

PROJECT IDENTIFICATION

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)

EASTON MANOR SENIOR HOUSING

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

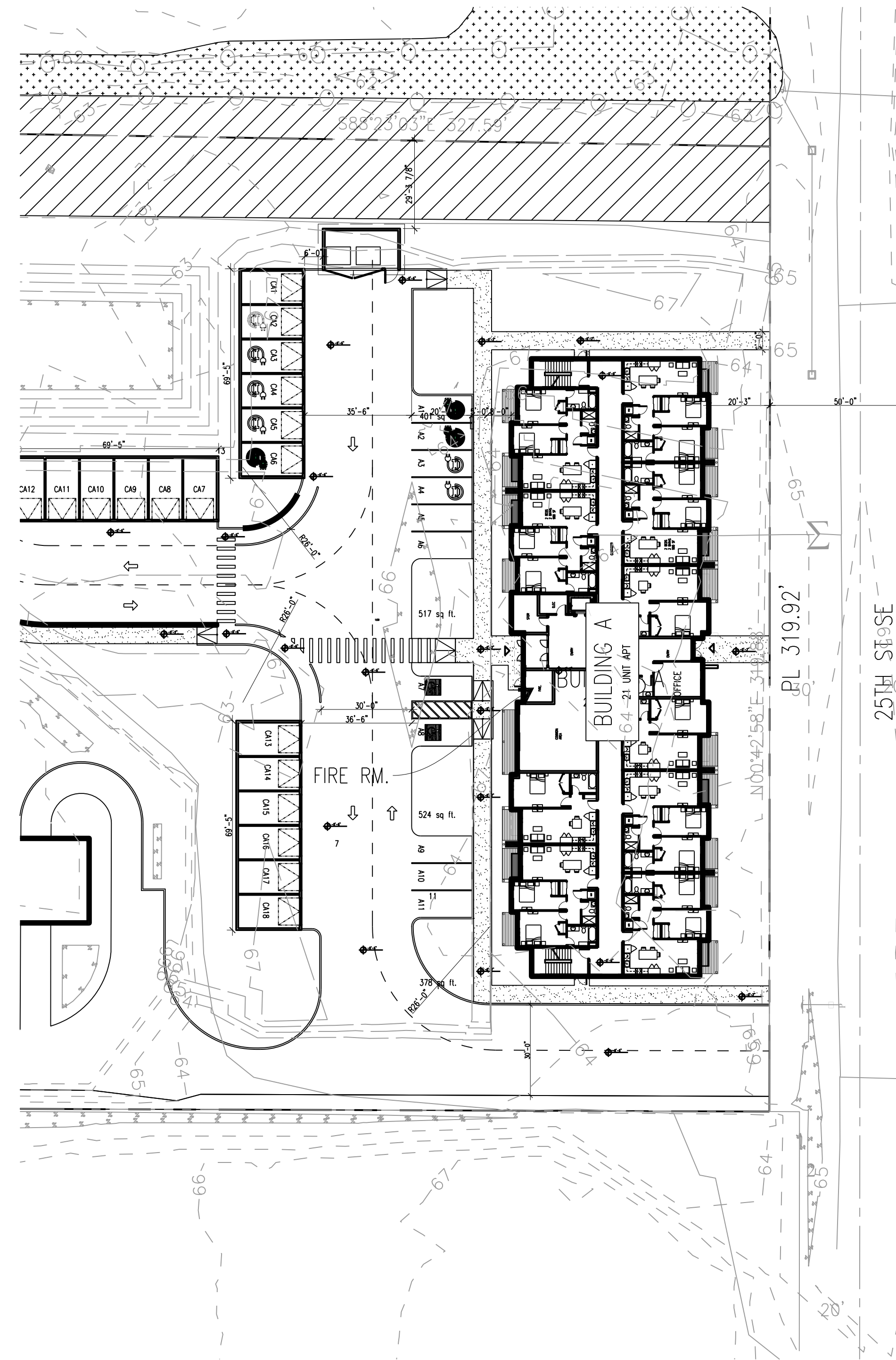
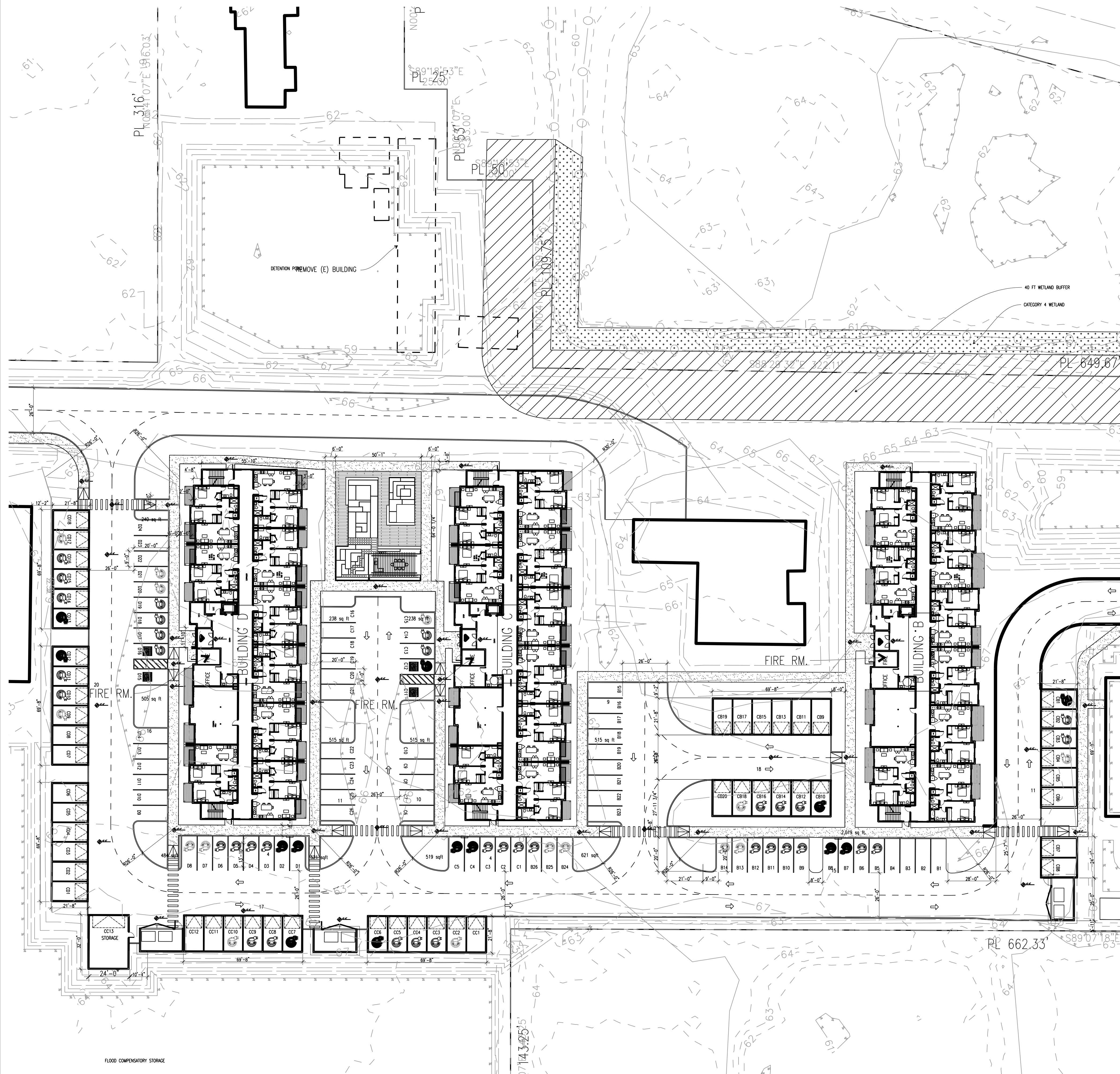
USES Residential

