



P1
EXISTING TRUNCATED DOMES



P2
TRUNCATED DOMES TO BE INSTALLED, SEE 4, AA100a



P3
TRUNCATED DOMES TO BE INSTALLED, SEE 3, AA100a



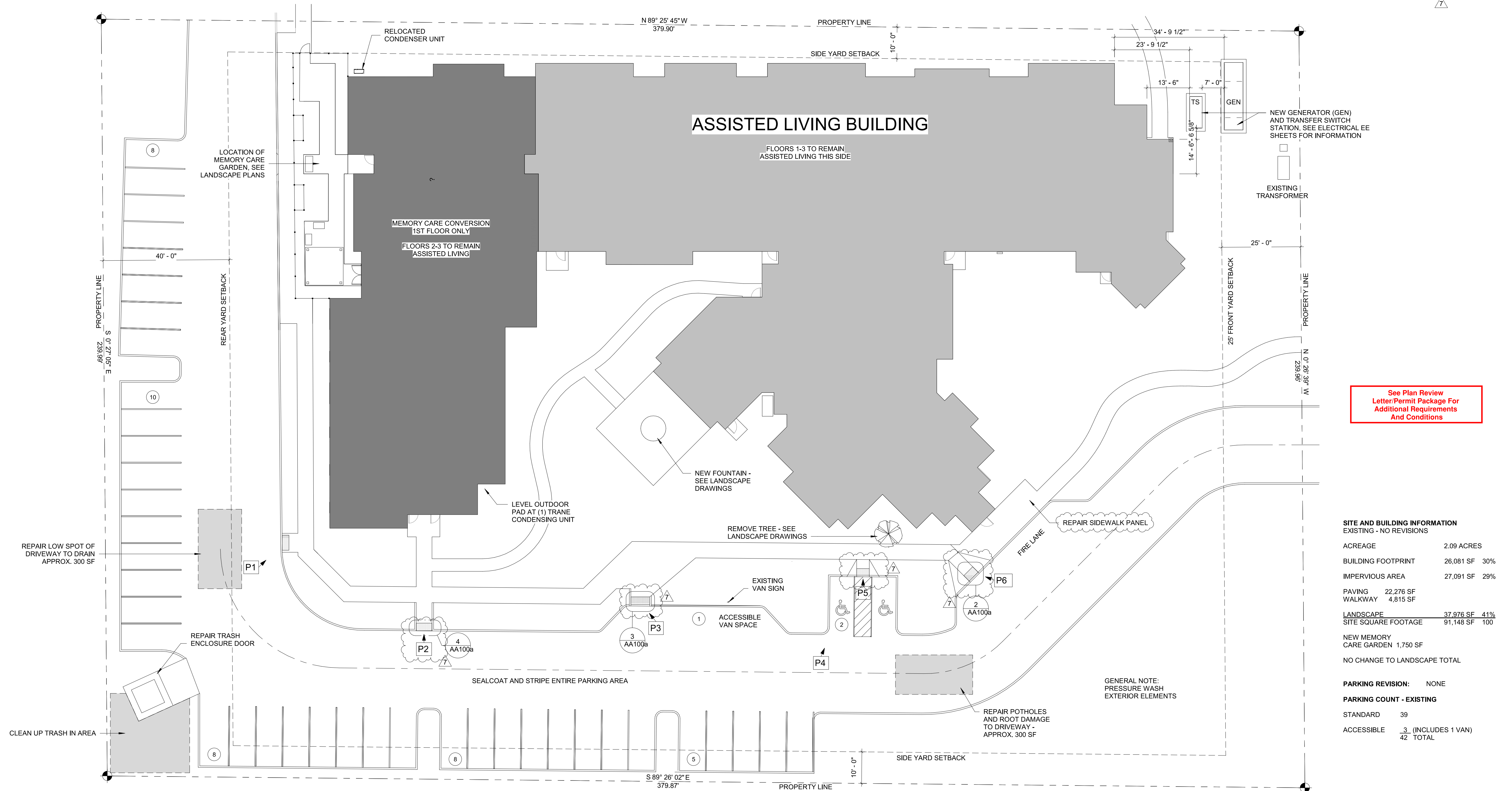
P4
REPAINT ACCESS SYMBOL AND ACCESS WALK LINES, SEE 5, AA100a



P5
REPAINT ACCESS WALK LINES



P6
TRUNCATED DOMES TO BE INSTALLED, SEE 2, AA100a



See Plan Review Letter/Permit Package For Additional Requirements And Conditions

SITE AND BUILDING INFORMATION
EXISTING - NO REVISIONS

ACREAGE	2.09 ACRES
BUILDING FOOTPRINT	26,081 SF 30%
IMPERVIOUS AREA	27,091 SF 29%
PAVING	22,276 SF
WALKWAY	4,815 SF
LANDSCAPE	37,976 SF 41%
SITE SQUARE FOOTAGE	91,148 SF 100
NEW MEMORY CARE GARDEN	1,750 SF
NO CHANGE TO LANDSCAPE TOTAL	
PARKING REVISION - NONE	
PARKING COUNT - EXISTING	
STANDARD	39
ACCESSIBLE	3 (INCLUDES 1 VAN)
TOTAL	42

REGISTERED ARCHITECT
James J. Brown
STATE OF WASHINGTON
10000 N.E. 1380 Pl., SUITE #102
BELLEVUE, WA 98004
t: 425-453-6606
www.watfenbarger.com

RELEASE & REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PERMIT SUB.	10.13.21
2	DEPT SUB.	10.13.21
3	BID SET	11.18.21
7	PERMIT COMM.	1.26.22
	FENCE HEIGHT VAR.	5.9.22

