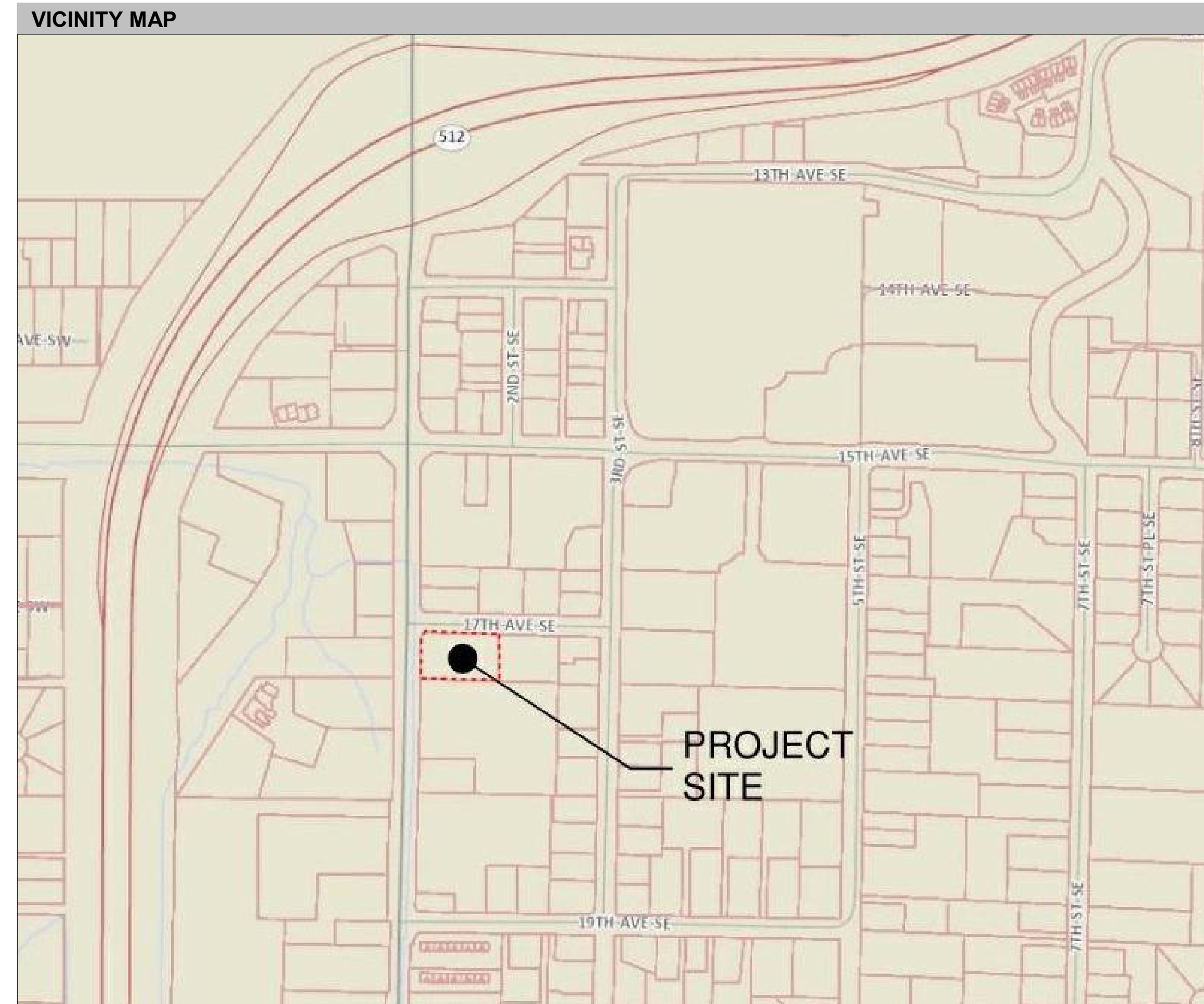


# PUYALLUP MEDICAL OFFICES

A COMMERCIAL OFFICE PROJECT

## PRELIMINARY SITE PLAN REVIEW

JUNE 17, 2024



SHEET INDEX	
A0.0	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A2.0	FLOOR PLANS
A2.1	FLOOR PLANS
A3.0	SECTIONS
A4.0	EXTERIOR ELEVATIONS - NORTH & WEST
A5.0	3D PERSPECTIVE VIEWS
A5.1	3D PERSPECTIVE VIEWS



### PROJECT SUMMARY

NEW 6-LEVEL MEDICAL / PROFESSIONAL OFFICE BUILDING CONSISTING OF 2 LEVELS OF STRUCTURED PARKING AND 4 STORIES OF OFFICES ABOVE, AS WELL AS AN EVENT SPACE FOR LECTURES AND COMMUNITY GATHERINGS. TOTAL GROSS SQ. FOOTAGE = 93,131 S.F.

THE PROPOSED BUILDING DESIGN CAPITALIZES ON THE EXISTING TOPOGRAPHY BY PLACING THE STRUCTURED PARKING INTO THE HILLSIDE, ACCESSED FROM 17TH AVE SE, DIRECTLY TO THE SECOND LEVEL. A RAMP FROM THE SECOND LEVEL CONNECTS TO PARKING AT THE FIRST LEVEL AND SURFACE PARKING ON THE THIRD LEVEL.

THE FIRST FLOOR LOBBY IS A TWO STORY VOLUME, PROVIDING 18' OF PEDESTRIAN ORIENTED FACADE AT THE CORNER OF S. MERIDIAN STREET AND 17TH AVE SE. THE THIRD FLOOR PROVIDES A FLEXIBLE MEETING SPACE FOR PROFESSIONAL MEETINGS AND A DAY SPA. HALF OF THE FOURTH FLOOR ROOMS WILL BE FOR A MEDICAL PRACTICE AND HALF FOR PROFESSIONAL OFFICES. THE FIFTH FLOOR IS FOR PROFESSIONAL OFFICES AND THE SIXTH FLOOR WILL BE HALF MEDICAL PRACTICE AND HALF PROFESSIONAL OFFICES. A ROOFTOP DECK IS ALSO PROVIDED FOR OFFICE TENANTS AND GUESTS.

**OWNER:** DR. FADI ALHAFEZ c/o PFHC PUYALLUP, LLC  
**ADDRESS:** 1617 S MERIDIAN, PUYALLUP, WA  
**PARCEL NUMBER:** 7790000140  
**LEGAL DESCRIPTION:**  
 Section 34 Township 23 Range 04 Quarter 32 SOUTH SIDE ADD TO PUYALLUP  
 W 240 FT OF S 135 FT OF L 2 B 1 EXC RD ETN 678244 (DC0074HW6-26-87)

**LAND AREA:** 30,513 SQ FT. AS SURVEYED (0.700 ACRES)  
**ZONING:** CG GENERAL COMMERCIAL

**FRONT YARD SETBACK:** 12 FT PER 20.30.037

**REAR YARD SETBACK:** 0

**SIDE YARD SETBACK:** 0

**STREET SIDE YARD SETBACK:** 12 FT PER 20.30.037

**MAXIMUM LOT COVERAGE:** 75% x 30,513 = 22,884 S.F. **LOT COVERAGE PROVIDED =** 12,514 (BLDG. FOOTPRINT)

**BASE BUILDING HEIGHT:** 50 FT

**FAR MAX ALLOWED =** 4 x 30,513 = 122,052 S.F.

**FAR PROVIDED =** 93,131 S.F. / 30,514 = 3.05

**ALLOWED AREA:** TYPE I-A UNLIMITED

**ALLOWED HEIGHT:** TYPE I-A UNLIMITED, UNLIMITED STORIES

**ALLOWED AREA:** TYPE I-B, 95,680 S.F.

**ALLOWED HEIGHT:** TYPE I-B, 75', 4 STORIES

#### OWNER

PFHC PUYALLUP, LLC  
 1617 S MERIDIAN  
 PUYALLUP, WA 98371

Principal: DR. FADI ALHAFEZ

#### ARCHITECT

IHB Architects  
 21620 84th Ave. S, Ste. 200  
 Kent, WA 98032

Principal in Charge: Imad Bahbah  
 email: imad@ihbarchitects.com

Project Manager / Designer: Matthew McKee  
 email: matthew@ihbarchitects.com

#### CONSULTANTS

CIVIL ENGINEER & SURVEYOR  
 FURR ENGINEERING SERVICES, PLLC  
 4715 142ND PLACE SW  
 EDMONDS, WA 98026  
 206-890-8291  
 CIVIL PM: DEAN FURR  
 EMAIL: FURREENGINEERING@GMAIL.COM

