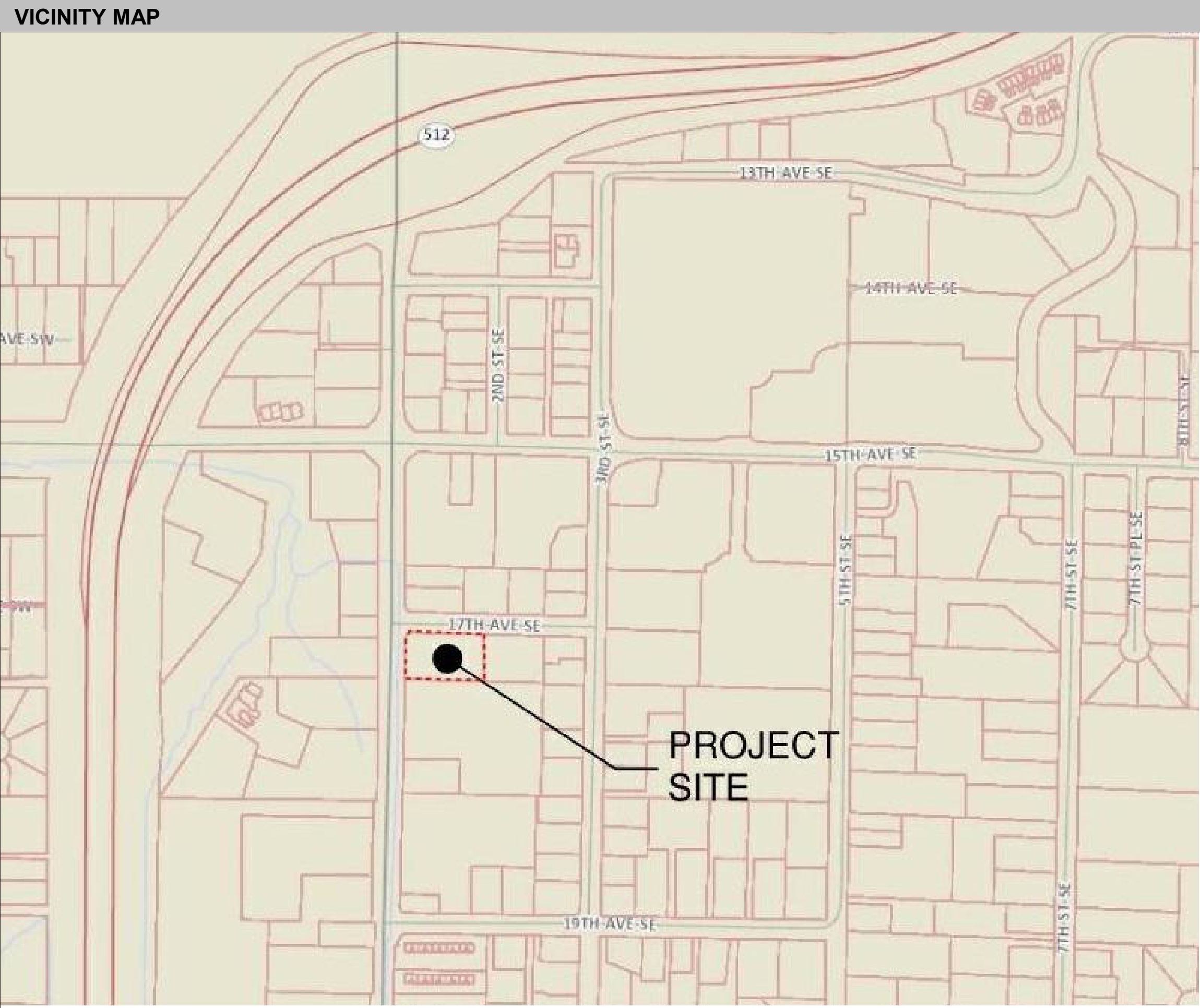


# PUYALLUP MEDICAL OFFICES

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
A1.6	GARAGE CIRCULATION DIAGRAM - FLOOR PLANS
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 20 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 II-B, 95,680 S.F.  
**ALLOWED HEIGHT:** TYPE II-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	OCCUPANIES
LEVEL 1		1052					1296	820	19710	22878	I-A	S-2/M
LEVEL 2					1743		714		18251	20708	I-A	S-2/M
LEVEL 3				3781		3175	1433	481		8870	II-B	B/ A-3
LEVEL 4	2643		5761				1414	204		10022	II-B	B
LEVEL 5	3029		5790				1716	204		10739	II-B	B
LEVEL 6	4810		2114				2058	94		9076	II-B	B
<b>TOTALS</b>	<b>10482</b>	<b>1052</b>	<b>13665</b>	<b>3781</b>	<b>1743</b>	<b>3175</b>	<b>8631</b>	<b>1803</b>	<b>37961</b>	<b>82293</b>		

ROOF TOP DECK

2488 A-3

#### PARKING CALCULATIONS

USE	AREA	RATIO	PARKING REQ'D
MEDICAL	10482	1/200	52
GENERAL OFFICE	13665	1/300	46
SERVICE (DAY SPA)	3781	1/300	12
RETAIL/ DELI	1743	1/300	6
<b>PARKING REQUIRED</b>			<b>116</b>

<b>PARKING PROVIDED</b>			
LEVEL 1			54
LEVEL 2			38
LEVEL 3			24
<b>TOTAL PARKING PROVIDED</b>			<b>116</b>

EVENT SPACE PARKING 3175 1/35 90\*  
\* EVENT SPACE WILL BE DEDICATED FOR USE AFTER BUSINESS HOURS OR ON WEEKENDS, THEREFORE PARKING WILL BE SHARED.

<b>PARKING TYPES</b>		
STANDARD SPACES		56
COMPACT SPACES		60
ACCESSIBLE SPACES	5 INCLUDING 1 VAN SPACE	

<b>ELECTRIC VEHICLE CHARGING*</b>	
REQUIRED EV CHARING STATIONS (EV)	11
REQUIRED EV READY CHARGING STATIONS (EVR)	11
REQUIRED EV CAPABLE CHARGING STATIONS (EVC)	11

<b>TOTAL REQUIRED</b>	<b>33</b>
REQUIRED ACCESSIBLE (EV) STATIONS	1

\*PER WAC-51-50-429.2

#### TRAFFIC SCOPING GFA CALCULATION

General Office (including circulation and restroom)	22846
MOB and Massage (including circulation and restroom)	19029
Retail/ Food Service (including circulation)	2457

**Total GFA (parking excluded) 44332**

PUYALLUP MEDICAL OFFICES  
1617 S. MERIDIAN  
PUYALLUP, WA

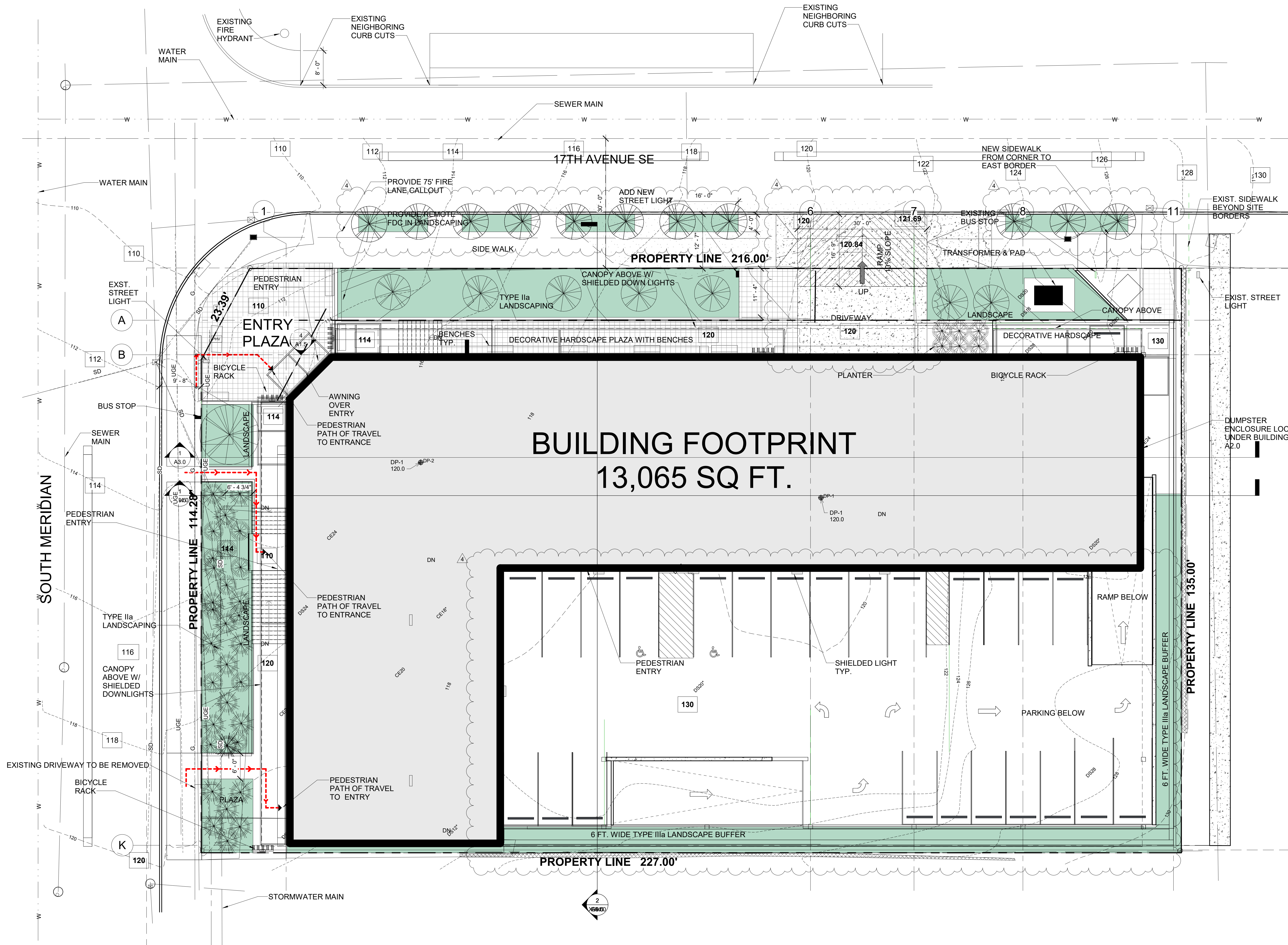
COVER SHEET DRT4

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2	CITY COMMENTS DRT#2	06-17-24
4	CITY COMMENTS DRT#4	01-08-25
job No: -		
date: 04-29-24		
drawn by: PSF		
reviewed by: IHB		