SITE PLAN

GARDENS at MARYSVILLE
9802 48th Dr NE
Marysville, WA 98270
Pegasus Senior Living

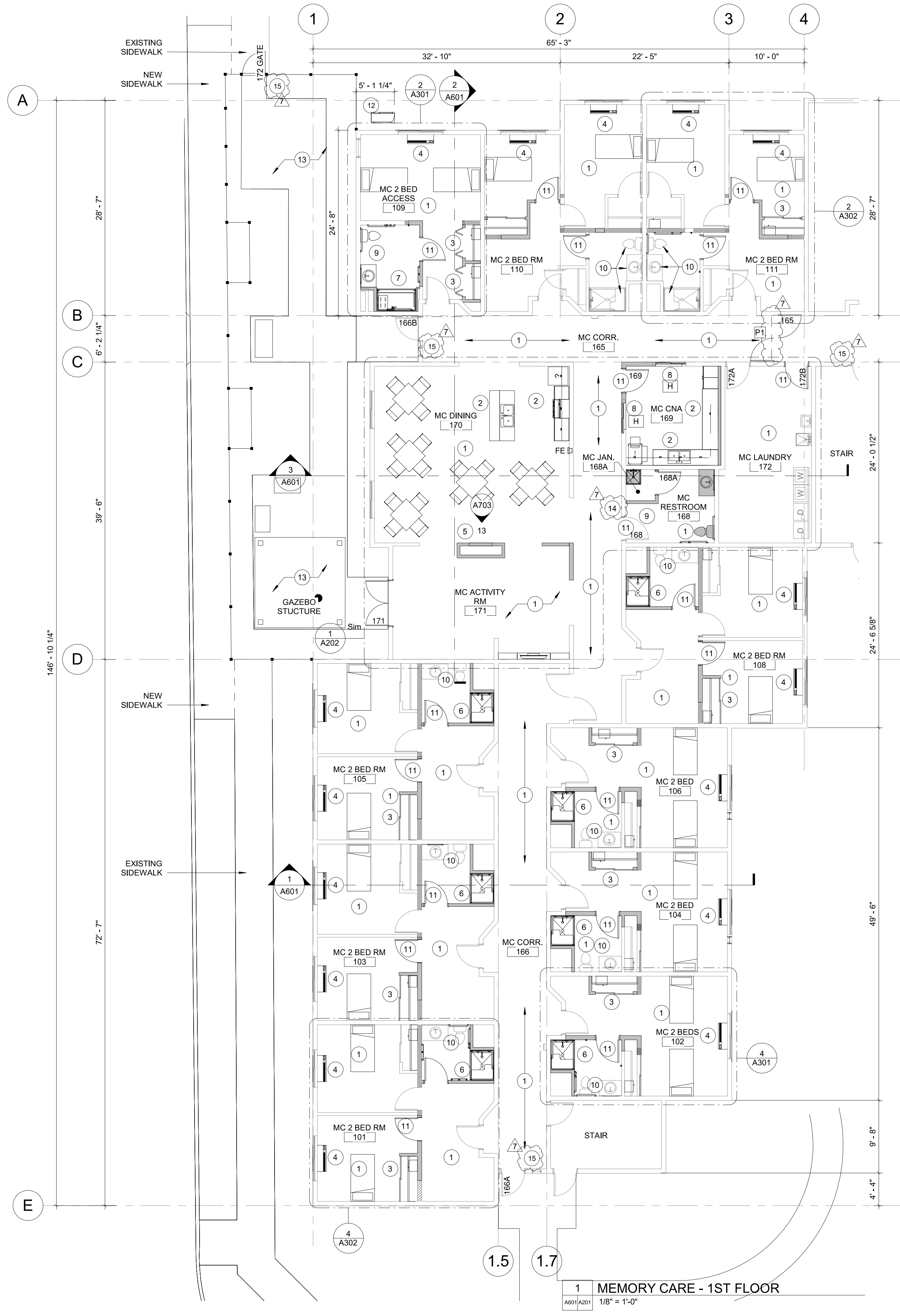
JOB NO.: 22004

PLOT DATE: 1/26/2022 1:09:33 PM

DATE: 1/16" = 1'-0"
SCALE: JH
DRAWN: JB
CHECKD:

SHEET NO.: AA100

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SQUARE FOOTAGE = 8,054 SF

CONSTRUCTION PROTECTION NOTES

P1 DENOTES AREA ADJACENT TO PUBLIC TO BE CORDONED OFF WITH PLASTIC SHEETING DURING CONSTRUCTION

- LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO REMAIN STRUCTURAL USE
 - NEW WALL PER SCHEDULE
- FLOOR PLAN KEYNOTES**
- 1 NEW FLOORING, SEE ENLARGED PLANS FOR TYPE
 - 2 NEW CASEWORK, INTERIOR ELEVATIONS A701, A702, A703
 - 3 NEW CLOSET AND DOORS
 - 4 NEW PTAC UNIT
 - 5 ELECTRIC FIREPLACE REVILLUSION DIMPLEX RFB 36 (6909790100) ELECTRIC FIREPLACE
 - 6 NEW SHOWER
 - 7 NEW ACCESSIBLE SHOWER
 - 8 NEW RELITE SEE SCHEDULE
 - 9 NEW BATHROOM & FIXTURES SEE ENLARGED PLANS A301/A302
 - 10 FIXTURE(S) TO REMAIN
 - 11 NEW DOOR
 - 12 RELOCATED CONDENSER, SEE ELECTRICAL DRAWINGS FOR INFORMATION.
 - 13 NEW SECURE MEMORY CARE GARDEN, SEE LANDSCAPE FOR INFORMATION.
 - 14 NEW TACTILE ACCESSIBILITY SIGN, PER ROOM, SEE DETAIL 6, A701
 - 15 NEW TACTILE EXIT ACCESSIBILITY SIGN, PER ROOM, SEE DETAIL 6, A701