TRAFFIC ENGINEER  
 POC: MARK JACOBS, PE, PTO  
 JAKETRAFFIC@COMCAST.NET  
 206-762-1978

SURVEYOR  
 SITE SURVEYING, INC.  
 21923 NE 11TH STREET SAMMAMISH, WA 98074  
 425-298-4412

#### PROJECT STATISTICS

FLOOR	MEDICAL OFFICE	LOBBY	GENERAL OFFICE	SERVICE (DAY SPA)	RETAIL/ DELI	EVENT SPACE	CIRCULATION	BOH/ RESTROOM	PARKING	TOTAL GROSS SQFT	CONSTRUCTION TYPE	OCCUPANCIES
LEVEL 1		1052					1296	820	19710	24574	I-A	S-2/M
LEVEL 2					1743		714		18251	22672	I-A	S-2/M
LEVEL 3				3781		3175	1433	481		9670	II-B	B/ A-3
LEVEL 4	2643		5671				1414	204		12507	II-B	B
LEVEL 5	3029		5790				1716	204		12507	II-B	B
LEVEL 6	4810		2114				2058	94		9885	II-B	B
<b>TOTALS</b>	<b>10482</b>	<b>1052</b>	<b>13575</b>	<b>3781</b>	<b>1743</b>	<b>3175</b>	<b>8631</b>	<b>1803</b>	<b>37961</b>	<b>91815</b>		

ROOF TOP DECK

2488

A-3

#### PARKING CALCULATIONS

USE	AREA	RATIO	PARKING RQ'D
MEDICAL	10482	1/200	52
GENERAL OFFICE	13575	1/300	46
SERVICE (DAY SPA)	3517	1/300	12
RETAIL/ DELI	1743	1/300	6
<b>PARKING REQUIRED</b>			<b>116</b>

#### PARKING PROVIDED

LEVEL 1	57
LEVEL 2	40
LEVEL 3	21
<b>TOTAL PARKING PROVIDED</b>	<b>118</b>

EVENT SPACE PARKING 2872 1/35 82\*

\* EVENT SPACE WILL BE DEDICATED FOR USE AFTER BUSINESS HOURS OR ON WEEKENDS, THEREFORE PARKING WILL BE SHARED.

#### PARKING TYPES

STANDARD SPACES	33
COMPACT SPACES	83
ACCESSIBLE SPACES	5 INCLUDING 1 VAN SPACE

#### ELECTRIC VEHICLE CHARGING\*

REQUIRED EV CHARGING STATIONS (EV)	11
REQUIRED EV READY CHARGING STATIONS (EVR)	11
REQUIRED EV CAPABLE CHARGING STATIONS (EVC)	11

