



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Comment Notice

Permit Application # PRMU20220123

August 4, 2022

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.

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 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 ¾" 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



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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>

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- ◆ A0.2: Provide egress plan for roof deck with travel distance.
- ◆ The standard height measurement requirements are in zoning and need to be verified. Staff has concerns the structure exceeds the maximum. See PMC 20.15 - Height, Building or Structure. "Building or structure height"
- ◆ Is there a code requirement that prohibits the windows in the north elevation stairwell that can be cited for building division review? The loss of windows is a significant change on this elevation and may warrant further Board review.
- ◆ The DRB condition regarding fiber cement board installation method required Chair and Vice Chair review. Staff sent the first design out to Chair and Vice-Chair, which resulted in the comment about the panel joint installation guidance. Staff believes the application may need to be sent back to the Board for additional review on this issue if no resolution can occur at this time. (08/04/22 UPDATED NOTES): Staff met with applicant and architect on 07/26/22 and is awaiting architect response on this item, along with revised photos of proposed installation method.
- ◆ Staff cannot verify that unpainted hardie board as proposed will meet the guidelines. Additionally, the architect response regarding the grey and burgundy panels proposed with an applied finish color is not accepted at this time. This likely will require additional Board review.
- ◆ Staff provided these notes to the architect on 07/26/22 and is awaiting a response. Our notes are entered into Cityview to clear our review queue/activity assignment. Please review and resubmit the revised letter and exhibits under this permit ID through Cityview and email to me as well (cbeale@puyallupwa.gov).

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, if any resubmittal fees have been assessed, **you will need to pay your**



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

The review team may have also added conditions to the permit application that are not listed above. The permit conditions can be found in the CityView portal. Please note, some of the conditions may need to be resolved prior to permit issuance.

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