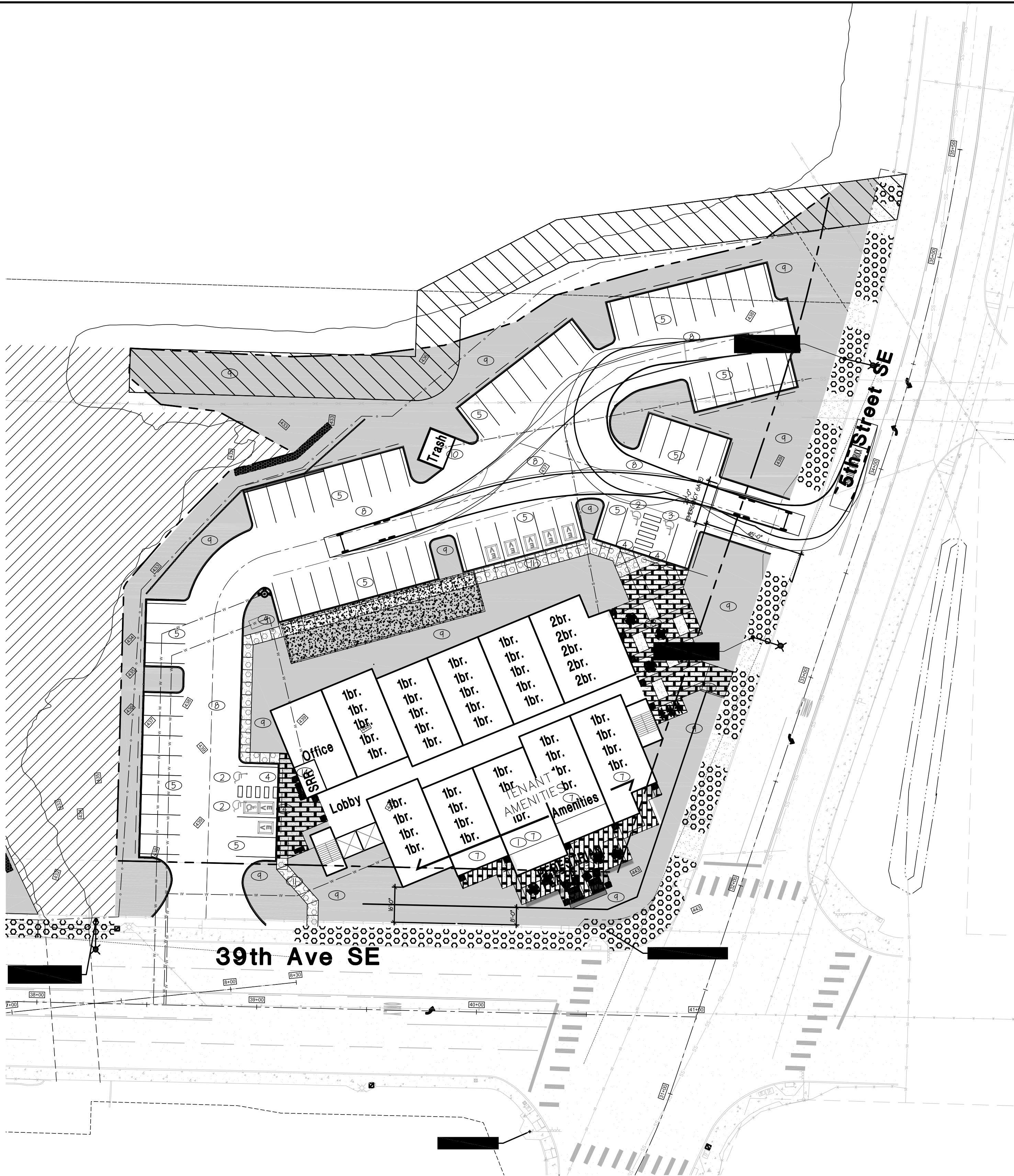


SITE PLAN - PARCEL E

SCALE: 1"=30'-0"