A0.0

2/27/2025 2:58:40 PM





**GENERAL NOTES: SITE PLAN**

- SITE IMPERVIOUS = 0.530 ac  
SITE PERVIOUS = 0.262 ac
- DUMPSTER ENCLOSURE LOCATED UNDER THE BUILDING ON LEVEL 3. ENCLOSURE TO BE DRAINED TO SANITARY SEWER CONNECTED TO BUILDING WASTE SYSTEM.
  - AT TIME OF CIVIL PERMIT REVIEW PROVIDE STREET LIGHTING SHEET FOR CITY TO REVIEW.

**LEGEND: SITE PLAN**

- 120 EXIST. CONTOUR ELEVATION
- 120 PROPOSED SPOT ELEVATION
- DP-1 DATA POINT (WETLAND)
- PLOT LINE
- WATER MAIN
- EXISTING STREET LIGHT
- NEW STREET LIGHT
- EXST. BUS STOP SIGN

**SITE PLAN**  
SCALE: 1" = 10'-0"



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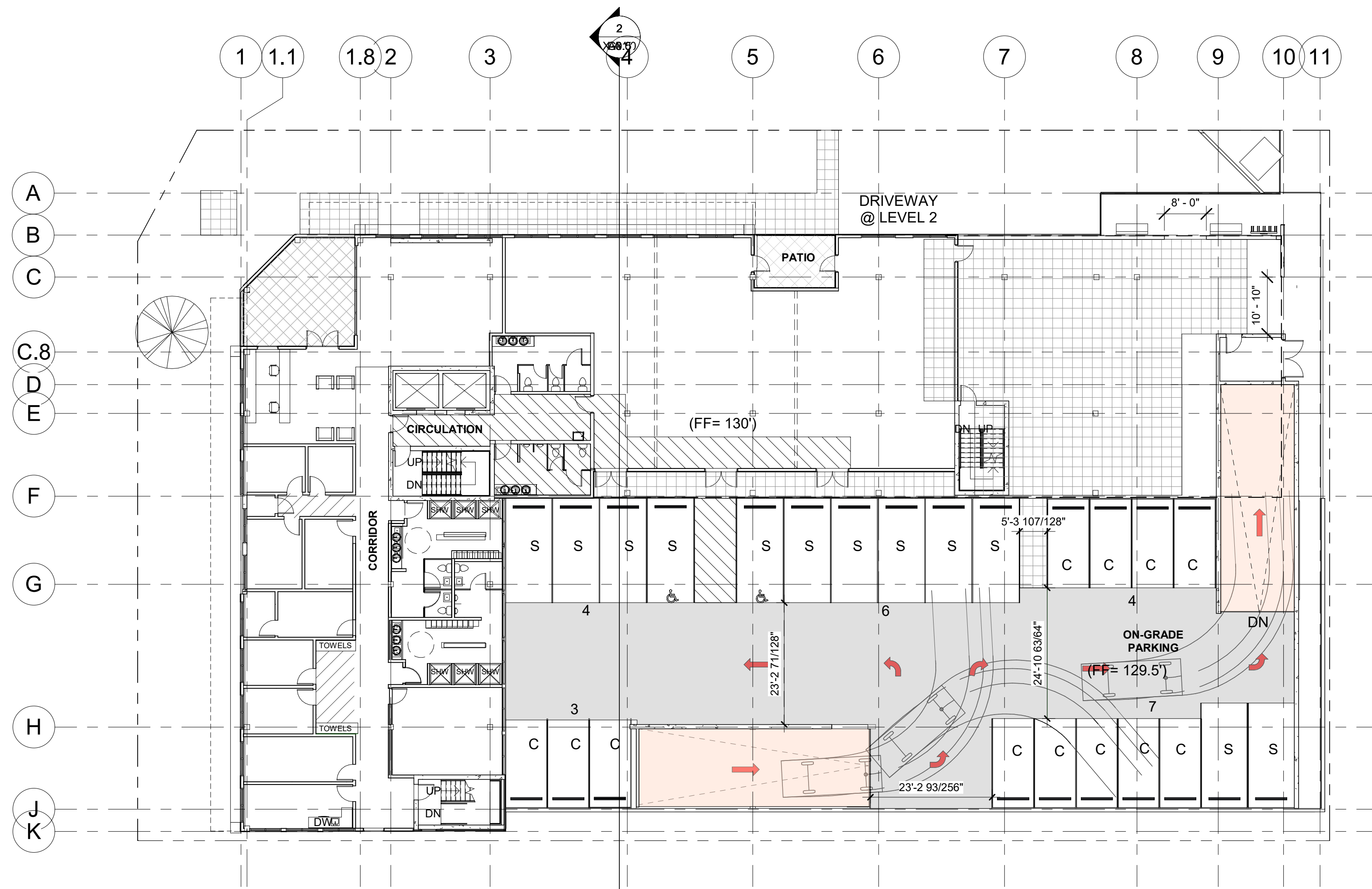
**PUYALLUP MEDICAL OFFICES**  
1617 S. MERIDIAN  
PUYALLUP, WA

**SITE PLAN**

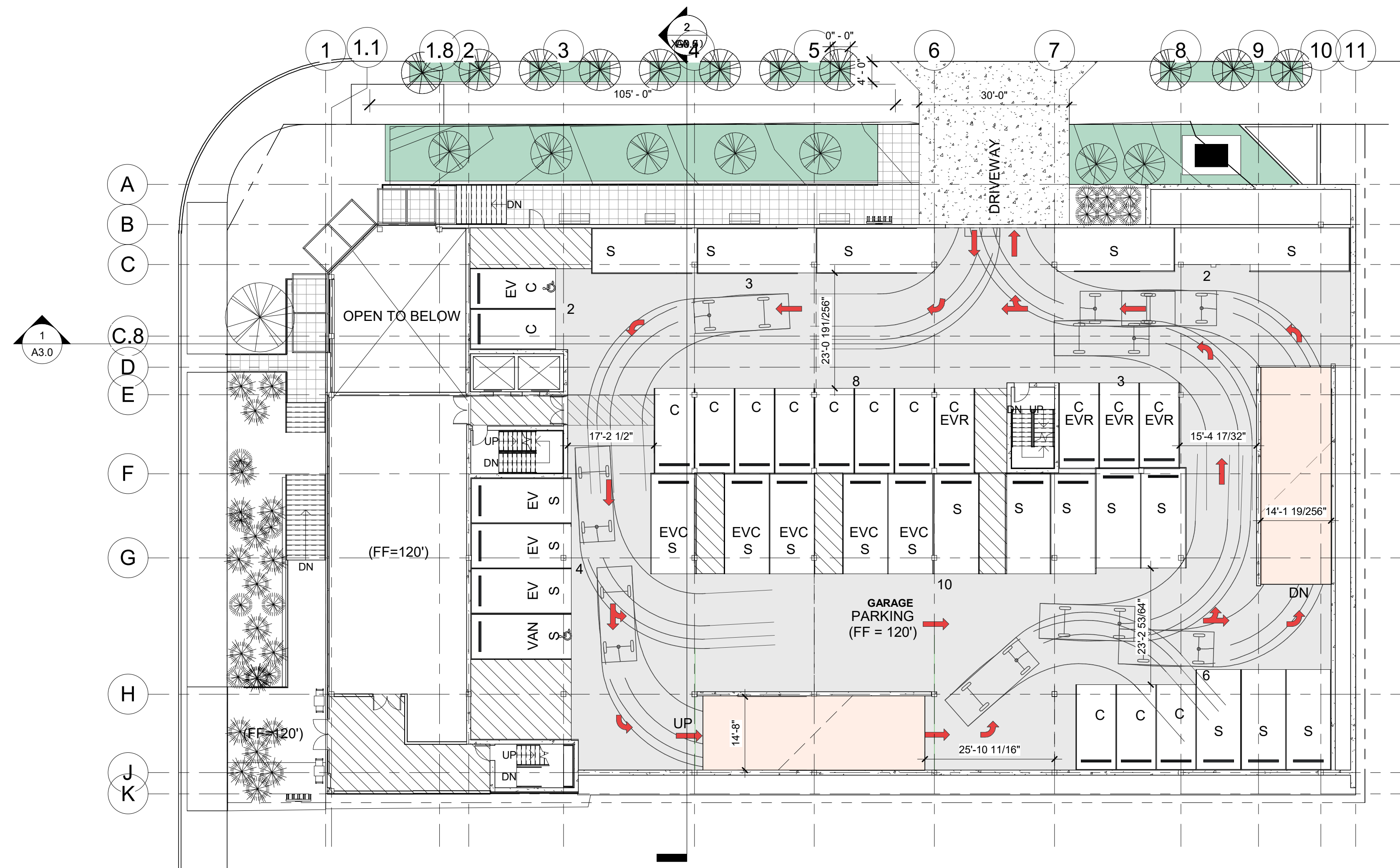
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No.	Description	Date
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4	CITY COMMENTS DRT#4	01-08-25
job No:		
date:		
drawn by:		
reviewed by:		

