

February 9, 2024
Electronic Submittal

Permit Center
City of Puyallup
333 South Meridian, 2nd Floor
Puyallup, WA 98371

RE: Commercial New Construction Permit Application Resubmittal – Trash Enclosure
ARCO ampm – Puyallup
1402 South Meridian, Puyallup, Puyallup, Washington 98371
Permit No. PRCNC20231424
Our Job No. 21730

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated January 30, 2023. Enclosed are the following documents for your review and approval:

1. One (1) copy of the Revised Construction Permit Drawings by Barghausen Consulting Engineers, Inc. dated February 9, 2024.
2. One (1) copy of the Revised Structural Calculations by PCS dated February 7, 2024.

Design Review -Nabila Comstock -(253)770-3361 -NComstock@PuyallupWA.gov

- *The architectural plan set calls out multiple window types including tempered glazing, laminated glazing, solarban spandrel, and solarban clear. The nonresidential design review standards (below) required that 60% of the surface area of the street-facing wall to consist of windows and/or transparent doorways. The plans show the correct percentage, but it is unclear whether the windows and doorways along the east facade are transparent materials. Are they completely reflective? Please provide more information*

Response: During the design review, BP and our office met with the City Planning Department and City Mayor on 9/14/2022 to review our floor plan constraints and associated incompatibility to satisfy the standard with all clear vision glass. It was determined that a combination of clear vision glass and spandrel glazing would meet the intent of the standard for staff approval. The elevations were subsequently updated and resubmitted with approval received on 10/31/2022. The combination of clear vision and spandrel glazing continues to be incorporated into our design in accordance with the DRT approval. Clear vision glass is used in the door and adjacent glazing into the store while the spandrel is proposed in the restrooms and the office that are unable to facilitate clear glazing due to privacy and security concerns. The exterior elevations are identical to what was included in our DRT approval.

- *PMC 20.26.300 (3)(d) Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage or be located within 50 lineal feet from a public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 60 percent of the surface area of any street-facing wall shall consist of windows and/or transparent doorways.*

Response: Our east façade includes an entrance and complies with the 60% glazing requirements. This entrance is under 16 lineal feet from the public street frontage and therefore compliant. The dashed line depicting ADA path of travel links both the main entrance and the east entrance to the public right-of-way.

- *Please clarify in whether there are walls behind the windows along the eastern facade.*

Response: The window into the unisex restroom has a furring wall behind it to allow anchorage of restroom accessories like the changing table and the coat hook. It is also for increased security in and out of that space. Having a room where a patron can lock themselves in and potentially break the window is a security concern. The office window will be spandrel but will not require a furring wall behind it as it will not have public access from the interior of the store.

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

- *Revise with correct location. Pg 37/140 of structural calcs - convenience store.*

Response: Location on calculations has been corrected.

- *Provide water line supply connection for HB-1. Pg P1.0*

Response: See P1.2 for routing of water supply like to HB-1.

- *Did not locate sheet P3.1.*

Response: Plumbing schedule shown in building plans is incorrect. The original schedule was referencing the Car Wash Plumbing and Roof Plan that have been since renamed in the associated Car Wash permit that is permitted separately. Notes on P1.1 have been revised to remove the reference.

- *All plumbing work associated with convenience store inspected by building inspector is require to be on plumbing plan. Remove all reference to see civil drawings if required for any plumbing installation as these are stand alone construction plans. Include all plumbing work installation by EOR on these plans. Page P1.1.*

Response: References on the plans have been modified to reference the included utility plans and the utility plans have been added to the set.

- *Provide water heater location within structure and line supply lines from water heater to all fixture it will be serving. Pg P1.0*

Response: Water heater piping shown on P1.2 and has been corrected to reference correct location of water heater.

- *Did not locate reference #5 or #6 on sheet. P3.1*

Response: References have been corrected to the right details.

- *Provide plumbing detail to where drain will discharge and design on construction plans. Building inspector will be inspecting construction of trash enclosure and does not reference civil plans. Page G1.4*

Response: Utility plans have been added to the building set including the cities standard details.

Engineering Review - Yianni Charitou - (253)435-3612 - YCharitou@PuyallupWA.gov

- *A lot combination permit is required by Planning as indicated in the 12/7/2023 civil permit corrections. Please add the City assigned site address and County assigned tax parcel number from the lot combination to the site plan. The parcel lines depicted on this building permit site plan must match the new property lines from the approved lot combination permit. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: There are no buildings or structures that encroach across existing parcel lines. Based on this information, additional clarification is required to determine the justification for requiring a lot combination permit. If required, we request that this application be deferred as a condition required to obtain final certificate of occupancy.

