



August 24, 2022

City of Marysville
Community Development Department
Attn: Emily Morgan
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.: White Barn Dental (Permit #: PA22-029)
Applicant: Titanium Office, LLC
Project Description: Administrative Review – Site Plan
Site Address: 8813 Soper Hill Rd, Marysville
Review: Applicant’s Response to (1st) Review

Dear Shane Whitney,

This letter serves as the Applicant’s formal response to the 1st review comments received from the City of Marysville on August 5, 2022 to our recent application materials submitted to the city on July 7, 2022. To ensure that each of the comments have been responded to, we have incorporated each of the City’s comments along with the Applicant’s response to each below. The responses below are to inform you that we have addressed each of the City’s comments so the review of the application may continue.

Planner Comments: Emily Morgan, Senior Planner

1. Provide file number PA22-029 on all future plan submittals.

Applicant’s Response: We will add the file number to future plan submittals.

- ~~2. As proposed, the non-residential building would include a building façade placed at the edge of the sidewalk (western elevation) in compliance with the Storefront provision of East Sunnyside Whiskey Ridge Design Standards and Guidelines (ESWR) Section B.1.1; therefore, the requirements of Section B.1.2, Pedestrian-Oriented Facades, would be required.~~

~~The included Design Review Narrative does not provide demonstrated compliance with this section—revise narrative to demonstrate compliance with Pedestrian-Oriented Facades.~~

Applicant’s Response: This comment was determined to be “not applicable” and removed by Emily Morgan in an email on 8/10/2022.

3. Based on the Commercial Business (CB-WR) zoning within the ESWR, the maximum impervious surface allowed is 85% of the lot; this figure was not demonstrated in the application materials. Revise site plan to show this calculation.

Applicant's Response: Site plan sheet A 1.1 has been updated to show impervious surface calculations and coordinated to match Civil Drawings

4. Per ESWR E.2.8, all commercial use buildings shall have a minimum of 13 ft. floor-to-finished ceiling height. Based on the provided Design Review Narrative, the proposed building would provide a 9 ft. floor-to-finished ceiling height. Being as this is a multi-tenant commercial use building, the floor-to-finished-ceiling height shall be 13 ft.—revise materials to meet this requirement.

Applicant's Response: Response: The Bottom of the open web truss roof structure as currently designed is 13' above finished floor with the underside of the roof deck is measured at 14'-8" or greater. This would allow tenant spaces to have a ceiling height greater than the 13-foot requirement stated in E.2.8.

The two tenant spaces that have been determined to both be dental offices will have finished ceiling heights that are 9' and 10', lower than stated in E.2.8 to meet industry standards for sanitation and equipment installation. This ceiling height is needed to be maintained so that there is proper lighting for the dental procedures practiced in both dental offices. These ceiling heights will be obtained by dropped down ceilings that can be removed or modified for any future tenant changes to take advantage of the higher ceiling possibilities mentioned above.

5. Per the provided Building Elevations, the proposed building is to be primarily sided with Portland Cement Stucco. The use of this exterior finish does not meet the required standards of ESWR E.4.5 – revise exterior building materials accordingly to meet this requirement.

Applicant's Response: Response: The intent of E.4.5 is that the EIFS system "Exterior insulation and finish system" is an acrylic trowelable product and not a durable permanent material that needs additional protection from extreme weather due to its tendency to deteriorate quickly and being prone to water damage as compared to other more durable permanent materials such as masonry, stone or concrete.

Our use of Portland Cement Stucco is to provide a durable permanent material that can withstand extreme weather, will not deteriorate quickly, and is not prone to water damage. This stucco system uses the same Portland Cement that is used in CMU, cultured stone and tilt up concrete panels. All of which do not have the same code restrictions that the EIFS system has

and have been approved to be used on other buildings located in the Whiskey Ridge Overlay Zone, both inside of the White Barn Development and elsewhere.

It is because of the high quality and durable material characteristics that we believe Portland Cement Stucco meets the requirements of E.4.1 and should not be held to the same standards and requirements of the Acrylic EIFS System addressed in E.4.5.

6. Per ESWR F.2.4, trash enclosures are to be fenced with a 6 ft. concrete block or brick fence. This specification was not included in the site plan or landscaping plan—please confirm that the proposed enclosure would meet this requirement.