**A1.0**

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**LEVEL 3**  
SCALE: 1/16" = 1'-0"



**LEVEL 2**  
SCALE: 1/16" = 1'-0"

2-44 A Policy on Geometric Design of Highways and Streets

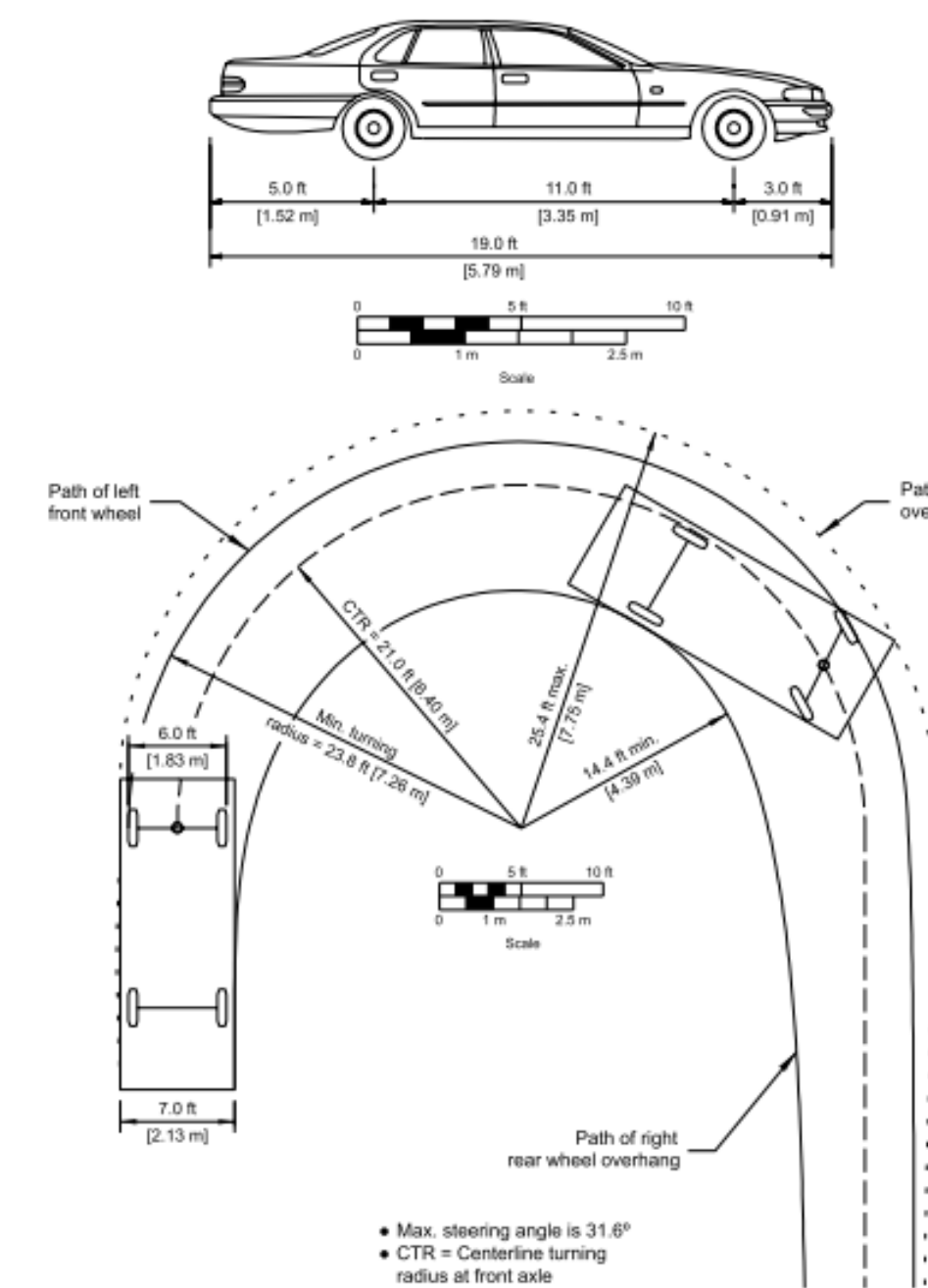
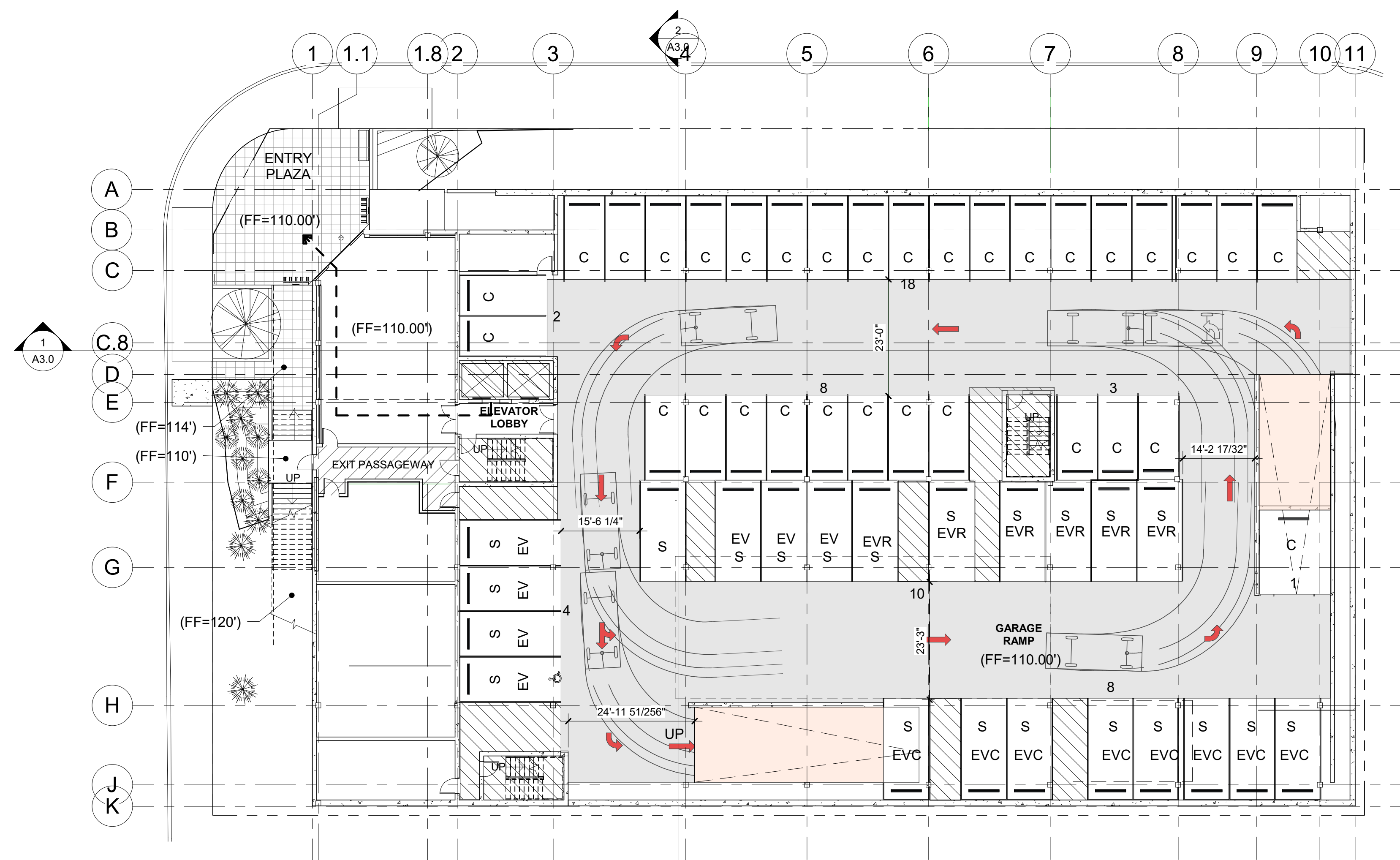


