

2205-074 – InTake2

# Leung Residence

## Intake Screening Response

Thank you for reviewing our permit submittal and outlining the requirements necessary for completion! The responses below summarize each requirement and where the item can be found in the drawing set.

### Intake Comments – Fire

#### Fire Sprinkler System

*Required – NFPA 13D*

*A final determination has not yet been made as to the fire requirements for this project. The fire requirements will be determined during permit review.*

#### Additional Notes

*NFPA 13d Fire Sprinkler System required per CoMI ordinance. This needs to be indicated on the plan set. A separate Fire Sprinkler Permit must be obtained, but can be deferred. The sprinkler coverage needs to be installed in the entire home, NOT just the remodel areas. The Fire Sprinkler System must conform to the CoMI standards and NFPA 13D.*

Response: A new sprinkler system for the entire home will be installed as indicated on plan Sheets A2.02, A2.12, A2.22.

### Intake Comments – Planning

#### Surveys Required Prior to Final Inspection

*A building height survey is required prior to final inspection.*

Response: Noted. Reference markers have been indicated on the survey. These are elevation points at each side of the entry to the garage that will not change during construction.

*An impervious surface, lot coverage, and or hardscape survey is required prior to final inspection.*

Response: Noted

*A property line/setback survey is required prior to final inspection*

Response: Noted

## Permit Set Drawings – Site Plan

*Indicate location and height of walls, rockeries, fences, and fall protection (existing and proposed)*

Response: Heights of all existing and proposed walls, rockeries, fences, and fall protection have been added to Sheet L1.21. See sheet C3.0 for grading design.

*Provide lot coverage, hardscape & GFA calculations*

Response: See Sheet G1.03 Zoning Code – Site Diagrams for updated lot Coverage and Hardscape Calculations. See sheet G1.02 for GFA calculations.

*Indicate required yard setbacks (minimum distance from structures to property lines)*

Response: Please see Sheet A1.01 – Site Plan for required yard setbacks. We've revised the side yard setback calculations to follow the side yard

## Elevation Drawings

*Indicate buildings and proposed height*

Response: Building and proposed height dimensions are now clearly included in elevations Sheets A3.11 – Building Elevation South and Sheet A3.12 – Building Elevation East.

*Indicate existing and finish grade*

Response: Existing grade is to remain and is shown in elevations Sheets A3.11 – A3.14 Building Elevations.

*Height of appurtenances above max height*

Response: Height of appurtenances (chimney) above max height have been incorporated to elevations. Please see Sheets A3.11 – Building Elevation South

## Additional Comments

*The proposed glazed pergola is considered roof area and must be included in lot coverage calculations. This would likely cause the 30% lot coverage limit to be exceeded. If you are proposing to remove existing lot coverage to allow new lot coverage as allowed under MICC 19.01.050(F)(3)(b), please demonstrate how the requirements of MICC 19.01.050(F)(3)(b) are being met.*

*Please note that the pergola can also only extend 18 inches into the rear yard setback under MICC 19.02.020(C)(1)(3)(a).*

Response: Proposed south glazed pergola has been updated to be an open trellis design pervious to the decking below. Hardscape Calculations and Lot Coverage Calculations on Sheet G1.03 have been updated to reflect this. All plans have been revised to reflect the open pergola design and notations. See sheet A1.01 for building setbacks and location of pergola, no portion of the proposed pergolas open or glazed extend into the building setbacks.

*The proposed hardscape exceeds the 9% limit set forth by MICC 19.02.020(F)(3)(b)(i). Please revise the proposed hardscape to comply this this limit.*

*It also appears that the synthetic turf to the northeast of the house was not included in the hardscape calculations. Synthetic turf is included in the definition of hardscape and must be included in hardscape calculations.*

Response: Please see sheet G1.03 for updated Hardscape Calculations and sheet L1.21 for updated Landscape Plan. The site plan has been updated so that the hardscape now falls under the 9% max limit per MICC 19.02.020(F)(3)(b)(i). The synthetic turf material has been revised to natural turf and soil management plan (sheet C2.1) and Drainage Report (sheet 34 and 35) have been updated to reflect that.

*Please provide the height of all retaining walls, rockeries, and fences on the site.*

Response: See Sheet L1.21 for location and heights of walls, rockeries, fences, and fall protection (existing and proposed). See sheet C3.0 for grading design.

*Based on the irregular shape of the lot, the lot width must be determined using a lot width circle. The lot width circle is the largest circle that can be drawn within the boundaries of the lot; the lot width is the diameter of the circle. Please show the lot width circle on your site plan.*

Response: Please see Sheet A1.01 – Site Plan for the incorporated lot width circle and corresponding side yard requirements.