Applicant's Response: The trash enclosure was designed to be constructed out of CMU block and screening on the access gate. These details can be found on sheet A1.2, details #13-16. I have updated the note on the site plan, sheet A1.1, to be clearer that the trash enclosure is constructed of CMU blocks. Landscaping plan has not been updated to reflect this requirement as the builder will utilize either the civil plans and/or the approved building plans to build this trash enclosure to.

7. Being as the proposed use of the building is a medical/dental with to-be-determined office spaces for the additional (3) commercial units, the utilization of 1 parking space per 200 sq. ft. of gross floor area as required for medical/dental clinics is considered acceptable.

However, the provided Project Narrative and Site Plan appear to have different figures for the number of parking spaces required and proposed. Revise to clarify what is being provided, including bicycle parking.

Applicant's Response: The architectural and civil site plans have been revised to match.

Engineering Comments

Shane Whitney, Civil Plan Reviewer

Provided response to only comments needing to be addressed.

5. **Access:**
 - a. Access to the new private roadway will be adequate.
 - b. Internal vehicular circulation will need to meet the Fire Marshalls requirements.
 - c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.

Applicant's Response: Plans have been designed to meet this requirement.

6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
- a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. As the project will be flowing to a system that has already been approved, the project will need to submit a stormwater site plan that is compliant with minimum requirements of 1 – 5. The report that was submitted is substantially compliant with the required standards. As noted in the report, a conveyance analysis will be required in the civil submittal.
 - b. A geotechnical report has been provided.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%. Please confirm if the current proposal meets this ratio.

Applicant's Response: Conveyance analysis will be provided in the civil submittal. Maximum impervious surface proposed for this site is 79.4% and is below the 85% allowance, detailed analysis will be provided in the civil submittal.

Other Comments:

7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

Applicant's Response: So Noted.

8. A grading permit will be required for the onsite civil work.

Applicant's Response: So Noted.

Fire Comments

Don McGhee, Asst. Fire Marshal

- 1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
Applicant's Response: So Noted.
- 2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
Applicant's Response: So Noted.
- 3. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
Applicant's Response: So Noted.
- 4. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system

for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

Applicant's Response: So Noted.

5. The minimum required fire flow for hydrants protecting commercial buildings is 1,500 gpm.

Applicant's Response: So Noted.

6. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction. Estimate three hydrants required.

Applicant's Response: Fire hydrant locations are shown on the preliminary civils and will be shown on the final civil plans as well.

7. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.

Applicant's Response: So Noted.

8. Buildings with fire sprinkler systems require a riser room with exterior door, the room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants).

Applicant's Response: Riser room is provided within the building.

9. A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system (not in a vault).

Applicant's Response: So Noted.

10. Any medical gas use and storage is subject to AHJ approval for code compliance. Medical gas use and storage shall meet all IBC and IFC code requirements, including IFC Chapter 50 hazardous materials general provisions, Chapter 53 compressed gases, and material specific provision of IFC Chapters 54-67. The medical gas nitrous oxide is considered to be a compressed oxidizing gas for fire code compliance purposes (IFC Appendix E).

Applicant's Response: So Noted.

11. Any fire protection systems, including single sprinklers required for medical gas storage rooms, shall comply with IFC Chapter 9 fire protection systems, including Section 903 automatic sprinkler system provisions for water supplies and limited area sprinkler systems if applicable. A fire construction permit is required for automatic sprinkler system installation.

Applicant's Response: So Noted.

12. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
Applicant's Response: So Noted.
13. Access planned appears adequate for fire apparatus. Access of 26' wide is shown on the plan. A minimum 20 feet wide fire apparatus access road is required. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
Applicant's Response: So Noted.
14. An adequate access route for fire apparatus must be in service prior to any building construction.
Applicant's Response: So Noted.
15. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
Applicant's Response: v
16. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for commercial buildings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access (within 200' for sprinklered buildings).
Applicant's Response: So Noted.
17. The city address committee will determine road names and address numbers for the lots.
Applicant's Response: So Noted.

We appreciate the opportunity to provide the written responses to the 1st review comments. Should you have any additional comments or requests, please feel free to call me at (360) 631-1820.

Respectfully,

Natural 9 Holdings, LLC
By: Land Pro Group, Inc., Authorized Representative

Ryan C. Larsen

By: Ryan C. Larsen, VP Land Development