

SITE ADDRESS 17715 80TH AVE NE, KENMORE, WA  
 AP NUMBER 7909170785  
 ZONING R-18 (W/TOD OVERLAY)  
 SITE AREA 21,600 SF (0.50 AC)  
 EXISTING USE SINGLE FAMILY  
 PROPOSED USE MULTIFAMILY  
 MAX HEIGHT 65'  
 SETBACKS

STREET SIDE 10', MIN DRIVEWAY LENGTH IS 20'  
 REAR 5'  
 SHORELINE BUFFER 15'  
 BLDG SETBACK 15'

DENSITY  
 MIN REQ'D 60 DU/ACRE 0.5 X 60 = 30 UNITS  
 MAX ALLOWED 150 DU/ACRE 0.5 X 150 = 75 UNITS  
 PROPOSED 53

TYPE	QUANTITY	AREA	AVERAGE SIZE	PERCENTAGE
1-BED	24	18,405 SF	767 SF	45.3%
2-BED	15	16,096 SF	1,073 SF	29.3%
OPEN 1-BED	4	2,199 SF	550 SF	7.5%
STUDIO	10	4,938 SF	494 SF	18.9%
TOTAL: 53	53	41,637 SF	785 SF	

**PARKING ANALYSIS**

PARKING REQUIRED IN TOP OVERLAY FOR 53 UNITS TOTAL (WITH 5 AFFORDABLE UNITS)

PARKING REQUIREMENT CALCULATION  
 A. 0.6 SPACES PER BONUS DWELLING UNIT: 0.6 \* 44 = 26.4  
 B. 0.6 SPACES PER AFFORDABLE DWELLING UNIT: 0.6 \* 5 = 3  
 C. 1.0 SPACE PER REMAINING MARKET-RATE DWELLING UNIT: 1.0 \* 4 = 4  
 D. 1.0 GUEST SPACE PER FIVE MARKET RATE DWELLING UNITS: 1.0 \* (48/5) = 9.6  
 E. TOTAL REQUIRED: = 43

TYPE	STALL SIZE	QUANTITY
PARKING 1		
C-L	COMPACT - 8'-0" X 18'	3
C-S	COMPACT - 8'-0" X 16'	9
S	STANDARD - 8'-6" X 18'	14
LEVEL 1		
ACC.	ACCESSIBLE - 8'-0" X 18'	1
C-L	COMPACT - 8'-0" X 18'	2
C-S	COMPACT - 8'-0" X 16'	9
S	STANDARD - 8'-6" X 18'	9
VAN	VAN - 11'-0" X 18'	1
TOTAL		48

TYPE	DESCRIPTION	QUANTITY
PARKING 1		
B-S	(1) BIKE STALL	28
TOTAL		28

TYPE	DESCRIPTION	QUANTITY
PARKING 1		
B-S	(1) BIKE STALL	28
TOTAL		28

LEVEL	DESCRIPTION	QUANTITY
LEVEL 1		
PLAZA	OPEN SPACE	1,024 SF
RECREATION	OPEN SPACE	773 SF
LEVEL 2		
ROOF DECK	OPEN SPACE	652 SF
TOTAL: 3		2,448 SF

