

TOTAL RESIDENTIAL UNITS = 17 APARTMENTS
 TOTAL FLOORS = 3 STORY - 34'
 TOTAL BUILDING AREA = 27,131 SF

TOTAL PARKING STALLS AT GRADE = 34 STALLS

10 COMPACT STALLS 8'X17'
 24 STANDARD 9'X20'

BLDG 1 7 UNITS

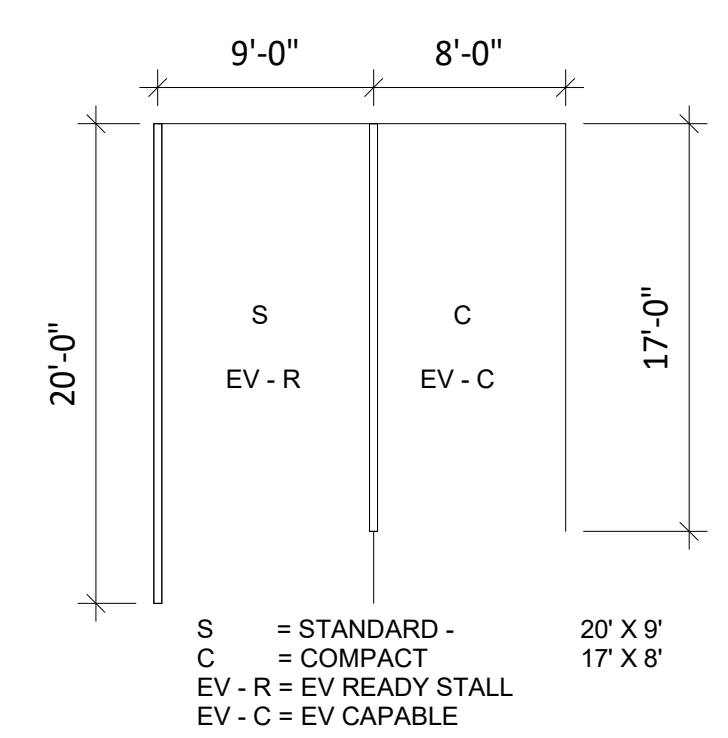
LEVEL 1 - 1 - 1 BED BF 1 UNIT
 LEVEL 2 - 2 - 2 BEDROOM + 1 - 1 BEDROOM = 3 UNITS
 LEVEL 3 - 2 - 2 BEDROOM + 1 - 1 BEDROOM = 3 UNITS

PARKING - 15 STALLS
 6 COMPACT 7 STANDARD

BLDG 2 10 UNITS

LEVEL 1 - 1 - 2 BEDROOM BF + 1 - 1 BEDROOM = 2 UNITS
 LEVEL 2 - 2 - 2 BEDROOM + 2 - 1 BEDROOM = 4 UNITS
 LEVEL 3 - 2 - 2 BEDROOM + 2 - 1 BEDROOM = 4 UNITS

PARKING - 19 STALLS
 4 COMPACT & 15 STANDARD



PARKING LEGEND

ZONING DATA

SITE AREA = 39,779 SF (0.91 ACRE)
 TAX PARCEL : 42022-2008
 R.O.W DEDICATION : 1056 SF
 NET SITE AREA = 38,723 SF
 ZONING : RM - 20 HIGH DENSITY MF RESIDENTIAL
 BASE DENSITY : 16 DU PER ACRE
 0.91X16 = 14.61 = MAX UNITS ALLOWED = 15
 PROPOSED DENSITY 17 DU PROVIDED PER BONUS PROVISIONS SECTION 20.25.0235
 PER 20.25.0235

(1) DENSITY INCREASE OPTION 1 - TRANSFER DENSITY FROM LAND CONTAINING BUFFERS - 1 ADDITIONAL UNIT

TOTAL ACREAGE OF PROPERTY: 0.91
 MULTIPLY GROSS ACRES (INCLUDING CRITICAL AREAS) BY MAX ALLOWED DENSITY: 0.91 X 16 UNITS/ACRE = 15

25% OF TOTAL LAND AREA TO DETERMINE MAXIMUM ALLOWED TO TRANSFER:
 0.91 X .25 = 0.22 (THIS IS THE MAXIMUM LAND AREA FROM CRITICAL AREAS THAT CAN BE TRANSFERRED.
 IF THE CRITICAL AREA LAND EXCEEDS THIS AMOUNT, THE CAP WOULD BE 25% OF THE GROSS LAND AREA X MAX DENSITY. IN THIS EXAMPLE, ITS .22A X 15 = 3.41 UNITS/ACRE (3 ALLOWED)

DETERMINE ACTUAL ALLOWED TRANSFER:
 0.034 ACRES X 15 = 0.51 = 1 ADDITIONAL UNIT
 X = 0.51
 CRITICAL AREAS (IN ACRES) MAX DENSITY IN ZONE ALLOWED TRANSFER*

*NOTE: ALLOWED CRITICAL AREA DENSITY TRANSFER IS THIS NUMBER, OR THE 25% TRANSFER CALCULATION, WHICH EVER IS LESS

THEREFORE, THE TOTAL ALLOWED UNITS WITH DENSITY BONUS OPTION 1 IS:
 15 UNITS (BASE MAX. ALLOWED) + 1 UNIT (MAX. UNITS ALLOWED FOR TRANSFER) = 16 UNITS

