PROJECT DESCRIPTION: EXISTING 6.19 ACRE SHOPPING CENTER SITE WITH 260 EXISTING STALLS & 54,239 S.F. EXIST RETAIL & RESTAURANT. WE PROPOSE
1) TO DEMO EXISTING DENNY'S TO FOUNDATION - REBUILD NEW 1 STORY RESTAURANT @ EXIST. PAD.
2) WE PROPOSE TO REPAIR AND IMPROVE PARKING LOT W/ ADDED LANDSCAPE - IMPROVED PEDESTRIAN CONNECTION WITH NEW SIDEWALKS THROUGH PARKING & IMPROVED VEHICULAR CIRCULATION WHILE ADDING 29 STALLS

SITE PLAN

1" = 30'-0"

PROJECT DATA

PARCEL # 28224069008
SITE AREA = 269,462 S.F. (6.19 ACRES)
TOTAL EXISTING BLDG AREA = 54,239 S.F.
*NET REDUCTION @ DENNY'S = 382 S.F.
TOTAL PROPOSED REMAINING AREA = 53,857 S.F.
TOTAL EXISTING RETAIL = 34,909 S.F.
TOTAL EXISTING, REVISED RESTAURANT = 18,948 S.F.

EXISTING PARKING = 260 STALLS
PROPOSED PARKING = 289 STALLS (NET ADD = 29 STALLS)

MINIUM PARKING: RETAIL = 2/1000, RESTAURANT = 2/1000 } = 108 STALLS MIN.

MAXIMUM PARKING: RETAIL = 5/1000 = 34,909 S.F. = 174 STALLS, RESTAURANT = 10/1000 = 18,948 S.F. = 189 STALLS } = 363 STALLS MAX.

NOTE:
MOST COMP. STALL ARE 9'-0" WIDE w/ COMP. DEPTH ONLY
COMPACT STALLS * = 96 STALLS = 33%
FULL SIZE STALL = 193 STALLS
2 MOTOR CYCLE STALLS
3 BIKE RACK LOCATIONS w/ 4 BIKES EACH = 12 BICYCLE STALLS.

07-01-15	OWNER REVIEW
07-10-15	SUBMIT FOR PERMIT ASDP

CHANDLER STEVER ARCHITECT

HERITAGE SQUARE SHOPPING CENTER
CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

SITE PLAN

A1.01