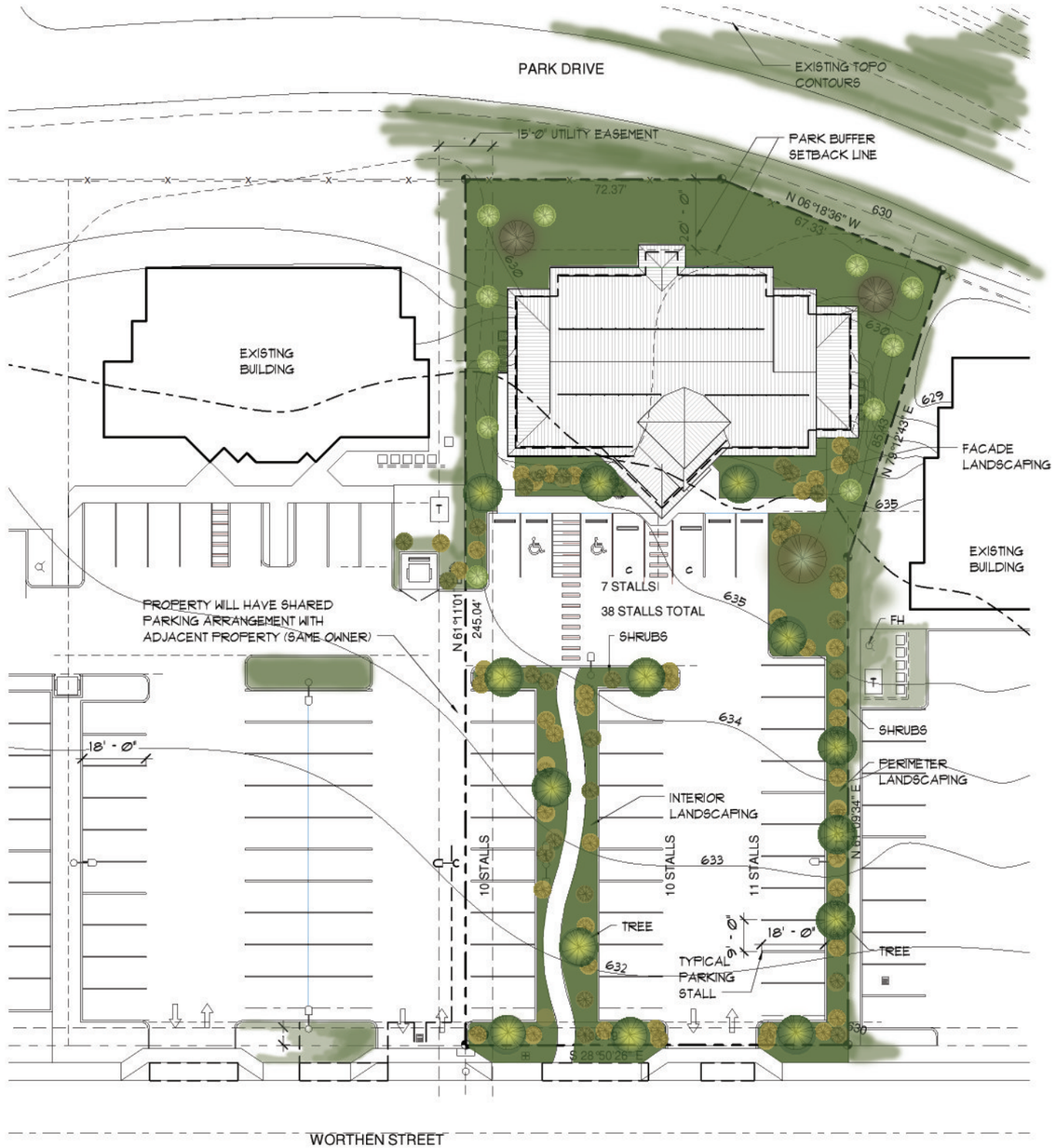

LANDSCAPE/PARKING PLAN

1" = 20'-0"

SITE DESIGN CRITERIA:

JURISDICTION: CITY OF WENATCHEE

ZONING: WMU - WATERFRONT MIXED USE
MAXIMUM LOT COVERAGE: 100%

MAXIMUM BUILDING HEIGHT: 6 STORIES ABOVE GRADE & 90 FT.

SETBACKS

FRONT: - 0'
SIDE / REAR - 0'

200 FT. SETBACK FROM ORDINARY HIGH WATER MARK
MAXIMUM HEIGHT WITHIN THE SHORLINE IS 35 FT ABOVE AVERAGE GRADE LEVEL

LANDSCAPING / BUFFER REQUIREMENTS

STREET FRONTAGE LANDSCAPING:
10FT WIDE LANDSCAPE AREA
TREES SPACED MAX. 30 FT. O.C.
SHRUBS LESS THAN 4' HEIGHT PLANT 1 PER 50 SF.

INTERIOR PARKING LOT LANDSCAPING:
17.5 SF. x 38 PARKING SPACES = 665 SF.
LANDSCAPING PROVIDED = 2,123 SF.
1 TREE PER 10 PARKING SPACES

FACADE LANDSCAPING:
AT LEAST 4 FEET IN WIDTH, AT LEAST 50% OF PERIMETER OF FRONT BUILDING FACADE

SHRUBS LESS THAN 4' HEIGHT PLANT 1 PER 50 SF.

