

HABITAT FOR HUMANITY - LANDES SOUTH DEVELOPMENT

2	7-24-23	LOT COVERAGE and RETAINING WALL UPDATES
	12-19-22	SUBDIVISION DEVELOPMENT APPLICATION
REV	DATE	DESCRIPTION

DRAWN BY:	AD
CHECKED BY:	RB
ISSUED FOR PERMIT:	PDATE

TERRAPIN ARCHITECTURE, P.C. 2023

PROJECT DESCRIPTION:

- REVISE EXISTING LOT LINES TO FACILITATE DEVELOPMENT OF SEVEN DUPLEX BUILDINGS (14 UNITS).
- DEVELOP EXISTING ALLEY FROM 14TH STREET TO 16TH STREET.
- ACCESS TO ALL UNITS WILL BE FROM ALLEY, WHICH WILL BE A SHARED PEDESTRIAN, BICYCLE, AND VEHICULAR MEWS.

SITE ADDRESSES:
T.B.D.
PORT TOWNSEND, WA 98368

OWNER ADDRESS:
HABITAT FOR HUMANITY OF E.J.C.
PO BOX 658
PORT TOWNSEND, WA 98368
CONTACT: JULIE MILES
EMAIL: julie@habitatej.c.org
PHONE # 360-379-2827

CONTRACTOR: OWNER

TAX PARCEL #: 948 302 901 (contiguous parcel)

ZONING: R-III

PROPERTY DESCRIPTION: EISENBEIS ADDITION
BLOCK 29, LOTS 1-TT AND 29-32

LOT AREAS	SQ. FT.
LOTS 1A AND 2A	2557
LOTS 1B AND 2B	2632 (+660 PANHANDLE)
LOT 3A	2529
LOT 3B	2610 (+660 PANHANDLE)
LOTS 4A, 5A, 6A AND 7A	2771
LOTS 4B, 5B, 6B AND 7B	2947 (+830 PANHANDLE)

LOT COVERAGE: FOUNDATION, PORCH AND SHED AREAS

LOTS 1A AND 2A:
LOT COVERAGE = 1029 SF
LOT COVERAGE PERCENTAGE = 1029 / 2557 = 40.2%

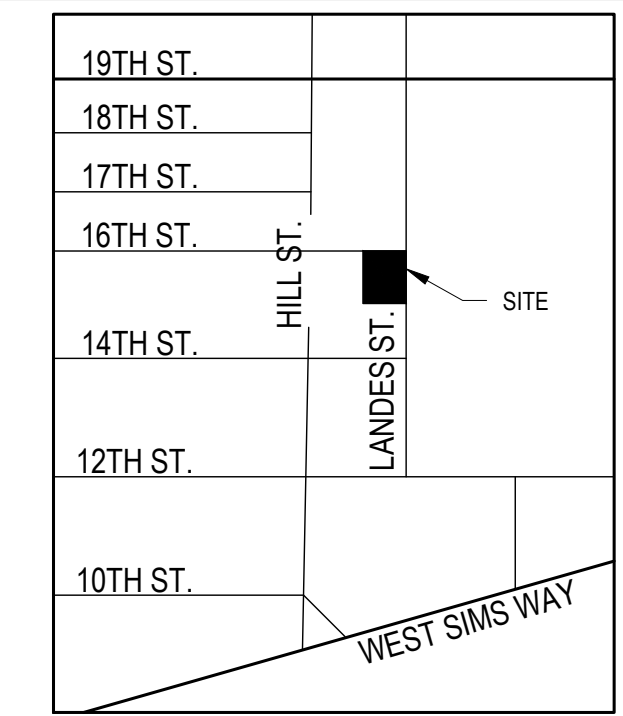
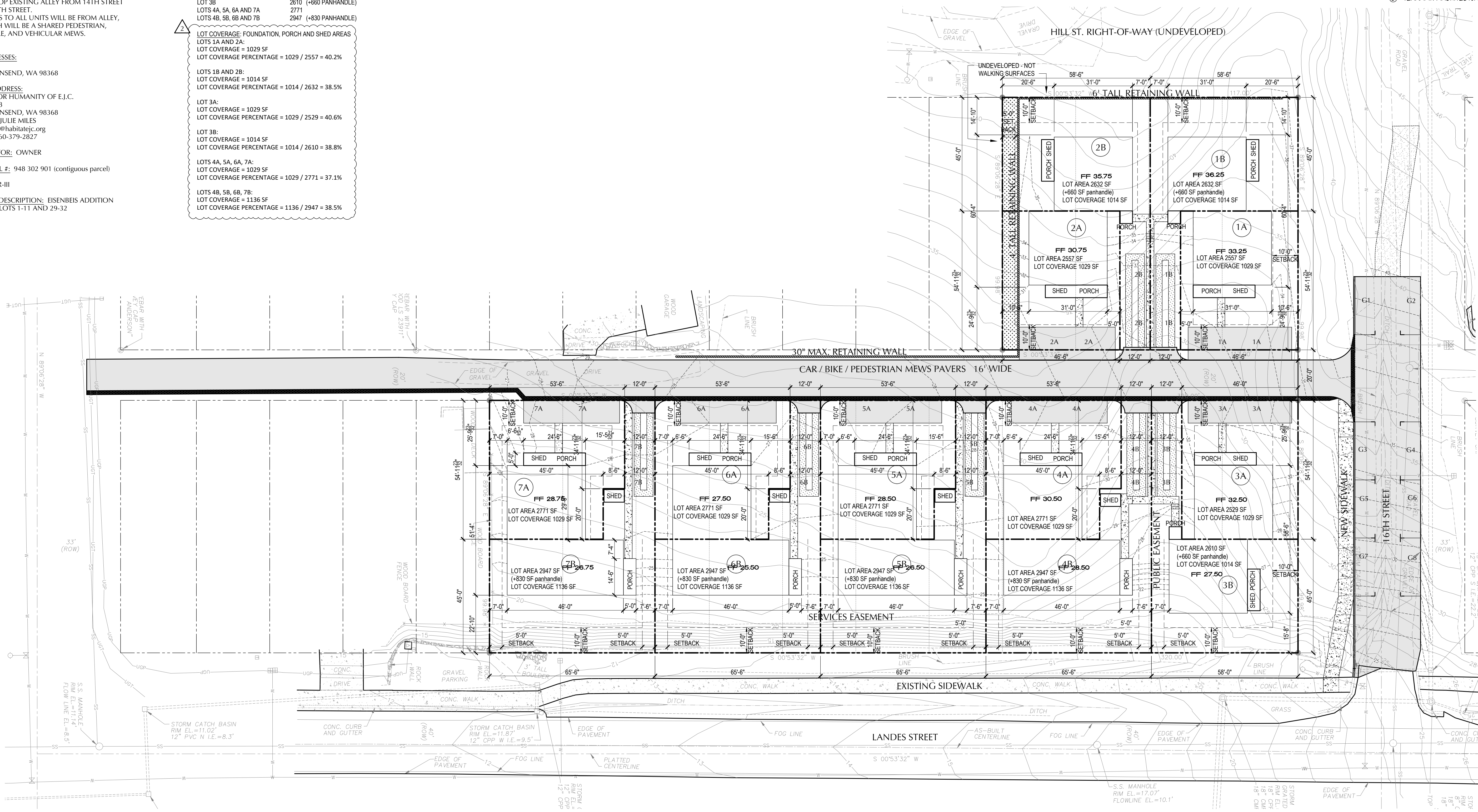
LOTS 1B AND 2B:
LOT COVERAGE = 1014 SF
LOT COVERAGE PERCENTAGE = 1014 / 2632 = 38.5%