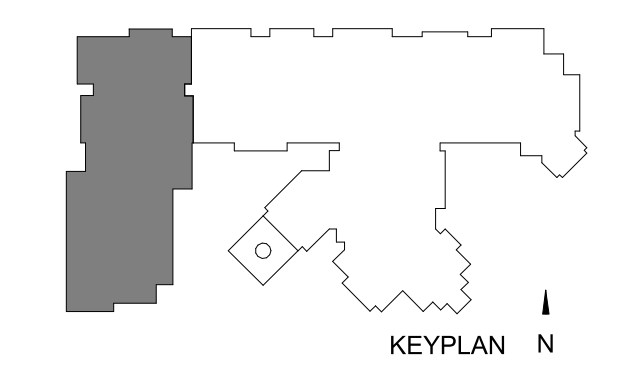
OO MONITORS

Smoke Detectors 110v With Battery Back-Up in Each Sleeping Room

Plumbing Installations
To Be Inspected By Plumbing Inspector Prior To Covering Work

All Electrical Issuance And Inspection To Be Completed By
City Of Marysville
Call (360) 363-8204 To Schedule An Inspection

1 MEMORY CARE - 1ST FLOOR
A601/A201 1/8" = 1'-0"



REGISTERED ARCHITECT
James J. Brown
STATE OF WASHINGTON

RELEASE & REVISION SCHEDULE

#	DESCRIPTION	DATE
1	PERMIT SUB.	10.13.21
2	DEPT SUB.	10.13.21
3	BID SET	11.18.21
5	ADD.#2	12.10.21
7	PERMIT COMM.	1.26.22
	FENCE HEIGHT VAR.	5.9.22

FIRST FLOOR PLAN

GARDENS at MARYSVILLE
9802 48th Dr NE
Marysville, WA 98270
Pegasus Senior Living

JOB NO.: 22004

PLOT DATE: 1/26/2022 1:09:07 PM

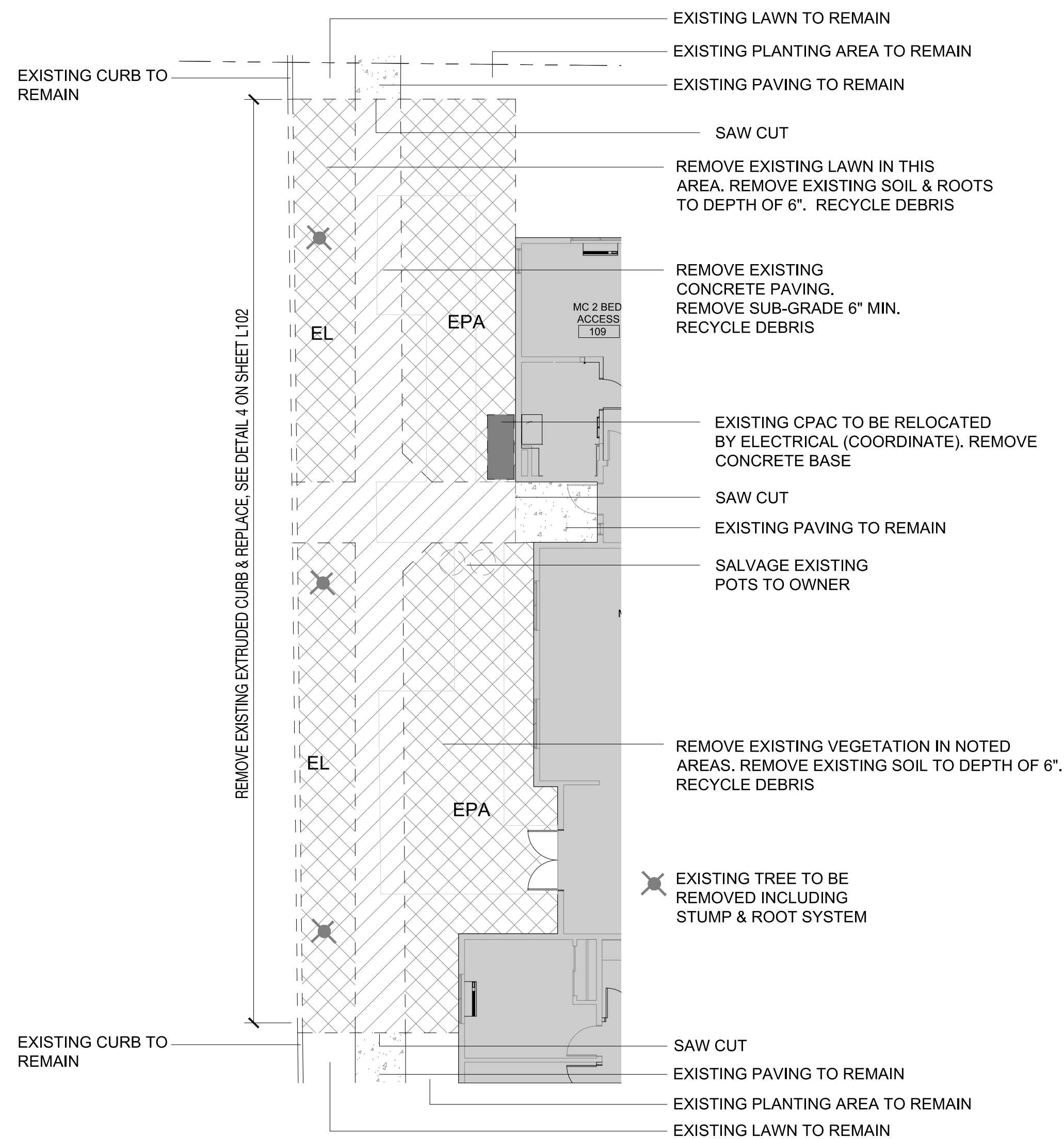
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SCALE: As indicated