PERIMETER SCREEN LANDSCAPING
PERIMETER LANDSCAPE BUFFER 6 FEET WIDE MIN.
PUBLIC PARK BUFFER OF 20 FEET
TREES SPACED MAX. 30 FT. O.C.
OR GROUPED AT 90FT. O.C.
PROVIDE 80 PERCENT SIGHT OBSTRUCTION OF PARKING LOTS

PARKING CALCS.

REQUIRED PARKING RATIO : 2.85 SPACES PER 1,000 SQUARE FEET FOR 7,501 TO 40,000 GFA

BUILDING - GROSS FLOOR AREA "GFA" = 11,171 SF.

11,171 SF. / 1,000 SF. x 2.85 SPACES = 32 SPACES
32 SPACES REQUIRED
38 SPACES PROVIDED

LEGAL DESCRIPTION:

RIVERFRONT LOT 8, LOT A BLA 3130, LOT A BLA 2549, BLA 2481, BLA2327, ACRES 0.620

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MARK J. NEAL
STATE OF WASHINGTON

NEW BUILDING FOR:
145 S WORTHEN STREET
WENATCHEE, WA 98801

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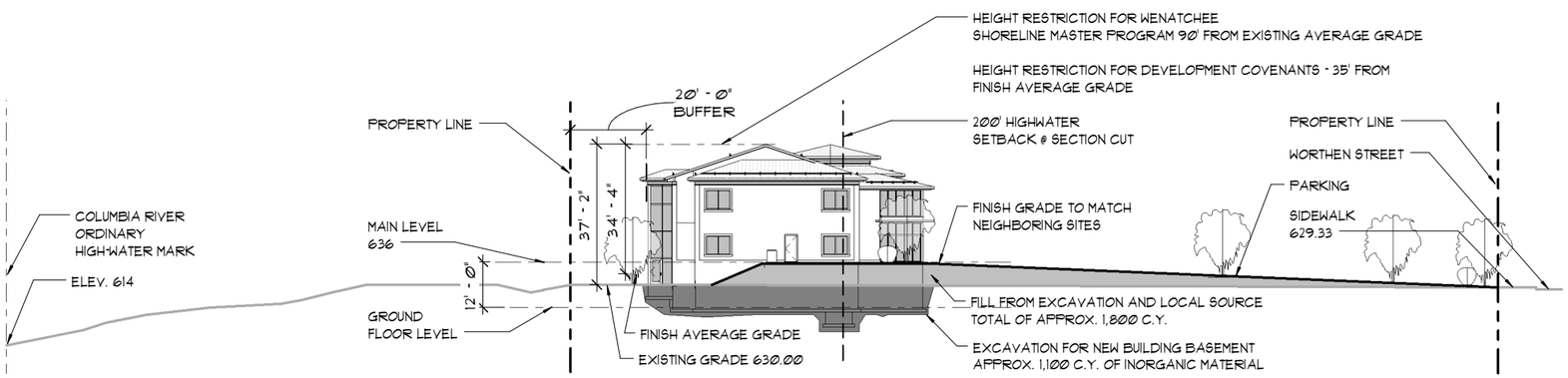
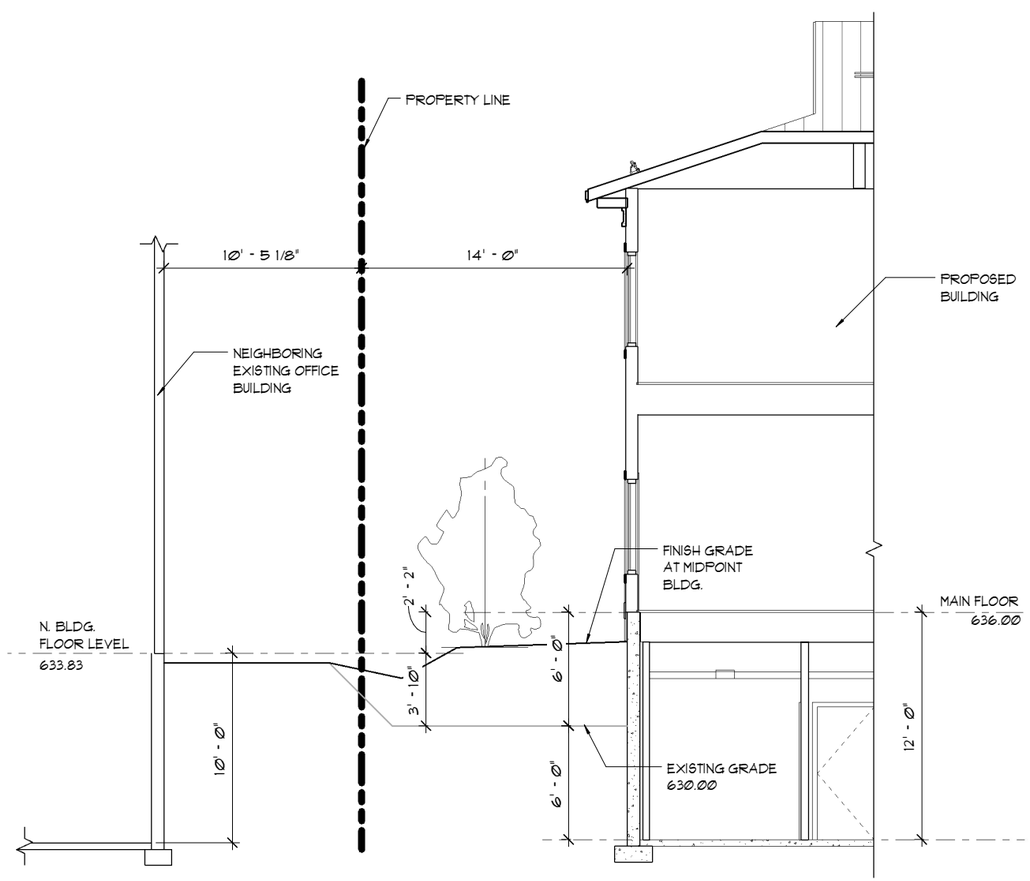


