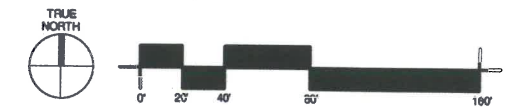


CONCEPTUAL SITE PLAN

1" = 30'-0"



PROJECT STATISTICS

PROJECT SCOPE	PROPOSED MULTI-FAMILY RESIDENCES
LEGAL DESCRIPTION	A PORTION OF THE NE 1/4 OF SECTION 06, TOWNSHIP 21 N, RANGE 02 E, W.M.
PROJECT LOCATION	9411 BURNHAM DR, GIG HARBOR, WASHINGTON
ZONING JURISDICTION	CITY OF GIG HARBOR
SITE ZONING	B-2
LAND USE	MIXED USE DISTRICT OVERLAY (MUD)
SET BACK - FRONT YARD:	20'-0"
SET BACK - REAR YARD:	20'-0"
SET BACK - SIDE YARD:	5'-0"
SET BACK - FLANKING STREET:	10'-0"
SET BACK - ZONE TRANSITION:	40'-0"
SET BACK - SIDE YARD:	30'-0" (SINGLE-FAMILY DWELLING)
UNIT DENSITY / PER ACRE:	84 UNITS ALLOWED
BUILDING HEIGHT LIMIT	35'-0" (3-HMG 17.36.080)
SITE AREA	4.52 ACRES
LOT COVERAGE TOTAL:	2.71 ACRES
MAX. HARD SURFACE COVERAGE:	70%
MAX. IMPERMEABLE SURFACE COVERAGE:	60%

CODE ANALYSIS

CODE:	2015 IBC 2015 WSEC 2009 ICC A117.1-2009
OCCUPANCY:	R-2 (RESIDENTIAL) B (RECREATIONAL) U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB - APARTMENTS VB - RECREATIONAL
BUILDING TYPE:	3 STORY (APARTMENTS)
FIRE SPRINKLERS:	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	7,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT (APARTMENTS):	3 STORIES PER 2015 IBC SECTION 504.2

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	N/A	R-2	VB	3-STORY	5
CARPORIS	N/A	U	VB	1-STORY	7
CARRIAGE BUILDING	N/A	R-2	VB	1-STORY	1
MAIL KIOSK	N/A	U	VB	1-STORY	1
RECREATIONAL BUILDING	N/A	A-3, B	VB	1-STORY	1
TRASH ENCLOSURE	N/A	U	VB	1-STORY	1
TOTAL STRUCTURES ON SITE:					16

SITE AREA

PROPERTY	AREA	AREA (SF)
SITE AREA	4.4 acres	191,877 SF

BUILDING MATRIX

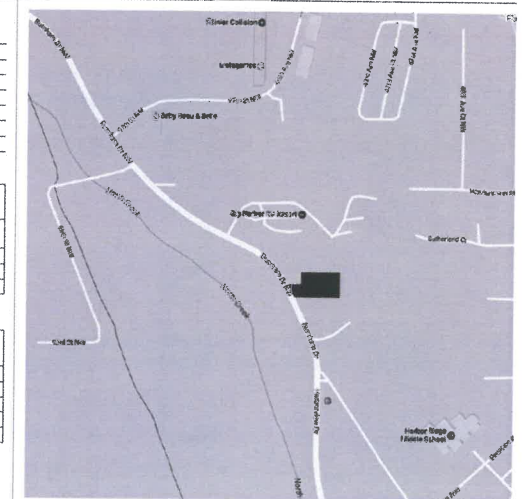
BUILDING #	UNIT COUNTS
BUILDING A	18
BUILDING B	24
BUILDING C	12
BUILDING D	12
BUILDING E - CARRIAGE	2
BUILDING F	12
TOTAL UNITS	80

UNIT MATRIX

UNIT NUMBER	BEDROOM COUNT	UNIT COUNTS	PARKING CALC.	STALLS REQUIRED
CARRIAGE	1	2	1.5	3
UNIT 3.0	1	30	1.5	45
UNIT 4.1	2	48	2	96
TOTAL		80		144

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
GARAGE	G	5
HANDICAP	H	5
HANDICAP GARAGE	HG	1
STANDARD	S	133
STALLS REQUIRED: 144		144



BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

PR-CONCEPTUAL SITE PLAN



BURNHAM DRIVE APARTMENTS

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PRO.1