



WALLER ROAD
PIERCE CO., WA
OCEANS WEST.
SEATTLE, WA

Drawing Issue

No. Date Item

Registration

Sheet Title

SITE PLAN

Project No. Date

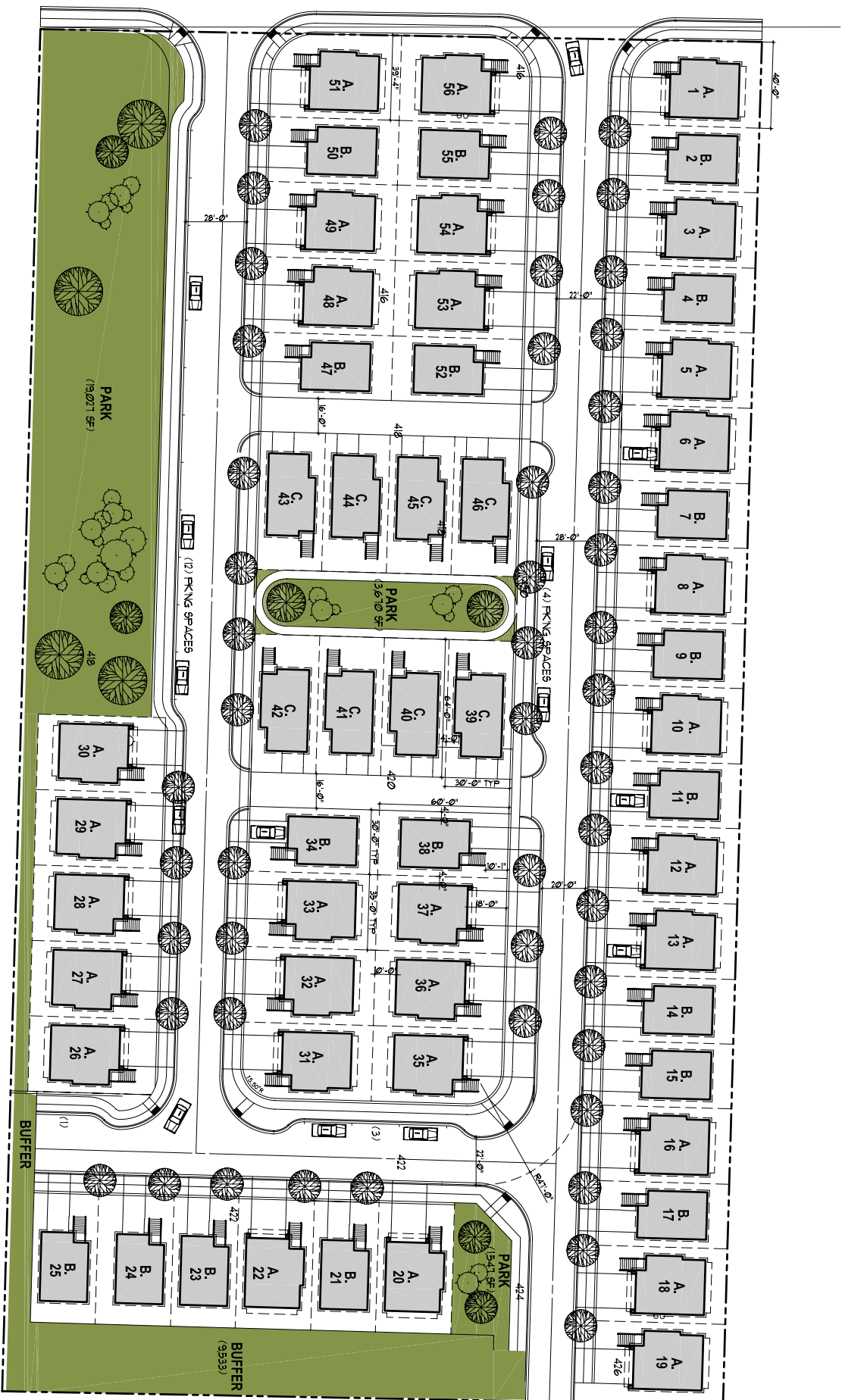
03/27/07

Sheet Number

A-1

Site Information:

Zone: PDD
 Tot. Proj. Area: 4.93 Acres (214,750 sf)
 Tot. Dwelling Units: 56 Single Family Dwellings
 Lot Dimensions: 30' x 60' U.O.N.
 Tot. Parking Offstreet: 80 (Garage Parking)
 (49 required)
 Guest Parking: 20 (@ 8' x 18')
 On Street Parking: (28 wide Private Streets Typ.)
 Driveway Parking: 48
 Private Yards: 300 sf (30' x 10') smallest
 Total Impervious Surfaces: Streets/SW/Alleys: 42,500 sf
 Structures/Driveways: 67,650 sf
 Tot. 110,150 sf (65% allowed)
 Common Open Space 110,150 / 214,750 = 51% ✓ ok
 Provided: 19,027 + 3,670 + 1,547
 (56 x 350/unit = 19,800 sf required)
 Buffer: 9,533 sf
Building Information:
 Occupancy: Single Family Townhomes
 Construction Type: Type 5, Non Rated (Sprinkled - verify)
 Code: International Residential Code 2003 edition
 Setbacks: Front: 18'-0" min. to garage face w/ driveway
 Rear: 10'-0" typ.
 Sides: 4'-0"
 Building Types: Unit A: 30
 Unit B: 18
 Unit C: 8
 Tot. 56



SITE PLAN
1" = 30'-0"
RD-SP