#### TOTAL REQUIRED

REQUIRED ACCESSIBLE (EV) STATIONS 33

\*PER WAC-51-50-429.2

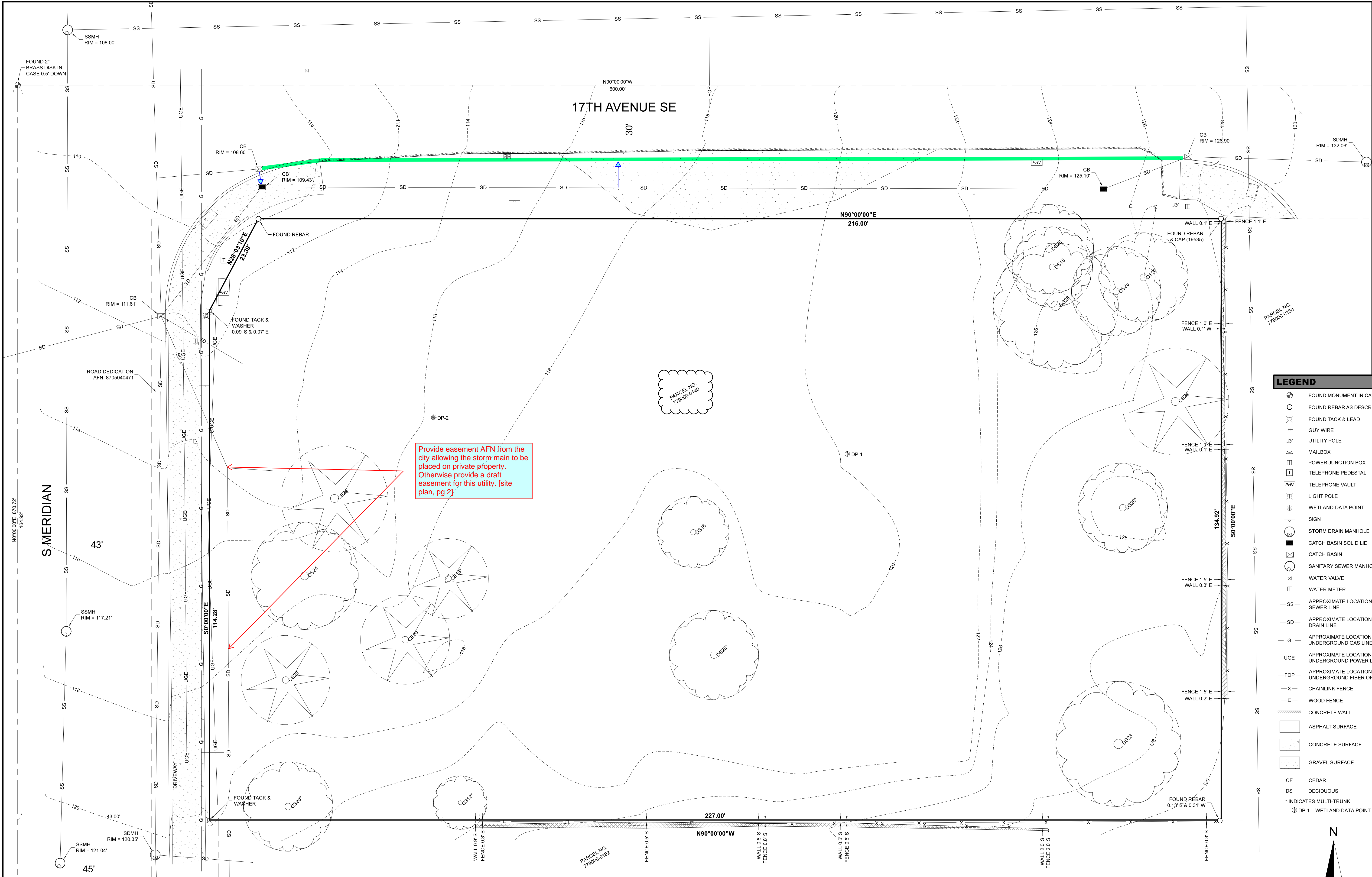
PUYALLUP MEDICAL OFFICES  
 1617 S. MERIDIAN  
 PUYALLUP, WA

COVER SHEET

No.	Description	Date
2	CITY COMMENTS	06-17-24

job No: -  
 date: 04-29-24  
 drawn by: PSF  
 reviewed by: IHB

A0.0

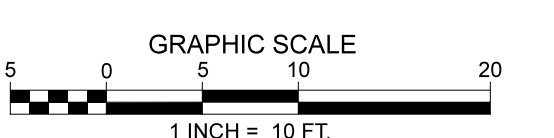
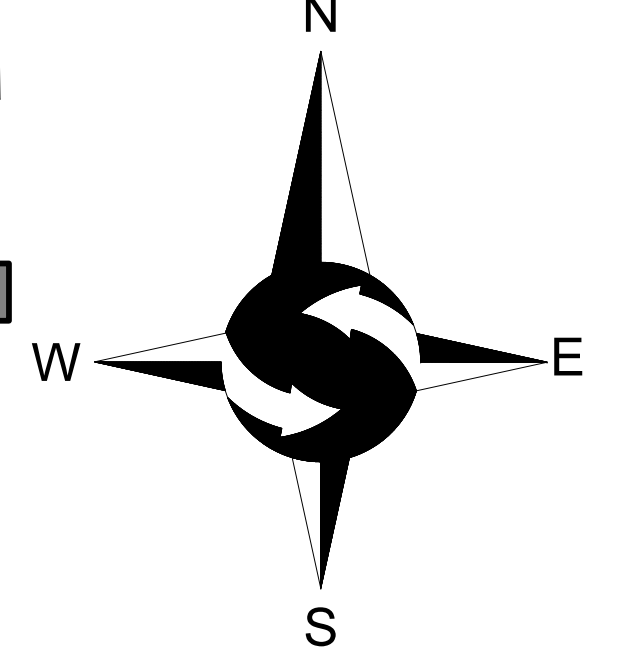
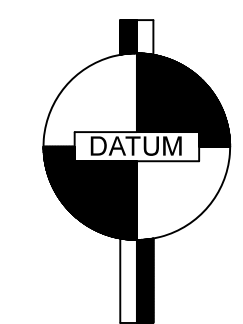


NW 1/4, SW 1/4, SEC 34, TWP 20N, RNG 4E, W.M.

LEGEND	
	FOUND MONUMENT IN CASE
	FOUND REBAR AS DESCRIBED
	FOUND TACK & LEAD
	GUY WIRE
	UTILITY POLE
	MAILBOX
	POWER JUNCTION BOX
	TELEPHONE PEDESTAL
	TELEPHONE VAULT
	LIGHT POLE
	WETLAND DATA POINT
	SIGN
	STORM DRAIN MANHOLE
	CATCH BASIN SOLID LID
	CATCH BASIN
	SANITARY SEWER MANHOLE
	WATER VALVE
	WATER METER
	APPROXIMATE LOCATION SANITARY SEWER LINE
	APPROXIMATE LOCATION STORM DRAIN LINE
	APPROXIMATE LOCATION UNDERGROUND GAS LINE
	APPROXIMATE LOCATION UNDERGROUND POWER LINE
	APPROXIMATE LOCATION UNDERGROUND FIBER OPTIC LINE
	CHAINLINK FENCE
	WOOD FENCE
	CONCRETE WALL
	ASPHALT SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	CE CEDAR
	DS DECIDUOUS
	* INDICATES MULTI-TRUNK
	DP-1 WETLAND DATA POINT

DATE	REVISION

LEGAL DESCRIPTION	PROJECT INFORMATION	GENERAL NOTES	VERTICAL DATUM & CONTOUR INTERVAL
<p>A PORTION OF LOT 2, BLOCK 1, SOUTH SIDE ADDITION OF PUYALLUP, PIERCE COUNTY, WASH., ACCORDING TO PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 90, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;</p> <p>THENCE NORTH ALONG THE EAST LINE OF MERIDIAN STREET, 135.00 FEET;</p> <p>THENCE EAST 240.00 FEET;</p> <p>THENCE SOUTH 135.00 FEET TO SOUTH LINE OF LOT 2;</p> <p>THENCE WEST 240.00 FEET TO THE POINT OF BEGINNING.</p> <p>EXCEPT THE PORTION CONVEYED TO CITY OF PUYALLUP FOR RIGHT OF WAY PURPOSES AS RECORDED IN DEED UNDER RECORDING NO. 8705040471.</p> <p>SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.</p>	<p>PROPERTY OWNER: PURITY MEDICAL SPA OF WASHINGTON, LLC 117 15TH AVENUE SE PUYALLUP, WA 98372</p> <p>TAX PARCEL NUMBER: PARCEL 779000-0140; [site plan, pg 2]</p> <p>PROJECT ADDRESS: 1817 S MERIDIAN PUYALLUP, WA 98371</p> <p>ZONING: CG</p> <p>JURISDICTION: CITY OF PUYALLUP</p> <p>PARCEL ACREAGE: 30,513 S.F. (0.700 ACRES) AS SURVEYED</p>	<p>1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.</p> <p>2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.</p> <p>3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.</p> <p>4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.</p> <p>5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.</p>	<p>ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF PUYALLUP GIS.</p> <p>2'0" CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1'0" FOR THIS PROJECT.</p>



