

GROVE STREET / SPITZENBERG APARTMENTS - SITE PLAN REVIEW

1902 GROVE STREET - MARYSVILLE, WA 98270

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PROJECT DATA

PROJECT NUMBER:
Pre-App 23014

SITE ADDRESS:
1902 GROVE STREET, MARYSVILLE, WA 98270

PROJECT DESCRIPTION:
DEMOLISH EXISTING SINGLE FAMILY STRUCTURE ON WEST OF PROPERTY. RETAIN 5-UNIT APARTMENT BUILDING. CONSTRUCT THREE STORY APARTMENT BUILDING WHICH WILL INCLUDE 9 DWELLING UNITS. PROVIDE 23 ON-SITE AUTO PARKING STALLS.

TAX LOT PARCEL NUMBER(S):
3052800105700

LEGAL DESCRIPTION:
SEC 28 TWP 30 RGE 05RT-29A) W 150 FT OF E 216 FT OF W 386 FT OF TH PTN NE1/4 SW1/4 NE1/4 DAF BAAP W LN LIBERTY ST PROD NLY NXN S LN GROVE ST PROD ELY TH W 638.1 FT TO W LN NE1/4 SW1/4 NE1/4 TH SLY ALG SD W LN SUB 263.8 FT TH E TO W LN LIBERTY ST 638.4 FT TH N ALG W LN LIBERTY ST TO TRG LESS FR TR DESC ABV W 65 FT OF N 120 FT TH OF LESS TH PTN TO CITY OF MARYSVILLE, WA

LOT AREA:
31,315 SF (0.72 ACRES)

ZONING:
FL-R

CONSTRUCTION TYPE / HEIGHT:
OCCUPANCY TYPE R-2, TYPE V-B CONSTRUCTION, 3 STORIES, NFPA 13R SPRINKLER SYSTEM. BUILDINGS WILL BE ALARMED IF REQUIRED BY FIRE DEPARTMENT.

DEFERRED SUBMITTALS:
SPRINKLER

PROJECT TEAM

PROJECT OWNER:
BRANDON SPITZENBERG
PO BOX 27229
SEATTLE, WA 98164
(206) 356-6274
BSPITZENBERG7@GMAIL.COM

PROJECT ARCHITECT (APPLICANT):
VANDERVORT ARCHITECTS
(MARK WIERENGA)
2000 FAIRVIEW AVE. E.
SUITE 103
SEATTLE, WA 98102
(206) 784-1614 (PHONE)
MARKW@VANDERVORT.COM

SURVEYOR:
BBA LAND SURVEYING
(MARK A. BORYS, PLS)
12014 SE 157TH PL
RENTON, WA 98058
206-406-1257
NICOLE@BBASURVEYING.COM

CIVIL ENGINEER:
INSIGHT ENGINEERING CO, INC
(BRIAN KALAB, PE)
P.O. BOX 1478
EVERETT, WA 98206
425-303-9383
BRIAN@INSIGHTENGINEERING.NET

LANDSCAPE ARCHITECT:
CRAMER DESIGN CONSULTANTS
(GAYLE CRAMER ANDERSON, LA)
1909 242ND ST. SE
BOTHELL, WA 98021
425-241-6238
CDCLSA@FRONTIER.COM

GEOTECHNICAL ENGINEER:
NELSON GEOTECHNICAL ASSOCIATES, INC.
(KHALED M. SHAWISH, PE)
17311 - 135TH AVE NE, SUITE A-500
WOODINVILLE, WA 98072
425-486-1689

