

2 REFERENCE PLOT PLAN
NOT TO SCALE

SITE & BUILDING DATA

LEGAL DESCRIPTION:
SECTION 21 TOWNSHIP 20 RANGE 04 QUARTER 43 : COM AT INTER OF N LI STATE RD #5 WITH W LI 4TH ST NW TH N 69 DEG 21 MIN 30 SEC W ALG 60 N LI STATE RD #5, 570 FT TO POB TH CONT ALG 60 N LI 705.72 FT TH N 20 DEG 38 MIN 30 SEC E 10 FT TH N 69 DEG 21 MIN 30 SEC W TO E LI 8TH ST NW EXT N TH N ALG 50 EXT LI TO SLY LIOF INTER-CO-RV-IMP R/W TH ELY ALG 50 S LI TO A PT BEARING N 00 DEG 17 MIN 31 SEC E FROM A PT LY N 00 DEG 17 MIN 31 SEC E 300 FT & N 69 DEG 21 MIN 30 SEC W 420.19 FT FROM INTER OF N LI STATE RD #5 WITH W LI 4TH ST NW TH S 00 DEG 17 MIN 31 SEC W 468.33 FT TO A LI PAR/W & 300 FT N OF N LI STATE RD #5 TH ALG 50 PAR LI N 69 DEG 21 MIN 30 SEC W 149.81 FT TH S 00 DEG 17 MIN 31 SEC W 300 FT TO POB OUT OF 4-035 SEG M-0640 TJ MJ EMS

EXISTING SITE DATA:
PARCEL NUMBER: 42021-4051
JURISDICTION: CITY OF PUYALLUP
ADDRESS: 621 RIVER ROAD, PUYALLUP
RT500 04-20-31-43
PROPERTY NAME: SOUND PROPERTIES, LLC
EXISTING STRUCTURE INFO: 1979, 1 STORY, 3 BLDGS
EXISTING USES: MULTI-TENANT RETAIL
ZONING DESIGNATION: RIVER ROAD MIXED USE (RMX)
CRITICAL AREAS: NONE IDENTIFIED
GROSS SITE AREA: ±464,393 S.F. (10.66 ACRES)
WATER DISTRICT: CITY OF PUYALLUP
SEWER DISTRICT: CITY OF PUYALLUP

EXISTING BUILDING DATA:
(E) CONSTRUCTION TYPE/CLASS: TYPE VA, SPRINKLERED
(E) TOTAL BLDG FLOOR AREAS: ±128,152 S.F.
(E) BLDG 1 FLOOR AREA (FOOTPRINT): ±81,472 S.F.
(E) BLDG 2 FLOOR AREA (FOOTPRINT): ±36,500 S.F.
(E) BLDG 3 FLOOR AREA (FOOTPRINT): ±180 S.F.
(E) OCCUPANCY GROUPS: B, M, S-1, S-2
(E) OVERALL BLDG HEIGHTS: 18', 24' ENTRY PARAPET

EXISTING & PROPOSED TENANT AREAS:
EXISTING TENANT AREA TO BE RELOCATED (BLDG 2): ±1,660 S.F.
PROPOSED TENANT AREA (BLDG 2): ±5,930 S.F.
PRIOR TENANT USE (OWN LICENSING): B. BUSINESS
PROPOSED TENANT USE: B. BUSINESS
OCCUPANCY BREAKDOWN
B. CUSTOMER / EMPLOYEE AREAS: 2,100 S.F. / 150 = 14 OCC.
B. MEETING ROOM AREA: 325 S.F. / 15 = 22 OCC.
B. CAR WASH & STORAGE AREAS: 3,505 S.F. / 300 = 12 OCC.
TOTAL OCCUPANTS: 5,930 S.F. 48 OCC.

PROPOSED PARKING:
OFF-STREET PARKING ANALYSIS: PMC 20.55.010 NUMBER OF PARKING SPACES REQUIRED: (1) AUTOMOBILE SALES, BOAT SALES, RETAIL NURSERIES, AND OTHER OPEN SALES AND RENTAL YARDS, AS FOLLOWS: (B) PROPERTIES WITH 10,000 SQUARE FEET OR MORE OF OPEN SALES OR RENTAL AREA SHALL PROVIDE ONE SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA, PLUS FOUR SPACES, PLUS ONE SPACE FOR EACH 10,000 SQUARE FEET OF OPEN SALES OR RENTAL AREA IN EXCESS OF 10,000 SQUARE FEET.
6 STALLS TENANT AREA + 4 + 2 STALLS ±30,000 S.F. RENTAL AREA

PARKING REQUIRED:
STANDARD VEHICLE STALLS (9' x 20'): 10 STALLS
COMPACT VEHICLE STALLS (8' x 17'): 0 STALLS
VAN HANDICAP STALL (16' x 18' MIN): 1 STALLS
TOTAL CUSTOMER PARKING PROVIDED: 11 STALLS

