

PRELIMINARY NOT FOR CONSTRUCTION

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2017-053 DATE: 05/31/2018

REVISIONS

AEGIS MIXED-USE DEVELOPMENT 312 E EVERGREEN BOULEVARD, VANCOUVER, WA 98660

SITE PLAN NOTES:

- 1 NEW PARKING AREAS, SEE CIVIL
- 2 CUT BACK EXISTING ASPHALT AS REQUIRED FOR NEW WORK
- 3 PROVIDE VAN ACCESSIBLE PARKING SIGN, TYP.
- 4 PROVIDE ACCESSIBLE PARKING SYMBOL STRIPING, TYP.
- 5 NEW SIDEWALK TO CONNECT INTO EXISTING, MAXIMUM SLOPE 5%, MAXIMUM CROSS SLOPE 1.5%
- 6 NEW ACCESSIBLE RAMP FROM PARKING STALL PROVIDE NO CURB FROM MANEUVERING AREA TO SIDEWALK.
- 7 TRASH/RECYCLING AREA INSIDE BUILDING. TRASH STAGING AREA IN PARKING LOT.
- 8 FLUSH CURB BETWEEN BUILDING AND PARKING, ALONG EDGE OF PLAZA, AND AS NOTED.
- 9 BRICK PAVEMENT PLAZA, PARKING AREA, WALKWAYS, AND AS NOTED. REFER TO LANDSCAPE PLAN FOR PLAZA.

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG ABOVE
- LANDSCAPING
- CONCRETE FLOOR/SIDEWALK/PAD

SITE SUMMARY TABLE:

TAX NUMBERS:	309080000
PARCEL ZONE:	CC
SITE AREA:	96,396 s.f. (2.21 ACRES)
2 BUILDINGS:	140 UNITS
RESIDENTIAL DENSITY:	63.3 UNITS/ACRE
RESIDENTIAL FLOOR AREA:	102,512 s.f.
COMMERCIAL FLOOR AREA:	12,520 s.f.
BUILDING AREA (BLDG A):	61,778 s.f.
BUILDING AREA (BLDG B):	101,077 s.f.
BUILDING FOOTPRINT:	27,958 s.f. = 29.0%
IMPERVIOUS AREA:	59,496 s.f. = 61.7%
LANDSCAPED AREA:	8,942 s.f. = 9.3%
PARKING REQUIREMENTS:	
RESIDENTIAL 1 SPACE PER UNIT:	140 Spaces
RETAIL 1 SPACE PER 1000 SF:	13 Spaces
REDUCTIONS:	
20,550,040-5 (Transit Overlay):	25% Reduction = 38
On-street Parking along frontage:	22 spaces
NET PARKING REQUIREMENT:	93 Spaces
Spaces provided On-Site:	151 Spaces

SITE PLAN GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
8. DIMENSIONS ON THIS DRAWING ARE TO FACE OF FOUNDATION WALLS.
9. IF ARCHAEOLOGICAL DEPOSITS ARE DISCOVERED DURING SITE WORK, WORK MUST STOP AND THE CITY OF VANCOUVER AND STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION MUST BE NOTIFIED.

E. 12TH ST.

C STREET.

E. EVERGREEN BLVD.

1 SITE PLAN 0' 8' 16' 32' 48' 96' 1/32" = 1'-0"