19TH AVENUE SE

**BASIS OF BEARINGS**  
AN ASSUMED BEARING OF NORTH FOR THE CENTERLINE OF S MERIDIAN STREET BASED ON FOUND MONUMENTS.

**TOPOGRAPHIC SURVEY**

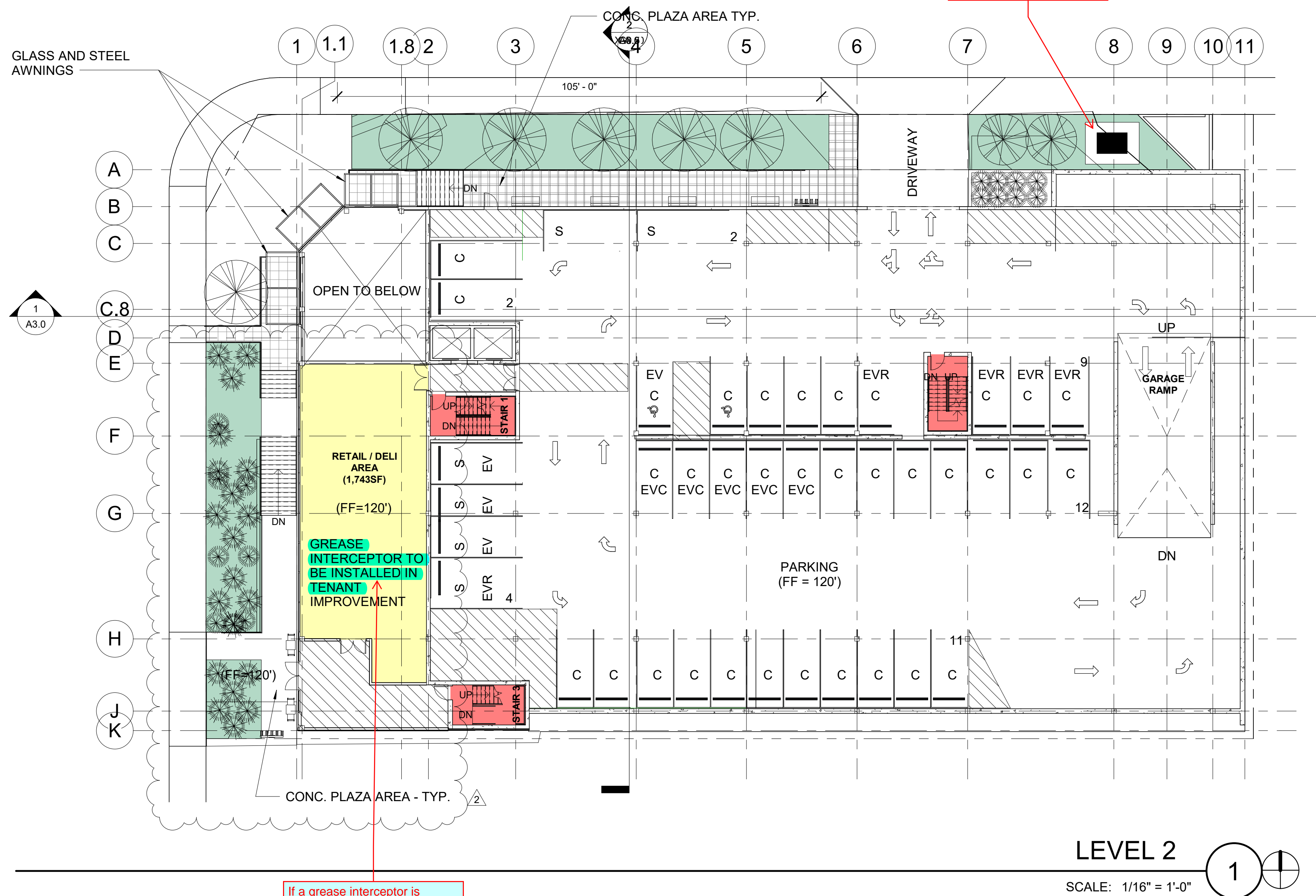
PURITY MEDICAL SPA OF WASHINGTON, LLC  
1617 S MERIDIAN  
PUYALLUP, WA 98371

PROJECT NO. 23-181

DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 5/11/2023

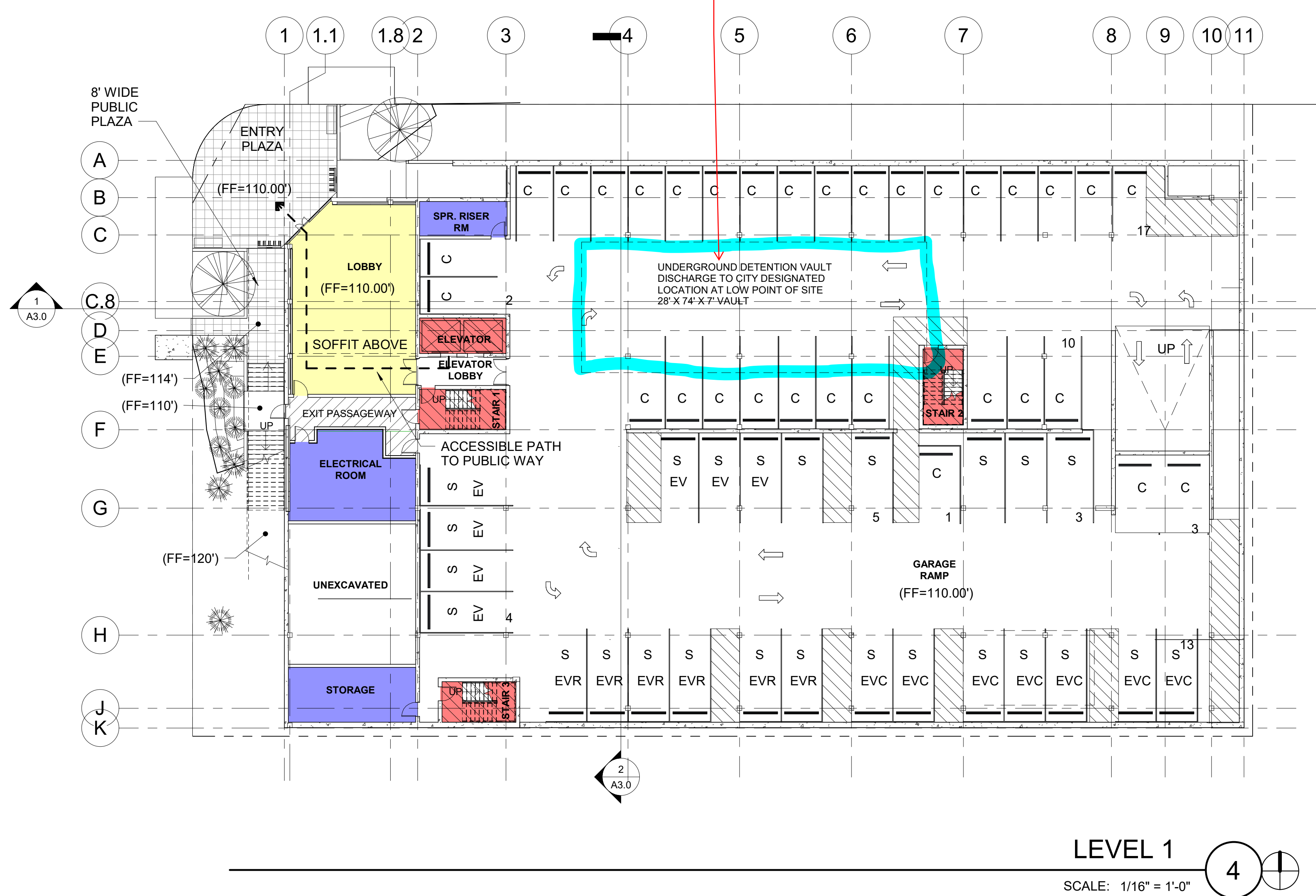
SHEET 1 OF 1





### LEGEND

- PUBLIC SPACE
- MEDICAL OFFICE
- DECK OR PLAZA
- GENERAL/ PROFESSIONAL OFFICE
- VERTICAL CIRCULATION
- BACK OF HOUSE/ MAINTENANCE
- PRIVATE PATIO
- LANDSCAPING
- CIRCULATION



What is this? There is a city storm main and catch basin located in this general area. [site plan, pg 4]

If a grease interceptor is required, it will need to be installed outside the building. Typically, a type 1 fume hood is the trigger for requiring a grease interceptor along with the 100mg/l of FOG. The project can voluntarily install a grease trap. [site plan, pg 4]

The site plan provided from the architect show the underground detention vault located along the north side of the site, whereas the stormwater site plan from the Engineer shows the vault along the south side of the site. [site plan, pg 4]

Provide an oil-water separator for the underground parking. The OWS will need to be connected to sanitary sewer. [site plan, pg 4]



