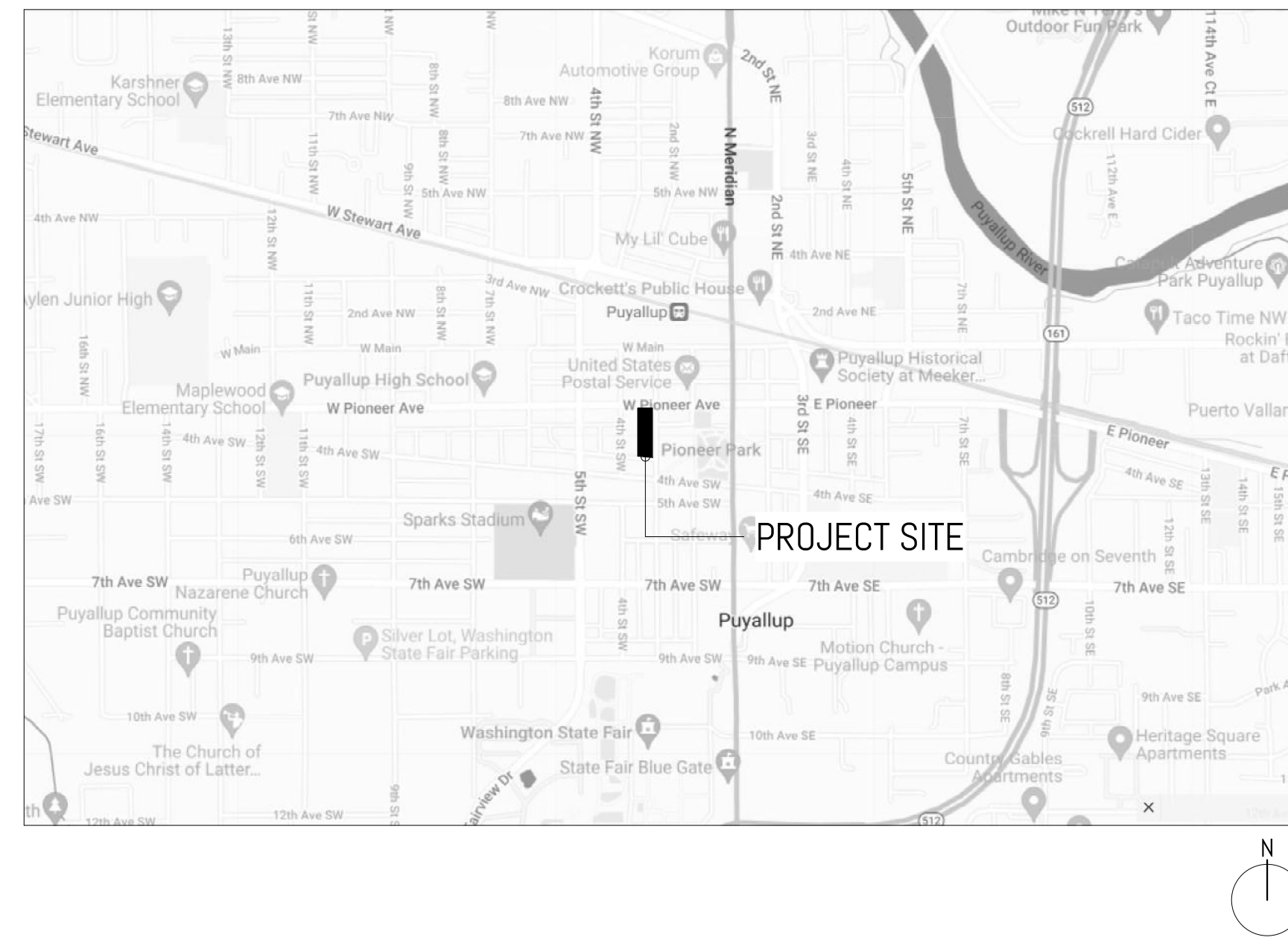


VICINITY MAP



CODE ANALYSIS

ASSESSOR PARCEL NUMBER	5745001371
STREET ADDRESS	330 3RD STREET SW, PUYALLUP, WA 98371
COUNTY	PIERCE COUNTY
STATE	WASHINGTON
AUTHORITY HAVING JURISDICTION	CITY OF PUYALLUP
LEGAL DESCRIPTION	Section 28 Township 20 Range 04 Quarter 41 MEEKERS 1ST & 2ND MEEKERS 1ST & 2ND NE OF SE 28-20-04E PARCEL "A" OF DBLR 98-09-27-0520 DESC AS ALL OF B 23, B 26, L 1 THRU 5 B 25 TOG/W 20 FT WIDE E-W ALLEY BETWEEN B 26, 25 & 23 VAC PER ORD 1301 EXC FOLL DESC PROP BEG AT NW COR SD 1/4 TH S ALG W L SD B 26 & B 25 300.83 FT TO SW COR OF L 5 B 25 TH 110.13 FT TO SE COR SD 1/4 TH N ALG E U SD L 5 3.15 FT TO EXIST FENCE U TH ALG SD FENCE L 5 88 DEG 20 MIN 49 SEC E 10.24 FT TH N 00 DEG 51 MIN 52 SEC E 132.90 FT TH S 89 DEG 03 MIN 38 SEC E 8.61 FT TH N 00 DEG 51 MIN 28 SEC E 165 FT TO N LI OF SD B 26 TH N 89 DEG 04 MIN 43 SEC W 129 FT TO POB EASE OF RECORD APPROX 48,336 SQ FT OUT OF 137'-0" & 136'-0" SEG I-0393 JU 12/11/96JU
TOTAL LOT AREA	48,145 SF (1.11 acres)
PRESENT USE	BUSINESS SERVICES (SURFACE PARKING LOT)
PROPOSED USE	MIXED USE RETAIL AND MULTI-FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	79-93 UNITS
CURRENT ZONING	CENTRAL BUSINESS DISTRICT CORE (CBD-CORE) // bordering CBD @ west, PF @ north, and RM-CORE @ SW
MAX. ALLOWABLE BUILDING HEIGHT	40'; 50' WITH ADDITIONAL HEIGHT BONUS