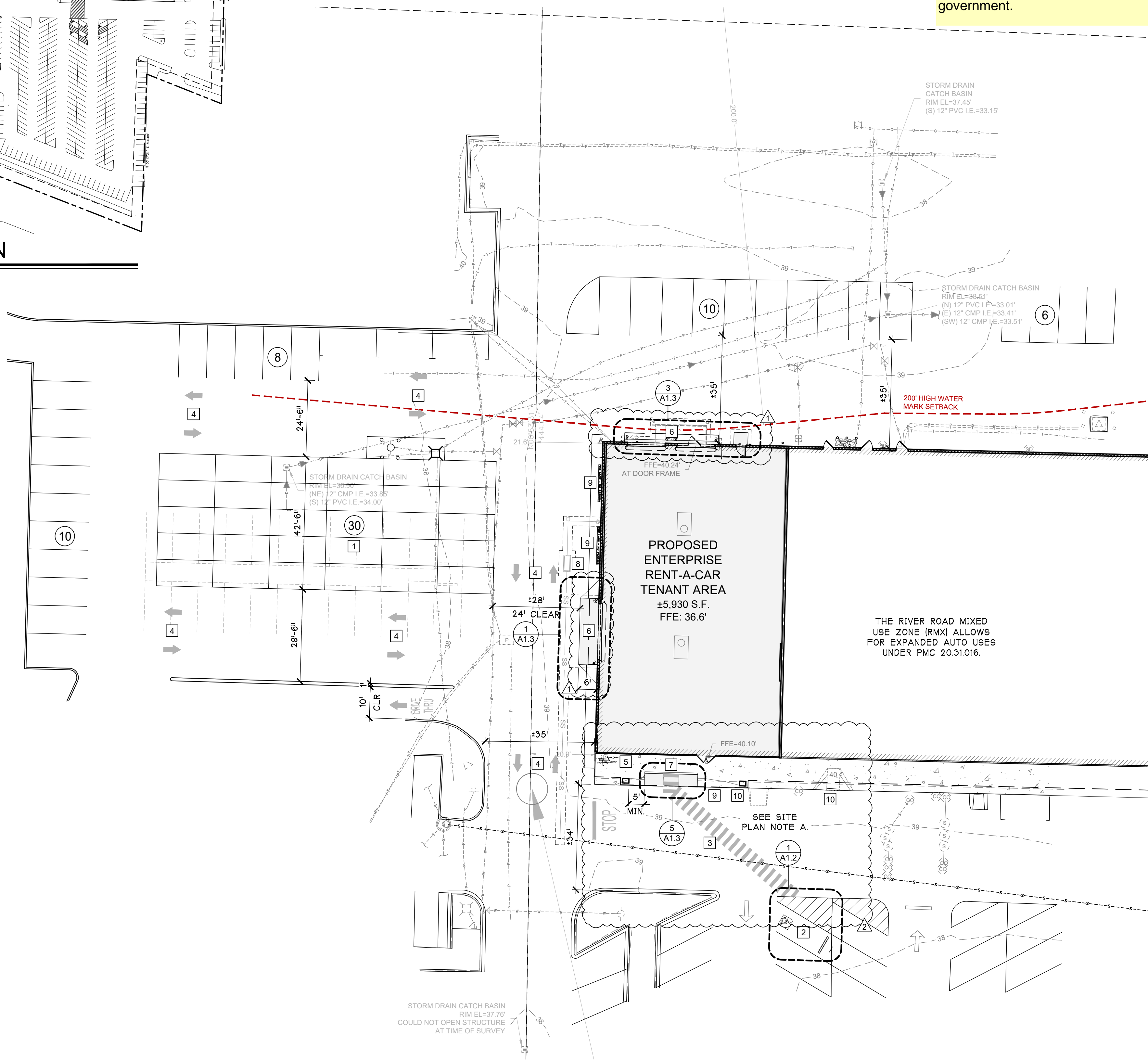
THERE IS NO CHANGE OF USE IN THIS TENANT IMPROVEMENT AND THE PARKING IS EXISTING TO REMAIN UNDER THE ROAD PLAZA SHOPPING CENTER SHARED PARKING AGREEMENT.

PRE-APPLICATION REFERENCE NUMBER: PLPRE20220043

FULL SIZED LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITTEE ON SITE FOR ALL INSPECTIONS (MIN. PLAN SIZE 24" X 36")

**REVISION OF PEDESTRIAN PATH
REPLACE SHEET A1.1 WITH ORIGINAL ON SITE.**

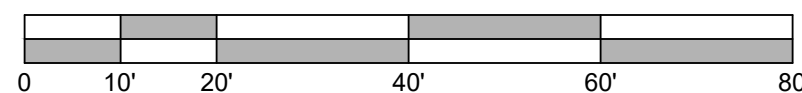
Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.



