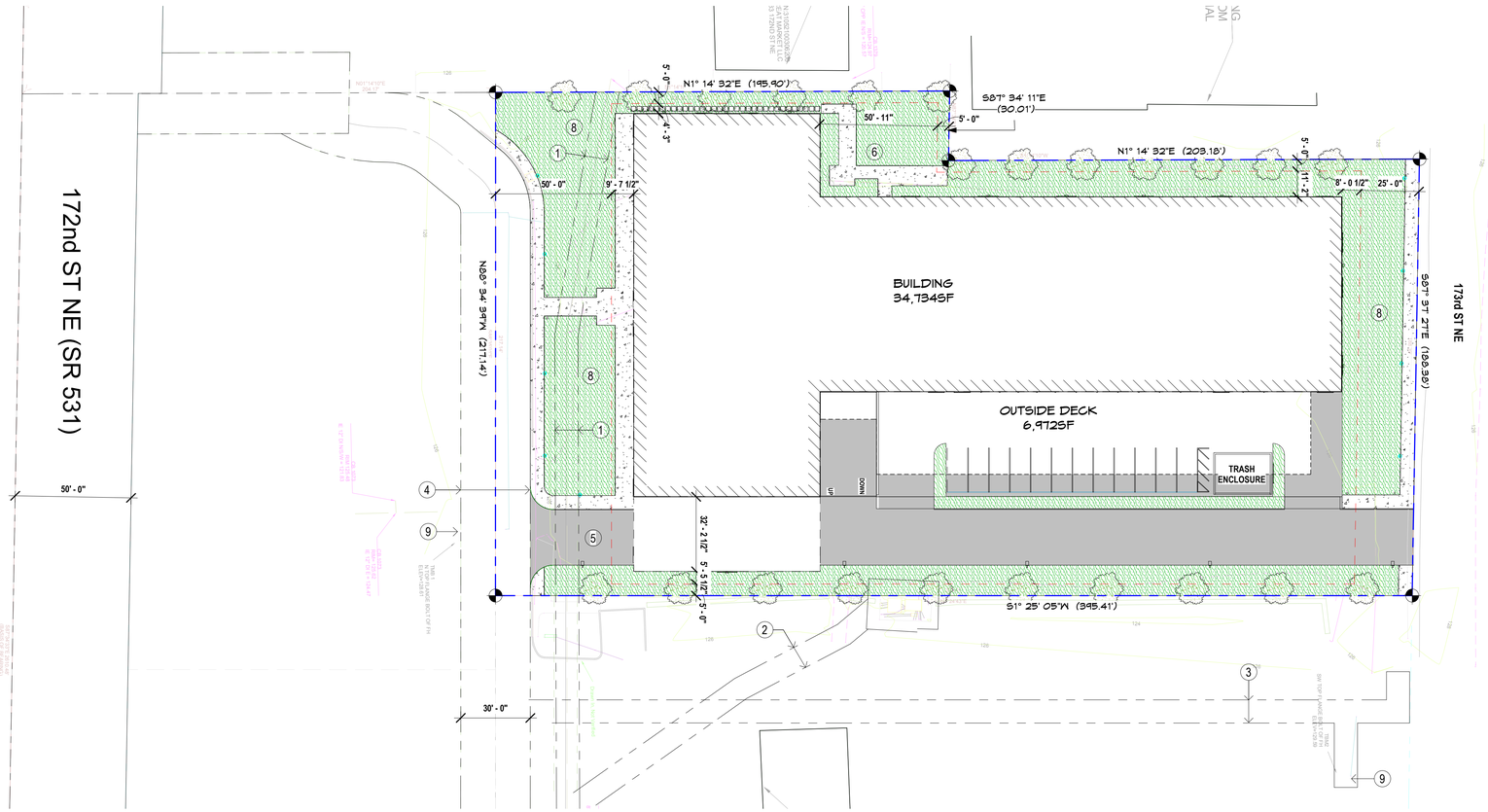
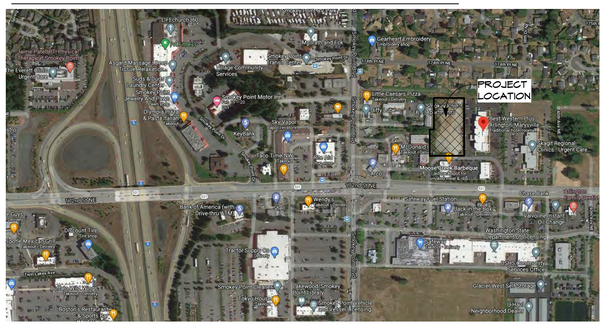