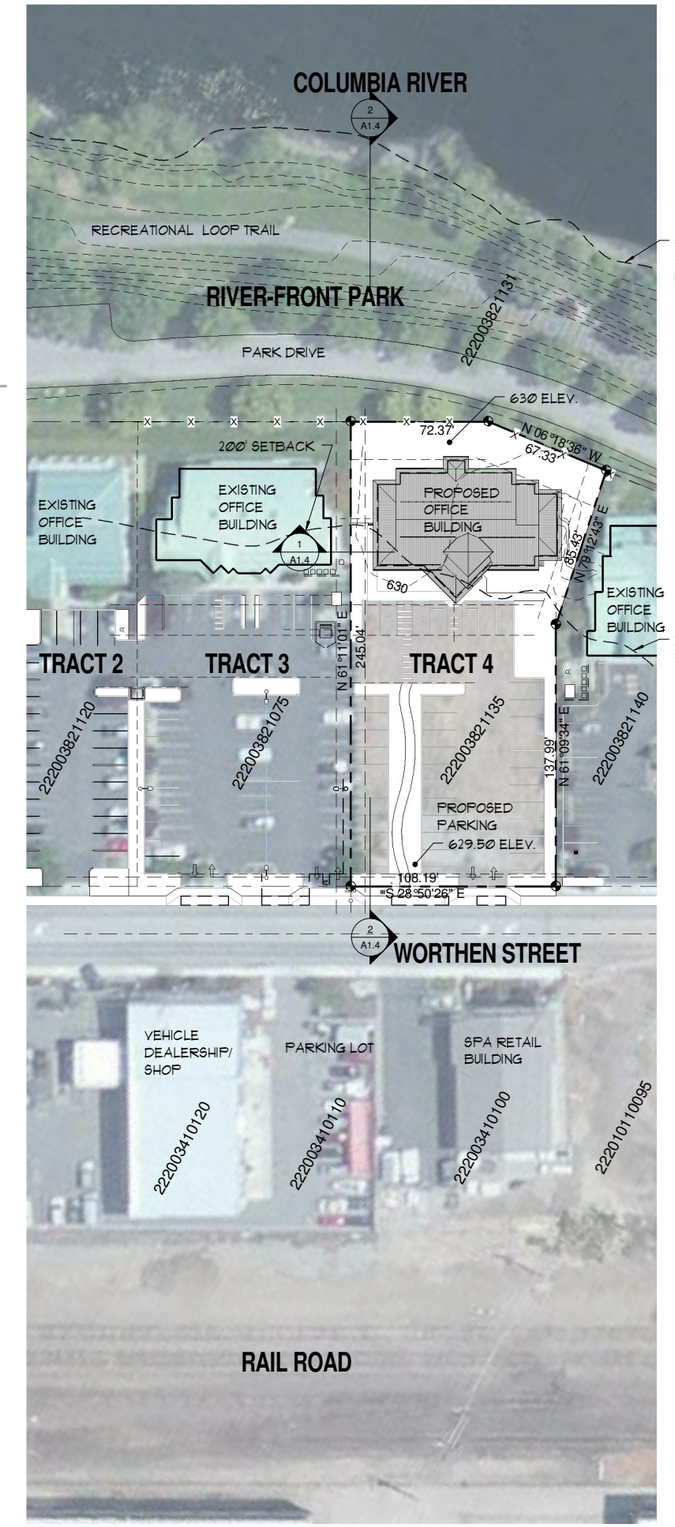
Section 2

1" = 20'-0"



Section 1

1/4" = 1'-0"



SITE PLAN DIAGRAM

1" = 40'-0"