FAR ALLOWED 0.6
MAX SF ALLOWED 292,113 SF
DENSITY 6.0/8.0 PER ACRE

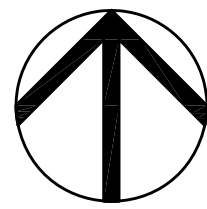
PROPOSED UNIT 88 (6 EXISTING, 82 NEW UNITS)
MAX HT 28' FOR SINGLE FAMILY, 25' FOR OTHER BUILDINGS
PROPOSED HT 21'
SETBACKS 15' FRONT, 10' STREET SIDE, 5' SIDE, 15' REAR 25' FROM RS ZONE
PARKING 1/unit 9'X20' SIZE
LANDSCAPING 6' TYPE III ABUTTING CASCADE. 12' TYPE I ABUTTING RS USE

BUILDING A					BUILDING C										
FL	SF	UNITS	CONST	HT	REQ'D	OPEN		FL	SF	UNITS	CONST	HT	REQ'D	OPEN	
ROOF			TYPE		PARKING	PARKING	GARAGE	ROOF			TYPE		PARKING	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	SF	UNITS	CONST	HT	REQ'D	OPEN		FL	SF	UNITS	CONST	HT	REQ'D	OPEN			
ROOF			TYPE		PARKING	PARKING	GARAGE	ROOF			TYPE		PARKING	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



C1 ENLARGED SITE PLAN
SCALE: 1"=30'-0"

