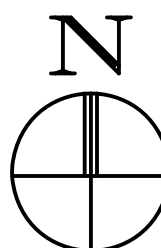


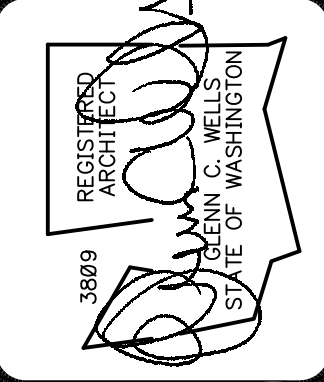
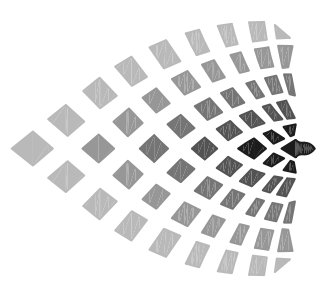
GENERAL DATA

	ACTUAL:	CODE REQ'D:	ROW DEDICATION:
PARCEL NUMBER:	1703240100		
LEGAL:	SECTION 3, TOWNSHIP 11 N, RANGE 2 W WM.		
OWNER:	FOURTH STREET HOUSING, LLC		
APPLICANT:	FOURTH STREET HOUSING, LLC		
	PO BOX 189		
	ARLINGTON, WA 98723		
WATER:	CITY OF TUMWATER		
SEWER:	CITY OF TUMWATER		
ZONE:	MU		21,471 SF.
TOTAL SITE AREA:	135,191 SF.		
REMAINING SITE AREA:	114,044 SF.		
BUILDING FOOTPRINT:	25,844 SF.		
TOTAL BUILDING AREA:	132,342 SF.		
FIRST FLOOR:	25,844 SF.		
FIRST FLOOR CANOPIES:	1,222 SF.		
SECOND FLOOR:	25,915 SF.		
THIRD FLOOR:	25,954 SF.		
FOURTH FLOOR:	25,954 SF.		
FIFTH FLOOR:	25,633 SF.		
ROOF:	1860 SF.		
BUILDING HEIGHT:	55'-8" OK w/ SOLAR STUDY	50' OR 5 STORIES MAX.	
SET BACKS ZONE MU:	4'-6"	NO MIN. FRONT YARD	
	1'-6"	NO MIN. SIDE YARD	
	17'-0"	NO MIN. REAR YARD	
	YES - NFPA 13		
FIRE SPRINKLER:	YES		
FIRE ALARM:	R-2		
OCCUPANCY:	VA w/ STAIR PRESSURIZATION		
TYPE OF CONSTRUCTION:	2018 IBC		
CODE:	17,384 SF. (15.2%)	17,107 SF. (15%) MIN.	5,237 SF.
TOTAL LANDSCAPING:	64,435 SF.	12,753 SF.	
PAVING AREA:	96,660 SF. (84.8%)	96,337 SF. (85%) MAX.	15,910 SF.
TOTAL IMPERVIOUS AREA:			
TOTAL UNITS:	(181) UNITS + (10) STORAGE UNIT		
UNIT MIX:	(41) STUDIO (40) STUDIO w/ DEN (68) 1 BEDROOM (9) 1 BEDROOM w/ DEN (75) 2 BEDROOM (4) 2 BEDROOM w/ DEN		
OPEN SPACE:	27,200 SF.	181 x 150' = 27,150 SF. REQUIRED	
ACTIVE OPEN SPACE:	21,000 SF.		
PASSIVE OPEN SPACE:	6,100 SF.		
PARKING:	TOTAL 199 STALLS 110 STANDARD STALLS 42 STREET STALLS 29 COMPACT STALLS (15%) EV INFRASTRUCTURE (199 x 25' = 10 STATIONS)	198 STALLS REQUIRED	
PARKING CALCULATION:	(181) STUDIOS, 1 BEDROOM + 2 BEDROOM x 1 STALL = 181 STALLS (PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP) + 1 GUEST FOR EVERY 10 UNITS = 18 STALLS 198 STALLS REQUIRED < 199 OK	15% MAX.	
BIKE PARKING:	181 UNITS / 4 = 45 x 25' = 23 STALLS 181 UNITS / 4 = 45 x 22' = 61 STALLS REQUIRED 181 LONG TERM STALLS PROVIDED (1 STALL IN EACH UNIT)		
FAR CALC:	130,491 / 114,044 = 114		
DENSITY:	181 UNITS / 262 ACRES = 69 UNITS / ACRE OK	MIN. 14 UNITS / ACRE	