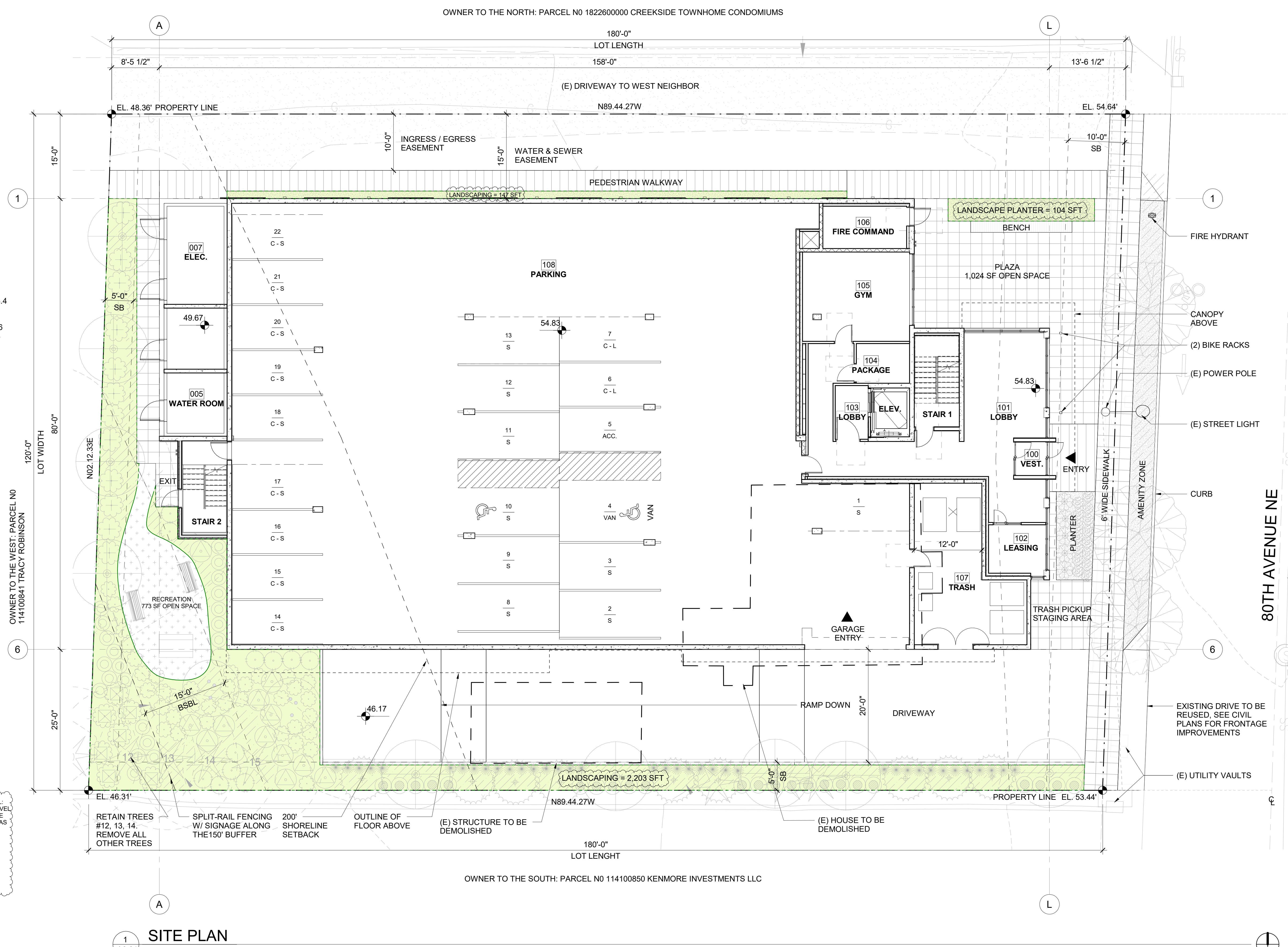
RECREATION / OPEN SPACE REQUIRED	RECREATION / OPEN SPACE PROVIDED
53 UNITS x 45 SQUARE FEET = 2,385 SQFT REQUIRED	2,448 SQFT COMPLIES

IMPERVIOUS AREA CALCULATION  
 SITE AREA = 21,600 SQFT  
 PERMEABLE AREA = 3,240 = 15% REQUIRED  
 PERMEABLE AREA PROVIDED = 2,000 SF + 2,008 SF EASEMENT = 4,008 SF - 18% PERMEABLE COMPLIES

