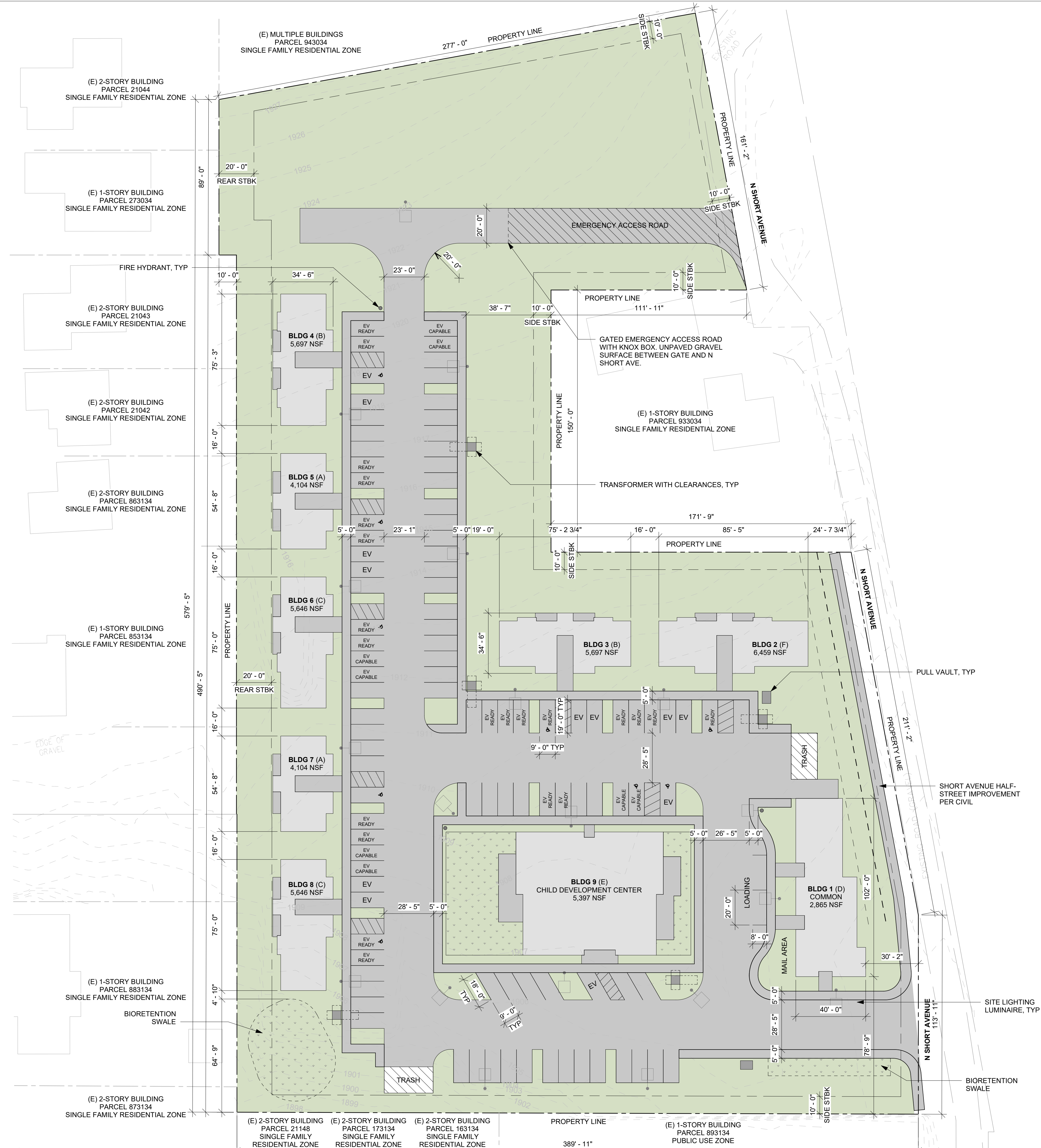


10/30/2025 11:25:33 AM



1 SITE PLAN - CUP
SCALE: 1" = 30'-0"

PROJECT DATA

ADDRESS
XXX SHORT AVE N, CLE ELUM, WA 98926

ZONING
MFR - MULTIPLE FAMILY RESIDENTIAL

TOTAL LOT AREA
4.29 ACRES

ASSESSOR PARCEL NUMBERS
113034; 123034; 283034

LEGAL DESCRIPTIONS

PARCEL #113034
CD. 4322; TWIN CLE ELUM; BALMERS ADD. TAX 2 OF LOTS 2 & 3; LOT 4; BLOCK 2; PTN. VAC. ALLEYS & PTN. VAC. ROSE AVE. (ORD. NO. 709)

