

PROJECT STATISTICS

PROJECT SCOPE	ASSISTED LIVING & MEMORY CARE
PROJECT ADDRESS	3721 169TH STREET NW, ARLINGTON, WA
APN: PARCEL#	31052800200500
JURISDICTION	CITY OF ARLINGTON
COUNTY	SNOHOMISH
ZONING	HC HIGHWAY COMMERCIAL
DESCRIPTION OF USE	ASSISTED LIVING & MEMORY CARE
MINIMUM NET LOT AREA	DETERMINED THROUGH DESIGN REVIEW
UNIT DENSITY	64 ASSISTED LIVING UNITS AND 34 BEDS OF MEMORY CARE
MINIMUM LOT FRONTAGE	
SET BACK - FRONT YARD:	5FT-15FT
SET BACK - STREET SIDE YARD:	5FT-15FT
SET BACK - INTERIOR SIDE YARD:	30FT RESIDENTIAL / 20FT COMMERCIAL
SET BACK - REAR YARD:	30FT RESIDENTIAL / 20FT COMMERCIAL
MAXIMUM BUILDING HEIGHT:	50FT
MAXIMUM LOT COVERAGE %	
OPEN SPACE REQUIRED	25%
LANDSCAPE COVERAGE:	20%

CODE ANALYSIS

CODE:	IBC 2015
OCCUPANCY:	I-1 CONDITION 2
CONSTRUCTION TYPE:	TYPE VA
SITE USE:	ASSISTED LIVING BUILDING INDEPENDENT LIVING BUILDING COTTAGES
FIRE SPRINKLERS:	13R
BASE ALLOWABLE AREA:	
ALLOWABLE HEIGHT:	50FT

PARKING STATISTICS

DESCRIPTION	SPACE PROVIDED
STALL - ANGLED	20
STALL - STANDARD	29
PARKING REQUIRED = 1 STALL PER 3 BEDS (111 BEDS) = 37 SPACES	49

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LEGAL DESCRIPTION PARCEL: 31052800200500

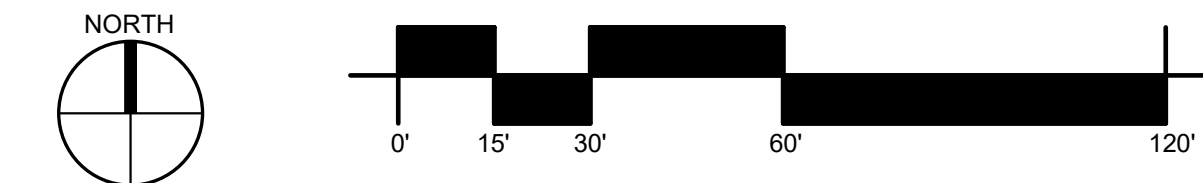
THE WEST 12 ACRES OF THE SOUTH 528 FEET OF THE NORTH 1.058 FEET OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON; EXCEPT THE SOUTH 100 FEET OF THE WEST 200 FEET THEREOF; AND EXCEPT THOSE PORTIONS CONVEYED TO SNOHOMISH COUNTY BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 191650 AND 9107300601, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ZONING CLASSIFICATION: HC HIGHWAY COMMERCIAL
DESCRIPTION OF USE: ASSISTED LIVING & MEMORY CARE

SITE AREA: 2.56 ACRES (111,554 S.F.)
DWELLING UNITS: 77 A.L UNITS 19 M.C. UNITS
TOTAL LOT COVERAGE: 42,751 S.F..

OVERALL SITE PLAN

SCALE: 1" = 30'-0"



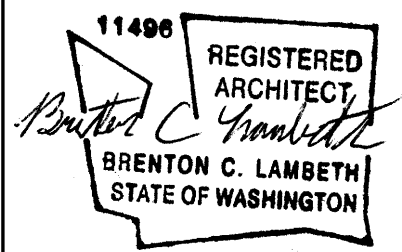
TYPE 'A1'



TYPE 'A2'

PARKING AREA LIGHTING TYPE KEY

**BRENT LAMBETH,
ARCHITECT**
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(303) 818-9430



RJ DEVELOPMENT SENIOR HOUSING
3721 169TH STREET NW
ARLINGTON, WASHINGTON
RJ DEVELOPMENT

DRAWING ISSUE

NO	REV	DATE

FOR PERMIT ONLY
THIS DOCUMENT HAS BEEN PREPARED FOR
PERMIT APPLICATION AND IS SUBJECT TO REVIEW
AND MODIFICATIONS BY GOVERNMENT AGENCIES

DRAWING TITLE
OVERALL SITE PLAN

SCALE: 1" = 30'-0"
PLOT DATE: 7/25/19
PRINCIPAL:
PROJ. MGR.:
DRAFTER: JS
SHEET NO.

A1.00

PAINT LEGEND	
KEYNOTE	PAINT DESCRIPTION
C1	SHERWIN WILLIAMS 7044 AMAZING GREY
C3	SHERWIN WILLIAMS 7025 BACKDROP
C4	SHERWIN WILLIAMS 7020 BLACK FOX



WEST ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

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DRAWING TITLE
ELEVATIONS

SCALE: 1/16" = 1'-0"
PLOT DATE: 06/19/19
PRINCIPAL:
PROJ. MGR.:
DRAFTER:
SHEET NO.

A3.00