PROPOSED BUILDING HEIGHT	45' WITH 1 STORY HEIGHT BONUS ACHIEVED (STRUCTURED PARKING)
MIN. HEIGHT @ GROUND FLOOR	14'-0" AFF (PER PMC 20.30.0302 AND EXISTING EASEMENT)
PROPOSED GROUND FLOOR HEIGHT	15'-0" AFF (TO ALLOW FOR 14'-0" CLEAR EASEMENT THROUGH SITE)
MAX. FLOOR AREA RATIO (F.A.R.)	2.75
PROPOSED F.A.R. PROVIDED	2.13 FAR [102,538 SF (BUILDING) / 48,145 SF (LOT)] SEE SQUARE FOOTAGE TABULATIONS DETERMINING F.A.R. ON PAGE 8
PARKING STALLS REQUIRED	93 (1 PARKING SPACE PER DWELLING UNIT) + 20 SENIOR CENTER STALLS (PER CITY CONTRACT AGREEMENT) 113 STALLS REQUIRED
PROPOSED STALLS PROVIDED	95 STALLS PROVIDED ON-SITE + 26 ANGLED STALLS PROVIDED ALONG 3RD STREET SW 121 STALLS PROVIDED OVERALL
REQUIRED PLAZA SIZE (3% OF SITE)	1,444 SF PLAZA REQUIRED [48,145 SF (LOT SIZE) X 0.03]
PROPOSED PLAZA SIZE	1,445 SF PLAZA AT NORTHEAST CORNER AND ALONG NORTH FACADE

SITE PLAN GENERAL NOTES

GENERAL NOTES BY NUMBER

REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION INFORMATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SITE GEOMETRY AND DIMENSIONAL CONTROL INCLUDING FINISH ELEVATIONS
- SITE UTILITIES
- SITE DRAINAGE AND DRAINAGE
- ASPHALT/CONCRETE PAVING DETAILS
- PAVING MARKERS
- CONCRETE SIDEWALK, CURB, GUTTER, & TREE PIT DETAILS
- PARKING BUMPERS
- TRAFFIC SIGNAGE
- PAVING STRIPING AND CURB MARKINGS
- TYPICAL HANDICAP SIGNAGE/SPACES

