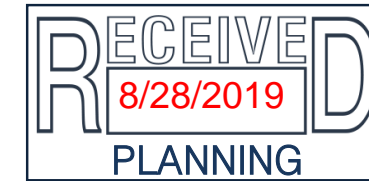
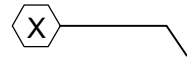


A NEW MULTIFAMILY PROJECT ROBERT PERASSO II, LLC

KEY NOTES

- 1) EXISTING ACCESS ROAD ESMT.
- 2) NEW 5' CONCRETE WALKWAY, TYP. SEE CIVIL DRAWINGS
- 3) FIRE SPRINKLER RISER ROOMS W/ KNOX BOX
- 4) EXISTING FIRE HYDRANT IS LOCATED 107' NORTH
- 5) FIRE DEPARTMENT CONNECTION WITH IDENTIFICATION SIGNAGE. REFER TO CIVIL DRAWINGS.
- 6) POSTAL CLUSTER MAILBOX UNITS
- 7) LANDSCAPE AREA
- 8) 5' WALKWAY ACCESSIBLE ROUTE
- 9) ENCLOSED DUMPSTER AREA



FRANCIOS
PRODUCTIONS
ARCHITECTURE
DESIGN BUILD
INTERIOR DESIGN
Original Sheet Date
32 172ND PL SW
MILLCREEK, WA 98012
425.359.1034

PROPERTY INFO

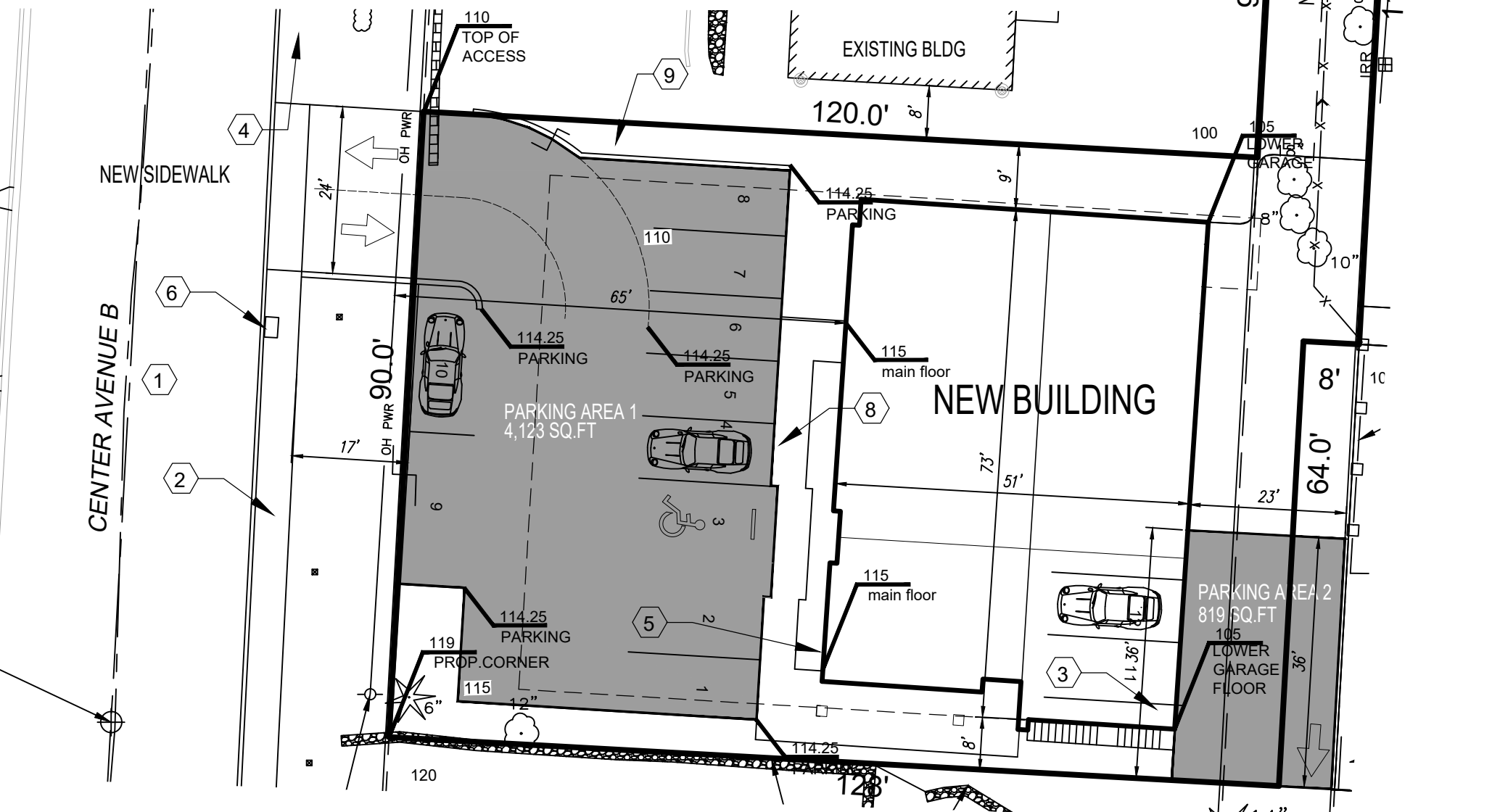
LEGAL: LOTS 23,24,25 OF E.C.FERGUSONS
4TH ADDITION.
ADDRESS: 715 AVENUE B
TPN: 00444400702500
OWNER: ROBERT PERASSO 11, LLC
4405 103RD AVE SE
LAKESTEVEN, WA 98258

LAND USE DESCRIPTION

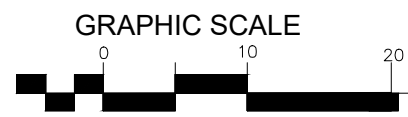
ZONING:	MDR
DENSITY:	18DU/AC
LOT AREA:	13,168/.30Ac>6,000
BUILDING HEIGHT:	35'
FRONT SETBACK:	20'
REAR SETBACK:	15'
SIDE YARD:	8'
UNITS	5
PARKING:	12
PARKING AREA 1	4,123
PARKING AREA 2	819
BUILDING SQ.FT.	3,753
STORAGE	1,300
IMPERVIOUS SURFACE:	10,534 ALLOWED<80%
OPEN SPACE:	+2378=20%
LANDSCAPING:	5%

BUILDING DESCRIPTION

CODE:	IBC 2015
BUILDING USE	R2
FIRE SPRINKLER REQUIRED	"YES-13R" IBC 902.2.8
MANUAL FIRE ALARM	NOT REQ. IBC 907.2.9
BUILDING HEIGHT	40'
ALLOWABLE AREA:	14,644
REQ. SEPERATION R2	1HR
REQ. SEPERATION R2/S1	1HR



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THIS IS A SURVEYED DOCUMENT TOPO WAS PRODUCED BY METRON

Architectural Site Development Plan

DATE: 08.27.2019 1"=10'



PAPER SIZE 11X17