1 | SITE PLAN
1" = 30'-0"

SITE KEYNOTES:

1. EXISTING 10ft SEWER EASEMENT
2. EXISTING 10ft POWER EASEMENT
3. EXISTING 10ft WATER EASEMENT
4. EXISTING 30ft RECIPROCAL EASEMENT
5. 24ft WIDE ACCESS DRIVE WAY
6. USABLE OPEN SPACE (KIDS PLAY AREA) 2,000SF
7. ONSITE USABLE OPEN SPACE W/BENCHES 2,500SF
8. ONSITE USABLE OPEN SPACE
9. EXISTING FIRE HYDRANTS

VICINITY MAP:



SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ZONING OUTLINE
- BUILDING OUTLINE
- PROPERTY CORNER
- CHAIN LINK FENCE
- WATER LINE
- GAS LINE
- CONCRETE PAVING/SIDEWALK
- ROAD/PARKING PAVING
- LANDSCAPED AREA

DENSITY CHART/INFO:	
SITE AREA	1.85 Acres / 80,399 sf
Site Area Available for Density Calc's	1.85 / 80,399 sf
Site Area x 17 Units (Density) = Minimum	1.85 Ac x 17 = 31.5 Units
Total Units Proposed	105 Units

PROJECT TEAM:

OWNER
CASCADE APARTMENTS LLC
2224 KAMBER RD. BELLEVUE, WA
RAJBIR SANDHU (425.829.3644)

ARCHITECT
ImarArch SOLUTIONS/GABBERT ARCHITECTS
16520 LARCH WAY #U-3, LYNNWOOD, WA
SIMON SIMON (206.612.0330)

CIVIL
HARMSEN LLC
125 EAST MAIN ST. SUITE 104, MONROE, WA
DAVID HARMSEN (360.794.7811)

LANDSCAPE ARCHITECT
ROOT OF DESIGN
2020 MALTBY RD. STE #1 PBM 370, BOTHELL, WA
DEVIN PETERSON (206.491.9545)

ELECTRICAL
RENSCH ENGINEERING
111 AVE. C, STE 104, SNOHOMISH, WA
CHRIS RENSCH (360.863.6671)

DRAWING INDEX

SHEET #	SHEET NAME
COVER SHEET	
A1.0	SITE PLAN & COVER SHEET
A1.1	3D - RENDERINGS
CIVIL	
C1.0	SEWER & WATER PLAN
C2.0	STORM DRAINAGE PLAN
C3.0	GRADING & PAVING PLAN
LANDSCAPE/ELECTRICAL	
E1.01	SITE LIGHTING PLAN
E1.02	SITE PLAN - PHOTOMETRIC
L1	SITE PLAN & SCHEDULE
L2	ENLARGED PLAN - PLAY AREA
L3	ENLARGED PLAN - RECREATION AREAS
L4	ENLARGED PLAN & DETAILS
L5	ENLARGED PLAN - RECREATION AREA
L6	PLANTING LEGEND & DETAILS
L.7	LANDSCAPE DETAILS
L.8	LANDSCAPE DETAILS
ARCHITECTURAL	
A1.2	SITE LAYOUT - MAIN FLOOR
A3.1	S & E - ELEVATIONS
A3.2	N & W - ELEVATIONS

PROJECT DATA:

PROJECT DESCRIPTION:
FOUR STORY MIXED-USE BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING, SURFACE PARKING AND RETAIL/COMMERCIAL SPACE ON THE MAIN FLOOR WITH THREE FLOORS OF RESIDENTIAL ABOVE.

