

**PRCTI20230247-BD1 and PRCCP20230248-CV1
PLAN REVIEW #1 - COMMENT RESPONSE LETTER**

Date: July 14, 2023

Project: Enterprise Rent-A-Car Tenant Improvement
719 River Road, Suite A
Puyallup, WA 98371

Building Review | Janelle Montgomery
(253) 770-3328 | JMontgomery@PuyallupWA.gov

1. Detail all new and existing doors on plan. Revise floor and structural plans to match. (pg A2.1)
TGA Response: Existing and proposed doors are keyed on the floor plan, referenced in the floor plan legend on sheet A2.1, and labeled in door schedule. Structural plans currently match architectural.
2. Provide engineered seal plumbing plan. Provide existing and new water and sewer lines. The oil water separator under civil permit PRCCP20230248 to be installed outside of the building. (pg A2.1 carwash notes).
TGA Response: Mechanical and Plumbing Plans by Middlebrook Engineering are uploaded with this resubmittal. Note modified on A2.1
3. Provide engineered seal mechanical plan for any new work. Per sheet D2.3 notes to use existing roof mounted heat pump. If using any existing mechanical equipment, provide engineer analysis existing equipment will support the interior remodel, include how registers are to be adjusted for new layout for updates to mechanical contractor. Provide ventilation calculations and plans for car wash as well office/storage areas. (pg A2.1 carwash notes).
TGA Response: Mechanical and Plumbing Plans by Middlebrook Engineering are uploaded with this resubmittal. Note referencing Mechanical plans added to A2.1
4. Provide 2018 WSEC compliance form for Envelope and Mechanical, only received lighting compliance. (pg. A3.1 new windows noted as well as new wall areas, possible doors enclosures need to meet 2018 WSEC compliance. None provided)
TGA Response: WSEC Envelope provided by TGA, WSEC Mechanical provided by Middlebrook Engineering.
5. All permits are included in tenant finish out, submit for mechanical and plumbing. Electrical is completed through L & I
TGA Response: Mechanical and Plumbing Plans by Middlebrook Engineering are uploaded with this resubmittal.

Engineering Review | Linda Lian

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1. How many of the 4-split outlet hose bibs will be installed? {22-14_ArchPermit Set Sheet A0.2} Complete Hose Bib Count {22-14_Plumbing Worksheet Water}

TGA Response: Plumbing Worksheet revised by Middlebrook Engineering

Planning Review | Rachael N. Brown

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1. Additional Submittal Item Required (Critical Area Report): Shoreline of the State: Your proposal is possibly located within 200 ft of a regulated shoreline of the State. Areas within 200' of the Ordinary High-Water Mark require compliance with the Shoreline Master Program (SMP). An 'ordinary high water mark determination' report from a qualified biologist, surveyed onto the engineering drawing by a licensed surveyor is required. The submitted drawing, while it does show the 200' OHW, was not submitted with an accompanying report from a qualified biologist which verifies the location of the OHW at this location.

MCE Response: Biologist Report uploaded with this resubmittal.

2. The service door on the river side of the building needs to be signed as employees only.

TGA Response: Note added to Door Schedule

Engineering Civil Review | Lance Hollingsworth

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1. Add Construction Sequence per section per Design Standards Section 501.6. [Civil Plans, C1.0]

MCE Response: Completed.

2. Add required Sampling Tee per COP Detail 04.03.04. [Civil Plans, C2.0]

MCE Response: Upstream and downstream sampling tees are provided within oil water separator vault. See oil water separator detail. An additional sampling tee has been added downstream of the three project connections.

3. Minimum 6" diameter pipe required for commercial side sewers. [Civil Plans, C2.0]

MCE Response: Pipe has been changed to 6" diameter.

4. Provide cut and fill quantities. [Civil Plans, C1.0]

MCE Response: Completed

5. Add City Standard Sewer Notes from Design Standards Section 405 [Civil Plans, C2.0]

MCE Response: Completed.

6. Add flood plain note specifying the FIRM Panel number, date, and flood plain type; consider applicable floodplain requirements. This appears to be in the AE flood plain with compensatory storage requirements. See PMC 21.07.060 [Civil Plans, C1.0]

MCE Response: Completed. Fill has been reduced to result in a net cut.

7. Provide a 1:10 grading detail of each grading ramp/landing location for clarity. [Civil Plans, C2.0]

MCE Response: Completed.

8. Correct misspelling [Civil Plans, C2.0]

MCE Response: Completed.

9. Add dewatering note. [Civil Plans, C2.0]

MCE Response: A dewatering note has been added.

10. Specify DI pipe to be class 51 or greater. [Civil Plans, C2.0]

MCE Response: Pipe material changed to PVC due to increased cover. Pipe material specification added to keynote 2.

11. Add a valve and sampling tee downstream of oil water separator per City Standards Section 402.2 (8). [Civil Plans, C2.0]

MCE Response: Upstream and downstream sampling tees are provided within oil water separator vault. See oil water separator detail. Keynote 3 has been modified to require installation of shutoff valve immediately downstream of oil water separator. An additional sampling tee has been added downstream of the three project connections.

12. Add note: "The property owner is responsible and shall retain ownership of grease interceptor and side sewer lines. Service/maintenance record shall be kept on the premises at all times and shall be immediately available to the City upon request.

MCE Response: A note has been added to the plans.

Public Works Collection Review | Josh Grbich

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1. A 6-inch sanitary cleanout should be installed at this approximate location. The public sanitary main is assumed to be located within an easement (research needed for recorded info) and although the lateral will be private ownership to the service tap, maintenance access needs to be provided. [Civil Plans, C2.0]

MCE Response: Recorded sewer easement not found. A 6-inch sanitary cleanout has been added 15' from centerline of the public sanitary main per 6/23/23 email from Lance Hollingsworth. Email also stated that City would follow up with property owner to obtain easement for existing sewer main separate from this permit.

Please call or e-mail if you have any questions or need any additional information.

Thank you,



Theresa Greene | Architect

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