- *Indicate that construction note 39 is referring to the directional hospital road sign. Add the following language to construction note 39: "The permit holder shall notify MultiCare Good Samaritan Hospital by contacting Aaron Piche, Manager of Engineering Services, at aaron.piche@multicare.org and Heidi Rock at heidi.rock@multicare.org with the proposed impacts and sign displacement duration at least 48 hours in advance of job start. No emergency service vehicle travel routes shall be blocked or rerouted." [SITE PLAN, C3.0, sheet 1 of 1]*

Response: Keynote 39 has been revised to reflect the language requested.

- *Depict, label, and add a construction note for the car wash reclaim tanks and oil/water separator with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: Reclaim tanks and oil/water separator have been added to the site plan.

- *Add a reference to retaining wall building permit PRRWF20231581 for construction note 28. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: Note has been updated as requested.

- *No aboveground facilities shall encroach on the recorded easements. The aboveground facilities depicted on these plans as encroaching on said easements include the trash enclosure doors that swing open over the easement, bollards, parking lot lights, roof overhangs and awnings, EV charging station, bus stop bench (in an area of the easement that will be dedicated to the City ROW), fueling facility oil/water separator, convenience store external grease interceptor, and monument sign. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: The items mentioned in the easements were approved under the issued DRT approval dated 6/27/2023. The condition of approval issued by the Engineering Department indicates that the

review of easement encroachments is resolved for the project. The improvements noted above were included in the approved entitlement plan set. The requirement to remove or relocate these items would present a significant feasibility issue for the project, and significant design changes to the current site plan. Based on our correspondence dated 2/8/2024 with Anthony Hulse, we understand that this conflict will be reviewed further under the separate civil permit, with comments expected by 2/15/2024.

- *Building permit PRCNC20231424 shall not be issued until civil permit PRCCP20231423 and all necessary demolition permits are issued first. The building permit site plan must match the approved civil permit site plan. A final comparison of the building and civil plans are required prior to building permit issuance. Please prepare and coordinate a final building permit site plan submission after the civil permit has been issued. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: Noted.

- *Depict, label, and add a construction note for the fueling facility oil/water separator with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: The location of the OWS has been added to the Site Plan. Refer to the revised Site Plan (1 of 1) included within this submittal.

- *Depict, label, and add a construction note for the convenience store external grease interceptor with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: The location of the Grease Interceptor has been added to the Site Plan. Refer to the revised Site Plan (1 of 1) included within this submittal.

- *Add a reference to sign permit application for installing new monument sign for construction note 29. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: Callout No. 29 on the site plan has been revised. Refer to the revised Site Plan (1 of 1) included within this submittal.

- *Revise trash closure drain to match catch basin type 1 per City standard detail 02.01.03 as depicted on the civil plans. [CONSTRUCTION PLAN SET - TRASH CLOSURE, G1.4, sheet 2 of 18]*

Response: Trash enclosure plan has been updated.

- *Remove AIR/WATER UNIT DETAIL from trash enclosure construction plan set and relocate to car wash construction plan set since it will be located nearby and connected to the car wash water service as depicted on the civil plans. [CONSTRUCTION PLAN SET - TRASH CLOSURE, G1.5, sheet 3 of 18]*

Response: Detail has been relocated to car wash permit set.

- *Depict, label, and add a construction note for the stormwater drainage vault and oil/water separator with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: The location of the detention vault has been added to the Site Plan. Refer to the revised Site Plan (1 of 1) included within this submittal.

- *Since the building permit cannot be issued until civil construction permit PRCCP20231423 is issued first and the building plans must match the approved civil plans, please coordinate your final building permit submittal with the approval of the civil permit to avoid redundant or surplus building permit submittals. [Yianni Charitou @ 01/22/2024 4:20 PM]*

Response: Noted.

- *Verify DFU value for 3-COMP SINK in accordance with to UPC Table 702.1. Kitchen, domestic sink has a 2 DFU value. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P0.1, sheet 74 of 84]*

Response: Updated the grease interceptor sizing schedule.

- *Recalculate Total SS F.U. to resolve discrepancy. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P0.1, sheet 74 of 84]*

Response: Updated the grease interceptor sizing schedule.