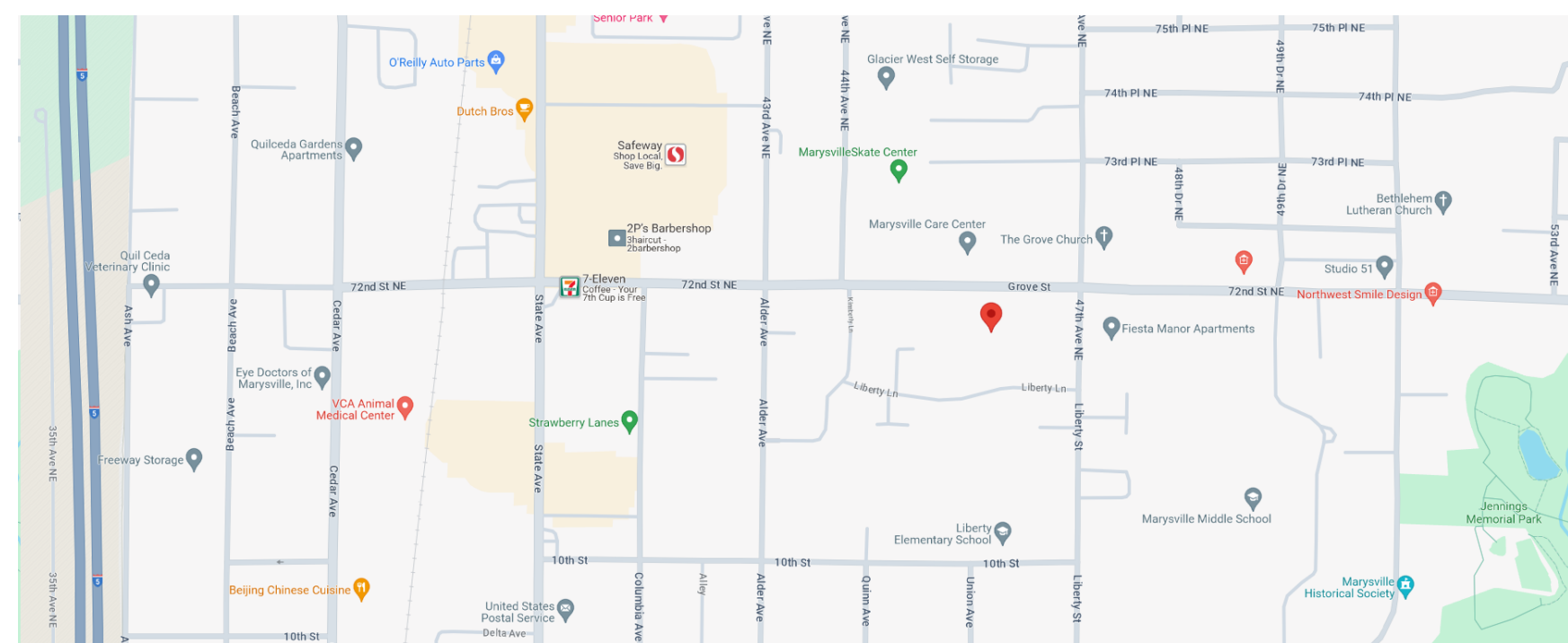
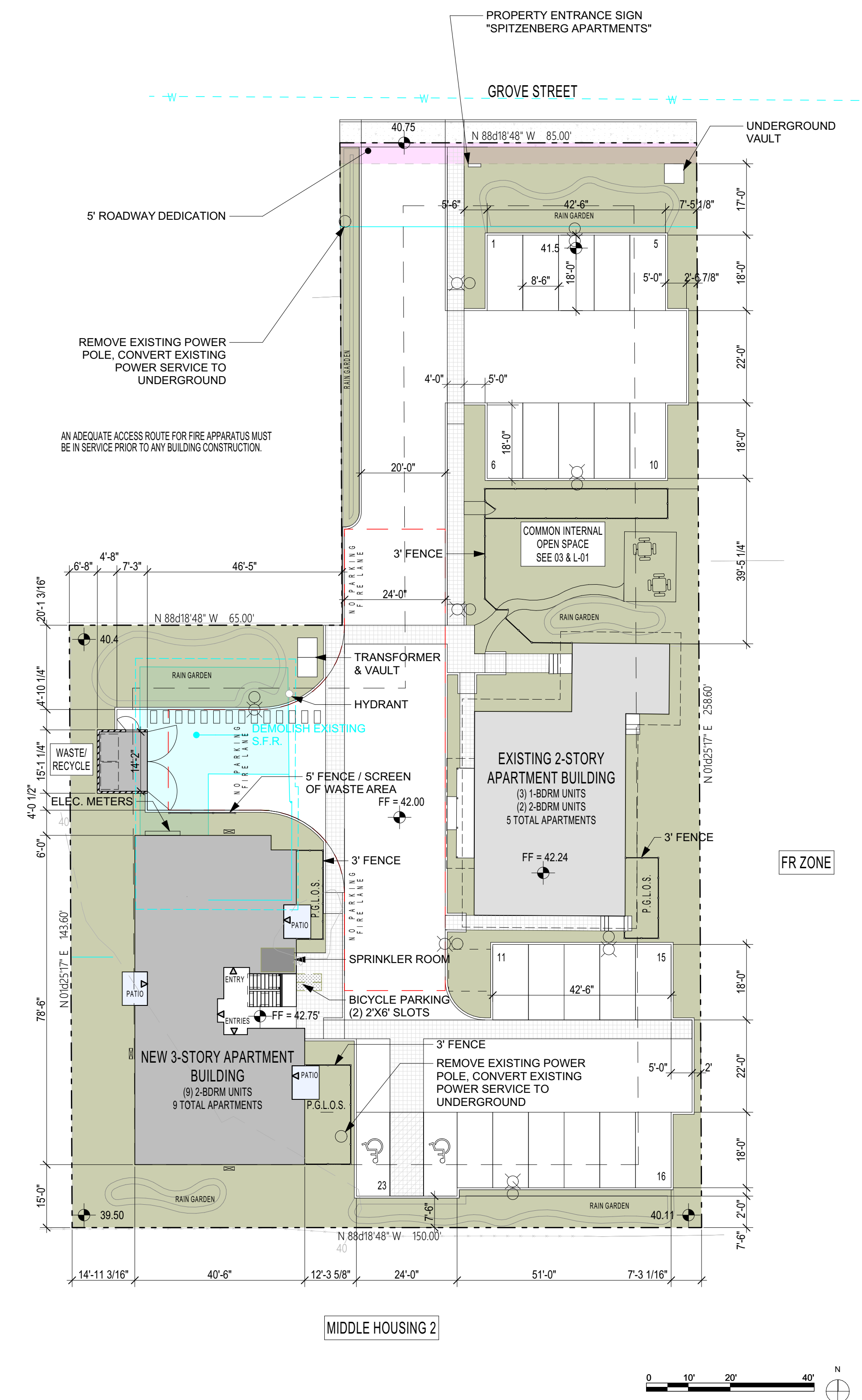
TRAFFIC / STREET LIGHTING:
TENW
(CHANDLER WALDAL)
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WA 98004
425-889-6747
CHANDLER@TENW.COM

