

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 10', MIN DRIVEWAY LENGTH IS 20'
SIDE 5'
REAR 5'
SHORELINE BUFFER
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

UNIT COUNTS PER TYPE				
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	28.3%
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

PARKING		
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

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

OPEN SPACE AREA		
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
53 UNITS x 45 SQUARE FEET = 2,385 SQFT REQUIRED

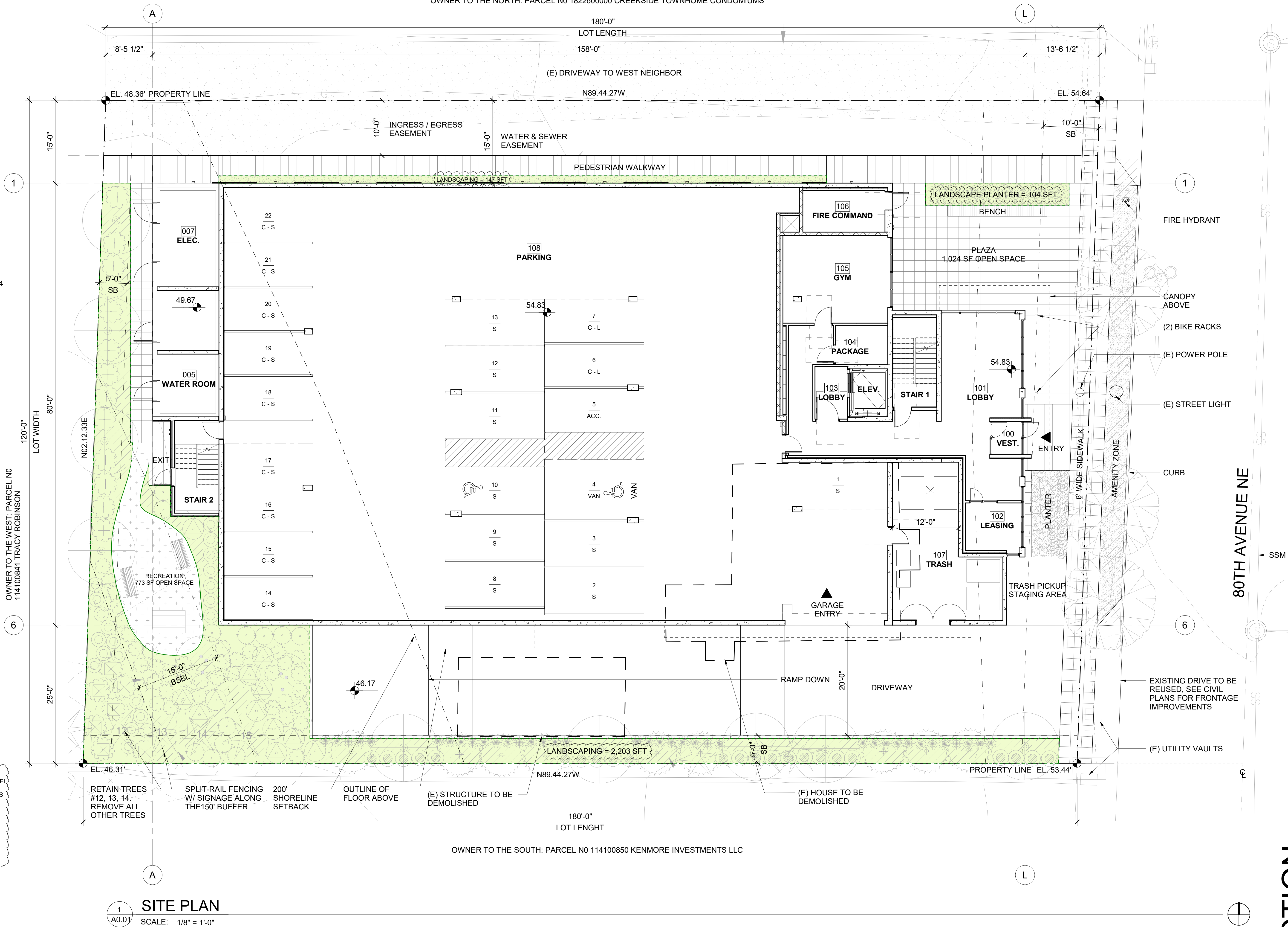
RECREATION / OPEN SPACE PROVIDED = 2,448 SQFT COMPLIES

IMPERVIOUS AREA CALCULATION
SITE AREA = 21,600 SQFT
PERMEABLE AREA = 3,240 = 15% REQUIRED
PERMEABLE AREA PROVIDED = 2,000 SF + 2,006 SF EASEMENT = 4,006 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.

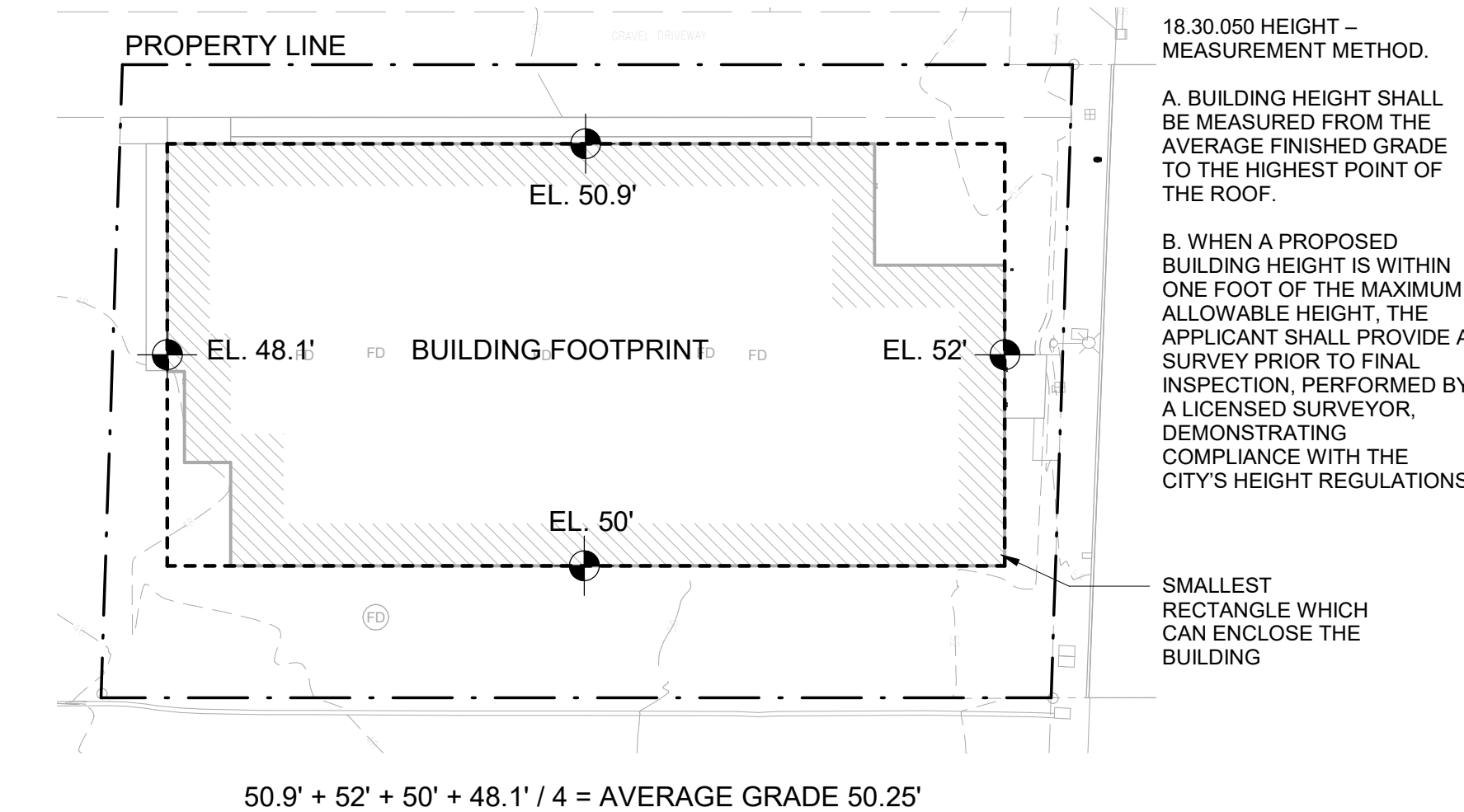
SOUTH PROPERTY LINE REQUIREMENTS - 180' X 5' = 900 SFT
WEST PROPERTY LINE REQUIREMENTS - (120' - 101' X 5' = 550 SFT
NORTH PROPERTY LINE REQUIREMENTS - 180' X 5' = 900 SFT - ALTERNATE OPTION IS REQUESTED
TOTAL REQUIRED INTERIOR LOT LINE PERIMETER LANDSCAPING = 2,300 SFT

