	
OWNER CONTACT:	HAWKINS/WOODLAWN LLC 1215 REGENTS STREET, #2C FIRCREST, WA 98466
REP:	FRANK HAWKINS 253-905-8100
PRIMARY CONTACT:	BASELINE ENGINEERING 1910 64TH AVE WEST TACOMA, WA 98466
REP:	TERRY FERGESON 206-824-1205
ARCHITECTURAL CONTACT:	THE RONHOVDE ARCHITECTS, LLC 6625 S. 190TH STREET, #B-105 KENT, WA 98032
REP:	TOR-JAN RONHOVDE 425-656-0500

PROJECT DESCRIPTION	
CURRENT ZONE:	R-2
PROPOSED ZONE:	C-2
SITE AREA:	APPROX. 91,450 SF (2.1 ACRES)
PROPOSED USE:	PER PIERCE COUNTY RECORDS SELF STORAGE FACILITY
CURRENT USE:	VACANT UNDEVELOPED PROPERTY
CONST. CODE:	2003 IBC, ANSI A117.1-2003, 2004 WSEC
OCCUPANCY GROUP:	S-1 STORAGE
CONST. TYPE:	2-B SPRINKLED
BUILDING AREA:	APPROX. 124,000 SF
STORIES:	3 OVER BASEMENT
F.A.R.:	1.4
PARKING PROVIDED:	34 STALLS
APPROX. UNIT COUNT:	1380 UNITS
PARKING REQ'D:	1/200 = 1 STALLS
BLDG. LOT COVERAGE:	APPROX. 42%
AVERAGE BUILDING HEIGHT:	APPROX. 35 FT TO 40 FT PER IBC DEFINITION MEASURED FROM AVERAGE GRADE PLANE
ALLOWABLE BLDG. HEIGHT:	45 FT
BUILDING SETBACKS:	NORTH: 95 FT PROV'D, 15 FT REQ'D SOUTH: 15 FT PROV'D, 15 FT REQ'D EAST: 15 FT PROV'D, 15 FT REQ'D WEST: 40 FT PROV'D, 15 FT REQ'D
LANDSCAPE SETBACKS:	NORTH: 15 FT PROV'D, 15 FT REQ'D SOUTH: 15 FT PROV'D, 15 FT REQ'D EAST: 15 FT PROV'D, 15 FT REQ'D WEST: 15 FT PROV'D, 15 FT REQ'D
PARKING SIZES:	STANDARD STALLS: 9' X 18' COMPACT STALLS: 8' X 15' 40 DEG. DRIVE AISLES: 25 FT 24 CAR STALLS PROVIDED 12 TRUCK STALLS PROVIDED
ACCESSIBLE STALLS:	2 REQ'D PER IBC 1106.1, 2 PROVIDED



NO.	DATE	DESCRIPTION
1	11/28/05	PRELIMINARY

REVISIONS

SHEET CONTENTS:
SITE PLAN

preliminary

JOB NO.:	2005.61	SHEET NO.:	A0.1
DRAWN BY:	TJR	CHECKED BY:	TJR
DATE:	11/28/05		