Figure 2-10. Minimum Turning Path for Passenger Car (P) Design Vehicle



**LEVEL 1**  
SCALE: 1/16" = 1'-0"



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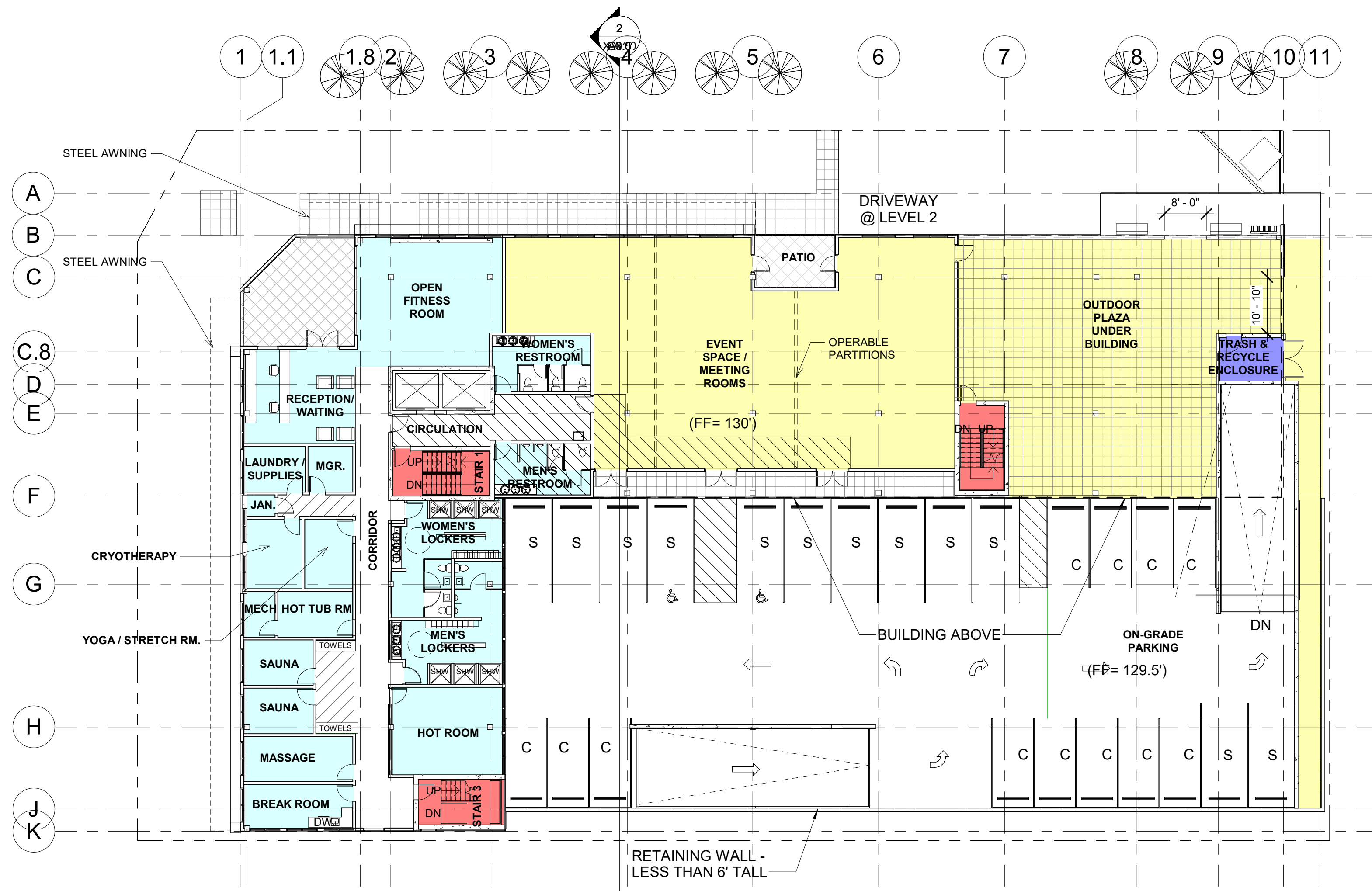
**GARAGE CIRCULATION FLOOR PLANS**

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3	CITY COMMENTS DRT#3	08-05-24
4	CITY COMMENTS DRT#4	01-08-25

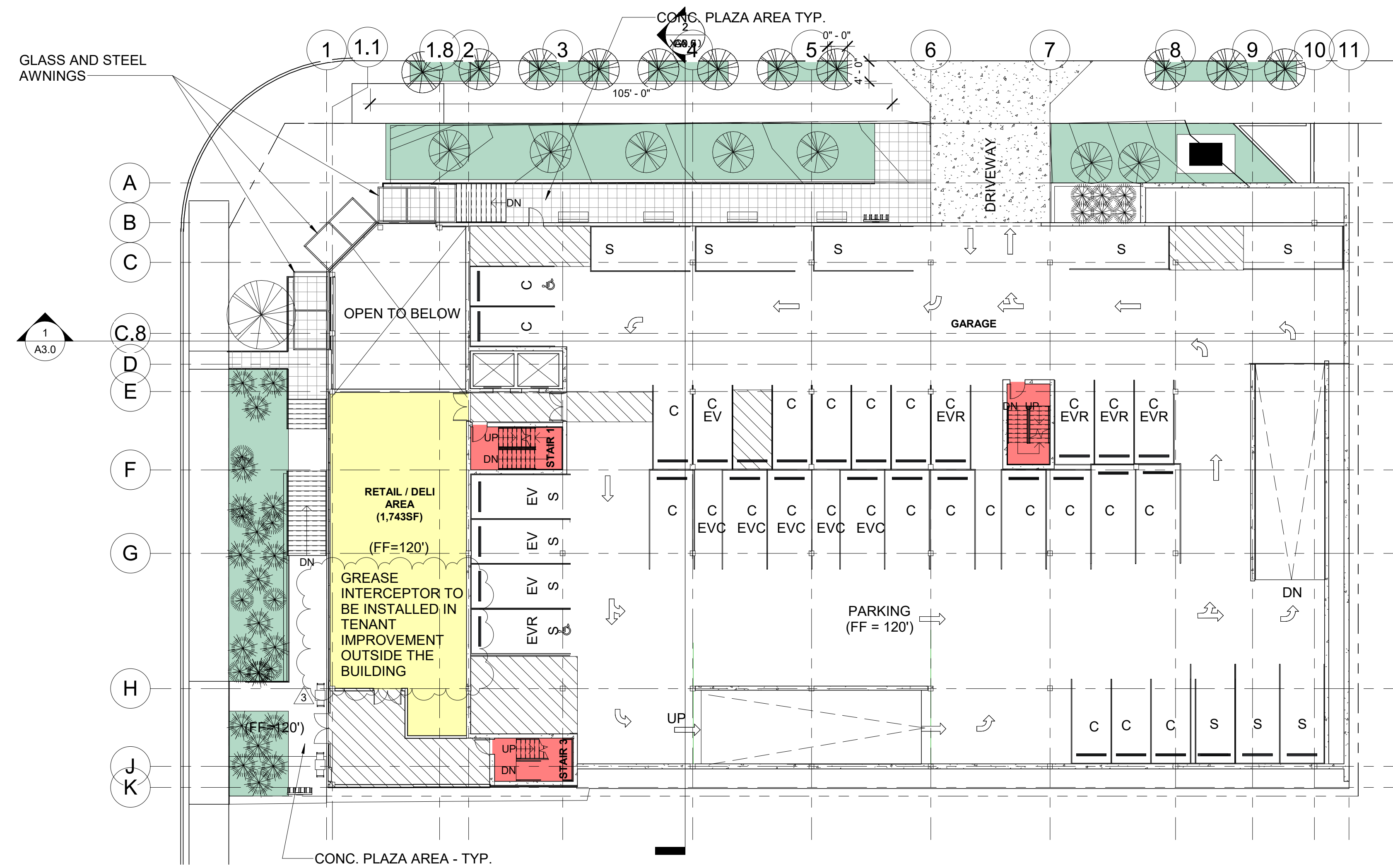
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drawn by: PSF  
reviewed by: IHB

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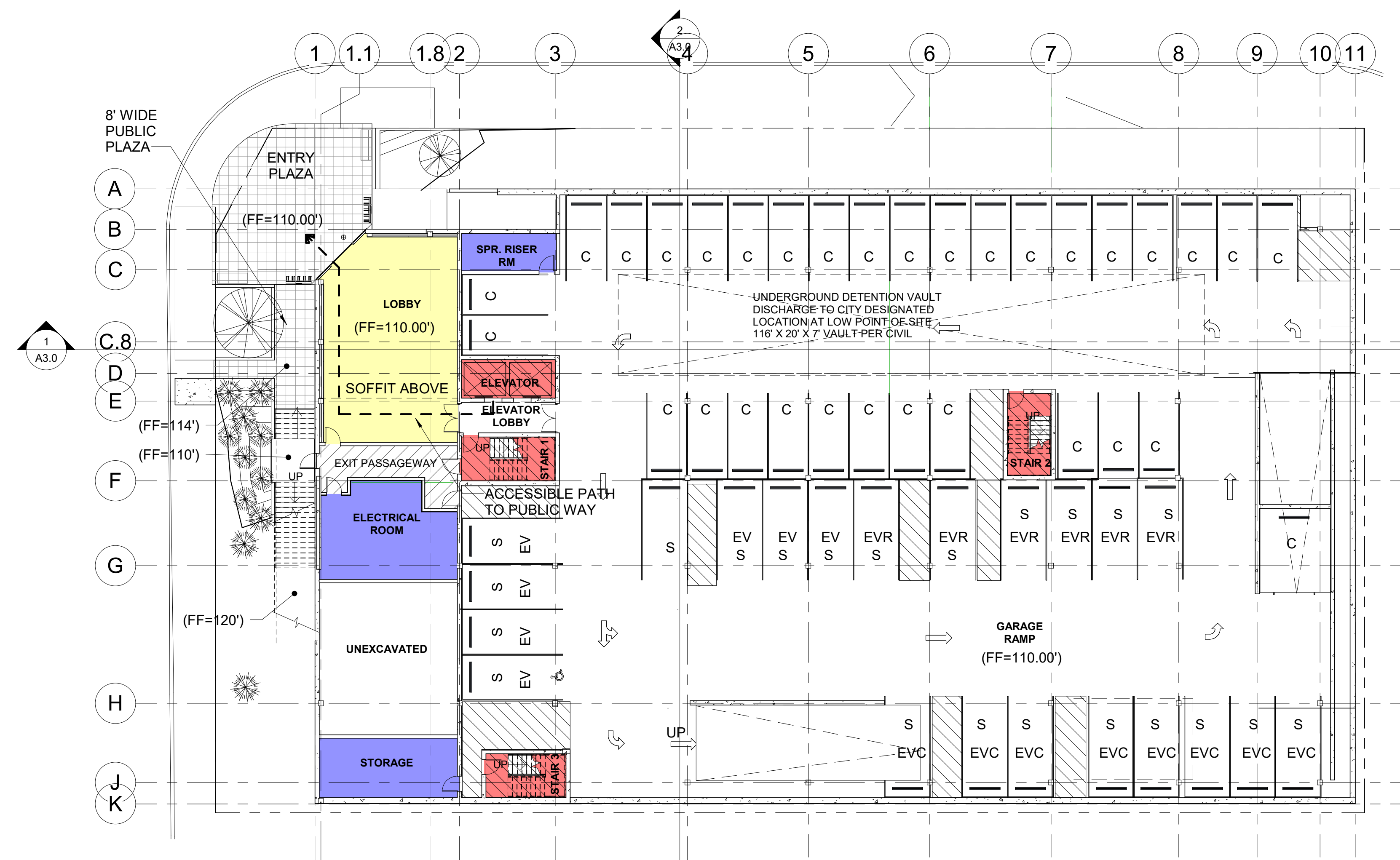
LEVEL 3  
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LEVEL 2  
SCALE: 1/16" = 1'-0"