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"

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:
HARMSSEN, LLC
2822 COLBY AVE, SUITE 300
EVERETT, WA 98201
(360) 794-7811
CONTACT: DAVID HARMSSEN, 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 DAYS 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.

CITY OF KENMORE VICINITY MAP



CLARK
BARNES

© CLARK | BARNES

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

NOT FOR CONSTRUCTION

DATE: 10/10/23
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PERMIT: CSP22-0086

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FLOOR PLANS
- PARKING
LEVEL 1

SHEET NO:

A1.00

GENERAL FLOOR PLAN NOTES:

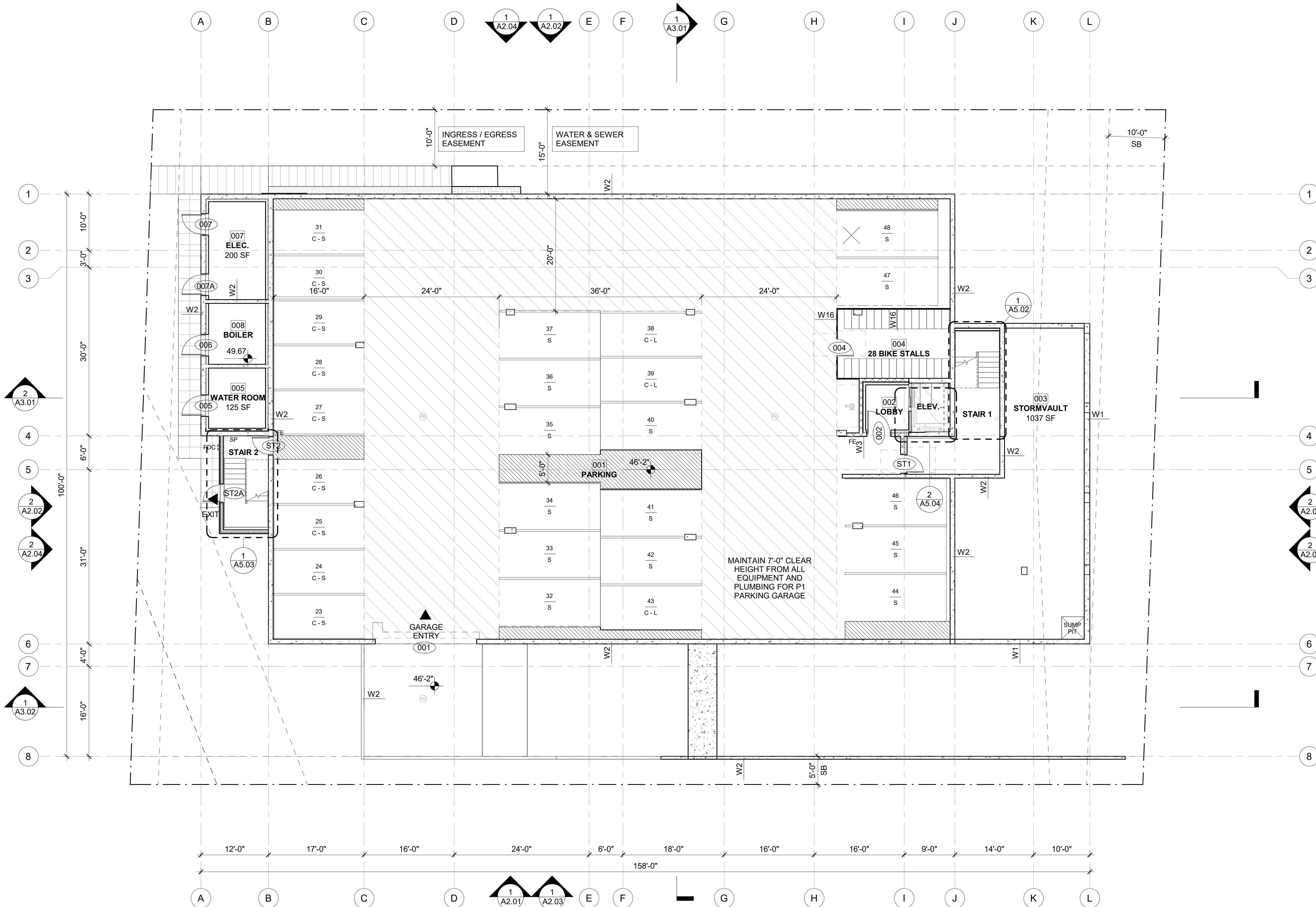
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5. ALL DIMENSIONS TO WINDOWS ARE TO CENTERLINE OF WINDOW OPENING, U.N.O.
6. SLOPE TO ROOF DRAINS SHALL MEET 1/4" PER 1'-0" U.N.O.
7. ALIGN EXTERIOR FACE OF FCP VERTICALLY, SEE STRUCTURAL FOR FRAMING AND SHEAR REQUIREMENTS.
8. ALL DIMENSIONS TO DEMISING WALLS ARE TO THE CENTER LINE OF THE WALL ASSEMBLY.
9. FOR WATERPROOFING INFORMATION SEE 'BE' SERIES DRAWINGS.

