

Emily Morgan

From: Emily Morgan
Sent: Friday, September 9, 2022 9:13 AM
To: 'Rochelle Smith'; Ryan Larsen
Cc: Chris Holland
Subject: White Barn Dental - PA22-029 - 2nd Review Comments
Attachments: Civil.pdf; PA22-029 White Barn Dental 8813 Soper Hill Road 8-30-2022.pdf

Good Morning,

Please see attached the comments received during the 2nd review material routing.

Based on my review of the resubmitted materials, my concerns from the 1st round of review have been addressed. The only thing that I have not received at this point is the revised building materials from stucco to porcelain. However, I will condition the project to reflect our discussion on the change in materials and will review the updated building materials at a more formal design review during building permit application.

At this point, I will start drafting the site plan approval decision. If all goes well, I should have that issued by the end of next week or the following—stay tuned.

Have a great weekend!

Respectfully,



Emily Morgan - Senior Planner
City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270
360.363.8216 Direct



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: White Barn Dental, File# PA22-029
New Dental Office
8833 Soper Hill Rd & Parcel # 00590700031800

Date: 9/7/2022

The following comments are offered after review of the revised referenced application. I have no new comments that need to be addressed. All my items will be completed during the review of the civil plans. The comments listed below must be followed in the civil plan submittal.

1. **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.
2. **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.

Other Comments:

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

4. A grading permit will be required for the onsite civil work.
5. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: **August 30, 2022**

PA22-029

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** White Barn Dental

Applicant: Titanium Office, LLC

Proposal: 2nd Review of Commercial Site Plan Review for the construction on an approximately 9,900 SF building. The proposed building would be comprised of three (3) tenant spaces, with one (1) dedicated for a dental office. The site would be accessed via an internal road off of 87th Ave NE and Soper Hill Road.

Address: 8813 Soper Hill Rd

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

3. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
6. If mixed occupancy areas or non-separated are purposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Buildings shall be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls shall be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11.
10. Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC.
11. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
12. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal’s Office.
13. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
14. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
15. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 - The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
16. Special Inspection will be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
17. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.