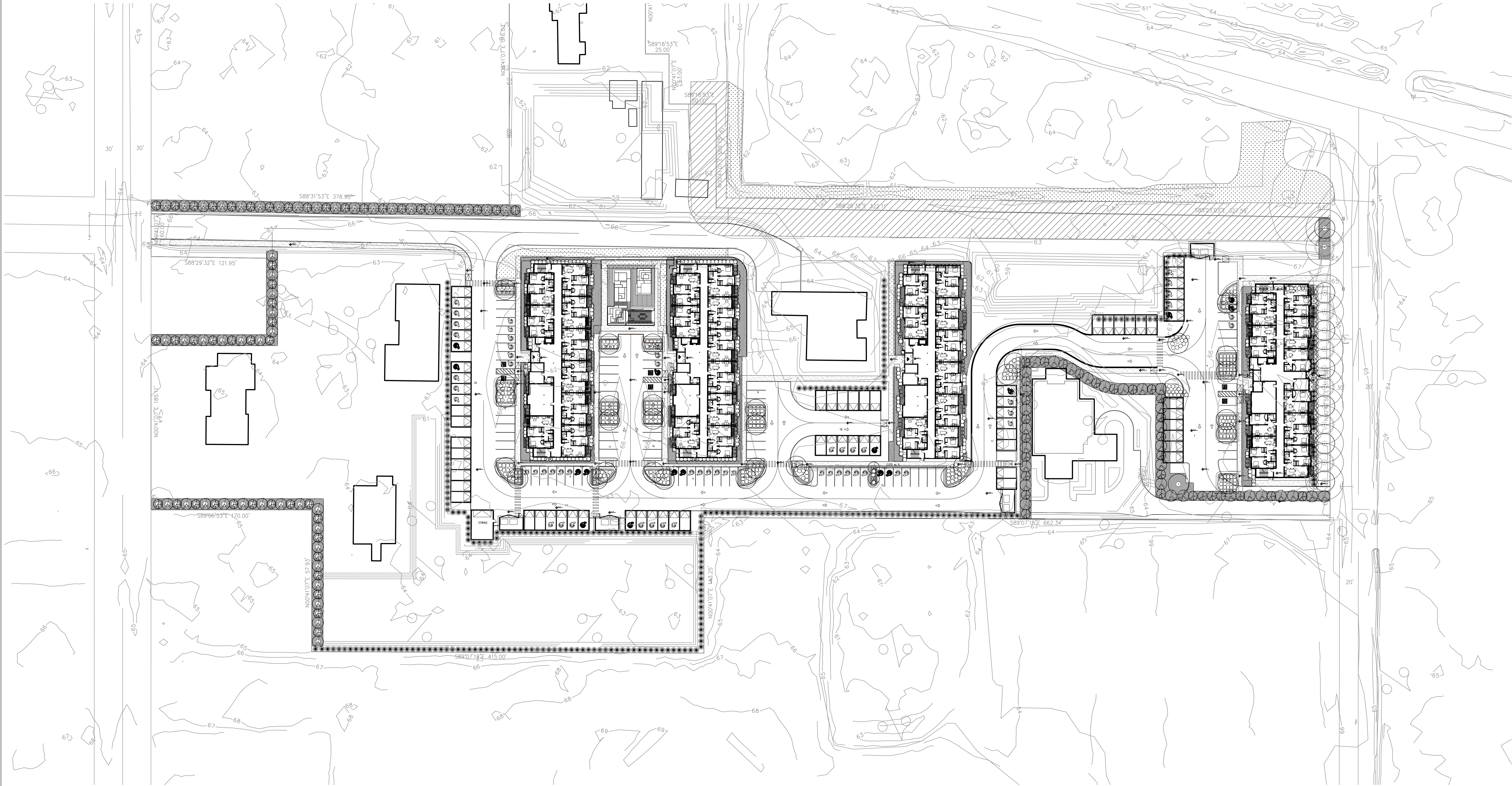


ISSUED DATE:
CONDITIONAL USE
MAY 10, 2024

BENNY AND LYDIA KIM
36 DECATUR KY BELLEVUE WA 98006
Phone: (206) 384-3317
Email: bennykimdesign@outlook.com

EASTON MANOR SENIOR HOUSING