DRAWN: JH

CHKCD: JB

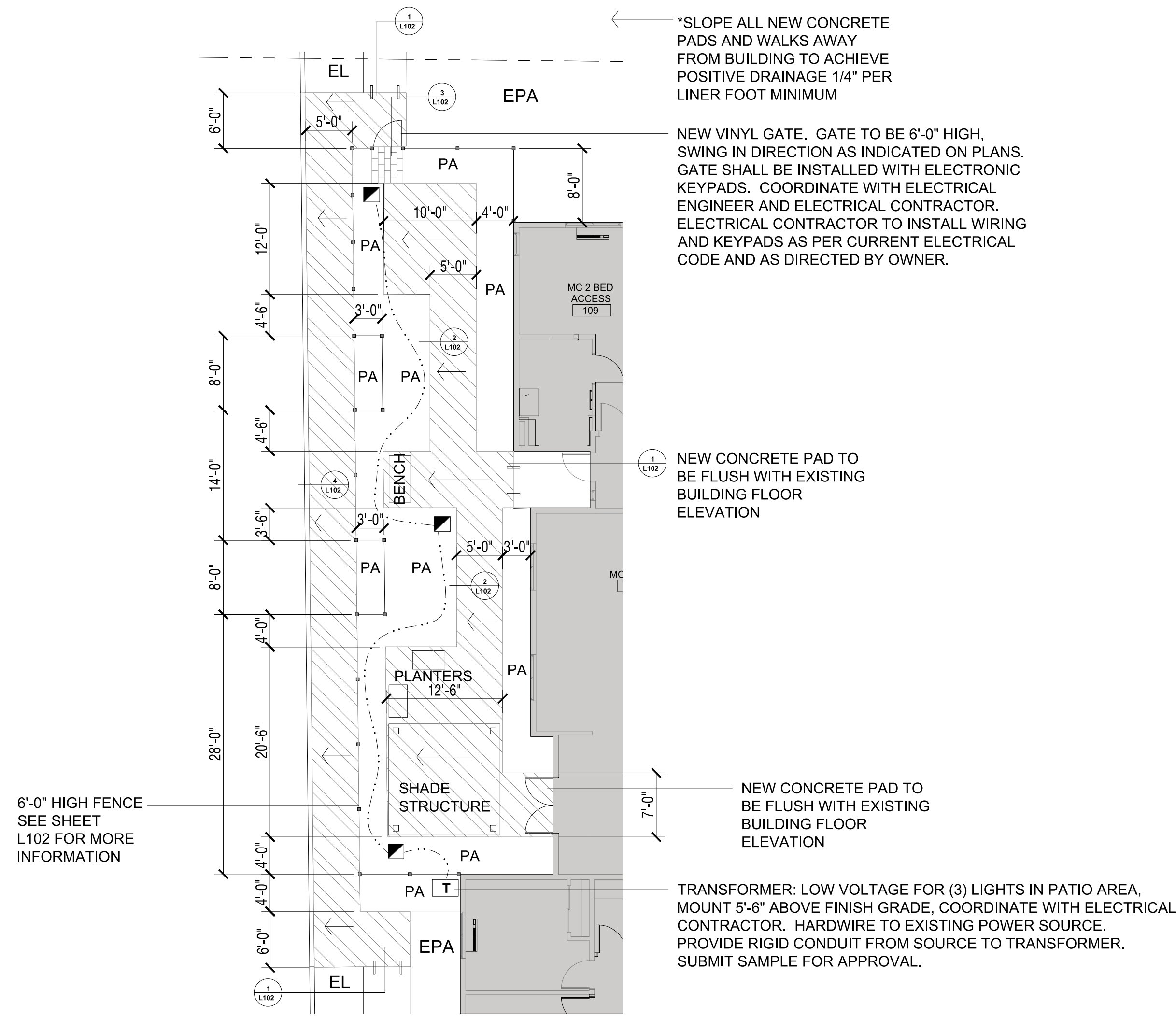
SHEET NO.: A201



MEMORY CARE DEMOLITION PLAN

SCALE: 1" = 10'-0"

NOTE:
CONTRACTOR SHALL CUT AND CAP ALL EXISTING IRRIGATION LINES LEADING INTO AREA OF WORK. DEMO EXISTING IRRIGATION. INSTALL NEW IRRIGATION EQUIPMENT WITH IN AREA OF WORK. REFER TO NOTE "A" ON THIS SHEET FOR ADDITIONAL INFORMATION.

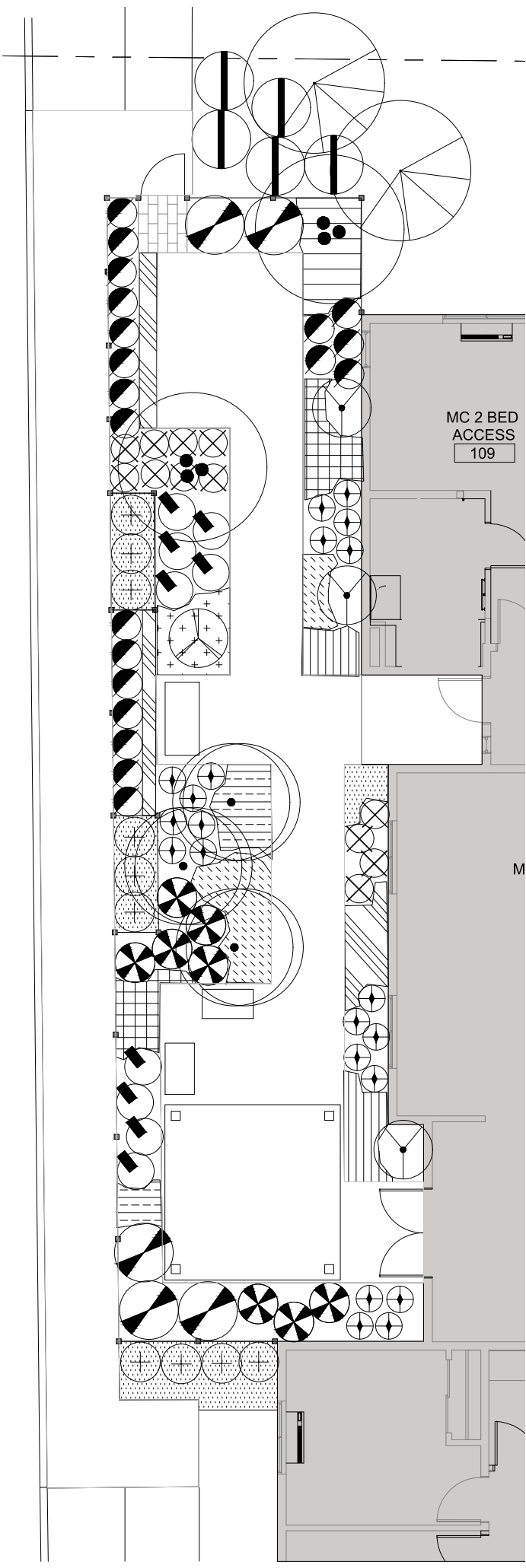


MEMORY CARE CONSTRUCTION PLAN

SCALE: 1" = 10'-0"