45 UNITS PROVIDED (THIS SITE)

PROJECT NOTES

ZONING:	UCX
PARCEL NO.:	0419106028 & 0419106029
SITE AREA:	1.96 ACRES (85,483 SQ. FT.) *FOR THIS PORTION OF DEVELOPMENT*
PROPOSED DENSITY:	(x8) = 15 UNITS MIN. (x22) = 41 UNITS MAX
BUILDING FOOTPRINT AREA:	14,291 SQ. FT. (TOTAL) (16.13%) (APPROX.)
LANDSCAPE AREA/STORM POND:	11,661.00 SQ. FT. (14.47%)
WALKS AND DRIVES:	54,194.00 SQ. FT. (63.83%)
TOTAL IMPERVIOUS AREA:	68,416.00 SQ. FT. (80.64%)
TYPE OF CONSTRUCTION:	V-A SPRINKLED
PARKING REQUIRED:	1 STALL PER UNIT (RESIDENTIAL) +
PARKING PROVIDED:	68 (3-ADA INCLUSIVE)
F.A.R.	NO LIMIT FOR RESIDENTIAL
HEIGHT:	NO LIMIT *PER IBC* (PROPOSED +/-45FT)
LOT COVERAGE:	80%
FLOOR AREAS:	
1st FLOOR:	14,291 SQ. FT.
2nd FLOOR:	14,291 SQ. FT.
3rd FLOOR:	14,291 SQ. FT.
4th FLOOR:	14,291 SQ. FT.
5th FLOOR:	14,291 SQ. FT.
TOTAL FLOOR AREA:	71,485 SQ. FT.
UNIT COUNT:	
1 BEDRM./1 BA.	1,075 SQ. FT. 40
2 BEDRM./2 BA.	1,500 SQ. FT. 5
TOTAL	50,500 SQ. FT. 45
FIRE SPRINKLER SYSTEM:	NFPA 13
FIRE ALARM SYSTEM:	NFPA 72 (TOTAL COVERAGE)

KEYNOTES

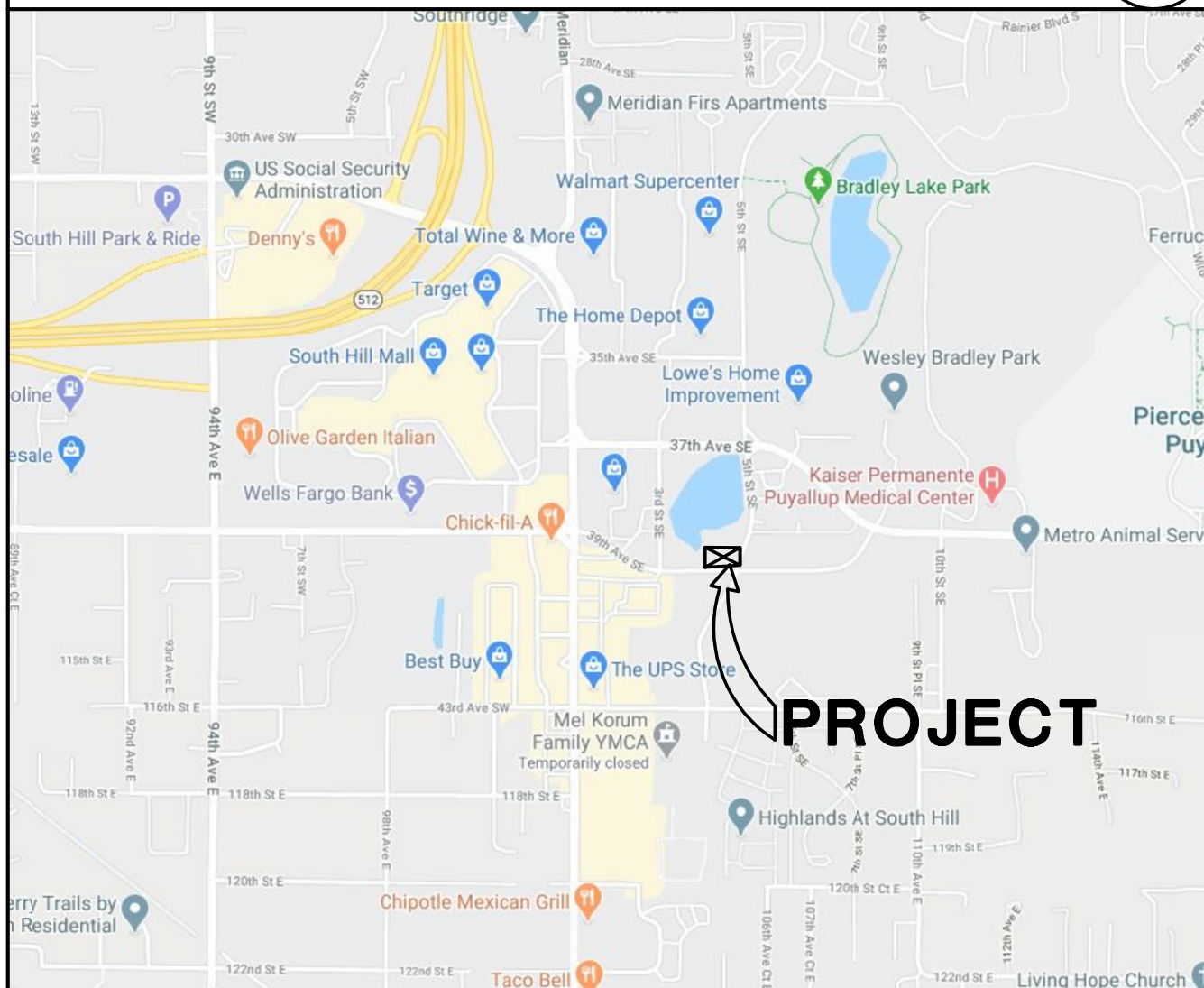
- ① MAIN ENTRANCE
- ② ADA VAN-STALL
- ③ ADA STALL
- ④ ADA STALL SIGN
- ⑤ PARKING LOT STRIPING
- ⑥ APARTMENT CORRIDOR ENTRY
- ⑦ AMENITIES TO PATIO PLAZA ENTRY
- ⑧ ASPHALT DRIVE TYPICAL
- ⑨ LANDSCAPE (SHOWN SHADED)
- ⑩ DUMPSTER ENCLOSURE
- ⑪ CONCRETE SIDEWALK
- ⑫ DOG PARK
- ⑬ PEDESTRIAN - PLAZA
- ⑭ SPRINKLER RISER ROOM
- ⑮ -
- ⑯ -
- ⑰ -
- ⑱ -