REFER TO ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

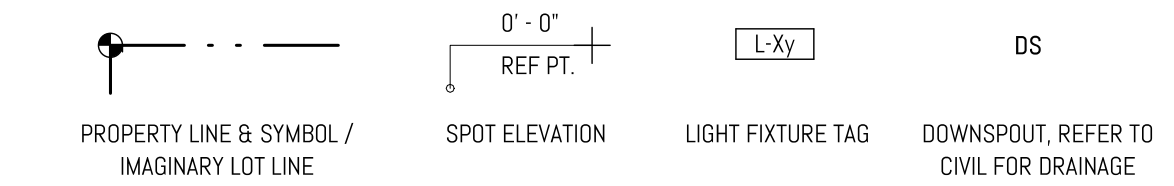
- SITE LIGHT STANDARD LOCATIONS AND SIZES
- ELECTRICAL SLEEVING LOCATIONS AND SIZES
- TELEPHONE AND CABLE TV PULL BOX LOCATIONS
- ELECTRICAL MANHOLE LOCATIONS AND DETAILS
- PULL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS
- EXTERIOR BUILDING ILLUMINATION AND UTILITY COORDINATION

REFER TO CIVIL, LANDSCAPE AND ARCHITECTURAL FOR SITE SIGNAGE INFORMATION.

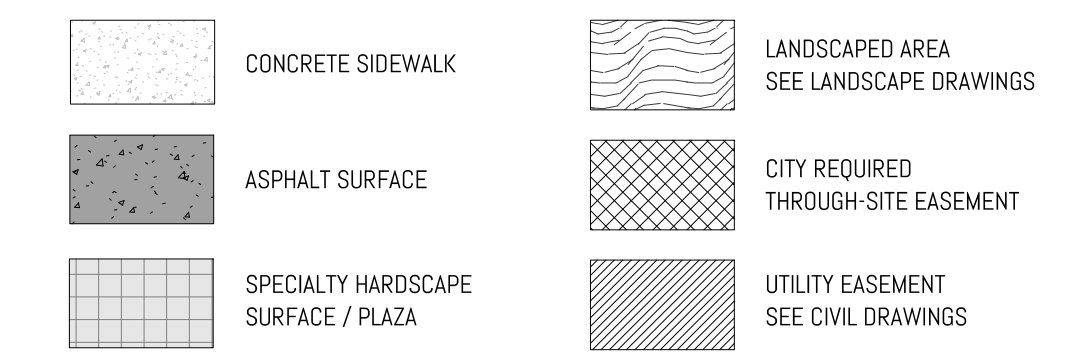
1. CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES
2. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO ACCESSIBLE ENTRIES TO OTHER NEIGHBORING BUILDINGS WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE OWNER.
3. CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS.