SITE PLAN
SCALE: 1"=20'

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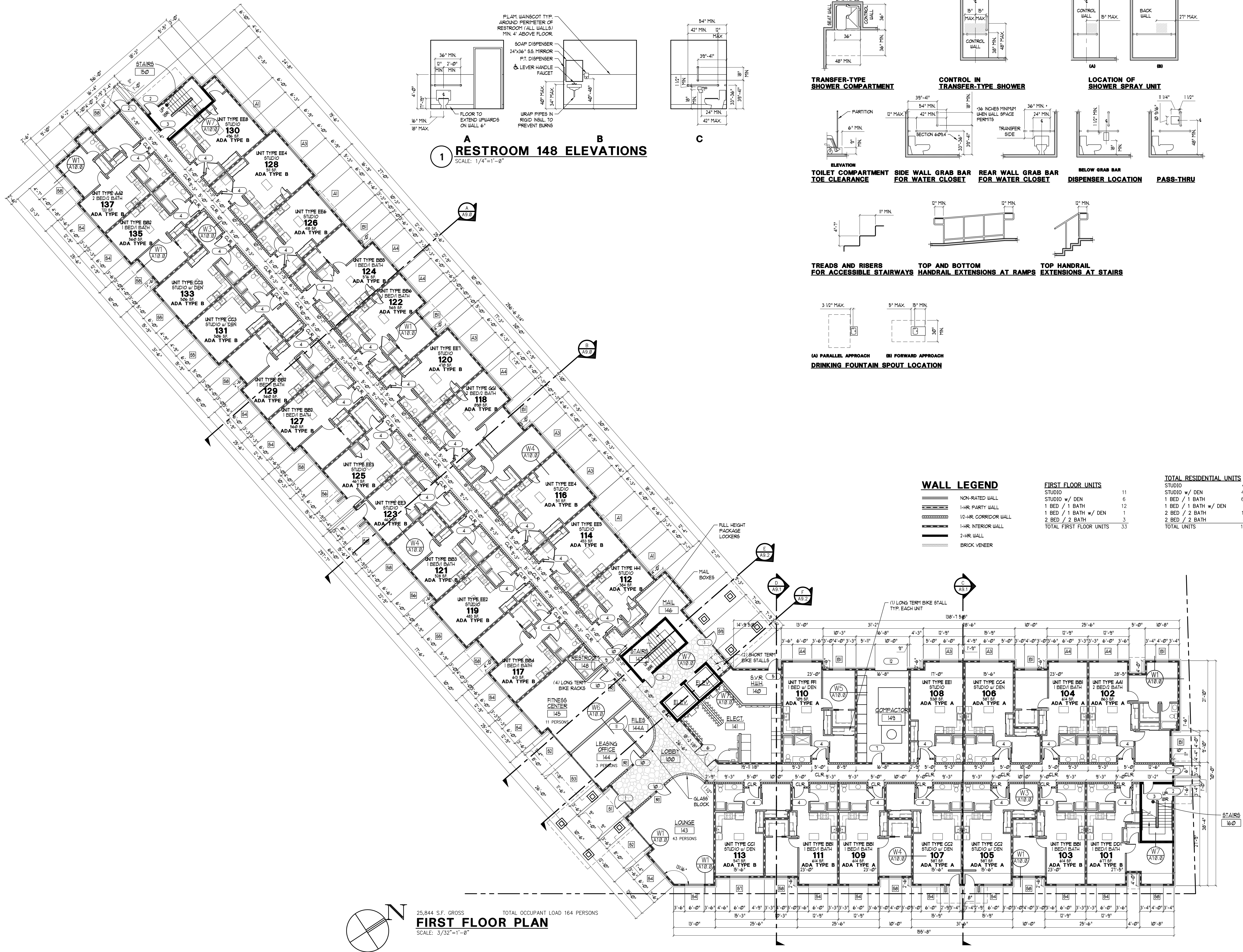


city issue: 09-29-22
revisions: 07-22-22

date: 04-01-22
drawn: R.C.T.
checked: G.C.W.

