

Plan Review Comments Response

Prepared by R&A for Foundation Permit Resubmittal

7/25/2017

No.	Ref. Sheet	Comments Document Reference	Comment Summary	R&A Response
1			Occupancy and Building Summary	Please refer to Code Analysis on sheet A01.01
2		A1.A.	Owner to submit Letter stating they will proceed at own risk in accordance with IBC 107.3.3	Letter has been included with the current Submittal
3		A1.B.	FOR REFERENCE ONLY noted on sheets	Note added
4		A2.A.	Note Carbon monoxides as per IBC 908.7	Note added, refer to note sheet A01.01
5		A2.B.	Note occupant load for each occupancy	Please refer to Code Analysis on sheet A01.01
6		A2.C.	Identify Accessible Units Type A and B	Please refer to Code Analysis on sheet A01.01 and A20.01 floor plans
7	A01.02	A3.A.Detail 1.I.	Lobby as Atrium as per IBC 404 (Restaurant and Resi)	Please refer to sheet A01.02
8	A01.02	A3.A.Detail 1.II.	Stairs within Lobby to be constructed as per IBC 1019.3.4	Please refer to sheet A01.02
9	A01.02	A3.B.Detail 2.I.	Classification of Food Hall/Cafeteria Occupancy - should be A-2	Corrected to A-2
10	A01.02	A3.C.Detail 5.I.	Max. story for type V-B for A-2 occupancy exceeds 2 - max. allowed	Occupancy chaged to type to V-A, refer to A01.01
11	A04.10	A4.A. Detail 5.I.	Revise location of Toilet Paper Folder as per 604.7	Revised
12	A04.11	A4.A. Detail 3.II.	Show vertical side bar as per 604.5.1	Revised
13	A05.02	A5.A.	Show accessible Route	Route shown, refer to A05.02
14	A05.02	A5.B.	Identify accessible entrances	Identified, refer to A05.02
15	A05.02	A5.C.	Curb ramp to be constructed as per Section 406	Refer to A05.02, A20.01 and Detail 15/A04.10
16	A05.02	A6.A.	Show fire separation distances	Added, refer to new sheet A01.03
17	A05.02	A6.B.	Provide exterior wall rating as per Table 602	Added, refer to note on sheet A01.01
18	A05.02	A6.C.	Provide Opening analysis as per Table 705.08	Provided, refer to A01.03 and A01.04
19	A20.01	A7.A. Detail 1.I.a.	Provide 5% accessible mail boxes	Provided, refer to A20.01
20	A20.01	A7.A. Detail 1.I.b.	Locate mailboxes along accessible route	Located, refer to A20.01
21	A20.01	A7.A. Detail 1.I.c.	Indicate clear floor space provided for mailboxes as per ICC A117.1-09Section 305	Indicated, refer to A20.01
22	A20.01	A7.A. Detail 1.I.d.	Indicate accessible reach as per Sections 308 and 309	Refer to note on sheet A20.01
23	A20.01	A7.A. Detail 1.II	Door reduces rrequired width of hallway by more than 1/2. Revise as per IBC 1005.7.1	Revised, refer to A20.01
24	A20.01	A7.A. Detail 1.II.a.	Same comment to door from Trash 106.	Revised, refer to A20.01
25	A20.01	A7.A. Detail 1.II.b.	Same comment to door from Stairs 122.	Revised, refer to A20.01
26	A20.01	A7.A. Detail 1.III.	Waste chute appears to be within stair shaft.	There is no door into the chute on this floor.
27	A20.01	A7.B. Detail 2.I.a.	Indicate ramp slope.	Max. 1: 12 slope indicated.
28	A20.01	A7.B. Detail 2.I.b.	Indicate max. cross slope.	Refer to Detail 15/A04.10
29	A20.01	A7.B. Detail 2.I.c.	Indicate vertical rise of ramp.	Rise is 6.5". Refer to civil grading plan.
30	A20.01	A7.B. Detail 2.I.d.	Provide detail info for the ramp.	Details will be provided as part of the full building permit submittal
31	A20.01	A7.B. Detail 2.I.e.	Provide information on ramp landings.	Refer to sheet A20.01 for dimensions.
32	A20.01	A7.B. Detail 2.I.f.	Provide information for ramp handrails.	Refer to Detail 15/A04.10. Handrails to be 36" high.
33	A20.01	A7.B. Detail 2.I.g.	Provide info on ramp edge protection.	Refer to Detail 15/A04.10.
34	A20.01	A7.B. Detail 2.II.a.	Indicate width of passage way.	Dimesion provided on sheet A20.01.
35	A20.01	A7.B. Detail 2.II.b.	Provide 1 hour rating for exit passage way.	1 hour rating provided. Refer to wall types sheet.
36	A20.01	A7.B. Detail 2.III.	Fire riser room under the stair. To be 1 hour rated.	Fire riser room relocated from under the stair. ! Hour rating provided at slab above.
37	A20.02	A8.A.I.	Provide area calculations for mezzanine.	Mezzanine eliminated, now considered a story.
38	A30.01	A9.A.	Key Note 055213, provide minimum height and opening requirements for railing	Provided, refer to note on sheet A30.01
39	A30.01	A9.B.	Locate address on the façade as per 501.2	Located, refer to A30.01
40	A40.01	A10.A.	Identify fire rating and floor/ceiling construction as per 420.3	Identified, refer to A40.01
41	A40.01	A10.B.	Show section though refuse chute	Refer to Detail 4 on sheet A40.01
42	A94.01	A11.A.	Identilfy wall types and rating	Refer to Detail 4 on sheet A40.01
43	A95.01	A12. Detail 4.I.	Verify that patio is at the same level as unit	Verified, refer to Detail 4/A95.01
44	A95.01	A12. Detail 4.II.	Indicate elevation of impermeable deck surface	Verified, refer to Detail 4/A95.01
45	A97.51 to 56	A13.A.	Provide info for a two-way communication devise at elevator landings per IBC 1009.8	Note added. Refer to A97.52 - A97.57 for cut-sheets with added note.
46	A97.51 to 56	A13.B.	Provide dimensions for elevator cab and verify ambulance stretcher	Refer to A97.52 - A97.57 for cut-sheets with dimensions. Stretcher is accomodated.
47	A97.51 to 56	A13.C.	Elevator Machine room rating	We are providing machine room -less elevator, refer to A97.52 - A97.57
48	A98.04	A14.A. Detail 2.	Provide info for suspended acoustic ceilings	Details will be provided as part of the full building permit submittal
49	A98.04	A15.A.I.	Indicate fire rating of chute in section	Indicated in new Detail 4/A40.01
50	A98.04	A15.A.II.	Provide chute self closing door	90 min. rated door provided
51	A98.04	A15.A.III.	Provide chute discharge door	90 min. rated door provided
52	A98.04	A15.B.I.	Access room to chute - walls framing and rating	Details will be provided as part of the full building permit submittal
53	A98.04	A15.B.II.	Access room to chute - doors rating	45 min. rated self closing doors provided