

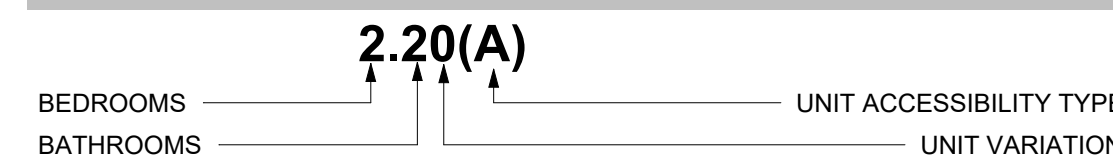
PARKING STATISTICS (EV)

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

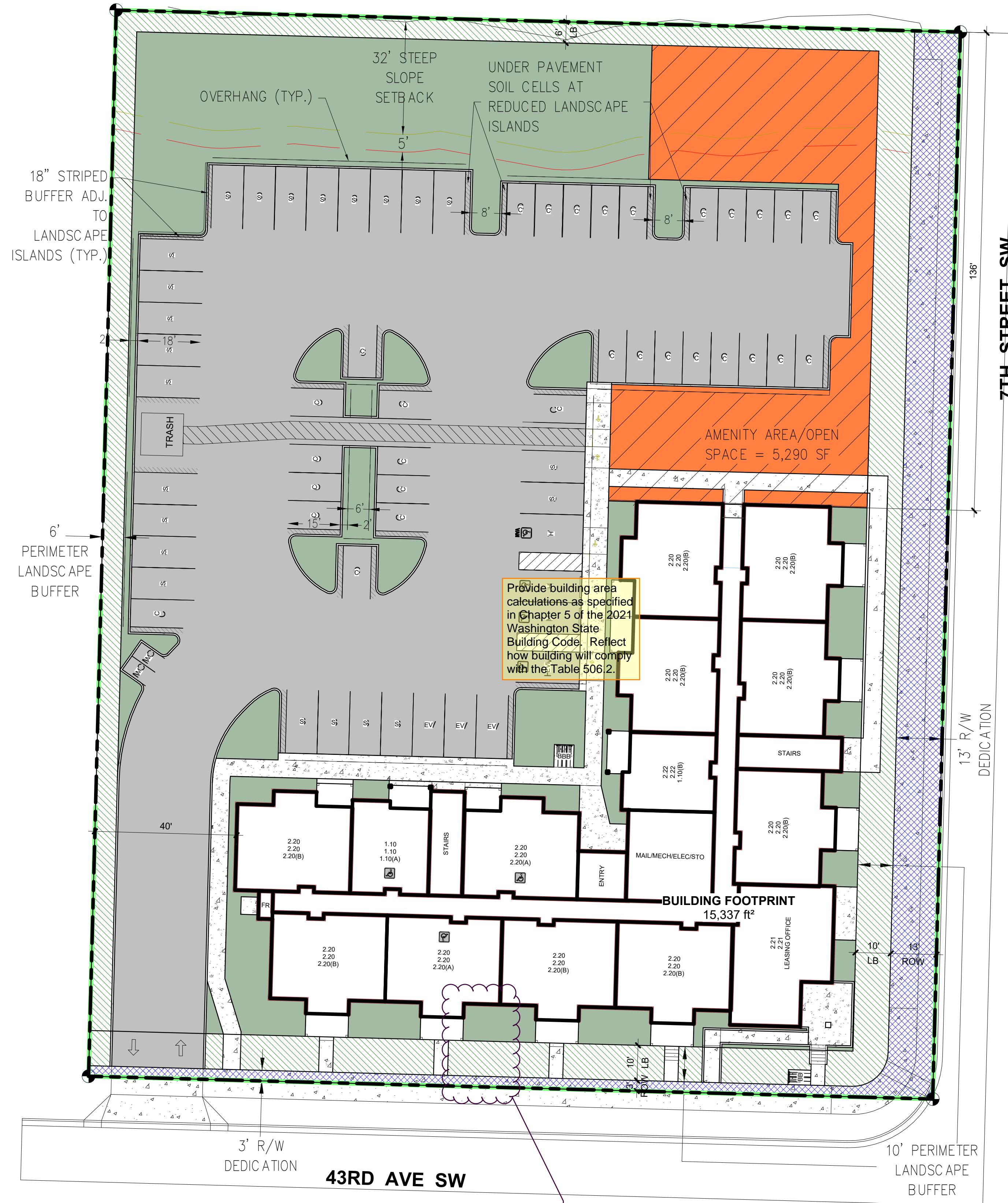
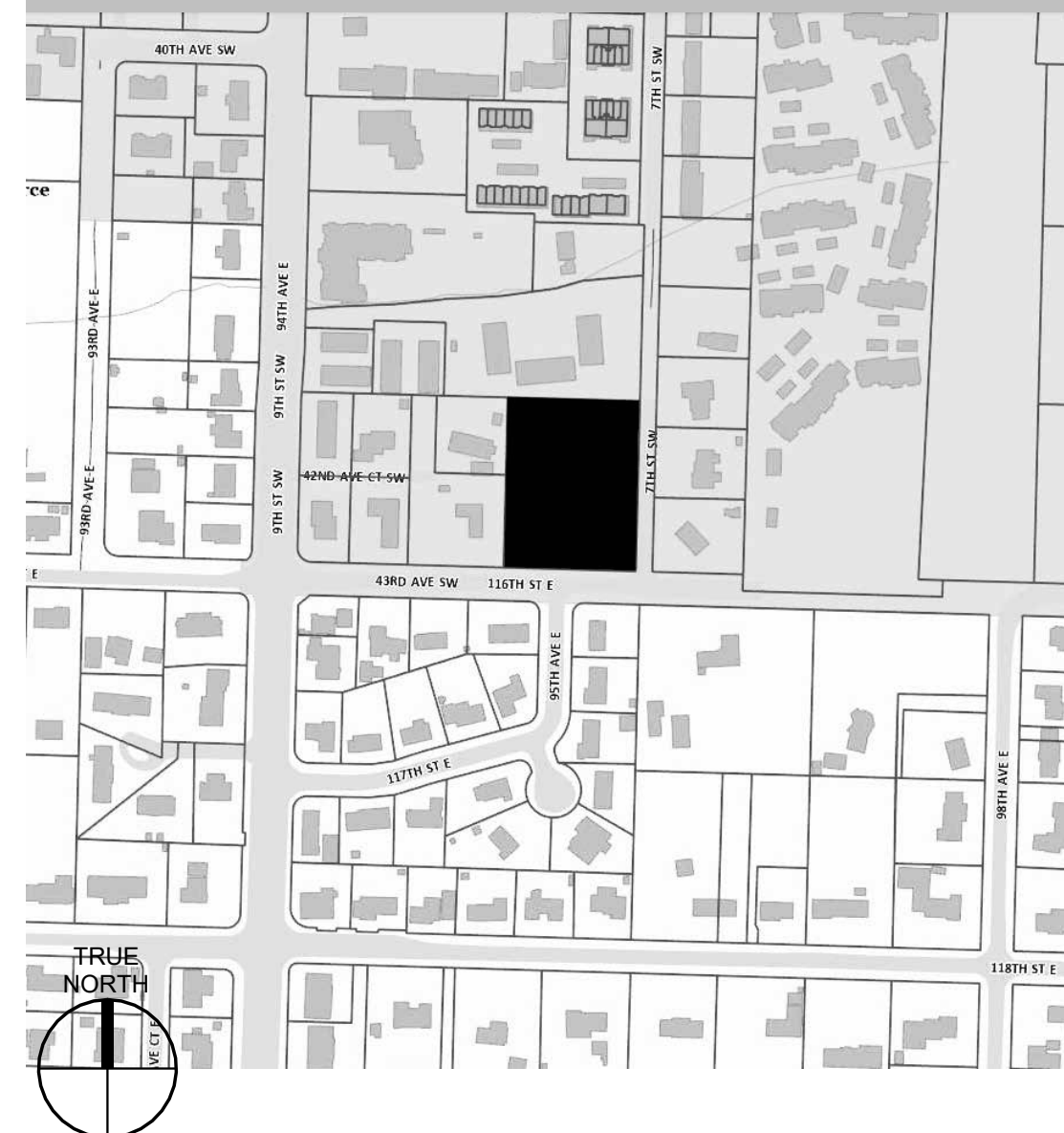
BUILDABLE AREA