SITE PLAN
KINGSWOOD APARTMENTS
XX00 TYEE DRIVE
TUMWATER, WASHINGTON 98512

sheet no. **SP1.0**
title:



sheet no.

title:

FIRST FLOOR PLAN
KINGSWOOD APARTMENTS
XX00 TTEE DRIVE
TUMWATER, WASHINGTON 98512

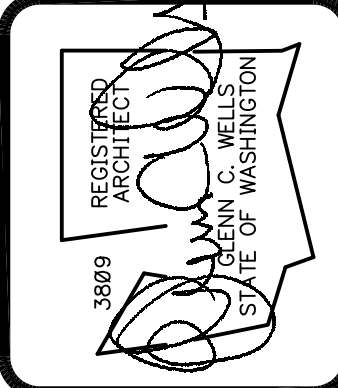
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city issue: 09-29-22

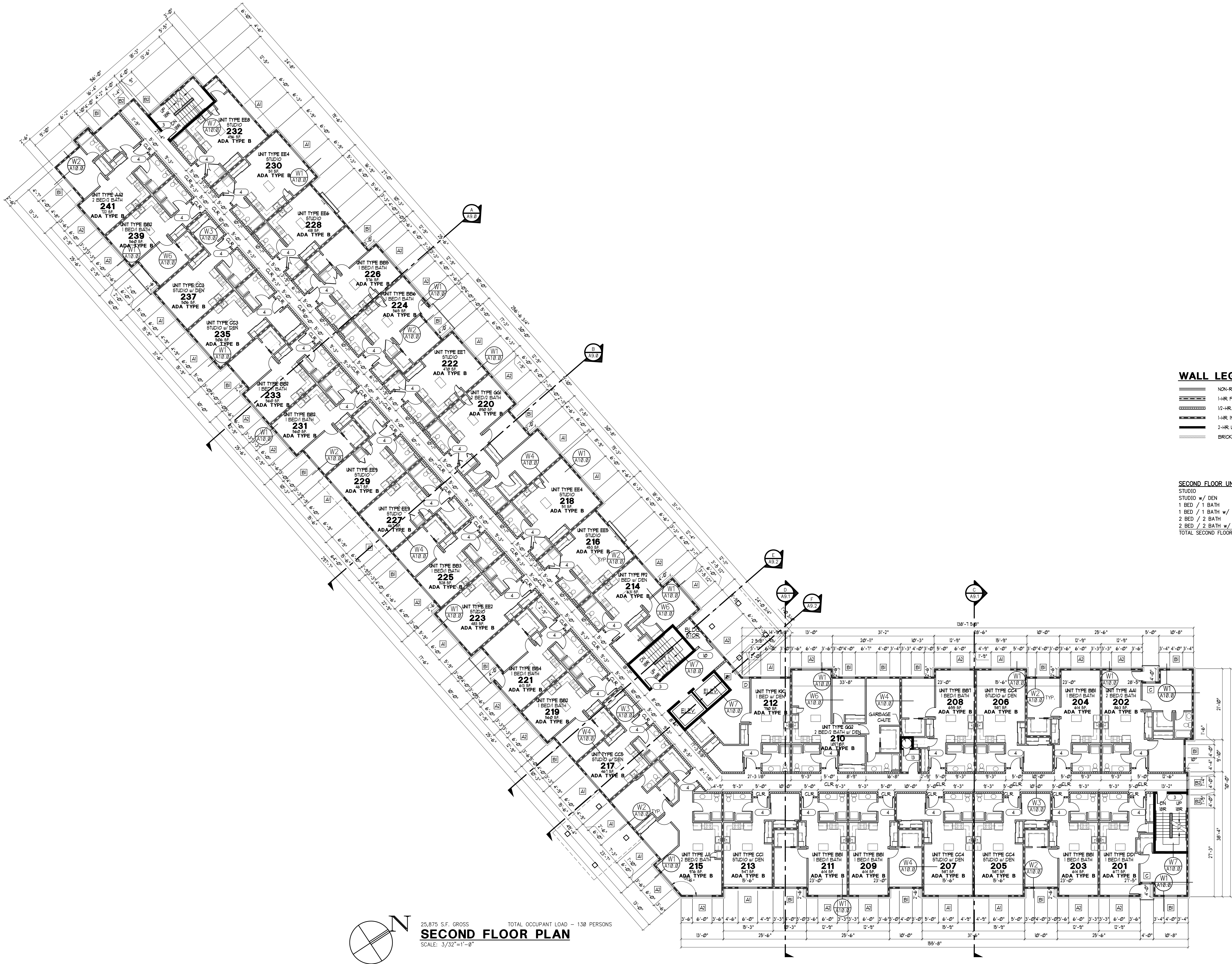
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title:

A2.0

SECOND FLOOR PLAN
KINGSWOOD APARTMENTS
XX00 TTYPE DRIVE
TUMWATER, WASHINGTON 98512

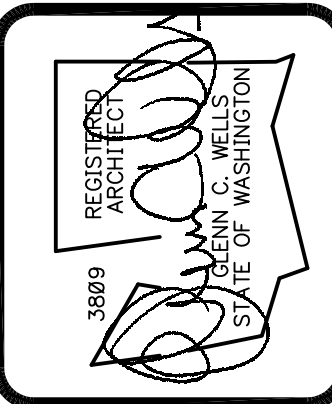
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drawn: R.C.T.