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PARCEL NO: 779000140

**PUYALLUP MEDICAL OFFICES**  
1617 S. MERIDIAN  
PUYALLUP, WA

**FLOOR PLANS**

revision:	No.	Description	Date
2	CITY COMMENTS		06-17-24

job No: -  
date: 04-29-24  
drawn by: PSF  
reviewed by: IHB

**A2.0**

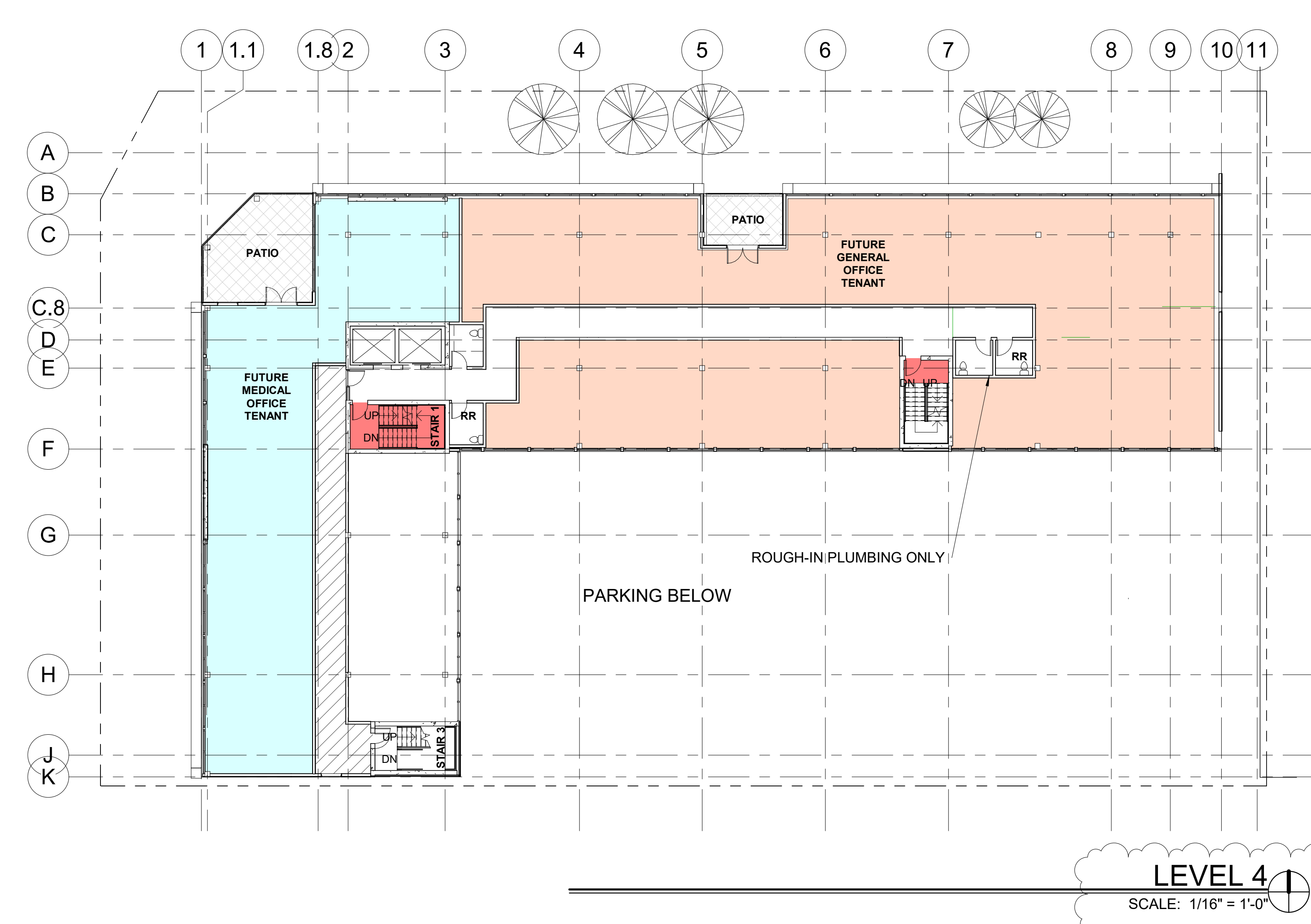
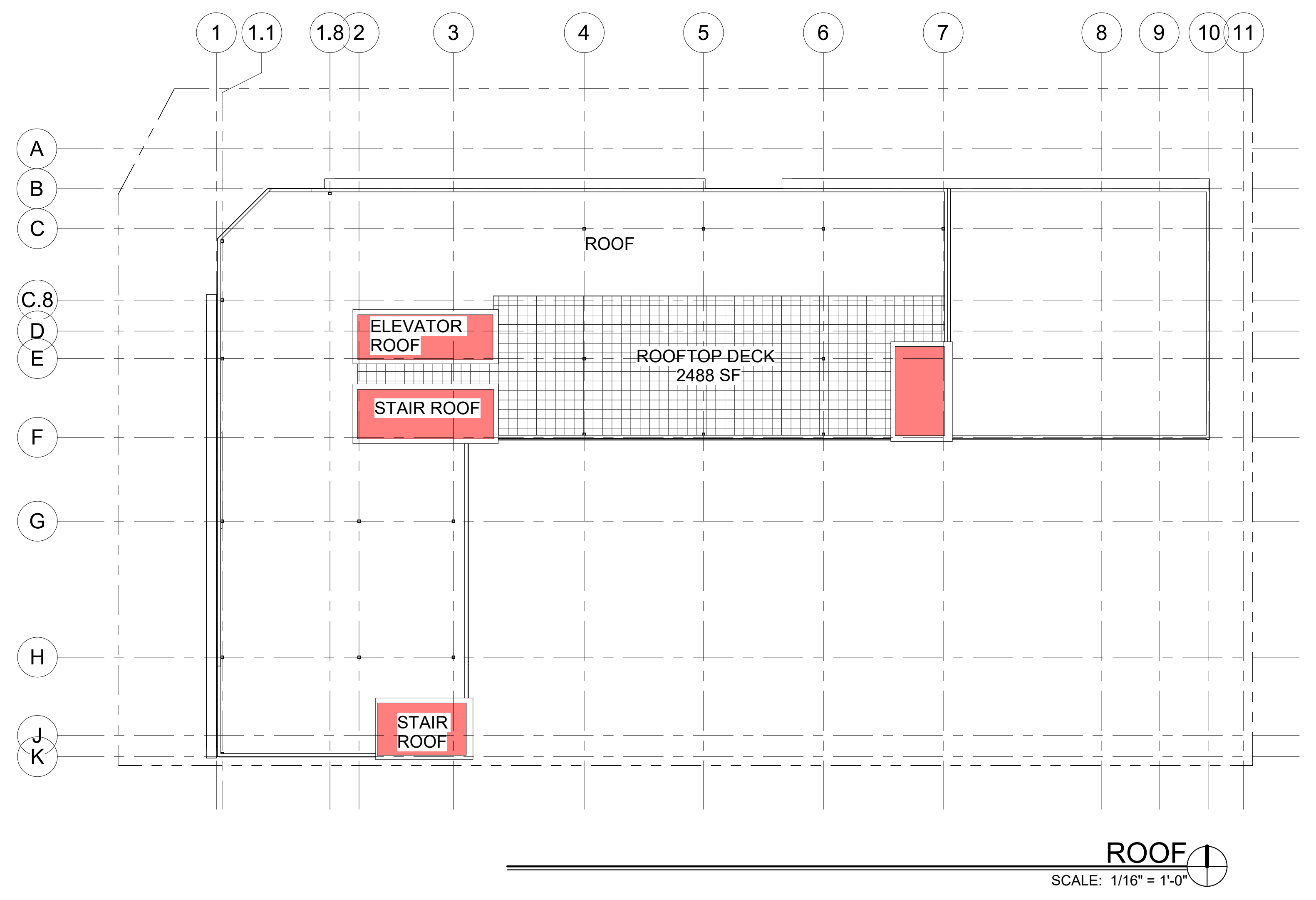
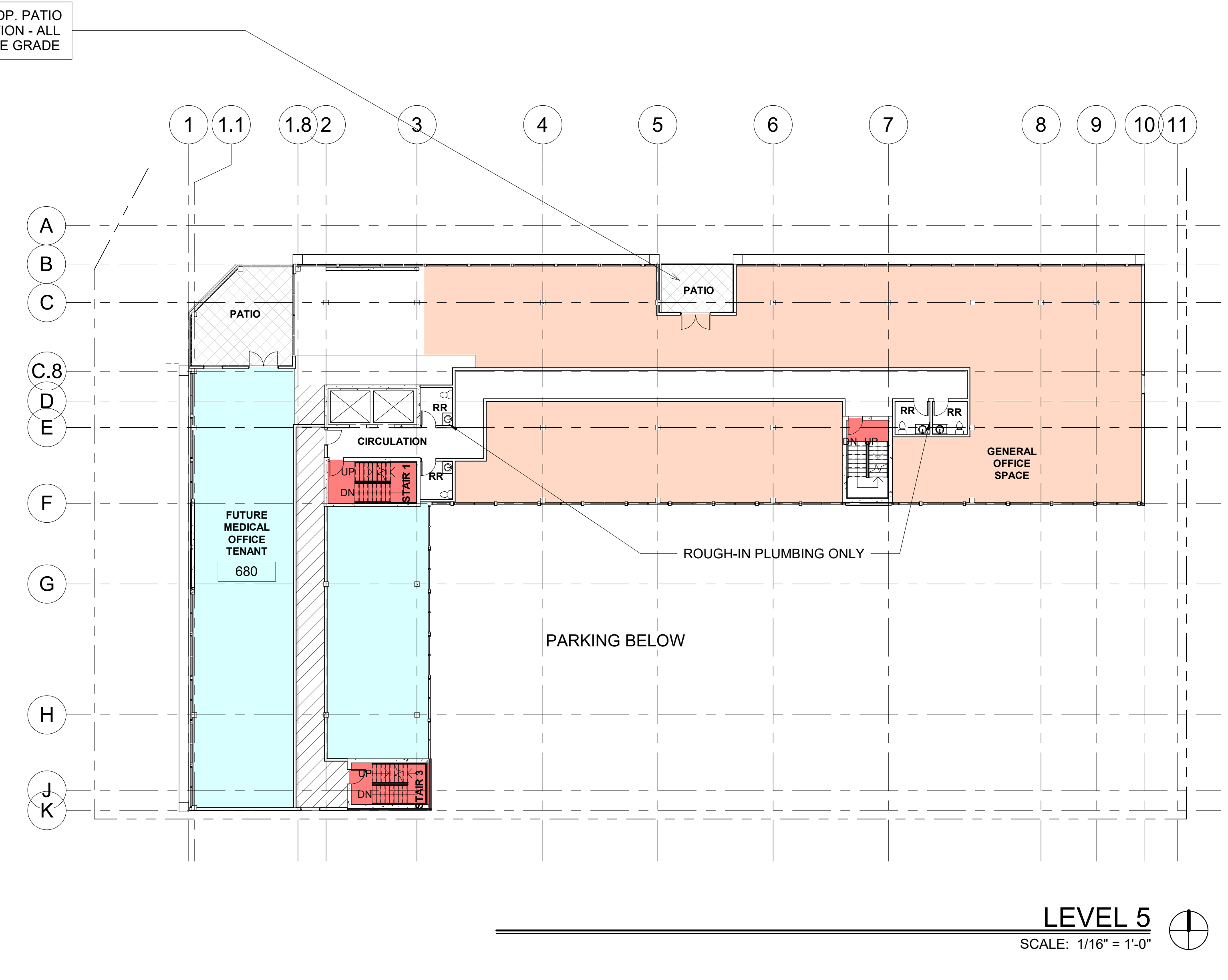
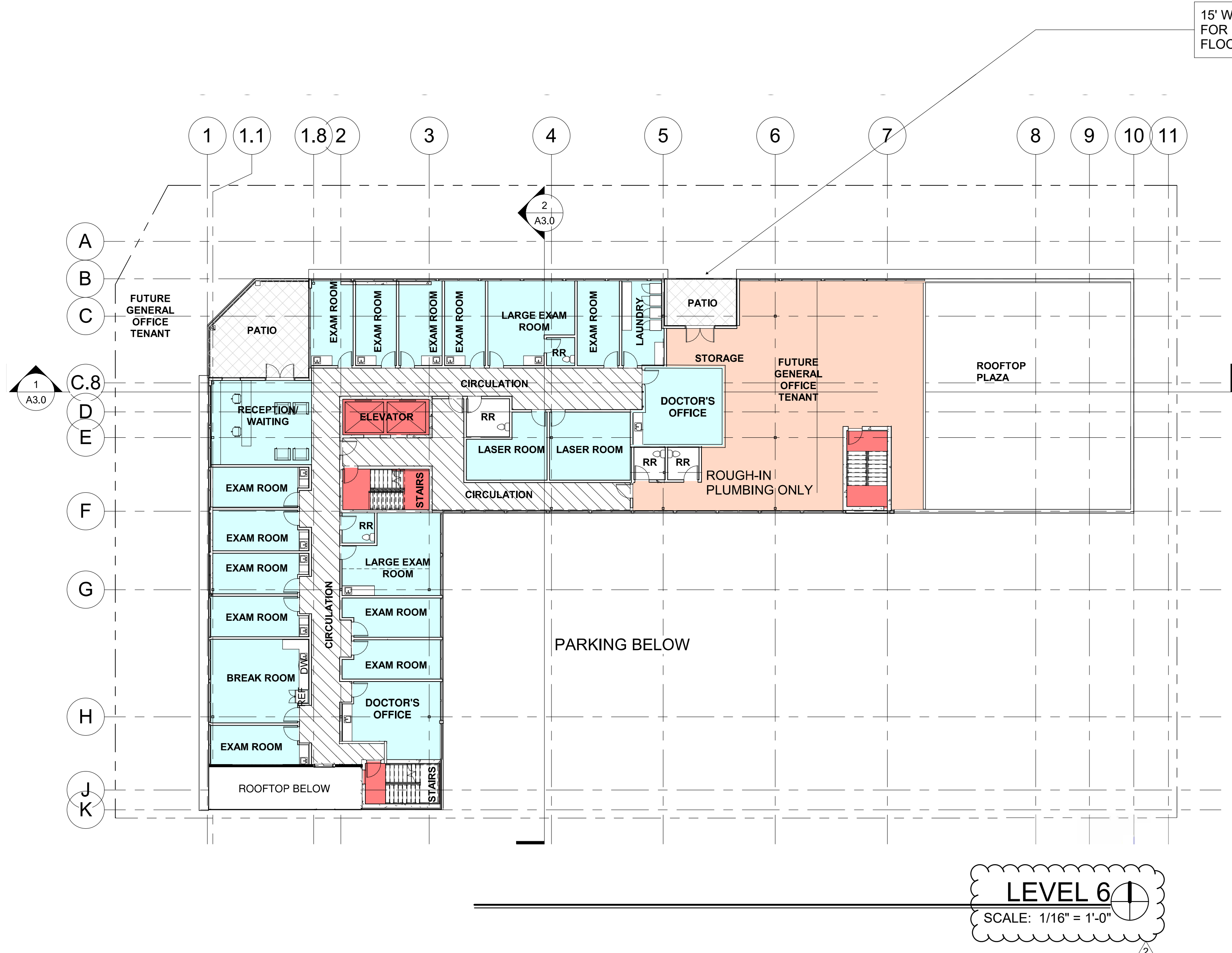
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revision:	No.	Description	Date
	2	CITY COMMENTS	06-17-24

