

Margaret Estate Apartment

Site address 9706 55th Ave NE Marysville WA
 Site 211,266 SF
 Parcel No 30051500301800.00
 Zoning R12
 Allowable Unit 12x4.85=58 Max
 Proposed Unit 58 Units
 Allowable ht 35 FT
 Allowable bldg 78,750 SF
 Proposed Bldg 25,000 SF
 Setbacks
 Req'd Parking 1.75 per 2+bed unit
 Provided Parking 102 stalls
 Landscape

FI	APT	Const Type	Height (Ft)	Prov'd Parking	2-bed unit	3-bed unit	Req'd Parking
3	25,000	V-A	10.5		15	5	35
2	25,000	V-A	10.5		15	5	35
1	25,000	V-A	10.5	102	15	3	32
Total	75,000		32	102	45	13	102

CODE 2018 IBC
 OCCUPANCY R-2 APARTMENT

CONSTRUCTION APARTMENT - TYPE VA (SPRINKLERED, NFPA 13)

OCCUPANCY LOAD

ROOF	R-2 Residential	1/ 15	278
3RD FL	R-2 Residential	1/ 200	125
2ND FL	R-2 Residential	1/ 200	125
1ST FL	R-2 Residential	1/ 200	125

ALLOWABLE BUILDING AREA

TYPE	OCC	SPRINK	Allowable Area	Allowable HT	Allowable FL	Proposed FL
V-A	R-2	S-NFPA13	12000	60	4	3

OCCUPANCY SEPARATION REQUIRED

S-1 TO R-2 1 HR
 B TO R-2 1 HR

FIRE RESISTANCE STRUCTURAL ELEMENTS

BEARING WALLS 1 HR
 FLOORS 1 HR

FIRE RESISTANCE STRUCTURAL ELEMENTS FOR EXTERIOR WALLS

VA B, S-1, R-2
 5<X<10 WALL 1 HR

EMERGENCY MEASURES

Fire sprinkler system
 Fire alarm system