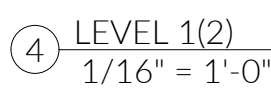
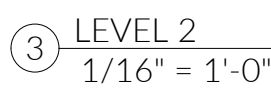
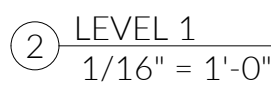


ZONING CODE	GFA DEFINITION
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AVERAGE GRADE LEVEL ELEVATION	49.47
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WINDOWS AND/OR TRANSPARENT DOORWAYS AREA = 309.13 SF  
WALL AREA = 71.33 FT X 6.00 FT = 427.98 SF  
 $309.13 / 424.02 = 0.7290$  (72.23%)  
**72.23% > 60% COMPLIANT**

- Incomplete site plan. The building permit site plan must match the approved civil permit plans to ensure design continuity. It is the applicant's responsibility to coordinate building permit resubmitted with the civil permit to avoid redundant reviews and fees. The building permit cannot be issued until the civil plans are approved first and the plans for the two permits match. [SITE PLAN, sheet A1.0]

Revise the site plan to depict the new or existing public utility connections (i.e. water, sewer, stormwater) from the public right-of-way to the building(s). The sanitary side sewer connection should include the location of any sewer clean outs, the water connection should include the location of the meter boxes and backflow prevention devices, and the stormwater connection should include the location of any clean outs and onsite stormwater systems. The City of Puyallup does not maintain utility records on private property. The property owner is responsible for providing the utility information to the City during development. [SITE PLAN, sheet A1.0]

A side sewer sampling connection shall be installed on the commercial sanitary side sewer service in accordance with City policy ENG 21-03. The site plan shall call out the location of the new or existing sampling connection per City standard detail 04.03.04. [SITE PLAN, sheet A1.0]

All vehicular driveway approaches shall be a minimum of 15' wide and maximum of 30'. Driveways shall comply with 3' property line setback. The total width of all driveways on the property and on any one street shall not exceed 50% of that property width. Driveways may not exceed a 10% grade at any point unless directed otherwise by the City. Two or more driveway approaches from the public right-of-way must be approved by Traffic Engineering. No parking area shall obtain access from an unpaved alley or street. All parking areas, including parking spaces, access aisles, and driveways, and pedestrian and vehicular access to them (including unimproved alleys) shall be paved using permeable paving (asphalt, concrete, pavers) unless technically infeasible in accordance with city standards (PMC 20.55.055). [SITE PLAN, sheet A1.0]

Depict the location of the new trash enclosure and provide the construction plans for the structure. If a trash enclosure is not required, via an approved AMR, please reference the AMR application number in the correction letter. [SITE PLAN, sheet A1.0]

<b>OWNER</b>	SAMANTHA KEIMIG, JACKSON CASTANEDA
<b>SITE ADDRESS</b>	111 5TH ST SE, PUYALLUP, WA 98372
<b>LEGAL DESCRIPTION</b>	LOT 2, CITY OF PUYALLUP SP NO.P-'3-0085, REC. 201405145001, PIERCE COUNTY
<b>PARCEL NUMBER</b>	7285000112
<b>CURRENT ZONING</b>	CG - GENERAL COMMERCIAL
<b>GROSS LOT AREA</b>	10,000 SF = 0.23 AC
<b>APPLICABLE CODES</b>	PUYALLUP MUNICIPAL CODE WASHINGTON STATE BUILDING CODE WITH LOCAL AMENDMENTS 2021 INTERNATIONAL BUILDING CODE 2017 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 WILDLAND-URBAN INTERFACE CODE 2021 UNIFORM PLUMBING CODE 2021 WASHINGTON STATE ENERGY CODE 2023 NATIONAL ELECTRICAL CODE NFPA-70
<b>PROJECT DESCRIPTION</b>	THE PROPOSED PROJECT IS TO CONSTRUCT A NEW 4,122.36 SF SELF STORAGE FACILITY. UNIT 1 AND UNIT 2 INCLUDE A MEZZANINE OFFICE OCCUPANCY.  THE PROJECT INCLUDES SITE DEVELOPMENT TO PROVIDE UTILITIES, ACCESS, AND PARKING

RUYALLUP MUNICIPAL CODE		
SITE ZONE:		CG - GENERAL COMMERCIAL
SITE AREA:		10,000 SF
LOT COVERAGE	PMC TABLE 20.30.030	75%
LOT COVERAGE ALLOWED		.75 X 10,000 SF = 7,500 SF
LOT COVERAGE PROPOSED		<b>4,027.61 SF &lt; 7,500 SF COMPLIANT</b>
FLOOR AREA RATIO	PMC TABLE 20.30.030	4.0 FAR
FLOOR AREA ALLOWED		4 x 10,000 = 40,000 SF
LEVEL 1		3,233.78 SF
LEVEL 2 - MEZZANINE		888.59 SF
FLOOR AREA PROPOSED		TOTAL = 4,122.36 SF
		<b>4,122.36 SF &lt; 40,000 SF COMPLIANT</b>
STRUCTURE HEIGHT MAXIMUM ALLOWED	PMC TABLE 20.30.030	50.00 FT
STRUCTURE HEIGHT PROPOSED		22.50 FT
		<b>22.50 FT &lt; 50.00 FT COMPLIANT</b>
REQUIRED YARD SETBACK FRONT AND STREET SIDE	PMC 20.30.037	12FT MIN / 20FT MAX
REAR		0
INTERIOR SIDE		0
STREET FRONTAGE MINIMUM	PMC TABLE 20.30.030	35FT MIN



9547  
REGISTERED  
ARCHITECT  
T.C. Callaway  
TAYLOR BRIAN CALLAWAY  
STATE OF WASHINGTON

5TH ST SE CUP  
111 5TH ST SE  
PUYALLUP, WA 98372

MUNICIPAL APPROVAL STAMPS

2203  
PERMIT SUBMITTAL | 01.24.2025

REVISIONS		
NO.	DESCRIPTION	DATE
1	DRT CORR. 1	9/27/2023
2	DRT FINAL	11/16/2023

DRAWN BY: MD

## SITE PLAN & ZONING COMPLIANCE

A 1.0