JURISDICTION: CITY OF ARLINGTON
ZONING: HIGHWAY COMMERCIAL (HC)
PARCEL #: 31052100307300
SITE AREA: (1.85 Acres) = 80,399 sf
CODES: 2018 (IBC, UPC, IFC, IMC) & 2018 WSEC Arlington Municipal Code

PROPOSED USE: Apartments over Commercial
OCC. CLASS: R2 (Multifamily)
TYPE OF CONST: II-B & V-A
SPRINKLERED: YES (NFPA-13)
BLDG. HEIGHT: Allowed 50ft
MAX. COVERAGE: 100% Allowed
BLDG. FOOTPRINT: 34,734 SF
LANDSCAPE: PERIMETER SCREENING (TYPE - A)

SPECIAL DISTRICTS:
AIRPORT PROTECTION DISTRICT AVIATION EASEMENT:
LOCATED IN SUB-DISTRICT B OF THE ARLINGTON AIRPORT.

SET BACKS: Non Arterial R.O.W = 25ft > 10,000sf
Arterial R.O.W = 25ft > 10,000sf
= 10ft < 10,000sf
Alley/Lot Line = 5ft
ECA Buffer = 15ft

BLDG AREA: PARKING:
P1 - Level = 36,074
1st Floor = 25,260
Total Area = 61,334sf

CONDITIONED:
1st Floor = 14,350 (Commercial)
2nd Floor = 33,176 (Residential)
3rd Floor = 32,900 (Residential)
4th Floor = 32,900 (Residential)
Total = 113,326sf

UNIT COUNT/TYPES:
Studio = 45 Units
1 Bed Room = 45 Units
2 Bed Room = 15 units
TOTAL = 105 Units

LEGAL DESCRIPTION:
Section 21 Township 31 Range 05 Quarter SW LOT 2 OF CITY OF ARL SP FILE NO PLN NO 379 REC UND AFN 201912105002 BEING PTN OF SW1/4 SW1/4 SD SEC

IMPERVIOUS CALCULATIONS:
SITE AREA = 80,399SF

BLDG. FOOTPRINT = 34,734SF
PAVED AREA = 19,561 SF
SIDEWALKS = 5,474 SF
TOTAL IMPERVIOUS = 59,769 SF (75%)

PARKING CALCULATIONS: (AMC 20.110.014)

Residential = No Parking Reuired
Retail/Services = < 3,500sf (No Parking Reuired)
= > 3,500sf (1 per 1000sf Min.)

PARKING Stalls REQ'D:
RETAIL/COMMERCIAL = 11,945sf/1000 = 12
RESIDENTIAL = 0
Total = 12 Stalls

Total Provided=(87 + 66) = 153 Stalls

- 20% of Stalls can be Compact (8' x 15') = 30 Stalls
- Standard Stall size (9' x 19')

OPEN/RECREATION SPACE: (AMC 20.52.010)

a) 65sf per person (1 BedRm = 1.4 persons)
(2 BedRm = 2.2 persons)
(3 BedRm = 3.2 persons)

Studio/1-BedRm. (90 x 1.4) = 126(x65sf) = 8,190sf
2-BedRm. (15 x 2.2) = 33(x65sf) = 2,145sf
Total Open Spave Req'd = 10,335sf

Total Open Space Provided = 11,200sf

b) Maximum of 20,00sf of onsite open space
c) 5% of developed area must remain as usable open space
(80,399 x 5%) = 4,020sf Required
= 4,500sf Provided

BICYCLE REQUIREMENTS: (AMC 20.72.110)

a) 1 Stall per 10 Parking Stalls

Calculations: 153 Stalls Provided.
153 / 10 = 15 Stalls Reuired
30 = Stalls Provided

ImarArch SOLUTIONS
16520 Larch Way, Lynnwood, WA
Tel: (206) 612 - 0330
Simon@imararchsolutions.com

DESIGN REVIEW
10/05/2021

1903 REGISTERED ARCHITECT
MARLIN J. GABBERT
STATE OF WASHINGTON

REVISION SCHEDULE

NUMBER	DESCRIPTION	DATE

MIXED-USE BUILDING FOR:
CASCADE APARTMENTS LLC.
ARLINGTON, WA

SITE PLAN & COVER SHEET

10/5/2021 12:55:13 AM

PROJECT No: 2021.03
PREPARED By: SS
DRAWING No:
A1.0

NOT FOR CONSTRUCTION