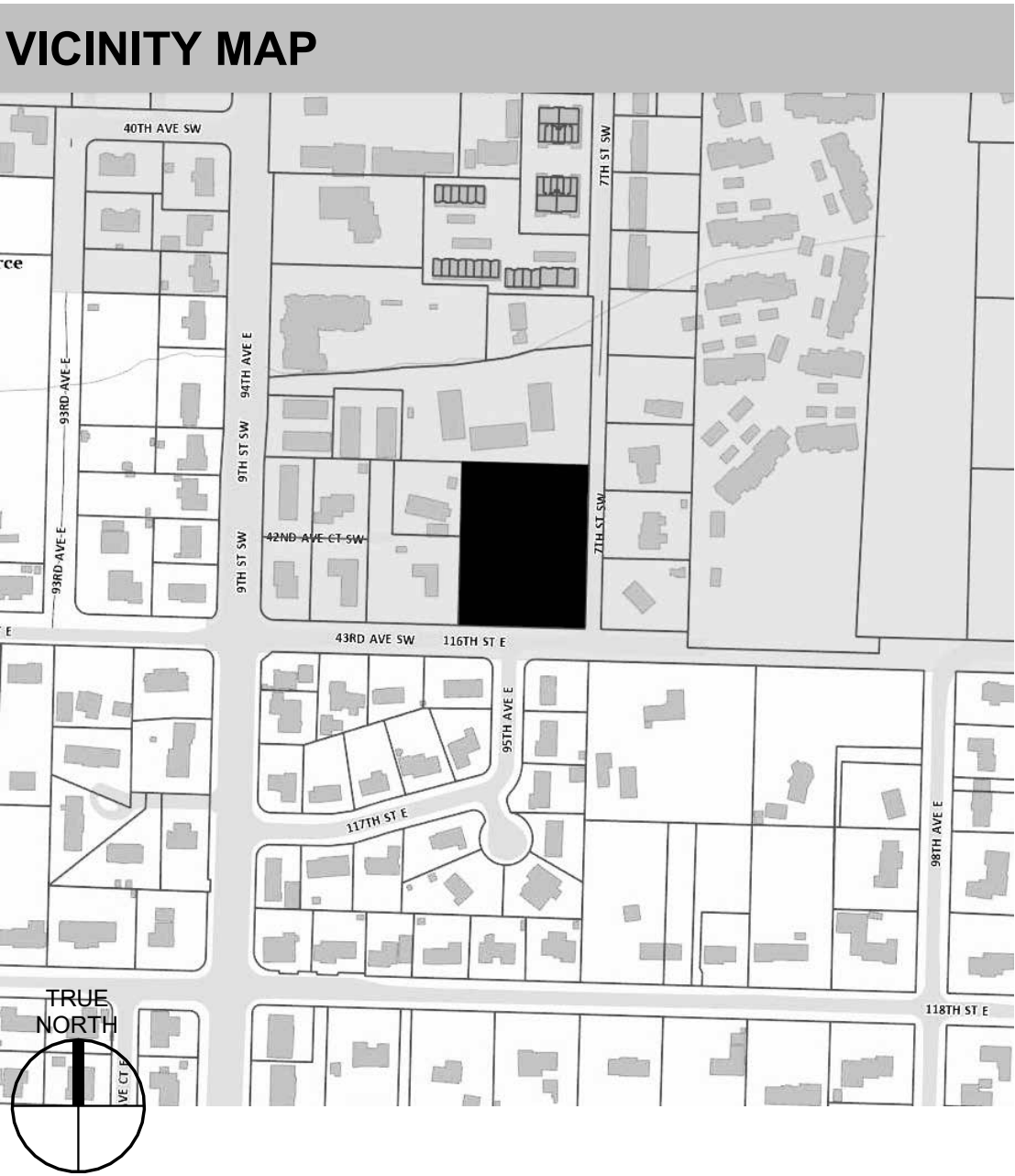


PARKING STATISTICS (EV)		
STALL TYPES		EV%
EV INSTALLED		5%
OTHER		2%
WAC 51-50-0429 ELECTRIC VEHICLE PARKING		94%

BUILDABLE AREA		
NAME	AREA	AREA %
AMENITY AREA / OPEN SPACE	282 SF	0%
LANDSCAPE	1,232 SF	2%
LANDSCAPE BUFFER	1,488 SF	2%
RIGHT OF WAY	4,647 SF	7%
WALKWAY	548 SF	1%
	8,196 SF	12%
IMPERVIOUS		
BUILDING FOOTPRINT	15,337 SF	22%
DRIVE / PARKING	24,889 SF	35%
WALKWAY	2,026 SF	3%
	42,252 SF	59%
PERVIOUS		
AMENITY AREA / OPEN SPACE	4,732 SF	7%
LANDSCAPE	10,090 SF	14%
LANDSCAPE BUFFER	5,588 SF	8%
WALKWAY	332 SF	0%
	20,742 SF	29%
	71,190 SF	100%