## LEGEND

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



LEVEL 1  
SCALE: 1/16" = 1'-0"



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FLOOR PLANS

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24
4	CITY COMMENTS DRT#4	01-08-25

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

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## FLOOR PLANS










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	CITY COMMENTS DRT#3	08-05-24

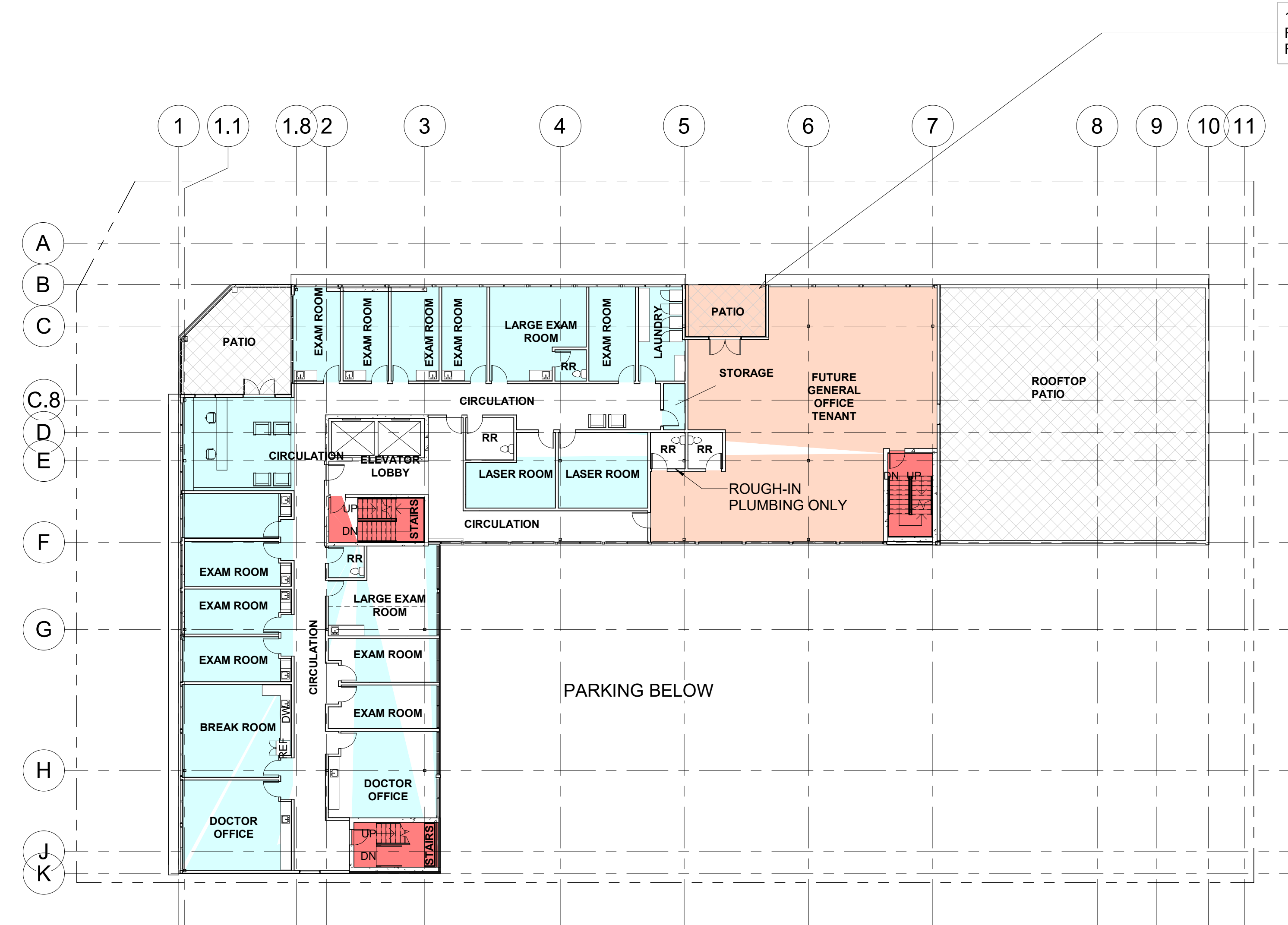
Lab No:	-
Date:	04-29-24
Drawn by:	PSF
Reviewed by:	IHB


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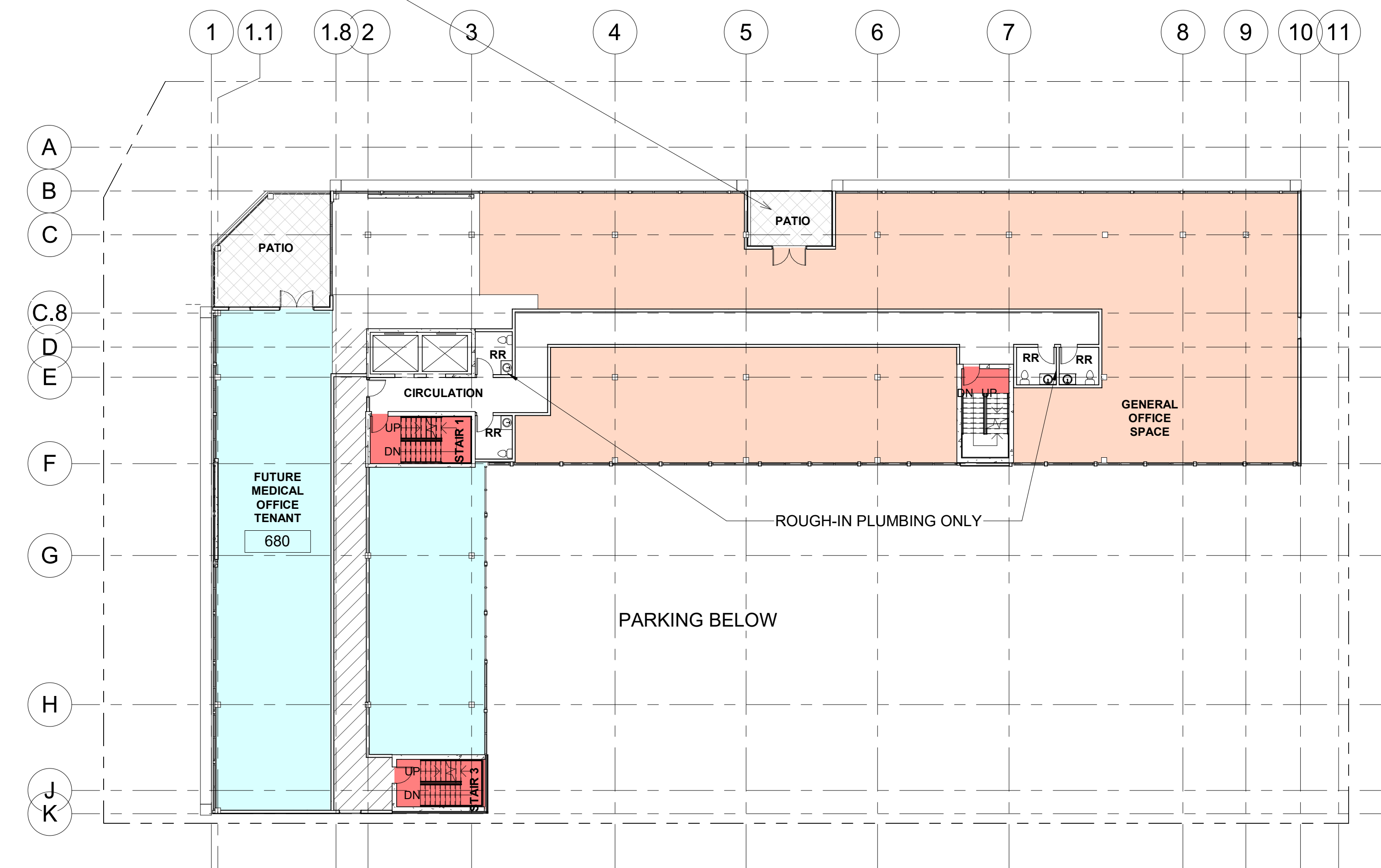
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## LEGEND

