

PROJECT NARRATIVE

Project to develop 2 wood frame buildings.
A 3 story, 6 unit Townhouse building and a 4
story, 15 unit Apartment Building.
The two buildings combined will be
+- 35,000 SF of residential use.

PROJECT NAME: MILT SMITH MULTIFAMILY PARCEL

PROJECT NUMBER (DPD OR OTHER JURISDICTION):

PROJECT ADDRESS: NO ADDRESS - PARCEL IS VCANT

TAX ASSESSOR'S #: 00484600300500

PROJECT JURISDICTION: CITY OF MONROE

SITE AREA: TOTAL LOT AREA (END LOT) = 37,599. S.F.

LAND USE ZONING: END LOT = R-25

OCCUPANCY GROUP: END PARCEL - MULTI-FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION: END PARCEL TYPE VB

BUILDING HEIGHT: END PARCEL - 45' HT.

PROJECT INFORMATION

BUILDING CODE: 2021 IRC FOR TOWNHOUSE BUILDING, 2021 IBC FOR STACKED
FLATS BUILDING

LAND USE CODE - CITY OF MONROE WASHINGTON

ZONING:
MULTIFAMILY (MF)

DENSITY: R-25 DU / ACRE
MAX. ALLOWED DENSITY = 0.863 ACRES X 25 DU/ACRE = 21.575 = 22 DU
PROPOSED (1) 6 UNIT TOWNHOUSE BLDG. AND (1) 15 UNIT STACKED FLATS
BLDG. = 21 DWELLING UNITS

SETBACKS:	Req'd	Provided
SITE ACCESS:	30'	30'
FRONT S.B.:	10'	10'
SIDE S.B.:	10'	10'
SIDE ATTACHED	0'	0'
REAR S.B.:	10'	10'

LOT COVERAGE:
IMPERVIOUS SURFACE - 80% MAX.
37,599 SF X 80% = **MAX.** 30,079. SF
PROPOSED: 24,286 SF - IMPERVIOUS SURFACE COVERAGE

PERVIOUS SURFACE: - 20% MIN.
38,332 SF X 20% = **MIN.** 7,520. SF
PROPOSED: 13,313 SF - PERVIOUS SURFACE COVERAGE

BUILDING HT. - **MAX.** 45'
PROPOSED: - 44'-6" TO MID-POINT OF ROOF

PARKING:
REQUIRED PARKING - 1.5 STALLS PER UNIT MIN.
PROPOSED PARKING - 35 STALLS PROVIDED
PARKING = 12 TH STALLS IN GARAGES
+ 23 STALLS FOR FLATS - 10 IN GARAGE, 13 IN OPEN PARKING AREA
+ 2 GUEST STALLS

BICYCLE STALLS: - **MIN.** 1/12 CAR STALLS = 3 BICYCLE STALLS
PROVIDED: SPACE IN EA. TH GARAGE - 6 - SPACE FOR MIN. 2 IN APT. GARAGE

COMMON RECREATIONAL AREA: = 90 SF/1 BDRM X 9 = 818 SF
130 SF/2 BDRM X 10 = 1300 SF
170 SF/3BDRM X 2 = 340 SF
MIN. TOTAL = 2450 SF

PROPOSED: 2,500 SF

Project Narrative



10801 Main Street, #110 | Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

Park Street Monroe - Site Plan and Land Use Entitlements	Project #:	Date:	
	21-0688	3/21/2023	A001a

OWNER

Milt Smith & Associates
c/o Jason Smith

Phone: (xxx) xxx-xxxx
Fax: (xxx) xxx-xxxx

Kidder Mathews
500 108th Ave NE #2400
Bellevue, Wa 98004

Contacts:

Jason Smith - 425-802-5000
E-mail: jason.smith@kidder.com
Sabrina Delrey - 425-802-2409
E-mail: sabrina@teamsabrinare.com
Brock Smith - 425-830-8529
E-mail: brock@brocksmithcustomhomes.com

OWNER'S REPRESENTATIVE

Skeets Fletcher
3933 Lake Washington Blvd NE
AKirkland, Wa 98033

Phone: (425) 922-2679
Fax: (xxx) xxx-xxxx

Contact:

Skeets Fletcher
skeets@windermere.com

ARCHITECT

BAYLIS ARCHITECTS, INC.
10801 Main Street, Suite 110
Bellevue, WA 98004

Phone: (425) 454-0566
Fax: (425) 453-8075

Contact:

Ann Williamson
williamsona@baylisarchitects.com
Shilpa Karve
karves@baylisarchitects.com

CIVIL ENGINEER & SURVEYOR
Barghausen Consultant Engineers Inc.

