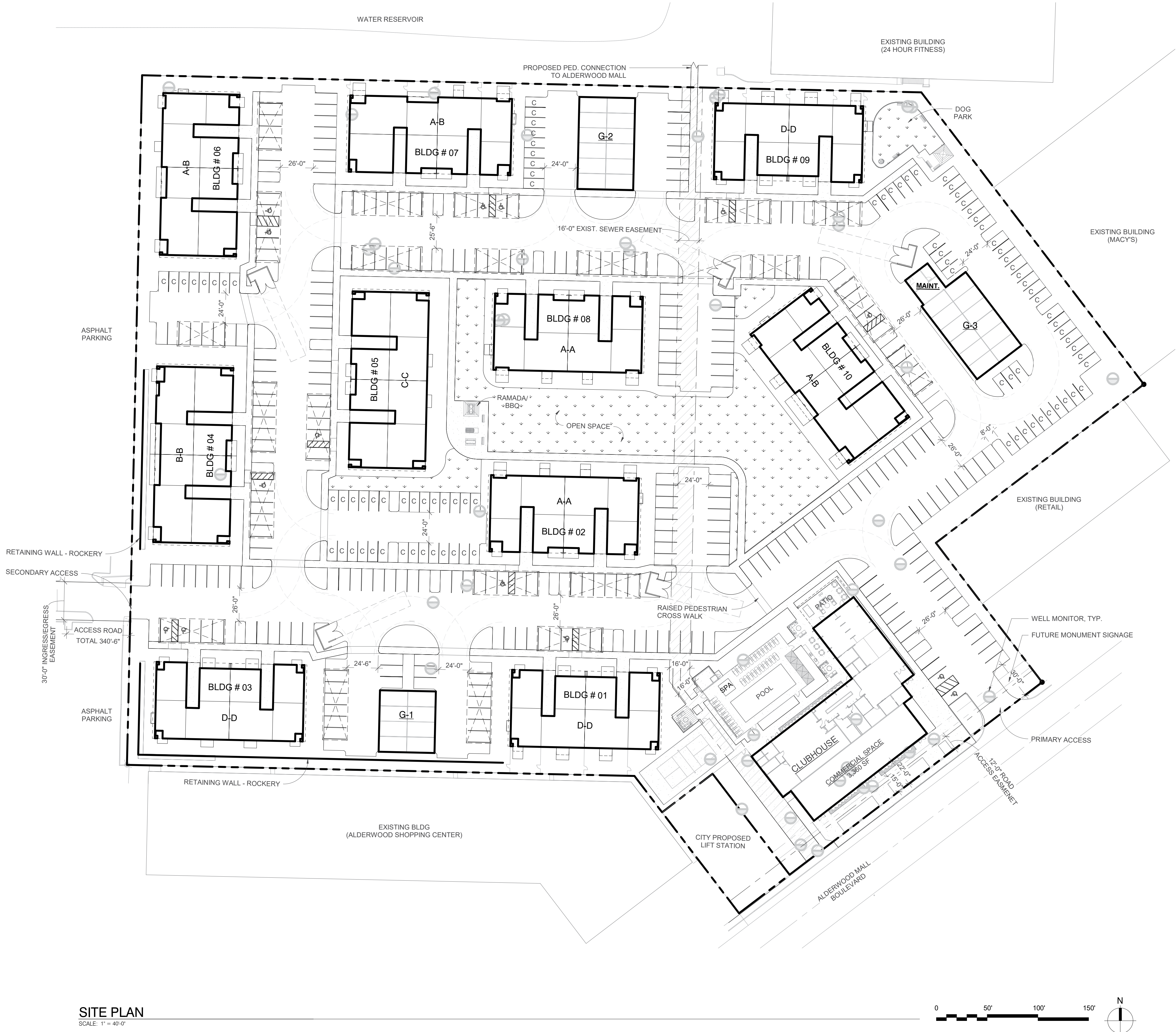


SITE PLAN



ALDERWOOD SOUTH SITE DATA

LOCATION:		2927 ALDERWOOD MALL BLVD., LYNNWOOD, WA 98036
ADDRESS:		
PARCEL NUMBER:		00372600100305
DESCRIPTION:		THREE STORY MULTI-FAMILY APARTMENT COMMUNITY
ZONING:		
CURRENT:		PCD (PLANNED COMMERCIAL DEVELOPMENT)
PROPOSED:		PCD
SITE AREA:		
GROSS:		±9.1 ACRES (396,396 SF)
DENSITY:		PROVIDED: 26.4 D.U. PER ACRE
COVERAGE BY BUILDINGS		
BUILDING A-A		6,082 SF x (2) = 12,164 SF
BUILDING A-B		6,637 SF x (3) = 19,911 SF
BUILDING B-B		7,253 SF x (1) = 7,253 SF
BUILDING C-C		7,582 SF x (1) = 7,582 SF
BUILDING D-D		6,045 SF x (3) = 18,135 SF
CLUBHOUSE (INCL OUTBUILDING)		7,672 SF
TRASH ENCL		87 SF (5) = 935 SF
GARAGE 1		2,112 SF
GARAGE 2		3,168 SF
GARAGE 3 (MAINT.)		3,696 SF
(6) STALL CARPORT		980 SF x (16) = 15,680 SF
(4) STALL CARPORT		674 SF x (4) = 3,369 SF
RAMADA		144 x (2) = 288 SF
TOTAL:		101,965 SF
REQUIRED:		35% (142,702 SF)
PROPOSED:		25.7% (101,965 SF)
COVERAGE BY IMPERVIOUS SURFACES		75% (298,476 SF)
SETBACKS		
EAST (ALDERWOOD MALL BLVD)		15'
ALL OTHER		0'
OPEN SPACE:		
REQUIRED OPEN SPACE:		
RESIDENTIAL OPEN SPACE 40SF/UNIT		240 UNITS X 40SF = 9,600 SF
NON-RESIDENTIAL 1SF/100GSF		3,700SF / 100 = 37 SF
TOTAL REQUIRED OPEN SPACE:		9,637 SF