(2) DENSITY INCREASE OPTION 2 10 % FOR ADDING ADDITIONAL ACCESSIBLE DWELLING UNIT AND ASSOCIATED PARKING STALL IN ADDITION TO THE NUMBER ALREADY REQUIRED

BASE(15) + 10 % FOR ADDITIONAL ADA STALL & UNIT = 1.5 UNITS = 2 ADDITIONAL UNITS ALLOWED

TOTAL ALLOWED UNITS WITH DENSITY BONUS OPTIONS 1 & 2: = 18 UNITS

TOTAL ALLOWED UNITS WITH DENSITY BONUS OPTIONS 1 & 2: = 17 UNITS

15 UNITS (BASED MAX. ALLOWED) + 1 UNIT (MAX. UNITS ALLOWED FOR TRANSFER) + 1 EXTRA UNIT & STALL (ADA)= 17 UNITS

MAX LOT COVERAGE ALLOWED = 55 % NET AREA = 21,297 SF

IMPERVIOUS AREA

PROPOSED COVERAGE AT GRADE = BLDG 1 + BLDG 2 = 10,045 SF (INCLUDES COVERED PARKING, WALKWAY & TRASH ENCLOSURE

DRIVEWAY + WALKWAY + OPEN PARKING = 11,268 SF

TOTAL IMPERVIOUS 21,313 SF = 55 %

TOTAL BUILDING AREA BLDG 1 = 12,722 SF
 TOTAL BUILDING AREA BLDG 2 = 12,453 SF
 TOTAL BUILDING AREA = 25,175 SF

LANDSCAPING

LANDSCAPING REQUIRED = 20 % OF NET LOT AREA = 0.2 X 38,723 SF = 7,745 SF

PERIMETER LANDSCAPING PROVIDED + ADDITIONAL SMALL AREA'S = 8,696 SF
 10' FRONT
 6' SIDES
 12' REAR

OPEN SPACE COMMON - PRIVATE & AMENITY

COMMON OPEN SPACE REQUIRED - 30 % NET SITE AREA = 11,616 SF

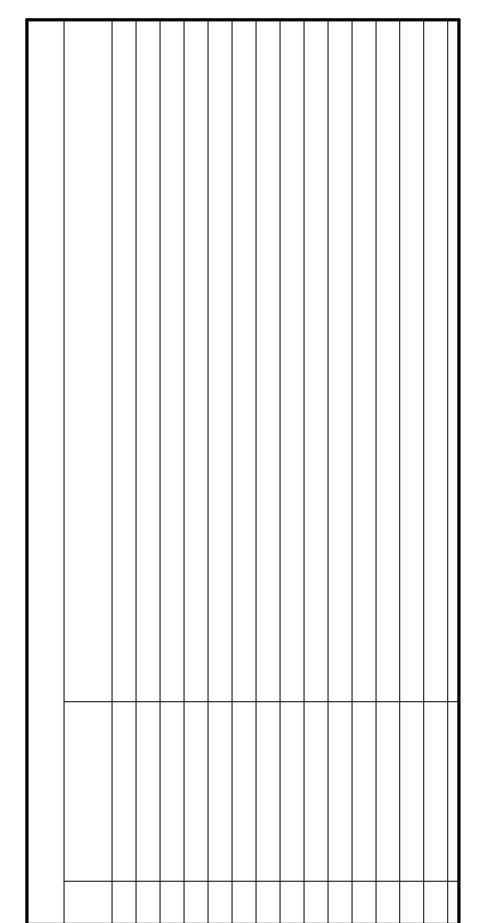
COMMON OPEN SPACE PROVIDED = 12,010 SF
 INCLUDES PORTION OF PERIMETER LANDSCAPING AREA

COMMON OPEN SPACE PROVIDED AT GRADE OUTSIDE CLUBROOM = 2,060 SF

COMMON OPEN SPACE - CRITICAL BUFFER ACTIVE OPEN SPACE = 9,950 SF

REQUIRED PRIVATE OPEN SPACE FOR GROUND UNITS = 100 SF PER UNIT . PROVIDED AREA : 102 & 115 SF REFER SITE PLAN

REQUIRED 10X6 PRIVATE SPACE FOR UPPER UNITS MIN. 60 SF PRIVATE DECKS WITH EACH UNIT AT UPPER LEVEL



PUYALLUP MULTIFAMILY
 212 TODD STREET, PUYALLUP WA
 AMERIPRIDE LENDING LLC

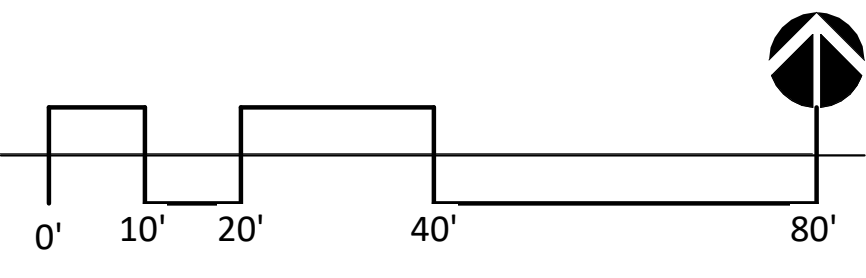
veer
 ARCHITECTURE PLLC

104665 N.E.4th STREET
 Suite 707
 Bellevue, WA 98004
 T 425.401.6828
 F 425.401.0630
 www.VeerArchitecture.com

SITE PLAN

A101
 202323

1 SITE PLAN - GRADE
 SCALE: 1" = 20'-0"



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