

January 13, 2026
City of Puyallup
Planning Division
333 South Meridian
Puyallup, WA 98371

RE: PRPF20251347 – Response to Comments for the Marcoe’s Building Permit

This letter and the comments below are in response to comments received from The City of Puyallup on November 4, 2025. We understand these items need to be addressed and submitted before permit issuance.

Thank you for your review. Please let us know if you have any questions.

Sincerely,
JM TEAM

A handwritten signature in blue ink, appearing to read 'Justin Jones'.

Justin Jones, PE

BUILDING REVIEW COMMENTS

(Stan Kinnear, (253)770-3328, SKinnear@puyallupwa.gov)

1. **(JM TEAM)** Provide a site plan that shows the proximity to any other structures. (Sheet C_1) [CONSTRUCTION PLANS; 2025\PRPF20251347\Const docs Marcoes.pdf; pg. 4]

Response: Added to Submittal. See Sheets C1-101 and C1-202.

2. **(Timberland Homes)** Egress exit should be accessible per Washington State Accessibility Code 2017. (Sheet 4) [CONSTRUCTION PLANS; 2025\PRPF20251347\Const docs Marcoes.pdf; pg. 8]

Response: Noted. All ramps, stairs, and landings are to be installed per Washington State Accessibility Code 2017. See Sheet C2-201.

3. **(Timberland Homes)** Provide on the plans sales service area that meets the 2017 Washington State Accessibility Code, Section 904 (Sheet 4) [CONSTRUCTION PLANS; 2025\PRPF20251347\Const docs Marcoes.pdf; pg. 8]

Response: Noted. Sales service counter height will be 43” per Washington State Accessibility Code.

4. **(Timberland Homes)** Indicate how the food service prep areas will be accessible. (Sheet 4) [CONSTRUCTION PLANS; 2025\PRPF20251347\Const docs Marcoes.pdf; pg. 8]

Response: Clear space for food prep areas has been provided on Sheet 4A.

5. **(Timberland Homes)** Indicate what items will be installed as part of the fabrication and indicate what items will be installed on site. (Sheet 4) [CONSTRUCTION PLANS; 2025\PRPF20251347\Const docs Marcoes.pdf; pg. 8]

Response: See attached NLEA and note 4 on Sheet 4A.

6. **(Timberland Homes)** Identify locations of MSTA12 straps on foundation plan. (Sheet 5A) [CONSTRUCTION PLANS; 2025\PRPF20251347\Const docs Marcoes.pdf; pg. 10]

Response: MSTA12 strap have been noted on the foundation plan, Sheet 5A.

ENGINEERING REVIEW COMMENTS

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

1. **(JM Team)** Additional Submittal Item Required: Please provide a site plan that meets the City's site plan submittal standards, available to download from the permitting portal. [Comment Correction; ; pg. N/A]

Response: Added to Submittal. See Sheet C2-202.

2. **(JM Team)** Additional Submittal Item Required: Please submit a plumbing fixture worksheet for the commercial building, available to download from the permitting portal. If you would like to redeem any available utility credits, please provide a list of the available credits and authorization from the property owner to do so. [Comment Correction; ; pg. N/A]

Response: A plumbing fixture worksheet has been included with this submittal under the grease trap sizing.

3. **(JM Team)** Additional Submittal Item Required: Please submit an addressing exhibit for the proposed commercial building that includes the proposed numerical address of the new building and the existing numerical addresses of the surrounding buildings. The City of Puyallup ultimately assigns the commercial building's numerical address and the property owner assigns the alphabetized commercial tenant suites, if applicable. [Comment Correction; ; pg. N/A]

Response: See Sheet C1-101.

4. **(JM Team, Marcoe's)** As selected on the plumbing sheet of the building permit application, a grease interceptor may be required for this food establishment. The site plan and plumbing plans must depict the location and connection of the new or existing

grease interceptor. A professional engineer must provide gravity grease interceptor sizing calculations and a report stating that the existing or new grease interceptor has adequate capacity to serve the site/project. Furthermore, please provide a food menu, preferably one approved by TPCHD, to evaluate possible FOG discharge and other means of pretreatment. [Comment Correction; ; pg. N/A]

Response: Noted and Added to Submittal. A GB-50 Grease Trap will be installed per PMC 14.06.031-3g. See Sheet C2-102.

5. **(JMJ Team)** Per City Standard Detail 03.04.01, an approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service. For more information, visit <https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection>. Depict and label the backflow protection device on the site plan. [Comment Correction; ; pg. N/A]

Response: Noted. A 1" Double Check Valve Assembly will be installed per City of Puyallup Standard Detail 03.04.01. See Sheet C2-103.

ENGINEERING TRAFFIC REVIEW

(Mieco Hutchens, (253)993-0179, mhutchens@puyallupwa.gov)

1. **(JMJ Team)** Per Building comments - Provide a site plan showing proximity to other structures. Additionally, show any access off site or to right of way. [Comment Correction; ; pg. N/A]

Response: Noted. A Site Plan and Vicinity Map have been added to the submittal. See Sheets C1-101 and C2-202.

PLANNING REVIEW

(Nabila Comstock, (253)770-3361, NComstoc@PuyallupWA.gov)

1. **(JMJ Team)** Additional Submittal Item Required: Provide a Site Plan [Comment Correction; ; pg. N/A]

Response: Noted. A Site Plan and Vicinity Map have been added to the submittal. See Sheets C1-101 and C2-202.