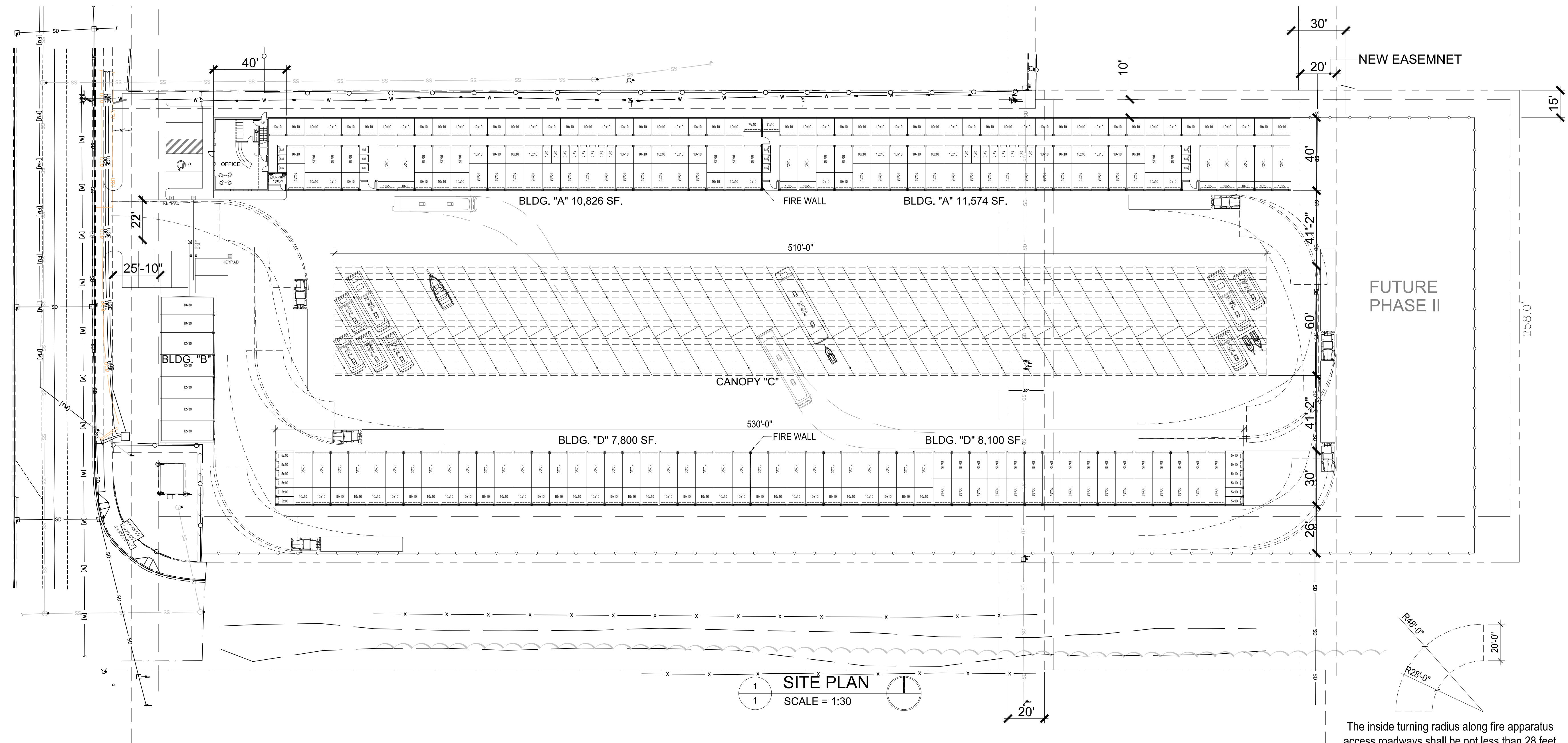


ROYAL SELF STORAGE Arlington, Washington



SITE PLAN
SCALE = 1:30

Drive-Up Access						
Width	Length	SF	NRSF	Unit Count	% of Total Units	% of Total Area
5	10	50	600	12	4.0%	1.6%
10	5	50	450	9	3.0%	1.2%
10	10	100	4,800	48	15.9%	12.9%
10	15	150	9,300	62	20.6%	25.1%
10	20	200	7,000	35	11.6%	18.9%
10	30	300	900	3	1.0%	2.4%
12	30	360	1,440	4	5.4%	5.3%
Subtotal Drive Up			24,490	173	57%	66.0%
AVG UNIT SIZE			142			
Inside Ground Access						
Width	Length	SF	NRSF	Unit Count	% of Total Units	% of Total Area
5	5	25	300	12	4.0%	0.8%
5	10	50	800	16	5.3%	2.2%
7.5	10	75	150	2	0.7%	0.4%
10	10	100	7,600	76	25.2%	20.5%
10	15	150	1,950	13	4.3%	5.3%
10	20	200	1,800	9	3.0%	4.9%
10	30	300	-	0	0.0%	0.0%
Inside Ground Access			12,600	128	43%	34.0%
AVG UNIT SIZE			98			
Phase II Bldg. "E" Up Elev.						
Length	Width	SF	NRSF	Unit Count	% of Total Units	% of Total Area
5	5	25	-	0	0.0%	0.0%
5	7.5	37.5	-	0	0.0%	0.0%
5	10	50	-	0	0.0%	0.0%
10	5	50	-	0	0.0%	0.0%
7.5	10	75	-	0	0.0%	0.0%
10	10	100	-	0	0.0%	0.0%
10	15	150	-	0	0.0%	0.0%
10	20	200	-	0	0.0%	0.0%
Subtotal Stair Access			-	0	0.0%	0.0%
AVG UNIT SIZE			#DIV/0!			
Covered RV Parking						
Length	Width	SF	NRSF	Unit Count	% of Total Units	% of Total Area
24	12	288	11,520	40	NA	NA
38	12	456	15,504	34	NA	NA
			27,024	74		
Grand Totals						
Grand Total Units Only			37,090	301	100%	100.0%
Covered RV Parking Only			27,024	74		
Average Unit SF w/o RV			123			
Building Efficiency w/o RV			89%			