704 25TH ST SE PUYALLUP WA 98372

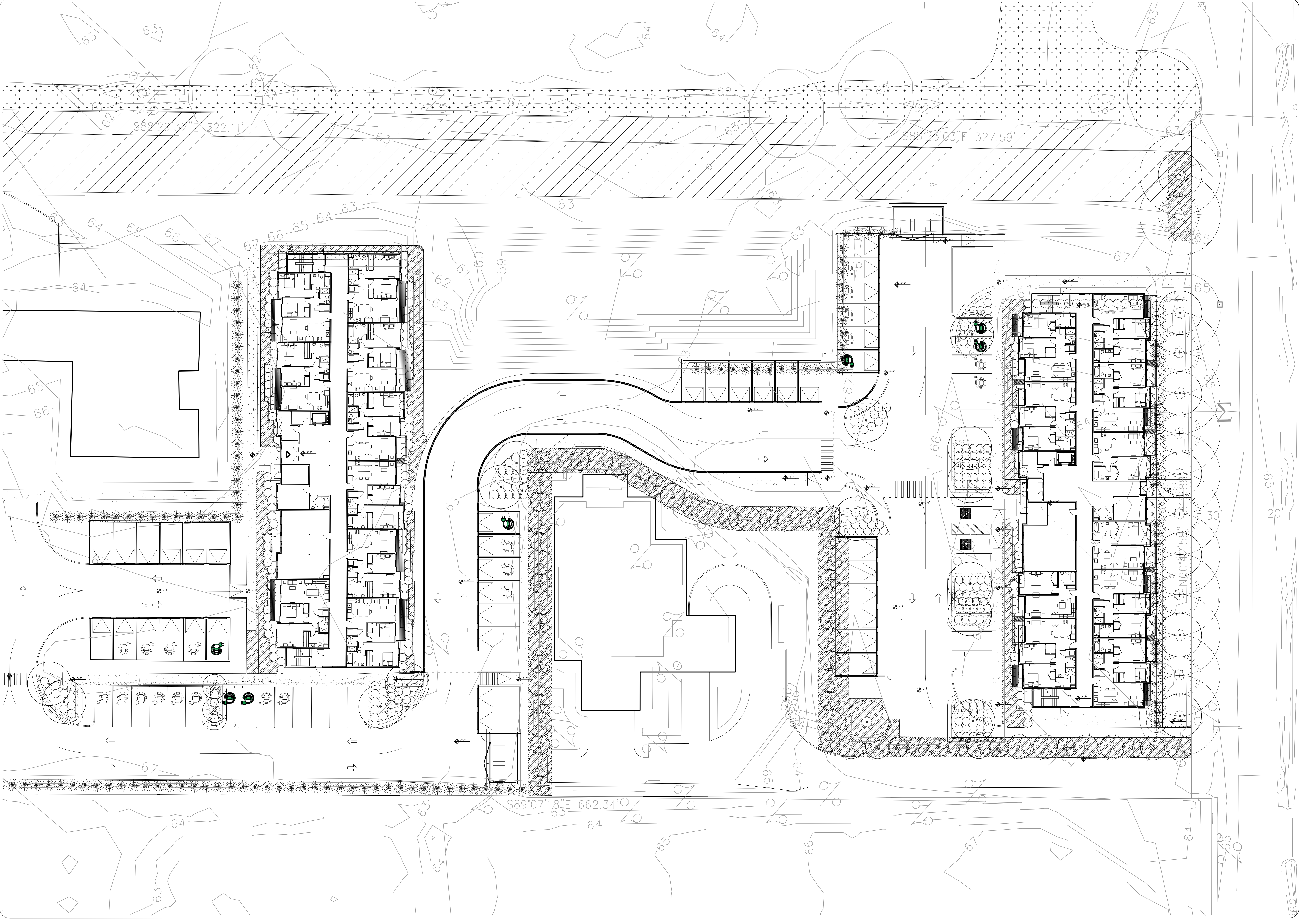
ENLARGED SITE PLAN
FILE 21529
A-0.2



BENNY AND LYDIA KIM
36 DECATUR KY BELLEVUE WA 98006
Phone: (206) 384-3317
Email: bennykindesign@outlook.com



