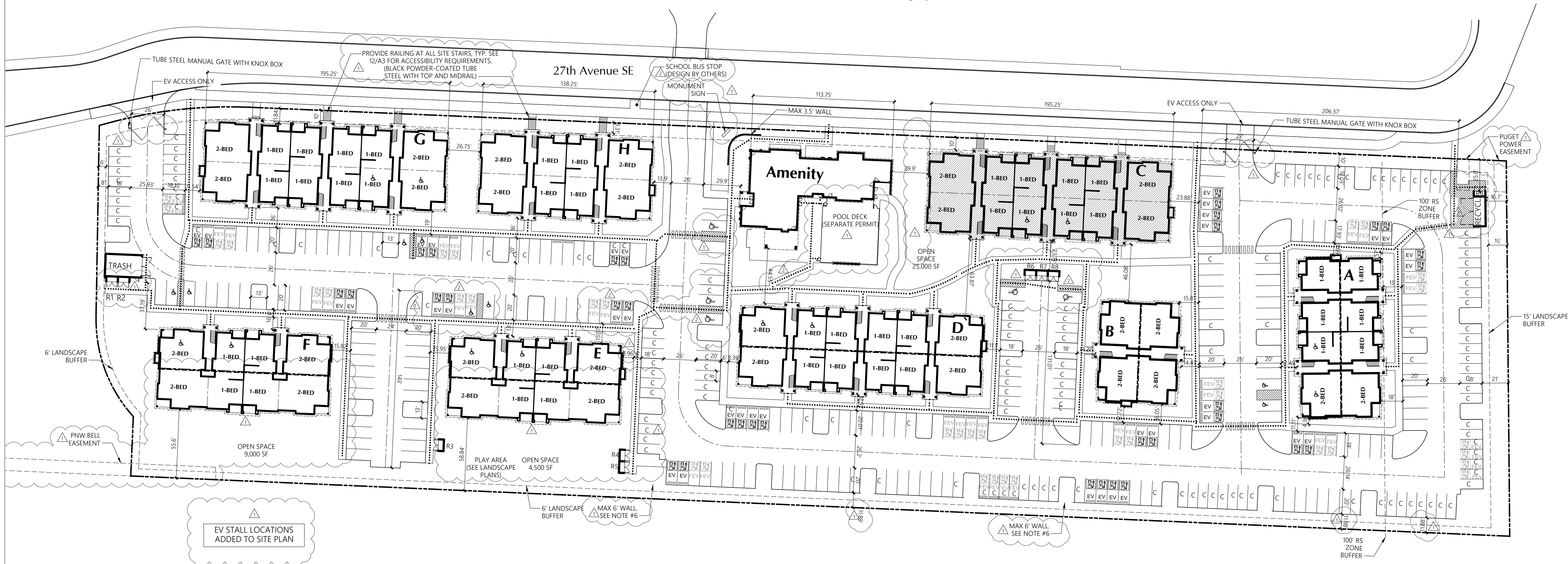
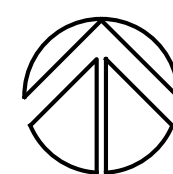


Sunset Garden Senior Living Apartments



No EV parking calculations included in parking summary. Provide EV parking to meet Section 429 of the 2018 IBC WA Amendment. Page A2 - Site Plan



SITE PLAN

1" = 40'

236 UNITS

SITE INFORMATION

SITE ADDRESS: 206 27th Ave SE, Puyallup, WA

PARCEL #: 419036006

SITE AREA: 339,107 SF (7.785 Acres)

ZONE: RM-CORE

SETBACKS: NORTH/FRONT: 10 FT setback to buildings
WEST/SIDE: 0 FT Building setback - 6 FT landscape buffer
SOUTH/REAR: 0 FT Building setback - 6 FT landscape buffer
EAST/SIDE: 25 FT Building setback - 15 ft landscape buffer

BUILDING HEIGHT: 50' Max

DENSITY: Min 16 units per acre (125 units)
no Max density

LOT COVERAGE: Max 90%

LANDSCAPE AREA: Min 10% of net lot area (33,910 SF)

OPEN SPACE: 10% of net lot area (33,910 SF)
38,500 SF provided

PRIVATE OPEN SPACE: 60 SF per ground floor unit
10' x 6' per upper story unit

PARKING: 1.5 PARKING SPACES PER UNIT
Required Parking: 354 Stalls
Provided Parking: 354 Stalls