job No: -  
date: 04-29-24  
drawn by: PSF  
reviewed by: IHB

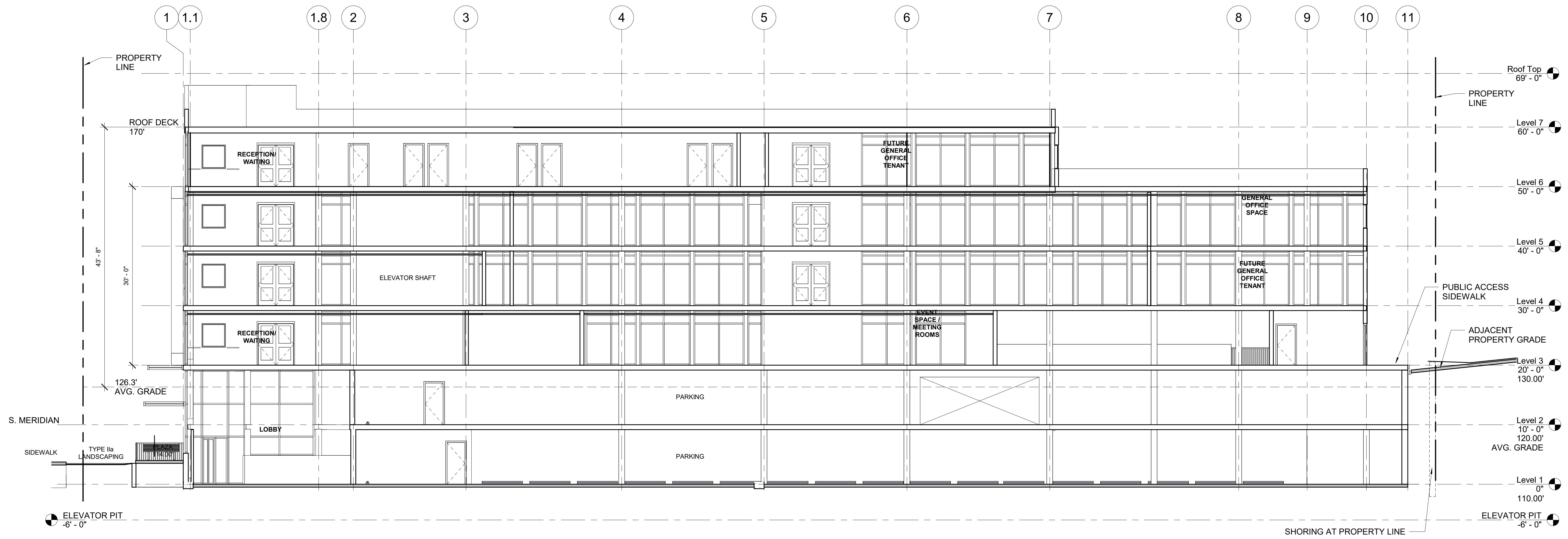
**LEGEND**

- PUBLIC SPACE
- MEDICAL OFFICE
- DECK OR PLAZA
- GENERAL/ PROFESSIONAL OFFICE
- VERTICAL CIRCULATION
- BACK OF HOUSE/ MAINTENANCE
- PRIVATE PATIO
- LANDSCAPING
- CIRCULATION