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MAY 10, 2024

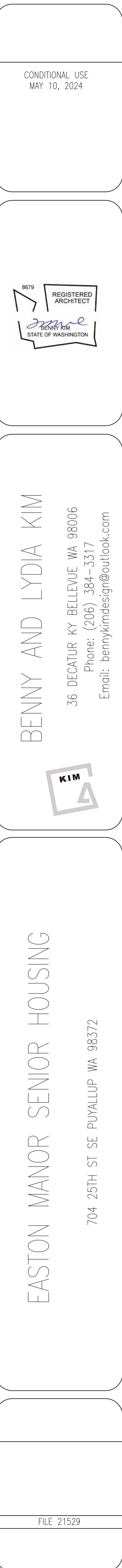
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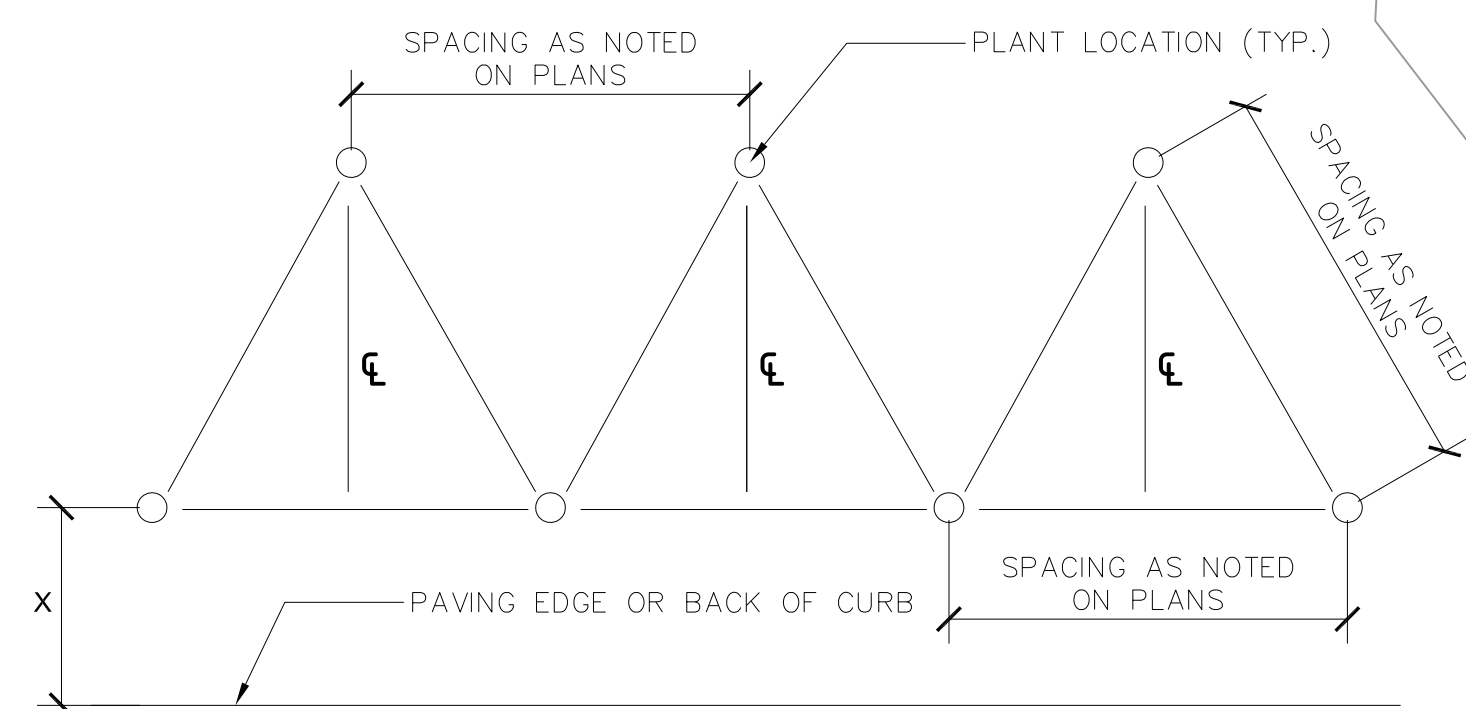
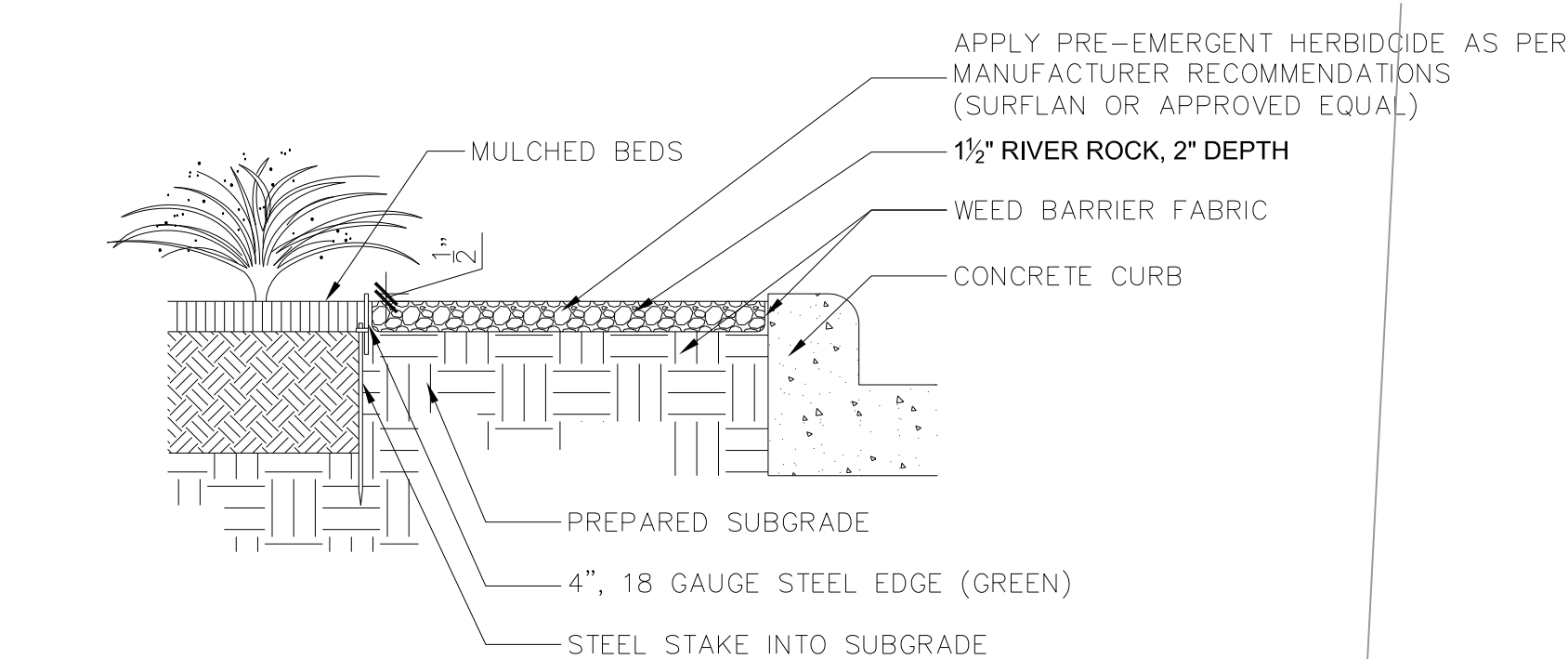
EASTON MANOR SENIOR HOUSING