checked: G.C.W.

city issue: 09-29-22

revisions: 07-22-22

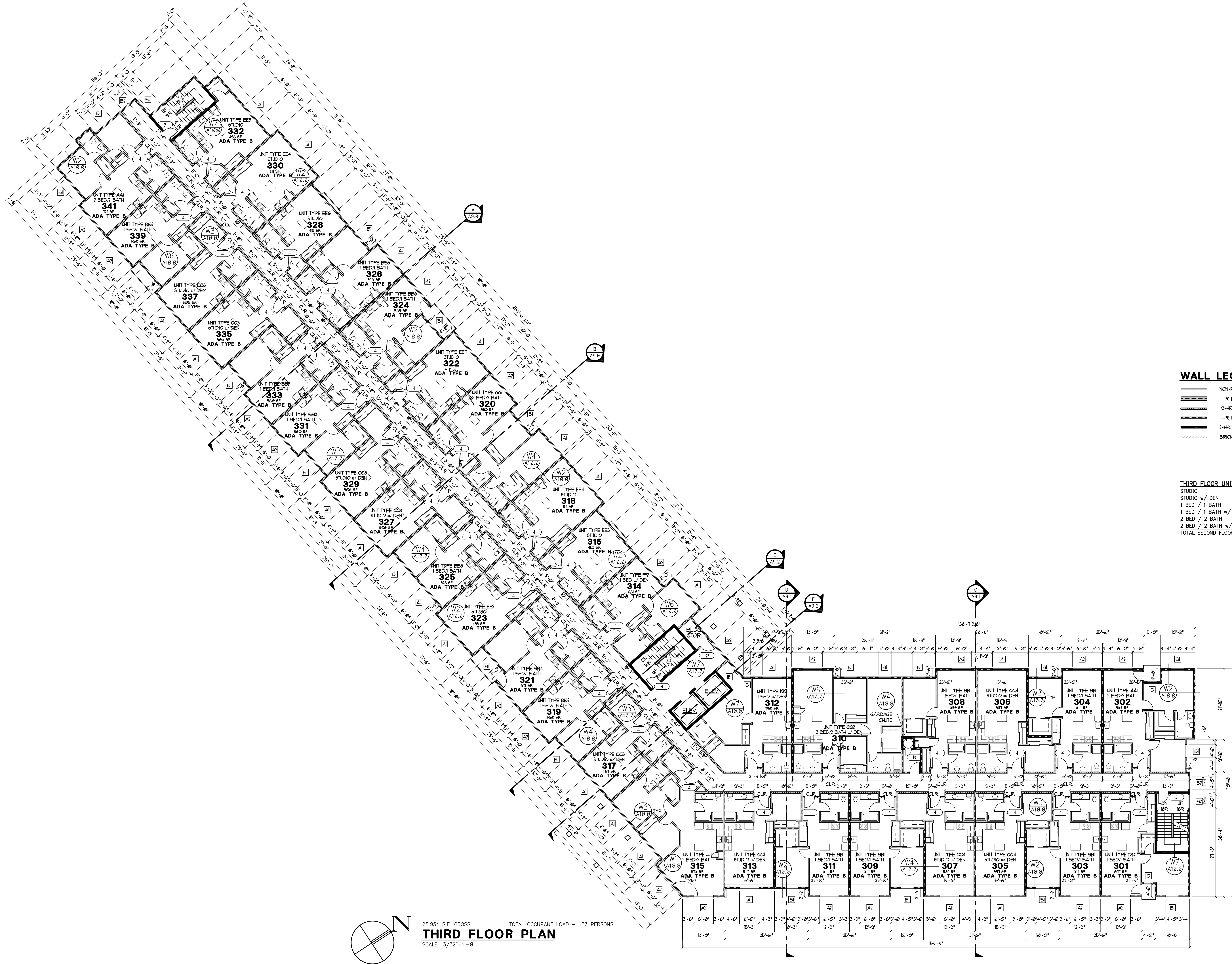


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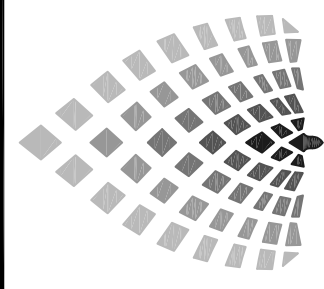
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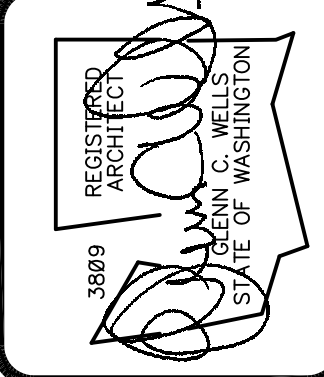
KINGSWOOD APARTMENTS