GENERAL FLOOR PLAN SYMBOLS:

- EXIT EXIT SIGN
- ACCESSIBLE PARKING STALL
- SURFACE MOUNTED FIRE EXTINGUISHER
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AP ANNUNCIATOR PANEL PARKING		
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TYPE	DESCRIPTION	QUANTITY
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B-S	(1) BIKE STALL	28
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1 A1.00 PARKING 1
SCALE: 1/8" = 1'-0"

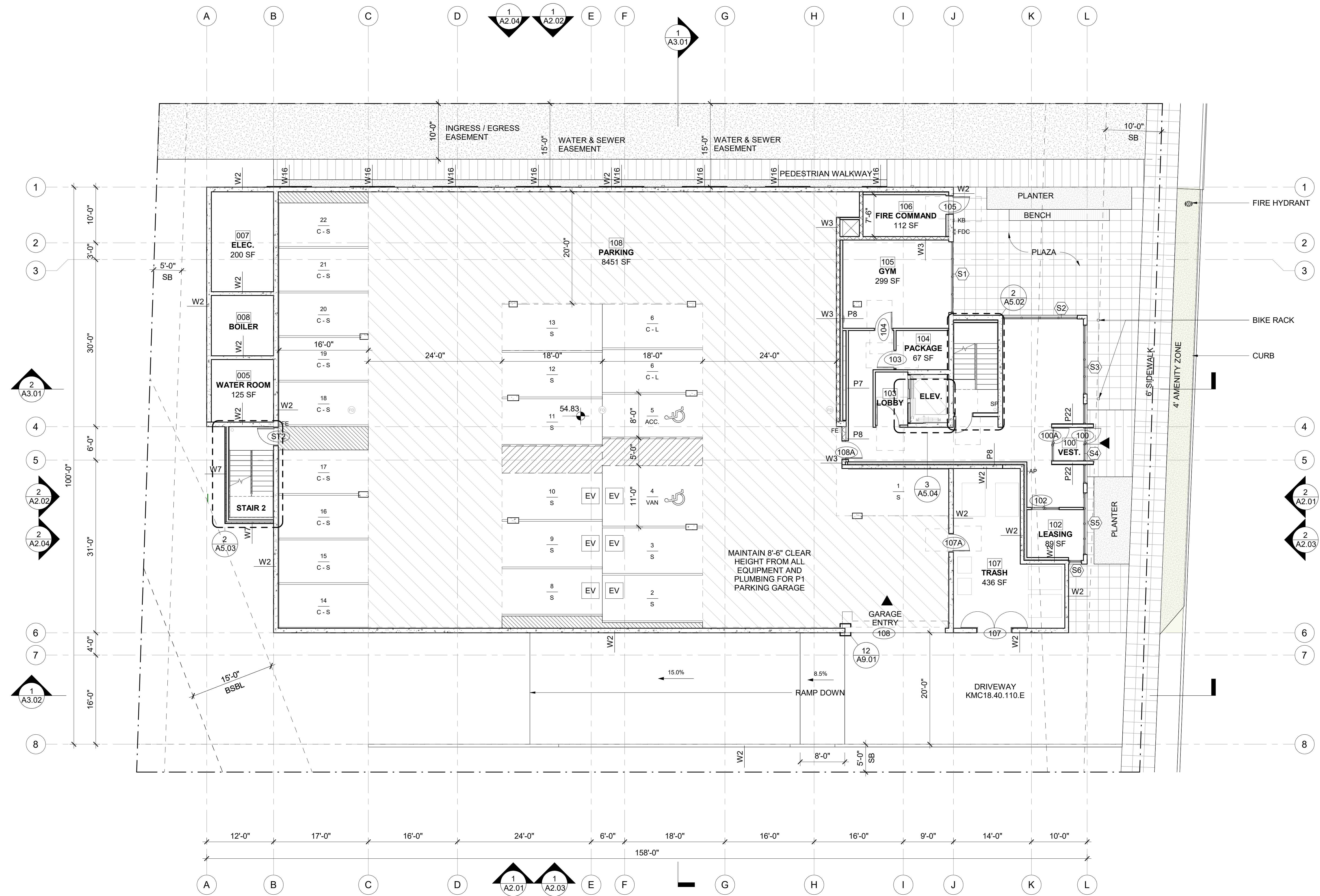
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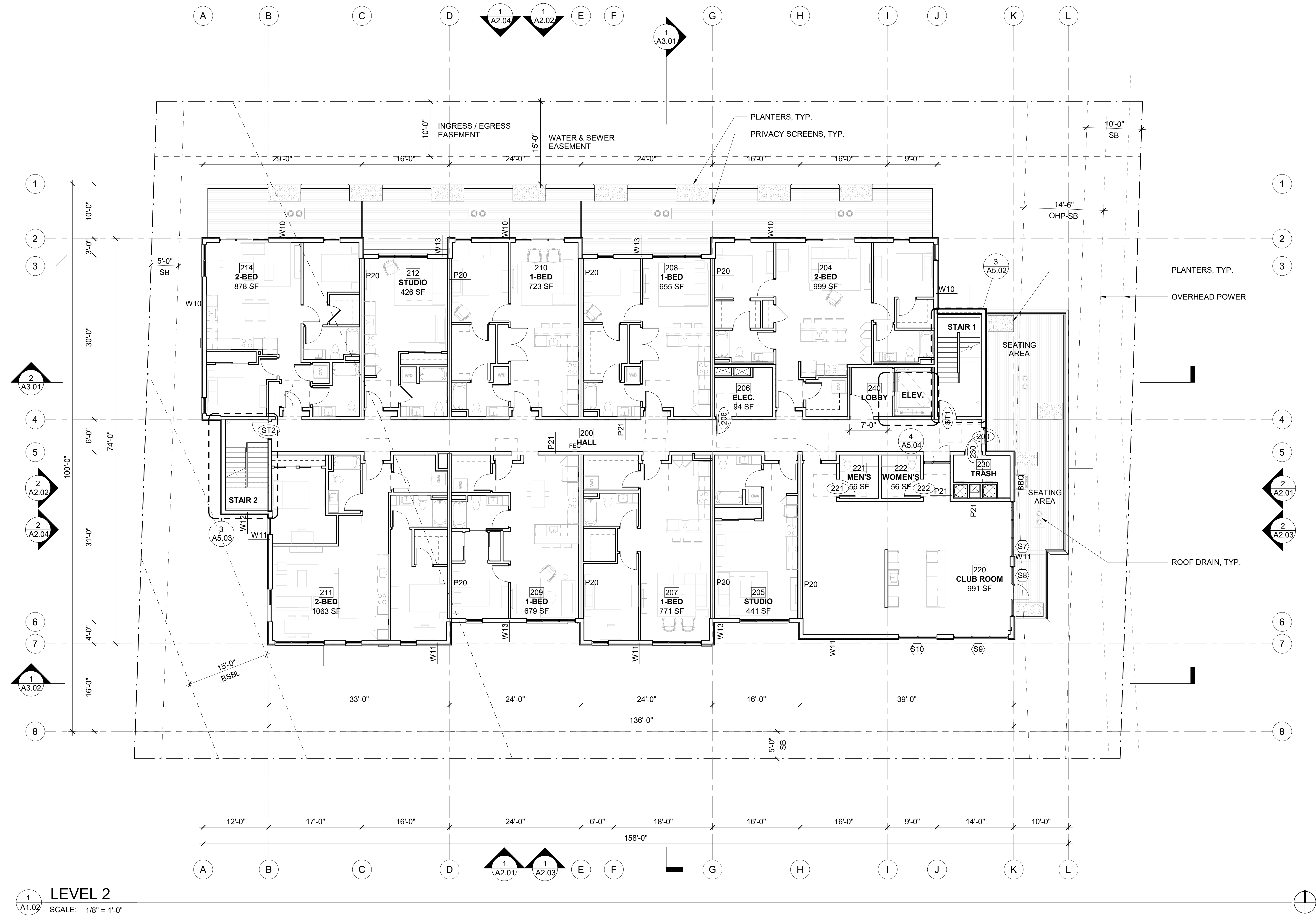
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1 LEVEL 1
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1
A1.02
LEVEL 2
SCALE: 1/8" = 1'-0"