UNIT LEGEND		
BEDROOMS	2.20(A)	UNIT ACCESSIBILITY TYPE
BATHROOMS		UNIT VARIATION



OVERALL SITE PLAN
1" = 20'-0"

PROJECT INFORMATION	
PROJECT NAME	43rd AVE. APARTMENTS
PROJECT SCOPE	NEW MULTI-FAMILY APARTMENTS
PROJECT LOCATION	PUYALLUP, WASHINGTON
PARCEL	432000-016-0
ZONING	RM-CORE
JURISDICTION	CITY OF PUYALLUP
SITE USE	MULTI-FAMILY DWELLING UNITS
SETBACK - FRONT YARD	5'-0"
SETBACK - REAR YARD	0'-0"
SETBACK - SIDE YARD	0'-0"
MAXIMUM LOT COVERAGE:	90%
MINIMUM LANDSCAPE AREA:	10%
UNIT DENSITY:	16 UNIT/ACRE (MIN) – NO UNIT LIMIT/ACRE (MAX.)
BUILDING HEIGHT LIMIT:	50'-0" (3-STORIES)

CODE ANALYSIS	
CODE:	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 UNIFORM PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 WSEC (WAC 51-11C) 2017 ICC/ANSI A117.1
OCCUPANCY CLASSIFICATION:	R-2

SITE AREA		
PROPERTY	AREA	AREA (SF)
PARCEL 43200-016-0	1.67 acres	72,782 SF
	1.67 acres	72,782 SF

STRUCTURES ON SITE					
	FIRE SPRINKLER	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
BUILDING	NFPA 13R	R-2	V-A	3-STORY	1

BUILDING MATRIX	
UNIT MODEL	UNIT COUNT
UNIT 1.10	4
UNIT 2.20	33
UNIT 2.21	2
UNIT 2.22	2
TOTAL UNITS	41

UNIT MATRIX				
UNIT MODEL	UNIT BED COUNT	UNIT COUNT	PARKING/OU	STALLS REQUIRED
UNIT 1.10	1	4	1.5	6
UNIT 2.20	2	33	1.5	49.5
UNIT 2.21	2	2	1.5	3
UNIT 2.22	2	2	1.5	3
		41		61.5

UNIT %		
UNIT TYPE	UNIT COUNT	UNIT %
1 BD RM / 1 BATH	4	9.8%
2 BD RM / 2 BATH	37	90.2%
TOTALS	41	100.0%

PARKING STATISTICS			
DESCRIPTION	TYPE	STALLS PROVIDED	PARKING %
COMPACT (8'-0" x 17'-0")	C	30	50.0%
ELECTRIC VEHICLE (9'-0" x 20'-0")	EV	3	5.0%
EV1 HANDICAP (9'-0" x 20'-0")	EV1	1	1.7%
HANDICAP (9'-0" x 20'-0")	H	2	3.3%
STANDARD (9'-0" x 20'-0")	S	23	38.3%
VAN (11'-0" x 20'-0")	H	1	1.7%
TOTAL STALLS		60	100.0%

PARKING (MOTORCYCLE)		
DESCRIPTION	TYPE	BICYCLE STALLS
MOTORCYCLE (4'-0" x 8'-0")	M	2
PCC 20.55.016 (1)		2

PARKING (BICYCLE)		
DESCRIPTION	TYPE	BICYCLE STALLS
BICYCLE (OUTDOOR)	B	5
PCC 20.55.016 (2)		5

43rd AVE APARTMENTS

701 43rd Ave SW
PUYALLUP, WASHINGTON

LANDMARK HOMES

CONCEPTUAL SITE PLAN

PR100

R D + A

ROSS DECKMAN & ASSOCIATES INC.

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