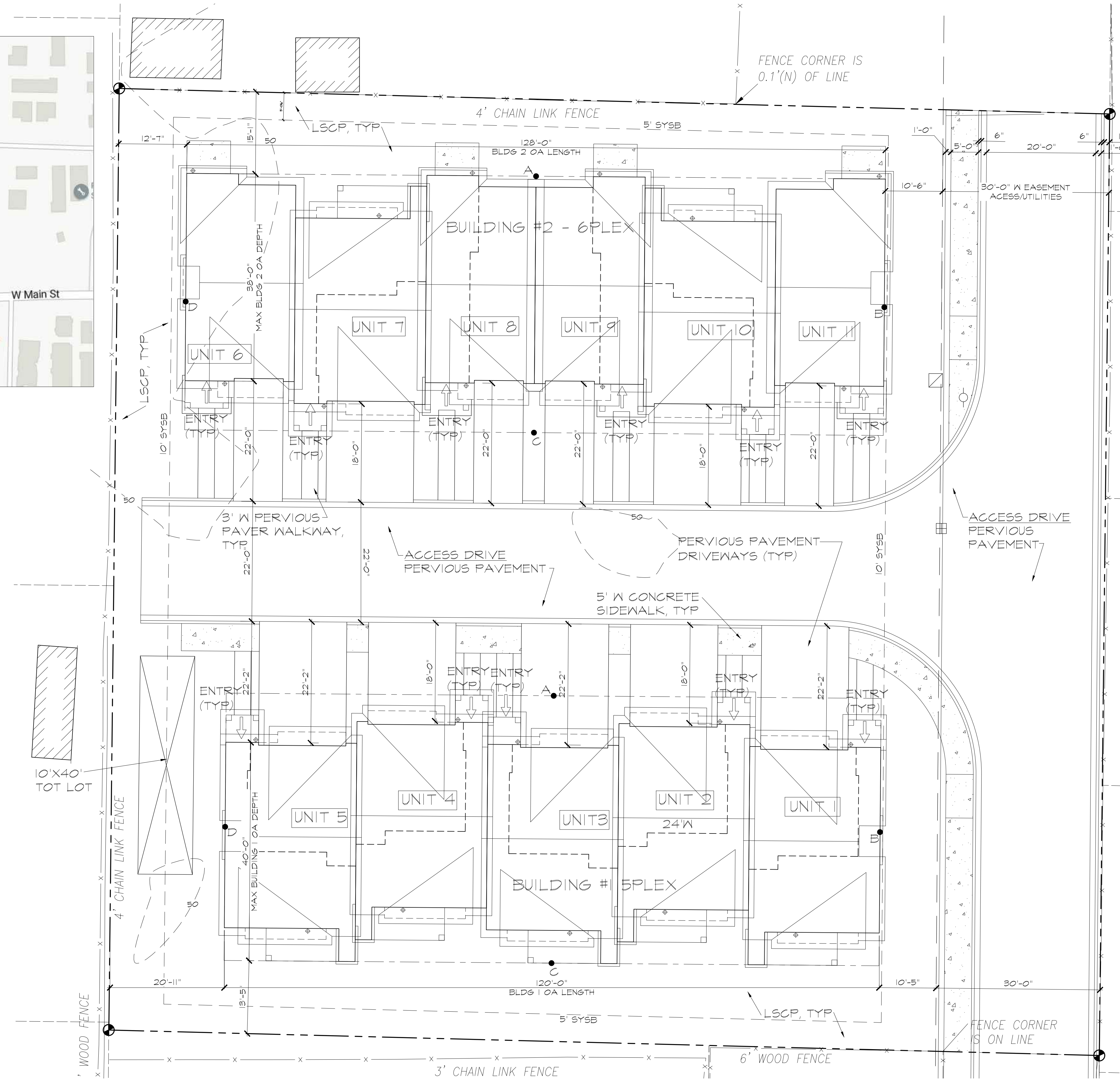


VICINITY MAP



BLDG STATS

BUILDING 1
 5PLEX - 11,600 SF TOTAL AREA
 5 - 24'W UNITS EA 1800SF HTD +
 400SF GAR +120SF PORCH/DECK

BUILDING 2
 6PLEX - 13,092 SF TOTAL AREA
 4 - 34'W UNITS 6, 8, 9, 11 EA 1575 SF HTD
 + 384 SF GAR +110 PORCH/DECK
 2 - 34'W UNITS 7, 10 EA 1800 SF HTD
 + 376 GAR + 125 PORCH/DECK/ST

