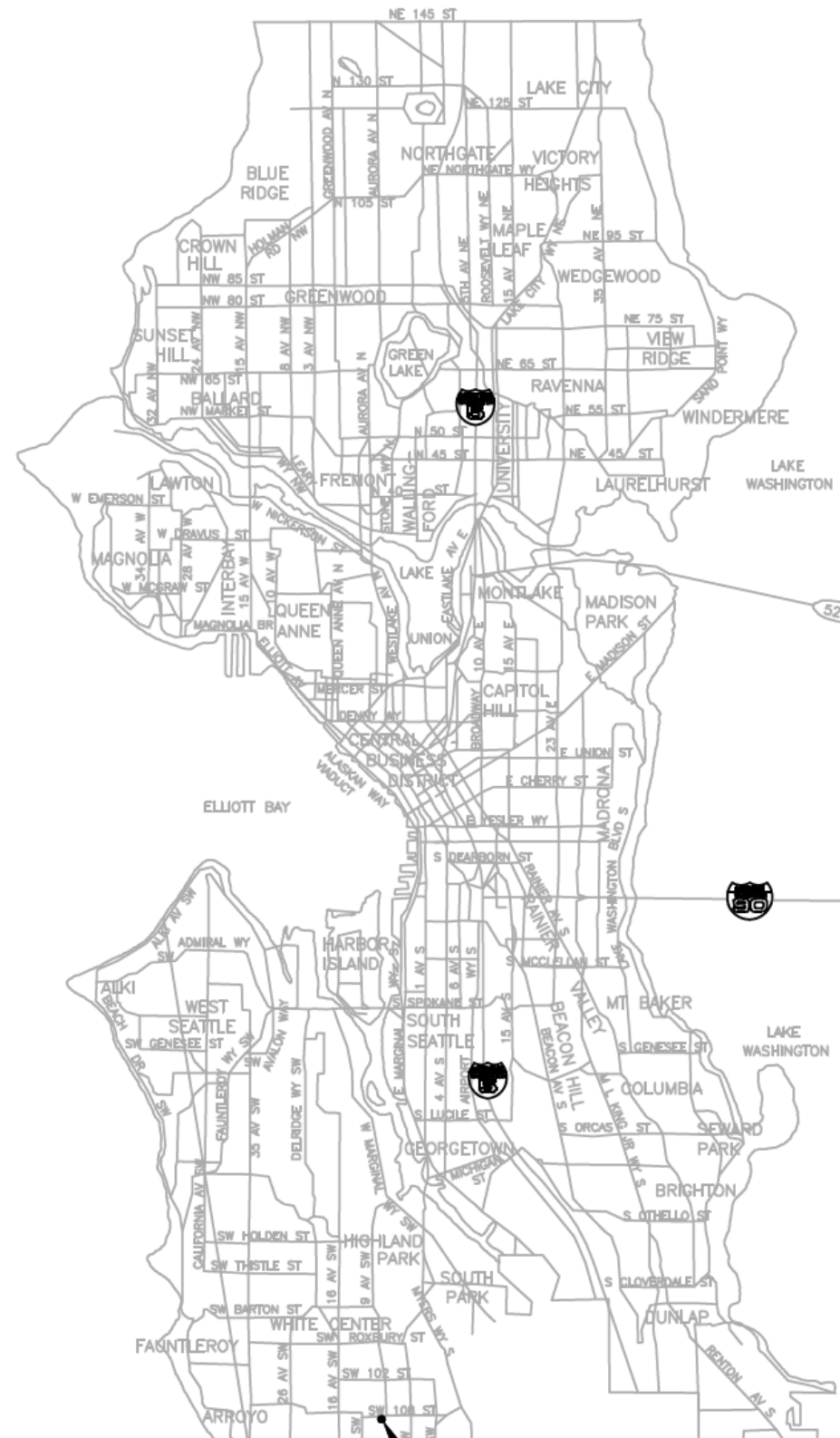


SITE PLAN LEGEND

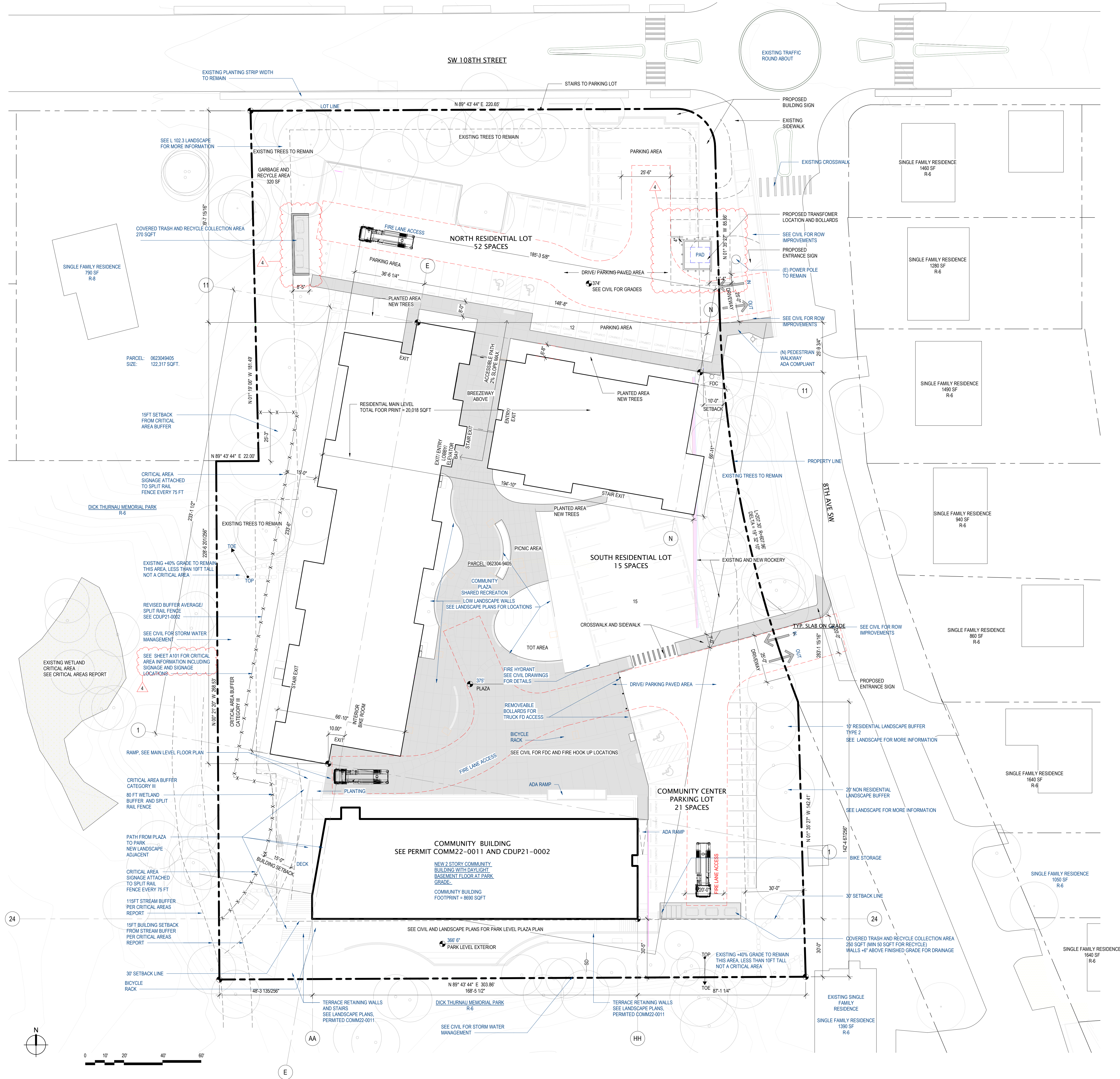
- PROPERTY LINE
- SETBACKS
- SPLIT RAIL FENCE/AVERAGED WETLAND BUFFER
- FIRE LANE/ACCESS
- OVERHEAD
- PROPOSED BUILDINGS
- WETLANDS
- NOT IN HOUSING SCOPE
- PROJECT DIVISION LINE
- EV READY STALL | EV CAPABLE STALL