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FILE 21529

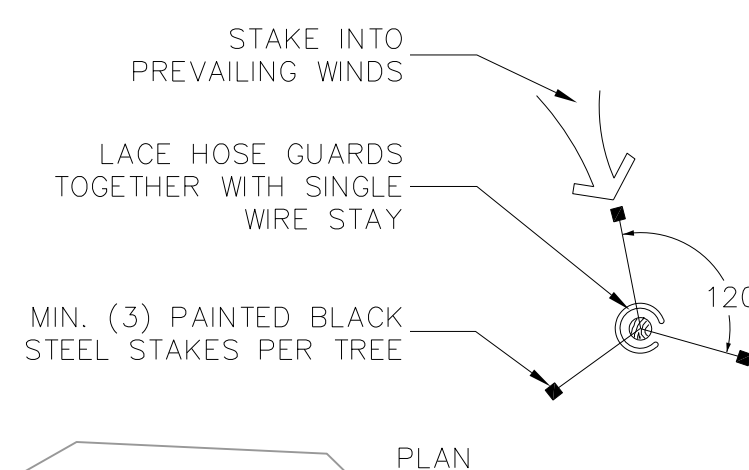
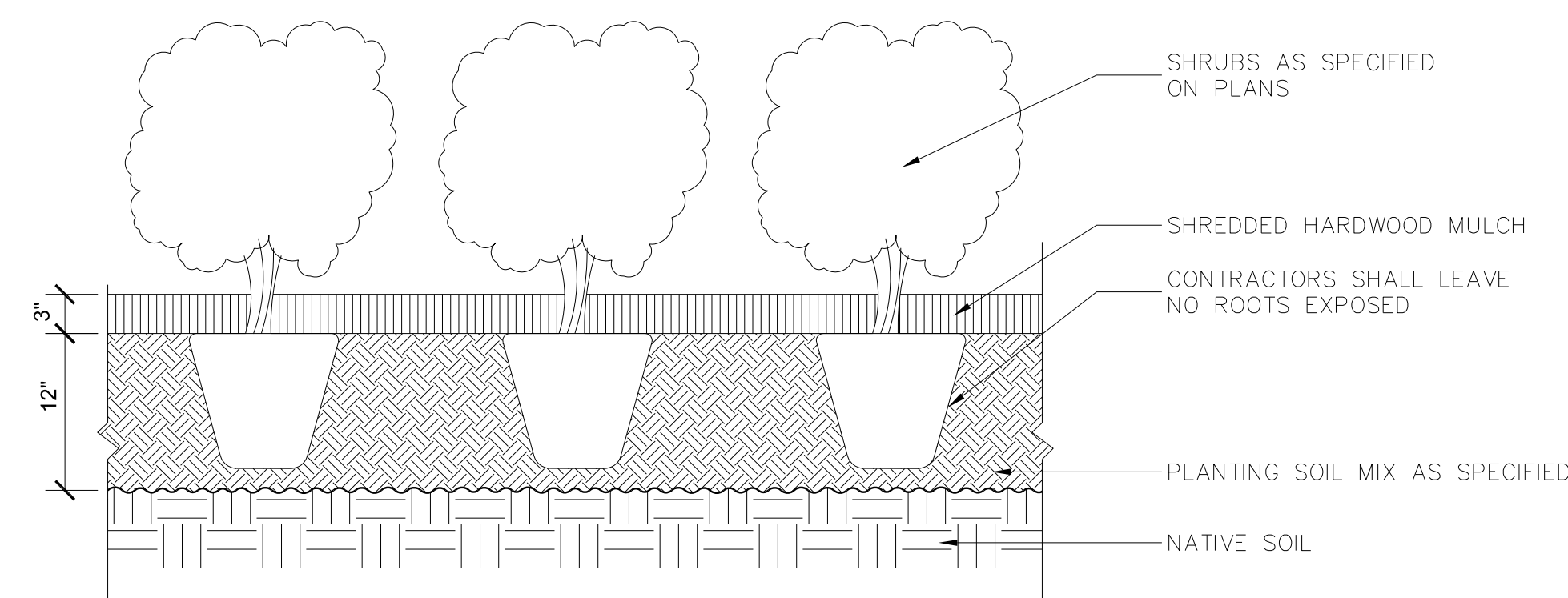
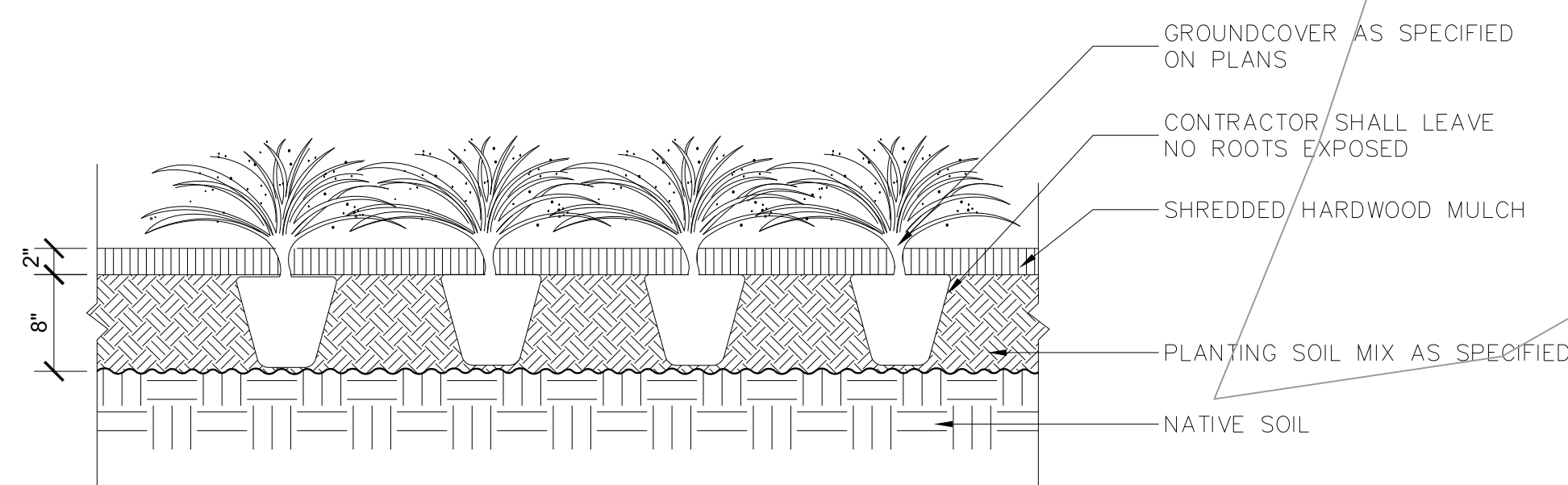
L1.2



