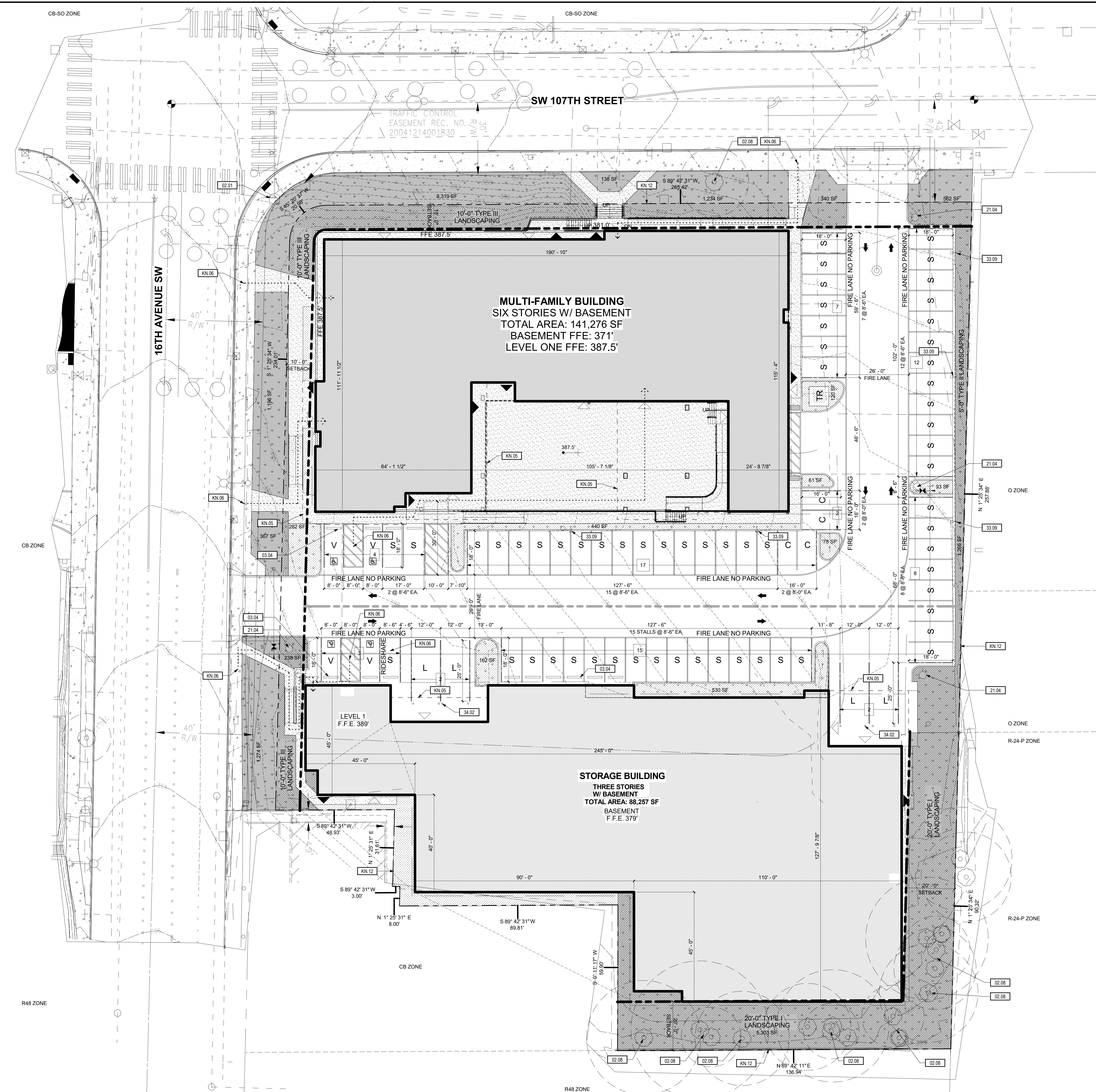


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SW 107TH STREET  
TRAFFIC CONTROL EASEMENT REC. NO. 20041214001830

**MULTI-FAMILY BUILDING**  
SIX STORIES W/ BASEMENT  
TOTAL AREA: 141,276 SF  
BASEMENT FFE: 371'  
LEVEL ONE FFE: 387.5'