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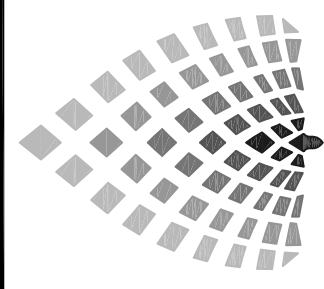
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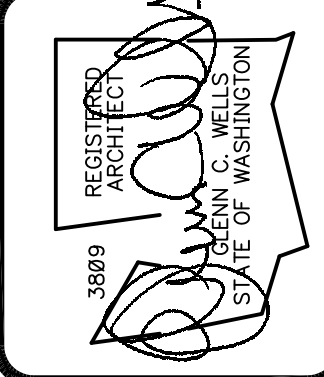
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THIRD FLOOR PLAN
KINGSWOOD APARTMENTS
XX00 TTYPE DRIVE
TUMWATER, WASHINGTON 98512

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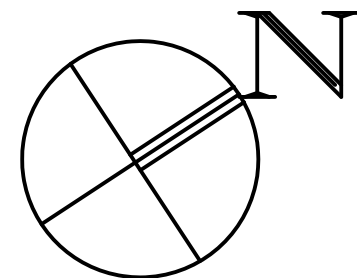
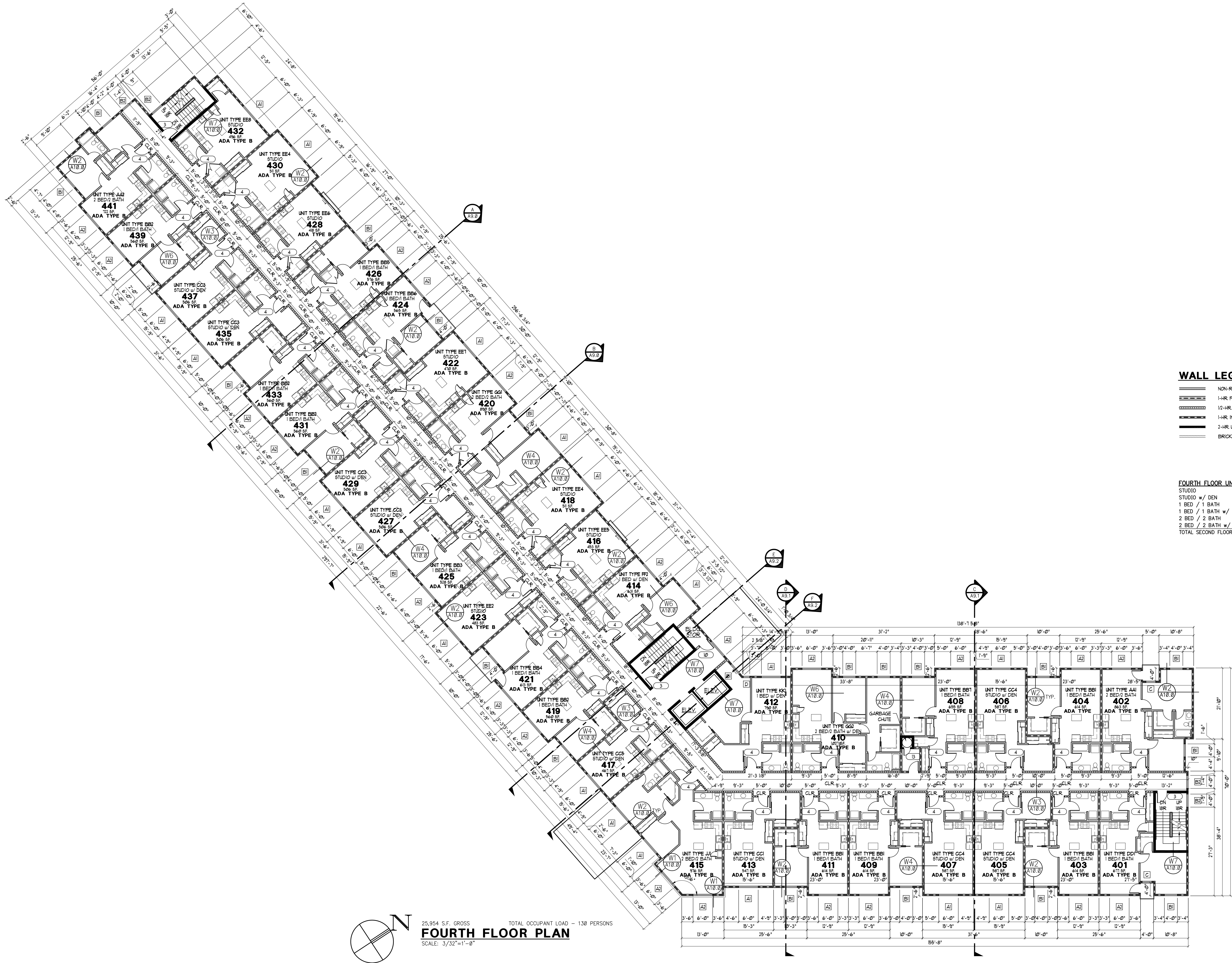
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checked: G.C.W.