APARTMENTS AT 1902 GROVE STREET, MARYSVILLE, WA

	REQUIREMENT:	CODE CITATION:	CALCULATION:
ZONING:	FLEX RESIDENTIAL (FR)		
LOT AREA:	0.709 ACRES		30,890 SF / 43,560 SF = 0.709 ACRES
PROPOSED USE:	APARTMENTS		
DENSITY ALLOWED:	28 D.U. PER ACRE (COULD BE MORE WITH DENSITY BONUS)	MMC 22C.080.120 SEE ALSO MMC 22C.090	.71 x 28 = 19.86 20 D.U.s ALLOWED SEE MMC22C.020.110 FOR ROUNDING
SETBACKS:	FRONT: 0' TO 10' SEE SUBSECTION IV SIDE: 0' TO 15' SEE MMC 22C.080.410 REAR: 0' TO 15' SEE MMC 22C.080.410	MMC 22C.080.140 D.R. TABLE	
BUILDING HEIGHT:	45' MAX. NOTE X: MAY BE INCREASED W/ INCREASED S.B. ADDITIONAL HEIGHT ALLOWED FOR (VERIFY THIS): - Roof structures housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance - Fire or gas-piped walls, skylights, chimneys, smokestacks, church steeples, flagpoles, and utility line towers and poles	MMC 22C.080.140 D.R. TABLE	
IMPERVIOUS COVERAGE:	NO LIMIT		N/A
SITE PLAN REVIEW:	PROJECT LAND USE REVIEW REQ'D	MMC 22C.080.140 D.R. TABLE MMC 22G.120	
OPEN AND REC SPACES:	PROVIDE OPEN SPACE AT A RATE OF: 100 SF PER 1-BDRM DWELLING 150SF PER 2-BDRM DWELLING. UP TO 100% MAX. CAN BE PROVIDED AS PRIVATE GROUND LEVEL OPEN SPACE. UP TO 25% MAX. CAN BE PROVIDED AS PRIVATE BALCONIES.	MMC 22C.080.421	SEE SHEET 03 FOR CALC / DIAGRAM
RECYCLING STORAGE:	1.5 SF PER D.U.	MMC 22C.020.320	21 x 1.5 = 31.5 SF REQ'D
SOLID WASTE:	PER WASTE PURVEYOR		
AUTO PARKING REQUIRED:	1.25 PARKING SPACES PER D.U. (APARTMENTS - 1 BDRM) 1.5 PARKING SPACES PER D.U. (APARTMENTS - 2 OR MORE BDRMS) - PARKING SPACES TO BE 8.5'x18' FOR 90 DEGREE PARKING, 8'x21' FOR 0 DEGREE - 20' RADIUS ON DRIVEWAYS - 5' DRIVE EXTENSION ON DEAD-ENDS	MMC 22C.080.230	EXISTING PARKING REQ'D: (3) 1-BDRMS x 1.25 = 3.75 (2) 2-BDRMS x 1.5 = 3 TOTAL: 6.75 NEW PARKING REQ'D: (9) 2-BDRMS x 1.5 = 13.5 TOTAL: 20.25 21 STALLS REQUIRED 23 PROVIDED
BICYCLE PARKING REQUIRED:	5 PERCENT OF REQ'D AUTO PARKING - EACH BIKE SPACE = 2'x6' - SEE CODE FOR LOCATION AND OTHER DEVELOPMENT STANDARDS	MMC 22C.130.060	35 x .05 = 2 BIKE PARKING STALLS REQ'D
LANDSCAPE STANDARD:	- 15' WIDE 'L3' LANDSCAPE BUFFER AGAINST GROVE (ARTERIAL) - NO LANDSCAPE BUFFERS ALONG SIDE OR REAR PROP. LINES (V)	MMC 22C.120.120	

SITE PLAN

SCALE: 1" = 20'



VICINITY MAP



2 0 0 0
FAIRVIEW
AVENUE EAST
SUITE 103
SEATTLE
WASHINGTON
9 8 1 0 2
206-784-1614
FAX 784-5401

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MARYSVILLE, WA

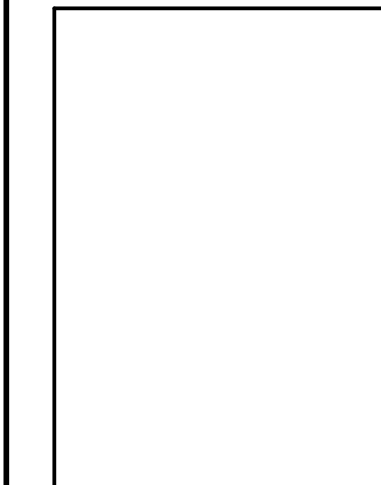
3/8/2024	3/8/2024
REVISION	DATE
DATE	3/8/2024

6085 REGISTERED ARCHITECT
David Vandervort
DAVID VANDERVORT
STATE OF WASHINGTON

DRAWN BY: MW / DJA
CHECKED BY: MW
JOB NO: 2313

SITE PLAN, PROJECT
INFORMATION, SHEET INDEX,
DESIGN TEAM

JURISDICTIONAL STAMP



SITE PLAN REVIEW