**STORAGE BUILDING**  
THREE STORIES W/ BASEMENT  
TOTAL AREA: 88,257 SF  
BASEMENT F.F.E. 379'

LEVEL 1  
F.F.E. 389'

**1 SITE PLAN**  
1/16" = 1'-0"  
TRUE NORTH PROJECT NORTH

**SHEET NOTES:**

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
- E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED, REFER TO CIVIL DRAWINGS.
- F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
- G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
- H. GRID LINES CORRESPOND WITH BUILDING FLOOR PLAN GRID LINES.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
- K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
- L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

**PARKING SCHEDULE:**

SURFACE PARKING SCHEDULE			
SYMBOL	TYPE	STALL SIZE	COUNT
S	COMPACT	8'-0" x 16'-0"	4
C	STANDARD	8'-6" x 18'-0"	60
V	IVAN	8'-0" x 16'-0"	4
TOTAL PARKING STALLS: 68			68

GARAGE PARKING SCHEDULE			
SYMBOL	TYPE	STALL SIZE	COUNT
A	ACCESSIBLE	8'-0" x 16'-0"	1
C	COMPACT	8'-0" x 16'-0"	67
S	STANDARD	8'-6" x 18'-0"	8
TOTAL PARKING STALLS			76

LOADING STALLS = (4) 12'-0" X 25'-0" X 14'-6"  
(1) 10'-0" X 30'-0" X 14'-6"  
KCC 21A 16.070 LANDSCAPING - SURFACE PARKING AREAS  
SURFACE PARKING STALLS = 68  
REQUIRED LANDSCAPE AREA = 68 X 25 SF = 1,700 SF

**SITE PLAN LEGEND:**

- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - BUILDING OUTLINE ABOVE
- ▭ BUILDING FOOTPRINT
- ▭ PARKING LOT LANDSCAPING (AREAS NOTED)
- ▭ LANDSCAPE BUFFER/SETBACK (AREAS NOTED)
- ▭ SIDEWALK PATH
- ⇨ TRAFFIC DIRECTIONAL ARROWS
- EXISTING TREE RADIAL DRIP LINE
- ▲ BUILDING ENTRY/EXIT

**KEYNOTES:**

KN	NOTE
02.01	EXISTING FIRE HYDRANT TO REMAIN
02.08	EXISTING TREE(S) TO REMAIN. REFERENCE ARBORIST REPORT AND TREE PROTECTION PLAN FOR ADDITIONAL REQUIREMENTS
03.04	CONCRETE WHEEL STOP REF. CIVIL
21.04	FIRE HYDRANT PER CIVIL
33.09	SITE LIGHTING; REFER TO ELECTRICAL AND CIVIL PLANS FOR ADDITIONAL INFORMATION
34.02	6" DIAMETER, SCHEDULE 40, CONCRETE-FILLED STEEL PIPE BOLLARD PER DETAIL. PROVIDE 1/4" WALL THICKNESS THERMOPLASTIC BOLLARD SLEEVE COVER (BASIS OF DESIGN: IDEAL-SHIELD 1/4" BOLLARD COVERS); COLOR: SAFETY YELLOW, U.N.O.
KN.05	LINE OF BUILDING ABOVE, REF. HIGHER LEVEL PLANS
KN.06	ACCESSIBLE PEDESTRIAN PATHWAY
KN.12	PROPERTY LINE



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DALLAS, TX 75206

**WEST SEATTLE MIXED-USE**  
10708 16TH AVE. SW  
SEATTLE, WA 98146

DATE	NO.	DESCRIPTION
2020-05-05		ISSUED FOR PRELIMINARY REVIEW
2020-05-12		FOR PRELIMINARY REVIEW
2020-05-12		COMMERCIAL SITE DEVELOPMENT SUBMITTAL

08/12/2020 6462  
*[Signature]*  
REGISTERED ARCHITECT  
STATE OF WASHINGTON

PROJECT NO.: 19180  
PROJECT MGR.: CCK  
DRAWN BY: CCK  
CHECKED BY: RAM

SITE PLAN  
**A1.00**  
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