TOTAL OUTDOOR OPEN SPACE:		37,683 SF

AMENITIES:
SWIMMING POOL, SPA, BBQ, ACTIVE REC. AREAS, FITNESS ROOM, LOUNGE, DOG PARK.

DEVELOPER:
THE WOLFF COMPANY
901 5TH AVE, STE 3210
SEATTLE, WA 98164
CONTACT: CHRIS ROSSMAN
PHONE: (480) 315-9595
EMAIL: CROSSMAN@AWOLFF.COM

REQUIRED SUBMITTALS:
PROJECT DESIGN REVIEW
ENVIRONMENTAL REVIEW

PERMITS REQUIRED FOR DEVELOPMENT:
BUILDING CONSTRUCTION
GRADING / CIVIL
LANDCAP / IRRIGATION
MECHANICAL
ELECTRICAL
PLUMBING
FIRE (SPRINKLER AND ALARM)

SIGNAGE:
ALL BUILDING SIGNAGE TO BE ON BUILDING ELEVATIONS

ACCESSIBLE UNITS:
5 ACCESSIBLE UNITS TO BE ASSIGNED THROUGHOUT PROPERTY

PARKING COUNT

REQUIRED PARKING:
PER LMC 21.18.800

MULTI-FAMILY PARKING		
1.5 STALLS PER STUDIO	1.5 X 21 =	32 STALLS
1.75 STALLS PER 1 BDR	1.75 X 132 =	231 STALLS
2.0 STALLS PER 2-3 BDR	2.0 X 87 =	174 STALLS
RETAIL PARKING		
2 STALLS PER 200GFA	3,360SF/200 =	17 STALLS
TOTAL REQUIRED PARKING		454 STALLS

COMPACT PARKING
20% ALLOWED PER LMC 21.18.700

90 STALLS

PROVIDED PARKING:

STANDARD SURFACE STALLS:	297 STALLS
CARPORT STALLS:	111 STALLS
GARAGE STALLS:	32 STALLS
<hr/>	
TOTAL PROVIDED PARKING =	440 TOTAL STALLS

COMPACT STALLS: 90 STALLS (ALL SURFACE)
ACCESSIBLE STALLS: 14 STALLS (12 CARPORTS, 2 VAN)



VICINITY MAP

SITE PLAN
SCALE: 1" = 40'-0"

