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a r c h i t e c t s

ARCHITECTURE AND PLANNING

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18 Jun 24

City of Tacoma Planning and Development Services
Mr. Barret Hayes
747 Market Street
Tacoma, WA 98402

RE: Record BLDCA24-0025 – 7112 S 12th Street

Dear Mr. Hayes:

We have reviewed your Comment Memo-First Review dated 06/05/2024 and have made the corrections to the plans. I have listed our response in the same order as the comment memo.

COMMENTS

1. GENERAL COMMENTS – See SDEV24-0120 drawings for grease interceptor.
2. ELECTRICAL – Photometric plan added, see new sheets E1.60, E1.61, and E1.62.
3. ARCHITECTURAL –
 - a. See revised sheet T1.0. Deferred submittals have been added. Structural has added canopies to their drawings.
 - b. See revised sheet T1.0. TMC Title 3 has been added.
 - c. See revised sheet T1.0. The A Occupancy analysis has been added.
 - d. See revised sheet A0.1. Occupant loads have been revised.
 - e. See revised Mechanical Sheet M0004. Energy credits have been added to the compliance form sheet.
 - f. See revised sheet A1.2. The building is set 21'-6" away from the existing building which meets fire separation for a B occupancy building being equal or greater than 10'-0". During the pre-app we discussed the potential phase two of connecting the two buildings with the Parish Street Addition. At that time the building will be considered as one building.
 - g. See revised sheet A1.1 and SDEV24-0120 drawings. Accessible parking has been located closer to the building entry.

- h. See revised sheet A1.4. Public and Private entrances have been identified. 100% of all entrances are accessible.
- i. See revised sheet A1.1 and SDEV24-0120 drawings. Accessible routes are shown from the public way onto the property and to the building.
- j. See sheet A1.1. The parking calcs provided show there is a net loss of parking on this site. The project is not adding any new parking and pre the pre-app meeting, no new added parking would not require EV stalls. None are being provided.
- k. See response "i."
- l. See revised sheet A1.2. Handrail details have been added.
- m. See SDEV24-0120 drawings for all curb ramps and details.
- n. This is not a ramp. It is under a 5% slope. See SDEV24-0120 drawings.
- o. See SDEV24-0120 drawings for all curb ramps and details.
- p. See response "f".
- q. See revised sheet A1.3. A rated ceiling detail for the stair shafts has been provided.
- r. See revised sheets A2.1, A2.2 and A2.3. Two-way communication has been added at the Elevators.
- s. See revised sheet A1.4. Travel distance has been added.
- t. See revised sheets A2.1, A2.2 and A2.3. Fire extinguishers have been added.
- u. See revised sheet A2.2. Knox box has been added at North entrance.
- v. See revised sheets A2.2 and A2.6. Riser room signage has been added.
- w. See revised sheet, A2.2, A2.3 and A6.1. Door swings at meeting rooms and panic hardware has been added to doors that are required to have it.
- x. Kitchenette 113 and 220 are exempt from the 60" clearance per ICC Ansi A-117 section 804.2, Exception. These do not have a cooktop or conventional range and are only required to have a 40-inch minimum clearance, which we have.
- y. See revised sheet A6.1. A note has been added to provide accessible hardware.
- z. See response "w".
- aa. See response "x".
- bb. See response "r".
- cc. See revised sheet A2.6. Doorway clearance has been provided.
- dd. See revised sheet A1.3. Through Penetration Firestop Details have been added.
- ee. See revised sheet A1.3. The rated shaft enclosure is in compliance with Section 713.12.
- ff. See revised sheets A4.3, A4.4, A4.8. Sink heights have been revised.

- gg. See revised sheets A5.2 and A5.3. Exit signage and directional signage has been added.
- hh. See revised Structural drawings. Canopies have been added.
- ii. Per WSEC C411.1, Exception, a solar zone is not required where the solar exposure of the buildings roof area is less than 75% of that of an unshaded area, as defined in Section C411.5.

4. STRUCTURAL –

- a. See pages 130 - 149 of revised calculations and sheet S8.1 of revised drawings.
- b. See Architectural response “ii”.
- c. See pages 130 - 149 of revised calculations and sheet S8.1 of revised drawings.
- d. See pages 122 - 129 of revised calculations.

If you have any questions regarding the above responses, please do not hesitate to call.

Sincerely,



Lawrence Aranda
Project Manager