SITE PLAN GRAPHIC LEGEND

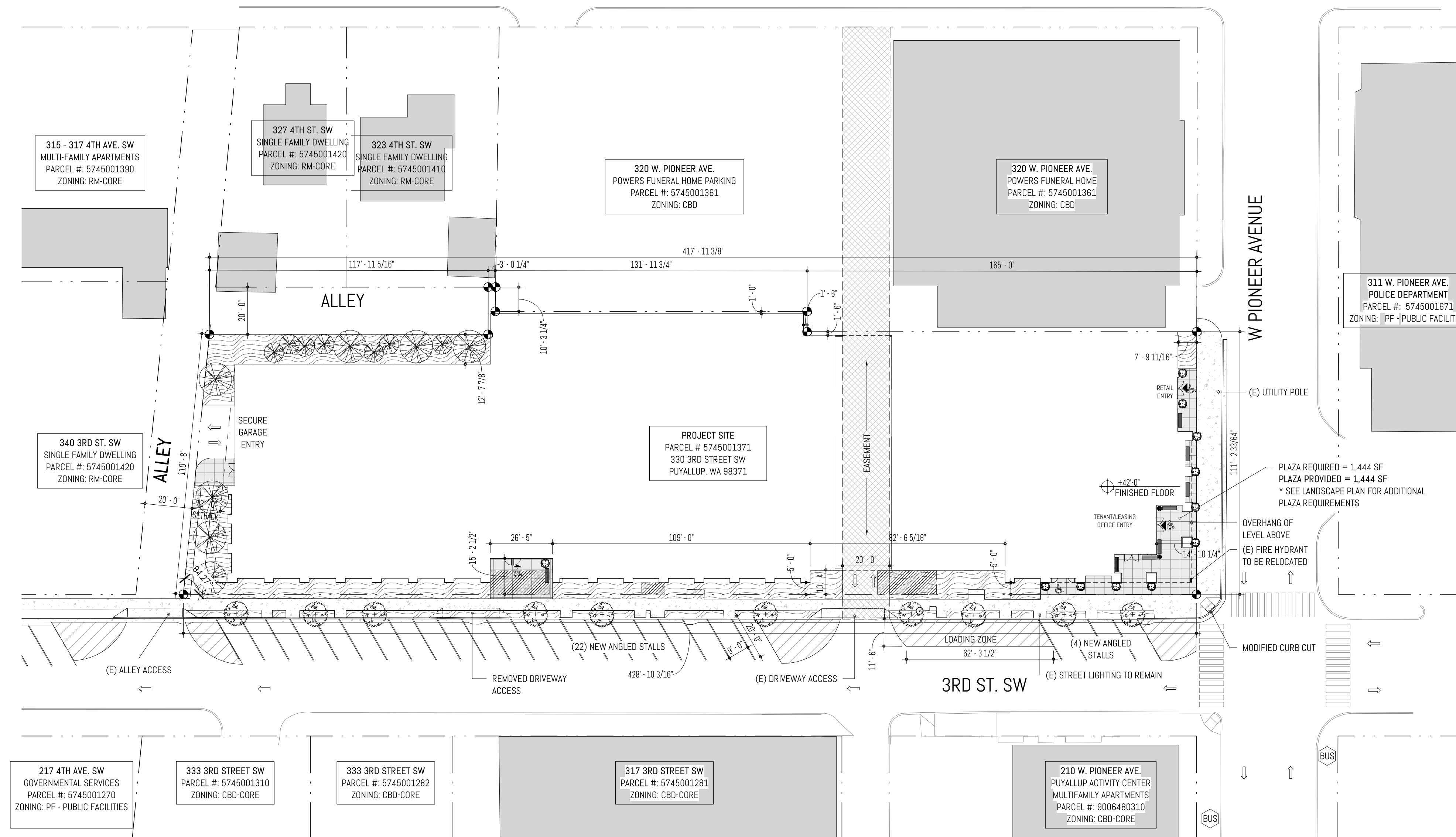
SYMBOLS & DESIGNATIONS



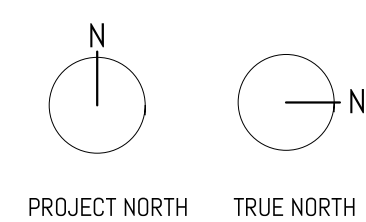
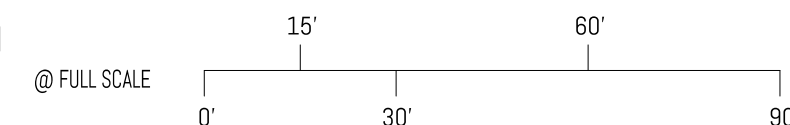
MATERIAL DESIGNATIONS



4TH ST. SW



A1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"
@ FULL SCALE



MARK	ISSUED TO	ISSUED BY	DATE
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PROJECT NO.	056-01-21
PRINCIPAL-IN-CHARGE:	BF
PROJECT ARCHITECT:	ND
DRAWN BY:	ND

PROJECT STATUS:
SCHEMATIC DESIGN

SHEET TITLE:
SITE PLAN

SHEET NO.

G-100