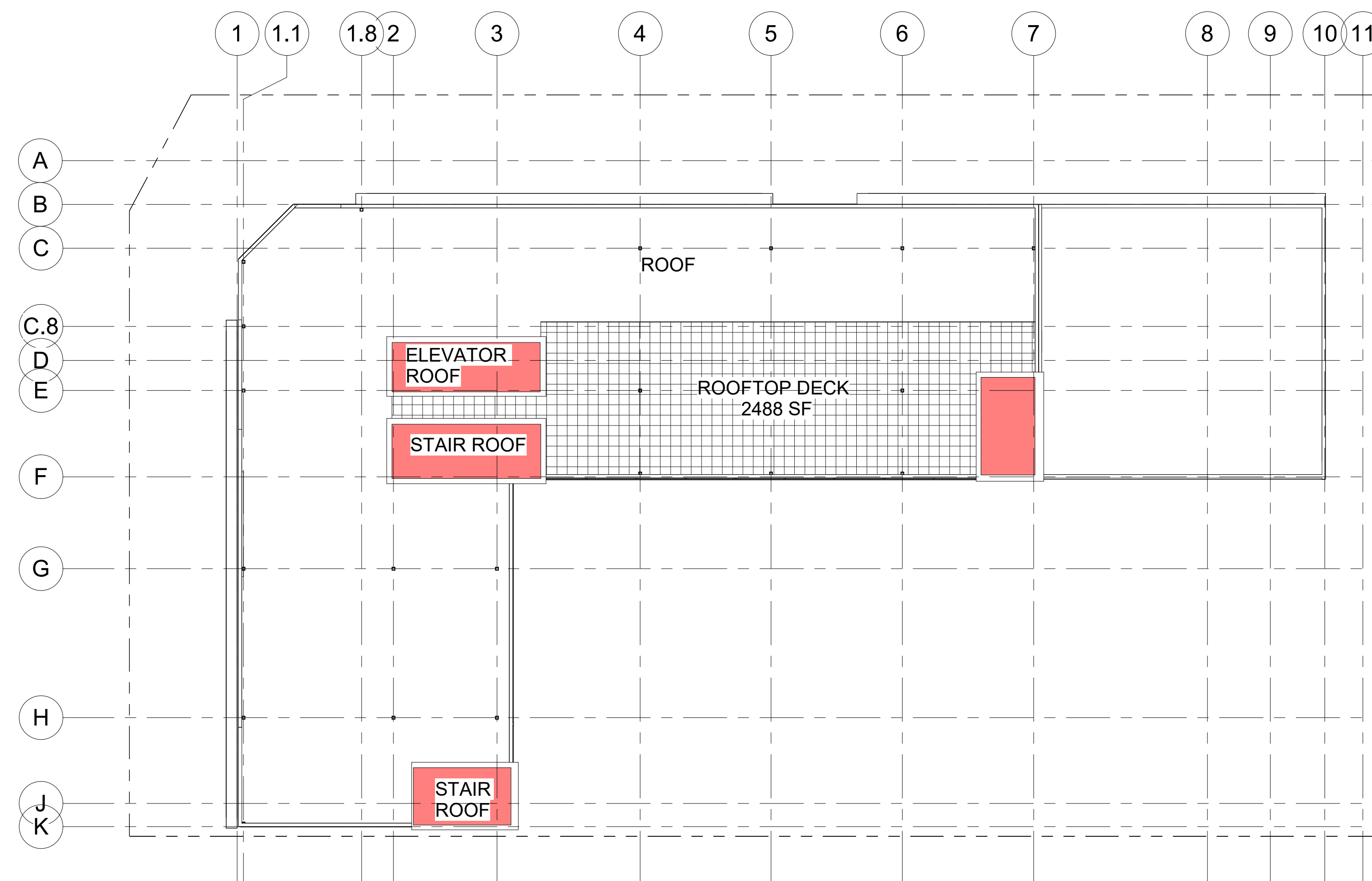
-  PUBLIC SPACE
-  MEDICAL OFFICE
-  DECK OR PLAZA
-  GENERAL/  
PROFESSIONAL  
OFFICE
-  VERTICAL  
CIRCULATION
-  BACK OF HOUSE/  
MAINTENANCE
-  PRIVATE PATIO
-  LANDSCAPING
-  CIRCULATION



**LEVEL 6**   
SCALE: 1/16" = 1'-0"



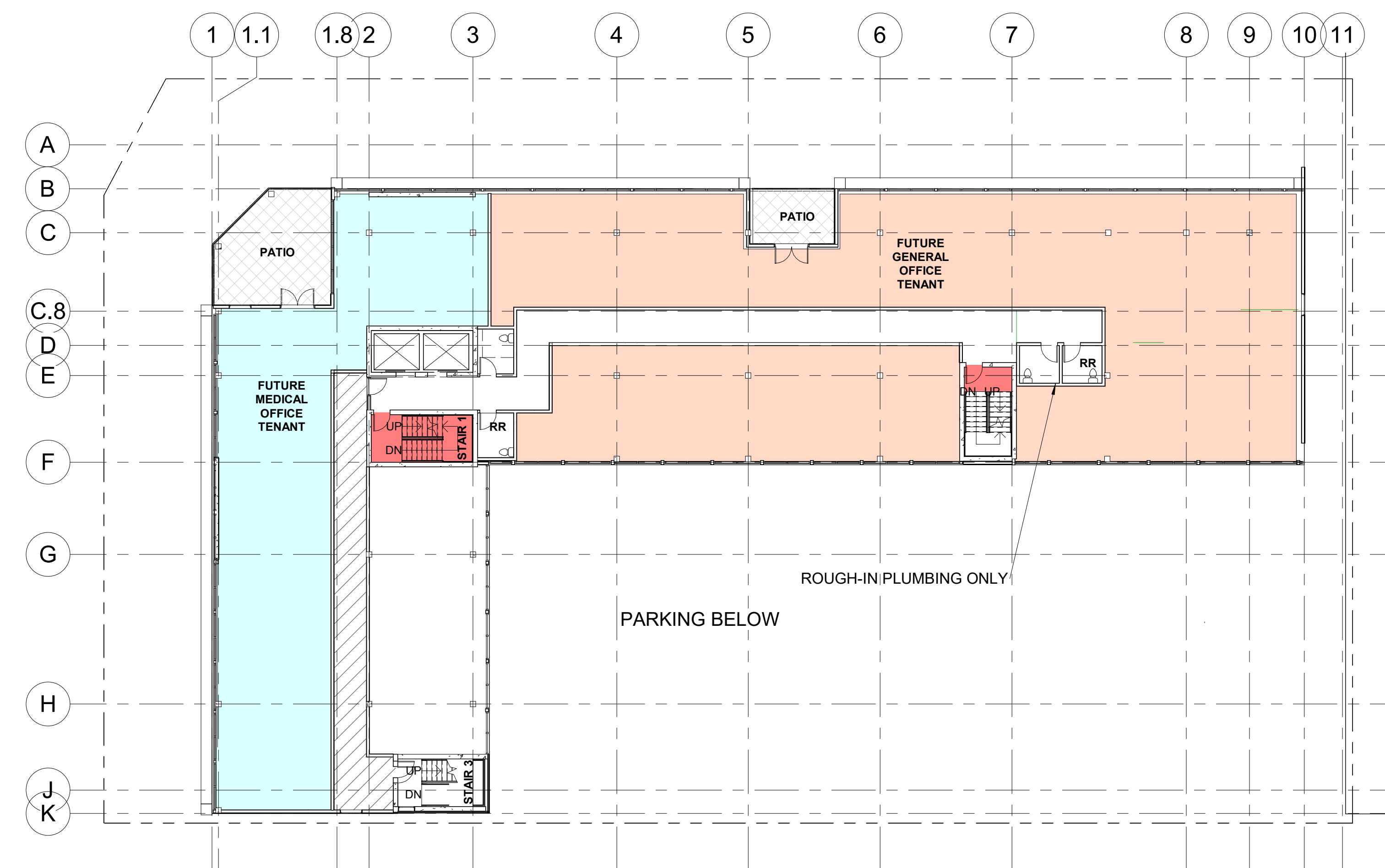
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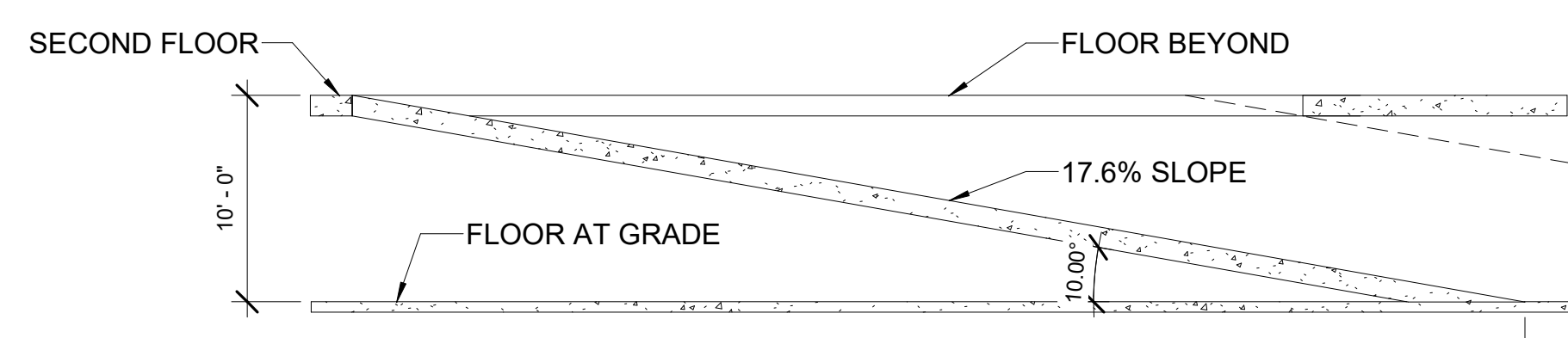
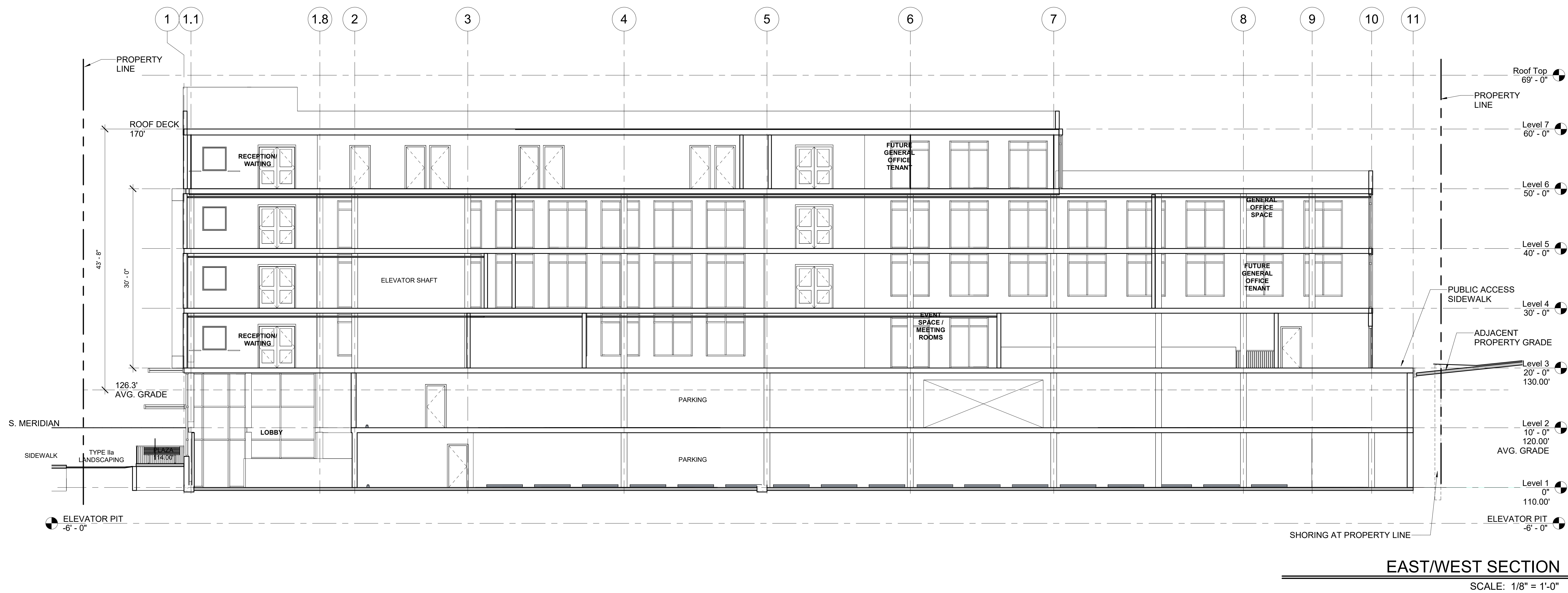
ROOF