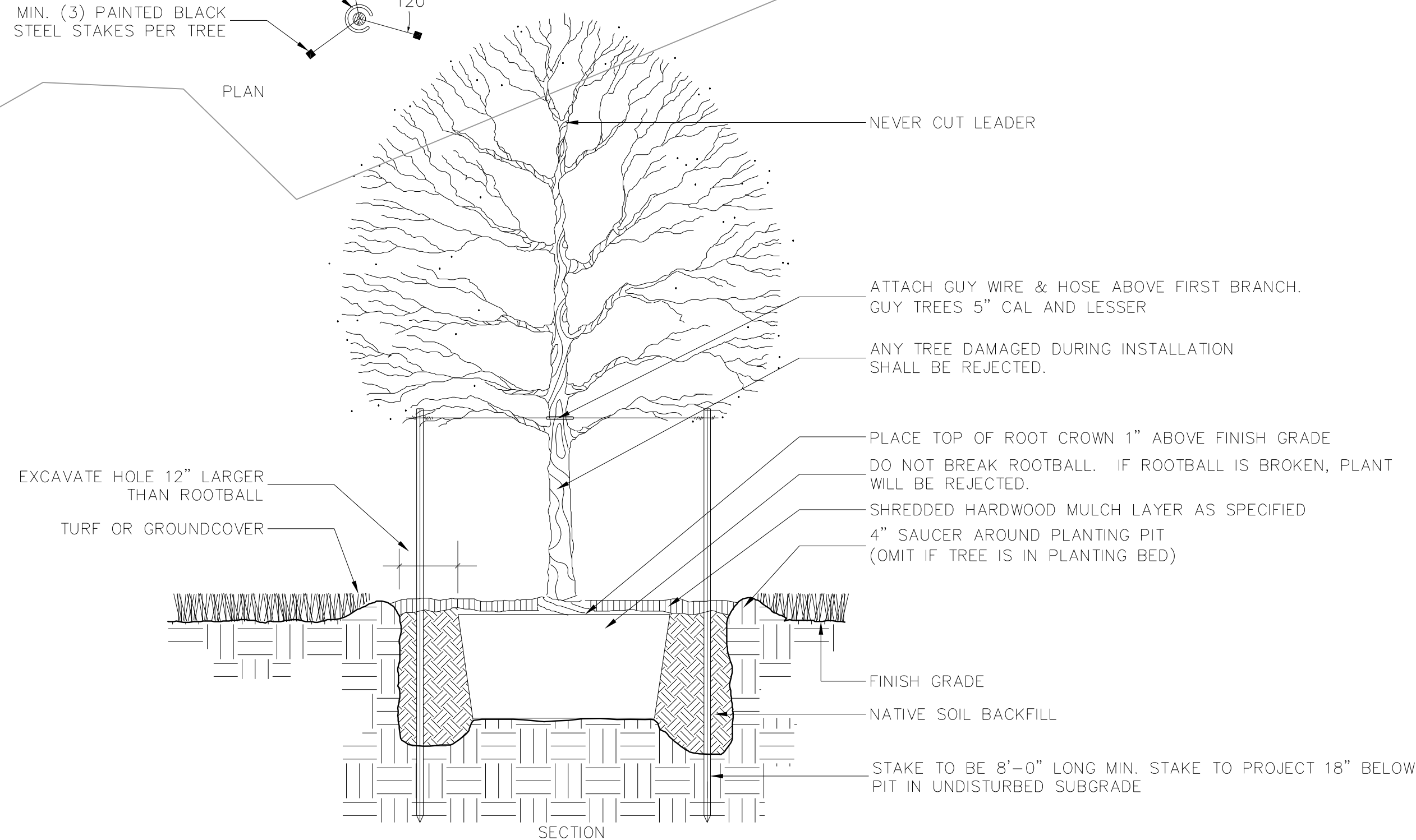


NOTE:
X = 12" MIN. FOR GROUNDCOVER
X = 24" MIN. FOR SHRUBS

NOTE: SPACING DIAGRAM REFERS
TO ALL PLANTING UNLESS NOTED
OTHERWISE.



- NOTE:
1. ROOTBALL SIZE SHALL CONFORM TO THE 2004 AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 2. ROOTBALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 10" OF ROOTBALL FOR EACH CALIPER INCH OF TREE TRUNK.
 3. ROOTBALL DEPTH IS 2/3rds OF THE DIAMETER.





SECOND FLOOR



FIRST FLOOR

BUILDING A

ISSUED
DATE:

CONDITIONAL USE
MAY 10, 2024



BENNY AND LYDIA KIM
36 DECATUR KY BELLEVUE WA 98006
Phone: (206) 384-3317
Email: bennykimdesign@outlook.com



EASTON MANOR SENIOR HOUSING

704 25TH ST SE PUYALLUP WA 98372

BUILDING
FLOOR PLANS

FILE 21529

A-1.1



SECOND FLOOR



FIRST FLOOR

BUILDING B

ISSUED
DATE:

CONDITIONAL USE
MAY 10, 2024



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EASTON MANOR SENIOR HOUSING

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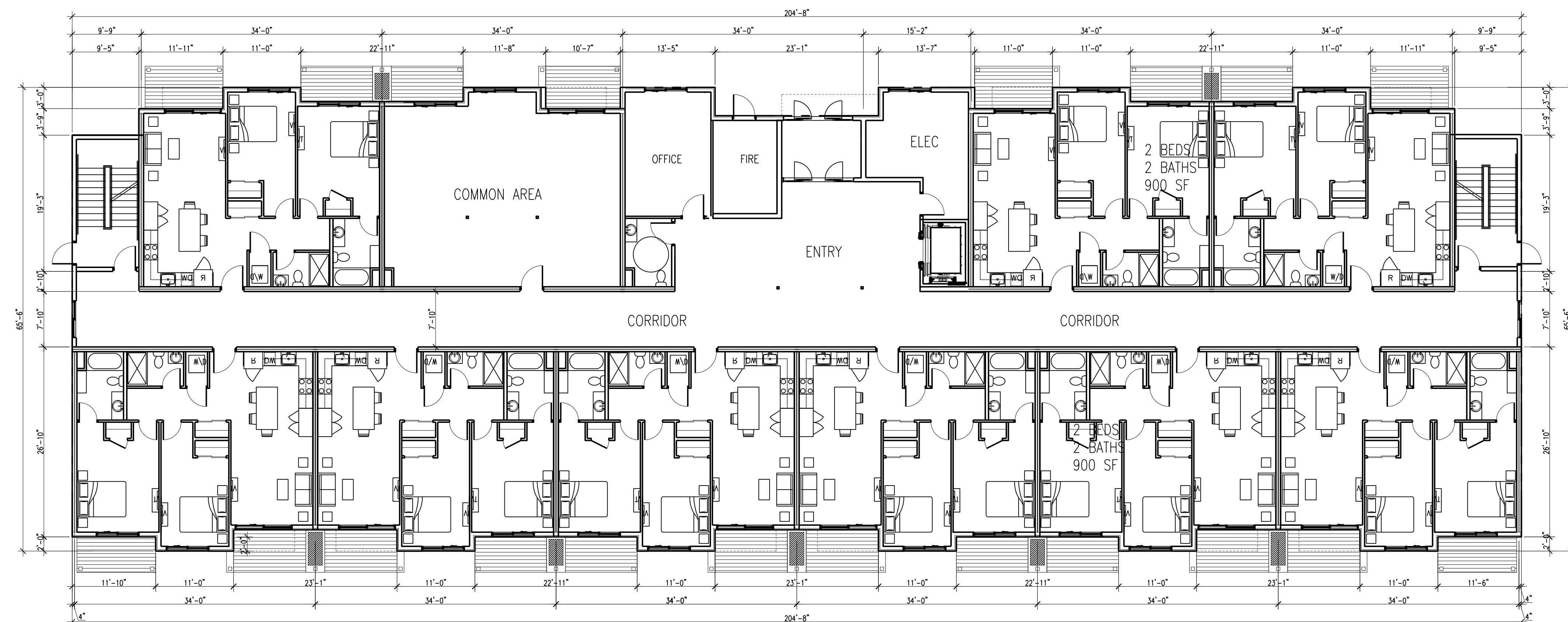
BUILDING
FLOOR PLANS