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THIRD FLOOR PLAN
KINGSWOOD APARTMENTS
XX00 TTYPE DRIVE
TUMWATER, WASHINGTON 98512

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25,954 S.F. GROSS
TOTAL OCCUPANT LOAD ~ 130 PERSONS
FOURTH FLOOR PLAN
SCALE: 3/32"=1'-0"

sheet no.

A4.0

title:

FOURTH FLOOR PLAN
KINGSWOOD APARTMENTS
XX00 TTYPE DRIVE
TUMWATER, WASHINGTON 98512

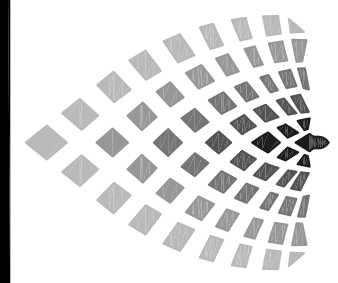
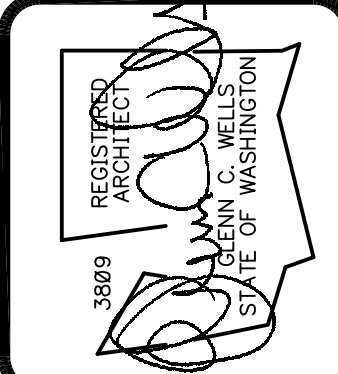
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city issue: 09-29-22

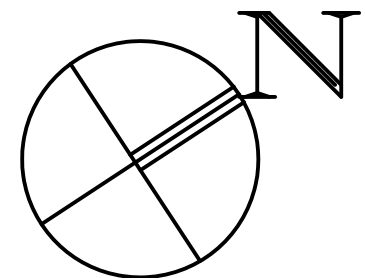
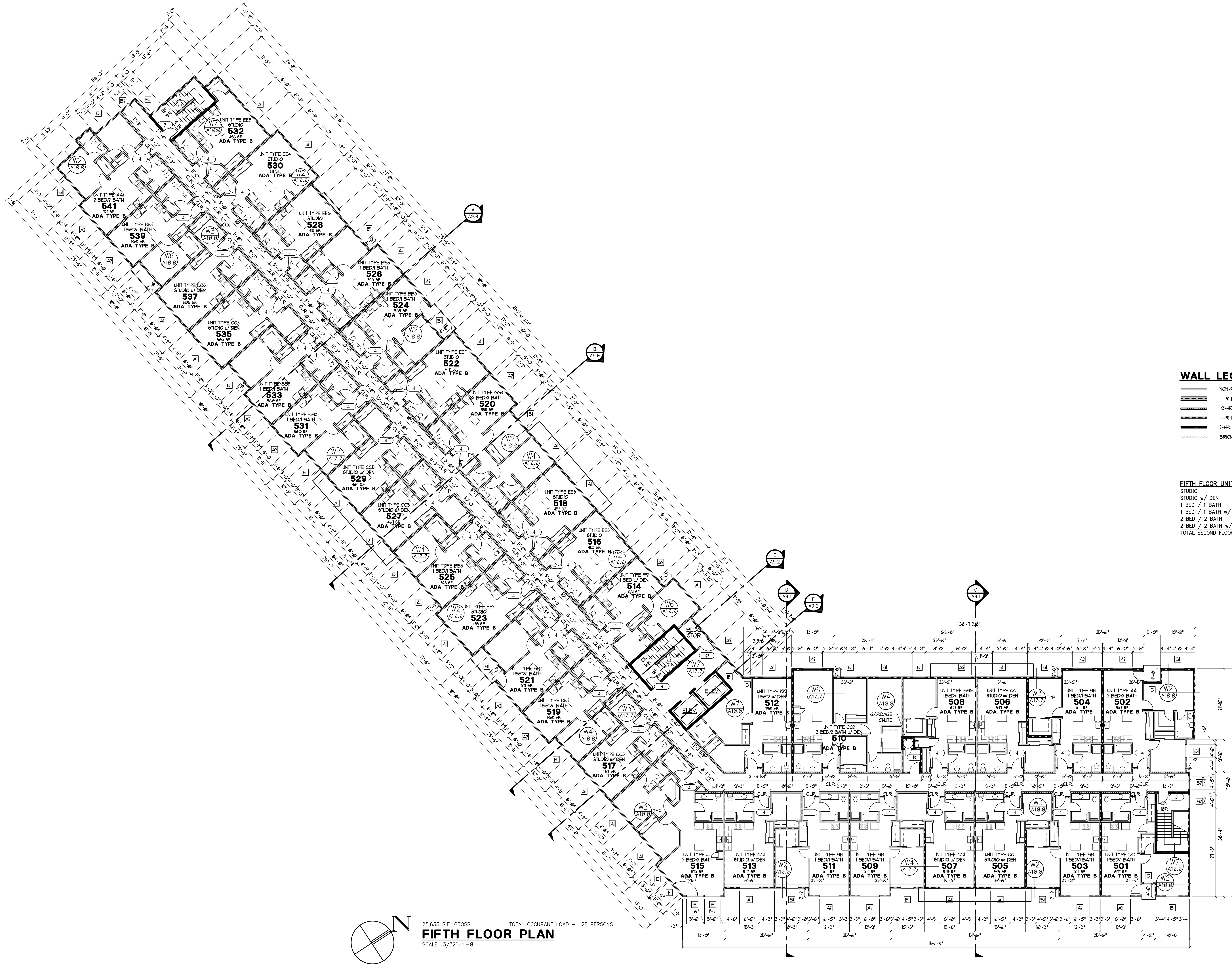
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KINGSWOOD APARTMENTS