SCALE: 1/16" = 1'-0"

N

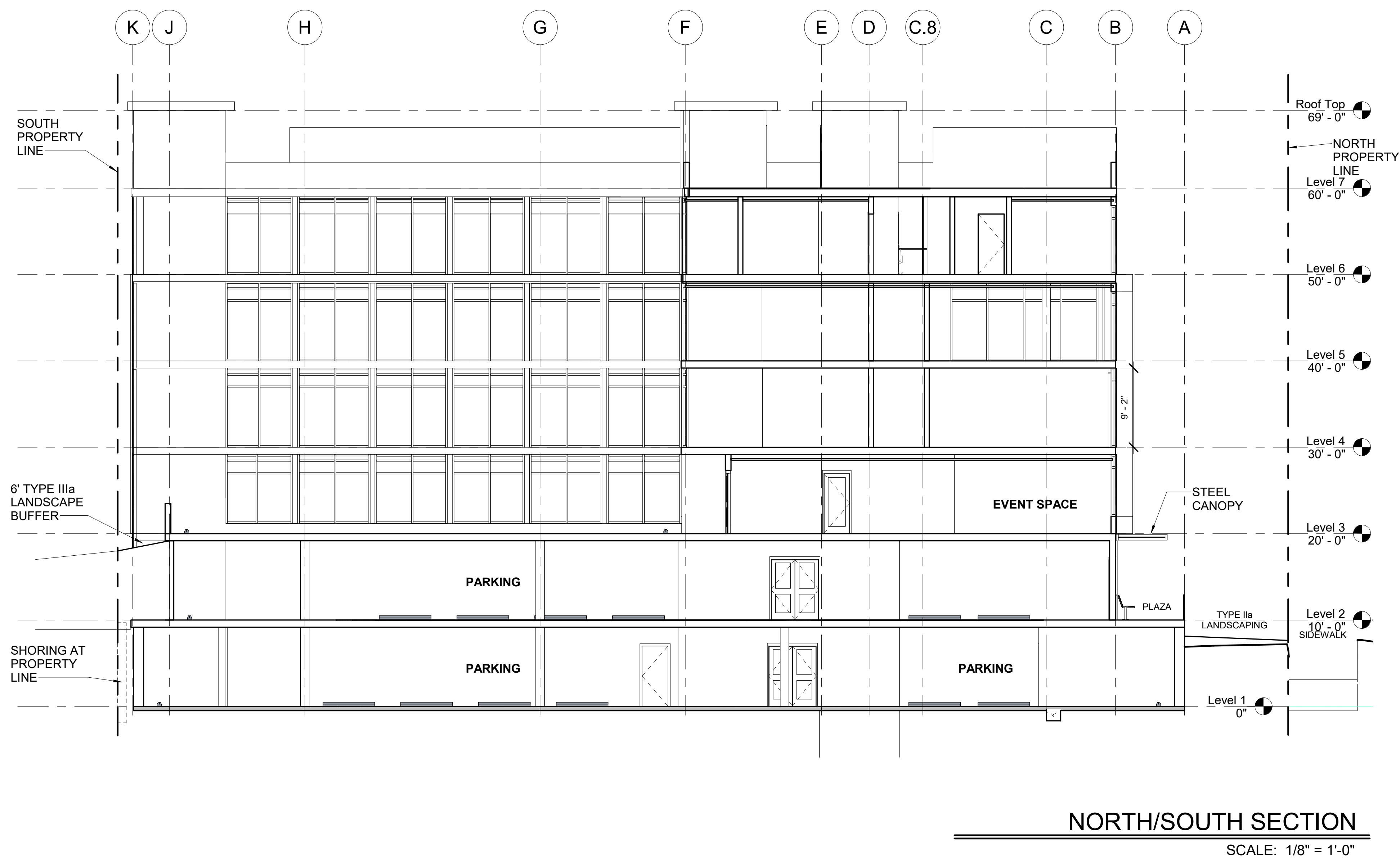


**LEVEL 4**   
SCALE: 1/16" = 1'-0"



**Garage Ramp L1-L2-L3**

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



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

**SECTIONS**

revisions:		
No.	Description	Date
2	CITY COMMENTS DRT#2	06-17-24
3	CITY COMMENTS DRT#3	08-05-24
4	CITY COMMENTS DRT#4	01-08-25

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

**A3.0**

2/11/2025 9:51:44 AM



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.

