

PROJECT SCOPE
DEVELOP 7 PARCELS 11.68 ACRES INTO NEW 82 APARTMENT UNITS
EXISTING 6 SINGLE FAMILY HOUSES TO REMAIN

APPLICABLE CODES	
ZONING CODE	CITY OF PUYALLUP MUNICIPAL CODE
BUILDING CODE	2021 INTERNATIONAL BUILDING CODE
FIRE CODE	2021 INTERNATIONAL FIRE CODE
ENERGY CODE	2021 WASHINGTON STATE ENERGY CODE
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE	2021 INTERNATIONAL PLUMBING CODE
ELECTRICAL CODE	2021 INTERNATIONAL ELECTRICAL CODE
ACCESSIBILITY CODE	2021 INTERNATIONAL BUILDING CODE, ICC A117.1

PROPERTY PARCELS: TOTAL OF 7
0420267003 (629 21ST ST SE)
0420267008 (703 21ST ST SE)
0420267027 (704 25ST ST SE)
0420267007 (705 21ST ST SE)
0420267028 (710 25TH ST SE)
0420267001 (713 21ST ST SE)
0420267013 (2202 E PIONEER AVE)

SITE ADDRESS	704 25TH ST SE PUYALLUP WA 98372		
SITE TOTAL	508,903 SF	11.68	ACRE
WETLAND	22,048 SF	0.51	ACRE
NET DEVELOP LOT	486,855 SF	11.18	ACRE
ZONING	RS-4		
ADJACENT ZONING	RS-4, RS-8		
USES	Residential		
FAR ALLOWED	0.6		
MAX SF ALLOWED	292,113 SF		
DENSITY	6.0/8.0 PER ACRE		
	67.06	89.41	MIN/MAX UNITS
PROPOSED UNIT	88 (6 EXISTING, 82 NEW UNITS)		
MAX HT	28' FOR SINGLE FAMILY, 25' FOR OTHER BUILDINGS		
PROPOSED HT	21'		
SETBACKS	15' FRONT, 10' STREET SIDE, 5' SIDE, 15' REAR	25' FROM RS ZONE	
PARKING	1/ unit	9X20' SIZE	
LANDSCAPING	6' TYPE III ABUTTING CASCADE. 12' TYPE I ABUTTING RS USE		

BUILDING A							BUILDING C								
FL ROOF	SF	UNITS	CONST TYPE	HT 5	REQ'D PARKING	OPEN PARKING	GARAGE	FL ROOF	SF	UNITS	CONST TYPE	HT 5	REQ'D PARKING	OPEN PARKING	GARAGE
2	12,573	11	V-A	9				2	12,573	11	V-A	9			
1	12,573	9	V-A	9				1	12,573	10	V-A	9			
Total	25,146	20		21	20	11	20	Total	25,146	21		21	21	22	29
BUILDING B							BUILDING D								
FL ROOF	SF	UNITS	CONST TYPE	HT 5	REQ'D PARKING	OPEN PARKING	GARAGE	FL ROOF	SF	UNITS	CONST TYPE	HT 5	REQ'D PARKING	OPEN PARKING	GARAGE
2	12,573	11	V-A	9				2	12,573	11	V-A	9			
1	12,573	9	V-A	9				1	12,573	10	V-A	9			
Total	25,146	20		21	20	16	28	Total	25,146	21		21	21	31	29
TOTAL PARKING													82	80	106