MEMORY CARE PLANTING PLAN

SCALE: 1" = 10'-0"



AREA OF WORK



SITE KEY PLAN

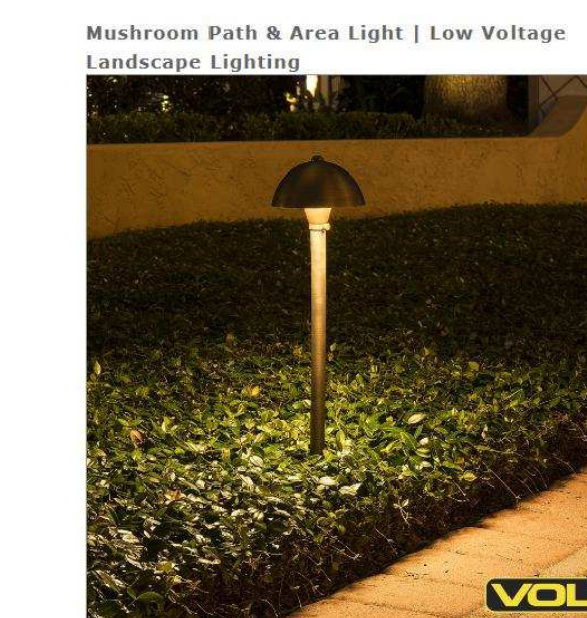
SCALE: NTS

GENERAL NOTES:

- IRRIGATION: SHALL BE A DESIGN / BUILD SYSTEM. CONTRACTOR SHALL ABANDON PORTION OF EXISTING SYSTEM THAT IS AFFECTED BY MEMORY CARE IMPROVEMENTS. CONTRACTOR SHALL MODIFY EXISTING PORTION OF IRRIGATION IMMEDIATELY ADJACENT TO MEMORY CARE IMPROVEMENTS TO ENSURE ALL EXISTING LANDSCAPE ELEMENTS ARE FULLY COVERED. CONTRACTOR SHALL PROVIDE A DESIGN LAYOUT FOR THE NEW IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- PRIOR TO ANY EXCAVATION OR REMOVAL OF EXISTING FEATURES, CONTRACTOR SHALL CONTACT "BEFORE YOU DIG 811". ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN AREAS OF WORK.
- DURING CONSTRUCTION, ALL PERSONNEL SHALL WEAR PROTECTIVE FACEMASKS AT ALL TIMES WHILE ON SITE. NO CONTACT WITH RESIDENTS IS ALLOWED UNDER ANY CIRCUMSTANCES. PERSONNEL ARE NOT ALLOWED USE OF ON SITE TOILET FACILITIES. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL ADHERE TO ALL CDC RECOMMENDED SAFETY MEASURES WHILE ON SITE. THIS IS MANDATORY.
- CONTRACTOR SHALL PROTECT RESIDENCE AND STAFF DURING CONSTRUCTION WITH TEMPORARY BARRICADES OR FENCES. YELLOW TAPE AND TRAFFIC CONES ARE NOT ACCEPTABLE.
- SITE SHALL BE KEPT CLEAN AT ALL TIMES. AT END OF THE WORKDAY, CONTRACTOR SHALL LEAVE SITE BROOM CLEAN WITH BARRICADES INTACT AND ALL CONSTRUCTION DEBRIS REMOVED FROM SITE OR HELD WITHIN THE CONFINES OF THE WORK AREA. TEMPORARY LAYDOWN / STORAGE AREA SHALL BE AT THE DISCRETION OF SITE MANAGER. OBTAIN PERMISSION AND LOCATION PRIOR TO STARTING WORK.
- ALL NEW PLANTING AREAS (PA) SHALL RECEIVE 4" MINIMUM IMPORTED 3 WAY TOPSOIL. SUBMIT SAMPLE FOR APPROVAL. PRIOR TO PLACING TOPSOIL, CONTRACTOR SHALL SCARIFY EXISTING SUBGRADE TO DEPTH OF 4", REMOVE ALL ROOTS AND STONES OVER 1" IN DIAMETER. RAKE CLEAN.
- FOLLOWING ALL PLANTING OPERATIONS CONTRACTOR SHALL PLACE A MINIMUM OF 2" LAYER OF MEDIUM GRADE FRESH WATER BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE #1 QUALITY AND SHALL CONFORM TO LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1

LEGEND:

- EXISTING CONCRETE TO REMAIN
- EPA EXISTING PLANTING AREA
- EL EXISTING LAWN
- PA NEW PLANTING AREA
- PATH LIGHT FIXTURE LOCATION



PATH LIGHT FIXTURE:
VOLT LIGHTING
MUSHROOM PATH LIGHT
LOW VOLTAGE
BRONZE FINISH

ENLARGED PLAN MEMORY CARE

1" = 10'-0"



THE GARDENS AT MARYSVILLE
9802 48TH DRIVE NE
MARYSVILLE, WA 98270

Pegasus



JOB NO.:

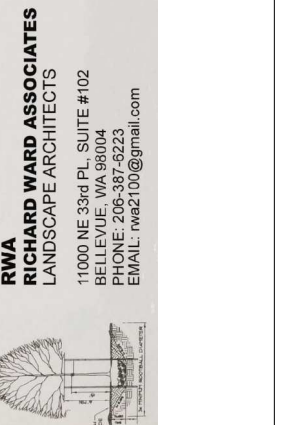
PLOT DATE

DATE: 10/11/2021
SCALE:
DRAWN: S.S
CHKD: RWA

SHEET NO.:

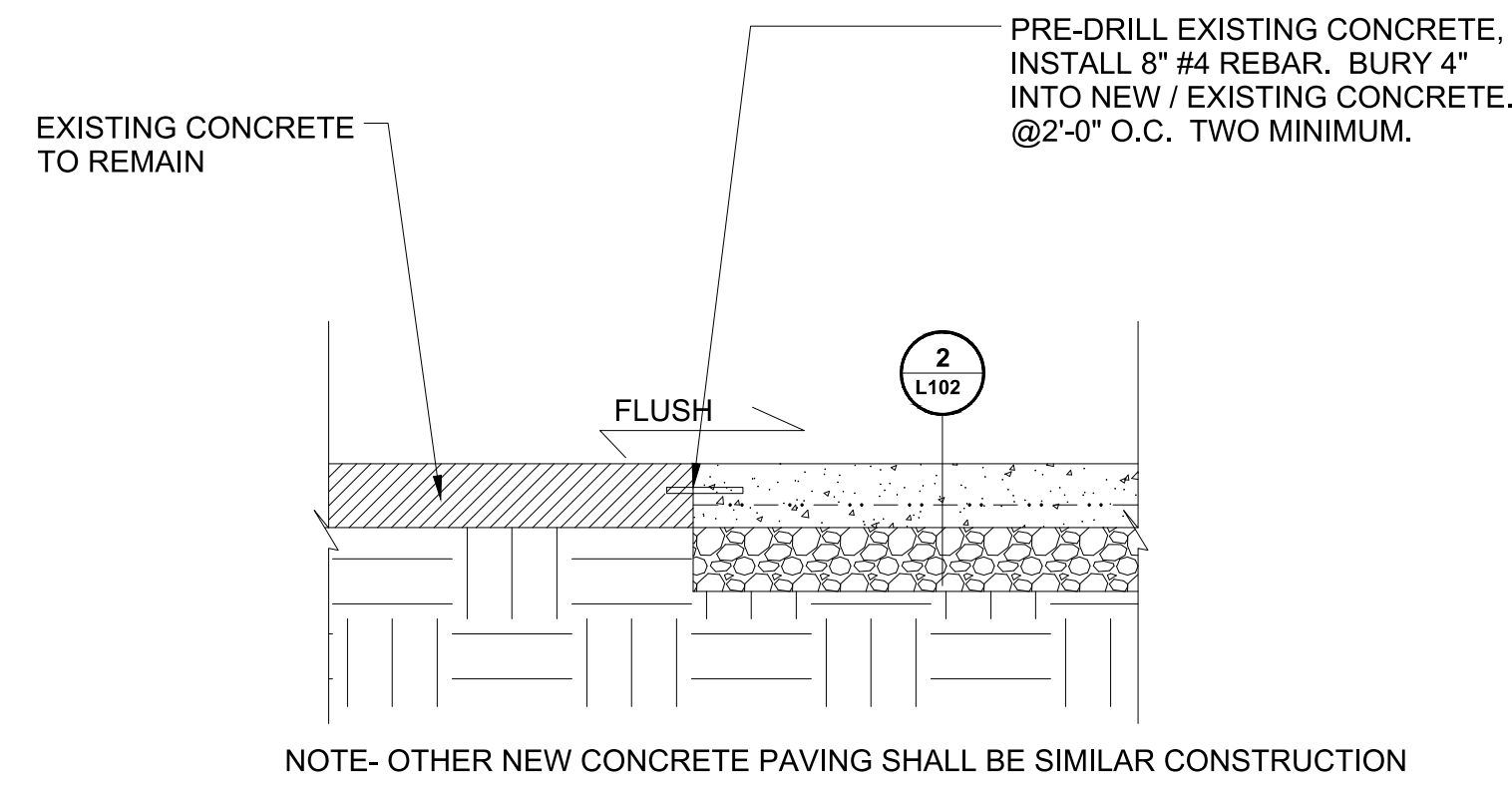
L101

WATTENBAUGH ARCHITECTURE
11000 NORTHEAST 33RD PLACE, SUITE #102
BELLEVUE, WA 98004
T: 425-453-0606 F: 425-453-4772

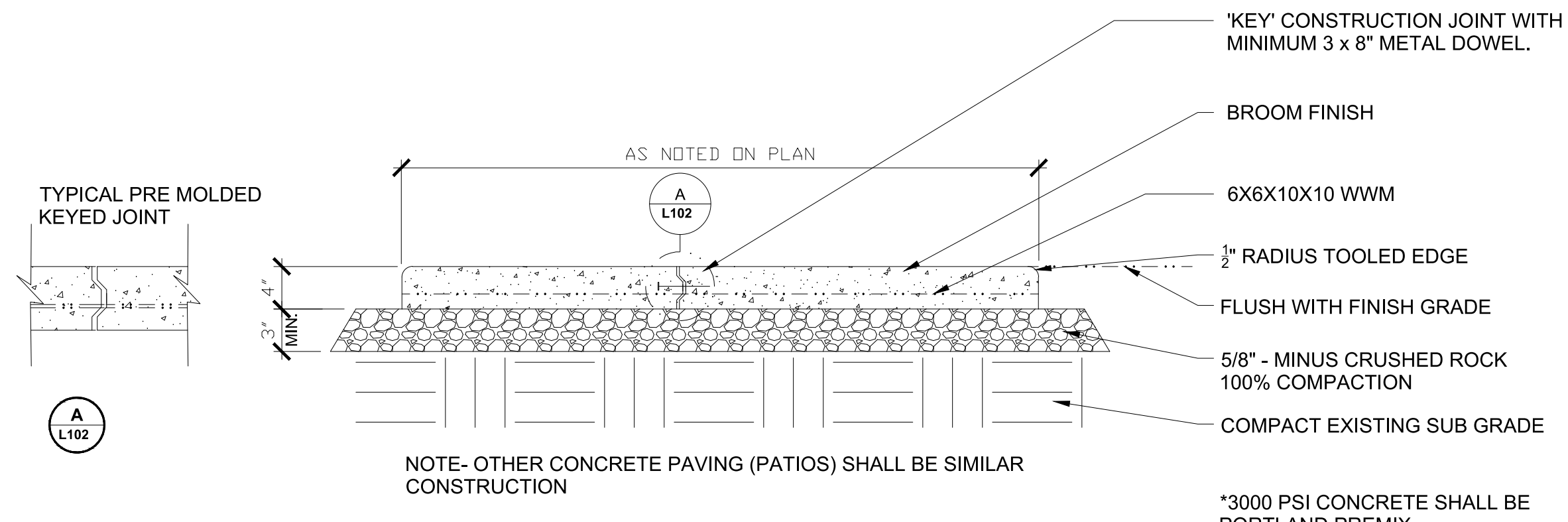