$$AAG = \text{SUM} (AExWL) / \text{SUM WL}$$

$$126.3' = 77896 / 616$$

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



WEST EXTERIOR ELEVATION

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



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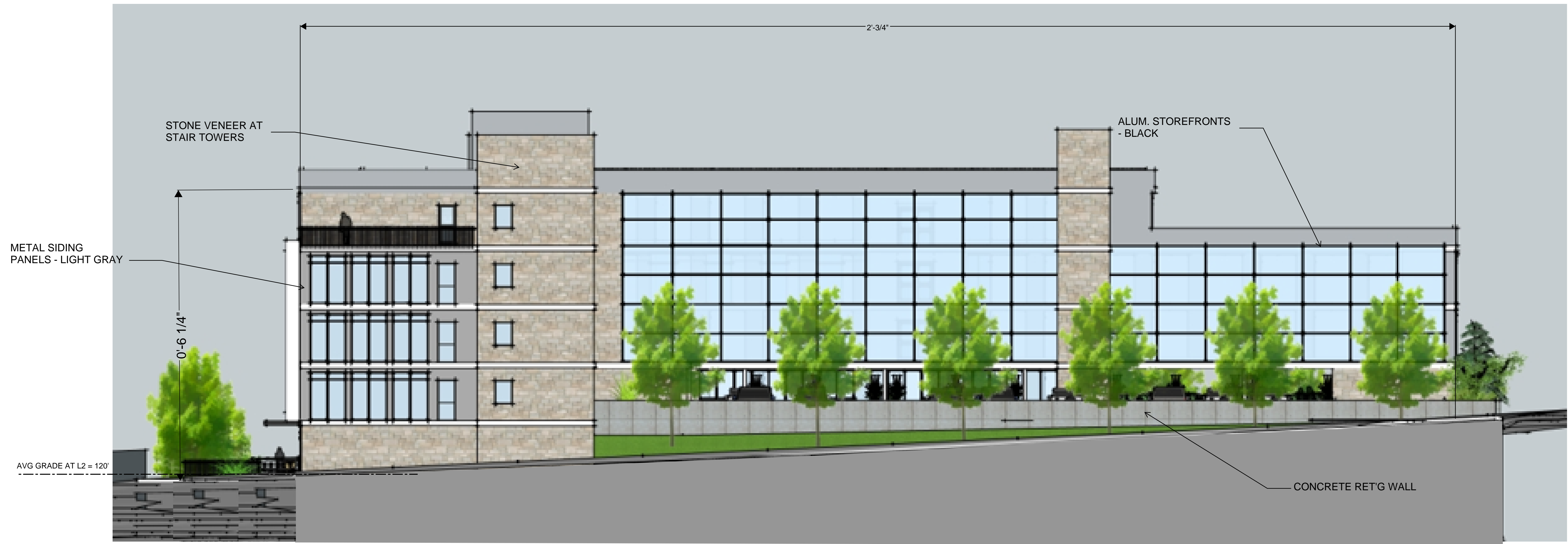
PUYALLUP MEDICAL OFFICES  
1617 S. MERIDIAN  
PUYALLUP, WA

ELEVATIONS

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drawn by: PSF		
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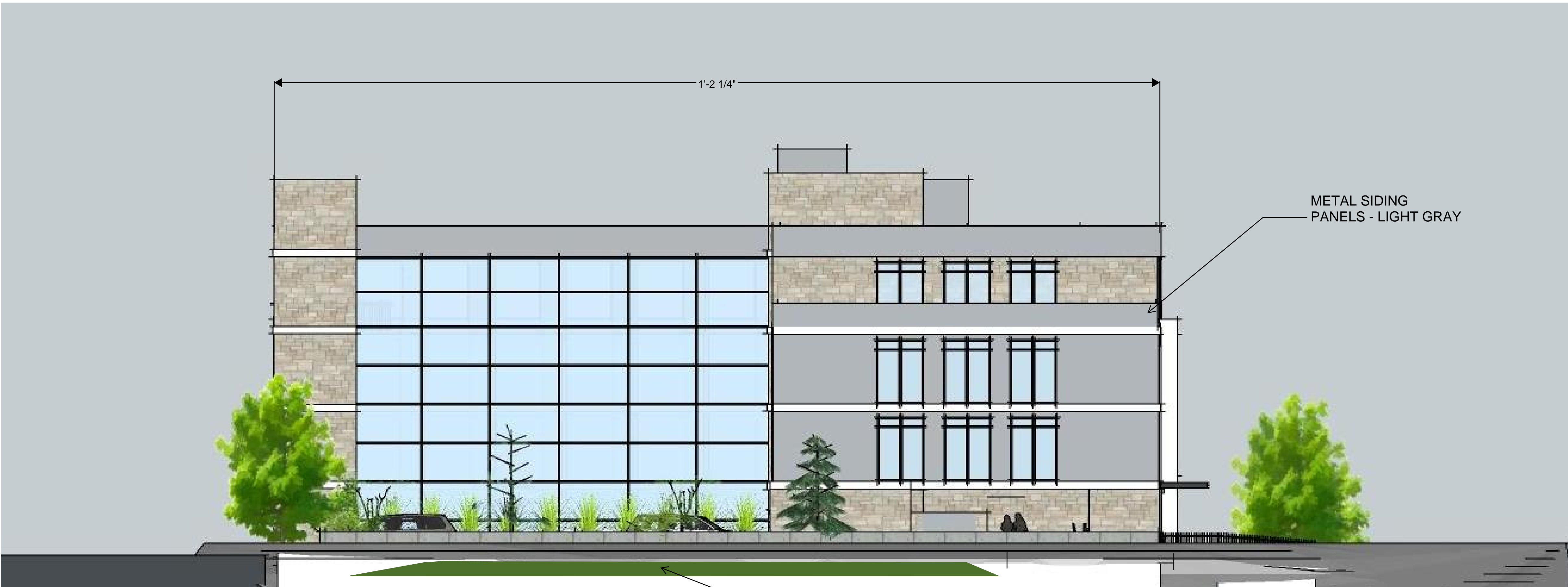


NOTE

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

SOUTH EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION

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



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ELEVATIONS

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

A4.1

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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)



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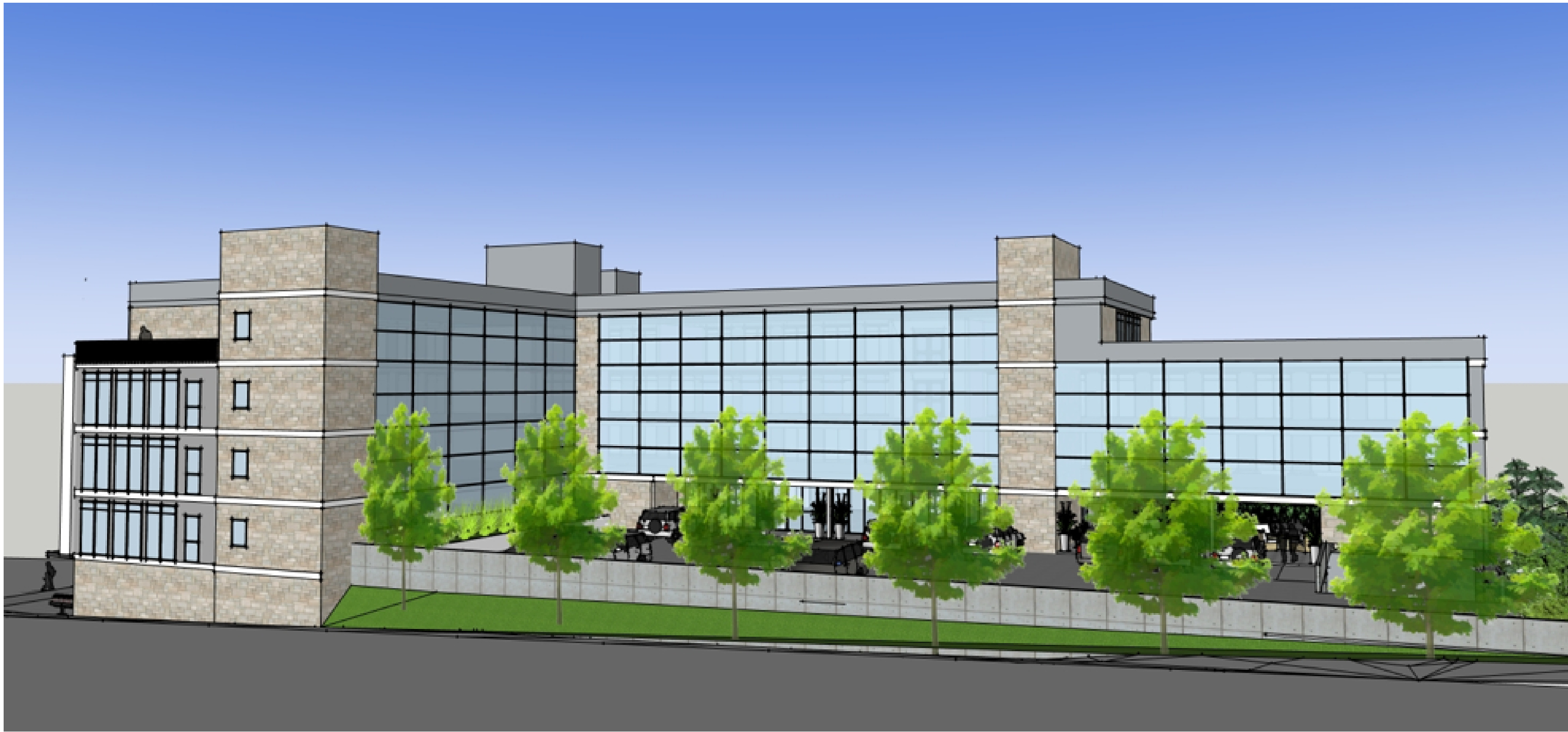
**PUYALLUP MEDICAL OFFICES**  
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3D PERSPECTIVE  
VIEWS

revisions:		
No.	Description	Date
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job No: -		
date: 04-29-24		
drawn by: PSF		
reviewed by: IHB		

A5.0

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VIEW FROM SOUTH



VIEW FROM SOUTHEAST CORNER



VIEW OF COURTYARD AT PARKING LEVEL 3



VIEW AT BUILDING ENTRY



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**3D PERSPECTIVE  
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3	CITY COMMENTS DRT#3	08-05-24

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reviewed by: IHB

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