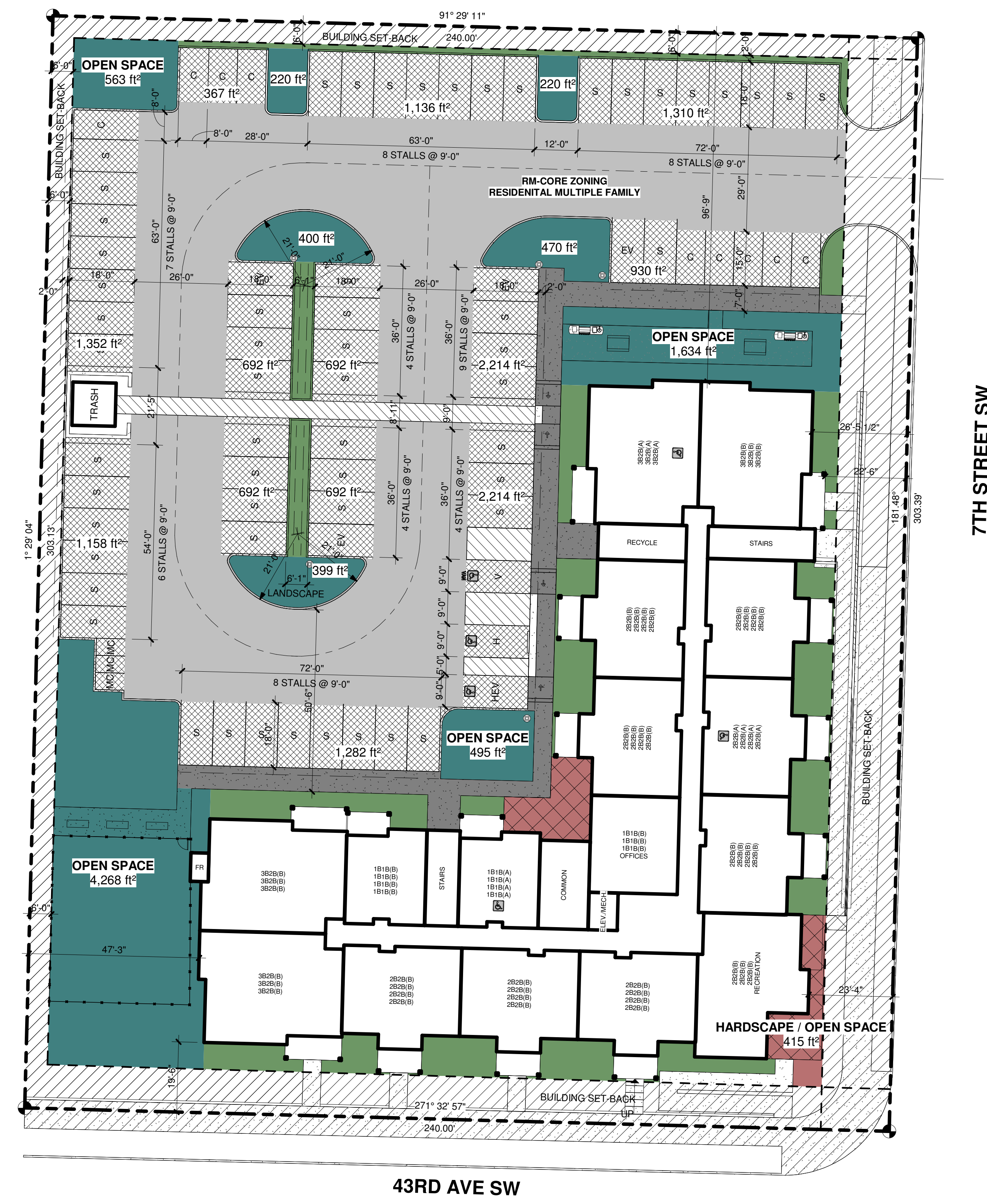


BUILDING AREA (GROSS)