#	REVISION	DATE
1	PERMIT SUB.	10/11/2021
2	FENCE HEIGHT VAR.	9.9.21

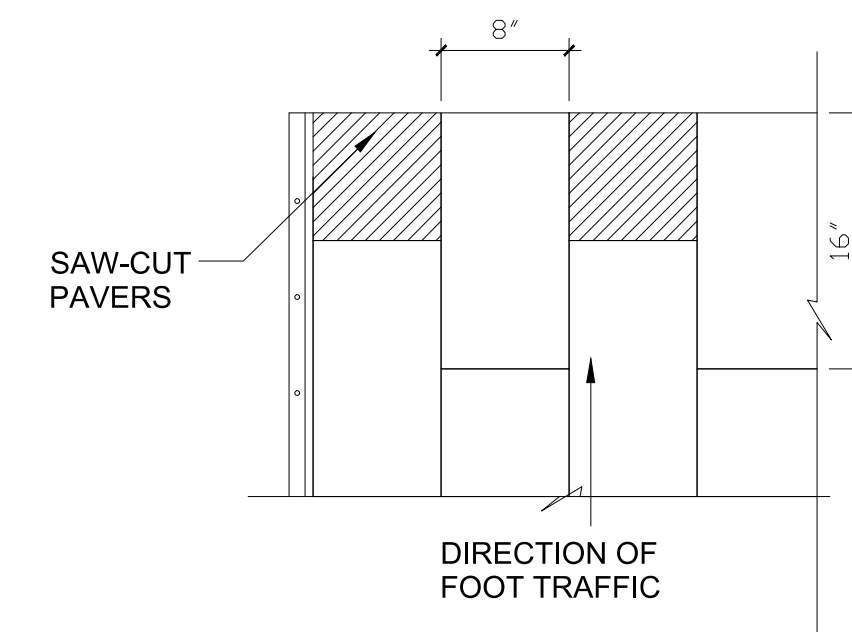
1.26.22 PERMIT COMMENTS REPLY



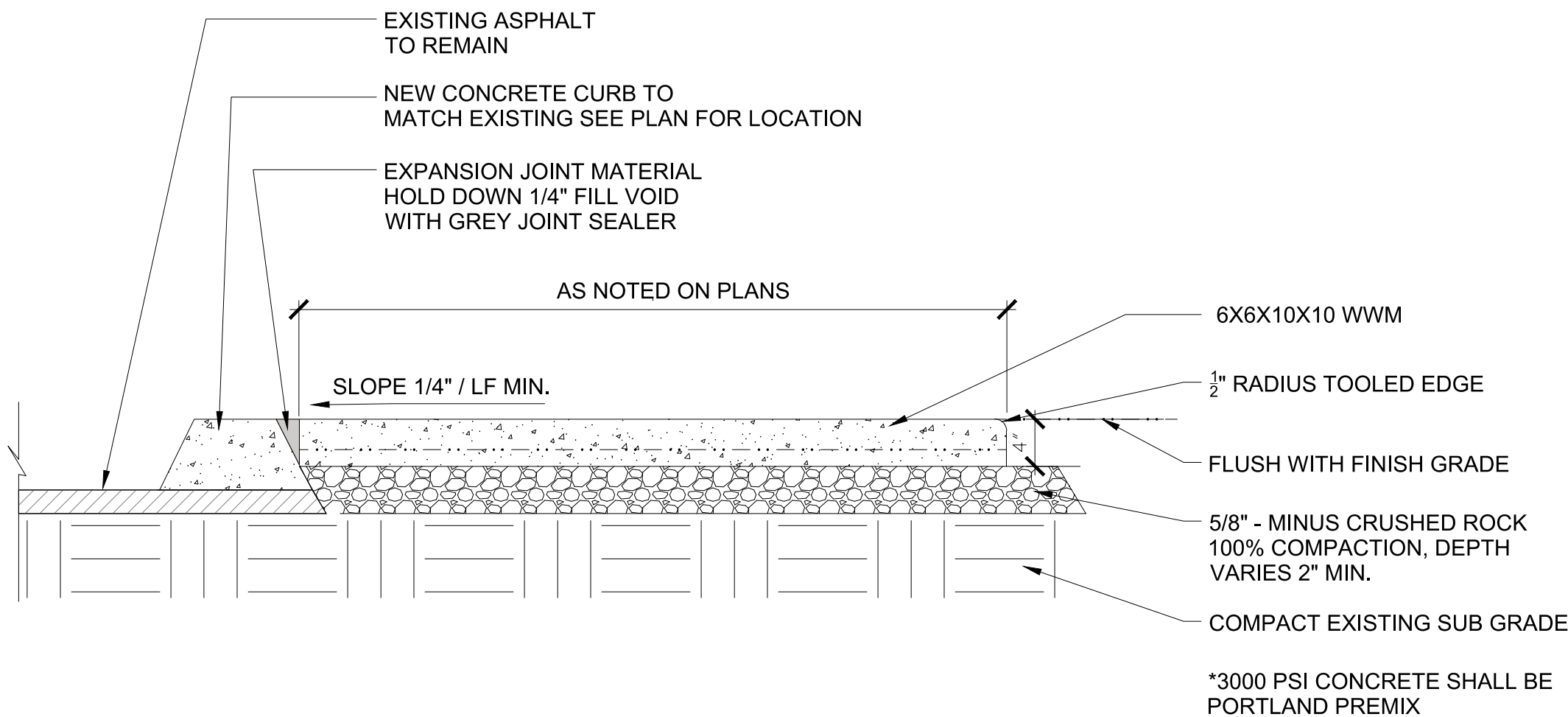
1
L102 CONCRETE DOWEL DETAIL
SCALE: 1" = 1'-0"