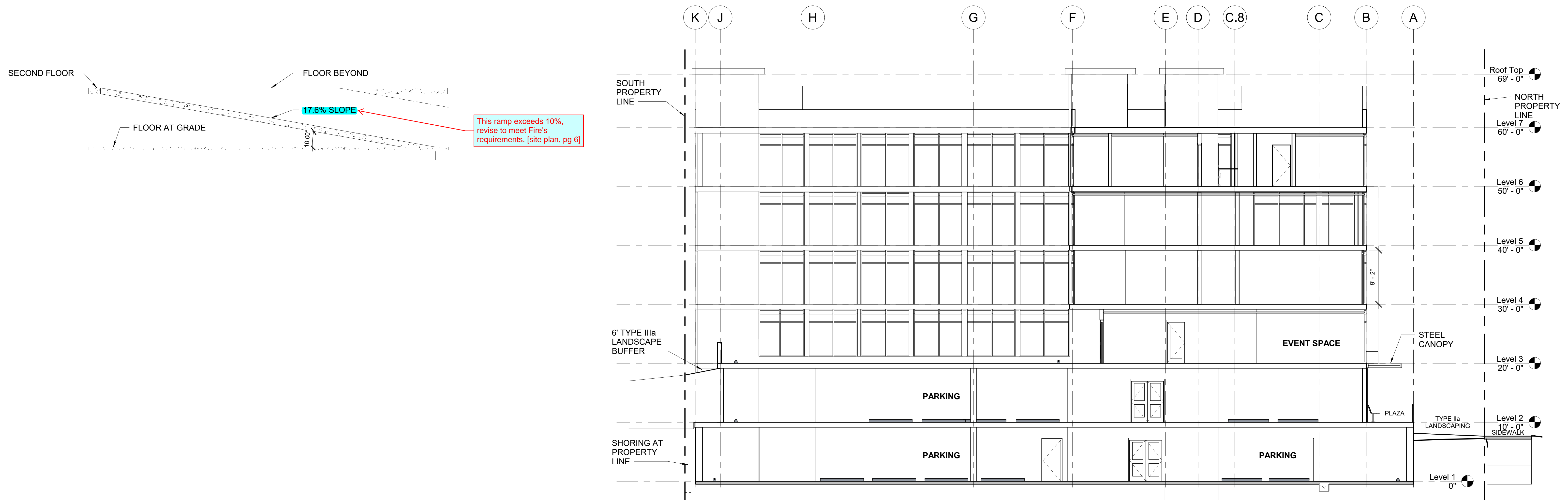


revisions:		
No.	Description	Date

job No: -  
date: 04-29-24  
drawn by: PSF  
reviewed by: IHB



**EASTWEST SECTION**  
SCALE: 1/8" = 1'-0"



**NORTH/SOUTH SECTION**  
SCALE: 1/8" = 1'-0"

revisions:		
No.	Description	Date
2	CITY COMMENTS	06-17-24

job No: -  
date: 04-29-24  
drawn by: PSF  
reviewed by: IHB



**NORTH EXTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"

**NOTE**

All design elements as required in PMC 20.26.300 and as answered in the NDR Application are demonstrated in our project design herein.

**NOTE**

AVERAGE ADJOINING GRADE CALCULATED USING FORMULA BELOW PER PMC 20.15.005.

$$AAG = \frac{\sum (A \times WL)}{\sum WL}$$

$$126.3' = \frac{77896}{616}$$

MAXIMUM BUILDING HEIGHT PER CG ZONE: 50'  
MAXIMUM ELEVATION: 176.3'  
ROOF ELEVATION: 170'-0"

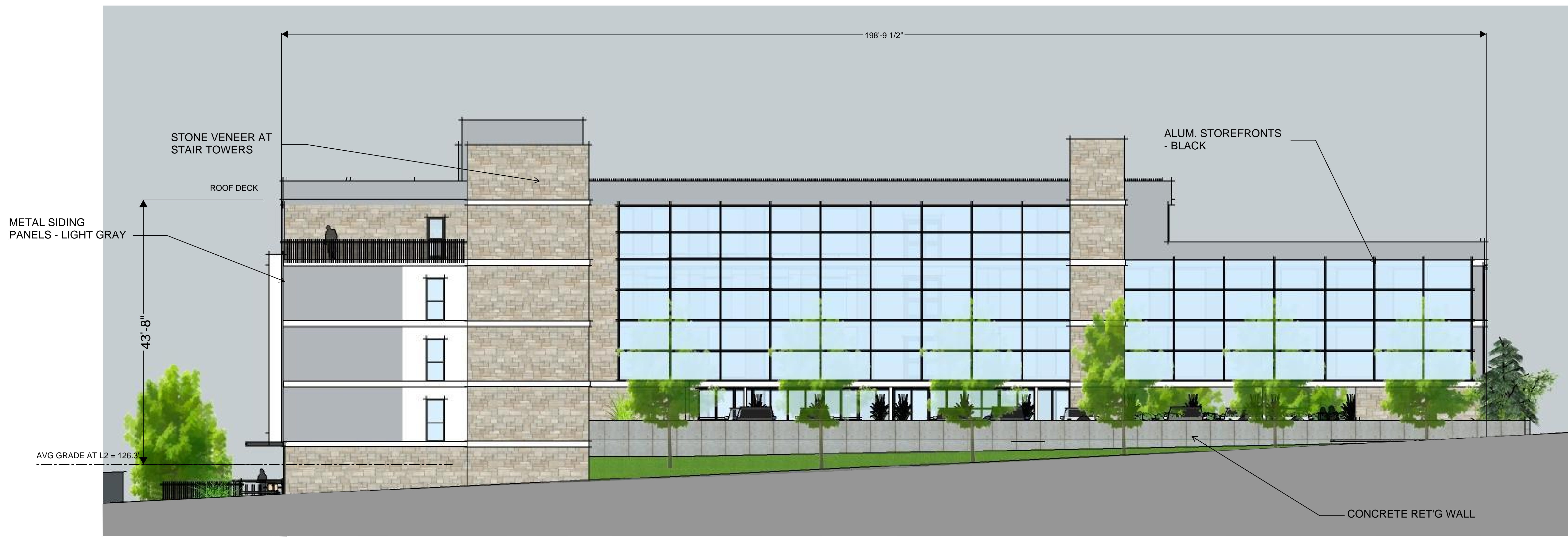


**WEST EXTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"

No.	Description	Date
2	CITY COMMENTS	06-17-24

job No: -  
date: 04-29-24  
drawn by: PSF  
reviewed by: IHB



**SOUTH EXTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"

**NOTE**

All design elements as required in PMC 20.26.300 and as answered in the NDR Application are demonstrated in our project design herein.