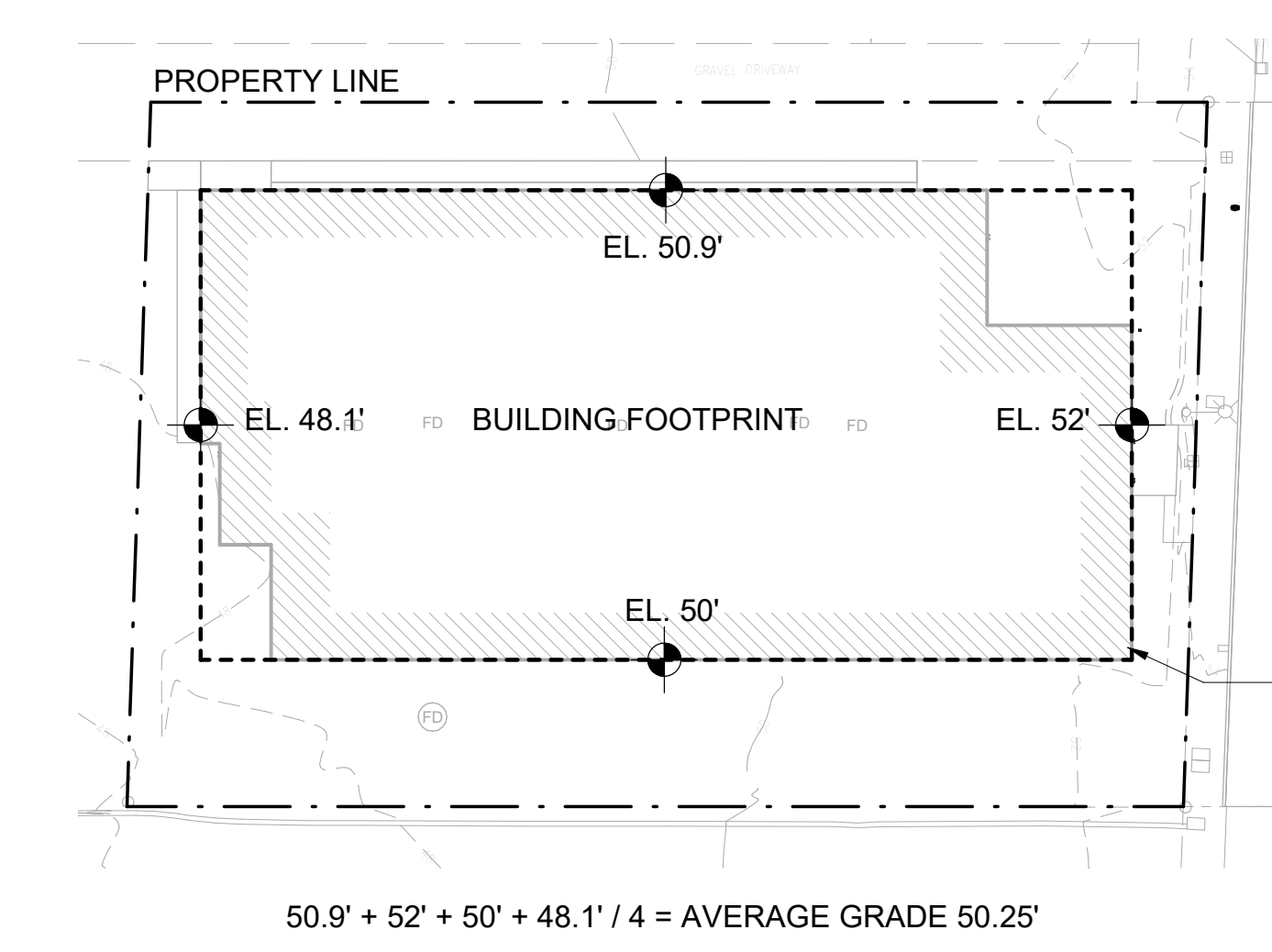
KMC 18.35.100 THE FOLLOWING ALTERNATIVE LANDSCAPE OPTIONS ARE ALLOWED, PER CITY APPROVAL. THIS IS PROPOSED THROUGH A COMBINATION OF PLANTERS BOTH ON THE SITE, AS WELL AS ON THE LEVEL 2 ROOF DECK, BASED ON THE LENGTH OF THE PROPERTY, 900 SQUARE FEET OF LANDSCAPING SHALL BE REPLACED ELSEWHERE ON SITE. THIS CAN INCLUDE THE PLANTERS AS WELL AS THE LANDSCAPED AREAS AT THE SOUTHWEST CORNER OF THE SITE.

SOUTH PROPERTY LINE REQUIREMENTS - 180' X 5' = 900 SFT  
 WEST PROPERTY LINE REQUIREMENTS - (120' X 5') = 600 SFT  
 NORTH PROPERTY LINE REQUIREMENTS - 180' X 5' = 900 SFT - ALTERNATE OPTION IS REQUESTED  
 TOTAL REQUIRED INTERIOR LOT LINE PERIMETER LANDSCAPING = 2,300 SFT

