ID	LAND USE DESCRIPTION	EXISTING / PROPOSED	BUILDING HEIGHT	FLOORS	RESIDENTIAL SQUARE FEET	COMMERCIAL SQUARE FEET	UNITS	PARKING RATIO STALLS/UNIT OR SF	PARKING REQUIRED BY CODE	PARKING PROVIDED	BIKE PARKING PROVIDED
C1	ADELAIDE POINT OFFICES	EXISTING				9000		1 PER 400 SF USABLE FA	14	16	4
C2	LIGHT INDUSTRY	EXISTING				31850		1 PER EMPLOYEE	6	6	
C3	WAREHOUSING / BOAT STORAGE	EXISTING				43450		1 PER EMPLOYEE	2	2	
C4	WAREHOUSING / BOAT STORAGE	EXISTING				54330		1 PER EMPLOYEE	2	2	
C5	RETAIL / BOAT SERVICE / BOAT STORAGE	PROPOSED	45'			16500		1 PER 400 SF USABLE FA	17	21	4
C6	WAREHOUSING / BOAT STORAGE	PROPOSED	80'			30800		1 PER BAY	14	14	
C8	WAREHOUSING / BOAT STORAGE	EXISTING				48425		1 PER EMPLOYEE	1	1	
C9	WAREHOUSING / BOAT STORAGE	EXISTING				23170		1 PER EMLOYEE	1	1	
R1	CONDOMINIUM BUILDING	PROPOSED	82	6	123180		55	2 PER UNIT	110	57	72
R2	CONDOMINIUM BUILDING / COMMERCIAL	PROPOSED	82	6	109798	2400	40	2 PER UNIT	96	78	40
R3	CONDOMINIUM BUILDING / COMMERCIAL	PROPOSED	82	6	109798	2400	40	2 PER UNIT	96	78	40
R4	CONDOMINIUM BUILDING	PROPOSED	82	6	123180		55	2 PER UNIT	110	57	72
R6	APARTMENT BUILDING	PROPOSED	200	15	481674		126	2 PER UNIT	252	768	200
						TOTAL UNITS	316				
B1	1ST FLOOR SALES	PROPOSED				8840		1 PER 800 SF	11		
B1	2ND FLOOR RESTAURANT	PROPOSED	51	3		5020	393	1/2 MAX OCCUPANCEY	197		8
B1	3RD FLOOR VENUE	PROPOSED				4952	355	1/2 MAX OCCUPANCEY	178		
B2	BAR / GRILL	PROPOSED	18	1		4000	200	1/2 MAX OCCUPANCEY	100		12
B3	BOATER SERVICES	PROPOSED	30	1		2400		1 PER EMPLOYEE	2		4
B4	RESTROOMS / PAVILION	PROPOSED	18	1		800		N/A			0
B5	POOL	PROPOSED				4300		N/A			0
	WET SLIP MARINA	PROPOSED					270	1.5	405		
		CODE REQUIRED PARKING	PARKING REDUCTIONS	ADJUSTED PARKING REQUIREMENT	PROVIDED STRUCTURE PARKING	PROVIDED ON-STREET PARKING	PROVIDED OFF-STREET PARKING	WAREHOUSE PARKING	TOTAL PROVIDED PARKING SPACES	PARKING ABOVE ADJUSTED REQUIREMENT	BIKE RACKS INTERIOR/EXTERIOR
PK	PARKING	1614	391	1224	1038	104	116	63	1321	98	456

PARKING REDUCTIONS	QUANTITY	PARKING SPACE REDUCTIONS
TRANSIENT SPACES	70 SLIPS	105
30% OF CONDO OWNERS WILL OWN SLIP	57 CONDOS	86
BAR GRILL TO SERVE CONDO/MARINA		100
VALET PARKING IN BOAT BARNS PEAK SUMMER		100
TOTAL PARKING REDUCTIONS		391

SHEET NOTES:

C COMMERCIAL BUILDINGS
- C1 ADELAIDE POINTE OFFICES
- C2 LIGHT INDUSTRY
- C3 WAREHOUSING / BOAT STORAGE
- C4 WAREHOUSING / BOAT STORAGE
- C5 RETAIL /BOAT SERVICE / BOAT STORAGE
- C6 WAREHOUSING / BOAT STORAGE
- C8 WAREHOUSING / BOAT STORAGE
- C9 WAREHOUSING / BOAT STORAGE

R RESIDENTIAL BUILDINGS
- R1 CONDOMINIUM BUILDING
- R2 CONDOMINIUM / COMMERCIAL
- R3 CONDOMINIUM / COMMERCIAL
- R4 CONDOMINIUM BUILDING
- R6 APARTMENT BUILDING

B MIXED USE BUILDING / AMENITIES
- B1 SALES / RETAIL / RESTAURANT
- B2 BAR / GRILL
- B3 BOATER SERVICES
- B4 RESTROOMS / PAVILION
- B5 POOL

M MARINA / MARINA SERVICES
- M1 WET SLIP MARINA
- M2 TRANSIENT SLIPS
- M3 SLIP ACCESS POINT
- M4 ROCK GROINS
- M5 SLIP WELL / RAMPS
- M6 FUEL DOCKS

A PUBLIC AMENITIES
- A1 BIKE & PEDESTRIAN TRAILS
- A2 WEST POINT PARK
- A3 LINEAR PARKS
- A4 EAST BASIN PARK
- A6 PAVILIONS
- A7 BIKE RACKS
- A8 EVENT LAWN
- A9 ON STREET PARKING
- A10 OFF STREET PARKING
- A11 RESTROOMS
- A12 PARKING GARAGE ACCESS

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SITE LOCATION:

REVISION Date: 05/26/2022
Project No: 21-004

NORTH

Scale: 1"=100'-0" @ 24x36
0 100' 200'

Seal:

Project Phase:
PUD SUBMITTAL

Sheet Title:
SITE PLAN

Sheet Number:
C-1.00