FILE 21529

A-1.2



SECOND FLOOR



FIRST FLOOR

BUILDING C

ISSUED
DATE:

CONDITIONAL USE
MAY 10, 2024



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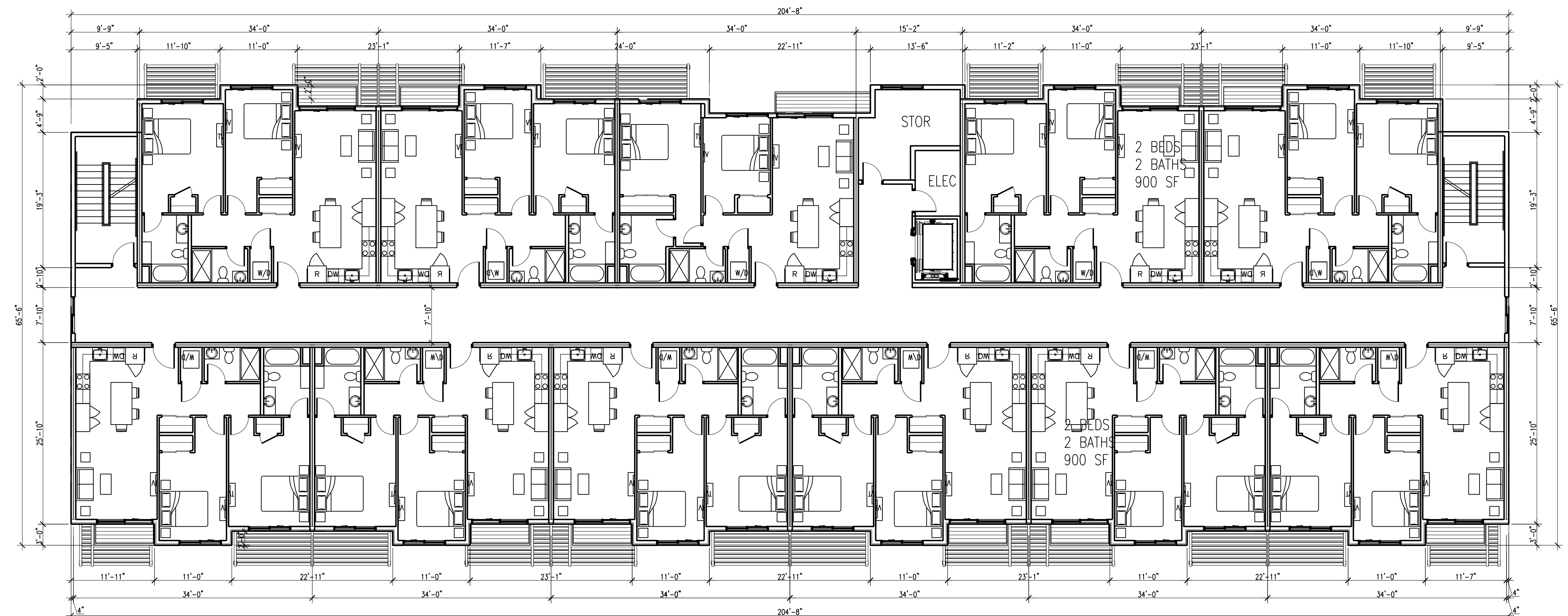
EASTON MANOR SENIOR HOUSING

704 25TH ST SE PUYALLUP WA 98372

BUILDING
FLOOR PLANS

FILE 21529

A-1.3



SECOND FLOOR



FIRST FLOOR

BUILDING D

ISSUED DATE:

CONDITIONAL USE
MAY 10, 2024

REGISTERED ARCHITECT
Benny Kim
STATE OF WASHINGTON

BENNY AND LYDIA KIM

36 DECATUR KY BELLEVUE WA 98006
Phone: (206) 384-3317
Email: bennykimdesign@outlook.com

KIM

EASTON MANOR SENIOR HOUSING

704 25TH ST SE PUYALLUP WA 98372

BUILDING FLOOR PLANS

FILE 21529

A-1.4



E1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



C1 SIDE ELEVATION
SCALE: 1/8"=1'-0"



C5 SIDE ELEVATION
SCALE: 1/8"=1'-0"



A1 REAR ELEVATION
SCALE: 1/8"=1'-0"

ISSUED
DATE:

CONDITIONAL USE
JULY 1, 2022



BENNY AND LYDIA KIM

7415 LAKE BALLINGER WAY EDMONDS WA 98026

Phone: (206) 384-3317

Email: bennykimdesign@outlook.com



SEKYRA SENIOR HOUSING COMPLEX

704 25TH ST SE PUYALLUP WA 98372

BUILDING ELEVATIONS

FILE 21529

A-2.1



E1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



C1 SIDE ELEVATION
SCALE: 1/8"=1'-0"



C5 SIDE ELEVATION
SCALE: 1/8"=1'-0"



A1 REAR ELEVATION
SCALE: 1/8"=1'-0"

ISSUED
DATE:

CONDITIONAL USE
MAY 10, 2024



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Email: bennykimdesign@outlook.com



EASTON MANOR SENIOR HOUSING

704 25TH ST SE PUYALLUP WA 98372

BUILDING ELEVATIONS

FILE 21529

A-2.2



ISSUED
DATE:

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EASTON MANOR SENIOR HOUSING

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3D VIEWS

FILE 21529

A-2.2