



GENERAL NOTES

GROSS SITE AREA 653,457 SF/ 15.0 ACRES
 NET SITE AREA 647,457 SF/ 14.9 ACRES
 UNIT COUNT: (120) 1-BEDROOM
 (144) 2-BEDROOM
 (48) 3-BEDROOM
 312 UNITS

PARKING REQUIRED: 1 BR @ 1.25 = 150
 2 BR & 3 BR @ 2.25 = 432
 SUBTOTAL = 582
 -10% TRANSIT REDUCTION = -58
 MINIMUM REQUIRED = 524

PARKING PROVIDED: 262 STANDARD STALLS
 114 COMPACT STALLS
 60 GARAGES
 4 ADA GARAGES (VAN)
 118 CARPORTS
 13 ADA CARPORT
 1 ADA VAN CARPORT
 4 ADA STALLS
 2 ADA VAN STALLS
 578 CARS

STANDARD PARKING STALL SIZE 9'-0" X 19'-0"
 COMPACT PARKING STALL SIZE 8'-0" X 15'-0"

STG LOCKERS ATTACHED TO GARAGES 64
 BIKE RACKS REQUIRED: 1 PER 10 PARKING STALLS = 59
 BIKE RACKS PROVIDED: 2 BIKES PER STAIRWAY = 40
 3 BIKES @ EACH BLDG = 48
 4 BIKES @ REC BLDG = 4
 TOTAL BIKE RACKS = 92

OPEN SPACE REQUIRED: 5% OF LOT = 32,672 SQ/FT
 OPEN SPACE #1 - 2,463 SQ/FT
 OPEN SPACE #2 - 63,571 SQ/FT
 OPEN SPACE #3 - 46,493 SQ/FT
 112,527 SQ/FT

MINI-PARKS:
 1 BR - 120 - 1.4 X 65 = 10,920 SQ/FT
 2 BR - 150 - 2.2 X 65 = 21,450 SQ/FT
 3 BR - 42 - 3.2 X 65 = 8,736 SQ/FT
 41,106 SQ/FT

MINI-PARK AREA PROVIDED: ① 37,669 SQ/FT
 ② 42,306 SQ/FT
 79,975 SQ/FT

ACTIVE SPACES REQUIRED: 1 PER EACH 25 UNITS = 13

ACTIVE SPACES PROVIDED:

	IN CLUB HOUSE
①	SOCIAL ROOM
②	EXERCISE ROOM
③	MULTI PURPOSE ROOM
④	GAME ROOM
⑤	YOGA
⑥	OUTDOORS
⑦	SWIMMING POOL
⑧	HOT TUB
⑨	KIDS SPLASH POND
⑩	COVERED BAR-B-QUE
⑪	TOT LOT #1
⑫	TOT LOT #2
⑬	COVERED BAR-B-QUE
⑭	FENCED DOG RUN

SITE PLAN
 SCALE 1" = 50'-0"

REVISIONS:

21 NOV 17	SUBMITTAL FOR CUP, SEPA AND DESIGN REVIEW
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PROJECT "THE VILLAS AT ARLINGTON" - 312 UNIT FAMILY APTS
 LOCATION ARLINGTON, WA.
 DEVELOPER AVS COMMUNITIES
 CONTRACTOR EXCEL PACIFIC

STATES LICENSED:
 WASHINGTON ARIZONA
 IDAHO NEW MEXICO
 MONTANA WYOMING
 CALIFORNIA COLORADO
 NEVADA NEBRASKA
 UTAH MISSOURI
 ILLINOIS INDIANA

DATE	21 NOV 17
REVISION	

REGISTERED ARCHITECT
 Charles E. Morgan
 STATE OF WASHINGTON

SHEET
A1.1



VILLAS AT ARLINGTON - VIEW FROM 31ST AVE NE

CUP/SEPA/ DESIGN REVIEW SUBMITTAL

11/21/2017

MATERIAL LEGEND

- ① COMPOSITION ROOFING - DARK GRAY
- ② VINYL WINDOWS AND TRIM - WHITE
- ③ 5" VINYL - DUTCH LAP SIDING - DARK GRAY
- ④ 5" VINYL - DUTCH LAP SIDING - MEDIUM GRAY
- ⑤ 5" VINYL - CLAPBOARD SIDING - LIGHT
- ⑥ 7" VINYL - BOARD & BATTEN SIDING - MAROON
- ⑦ 7" VINYL - BOARD & BATTEN SIDING - LIGHT BLUE
- ⑧ 7" VINYL - BOARD & BATTEN SIDING - LIGHT GREEN
- ⑨ PAINTED - ALUMINUM RAILINGS - BLACK
- ⑩ PAINTED - FASCIA & BRACKETS - WHITE
- ⑪ VINYL - SOFFITS & EAVES - WHITE
- ⑫ METAL STANDING SEAM ROOF - DARK GRAY
- ⑬ SOLAR PANELS

OBJECTSPACE



MATERIAL LEGEND

- ① COMPOSITION ROOFING - DARK GRAY
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- ⑬ SOLAR PANELS

VILLAS AT ARLINGTON CLUBHOUSE - VIEW FROM SMOKEY POINT BLVD