SITE PLAN
 SCALE: 1" = 10'-0"

APPLICANT/ARCHITECT
 ARCHITECTS NW INC/ JEFFREY DEROULET, RA
 PH: 425 485 4900
 EM: JEFFREY@ARCHITECTSNW.COM

OWNER
 BALAJI PROPERTIES 16052 174TH LLC/
 SANJEEV BAGARIA
 22013 W BOSTAIN RD, WOODINVILLE, WA 98072
 PH: 425-635-8083
 EM: SANJEEV@BUILDERS-PPI.COM

CIVIL ENGINEER
 HARMSEN & ASSOCIATES, INC/ DAVID HARMSEN, PE
 PH: 360-794-7811
 EM: DAVIDH@HARMSENLLC.COM

SURVEYOR
 HARMSEN & ASSOCIATES LLC/ SCLIPIO WALTON
 PH: 360-794-7811/ EM: SKIP@HARMSENLLC.COM

LEGAL DESCRIPTION

PARCEL A:
 LOT 2, CITY OF MONROE BOUNDARY LINE
 ADJUSTMENT# BA198003, RECORDED UNDER
 AUDITORS FILE# 9904305001, BEING A
 PORTION OF THE SOUTHWEST QUARTER OF
 THE SOUTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
 SNOHOMISH COUNTY, WA

PARCEL B:
 LOT 2, CITY OF MONROE BOUNDARY LINE
 ADJUSTMENT# 198008, RECORDED UNDER
 AUDITORS FILE# 19910185005, BEING A
 PORTION OF THE SOUTHWEST QUARTER OF
 THE SOUTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.
 SNOHOMISH COUNTY, WA

SITE ADDRESS
 16096-174TH DR SE
 MONROE, WA 98272

PARCEL NUMBER
 27060200412100
 27060200413000

ZONING
 R-15

IMPERVIOUS AREA

LOT AREA:	31,323 SF
BLDG #1-6-PLEX AREA:	5,330 SF
BLDG #2-5-PLEX AREA:	5,030 SF
CONC. SIDEWALK AREA:	918 SF
CONC. PATIOS:	148 SF
PERVIOUS PAVERS WALKWAYS:	388 SF/2=194
PERVIOUS PAVEMENT DRIVEWAYS:	2526 SF/2=1,263
PERVIOUS PAVEMENT ACCESS DRIVE:	6,874 SF/2=3,437
TOTAL IMPERVIOUS AREA:	16,320 SF
(NOTE: PLEX AREAS INCLUDE ROOF OH AND CONC. PATIOS)	52.1%
60% MAX. ALLOWED (18,793.8 SF)	
PERVIOUS PAVEMENT & PERVIOUS PAVERS COUNTS AS 50% IMPERVIOUS	

HEIGHT CALC

BUILDING 1 (5PLEX)
 A=50.30
 B=50.90
 C=50.60
 D=50.10
 TOTAL=201.90/4=50.47 AEG
 MAIN FL @ 50.50
 BUILDING HEIGHT @ 85.14
 MAX HEIGHT @ 85.47

BUILDING 2 (6PLEX)
 A=50.30
 B=50.80
 C=50.30
 D=49.90
 TOTAL=201.30/4=50.32 AEG
 MAIN FL @ 50.50
 BUILDING HEIGHT @ 85.17
 MAX HEIGHT @ 85.32

09/06/2023
 CITY OF MONROE

REGISTERED ARCHITECT
 JEFFREY P. DEROULET
 STATE OF WASHINGTON
 XXXX

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 OFFICE: (425) 485-4900
 FAX: (425) 487-6885
 WWW.ARCHITECTSNW.COM

PONDEROSA PACIFIC
 16096 174TH DR SE, MONROE, WA 98272

IDU TH (5 PLEX + 6 PLEX)

DESIGNED BY: JdeR DATE: 2023
 DRAWN BY: DATE:

PROJECT MANAGER: JdeR
 REVISED BY: DATE:

LATERAL BY: DATE:
 LATERAL JOB NUMBER:

A0
A4

ANW WOODINVILLE OFFICE
 JOB NUMBER:
230024