EASEMENTS: no existing easements on site

PARKING SUMMARY		
Parking Stalls Required	354	
Standard Stalls	125	
Compact Stalls	41.5%	99
Parallel Stalls	0	
Carport Stalls	117	
Attached Garage Stalls	0	
Detached Garage Stalls	0	
Accessible Standard Stalls	6	
Accessible Van Stalls	4	
Accessible Parallel Stalls	0	
Accessible Carport Stalls	2	
Accessible Garage Stalls	9	
Tandem Stalls	0	
Tandem Garage Stalls	0	
Subtotal	353	1.50 Stalls / D.U.
Aprons	0	
Total Parking Stalls Provided	353	1.50 Stalls / D.U.

UNIT COUNT
1-BED 137 (58%)
2-BED 99 (42%)
TOTAL 236

EV STALL COUNT
Electric Vehicle Charging stations
Provided: 36 Stalls (10% of provided parking)
Required: 0 Stalls^

Future Electric Vehicle Stall Infrastructure
Provided: 36 Stalls (10% of provided parking)
Required: 36 Stalls (10% of provided parking)^

Electrical panels sized to accommodate 72 EV Stalls
(20% of provided parking)^

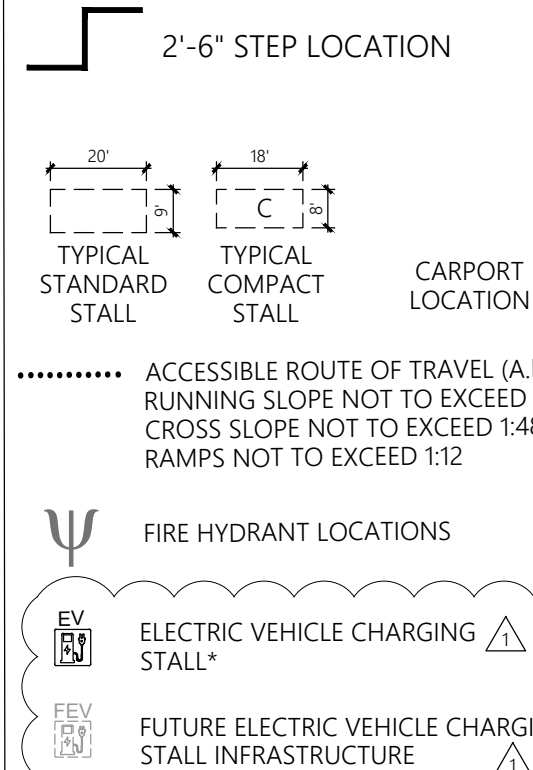
^ Requirements from section 429 of 2018 IBC
Washington State Amendment.

PERMIT BLDG NAME	PUYALLUP ADDRESS
A	206 27TH AVE SE, BLDG J
B	206 27TH AVE SE, BLDG H
C	206 27TH AVE SE, BLDG G
D	206 27TH AVE SE, BLDG E
E	206 27TH AVE SE, BLDG C
F	206 27TH AVE SE, BLDG A
G	206 27TH AVE SE, BLDG B
H	206 27TH AVE SE, BLDG D
CLUBHOUSE	206 27TH AVE SE, BLDG F

SITE NOTES

- TYPICAL SIDEWALK WIDTH IS 6'
- A MINIMUM CLEAR WIDTH OF 44" IS REQUIRED FOR ALL EXTERIOR ACCESSIBLE ROUTES PER WASHINGTON STATE AMENDMENT SECTION 1101.2.1
- SEE SHEET A3 FOR SITE ACCESSIBILITY STANDARDS
- SEE CIVIL SITE PLAN PERMIT DRAWINGS FOR SPECIFIC UTILITY, ROAD AND GRADING INFORMATION
- POOL TO BE UNDER SEPARATE PERMIT
- ANY WALLS 4' OR HIGHER REQUIRE A SEPARATE CITY BUILDING PERMIT. SEE CIVIL PLAN SET FOR SITE WALL DETAILS.

SITE KEY



* Future electric vehicle stalls shall provide conduit from the electrical panel to either a pull box in the vicinity of the designated future electric vehicle charging locations or stub above grade in the vicinity of the designated future electric vehicle charging locations, protected from vehicles by a wheel stop.