

July 16, 2025



SYNTHESIS 9, LLC

To: City of Puyallup  
Development Engineering

Re: Response to 1<sup>st</sup> Round of Review for **PRCNC20250094**  
727 Shaw Road – Commercial Lot 1

The following summarizes our response to the outstanding review comments. The applicable drawings have been updated and the changes highlighted with revision clouds having a delta symbol number 2. A complete drawing set has been provided in response.

**Please note that the tenant #2 permit information has been added to the drawings. Also, please note that building energy model has been prepared in lieu of using the prescriptive path for Washington State Energy Code compliance.**

### **Design Review**

#### *Comments:*

- a. *Review PMC 20.26.300. Please confirm on the drawings the building meets the horizontal and roofline modulation standards and building wall articulation.*  
**Response: The building did not meet PMC 20.26.300, as it was a little bit over 100-ft wide. The design has been modified to be less than 100-ft wide**
- b. *Please provide calcs that show: "No less than 60 percent of the surface area of any street-facing wall located in the pedestrian view plane, defined as the horizontal area between two and eight feet above the exterior grade, shall consist of windows and/or transparent doorways."*  
**Response: The calculations are located on sheets A2.0 and A2.1**
- c. *Please detail what pedestrian-oriented features will be in the plaza areas (north and west elevations) (see PMC 20.26.300 (3)(b)(i)), Consider moving the bike racks to the west elevation plaza area, adjacent to the shared use path on Shaw Road.*  
**Response: We are proposing a pedestrian-oriented plaza with seating, tables with umbrellas, bike parking, a 6-ft deep canopy that is over 32-ft long and a 36-in tall, decorative railing that ties in with the ramp on Shaw Road and the stairs on E. Pioneer Way**

### **Engineering Review**

#### *Comment 1:*

*Label the 1" water service and 1" RBPA backflow protection device installed under civil construction permit PRCCP20230970. [SITE PLAN, sheet AS1.0]*

**Response: This note has been added.**

#### *Comment 2:*

*Grease interceptor callout arrow is misplaced. Grease interceptor is faint box connected to the sanitary sewer line. Adjust the callout arrow accordingly and specify in the callout note that the gravity grease interceptor was installed under civil construction permit PRCCP20230970. [SITE PLAN, sheet AS1.0]*

**Response: This callout has been fixed and the notes updated.**

#### *Comment 3:*

*On civil construction permit PRCCP20230970, a trash enclosure was depicted at the location of the sanitary sewer catch basin. Either depict the location of the trash enclosure and provide construction plans for the design that meet City standards or provide commentary on how the sanitary sewer line for the trash enclosure will be removed so as to avoid conveying stormwater to the open/uncovered sanitary sewer catch basin. [SITE PLAN, sheet AS1.0]*

**Response:** The sanitary sewer line and catch basin have been updated per recent civil changes. The trash enclosure is now proposed to be covered. It currently is in design and will be a separate permit submittal.

*Comment 4:*

*The proposed building shall not be constructed above the stormwater mains constructed under civil construction permit PRCCP20230970. Either revise the utility overlay to match the civil plans or revise the building footprint to avoid conflicts with the storm mains. [SITE PLAN, sheet AS1.0]*

**Response:** The stormwater utilities have been adjusted and the note has been updated to state this requirement.

*Comment 5:*

*On the site plan, depict and label the property owners, parcel number(s), and site address(es) as assigned under PLBDJ20240103 or the jurisdiction having authority. [SITE PLAN, sheet AS1.0]*

**Response:** This information has been added to sheet AS1.0

### **Engineering Traffic Review**

*Commercial bldg square footage has been increased from original proposal. Is the new configuration proposing a 2000/3000 sqft split? Describe the expected tenant for each suite and provide ITE Land Use Code if known.*

**Response:** See the following response from the traffic engineer.

#### **T.I. #1**

**Size:** 2,914 sf

**Use:** Unknown. May either be a restaurant or general retail. Applicable Land Use Codes (LUC) may be LUC 930 – Fast Casual Restaurant, LUC 932 High-Turnover Restaurant, or LUC 822 Strip Retail.

#### **T.I. #2**

**Size:** 1,922 sf

**Use:** Hotworx Yoga. There is no relevant Land Use Code, though the most comparable designations would either be LUC 492 Health/Fitness Club or LUC 822 Strip Retail (yoga studio is a common use in strip retail settings)

### **Building Review**

*Comment 1:*

*See sheet AG1.1 for EV Charging requirements. [Reference the marked-up document: SITE PLAN, sheet AS1.0]*

**Response:** The EV charging requirements have been updated on sheet AG1.1 and the site plan on sheet AS1.0, has been adjusted to designate the EV charging stalls.

*Comment 2:*

*This project doesn't fall within the scope of the International Residential Code. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet AG1.0]*

**Response:** Reference has been updated to IBC.

*Comment 3:*

*Trusses cannot be deferred for this scope of work. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet AG1.0]*

**Response:** The truss drawings and calculations are included in this submittal and the annotation has been modified. The drawings and calculations have also been reviewed and approved by the structural engineer of record.