LEVEL	AREA
L1	21,480 SF
L2	16,849 SF
L3	16,849 SF
L4	12,156 SF
	67,335 SF



OPEN SPACE SITE PLAN

- BUILDING FOOTPRINT
- DRIVE AISLE
- HARDSCAPE / OPEN SPACE
- LANDSCAPE
- OPEN SPACE
- PARKING
- SETBACKS
- WALKWAY

PROJECT INFORMATION

	PROJECT STATISTICS	CODES / REFERENCES
PROJECT SCOPE	APARTMENT BUILDING	
PARCEL	4320000160	
PROJECT LOCATION	7th St. SW, PUYALLUP, WASHINGTON	
SITE ZONING	RESIDENTIAL MULTIPLE FAMILY (RM-CORE)	
ZONING JURISDICTION	CITY OF PUYALLUP, WA	
SITE USE	MULTI-FAMILY DWELLING UNITS	
SET BACK - FRONT YARD:	10'-0"	PMC 20.25.015
SET BACK - REAR YARD:	0'-0"	PER DOWNTOWN DESIGN GUIDELINES 3.B.5
SET BACK - SIDE YARD:	0'-0"	PER DOWNTOWN DESIGN GUIDELINES 3.B.5
MAXIMUM LOT COVERAGE:	90%	PMC 20.25.020
MINIMUM LANDSCAPE AREA	10%	PMC 20.25.020
MAXIMUM UNIT DENSITY	IN THE RM-CORE ZONE, RESIDENTIAL USES ARE PERMITTED WITH NO UNIT-PER-ACRE DENSITY LIMIT	PMC 20.25.022
FAR	1.5 FAR - DOWNTOWN PLANNED ACTION AREA	PMC 20.25.023
BUILDING HEIGHT LIMIT	50'-0"	PMC 20.25.020

SITE AREA

PROPERTY	AREA	AREA (SF)
SITE BOUNDARY	1.67 acres	72,782 SF

CODE ANALYSIS

APPLICABLE CODE:

2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL RESIDENTIAL CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2018 UNIFORM PLUMBING CODE	
2018 INTERNATIONAL FIRE CODE	
2018 WASHINGTON STATE ENERGY CODE	
2016 NFPA STANDARD 72	
2016 NFPA STANDARD 13, 13-D, AND 13-R	

OCCUPANCY: R-2 (APARTMENTS)

CONSTRUCTION TYPE: VA

BUILDING TYPE: 3 STORY / 4 STORY

FIRE SPRINKLERS: 13R

BASE ALLOWABLE AREA: 12,000 S.F. (TABLE 503)

ALLOWABLE HEIGHT: 60'-0" PER 2015 IBC SECTION 504.2)

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	NFPA 13R	R-2	VA	4-STORY	1
TOTAL STRUCTURES ON SITE:					1

BUILDING MATRIX

DESCRIPTION	UNIT COUNT
UNIT - 1BED / 1BATH	11
UNIT - 2BED / 2BATH	35
UNIT - 3BED / 2BATH	12
TOTAL UNITS	58

UNIT %

DESCRIPTION	BED COUNT	UNIT COUNT	UNIT %
UNIT - 1BED / 1BATH	1	11	19%
UNIT - 2BED / 2BATH	2	35	60%
UNIT - 3BED / 2BATH	3	12	21%
TOTALS		58	100%

UNIT MATRIX

UNIT #	UNIT COUNT	BED COUNT	PARKING/DU	STALLS REQUIRED
1 BEDROOM	11	1	1.5	16.5
2 BEDROOM	35	2	1.5	52.5
3 BEDROOM	12	3	1.5	18
	58			87

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
COMPACT	C	9
ELECTRIC VEHICLE	EV	4
HANDICAP	HC	1
HANDICAP ELECTRIC VEHICLE	HEV	1
MOTORCYCLE	MC	3
STANDARD	S	57
VAN ACCESSIBLE	V	1
		76

PARKING AREA

OPEN SPACE TYPE	AREA
PARKING	12,518 ft²
	12,518 ft²

OPEN SPACE SITE PLAN

OPEN SPACE TYPE	AREA
OPEN SPACE	8,670 ft²
	8,670 ft²

43rd AVENUE APARTMENTS

PUYALLUP, WASHINGTON

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CONCEPTUAL SITE PLAN



ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

PR-100



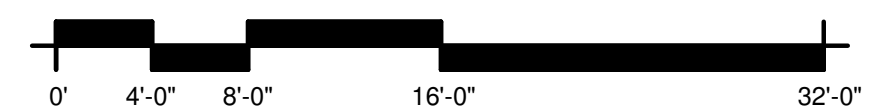
SOUTH ELEVATION (43RD AVE SW)

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



43rd AVENUE APARTMENTS

PUYALLUP, WASHINGTON

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ELEVATIONS (GABLE ROOF)

R D + A

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PR-204



43rd AVENUE APARTMENTS

PUYALLUP, WASHINGTON

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EXTERIOR RENDER - OVERALL BUILDING

PR-902

R D + A

ROSS DECKMAN & ASSOCIATES INC.

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43rd AVENUE APARTMENTS

PUYALLUP, WASHINGTON

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EXTERIOR RENDER - FRONT ENTRANCE

PR-903

R D + A

ROSS DECKMAN & ASSOCIATES INC.

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