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NEW BUILDING FOR:
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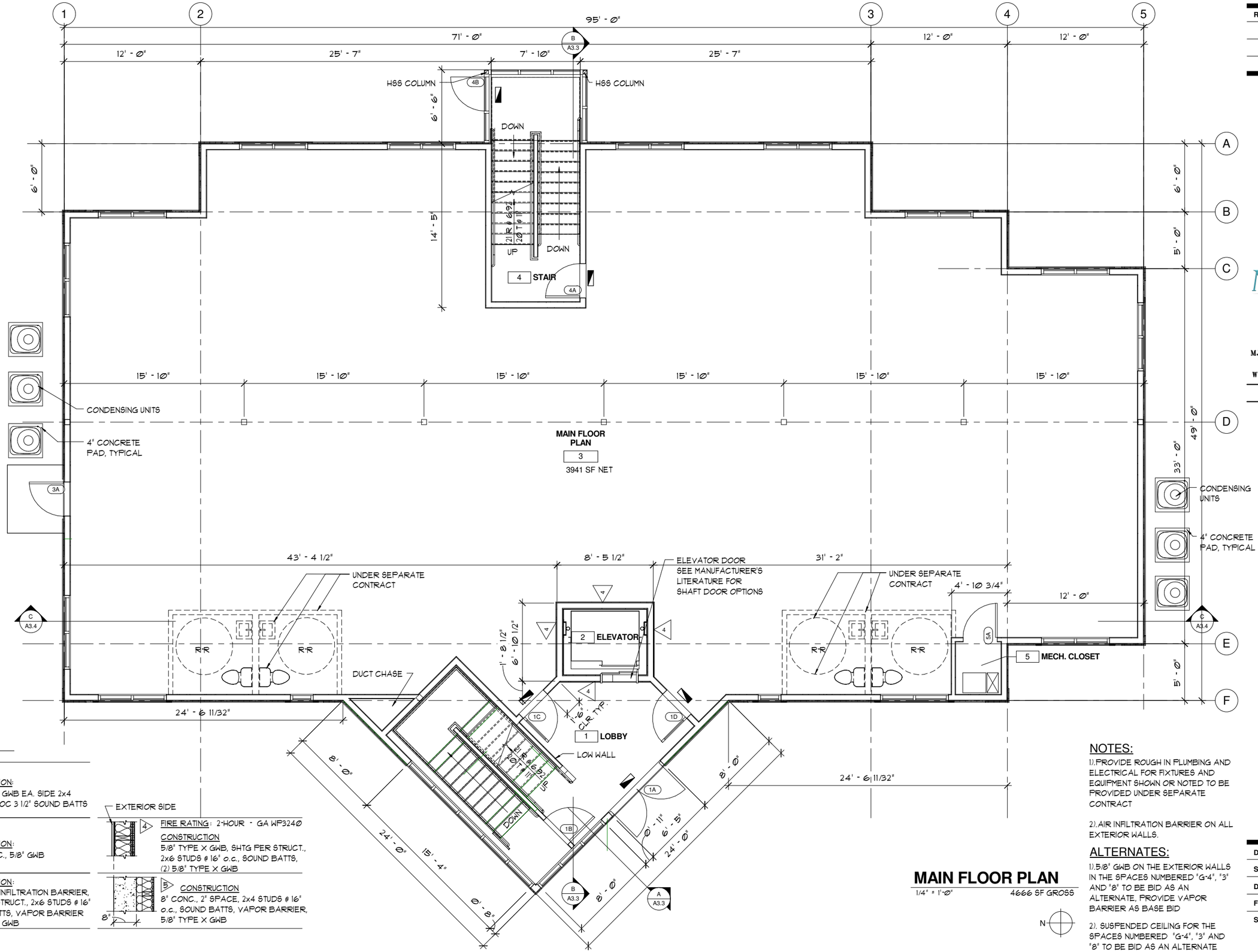
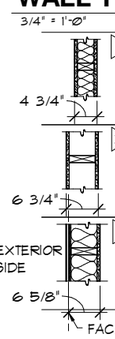


WALL TYPES

3/4" = 1'-0"



1 — CONSTRUCTION: 5/8" TYPE X GWB EA. SIDE 2x4 STUDS @ 16" OC 3 1/2" SOUND BATTS

2 — CONSTRUCTION: 2x6 @ 16" O.C., 5/8" GWB

3 — CONSTRUCTION: SIDING, AIR INFILTRATION BARRIER, SHTG PER STRUCT., 2x6 STUDS @ 16" o.c.,R-21 BATTS, VAPOR BARRIER 5/8" TYPE X GWB

4 — FIRE RATING: 2-HOUR - GA WP3240
CONSTRUCTION
5/8" TYPE X GWB, SHTG PER STRUCT., 2x6 STUDS @ 16" o.c., SOUND BATTS, (2) 5/8" TYPE X GWB

5 — CONSTRUCTION
8" CONC., 2" SPACE, 2x4 STUDS @ 16" o.c., SOUND BATTS, VAPOR BARRIER, 5/8" TYPE X GWB

MAIN FLOOR PLAN

1/4" = 1'-0" 4666 SF GROSS

N

NOTES:

1).PROVIDE ROUGH IN PLUMBING AND ELECTRICAL FOR FIXTURES AND EQUIPMENT SHOWN OR NOTED TO BE PROVIDED UNDER SEPARATE CONTRACT

2).AIR INFILTRATION BARRIER ON ALL EXTERIOR WALLS.

ALTERNATES:

1).5/8" GWB ON THE EXTERIOR WALLS IN THE SPACES NUMBERED "G-4", "3" AND "8" TO BE BID AS AN ALTERNATE, PROVIDE VAPOR BARRIER AS BASE BID

