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**Park Street Monroe - Site
Plan and Land Use
Entitlements**
523 Park Street, Monroe, WA

Site Plan and
Land Use Review
City of Monroe
03/17/2023

PROJECT NUMBER: 21-0688
PROJECT MANAGER: Checker
DRAWN BY: Author

**NOT FOR
CONSTRUCTION**

REVISIONS:

NO.	DESCRIPTION	DATE
1	Revision 1	9/14/2023

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

SITE PLAN

PROPERTY INFORMATION

PROPERTY ADDRESS:
VACANT - NO ADDRESS - LOCATED AT THE FOOT OF PARK ST. THE SE CORNER.

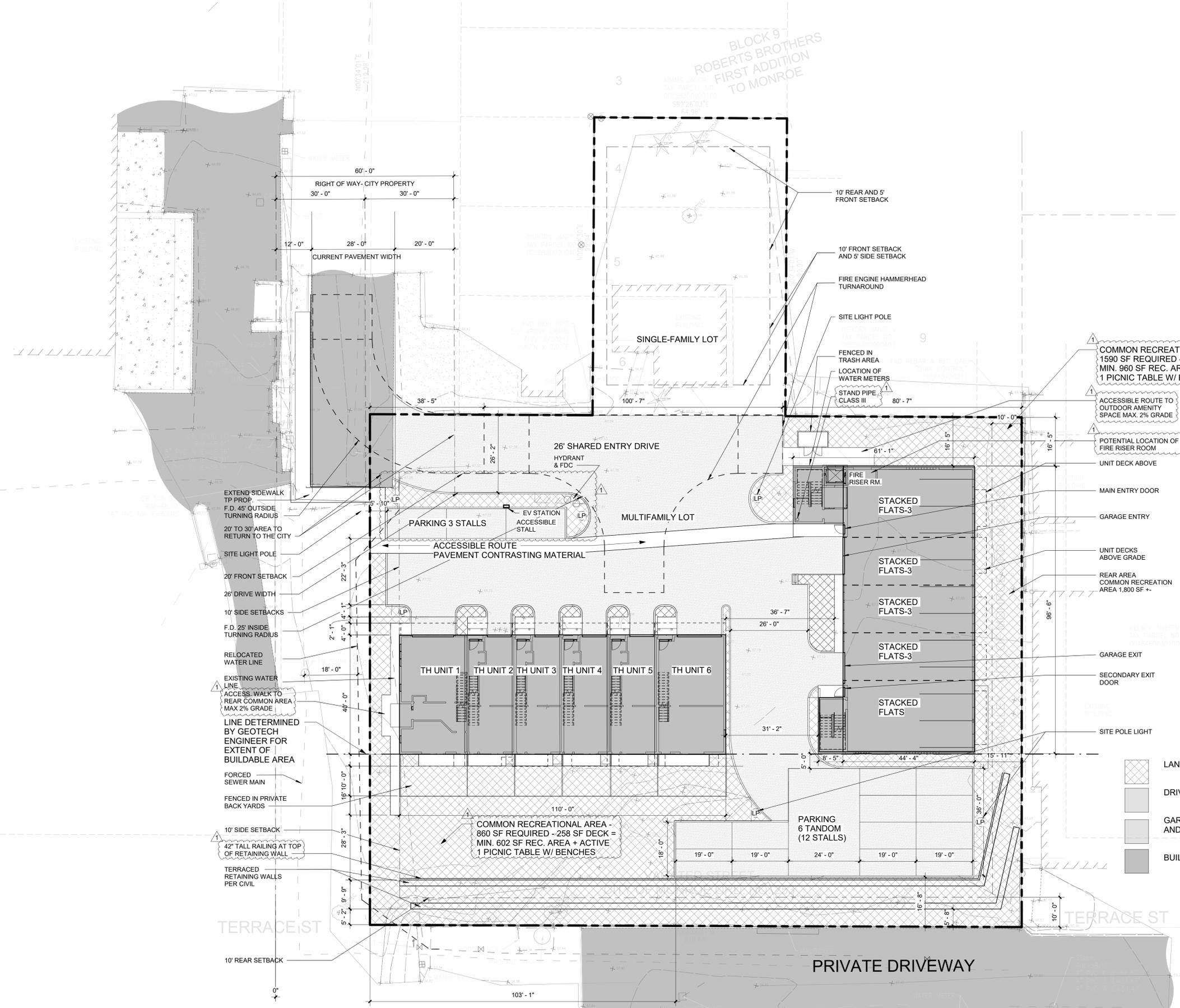
OWNER:
MILT SMITH & ASSOCIATES
C/O JASON SMITH
500 108TH AVE N.E. #2400 BELLEVUE, WA 98004

PARCEL NUMBER:
SOUTH PARCEL - 00484600300500 - VACANT

PARCEL SIZE: - 37,599. SF

LEGAL DESCRIPTION:
THE EAST 65 FEET, LOTS 4, 5, AND 6, BLOCK 9, ROBERTS BROTHERS FIRST ADDITION TO MONROE AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 50, RECORDS OF SNOHOMISH COUNTY; ALSO LOTS 5 TO 9, INCLUSIVE, BLOCK 3, KELSEY'S ADDITION TO MONROE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 72, RECORDED OF SNOHOMISH COUNTY. SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT DESCRIPTION:
CONSTRUCT 2 MF BUILDINGS ON SITE.
(1) - 6 UNIT TOWNHOUSE BUILDING, 3 STORIES
(1) - 15 UNIT STACKED FLATS APARTMENT BUILDING, 4 STORIES



COMMON RECREATIONAL AREA - 1590 SF REQUIRED - 630 SF DECK = MIN. 960 SF REC. AREA + ACTIVE 1 PICNIC TABLE W/ BENCHES

ACCESSIBLE ROUTE TO OUTDOOR AMENITY SPACE MAX 2% GRADE

POTENTIAL LOCATION OF FIRE RISER ROOM

UNIT DECK ABOVE

MAIN ENTRY DOOR

GARAGE ENTRY

UNIT DECKS ABOVE GRADE

REAR AREA COMMON RECREATION AREA 1,800 SF +/-

GARAGE EXIT

SECONDARY EXIT DOOR

SITE POLE LIGHT

- LANDSCAPE AREA
- DRIVEWAY
- GARAGE ACCESS AND PATIOS
- BUILDINGS



Site Lighting - 6 locations
BEGA indirect pole-top luminaire or similar
Note: see elevations for bldg. mounted lighting

1 SITE PLAN - STUDY
1/16" = 1'-0"