LEGAL DESCRIPTION

Parcel: 0419106028
Section 10 Township 14 Range 04 Quarter 22 L 1 OF SP 2019-12-30-5004 EASE OF REC OUT OF 04-19-10-2-117 SE6 2020-0310 JP 02/12/20 JP

Parcel: 0419106029
Section 10 Township 14 Range 04 Quarter 22 TR A - (STORMWATER POND) OF SP 2019-12-30-5004 EASE OF REC OUT OF 04-19-10-2-117 SE6 2020-0310 JP 02/12/20 JP

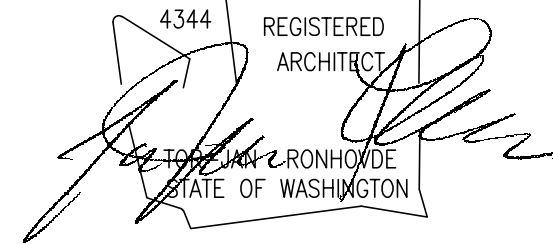
VICINITY MAP



**T H E
RONHOVDE
ARCHITECTS
L L C**

14900 INTERURBAN AVE SOUTH
SUITE 138

TUKWILA, WASHINGTON 98168
(206) 854-5500 ■ FAX (206) 854-5501
ronhovdearchitects.com



**DOS LAGOS APARTMENTS
MIXED USE DEVELOPMENT
APARTMENT & COMMERCIAL**

PUYALLUP, WA 98374

PROJECT:

10		
9		
8		
7		
6	4-12-24	LAND USE RESUB #2
5	12/28/23	DR Site and Elev Resub. #5
4	12/6/23	DR EXT. ELEVATION RESUB. #3
3	8/25/23	DR-SEPA-SITE PLAN REVIEW RESUB. #2
2	12-28-22	DR-SEPA-SITE PLAN REVIEW RESUB.
1	7-2-2021	DESIGN REVIEW-SEPA-SITE PLAN REVIEW
NO.	DATE	DESCRIPTION

REVISIONS

**SHEET CONTENTS:
SITE PLAN**

PARCEL 'E'

JOB NO.: 2020.25
DRAWN BY: LVS
CHECKED BY: TJR
DATE: 07-02-21

SHEET NO.

A0.1