2
L102 CONCRETE WALK DETAIL
SCALE: 1" = 1'-0"



3
L102 CONCRETE PAVER DETAIL
SCALE: 1" = 1'-0"



4
L102 CONCRETE WALK AT EXISTING CURB DETAIL
SCALE: 1" = 1'-0"



12'x12' SHADE STRUCTURE
WOOD MERIDIAN GAZEBO WITH ALUMINUM ROOF #YM11769
PROVIDED BY: YARDISTRY
WEBSITE: yardistrystructures.com
INSTALLED BY CONTRACTOR PER MANUFACTURE RECOMMENDATIONS

CONTRACTOR SHALL OBTAIN INSTALLATION AND OPERATIONS INSTRUCTION
MANUAL - YM12810 - FROM MANUFACTURER (yardistrystructures.com)
FOLLOW INSTALLATION EXACTLY.



Available in the following colors:
White Sand Cypress* Birchwood**

VINYL FENCE, 6'-0" HIGH
PROVIDED BY: HOME DEPOT
STYLE: RAINIER 6' X 8' VINYL CLOSED PICKET TOP
COLOR: CYPRESS OR APPROVED EQUAL

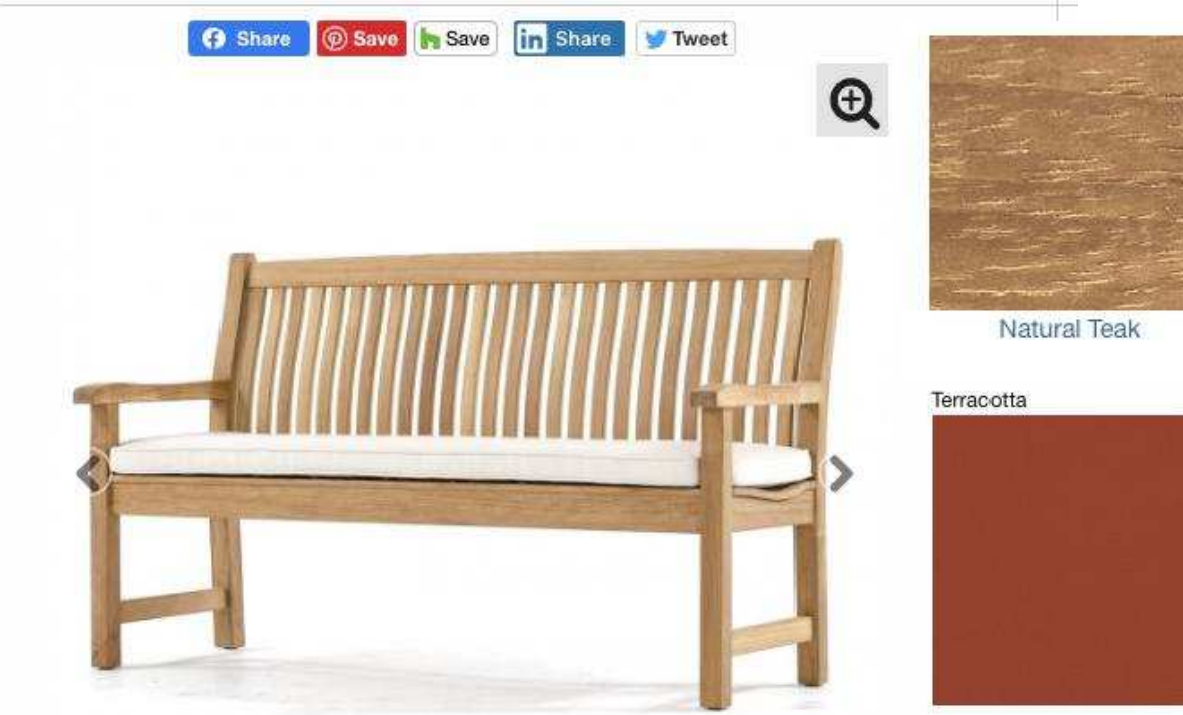
FENCE NOTE:
CONTRACTOR SHALL OBTAIN VINYL FENCE
INSTALLATION INSTRUCTIONS MANUAL
FROM (www.vinylfenceanddeck.com).
INSTALL POST FOOTINGS & FENCE PANELS
AND GATE AS PER MANUAL.



ITEM C - GARDEN ART: (FFE)
(1 SET) GIANT BUTTERFLY GARDEN STAKE
MULTIPLE COLORS
(3) PIECES, 21" WINGSPAN x 48" STAKE
SUPPLIED BY: MODERN ARTISANS
SUPPLIED & INSTALLED BY OWNER

CUSHIONS FOR (1) TABLE GROUPING (FFE)
SUGGESTED COLOR: SUNBRELLA
CANVAS TERRACOTTA
SKU #5440-0000

13618 - 5 ft Veranda Teak Bench - Also Available in 4 ft & 6 ft Lengths



5' LONG TEAK BENCH (FFE)
WESTMINSTER TEAK
#13618 VERANDA BENCH, FINISH: NATURAL TEAK, CUSHION COLOR: TERRACOTTA
WEBSITE: https://www.westminsterteak.com
FINAL NUMBER & COLORS AS DETERMINED BY OWNER

13618 - 5 ft Veranda Teak Bench - Also Available in 4 ft & 6 ft Lengths

#	DESCRIPTION	DATE
1	PERMIT SUB.	10/11/2021
2	FENCE HEIGHT VAR.	5.9.22