Covered Loading						
Office / Security & Lobby SF			1,200			
Grand Total Building AREA			41,900			

PHASE I BUILDING SUMMARY DESIGN DATA

BLDG.	AREA	OCCUPANCY	TYPE OF CNSTRUCT.	SPRINKLER	GROSS SQFT.	OCCUPANT LOAD TABLE 1004.1.2	EGRESS WIDTH 1005.3.1 EXEPT. 1 1555.3.2
BLDG. "A"	GROUND STORAGE	S1	IIB	NO	22,400 SQFT.	22,400 / 500 = 45	45 x 0.2 = 9
BLDG. "A"	GROUND OFFICE	B	IIB	NO	1,200 SQFT.	1,200 / 100 = 12	12 x 0.2 = 2.4
BLDG. "B"	GROUND	S1	IIB	NO	2,400 SQFT.	2,400 / 500 = 5	5 x 0.2 = 1
CANOPY "C"	STORAGE	U	IIB	NO	30,600 SQFT.	NA	NA
BLDG. "D"	GROUND	S1	IIB	NO	15,900 SQFT.	15,900 / 500 = 32	32 x 0.2 = 7
PHASE I	TOTAL				72,500 SQFT.	99	
PHASE II							
BLDG.	AREA	OCCUPANCY	CNSTRUCT.	SPRINKLER	GROSS SQFT.	OCCUPANT LOAD TABLE 1004.1.2	EGRESS WIDTH 1005.3.1 EXEPT. 1 1555.3.2

EXIT ACCESS TRAVEL DISTANCE SHALL BE IN COMPLIANCE WITH 2015 IBC SECTION 1016 TABLE 1017.2, S1 OCCUPANCY WITH FULLY AUTOMATIC SPRINKLER SYSTEM AS PER WASC SECTION 903.3.1.1. MAX TRAVEL DISTANCE NOT TO EXCEED 250'.

PARCEL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 2911112 DATED JANUARY 29, 2018 AT 1:40 P.M.)
31052700100800
PARCEL NO. 2, CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT FILE NO. 206-015-BLA, RECORDED UNDER RECORDING NO. 200606055267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.



SITE ADDRESS - 17011 59th AVENUE NE ARLINGTON, WA



Title
SITE PLAN PHASE I

Revisions	
Mark	Date

DATE: 09-12-18
SCALE = 1:30

LICENSE STAMP:

Sheet

A1.0

