

FOR 01 2019
 KING COUNTY
 D.P.E.R.

VISD MAINTENANCE BUILDING

20414 VASHON HWY SW
 VASHON ISLAND, WA
 98070

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ARCHITECT'S STAMP

CONSULTANT

CONSULTANT'S STAMP

PRELIMINARY COORD SET
 NOT FOR CONSTRUCTION

PHASE
CONDITIONAL USE PERMIT
 DATE
 02/01/19

REVISIONS

No. Description Date

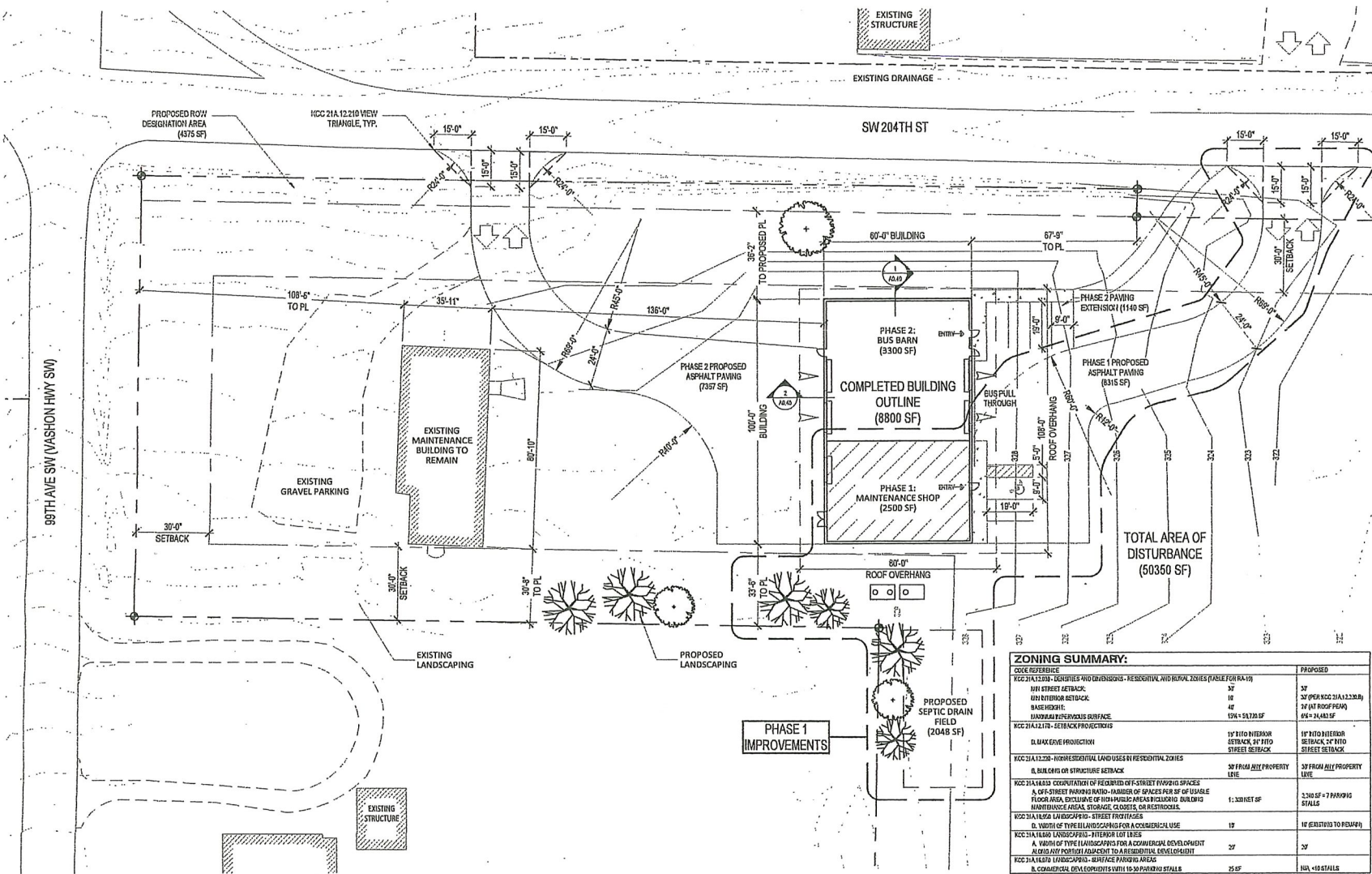
SHEET TITLE
Proposed Architectural Site Plan

SHEET NO.

A0.12

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MAIN FILE COPY



1 Proposed Architectural Site Plan
 1" = 20' (S 227334)

ZONING SUMMARY:

CODE REFERENCE	PROPOSED
KCC 21A.12.010 - DISTRICTS WITH REQUIREMENTS - RESIDENTIAL AND RURAL ZONES (TABLE 101 (A)-(F))	
MIN STREET SETBACK	37
MIN INTERIOR SETBACK	10
MAX HEIGHT	40
MINIMUM PERMITTED SURFACE	15% (AT ROOF PEAK)
KCC 21A.12.170 - SETBACK PROJECTIONS	664 = 5478 SF
BLANK EAVE PROJECTION	18" INTO INTERIOR SETBACK 24" INTO STREET SETBACK
KCC 21A.12.230 - HIGH-RESIDENTIAL LAND USES IN RESIDENTIAL ZONES	
B. BUILDING OR STRUCTURE SETBACK	30 FROM ALL PROPERTY LINE
KCC 21A.14.010 - COMPUTATION OF NUMBER OF PARKING SPACES	
A. OFF-STREET PARKING RATIO - NUMBER OF SPACES PER SF OF USABLE FLOOR AREA, EXCLUSIVE OF HIGH-RAISED AREAS INCLUDING BUILDING MAINTENANCE AREAS, STORAGE, CLOSETS OR RESTROOMS	1:300 NET SF
KCC 21A.14.020 - LANDSCAPING - STREET FRONTAGES	2,310 SF = 7 PARKING STALLS
B. WIDTH OF TYPE II LANDSCAPING FOR A COMMERCIAL USE	10' (EXISTING TO REMAIN)
KCC 21A.14.030 - LANDSCAPING - INTERIOR LOT LINES	
A. WIDTH OF TYPE I LANDSCAPING FOR A COMMERCIAL DEVELOPMENT ALONG ANY PORTION ADJACENT TO A RESIDENTIAL DEVELOPMENT	20'
KCC 21A.14.040 - LANDSCAPING - SERVICE PARKING AREAS	
A. COMMERCIAL DEVELOPMENTS WITH 10-30 PARKING STALLS	75 SF
	N/A <10 STALLS

CDUP19-0001