18215 72nd Ave. S.
Kent, Wa 98032

Phone: (425) 251-6222
Fax: (xxx) xxx-xxxx

Contact:

Barry Talkington - 425-656-7473
bralkington@barghausen.com

GEOTECHNICAL - SOILS ENGINEER

Geotech Consultants NW

2401 10th Ave E.
Seattle, Wa 98102

Phone: (425) 260-1116
Fax: (xxx) xxx-xxxx

Contact:

Marc McGinnis
E-mail: marcm@geotechnw.com

LANDSCAPE ARCHITECT

Kismet Design
9010 Market Pl #142
Lake Stevens, WA 98258

Phone: (xxx) xxx-xxxx
Fax: (xxx) xxx-xxxx

Contact:

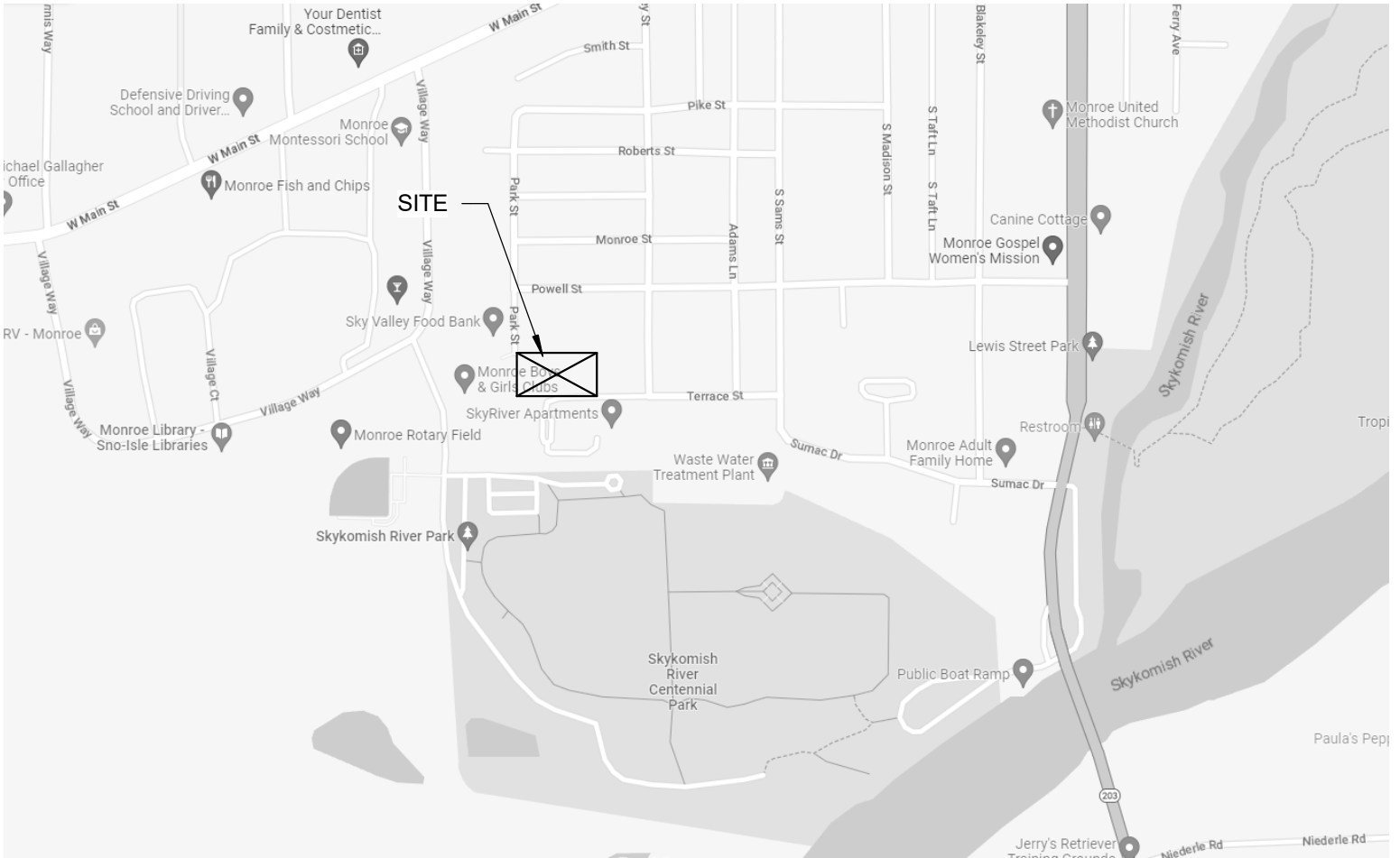
Colleen Hanzen
E-mail: colleen@kismetdesignco.com

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Park Street Monroe - Site Plan and Land Use Entitlements	Project #: 21-0688	Date: 3/21/2023	A001b
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VICINITY MAP

Vicinity Map

ARCHITECTS
baylis

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