PARCEL #123034
CD. 4327; TWIN CLE ELUM; BALMERS ADD. PTN LOT 1, LOTS 2, 3, & 4 EXCEPT E 32'; LOTS 6 & 9; BLK 3; LOTS 1 THRU 5; BLOCKS 5 PTN. VAC. ALLEYS. PTN. VAC. 4TH ST. & PTN. VAC. ROSE AVE. (ORD. NO. 709)

PARCEL #283034
CD. 4326; TWIN CLE ELUM; BALMERS ADD. LOTS 1 THRU 8; BLOCK 4 PTN. VAC. ALLEYS & PTN. VAC. 4TH ST. (ORD. NO. 709)

BUILDING KEY

BLDG TYPE A
RESIDENTIAL SIX-PLEX; 1-BEDROOM UNITS
GROSS AREA: 4,483 SF PER BUILDING
SEE "AA" SHEETS

BLDG TYPE B
RESIDENTIAL SIX-PLEX; 2-BEDROOM UNITS
GROSS AREA: 6,250 SF PER BUILDING
SEE "AB" SHEETS

BLDG TYPE C
RESIDENTIAL SIX-PLEX; 1- AND 3- BEDROOM UNITS
GROSS AREA: 6,195 SF PER BUILDING
SEE "AC" SHEETS

BLDG TYPE D
RESIDENTIAL COMMON BUILDING, LEASING, MAINTENANCE
GROSS AREA: 3,157 SF
SEE "AD" SHEETS

BLDG TYPE E
CHILD DEVELOPMENT CENTER
GROSS AREA: 5,522 SF
SEE "AE" SHEETS

BLDG TYPE F
RESIDENTIAL FIVE-PLEX; 2- AND 3- BEDROOM UNITS
GROSS AREA: 7,053 SF
SEE "AF" SHEETS

LOT COVERAGE

BLDG TYPE A & WALK
1,654 SF (X2)
3,308 SF

BLDG TYPE E & WALK
6,723 SF

BLDG TYPE B & WALK
2,287 SF (X2)
4,574 SF

BLDG TYPE F & WALK
2,553 SF

BLDG TYPE C & WALK
2,224 SF (X2)
4,448 SF

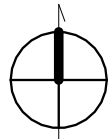
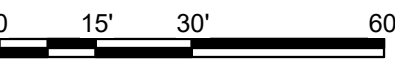
VEHICULAR PAVING
55,097 SF

BLDG TYPE D & WALK
3,510 SF

SIDEWALK
10,620 SF

TOTAL LOT COVERAGE
90,833 SF
90,833 SF / 4.29 ACRES = 48.61 % LOT COVERAGE, LESS THAN 80%

PARKING COUNT				
USE	COUNT	RATIO	PARKING REQUIRED	PARKING PROVIDED
1+ BEDROOM UNITS	41	2 SPACES / UNIT	82	82
MANAGEMENT OFFICE	296 SF	1 SPACE / 250 SF	2	2
CHILD DEVELOPMENT CENTER	15	1 SPACE / EMPLOYEE	15	15
		LOADING	3	3
TOTAL REQUIRED PARKING SPACES			102	102
ACCESSIBLE PARKING STALLS			5	5
EV-CHARGING STALLS	GROUP R: 10%		10'	10'
	GROUP E: 10%		3'	3'
	GROUP B (ACCESSIBLE)		1	1
EV-READY STALLS	GROUP R: 25%		21	21
	GROUP E: 10%		2	2
EV-CAPABLE STALLS	GROUP R: 10%		9	9
	GROUP E: 10%		2	2



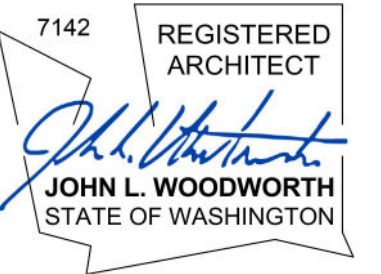
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



ISSUED SETS		
NO	DATE	DESCRIPTION
1	09/30/25	BUILDING PERMIT



REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
SITE PLAN
CONDITIONAL
USE

PERMIT #	
DRAWN	JS, SG
CHECKED	JW, JS
ISSUE DATE	09/30/25
PROJECT #	21032
SHEET #	

A01