2). SUSPENDED CEILING FOR THE SPACES NUMBERED "G-4", "3" AND "8" TO BE BID AS AN ALTERNATE

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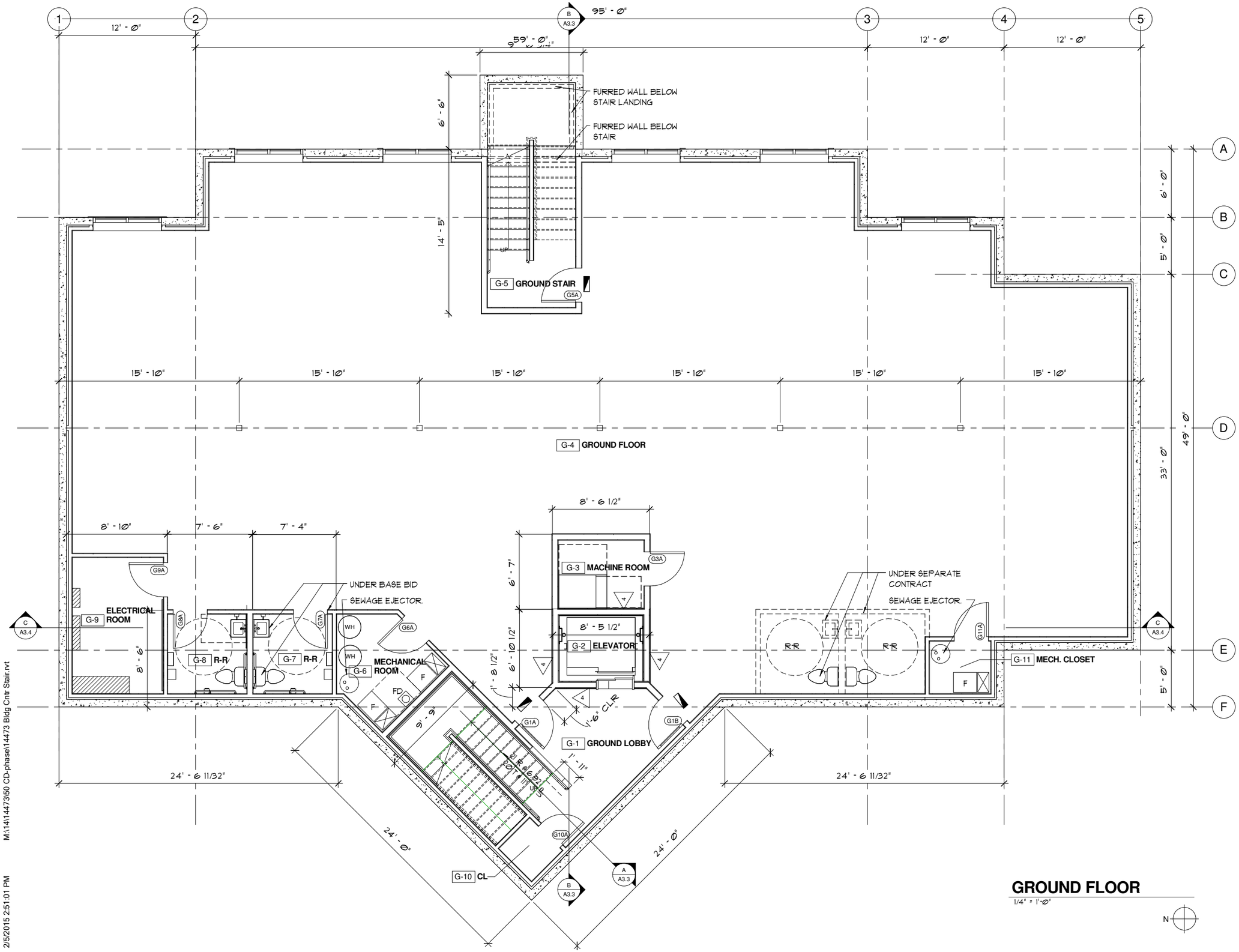

GROUND FLOOR

1/4" = 1'-0"

N

NOTES:

1).PROVIDE ROUGH IN PLUMBING AND ELECTRICAL FOR FIXTURES AND EQUIPMENT SHOWN OR NOTED TO BE PROVIDED UNDER SEPARATE CONTRACT

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2). SUSPENDED CEILING FOR THE SPACES NUMBERED "G-4", "3" AND "8" TO BE BID AS AN ALTERNATE