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Comment 4:

*Please verify that the correct number of EV charging infrastructure is provided. This note says 4 ready and 4 future are provided, but no mention of EV Charging Stations is included. The site plan only shows six (6) parking spaces noted as "EV" or "Future EV". [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet AG1.1]*

**Response: The EV charging requirements have been updated on sheet AG1.1 and the site plan on sheet AS1.0, has been adjusted to designate the EV charging stalls.**

Comment 5:

*Per the 2021 Washington State Building Code, section 429.4, additional EV charging infrastructure is required at the accessible parking spaces: "Ten percent of the accessible parking spaces, rounded to the next whole number, shall be EV Charging Stations. Additional 10 percent of the accessible parking spaces, rounded to the next whole number, shall be EV Ready. Not fewer than one for each type of EV charging system shall be accessible. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. A maximum of 10 percent of the accessible parking spaces, rounded to the next whole number, are allowed to be included in the total number of electric vehicle parking spaces required under Section 429.2." [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet AG1.1]*

**Response: Response: The EV charging requirements have been updated on sheet AG1.1 and the site plan on sheet AS1.0, has been adjusted to designate the EV charging stalls.**

Comment 6:

*Please confirm if this area will be Mercantile (Occupancy Group M) or Assembly (Occupancy Group A2) as noted in the Building Summary on this sheet. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet AG1.1]*

**Response: At this time, we do not know who the tenant #1 will be; however, we are assuming two potential options in order to make sure they are accommodated by the code. One option is a restaurant (occupancy group A2) and the other is a small retail market (occupancy group M). For tenant space #1, the code analysis is provided for both options. It appears that a restaurant use will be the most restrictive.**

Comment 7:

*Please correct the wording on this note. Tenant #1 Gross Area. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A1.0]*

**Response: This has been fixed.**

Comment 8:

*Please revise the accessibility notes to conform to the 2017 edition of the Washington State Accessibility Code (ICC A117.1-2017). [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A4.0]*

**Response: Code references have been updated on sheet A4.0.**

Comment 9:

*Manufactured joists, beams, and trusses cannot be deferred. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet S1.0]*

**Response: The truss drawings and calculations are included in this submittal and the annotation has been modified. The drawings and calculations have also been review and approved by the structural engineer of record.**

Comment 10:

*Interior S.O.G. specifications are under Note #2. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet S3.1]*

**Response: This note has been fixed.**

*Comment 11:*

*Please provide the truss manufacturer's roof truss calculations (stamped and signed) and layout. Truss engineer to include the required structural elements noted on this sheet. Truss engineering and layout must be reviewed and approved by the structural engineer of record prior to permit issuance. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet S3.2]*

**Response: The truss drawings and calculations are included in this submittal and the annotation has been modified. The drawings and calculations have also been review and approved by the structural engineer of record.**

*Comment 12:*

*Please revise the plumbing plans to conform to the 2021 editions of the Washington State Codes. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet P0.00]*

**Response: The notes now reference the 2021 codes.**

*Comment 13:*

*Note #2 references the residential edition of the 2021 WSEC, which does not apply to this project. Please revise this note to conform to the commercial edition of the 2021 Washington State Energy Code. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet P0.01]*

**Response: The notes now reference the 2021 codes.**

*Comment 14:*

*Please designate the wall types on the floor plan. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A1.0]*

**Response: Wall types are now marked on the floor plan.**

*Comment 15:*

*Verify placement of downspout and scupper notes, typical. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A1.1]*

**Response: These annotation locations have been fixed**

*Comment 16:*

*The placement of the rooftop units differ between this sheet and the mechanical sheets (M2.1 and P2.02). [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A1.1]*

**Response: The locations of the rooftop units have been coordinated with the consultants.**

*Comment 17:*

*Please correct the cut-off text. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A2.0]*

**Response: Viewport adjusted on sheet A2.0.**

*Comment 18:*

*Please correct the cut-off text. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A2.1]*

**Response: Text is corrected on sheet A2.1**

*Comment 19:*

*Detail 1 was not provided on sheet A6.0. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A3.0]*

**Response: The detail call out has been removed.**

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Comment 20:

*Detail 1 was not provided on sheet A6.0. Ensure the parapet meets minimum guard requirements per section 304.11 of the 2021 Washington State Mechanical Code, or fall protection is provided. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A3.2]*

**Response: The detail call out has been removed. Notes have been added near the area of the proposed roof access hatch stating the requirement of the parapets to act as 42" guardrails.**

Comment 21:

*Ensure the parapet meets minimum guard requirements per section 304.11 of the 2021 Washington State Mechanical Code, or fall protection is provided, typical. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A3.3]*

**Response: The detail call out has been removed. Notes have been added near the area of the proposed roof access hatch stating the requirement of the parapets to act as 42" guardrails.**

Comment 22:

*Please review downspout and scupper locations, typical. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet P2.02]*

**Response: The downspout and scupper location have been modified.**

Comment 23:

*Please locate and specify the secondary roof drainage per the 2021 Washington State Plumbing Code, section 1101.12.2. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet P2.02]*

**Response: On the poof plan sheet A1.2, secondary roof drainage has been added, along with the applicable requirements.**

Comment 24:

*Signage per detail #3. [Reference the marked-up document: SITE PLAN, sheet AS1.0]*

**Response: the detail #2 has been added to sheet AS1.0.**

Comment 25:

*Please clarify how access to the roof, and mechanical units, provided. Please locate the roof access hatch or ladder on the plan. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A1.1]*

**Response: A ladder is located in the riser room on Sheet A1.0. A 36" x 36" roof access hatch has also been added to the roof plan, directly above the ladder.**

Comment 26:

*Please designate the windows adjacent to the door as requiring safety glazing. [Reference the marked-up document: CONSTRUCTION PLAN SET, sheet A1.0]*

**Response: Safety glazing is now indicated in the floor plan and window type.**

- **END**



Brett Lindsay  
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