25,633 S.F. GROSS TOTAL OCCUPANT LOAD - 128 PERSONS
FIFTH FLOOR PLAN
SCALE: 3/32"=1'-0"

WALL LEGEND

- NON-RATED WALL
- 1-HR PARTY WALL
- 1/2-HR CORRIDOR WALL
- 1-HR INTERIOR WALL
- 2-HR WALL
- BRICK VENEER

FIFTH FLOOR UNITS

STUDIO	7
STUDIO w/ DEN	9
1 BED / 1 BATH	14
1 BED / 1 BATH w/ DEN	2
2 BED / 2 BATH	4
2 BED / 2 BATH w/ DEN	1
TOTAL FIFTH FLOOR UNITS	37

sheet no. title:

A5.0

FIFTH FLOOR PLAN
KINGSWOOD APARTMENTS
XX00 TTYPE DRIVE
TUMWATER, WASHINGTON 98512

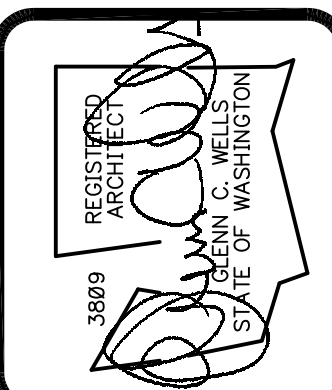
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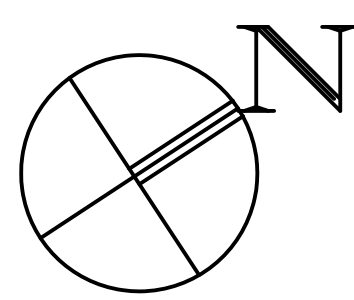