**EAST EXTERIOR ELEVATION**

SCALE: 1/8" = 1'-0"





AERIAL VIEW OF ENTRY AT NORTHWEST CORNER



STREET VIEW ALONG 17TH AVE. SE (NORTHEAST)



VIEW AT CORNER OF S MERIDIAN AND 17TH AVE. SE

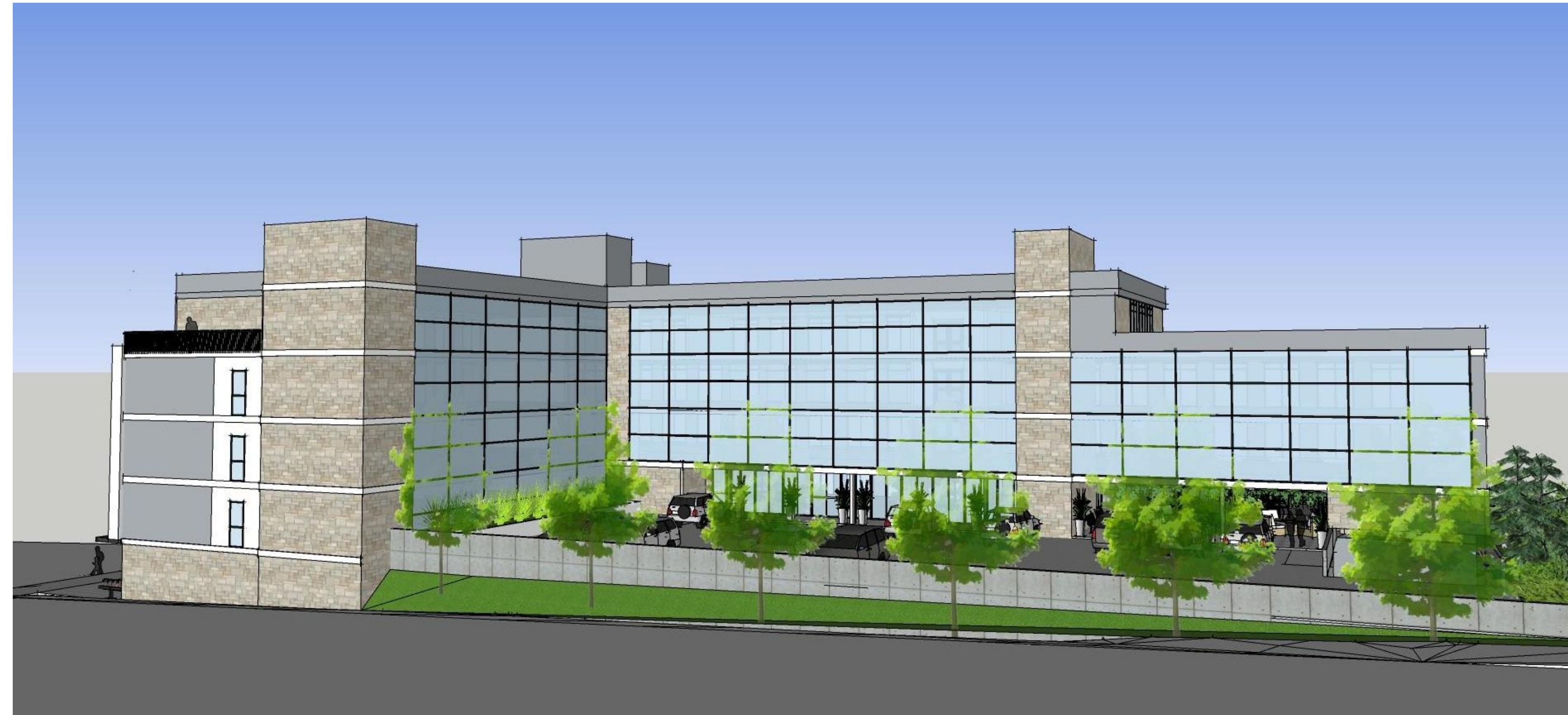


VIEW FROM S MERIDIAN (WEST)

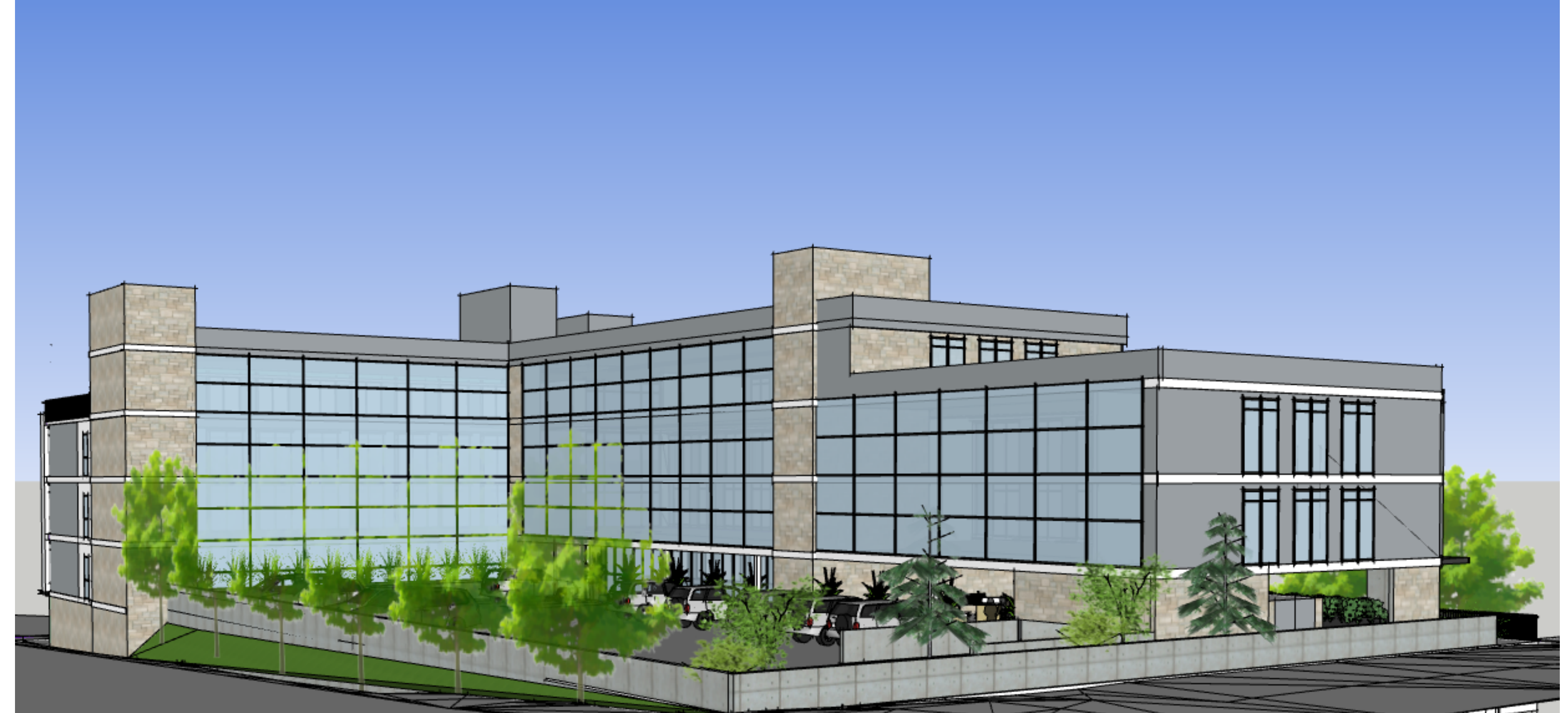
**3D PERSPECTIVE VIEWS**

revisions:		
No.	Description	Date
2	CITY COMMENTS	06-17-24

job No: -  
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drawn by: PSF  
reviewed by: IHB



VIEW FROM SOUTH



VIEW FROM SOUTHEAST CORNER



VIEW OF COURTYARD AT PARKING LEVEL 3



VIEW AT BUILDING ENTRY

3D PERSPECTIVE  
VIEWS

revisions:		
No.	Description	Date
2	CITY COMMENTS	06-17-24

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