- A. SITE ADDRESS:** 10821 8TH AVE SW 98146
122,317 SF / 2.81 ACRES
- B. CRITICAL AREAS:** THERE IS A STREAM BUILDING SETBACK AND A CATEGORY III WETLAND BUFFER AND BUILDING SETBACK THAT AFFECT THIS PROPERTY. NEITHER SETBACK AFFECTS THE RESIDENTIAL BUILDING. SEE CRITICAL AREA REPORT BY PBS AND CDUP21-0002
- PARKING QUANTITY**
- 67 RESIDENTIAL**
21 COMMUNITY CENTER
- 88 TOTAL PARKING SPACES**
SEE ANALYSIS ON SHEET A0.10
- C. PARKING SPACES:** NUMBER OF PARKING SPACES REQUIRED WAS DETERMINED BY TRANSPORTATION ENGINEER TAKING INTO CONSIDERATION THE COMPLETED SITE
- TOTAL NUMBER OF 21 SPACES ARE PROPOSED FOR THE COMMUNITY BUILDING (COMM22-0011) PLUS PERMITTED PARKING SPACE IN THE HOUSING PARKING LOT PER THE PARKING ADJUSTMENT REQUEST INCLUDES:
2 ADA PARKING STALLS (1 SPACES FOR VAN)
10 COMPACT SPACES
9 STANDARD SPACES
- TOTAL NUMBER OF 67 SPACES ARE PROPOSED FOR THE COMMUNITY BUILDING (COMM22-0011) PLUS PERMITTED PARKING SPACE IN THE HOUSING PARKING LOT PER PARKING ADJUSTMENT REQUEST INCLUDES:
2 ADA PARKING STALLS (1 SPACES FOR VAN)
31 COMPACT SPACES
34 STANDARD SPACES
- SEE SUMMARY OF PARKING DEMAND RATES AND ASSUMPTIONS IN THE TECHNICAL MEMORANDUM PROVIDED BY THE HEFFRON TRANSPORTATION INC. THE NUMBER OF COMPACT SPACES ALLOWED WAS DETERMINED BY 21a.18.130. WHERE MORE THAN 20 SPACES ARE REQUIRED, 50% OF THE TOTAL MAY BE COMPACT
- BICYCLE PARKING:** 1 SPACE FOR (2) UNITS, 78 UNITS / 2
BICYCLE PARKING FOR 38 INCLUDING
5% ADA SPACES = 2 SPACES
- D. 4 AMENITIES REQUIRED PER 21A.14.180**
IF 100% AFFORDABLE, RDI PROJECTS CAN REDUCE TO 50% OF THE LEVELS REQUIRED BY 21A.14. (PER 34.086). REDUCE TO (2) REQUIRED.
- E. 1.5 SF PER DWELLING UNIT (UNLESS INDIVIDUAL CURBSIDE PICK UP)**
78 UNITS X 1.5 SF = 114 SF RECYCLE AREA
- F. WIND DESIGN EXPOSURE B, SEE STRUCTURAL NOTES**
- G. REFERENCED FROM GEOTECHNICAL REPORT**
ALLOWABLE SOIL BEARING PRESSURE: 3,000 PSF
ADDITIONAL SOILS INFORMATION IN GEOTECHNICAL REPORT AND STRUCTURAL NOTES
- H.**
- | | |
|---------------------------------|---|
| RESIDENTIAL BUILDING FOOT PRINT | = 19,947 SF |
| COURTYARD AND SIDEWALKS | = 15,990 SF |
| PARKING | = 22,126 SF |
| TOTAL IMPERVIOUS IN R.O.W. | = 2,260 SF |
| GRAVEL PATH | = 1,131 SF |
| EXISTINGS TO REMAIN | = 6,046 SF |
| TOTAL | = 67,242 SF TOTAL IMPERVIOUS SURFACE |
- #67,242 / 122,317
= 55% LOT COVERAGE

LEGAL DESCRIPTION: LOT 24C EXEMPT SEGREGATION # EN5C15-0026 REC # 20161080007 SD EXEMPT SEGREGATION BEING POR OF E 1/2 OF SE 1/4 OF SW 1/4 & POR SW 1/4 OF SE 1/4 STR 06.23.04 TGM POR OF N 1/2 OF E 1/2 OF NE 1/4 OF NW 1/4 & POR OF N 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 STR 07.23.04 LOT SIZE: 122,317 SF / 2.81 ACRES



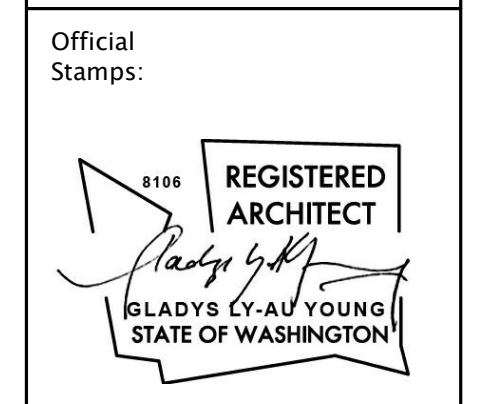
Project Site Location



1 SITE PLAN
SCALE: 1" = 20'-0"

**SUNDBERG
KENNEDY
LY-AU YOUNG
ARCHITECTS**

1501 E MADISON, SUITE 205
SEATTLE WA 98122-4465
206.322.1130



White Center Community HUB Housing
10821 8th Ave SW Seattle, WA 98146

REVISIONS	NO.	DATE	DESCRIPTION	RESPONSE #	COMMENT RESPONSE #
	1	03/01/2023	CIP COMMENT RESPONSE #1		CDUP 21-002
	2	06/04/2023	CIP COMMENT RESPONSE #2		COMMENT RESPONSE
	3	07/03/2023	CIP COMMENT RESPONSE #3		COMMENT RESPONSE
	4	07/03/2023	CIP COMMENT RESPONSE #4		07/03/2023

SITE PLAN

A100

Scale: As Indicated

Project number	2001
Date	07/03/2023
Project Manager	
Drawn by	
Checked by	Chenar