

January 9, 2024

RE: 10300 SW 70TH AVE
Master Permit BL2023-1183

BUILDING

COMMENT 1: CLARIFY INTENTION TO SUBMIT UNSEALED STRUCTURAL PLANS AND NO CALCULATIONS.

Response 1: The wrong PDFs were submitted. See sign and sealed structural sheets along with the structural calculations

COMMENT 2: PER FBC 109.3 CONTRACTOR OF RECORD TO PROVIDE AN ITEMIZED SCHEDULE OF VALUES IN CURRENT US DOLLARS FOR ALL LABOR AND MATERIALS, EITHER PROVIDED BY THE CONTRACTOR, THE OWNER, OR ANY BENEVOLENT THIRD PARTIES, INCLUDING PROFIT AND OVERHEAD, FOR ALL WORK ASSOCIATED OR REPRESENTED IN THESE PLANS BEFORE BUILDING PERMIT CAN BE ISSUED.

Response 2: Acknowledged. Owner is in the process of interviewing contractors.

COMMENT 3: THIS PROPERTY IS IN A FLOOD HAZARD ZONE AE10. THE VALUE OF IMPROVEMENTS EXCEEDS 50% OF THE MDC BUILDING VALUE. THE MIN FFE FOR ALL CONDITIONED AREAS IS 11.00' NGVD. A CERTIFIED APPRAISAL WITH A DEPRECIATED BUILDING VALUE MAY BE PROVIDED IN PLACE OF THE MDC VALUE.

Response 3: See submitted appraisal

COMMENT 4: 1. CLARIFICATION: SURVEY CITES FFE @ 8.9' VS S-1 INDICATES 15.95' NGVD.

Response 4: See sheets updated structural sheet S-1 for correct NGVD

COMMENT 5: 2. S-2: ROOF PLAN INACCURATE/INCOMPLETE @ EXIST HIP TO PROPOSED ADDITION.

Response 5: See updated sheet S-2. Structural roof framing matches roof plan

COMMENT 6: IDENTIFY/DETAIL/CROSS-REFERENCE NEW POOL DECK ADJACENT THE ADDITION.

Response 6: New area of pool deck has been detailed on sheet A-1.02

COMMENT 7: EXISTING SITE PLAN AND PROPOSED SITE PLAN HAVE SAME SHEET NUMBER~A1.00. IDENTIFY ALL SITE FEATURES AS EXISTING OR PROPOSED AND CROSS-REFERENCE APPLICABLE DETAILS.

Response 7: Proposed Site plan has been renumbered to A-1.01

COMMENT 8: PROVIDE 3/4" ARCHITECTURAL WALL SECTION W/ FINISHES, INSULATION INFORMATION.

Response 8: See 3/4" section on Sheet A-3.01

COMMENT 9: S-1: CLARIFICATION: IS SUNKEN FLOOR TO REMAIN? IDENTIFY ON PLANS. PROVIDE STRUCTURAL AT ALL MODIFIED EXTERIOR OP'GS, EX., FRONT DOOR.

Response 9: Existing condition at the house does not have a sunken floor. See updated structural sheets for all modified openings.

ELECTRICAL

COMMENT 1: SMOKE ALARMS REQUIRED INSIDE EXISTING BEDROOMS. FBC R314.

Response 1: See existing smoke alarms depicted in the bedrooms. Not previously shown because the bedroom area is not part of the scope of work.

COMMENT 2: SMOKE-CO ALARMS REQUIRED OUTSIDE OF EXISTING BEDROOMS IN HALLWAY. FBC R314 & R315.

Response 2: See existing smoke alarms depicted in the bedrooms. Not previously shown because the bedroom area is not part of the scope of work.

COMMENT 3: AFCI PROTECTION REQUIRED FOR ALL NEW CIRCUITS IN AREA OF CONSTRUCTION & REMODELING EXCEPT BATHROOMS. NEC 210.12.

Response 3: See sheet E-2

COMMENT 4: GFCI PROTECTION REQUIRED ON ISLAND RECEPTACLES NEC 210.8.

Response 4: See sheet E-2

COMMENT 5: CLOTHES WASHER REQUIRES GFCI PROTECTION. NEC 210.8(A)(10)

Response 5: See sheet E-2

COMMENT 6: LAUNDRY ROOM ALL RECEPTACLES REQUIRED TO BE GFCI PROTECTED. NEC 210.8(A)(10)

Response 6: See sheet E-2

MECHANICAL

COMMENT 1: Provide 2022 supplement Energy Calc. Energy shows unvented, plans show Batt Insulation?

Response 1: See submitted energy calculations. See Sheet A-1.03 for vent calculations for addition.

ZONING

COMMENT 1: Please confirm if there are any trees to be removed or relocated due to the proposed addition

Response 1: All trees are existing to remain

COMMENT 2: Please show the street trees (type, size and canopy coverage). Street trees are required to be 14 feet high 3" caliper at 30 feet OC, but no new trees are required to be planted under existing canopies

Response 2: All street trees have been depicted on the site plan. See tree type size and canopy on survey.

COMMENT 3: Please show the required/existing pool barrier fence and gates

Response 3: Existing pool barrier has been added to the plans. See sheet A-1.00, A-1.01, and A-1.02

COMMENT 4: Please provide a breakdown of a) Building area coverage: Existing (a/c, non a/c), proposed and total area and corresponding %age of the lot area, and b) Impervious/pervious coverage. For Impervious coverage please show building coverage, driveway, pool/pool deck, walkway, equipment pads or any other paved area with a total and corresponding %age of the lot area

Response 4: Breakdown of swaure footages has been added to Sheet A-1.01.

COMMENT 5: Please indicate if any part of the driveway to be redone or reconfigured. Driveway shown in the plan is slightly different than what is shown on the survey. Please indicate the setback of the driveway from the property line.

Response 5: A minor part of the driveway is to be reconfigured due to the addition. See drawings D-1.00 for portion to be demolished and A-1.02 for new radius and configuration.

Thank you for your prompt review and attention. Please do not hesitate to call if you have any other concerns or questions.

Regards,

A handwritten signature in blue ink, appearing to be 'EJS' with a stylized flourish.

Edgardo J Betancourt Santiago, RA
Co-Founder
ARKO Architecture, LLC