1 ENLARGED SITE PLAN

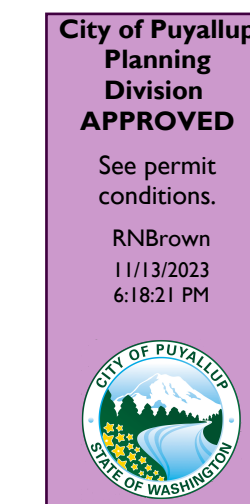
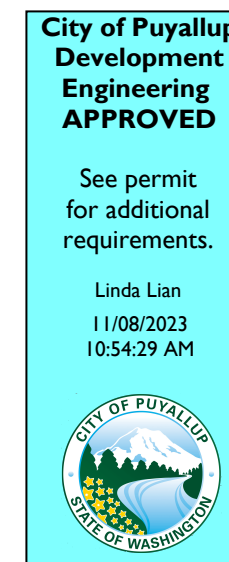
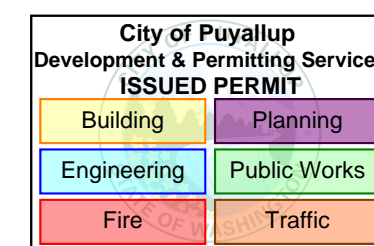
SCALE: 1" = 20'-0"

OVERALL SITE AREA: ±464,393 S.F. (10.66 ACRES)



KEY NOTES

- 1 PATCH/REPAIR EXISTING ASPHALT PAVEMENT AS REQUIRED. ALL INDICATED PARKING STRIPING IS NEW, U.O.N. ALL STRIPING TO BE 2-COATS 4" WHITE PAINTED LANES AS INDICATED AND PER MIN. PARKING STALL REQUIREMENTS AS SHOWN IN SITE & BUILDING DATA, EXCLUDING THE HC PARKING STALLS.
- 2 RESTRIPE HANDICAPPED STALL, AND VERIFY/PROVIDE H.C. SIGNAGE AND WHEEL STOPS. MARKINGS TO BE TORCH-DOWN THERMOPLASTIC PER DETAIL 1 A1.2
- 3 NEW 5'-0" MIN. WIDE PEDESTRIAN PATH FROM EXISTING SIDEWALK. WALKWAY MARKINGS TO BE TORCH-DOWN THERMOPLASTIC ON ASPHALT PAVING PER DETAIL 8 A1.2
- 4 DIRECTIONAL ARROWS AND LINES TO BE DELINEATED WITH WHITE TORCH-DOWN THERMOPLASTIC, TYP. SEE SITE PLAN NOTE F. AND DETAIL 6 A1.2
- 5 NEW MIN. 2-BIKE RACK (FOIC) INSTALLED PER MFR. REQ.
- 6 NEW CONCRETE VEHICLE ACCESS RAMPS PER ENLARGED PLANS ON SHEET A1.3.
- 7 NEW ADA RAMP SYSTEM PER ENLARGED PLAN ON SHEET A1.3.
- 8 APPROX. LOCATION OF NEW OIL-WATER SEPARATOR TO ATTACH TO EXISTING SANITARY SEWER. EXACT LOCATION PER GC. REFER TO CIVIL DWGS.
- 9 PROVIDE SIGNAGE "NO PARKING - FIRE LANE" AS REQUIRED PER CITY OF PUYALLUP FIRE LANE MARKING REQUIREMENTS.
- 10 EXISTING RAMP TO BE REMOVED.



**City of Puyallup
Building
ACCEPTED**

JMontgomery
11/16/2023
3:49:45 PM



SITE PLAN NOTES

- REFER TO GC & SUBCONTRACTOR BID SPECIFICATIONS, SHEET A0.2, FOR ADDITIONAL SITE PLAN INFORMATION AND REQ.
- A. ACCESSIBLE ROUTES OF TRAVEL ON THE SITE NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- B. GC TO COORD. WITH LOCAL FIRE DEPARTMENT THE LOCATION FOR THE LOCK BOX FOR ACCESS TO THE BUILDING.
- C. GC TO COORDINATE ALL SITE AND SIGNAGE POWER NEEDS WITH THE TENANT.
- D. EXTERIOR BUILDING AND SITE SIGNAGE TO BE APPLIED FOR AND PERMITTED SEPARATELY.
- E. THE ADDRESS ON THE BUILDING NEEDS TO BE VISIBLE FROM THE STREET PER FIRE DEPARTMENT REQUIREMENTS.
- F. ALL PARKING STRIPING AND DIRECTIONAL ARROW MARKING LOCATIONS INDICATED ON THE SITE PLAN TO BE CONFIRMED AND COORDINATED WITH TENANT.
- G. GC TO CHECK EXISTING PERIMETER FENCE AND PATCH AND REPAIR PER OWNER REQUIREMENTS. SEE REFERENCE DETAIL 11 A1.2



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**ENTERPRISE RENT-A-CAR
TENANT IMPROVEMENT**
EXISTING TENANT IN THE RIVER ROAD PLAZA SHOPPING CENTER
733 RIVER ROAD
PUYALLUP, WA 98371
PIERCE COUNTY APN: 042021-4051

REVISIONS		
NO.	DATE	BY
1	06/12/23	BLDG
2	10/31/23	CLIENT
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL: 02/27/23		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		
SHEET INFORMATION		
24"x36" SCALE: AS NOTED		
PLOT DATE: 06/12/23		
CAD FILE: 22-14A11		
JOB NUMBER: 22-14		
CHECKED: TKG		
DRAWN: TKG		
STATUS: PERMIT SET		

ENLARGED SITE PLAN

A1.1