



APPROVED PLAN  
CITY OF PUYALLUP  
PLANNING DIVISION  
APPROVED BY: GWB  
DATE: 11/16/2020  
CASE NO: B-20-0921  
CONDITIONS: 5' SETBACK

**LEGEND**

⬇ MAGNETIC LOCKS TIED TO THE FIRE ALARM SYSTEM & KEYPAD. LOCKS SHALL UNLOCK UPON ACTIVATION OF THE FIRE ALARM OR LOSS OF POWER.

— ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

**City of Puyallup  
Engineering Approval**

See conditions for site specific requirements.

ycharitou  
11/30/2020 10:54:01 AM

Call Before You Dig. It is the law.  
Dial 811 or call 1-800-424-5555.

Work in the public right-of-way is permitted under civil permit E-19-0310.

RJ Development shall be liable for all work and restoration within the City of Puyallup right-of-way as described and depicted in this application.

B-20-0921

6947 REGISTERED ARCHITECT  
LYLE A. BREMMEYER  
STATE OF WASHINGTON

**WEDGWOOD**

ARCHITECTURAL SERVICES  
Lyle Andrew Bremmeyer, Architect

111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
(360) 892-9090  
FAX (360) 867-1956  
AndyB@WedwoodServices.com

**STATES LICENSED:**

Washington	Wyoming
Oregon	New Mexico
Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

**LJB DESIGNS, LLC**  
111 Market Street N.E., Suite 325  
Olympia, Washington 98501  
(360) 867-1945  
E-mail: LJBDesigns@Comcast.net

**RJ DEVELOPMENT LLC**  
401 Central Street SE  
Olympia, Washington 98501  
(360) 528-3343  
E-mail: jeff@rjdevelopment.com

**KOELSCH COMMUNITIES**  
SINCE 1958

**DEER RIDGE MEMORY CARE FACILITY**

3901 5TH AVE SE  
PUYALLUP, WA 98374

SCALE: AS NOTED  
DATE OF ISSUE: 05-31-18

DESIGN DOCUMENTS	_____
APPROVAL	_____
PERMIT DOCUMENTS	_____
BID DOCUMENTS	_____
CONTRACT DOC.	_____
REVISIONS	
▲	DATE: 07-22-19 SUBJECT: CITY & DOH REVIEW
▲	12-27-19 OWNER REVISION
▲	10-07-20 REV MONUMENT SIGN

**SITE PLAN**

SHEET NO.  
**A1.0**

PROJECT NO.  
1714

THE SITE FRONTAGE SHARED USE PATH SHALL BE PERMEABLE ASPHALT AND MEET THE WSDOT SPEC FOR SHARED USE PATHS.

FIRE SPRINKLER SYSTEM PER NFPA13 IS REQUIRED.

FIRE ALARM SYSTEM REQUIRED PER NFPA 72 TO INCLUDE "TOTAL COVERAGE" AND U.L. CERTIFICATION.

**NOTE:**  
VERIFY KNOX BOX LOCATION WITH LOCAL FIRE DEPARTMENT

- NOTE:**
- FIRE LANE SHALL HAVE APPROPRIATE NO PARKING SIGNS INSTALLED PRIOR TO FINAL C.O. ISSUED.
  - FDC SHALL HAVE APPROPRIATE SIGNAGE IN PLACE PRIOR TO C.O. ISSUED.
  - INDEPENDENT EGRESS TO PUBLIC WAY

**PROPOSED MEMORY CARE FACILITY**  
LOCATION: 3901 & 3909 5TH ST SE, PUYALLUP, WA 98374  
PROPOSED ZONING: INSTITUTIONAL  
PROPOSED USE: MEMORY CARE FACILITY  
PROPOSED BUILDING S.F.  
MEMORY CARE FACILITY = 41,672 S.F.  
TOTAL BEDS: 70 MEMORY CARE BEDS  
OCCUPANT USE:  
MEMORY CARE FACILITY: 1-1 CONDITION 2  
LOT S.F. = 187,146 S.F. (4.29 ACRES)  
PARCEL NUMBERS - 0419102120  
0419102121

**BUILDING SETBACKS:**  
FRONT: 25'-0"  
SIDE: 25'-0"  
REAR: 30'-0"

**MAXIMUM LOT COVERAGE:** @ 30% - S.F.  
@ 40% - S.F.

**CURRENT LOT COVERAGE:** 24.6% - S.F.

**MAXIMUM HEIGHT:** 45'-0" PROPOSED HEIGHT: 28'-8"

**PARKING STALLS:** NURSING HOME FACILITY- 1 STALL PER 3 BEDS

**PARKING CALCULATION:**  
NURSING HOME FACILITY  
# OF STALLS = .333 STALLS X 70 BEDS  
= 24 TOTAL # OF STALLS

TOTAL # OF STALLS = 24 STALLS MIN. REQUIRED

TOTAL STALLS PROVIDED = 21 STANDARD STALLS  
3 HANDICAP STALLS  
24 MEMORY CARE STALLS PROVIDED

**B-20-0921**