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NEW BUILDING
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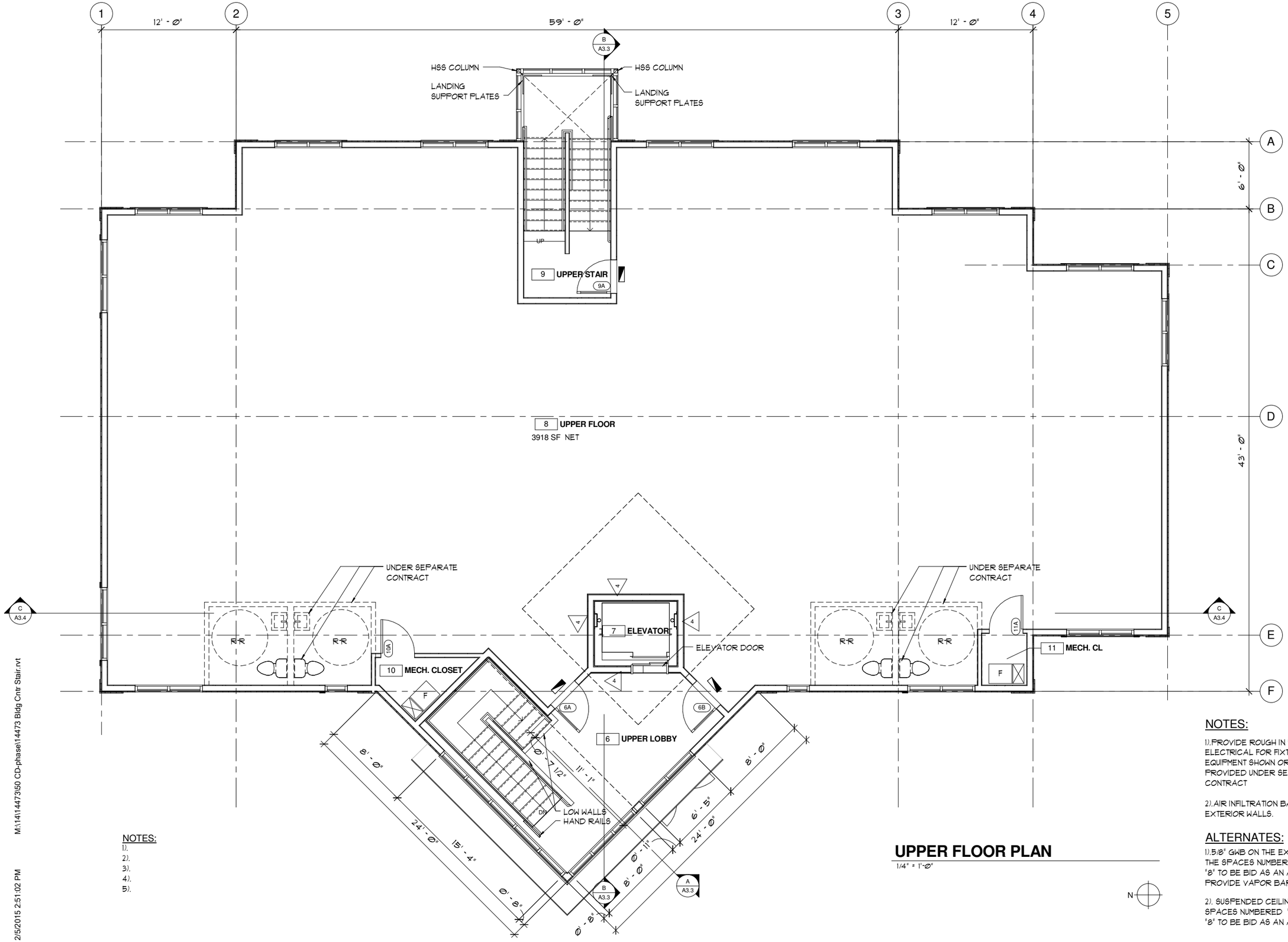

NOTES:

1).
2).
3).
4).
5).

UPPER FLOOR PLAN

1/4" = 1'-0"

NOTES:

1).PROVIDE ROUGH IN PLUMBING AND ELECTRICAL FOR FIXTURES AND EQUIPMENT SHOWN OR NOTED TO BE PROVIDED UNDER SEPARATE CONTRACT

2).AIR INFILTRATION BARRIER ON ALL EXTERIOR WALLS.

ALTERNATES:

1).5/8" GWB ON THE EXTERIOR WALLS IN THE SPACES NUMBERED "G-4", "3" AND "8" TO BE BID AS AN ALTERNATE, PROVIDE VAPOR BARRIER AS BASE BID