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PERMIT: CSP22-0086

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NO. DATE DESCRIPTION

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LU CORRECTIONS #2 10/10/2023

FLOOR PLANS
- LEVEL 2

SHEET NO:

A1.02

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FLOOR PLANS
- LEVEL 3

SHEET NO:

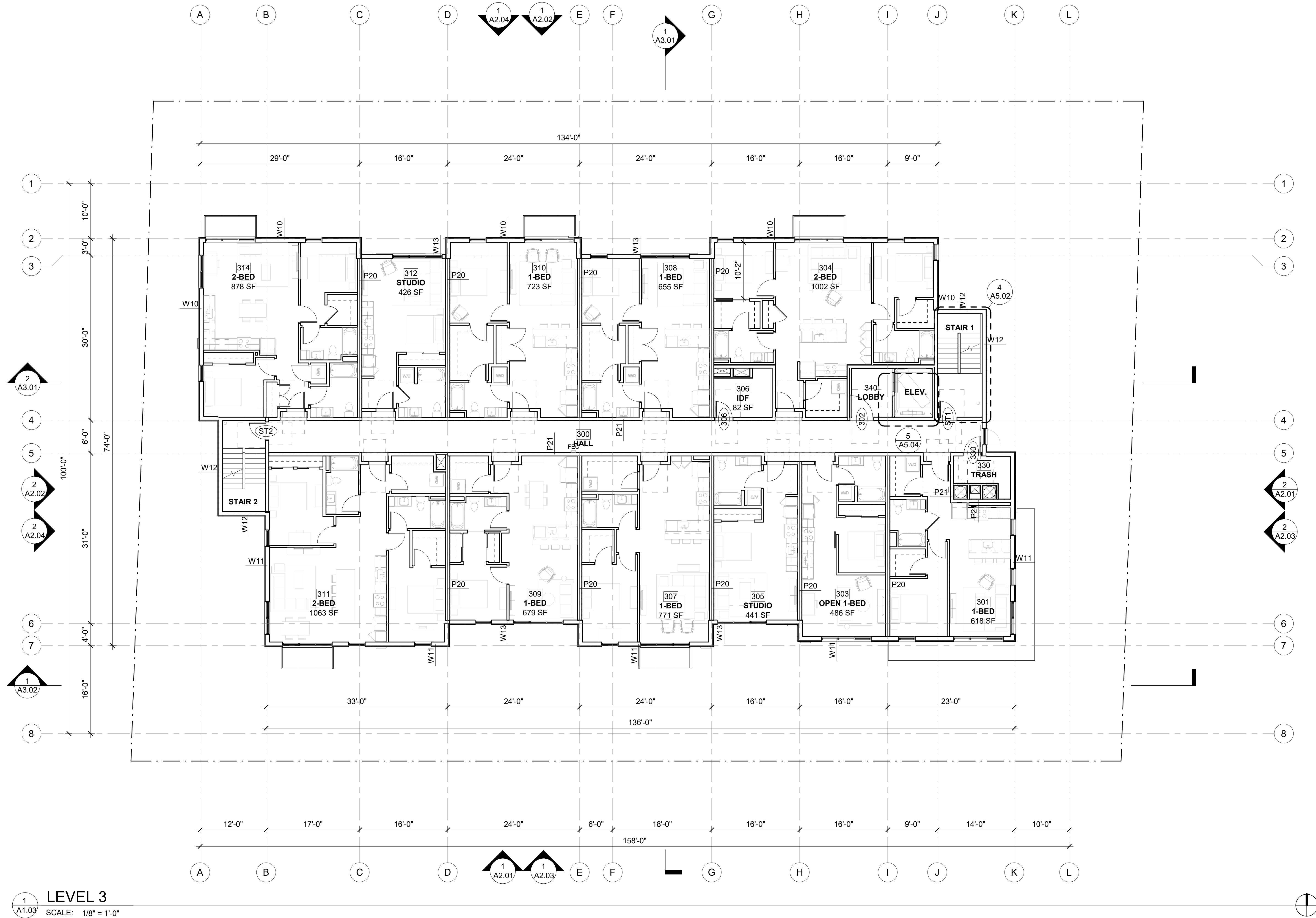
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FLOOR PLANS
- LEVEL 4

SHEET NO:

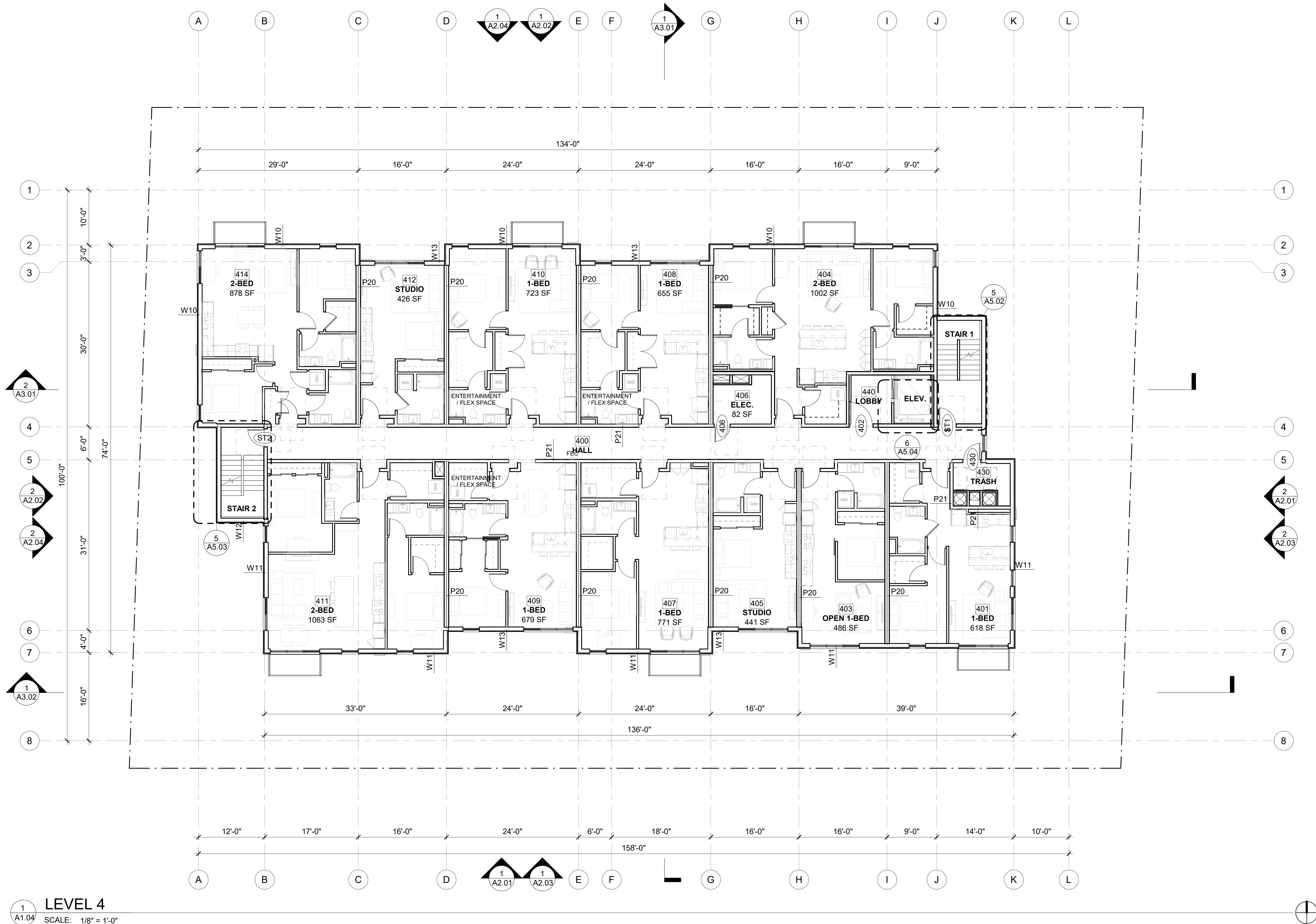
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LEVEL 4
SCALE: 1/8" = 1'-0"

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FLOOR PLANS
- LEVEL 5

SHEET NO:

A1.05

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FLOOR PLANS
- LEVEL 6

SHEET NO:

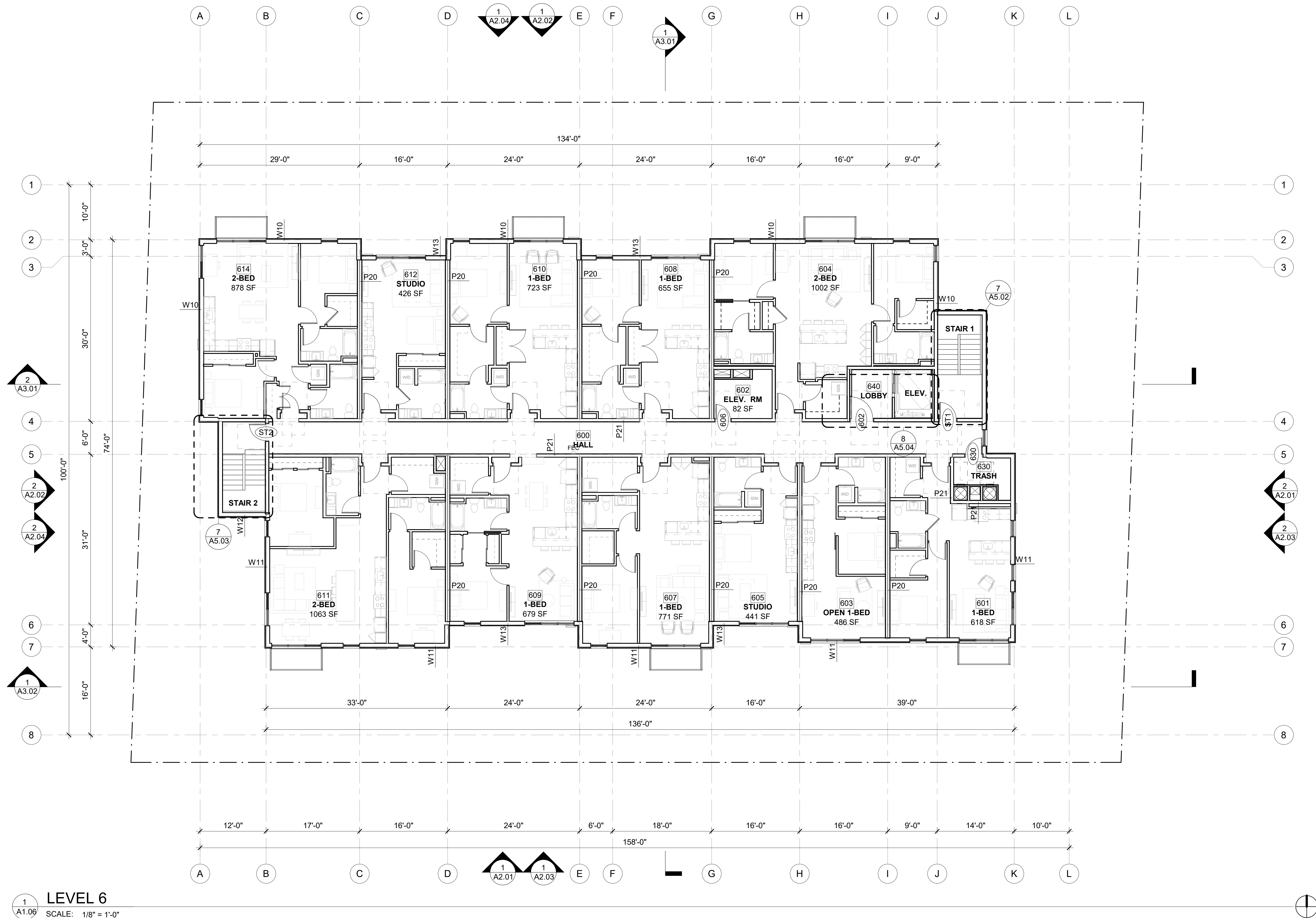
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ROOF PLAN

SHEET NO:

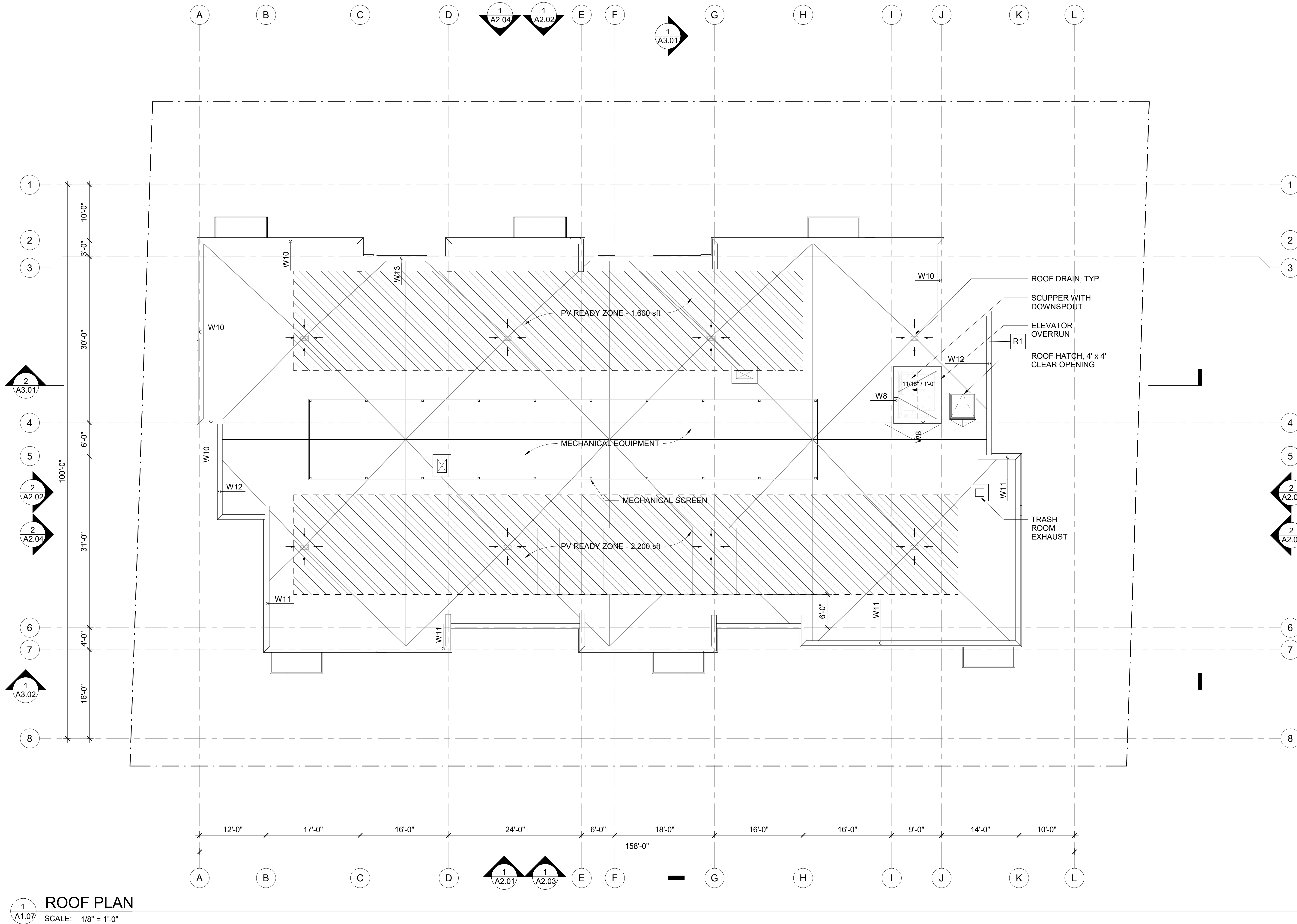
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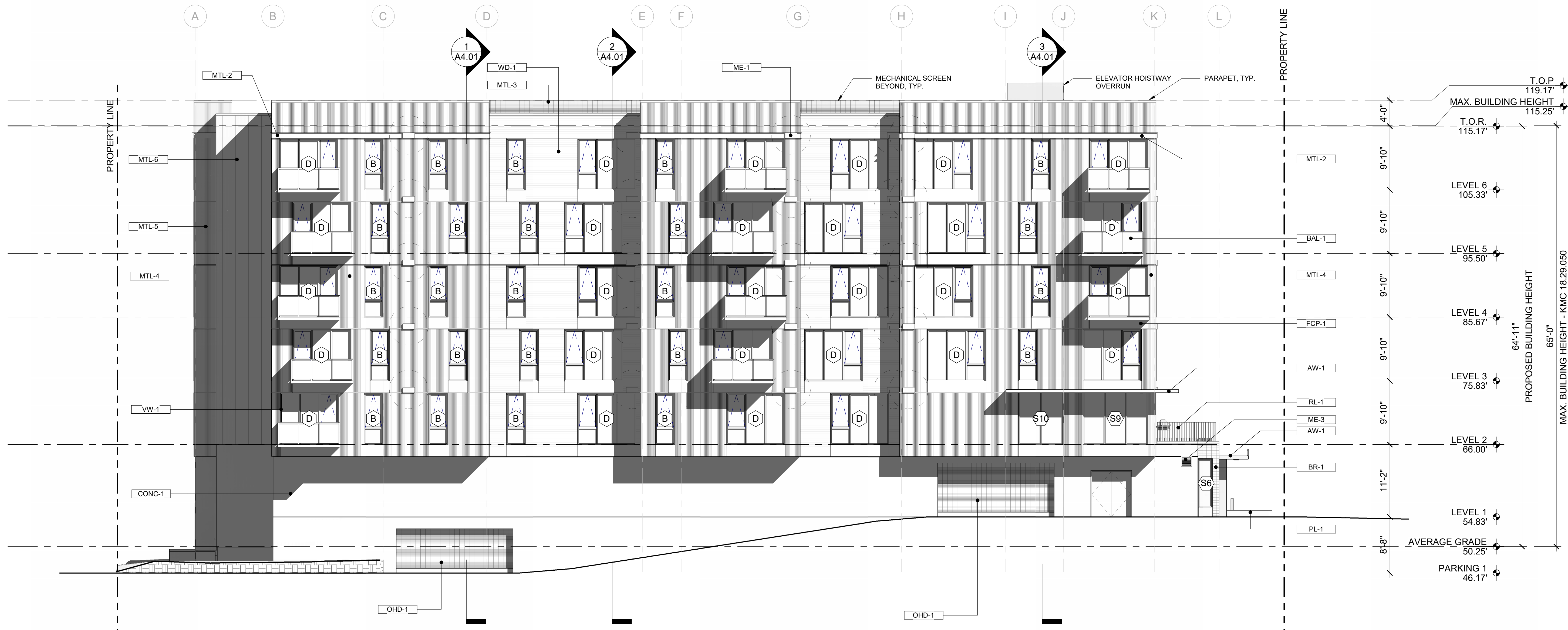
GENERAL ROOF PLAN NOTES:

1. ROOF AREA = 9,500SFT - REQUIRED PV READY ZONE = 40% = 3,800SFT
2. ROOF 1/4" SLOPE PER FOOT TO DRAIN, U.O.N. TYP.
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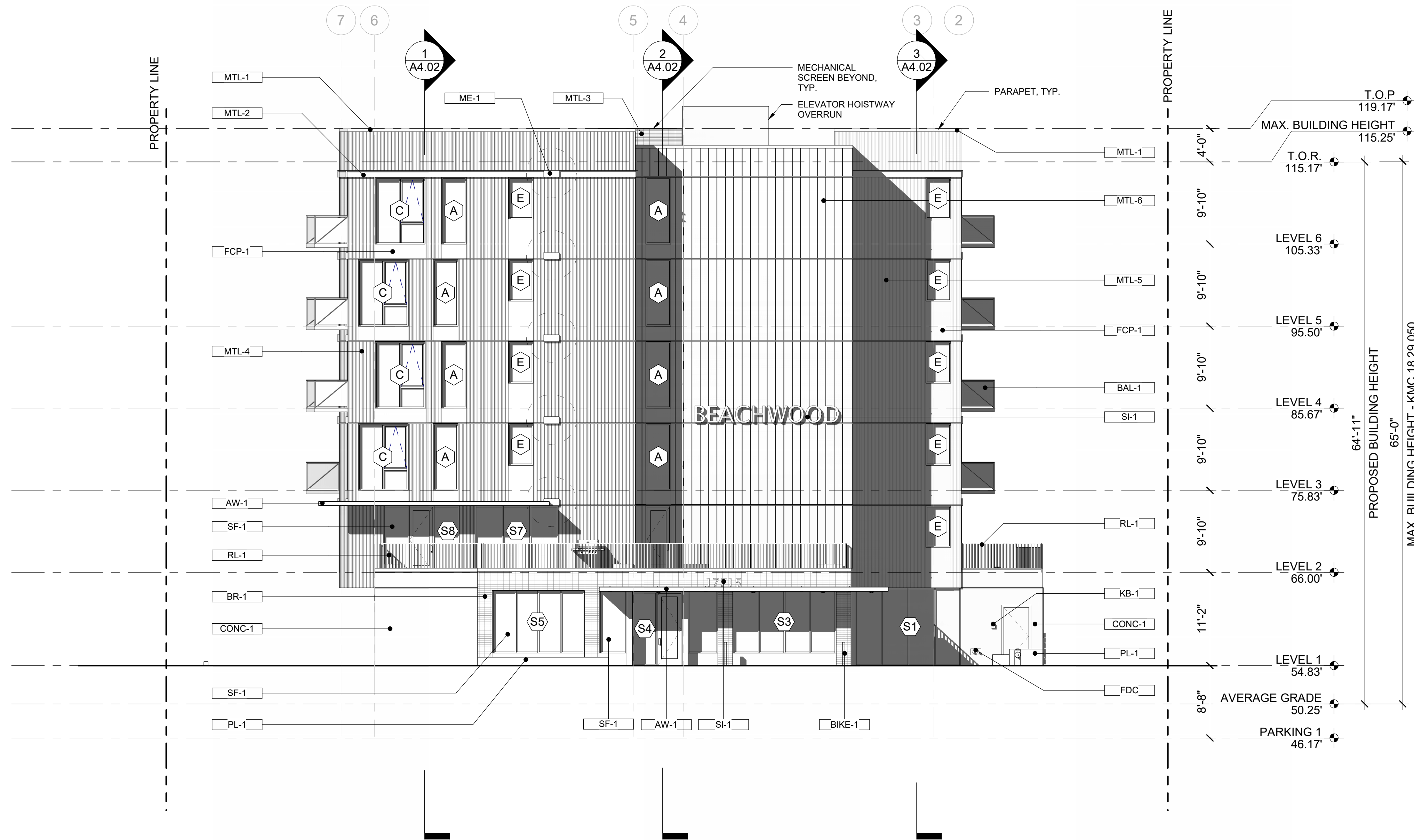
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1
A2.01
BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2
A2.01
BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"