- *As indicated in the Grease Interceptor Sizing Chart on sheet P0.1, all floor sinks (FS-2) should discharge to the grease waste line and not the sanitary sewer soil waste line as depicted. Redirect floor sinks to grease waste line on the sanitary drainage plan on sheet P1.1 and waste diagram on sheet P2.0. [CONSTRUCTION PLAN SET – CONVENIENCE STORE, P1.1, sheet 78 of 84]*

Response: Floor sinks have been redirected.

- *As indicated in the Grease Interceptor Sizing Chart on sheet P0.1, all floor sinks (FS-2) should discharge to the grease waste line and not the sanitary sewer soil waste line as depicted. Redirect floor sinks to grease waste line on the sanitary drainage plan on sheet P1.1 and waste diagram on sheet P2.0. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P2.0, sheet 81 of 84]*

Response: Waste lines have been redirected.

- *Replace the depicted grease interceptor detail with City standard details 04.06.01 and 04.06.02 to match the grease interceptor details on the civil plans. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P4.2, sheet 84 of 84]*

Response: Detail has been removed and reference to C6.4 has been added.

- *Please note, separate building permits were required for each structure. The City of Puyallup Permit Center split the submittal into separate building permits and separated the submittals accordingly. After you have addressed the corrections, only resubmit the pages of each plan set that were returned to you for each building permit. The pages should be resubmitted in the same order in a single PDF document. If you have questions regarding this requirement, please contact the Permit Center at 253-864-4165, option 1.*

Response: Noted.

- *Revise trash closure foundation to depict the catch basin type 1 per City standard detail 02.01.03 as required on the civil plans. Include detail 02.01.03 in the construction plans. [CONSTRUCTION PLAN SET - TRASH CLOSURE, S2.9, sheet 14 of 18]*

Response: The construction permits for the trash enclosure will be submitted under a separate permit.

- *Depict and label the roof downspout connection to the new stormwater collection system for the proposed trash enclosure. The trash enclosure will be required to have a roof per City standards and downspouts discharging over sidewalks and parking lots are prohibited. Reference the installation of the storm connection for the trash enclosure under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1]*

Response: The tie in is shown on the utility plans but will be confirmed as part of the forthcoming trash enclosure permit.

- *Dumpster Enclosures shall comply with City Standard Section 208.1:*
 1. *Enclosures (with roof) shall be required for all new commercial and redevelopment projects where Minimum Requirement #1 through #5 or Minimum Requirement #1 through #9 are required, as outlined in the Ecology Manual. Enclosures shall be covered (roof) and fully enclosed to prevent precipitation from entering garbage dumpsters, containers, compactors, grease dumpsters and the enclosure floor. This does not exempt the requirement for watertight containers.*

Response: The construction permits for the trash enclosure will be submitted under a separate permit.

2. *Where one (1) enclosure is utilized for both garbage and recycling services the gate opening shall be a minimum of 25 feet.*

Response: The construction permits for the trash enclosure will be submitted under a separate permit.

3. *Enclosures shall be designed to allow walk-in access without having to open the main service gate.*

Response: The construction permits for the trash enclosure will be submitted under a separate permit.

4. *A grade break shall be provided around the enclosure to prevent runoff from entering the enclosure.*

Response: The construction permits for the trash enclosure will be submitted under a separate permit.

5. *No stormwater catch basins or manholes should be located within 10 feet of the enclosure, if unavoidable the lid shall be solid and locking.*

Response: Compliant.

6. *The interior floor of the enclosure area shall slope towards a Type I catch basin, or equivalent, and be plumbed to sanitary sewer.*

Response: Compliant. A catch basin has been added and shown on the utility plans. The construction permits for the trash enclosure will be submitted under a separate permit.

7. *Roof downspouts for enclosures shall be connected to an existing or new stormwater collection system and accounted for during design. Downspouts discharging over sidewalks and parking lots are prohibited.*


Response: Compliant. Refer to the revised Site Plan (1 of 1) included within this submittal. The construction permits for the trash enclosure will be submitted under a separate permit.

8. *When designing garbage enclosures, developers are encouraged to contact the garbage service provider to verify the location and access.*

Response: The construction permits for the trash enclosure will be submitted under a separate permit.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated January 30, 2024. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Isaac Anzlover
Project Planner

IA/sdb
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Enc: As Noted