



SITE PLAN - PARCEL E
SCALE: 1"=30'-0"

45 UNITS PROVIDED (THIS SITE)

LEGAL DESCRIPTION

Parcel: 0419106028
Section 10 Township 19 Range 04 Quarter 22 L 1 OF SP 2014-12-30-5004 EASE OF REG OUT OF 04-14-10-2-117 SE6 2020-0310 JP 02/12/20 JP

Parcel: 0419106024
Section 10 Township 19 Range 04 Quarter 22 TR A - (STORMWATER POND) OF SP 2014-12-30-5004 EASE OF REG OUT OF 04-14-10-2-117 SE6 2020-0310 JP 02/12/20 JP

PROJECT NOTES

ZONING: UCX
 PARCEL NO.: 0419106028 & 0419106024
 SITE AREA: 1.46 ACRES (85,483 SQ. FT.) FOR THIS PORTION OF DEVELOPMENT
 PROPOSED DENSITY: (x8) = 15 UNITS MIN. (x22) = 41 UNITS MAX
 BUILDING FOOTPRINT AREA: 14,247 SQ. FT. (TOTAL) (16.13%) (APPROX.)
 LANDSCAPE AREA/STORM POND: 11,067.00 SQ. FT. (14.41%)
 WALKS AND DRIVES: 54,194.00 SQ. FT. (63.83%)
 TOTAL IMPERVIOUS AREA: 68,416.00 SQ. FT. (80.04%)
 TYPE OF CONSTRUCTION: V-A SPRINKLED
 PARKING REQUIRED: 1 STALL PER UNIT (RESIDENTIAL) + (4 GUEST) COMMERCIAL (1/300)
 45 x 1 = 45
 3 GUEST = 3
 NO COMM = 0
 REQUIRED = 48 (10% E-STALLS NOW, 10% FUTURE) (5% ADA ONE TO BE VAN STALL)
 PARKING PROVIDED: 61 (4-ADA INCLUSIVE) (1 E-STALLS INCLUSIVE) (TO HAVE 1 FUTURE STALLS READY)
 F.A.R.: NO LIMIT FOR RESIDENTIAL
 HEIGHT: NO LIMIT "PER IBC" (PROPOSED +/- 45FT)
 LOT COVERAGE: 80%
 FLOOR AREAS:
 1st FLOOR: 14,247 SQ. FT.
 2nd FLOOR: 14,247 SQ. FT.
 3rd FLOOR: 14,247 SQ. FT.
 4th FLOOR: 14,247 SQ. FT.
 5th FLOOR: 14,247 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 -

VICINITY MAP

PROJECT

10		
9		
8		
7	9/21/24	LAND USE RESUB #3
6	4-12-24	LAND USE RESUB #2
5	12/28/23	DR Site and Elev Resub. 35
4	12/6/23	DR EXT. ELEVATION RESUB. #5
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: LK6
 CHECKED BY: TJR
 DATE: 07-02-21

SHEET NO. **A0.1**

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