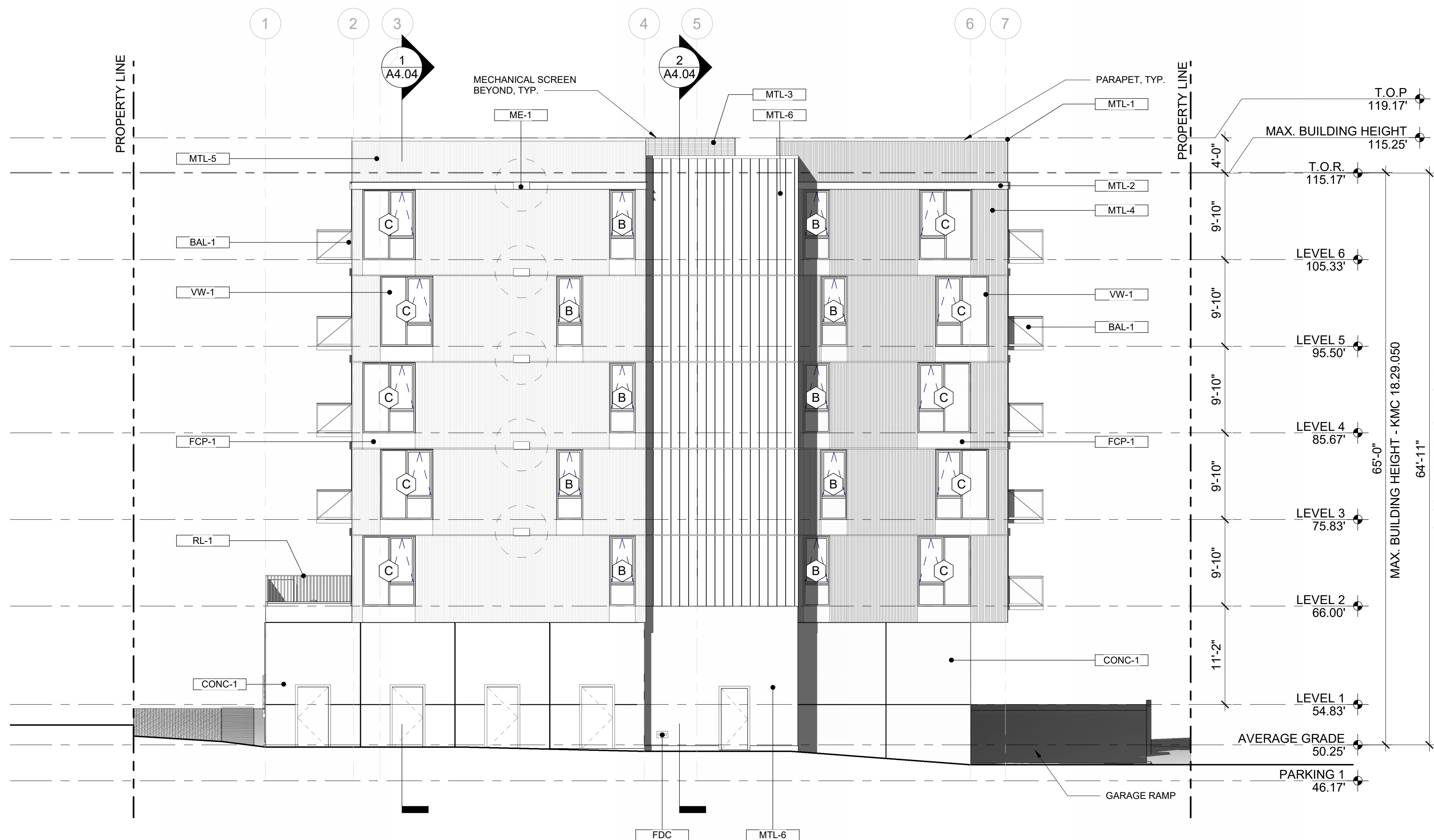
MATERIAL LEGEND	
AW-1	STEEL CANOPY, POWDERCOAT MATTE BLACK
BAL-1	PRE-MANUFACTURED BALCONY POWDER COAT MATTE BLACK, WITH SAFETY GLASS PANELS, 1"x4" IPE TOP RAIL, BIDDER DESIGN, DEFERRED PERMIT
BIKE-1	BIKE RACK
BR-1	BRICK, STACKED BOND
CONC-1	CAST-IN-PLACE CONCRETE WITH CONTROL JOINTS AND UNGROUTED TIE HOLE PATTERN
FCP-1	PAINTED FIBER CEMENT PANEL 5/16" COLOR: BLACK
FDC	FIRE DEPARTMENT CONNECTION POINT
KB-1	RECESSED KNOXBOX 3200 STANDARD CAPACITY MODEL: KLS-3270 - MOUNT 5' A.F.F. PROVIDE BACKOUT IN CONCRETE FOR RECESS
LTG-1	FIXTURE PER LIGHTING DESIGN
ME-1	PRE-FINISHED METAL UNIT EXHAUST SHROUD
ME-3	METAL MECHANICAL LOUVER, SEE MECHANICAL FOR SPECIFICATIONS
MTL-1	PREFINISHED BRAKE METAL PARAPET COPING, COLOR - BLACK
MTL-2	PREFINISHED DECORATIVE BREAK METAL CORNICE, COLOR - BLACK
MTL-3	PERFORATED ALUMINUM PANEL MECHANICAL SCREEN, 3/16" THICK 3/4" HOLES SPACED 1", 51% OPEN
MTL-4	PREFINISHED METAL PANEL, AEP SPAN FLEX SERIES 1.2FX10-12 COLOR: MIDNIGHT BRONZE
MTL-5	PREFINISHED METAL PANEL, AEP SPAN FLEX SERIES 1.2FX10-12 COLOR: COOL PEBBLE
MTL-6	PREFINISHED METAL PANEL, AEP SPAN FLUSH SERIES COLOR: RUSTED METAL
OHD-1	OVERHEAD GARAGE DOOR, POWDER COAT BLACK
PL-1	PLANTER PER LANDSCAPE
RL-1	42" METAL GUARDRAIL WITH WOOD HANDRAIL
SF-1	ALUMINUM STOREFRONT SYSTEM PER SCHEDULE, COLOR: BLACK ANODIZED
SI-1	BUILDING SIGNAGE LOCATION, ROUGH IN ELECTRICAL, SEE ELECTRICAL DRAWINGS. ACTUAL SIGNAGE TO BE PROVIDED UNDER SEPARATE PERMIT.
TRL-1	STAINLESS STEEL TRELLIS FOR CLIMBING PLANTS
VW-1	VINYL WINDOW, COLOR - BLACK, INTERIOR COLOR WHITE, SYSTEMS PER SCHEDULE, TYP.
WD-1	6" HORIZONTAL WOOD PATTERN SIDING

- GENERAL NOTES
- PER KMC 18.30.060 - THE FOLLOWING STRUCTURES MAY BE ERRECTED ABOVE THE HEIGHT LIMITS
 - A. ROOF STRUCTURES HOUSING OR SCREENING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED FOR BUILDING OPERATION AND MAINTENANCE; AND
 - B. FIRE OR PARAPET WALLS, SKYLIGHTS, FLAGPOLES, CHIMNEYS, SMOKESTACKS, CHURCH STEEPLES, CROSSES, SPIRES, UTILITY LINE TOWERS AND POLES, AND SIMILAR STRUCTURES. SEE ELEVATION SHEETS A2.01 AND 2.02 FOR BUILDING MATERIALS

NOT FOR CONSTRUCTION



1
A2.02
BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2
A2.02
BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
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BAL-1	PRE-MANUFACTURED BALCONY POWDER COAT MATTE BLACK, WITH SAFETY GLASS PANELS, 1"x4" IPE TOP RAIL, BIDDER DESIGN, DEFERRED PERMIT
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MTL-3	PERFORATED ALUMINUM PANEL, MECHANICAL SCREEN, 3/16" THICK 3/4" HOLES SPACED 1", 51% OPEN
MTL-4	PRE-FINISHED METAL PANEL, AEP SPAN FLEX SERIES 12FX10-12 COLOR: MIDNIGHT BRONZE
MTL-5	PRE-FINISHED METAL PANEL, AEP SPAN FLEX SERIES 12FX10-12 COLOR: COOL PEBBLE
MTL-6	PRE-FINISHED METAL PANEL, AEP SPAN FLUSH SERIES COLOR: RUSTED METAL
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SEE ELEVATION SHEETS A2.01 AND 2.02 FOR BUILDING MATERIALS
 -

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

REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
LU CORRECTIONS #1 5/16/2023
LU CORRECTIONS #210/10/2023

ELEVATIONS

SHEET NO:



1
A2.03
COLORED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2
A2.03
COLORED ELEVATION - EAST
SCALE: 1/8" = 1'-0"

- GENERAL NOTES
- PER KMC 18.30.060 - THE FOLLOWING STRUCTURES MAY BE ERRECT ABOVE THE HEIGHT LIMITS
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- SEE ELEVATION SHEETS A2.01 AND 2.02 FOR BUILDING MATERIALS

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KENMORE, WA 98028

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COLORED
ELEVATION

SHEET NO:

A2.03

NOT FOR CONSTRUCTION



1
A2.04
COLORED ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2
A2.04
COLORED ELEVATION - WEST
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. PER KMC 18.30.060 - THE FOLLOWING STRUCTURES MAY BE ERRECTED ABOVE THE HEIGHT LIMITS
A. ROOF STRUCTURES HOUSING OR SCREENING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED FOR BUILDING OPERATION AND MAINTENANCE; AND
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2. SEE ELEVATION SHEETS A2.01 AND 2.02 FOR BUILDING MATERIALS

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COLORED
ELEVATION

SHEET NO:

A2.04



NORTHEAST CORNER



SOUTHEAST CORNER



ENTRY



PLAZA