COMMONS BUILDING

OPAL
Community
Land Trust

environmental
WORKS
Community Design Center

402 15th Avenue East
Seattle, Washington 98112
206.329.8300
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North Beach Rental Apartments

OPAL Community Land Trust
North Beach Rd.
Eastsound, WA

13 April 2016

Proj. No. 15028

VIEW FROM ENTRY DRIVE

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ENTRY COURTYARD

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Site Plan
Scale: 1" = 20 ft

LAND USE CODE INFORMATION

TAX PARCEL NUMBER: 27141100700

LOT SIZE: 165,084 S.F. = 3.79 ACRES

ZONING: EASTSOUND VILLAGE RESIDENTIAL/INSTITUTIONAL

ALLOWABLE RESIDENTIAL USES: SJCC 18.30.460 TABLE 5
MULTI-FAMILY (3+ UNITS)

SJCC 18.30.490 TABLE 11

ALLOWED	PROVIDED
DENSITY: 4 UNITS/ACRE MIN, 12 UNITS/ACRE MAX. 3.79 ACRES X 12 UNITS/ACRE = 45	45
MIN. LOT SIZE: 7000 S.F.	165,084 S.F.
BUILDING HEIGHT: 35' MAX.	30'-10"
FRONT SETBACK: 40' TO CENTERLINE OF R.O.W.	40' (BUILDING 2 & 9)
SIDE SETBACK: 5' MIN., AGGREGATE 12' MIN.	(BLDGS. 1, 6, 7, 9, 10, 11, 12) 6' MIN., 12' AGGREGATE
REAR SETBACK: 20'	20' (BUILDING 7)
MAX. LOT COVERAGE: 30% = 49,525 S.F.	31,962 S.F. - 19.4%
MIN. OPEN SPACE 30% = 49,525 S.F.	110,047 S.F. = 66.7%

SJCC 18.30.630 TABLE 22.D - PARKING: RESIDENTIAL USES
1.5 SPACE/UNIT OVER 550 S.F. - (41) UNITS
1 SPACE/UNIT UNDER 550 S.F. - (4) UNITS
(66) REQUIRED SPACES — (66) SPACES PROVIDED
25% COMPACT = 16 — (10) COMPACT SPACES
5% ACCESIBLE SPACES = (4) REQD. — (6) ACCESSIBLE SPACE

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April's Grove

OPAL Community Land Trust
North Beach Road
Eastsound, WA 98425

Date
06 September 2017
Drawing Issue
Revisions

Drawn by:
BS/AP/SC/JD
Checked by (P.M.):
BS
Checked by (Q.C.):

Project No.
15-028