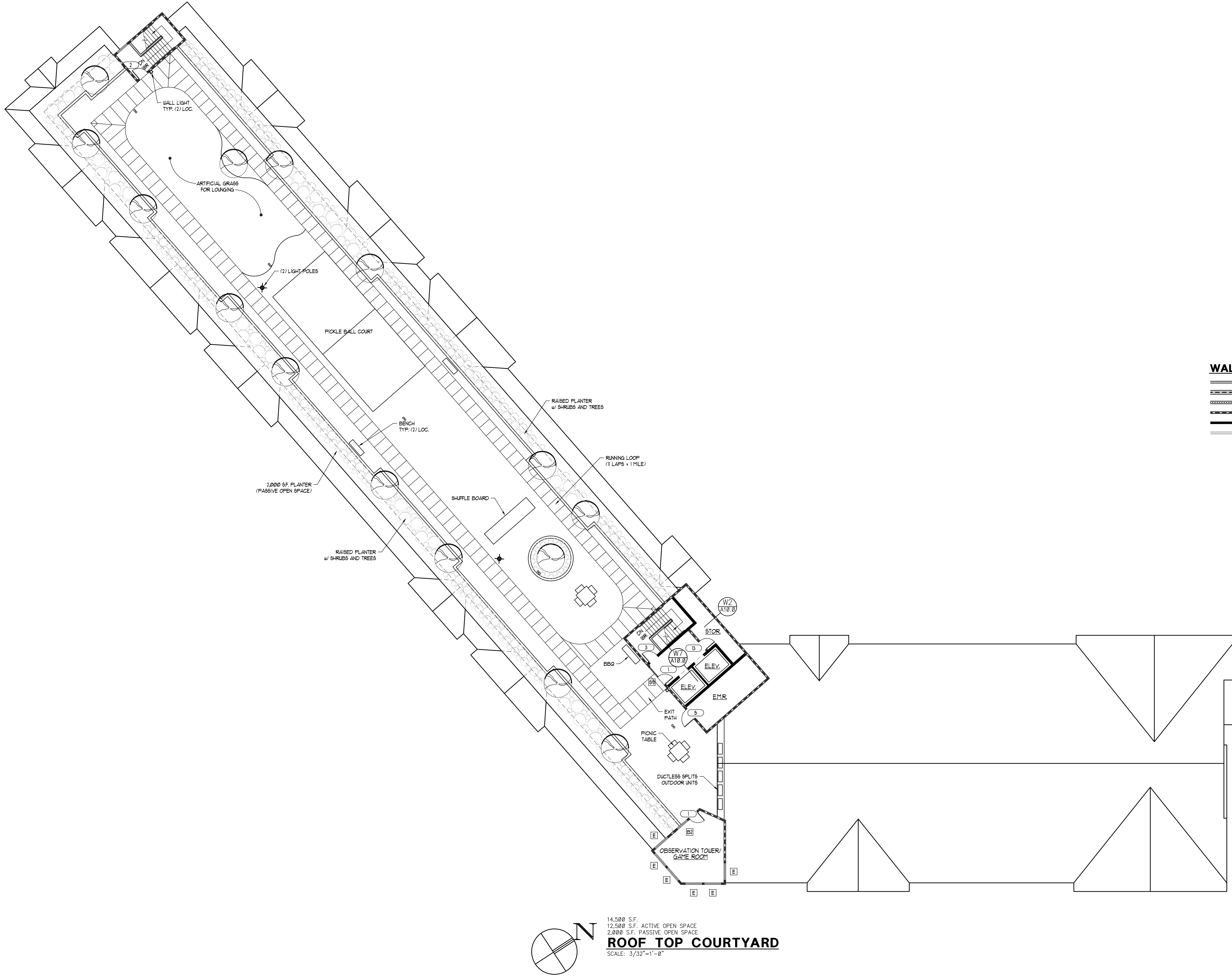
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14,500 S.F. ACTIVE OPEN SPACE
12,500 S.F. PASSIVE OPEN SPACE
2,000 S.F. PASSIVE OPEN SPACE
ROOF TOP COURTYARD
SCALE: 3/32"=1'-0"

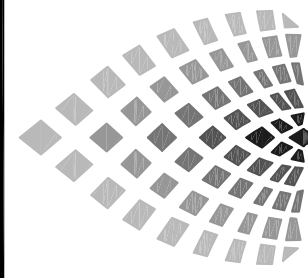
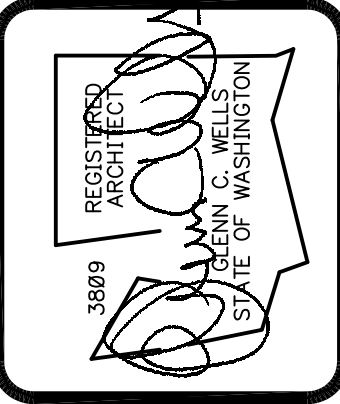
WALL LEGEND

- NON-RATED WALL
- 1-HR PARTY WALL
- 1/2-HR CORRIDOR WALL
- 1-HR INTERIOR WALL
- 2-HR WALL
- BRICK VENEER

sheet no.	title:
A6.0	ROOF TOP COURTYARD KINGSWOOD APARTMENTS XX00 TYEE DRIVE TUMWATER, WASHINGTON 98512

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