

PROJECT INFORMATION

501	A, WA 9850		DDRESS: 312 NORTH CAPIT X PARCEL #S: 7850110070 CTION: 14 WNSHIP: 18N NGE: 2W DNING: UW
SF SF (8% SF (92%			I ISTING SITE: SITE AREA= LANDSCAPE AREA= IMPERVIOUS AREA=
SF (76%	2,509 SF 119 SF	(VIOUS) AREA= OUS) AREA=	OPOSED SITE: SITE AREA= BUILDING FOOTPRIN HARDSCAPE (IMPER LANDSCAPE (PERVIN TOTAL DEVELOPME)
	10,02, 01		
EA.	NET ARE	UNITS	FLOOR
SF	2,085 SF	<u>\IL</u>	<u>COMMERCIAL RETA</u> FIRST FLOOR=
SF SF SF	6,440 SF 6,440 SF	11 UNITS 11 UNITS	<u>RESIDENTIAL</u> SECOND FLOOR= THIRD FLOOR= FOURTH FLOOR= FIFTH FLOOR= TOTAL=
SF	.)= 37,597 SF	NG (GROSS AREA)	total sf of buildi

BUILDING HEIGHT = 71' 3"

PARKING SUMMARY

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.160.C.1)

<u>VEHICLE PARKING</u> OFF STREET PARKING = ON STREET PARKING = TOTAL SPACES PROVIDED =	16 SPAC 2 SPAC 18 SPAC
30% of all space can be compact = Total spaces provided =	5 SPAC 2 Spac
ACCESSIBLE PARKING REQUIRED = TOTAL SPACES PROVIDED =	1 SPAC 1 SPAC
MOTOR VEHICLE PARKING REQUIREMENTS (OMC 18.38 TA	BLE 38.01)
MARKET FLATS (RETAIL 2,085 SF @ 3.5 per 1000 SF)=	7.3 SPACES
ACCORDING TO 18.38.160 SPECIFIC ZONE DISTRICT REQUI	<u>REMENTS</u>
DOWNTOWN EXEMPT PARKING AREA	0 SPAC
TOTAL MOTOR VEHICLE PARKING REQUIRED = TOTAL SPACES PROVIDED =	8 SPAC 18 SPAC
LONG TEM BICYCLE STORAGE REQUIREMENTS (OMC 18.38	TABLE 38.01)
MARKET FLATS (RETAIL 1644 SF @ 1/6,000SF OR MIN 1)= MARKET FLATS (20 STUDIO UNITS @ 1/0 UNIT)= MARKET FLATS (12 1-BDRM UNITS @ 1/1 UNIT)= MARKET FLATS (12 2-BDRM UNITS @ 1/1 UNIT)=	1.00 SPAC 0.00 SPAC 12.00 SPAC 12.00 SPAC
TOTAL FOR ALL THE SPACES REQUIRED = TOTAL SPACES PROVIDED =	25 SPAC 44 SPAC
SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.3	38. TABLE 38.01)
	2.00 SPAC 2.00 SPAC

GENERAL SITE NOTES

- 1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE
- SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
 FOR LANDSCAPING, SEE SEPARATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.
- 3. DIMENSIONS TO FACE OF CONCRETE OR FACE OF STUD UNLESS OTHER
- WISE NOTED. 4. SEE FIRST FLOOR PLAN FOR ADDITIONAL SITE INFORMATION.

SITE LEGEND

	FOOTPRINT OF PROJECT STRUCTURES.
	EXISTING ASPHALT TO REMAIN.
	ACCESSIBILITY STRIPING
	NEW BUILDING COVERED STRUCTURED PARKING.
	NEW CONCRETE SIDEWALK PER ARCHITECTURAL AND CIVIL.
	NEW HARDSCAPING (IMPERVIOUS)
	NEW LANDSCAPING (PERVIOUS)
	PROPERTY LINE
FF	FINISHED FLOOR
1	SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR. SEE SHEET A101.
2	PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR: BLACK. SEE SHEET A101.
3	NEW STREET TREES PER LANDSCAPE ARCHITECT. PROVIDE WITH MINIMUM 4'x6' PEDESTRIAN FRIENDLY IRON GRATE, TYPICAL.
3.1	EXISTING STREET TREE TO REMAIN.
3.2	EXISTING STREET TREES TO BE REMOVED.
4	NEW LANDSCAPING PER LANDSCAPE ARCHITECT.
5	NEW CURBSIDE PARKING WITH 4" WIDE STRIPPING AS SHOWN.
6	NEW BULB OUT. SEE FIRST FLOOR PLAN AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
7	DASHED LINE OF CANOPY ABOVE, TYPICAL.
8	LOCATION OF WASTE COLLECTION. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
9	LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
10	LOCATION OF ELECTRICAL/SPRINKLER ROOM. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
11	LOCATION OF NEW BOLLARDS
12	LOCATION OF STRUCTURED PARKING ENTRY. SEE FIRST FLOOR PLAN.
13	APPROXIMATE LOCATION OF COMMERCIAL/ RETAIL SPACE ENTRY. SEE FIRST FLOOR PLAN.
14	LOCATION OF NEW FDC (HYDRANTS OFF SITE)
15	PROPOSED NEW MURAL WALL LOCATION
16	TRANSFORMER
17A	EXISTING UTILITY POLE TO BE RELOCATED
17B	RELOCATED UTILITY POLE
18	EXISTING FIRE HYDRANT TO REMAIN
19	PROPOSED STREET LIGHTS



Project No: 1703 DESIGN DEVELOPMENT 4/22/19

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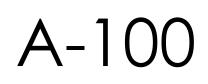
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COMMUNITY PLANNING & DEVELOPMENT SITE PLAN REVISED RECEIVED APRIL 22, 2019



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