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4.21.2021
Koke Consulting Group Inc
Permit #: 2012-199 4225 89th Ave SE

Dear Ms. Kolke:

Please note the following changes have been made and bubbled on the plans to the above listed project per your requests:

1. The tread depth has been clarified. Previously it was shown to be 11-1/8" from nose to face of riser, and a 1-1/8" nosing, thus 10" nose to nose. The 10" dimension has been added to clearly show compliance and the note regarding 10" has been removed to not cause confusion. The notes regarding g.w.b requirements have been coordinated, so sheet A9 now matches detail F on page AD1. Detail F has been called out at the garage steps as similar. Regardless of nosing or not when those steps are constructed, the notation has us covered for compliance.
 2. Yes, the entry steps are concrete integrated into the flatwork of the porch and rear patio. Specifications for the tread depth and riser height have been provided at both front and rear steps.
 3. The handrails were all previously shown as the guardrails. So for further clarity regarding compliance to grip size, conformance to Type 1 has been noted. Type 2 should not be the case, so it was not noted at this time.
 4. Tempered safety glass has been noted in four additional locations on page A4 at the stairwell.
 5. Laminated glass is called out at the skylight.
 6. Detail M / AD1 noted that the manufactured stone wasn't to be in contact with the ground and the distance was to be governed by the manufacturer – which is not determined at this point. So your note of a minimum distance of 4" has been added. For further help of compliance, the bottom row of stone on the elevations has been removed.
 7. The building section on page A9 previously detailed the footing drains, but has been modified to show the roof drain tight-lines.
 8. Attic access is now shown on the low roof framing plan Sheet A5 at the den.
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1. We do not intend for a hood in excess of 400 cfm, so a note has been added to sheet A2 that if it is installed to design for the requirements of IRC M1503.4

See engineer's reply for comments and find bubbled changes on all framing or S pages.

I hope all of your concerns have been addressed in the above listed corrections and that they are clear on the plans. If you have any further questions, please do not hesitate to contact me.

Sincerely,

Dan Brobst
Designer
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