GROUND LEVEL LANDSCAPING AREA SHOWN IN GREEN HATCH = 2,454 SFT  
 ALTERNATIVE LANDSCAPE OPTION COMPLIES



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



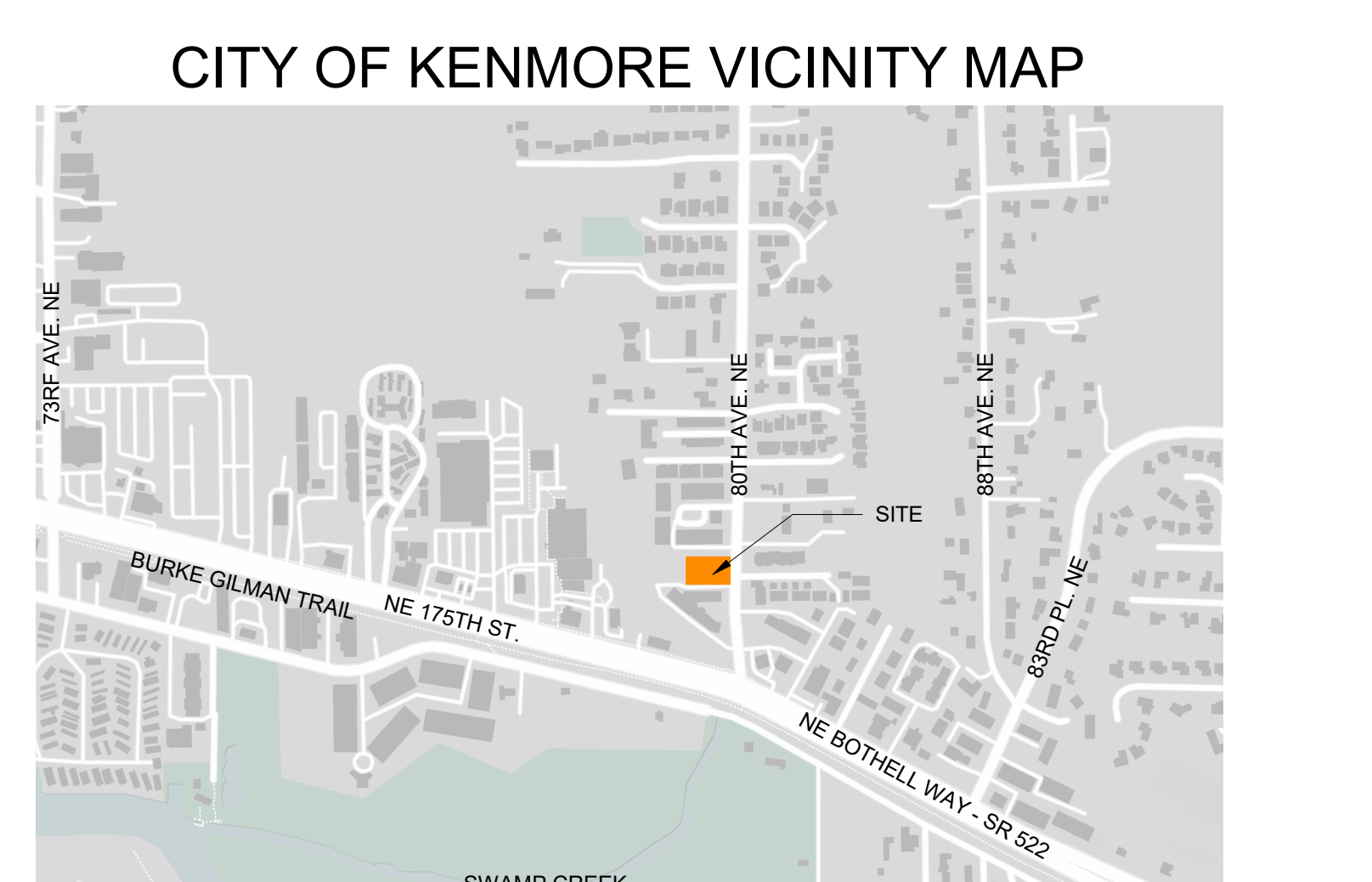
**AVERAGE GRADE PLANE PLAN**  
 SCALE: 1" = 30'-0"

18,300,000 HEIGHT - MEASUREMENT METHOD.  
 A. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF.  
 B. WHEN A PROPOSED BUILDING HEIGHT IS WITHIN ONE FOOT OF THE MAXIMUM ALLOWABLE HEIGHT, THE APPLICANT SHALL PROVIDE A SURVEY PRIOR TO FINAL INSPECTION, PERFORMED BY A LICENSED SURVEYOR, DEMONSTRATING COMPLIANCE WITH THE CITY'S HEIGHT REGULATIONS.  
 SMALLEST RECTANGLE WHICH CAN ENCLOSE THE BUILDING

