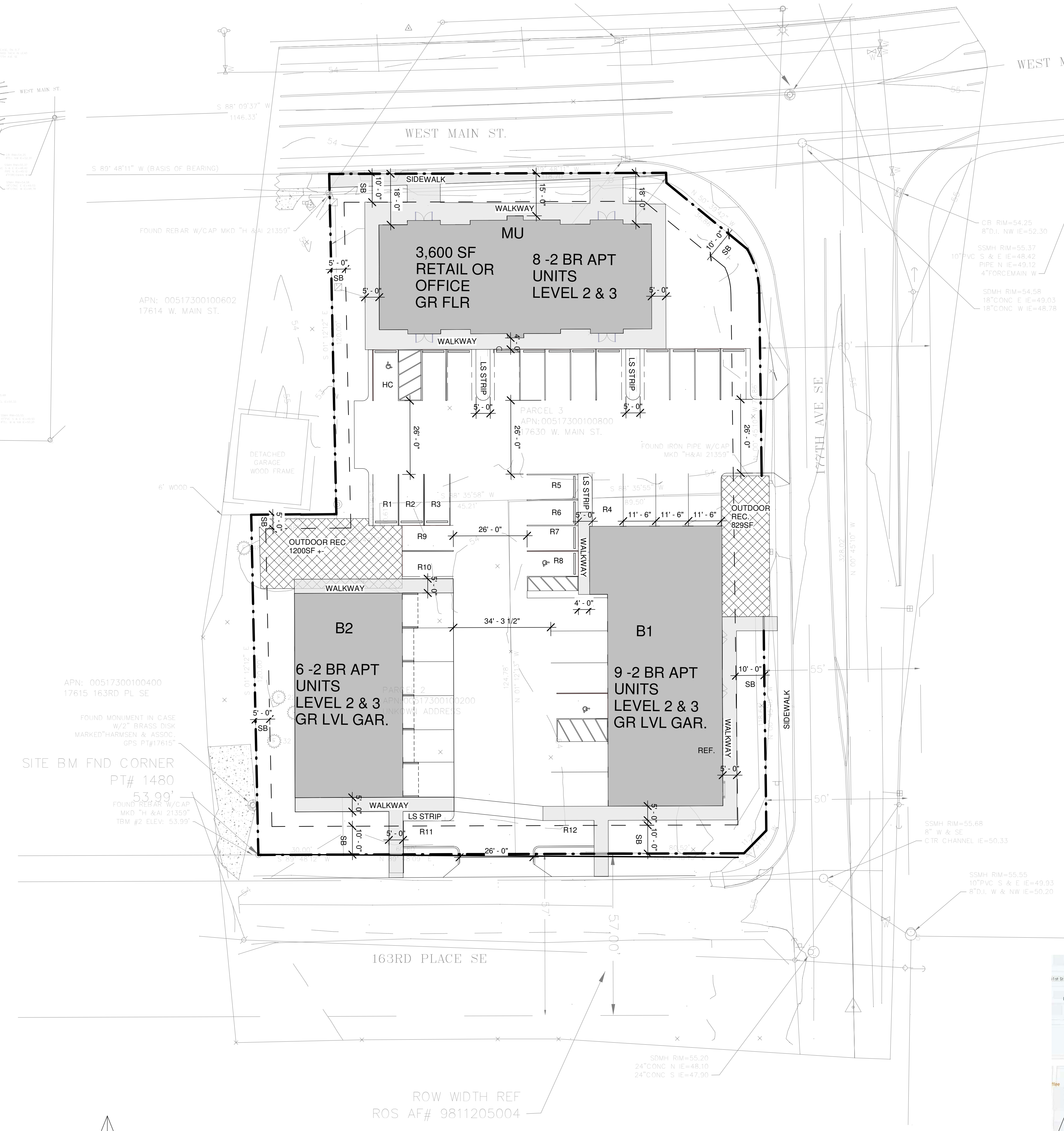


**2 SITE PLAN - EXISTING**  
1" = 50'-0"



**1 SITE PLAN - NEW DEVELOPMENT**  
1" = 20'-0"

ADDRESS	17630 W. MAIN ST, 16218 177TH AVE SE
APN	00517300100800, 00517300100100, 00517300100200, 00517300100300
SIZE	.91 AC
SUBDIVISION	X
ZONE	MG