OWNER: KILCHA SKRYPA
629 21ST ST SE
PUYALLUP, WA 98372
PHONE: 253-381-7098

ARCHITECT: BENNY KIM
BENNY AND LYDIA KIM, LLC
200 15TH PLACE
KIRKLAND, WA 98033
PHONE: 206-384-3317

CIVIL ENGINEER: ROB TRWITT
A2URE GREEN CONSULTANTS
409 F PIONEER, SUITE A
PUYALLUP, WA 98372
PHONE: 253-770-3144

CONTRACTOR: ERIC HAUSER
K5 CONSTRUCTION
PHONE: 206-920-0454

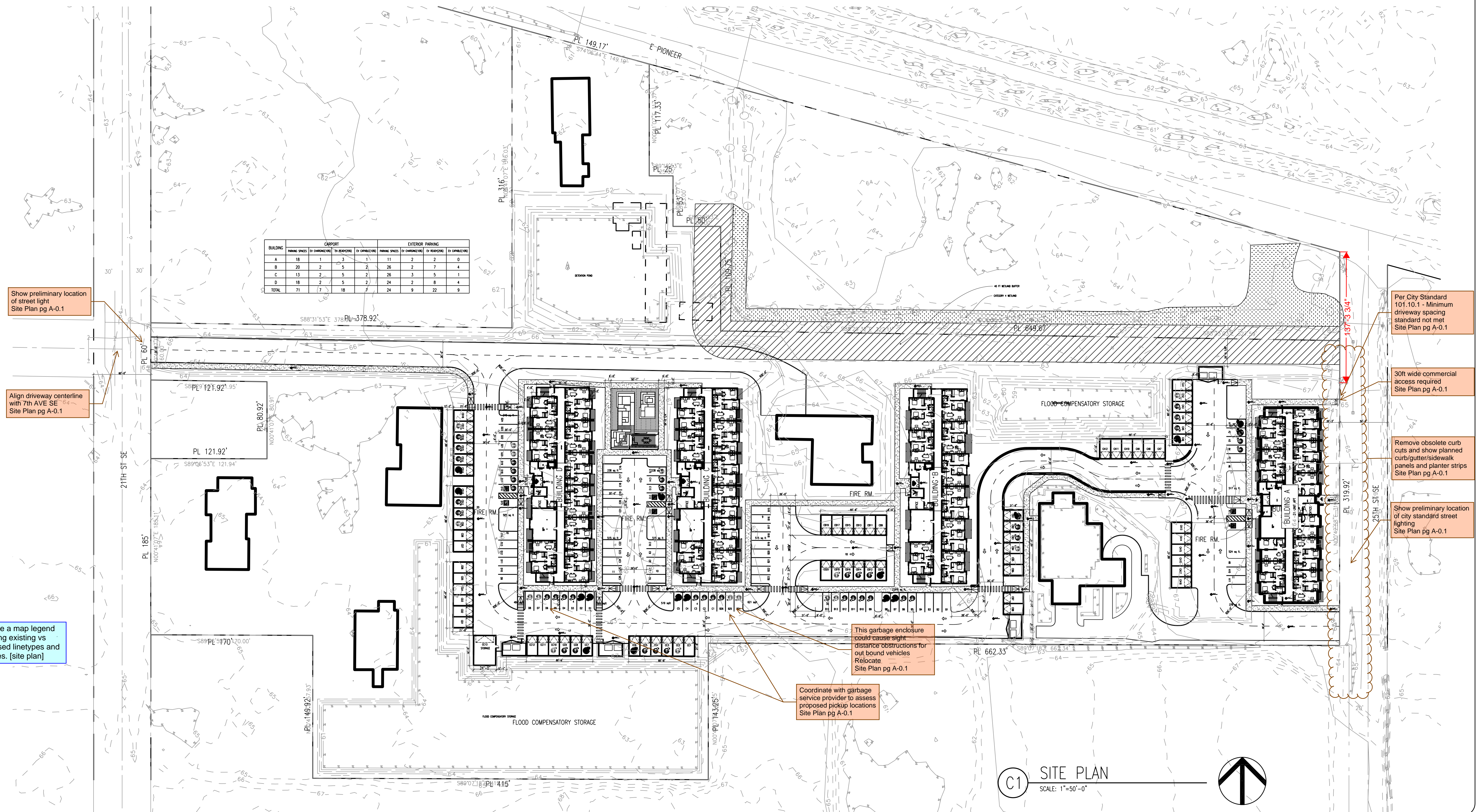
ADDITIONAL USE
MAY 10, 2024



Show the regulated AE floodplain and base flood elevation. [site plan]

Provide a legend for the site plan. [site plan]

Provide survey bearings. [site plan]



BENNY AND LYDIA KIM

Phone: (206) 384-3317
Email: bennykimdesign@outlook.com



EASTON MANOR SENIOR HOUSING

704 25TH ST SE PUYALLUP WA 98372

SITE PLAN

FILE 21529

A-0.1