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



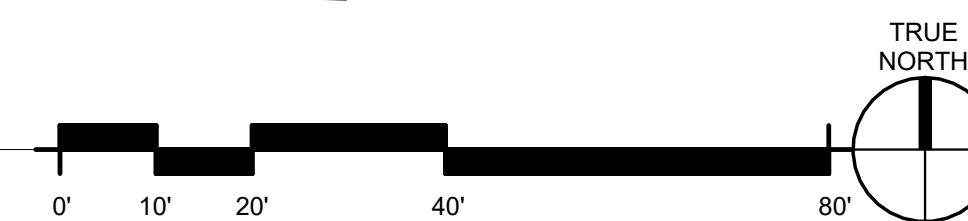
VICINITY MAP



OVERALL SITE PLAN

1" = 20'-0"

Provide the distance to the proposed structure from each property line on the Conceptual Site Plan (and Preliminary Site Plan).



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

BUILDING	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
TOTALS		41		61.5

UNIT %

UNIT TYPE	UNIT COUNT	UNIT %
1 BDRM / 1 BATH	4	9.8%
2 BDRM / 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%
EVI HANDICAP (9'-0" x 20'-0")	EVI	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

CONCEPTUAL SITE PLAN

R D + A

LANDMARK HOMES

ROSS DECKMAN & ASSOCIATES INC.

PR100

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