**SITE PLAN NOTES**

APN - 00517300100800, 00517300100100, 00517300100200, 00517300100300  
OWNER: API MONROE, LLC

1. THERE IS AN AVAILABLE PUBLIC WATER SYSTEM.
2. THIS IS NOT A LEGAL SURVEY. PROPERTY DESCRIPTION INFORMATION ON THIS SHEET FOR GENERAL USE ONLY.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM PERIMETER OF BUILDING. MINIMUM SLOPE 2% FOR 10' MIN. AWAY FROM BLDG.
4. SLOPE ALL CONCRETE 1% UNLESS NOTED OTHERWISE.
5. CONNECT UTILITY EXTENSIONS TO EXISTING UTILITIES. CONTRACTOR TO VERIFY LOCATIONS OF EXTENSIONS.
6. LIMITS OF CONSTRUCTION, STORAGE AREA, & VEGETATION OF CONCERN TO BE COORDINATED W/OWNER OR ARCHITECT
7. FOR REMAINING SITE INFORMATION REFER TO CIVIL DRAWINGS

**PARKING**

**PARKING REQUIREMENTS**  
COMMERCIAL (OFFICE / RETAIL) - 1 SP EACH 300SF  
MULTIFAMILY - 1.5 SPACES / UNIT

**REQUIRED PARKING:**  
COMMERCIAL SPACE 3,600SF / 300 = 12 SPACES  
MULTIFAMILY RESIDENTIAL - 23 UNITS X 1.5 = 34.5 SPACES  
TOTAL REQUIRED = 46.5 SPACES

**PARKING PROVIDED:**  
1 CAR GARAGE WITH DRIVEWAY = 2 SPACES (COUNT AS 1.5)  
15 GARAGES = 30 SPACES (COUNT AS 23)  
SURFACE PARKING = 22 SPACES (INCLUDES 2 ACCESSIBLE)  
STREET PARKING = 1.5 SPACES

TOTAL PROVIDED = 46.5 = REQUIRED

**OPEN SPACE / REC.**

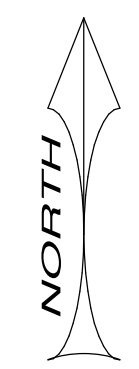
**OPEN SPACE / RECREATION SPACE REQUIREMENT**  
130 SF / UNIT = 23X130 = 2,990 SF

50% MAX MAY BE PRIVATE DECK OR PATIO - 1,495 SF (65 SF / UNIT)  
40% MIN MUST BE IN ONE SPACE MIN 15' WIDE - 1,196 SF

**OPEN SPACE PROVIDED:**  
MAIN OPEN SPACE (40% MIN) - 1,200 SF  
OTHER GROUND LEVEL O's - 829 SF  
PRIVATE DECKS OR PATIOS - 23 @ 41.2 SF EA MIN = 961 SF  
TOTAL PROVIDED - 2,990 SF



RECEIVED  
10/29/2020  
CITY OF MONROE



THESE DRAWINGS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. UNAUTHORIZED USE OR REPRODUCTION OF THESE DRAWINGS, WORK OR FORMS REPRESENTED IS PROHIBITED.

**CONCEPT**  
ARCHITECTURE, LLC  
2615 W. CABIN ROAD - SUITE 1A - EVERETT, WA 98204  
1005 TERMINAL WAY - SUITE 245 - BEND, NV 98902  
WA-REG-57787-98 NV-775-247-7885

API MONROE APT. B2  
17600 W MAIN STREET  
MONROE, WA 98272

EMC	DRAWN	DATE	SHEET
		10/5/2020 9:51:34 AM	A1.1
CONCEPTARCHITECTURE.COM			

SITE PLAN REVIEW

© 2020 BY CONCEPT ARCHITECTURE, LLC