2). SUSPENDED CEILING FOR THE SPACES NUMBERED "G-4", "3" AND "8" TO BE BID AS AN ALTERNATE

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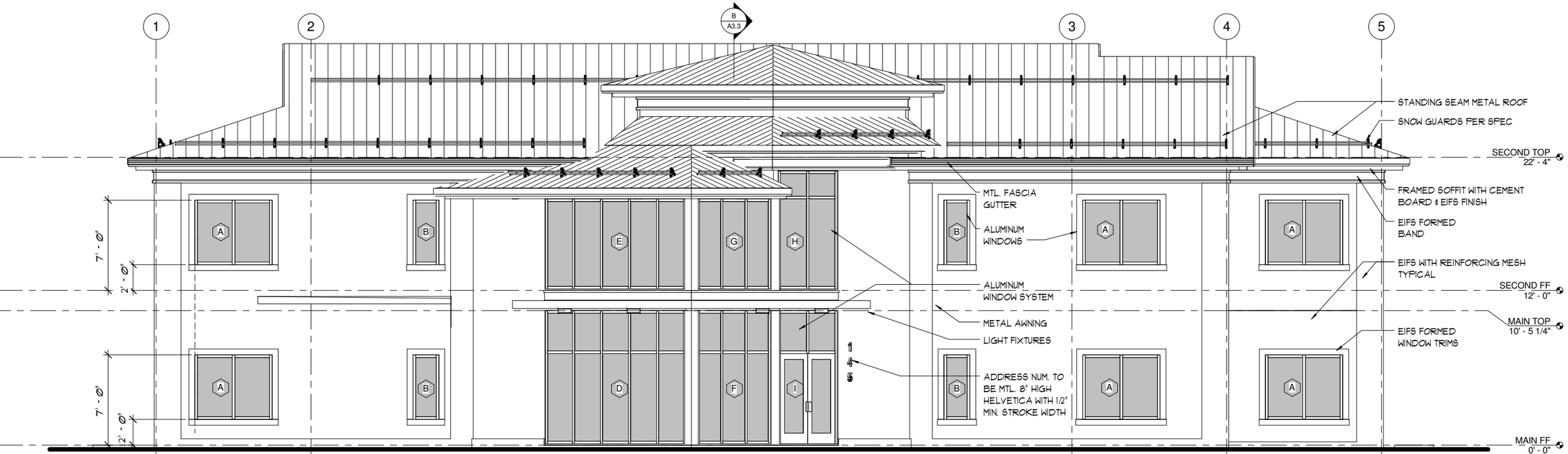
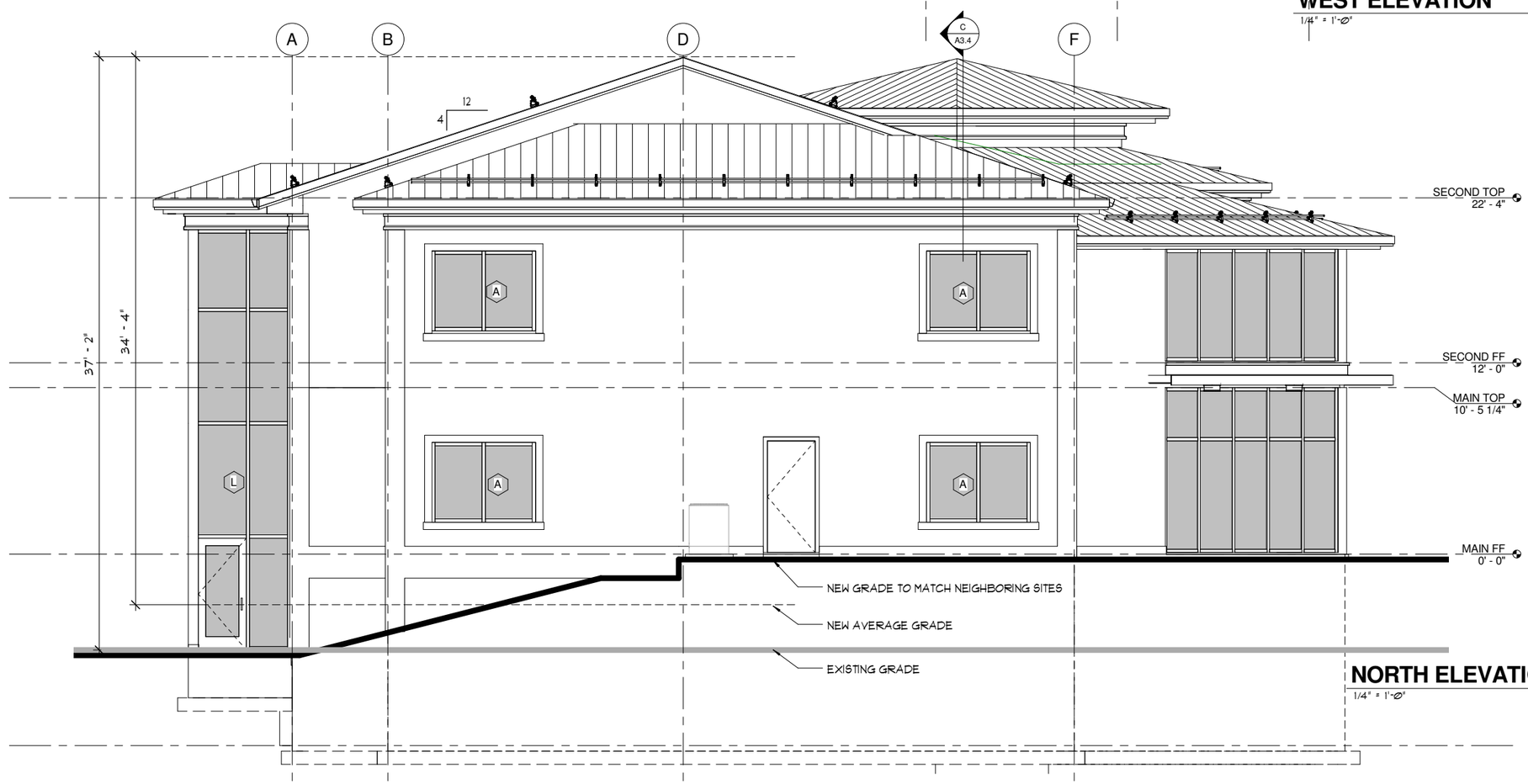


WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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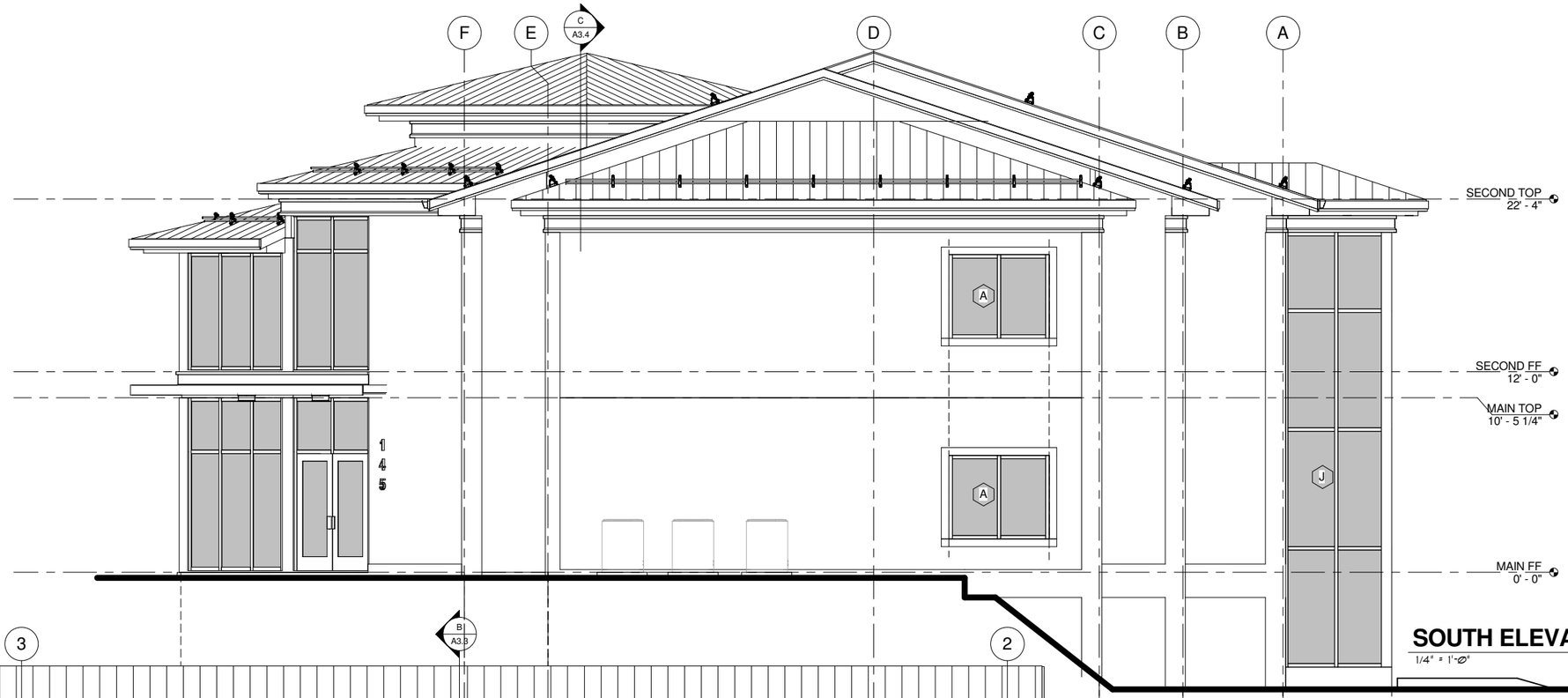
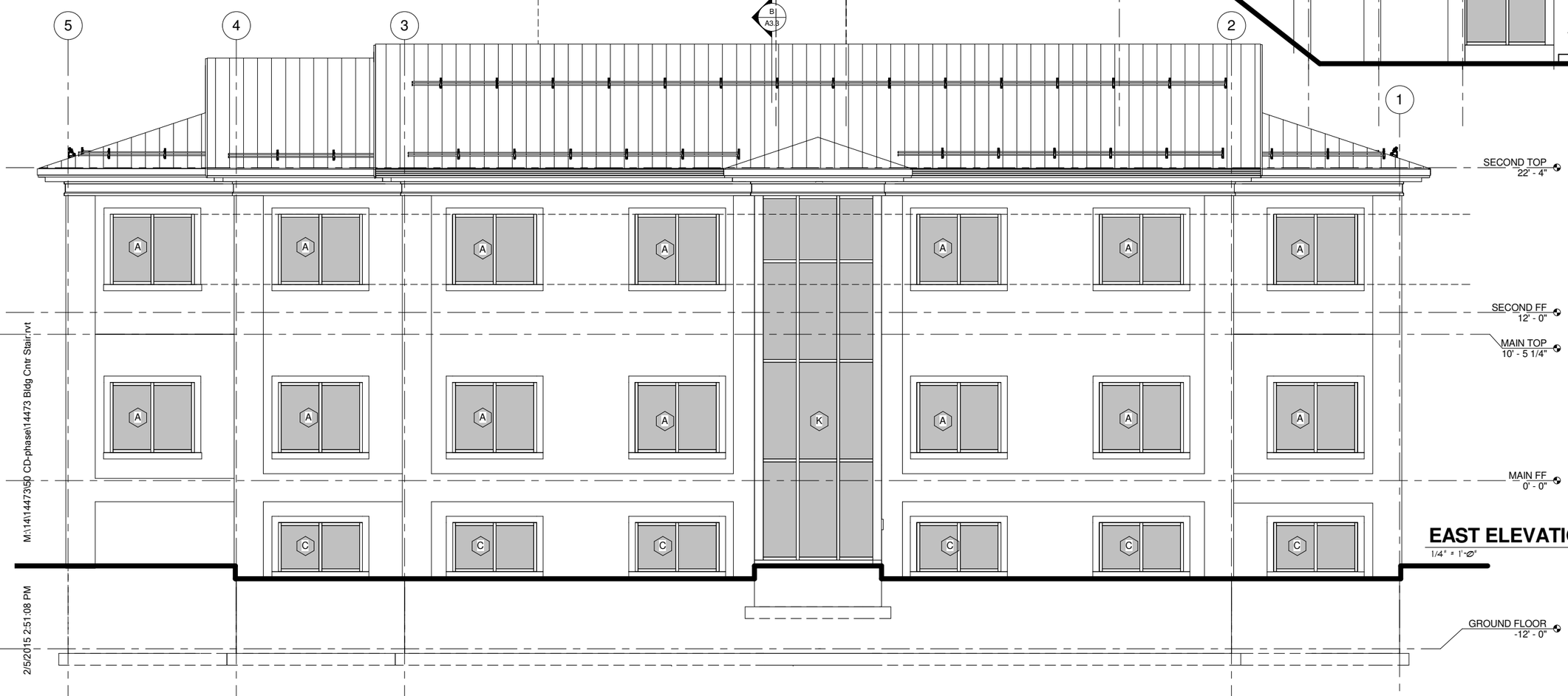


SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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