

**RESPONSE TO REVIEW COMMENTS**

**BUILDING REVIEW**

**October 16, 2023**

**RE: 2306-124**

**GENERAL**

1. Bookmarks added.
2. a. Floor areas of each level are shown on floor plans 3.0, 3.1 and 3.2. Heated, non-heated, garage and deck areas area also shown. Note that there is no definition of floor area in IRC-202.  
b. Floor areas shown  
c. Sheet 1.1 added to illustrate floor areas.
3. A 'D' was added to DADU sheet numbers, the city required us to separate the DADU into a separate permit application.
4. Code references updated. DADU notes added to D2.2.
5. Areas of addition are shown with a hatch pattern. All site walls area existing and will remain.
6. DADU dimensions added.
7. Grids show on the plans now.

**NONSTRUCTURAL**

1. There is not an opening from the garage "directly" into a room used for sleeping. The garage and the sleeping area are separated by the Entry, a flight of stairs and a Landing. The garage and sleeping area are not "**b**: in immediate physical contact".
2. The Finish Schedule notes 5/8" type 'X' gypsum wall board in the garage and utility rooms. Note added to building section.
3. Notes added to DADU and residence regarding understair finishes.
4. See detail 7 sheet 6.3
5. The only new stair in the residence is the exterior stair detailed on 6.3. DADU stair details are added to sheet D3.1
6. The Window Schedule has been updated. The actual windows have not been selected so the code requirement for U value is included in the schedule. Fall protection has been added to window 7, 12, 17 and 18.
7. a. A roof demolition plan sheet 2.3 has been added.  
b. The roof slopes 1/4" per foot, top of sheathing elevations are noted at high points and roof drains on sheet 3.3, the roof plan. The roofing is specified on sheet 9.0 section 7531.  
c. Gravel roof area is shown on sheet 3.3. Pavers are listed on the finish schedule for the deck areas and noted on the building sections.  
d. Skylight glazing noted on sheet 3.3  
e. Skylight curbs are dimensioned on sheet 3.31  
f. See scupper detail 3 on D3.1  
g. Both the DADU roof and residence roof are unvented. See wall sections 1 & 2 on D3.1 and building sections on 6.0, 6.1, 6.2 and 1 on 6.3

- h. Roof is unvented now, calculations removed.
- 8. Guards are dimension on 5.0, 6.0, and attachment details on 6.4
  - a. Door 8 has been deleted, a window, #15, will replace it.
  - b. Detail should be 2/6.4
  - c. Guard notes added to 3.1 and 3.2
  - d. Structural engineer is reviewing
  - e. That guard is existing. Detail 3/6.0 added.
  - f. Engineer reviewing
- 9. See detail 3/E.2 for typical handrail
- 10. Note added to E.1, 3.0 and D2.0
- 11. Fixed symbol
- 12. Added detectors and updated symbols
- 13. See detail 1 & 2 on D3.1 for earth separation. There are no new walls on the ground floor of the residence.
- 14. The city required us to separate the drawing sets, residence and DADU. Updated details are attached.
- 15. Fixed the detail number
- 16. The residence roof drains are shown on 3.3 and detailed on 3.31. They are to connect to existing vertical drains in the walls. The DADU roof drains to scuppers. See drawing C-2 for storm drain and footing drain connections. No new footing drains are proposed for the residence.
- 17. Interior elevations are submitted.
- 18. The existing floor at the entry is stone on a 2-1/2" mortar bed and the existing framing is to remain. The new terrazzo tile weighs about 10 pounds per square foot.
- 19. Already revised those tags.
- 20. Brick veneer is 3-1/2" thick, standard brick.

### **ENERGY AND VENTILATION**

- 1. Revised notes.
- 2. The mechanical systems are design/build and can be treated as a deferred submittal.
- 3. Heating equipment sizing calculations are attached.
- 4. Note added to energy notes under walls.
- 5. Note added to energy notes for both.
- 6. The building envelope is shown on the building sections with the types of insulation required. Wall sections show waterproof membranes and vapor barriers.
- 7. Note added under Additional Energy Credits for house and DADU
- 8. Added to energy notes
- 9. All lamps are LED, see electrical schedule.
- 10. HVAC is a deferred submittal.
- 11. Note added to energy notes
- 12. Note added to energy notes
- 13. The space is primarily an office, it may be used in the event all of the other bedrooms are occupied. The owners have two adult children that visit from time to time.
- 14. Note added to energy efficiency requirements on 2.0. HVAC is a deferred submittal and their plans will show the equipment location.
- 15. PVWATTS calculation attached. Note added to energy credits on 2.0
- 16. We are insulating the garage. We are also insulating the living area above the garage in the event the garage doors are left open.

17. Note added below appliance schedule on sheet 4.1
18. Note added to energy credits on D2.1, not sure where section M1507.3 can be found
19. Details on D3.0 and D3.1 revised
20. Details have been revised
21. See note on D2.1