

# MACKENZIE.

November 20, 2023

City of Puyallup  
Attention: Ray Cockerham  
333 S Meridian  
Puyallup, WA 98371

Re: **Fortress – Puyallup**  
Permit Number: PRCNC20230967

Dear Ray Cockerham:

In response to your plan review checklist dated October 5, 2023, we have addressed the items below, with our responses following your comments.

## Building Review – Ray Cockerham

1. *23-0623 Plans-combined G0.01 Underground fire lines must be included in site civil permits.*

**Response:** Acknowledged. Underground fire lines to be included in civil permit resubmittal.

2. *23-0623 Plans-combined G0.01- Design Build deferred submittal proposed by McKenzie Architects. Provide electrical plans that detail code compliance. include exit capacity from electrical room, exit illumination, exit signage, energy code compliance and EV as proposed per code.*

**Response:** See attached electrical plans for reference (to be submitted for L&I review) showing exit illumination, exit signage, energy code compliance, and required EV charging infrastructure. Exit capacity calculation for the electrical room has been added to sheet G1.10.

3. *Property is an attractive nuisance. A separate demolition permit will be required for the demo of the structures currently on the site and will require documentation from the Puget Sound Clean Air agency at the time of submittal for the demo permit.*

*Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project.*

**Response:** Acknowledged.

## Engineering Review – Yianni Charitou

1. *The building permit site plan must match the approved civil permit site plan. Since this Mackenzie Architect site plan is included in the construction plan set, please submit the PRCCP20231096 Barghausen civil site plan for the PRCNC20230967 building permit site plan to ensure that the two permits match. The Barghausen civil site plan meets most, if not all, of the site plan standards necessary to approve the site plan. If you choose to use the Mackenzie site plan, please refer to the CoP Site Plan Standards (available in CityView permitting portal) to make sure you have all the necessary information depicted on your site plan including, but not limited to, parcel numbers, easements, utilities, contours, and access.*



*The building permit cannot be issued until the civil permit is approved and issued. A final comparison of the building and civil plans is required prior to building permit issuance. [SITE PLAN, sheet A1.10]*

**Response:** See attached for Barghausen’s civil site plans (Sheets C4, C5, and C6). The architectural site plan is included and is supplemental to the information provided in the civil site plan.

#### **Engineering Traffic Review – Bryan Roberts**

1. *Please verify if end user has been identified for this project. Traffic impact fees have been calculated assuming warehouse (LUC 150) trip generation rates. If end user differs from the current assumption, additional traffic impact and/or operational analysis may be necessary.*

**Response:** Acknowledged. The end user has not yet been identified.

#### **Fire Review – David Drake**

1. *Provide emergency lighting plan including exterior lighting at all exit doors.*

**Response:** See attached electrical plans for reference (to be submitted for L&I review) showing exterior lighting at all exit doors.

2. *Site plan does not show riser room being 2hr, notes are called out under fire protection.*

**Response:** Riser room has been revised to be 2-hour. See sheet A4.10 and A5.17.

3. *Provide electronic gate details showing clearances on site plan with Opticon and battery backup.*

**Response:** Electric gate details with Opticom system have been added to sheet A1.10.

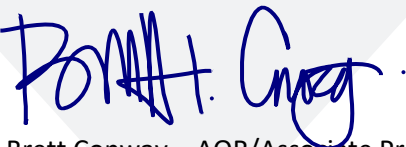
#### **Planning Review – Nabila Comstock**

1. *Please see engineering comment regarding site plan requirements.*

**Response:** See response to engineering review comment #1.

Please contact me if you have any questions.

Sincerely,



Brett Conway – AOR/Associate Principal

Enclosure(s): Attachment A – Revised Drawings

c: Andrew Coates – KGIP  
Michael Chen, Justin Abraham – Mackenzie