**PROJECT DIRECTORY**  
 OWNER: MSR COMMUNITIES 18323 BOTHELL EVERETT HWY, SUITE 310 BOTHELL, WA -98012 PHN: (425) 230-0667 CONTACT: NETHAJI  
 ARCHITECT: CLARK | BARNES 1401 WEST GARFIELD STREET SEATTLE, WA 98119 PH: (206) 782-8208 CONTACT: SCOTT CLARK EMAIL: sclark@clarkbarnes.com  
 CIVIL ENGR: HARMSEN, LLC 2822 COLBY AVE, SUITE 300 EVERETT, WA 98201 (360) 794-7811 CONTACT: DAVID HARMSEN, PE

**LEGAL DESCRIPTION**  
 LOT 1, KING COUNTY SHORT PLAT NUMBER 579054, RECORDED UNDER RECORDING NUMBER 7909170785, BEING A PORTION OF LOT 27, BLOCK 13, ALDERWOOD MANOR NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE(S) 4, IN KING COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON  
 KMC 18.52.140 SITE LIGHTING  
 SITE LIGHTING TO BE BIDDER DESIGNED WITH THE FOLLOWING REQUIREMENTS:  
 ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT BUILDINGS TO AVOID GLARE AND "NIGHT GLOW."  
 ADEQUATE ILLUMINATION AND LIGHT LEVELS SHALL BE PROVIDED.  
 SITE LIGHTING SHALL COMPLEMENT AND COORDINATE WITH OTHER SITE FURNISHINGS USED THROUGHOUT THE SITE DEVELOPMENT PROJECT AND SHALL COMPLEMENT STREET LIGHTING IN THE PUBLIC RIGHT-OF-WAY.  
 ACCENT LIGHTING SHALL BE PROVIDED AT FOCAL POINTS SUCH AS BUILDING ENTRANCES, SITE ENTRANCES, PUBLIC ART, AND LANDSCAPE FEATURES.  
 PEDESTRIAN-SCALED LIGHTING (14' MAX IN HEIGHT) SHALL DEFINE PLAZAS, COURTYARDS, PEDESTRIAN WALKWAYS, CROSSWALKS, BUILDING ENTRIES, AND OTHER PEDESTRIAN AREAS

**TRASH AND RECYCLING NARRATIVE**  
 THE TRASH AND RECYCLING PICK-UP AND STAGING WAS COORDINATED WITH REPUBLIC SERVICES ON 4/21/2023. THIS PROJECT WILL PROVIDE:  
 (2) 4 YARD ROLL OUT TRASH BINS - NON-COMPACTED  
 (2) 4 YARD ROLL OUT RECYCLING BINS - NON-COMPACTED  
 (2) 96 GALLON GREEN WASTE BINS  
 BINS WILL BE STORED WITHIN THE ENCLOSED TRASH ROOM. THERE WILL BE APPROXIMATELY (3) PICKUPS PER WEEK BETWEEN 7AM-10AM. ON PICK-UP DAY'S BUILDING MAINTENANCE WILL ROLL OUT BINS TO STAGING AREA. REPUBLIC SERVICES WILL ROLL BINS FROM STAGING TO TRASH TRUCK ON 80TH AVE. NE, THEN RETURN THEM TO THE STAGING AREA. BUILDING MAINTENANCE WILL RETURN THE BINS TO THE ENCLOSED TRASH ROOM. BINS WILL NOT BLOCK THE DRIVEWAY, SIDEWALK, OR ROADWAY.  
 SEE APPROVAL LETTER FROM REPUBLIC SERVICES.



**NOT FOR CONSTRUCTION**

**CLARK BARNES**  
 1401 West Garfield Street  
 Seattle, Washington 98119  
 T: 206.782.8208 F: 206.782.7818

**BEACHWOOD APARTMENTS II**  
 17715 80TH AVE NE  
 KENMORE, WA 98028

DATE: 10/10/23  
 JOB NO: 23-015  
 PERMIT: CSP22-0086

REVISIONS:  
 NO. DATE DESCRIPTION  
 1 Date 1 Revision 1

ISSUE:  
 LU CORRECTIONS #1 5/16/2023  
 LU CORRECTIONS #2 10/10/2023

SITE PLAN

SHEET NO:  
**A0.01**