LOT 3A:
LOT COVERAGE = 1029 SF
LOT COVERAGE PERCENTAGE = 1029 / 2529 = 40.6%

LOT 3B:
LOT COVERAGE = 1014 SF
LOT COVERAGE PERCENTAGE = 1014 / 2610 = 38.8%

LOTS 4A, 5A, 6A, 7A:
LOT COVERAGE = 1029 SF
LOT COVERAGE PERCENTAGE = 1029 / 2771 = 37.1%

LOTS 4B, 5B, 6B, 7B:
LOT COVERAGE = 1136 SF
LOT COVERAGE PERCENTAGE = 1136 / 2947 = 38.5%



NOTE TO OWNERS, CONTRACTORS AND BUILDING OFFICIALS:

- THESE PLANS ARE INTENDED TO CONTAIN ALL INFORMATION REQUIRED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE BUILDING AND ZONING CODES. IN CASE OF ANY INFORMATION THAT APPEARS TO BE LACKING, PLEASE CONTACT THE ARCHITECT IMMEDIATELY.
- THESE PLANS CONTAIN THE MAJORITY OF THE INFORMATION REQUIRED TO BUILD THE STRUCTURE SHOWN ON THE PLANS. HOWEVER, IT IS NOT POSSIBLE TO ANTICIPATE EVERY PIECE OF INFORMATION NEEDED FOR CONSTRUCTION. THE ARCHITECTS HAVE MADE A GOOD FAITH EFFORT TO STRIKE A REASONABLE BALANCE BETWEEN PROVISION OF INFORMATION AND COST OF THE PLANS. THE PLANS WILL INEVITABLY CONTAIN MINOR DISCREPANCIES AND AREAS LACKING IN SPECIFIC INFORMATION. DURING THE COURSE OF CONSTRUCTION, AS THESE AREAS EMERGE, THEY WILL REQUIRE ATTENTION AND RESOLUTION. THE BEST RESOLUTION OF ISSUES OF THIS TYPE IS MOST OFTEN ACHIEVED THROUGH A JOINT DECISION MAKING PROCESS INVOLVING THE OWNERS, ARCHITECT AND CONTRACTOR(S).

SCALE: 1" = 20'

INDEX TO DRAWINGS

ARCHITECT

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A5.0	ELEVATIONS
A6.0	ELECTRICAL PLANS

TERRAPIN ARCHITECTURE PC
727 TAYLOR STREET
PORT TOWNSEND, WA 98368
PHONE: (360) 379-8090

SITE PLAN
PROJECT INFORMATION

HABITAT FOR HUMANITY EAST JEFFERSON COUNTY
LANDES SOUTH DEVELOPMENT
T.B.D.
PORT TOWNSEND, WA 98368

SHEET:
A1.0