



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Comment Notice

Permit Application # PRMU20220123

The City has completed the review of the above-mentioned permit submittal. Below please find the permit submittal review comments from your review team. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Building Review (Reviewed By: Janelle Montgomery, (253)770-3328, JMontgomery@PuyallupWA.gov)

- ◆ A0.2: Upgrade sprinkler system to SM - NFPA 13 - 903.3.1.1 on plan for proposed calculations to meet Table 506.2 R-2 with Construction Type VB IN 2018 IBC.
- ◆ A0.2: Provide calculations for allowable area for enclosed garage to meet Table 506.2 of the 2018 IBC.
- ◆ A0.2: Provide travel distance on all egress plans, include dimensions of structure.
- ◆ A0.4: Clarify construction type. Revise to match what is called out on A0.2.
- ◆ A1.2: Provide rating of door or exception why not required to be 90 min door.
- ◆ A3.1: Please provide code path and/or exception why roof deck does not require handicap accessibility to roof deck.
- ◆ Provide location of chain link fencing installation detail or how associated with wall type. {A3.1 in Storage room.}
- ◆ PROVIDE COMPLETE PLUMBING PLAN, INCLUDE SHOWER SIZE, TEMP GLAZING WHEN REQUIRED {P1.0}
- ◆ Provide date plans were sealed. {S-sheets}
- ◆ Verify all locations of references required on Building Envelope Requirements List Report.
- ◆ Provide compliance reports with credits selected. {Bldg Envelope Requirements.}
- ◆ Did not locate insulation on details. {Bldg Envelope Requirements.}
- ◆ A1.4 - Did not locate insulation on details. {Bldg Envelope Requirements.}
- ◆ Did not locate page A0.5 on plan set. {Lighting, Motor WSEC report}
- ◆ Provide resubmittal form with response letter how comments were addressed.

Markup on the plans are available to reference in the Documents Portal associated comment letter. Additional comments may be forthcoming once responses are provided to these comments.

Planning Review (Reviewed By: Chris Beale, (253)841-5418, CBeale@PuyallupWA.gov)

- ◆ 39'-1"
- ◆ 34'-3"
- ◆ 35'-11"
- ◆ 34'-4"
- ◆ Design review set showed floor to ceiling window here. Revise to match design review approval. [sheet A2.1]
- ◆ Window arrangement and size changed from design review set. Please revise or provide narrative or explanation [sheet A2.1]
- ◆ Design review set had four sets of windows on east elevation [sheet A2.1]
- ◆ Dimensions of window panels/design in design review plan set were different [sheet A2.1]
- ◆ Wood paneling narrowed to width smaller than red arched element below in the design review plan set [sheet A2,1]
- ◆ All street facing windows within vertical elements were sliding glass doors on design review plan set. Are



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exterior decks being eliminated from the final design? [sheet A2.1]

- ◆ Materials to the north of the entry way are changed from design review plan set [sheet A2.1]
- ◆ Horizontal white siding trim band was not on the approved design review plan set [sheet A2.1]
- ◆ Canopy must be 5' projected from wall over entry. Revise. Design plan set did not show cable supports; are these needed for structural or design reasons? [Sheet A2.2]

- ◆ Windows from design review are missing from north elevation. [sheet A2.2]

- ◆ Wood siding wider than design review set [sheet A2.2]

- ◆ All these windows on the north elevation were sliding glass doors on the design review set [sheet A2.2]

- ◆ The Board condition requires that the panel joints provide enough of a reveal to be visible from the street.

This was especially relevant for the horizontal joint to emphasize the building's horizontal lines to bring down **the scale. The horizontal joint as drawn shows an insufficient reveal, which should be about 3/4" wide, minimum.** This will require custom flashing (the drawing calls for "trim by the manufacturer") to provide at least 2" of lap of the panel over the backside of the flashing. The detail shall be revised to provide a more prominent reveal. Further review is required.

- ◆ Provide a height determination from the project architect, consistent with height and average adjoining grade definitions in PMC 20.15. The structure appears to be revised from the design review set and may be over the allowed 35' maximum height.

- ◆ Provide manufacturer info sheet for natural fiber cement board materials demonstrating compliance with thru color requirements. Standard fiber cement board that is unpainted and sealed may not meet the requirements of the guidelines - its not clear what "natural thru color" means based on the plan sheet (sheet A6.1). Is this just unpainted standard fiber cement board proposed?

- ◆ The burgundy and grey color fiber cement board must also include manufacturer info sheets for verification of thru color status.

- ◆ Please itemize the type of wood materials are used for the lap siding (specific material type of wood, such as cedar, OSB, pine, etc.). Lap siding is a style not a material type. The intent of the high quality materials is to allow durable wood (such as cedar), not a composite wood product.

- ◆ Provide an architects narrative describing all changes to the exterior design since the January, 2021 design review board decision. See mark ups for further questions and observations regarding the differences in elevation design observed by staff.

- ◆ Provide details for benches, bike racks, etc. The landscape and civil sheets refer to the architectural set for details. Street benches shall be the following model, (the full back model with arms):

<https://www.landscapeforms.com/en-us/product/Pages/Parc-Vue-Bench.aspx> . The plaza area bench shall be provided in the back of walk corner plaza area, as shown in the architectural renderings and landscape plan. These benches are on private property but encouraged to match the ROW bench seating type model.

- ◆ Please show on sheet A0.4 the model and provide detail of lighting fixture(s) in the plaza area.

- ◆ Design review plan set for the first floor lobby area (wall angled toward the plaza area) had a floor to ceiling height glass window. Current plan set shows small windows. Please revise to match design review set. See mark ups.

- ◆ Bike rack for 5 bikes shall be provided in an area near the lobby entry facing 2nd Street, under the canopy cover. This can be achieved by providing 2 of the following Key Bike loop racks under the canopy and a single bike loop rack provided in the ROW next to the bus shelter (the following model):

<https://www.landscapeforms.com/en-US/product/Pages/Key-Bike-Rack.aspx>

To resubmit, you must address all comments and complete the [resubmittal form](#).

When you are ready to resubmit, you can do so using the customer portal, by uploading a "new version" of the submittal requirement. In addition, you will need to pay your resubmittal fee at the time of resubmittal. Your



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resubmittal will not be processed until the fee has been paid. Please note, partial resubmittals will be deemed incomplete and returned.

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center

(253) 864-4165 option 1

permitcenter@puyallupwa.gov