

August 18, 2017

Bonnie L. Gorni
Permit Technician
Inspections & Permits Department
316 N. Academy Street
Cary, NC 27513
(919) 319-4568

Re: Town of Cary Responses to Plan Review Comments (17-00009171 – 700 Waterford Lake Drive S)

This letter is in response to the Town of Cary plan review comments dated July 5, 2017 for Concordia Venture Corp. Below are the comments along with our responses. All revisions to the drawings in response to the comments have been clouded on the drawings.

Agency Name: COM APPLICATION SET UP:

This was approved and therefore there is no response required.

Agency Name: ADMIN COM PRE REVIEW:

This was approved and therefore there is no response required.

Agency Name: ADMINISTRATIVE COMMERCIAL

- 1) **Comment:** Please note that the General Contractor will need to provide a Certificate of Insurance, listing the Town of Cary as a Certificate Holder.

Response:

The Owner will provide this information.

- 2) **Comment:** If you are exempt from Worker's Compensation, the General Contractor will need to provide the Workman's Comp Verification form which can be downloaded from our website by clicking on the following link....

Response:

The Owner will provide this information.

- 3) **Comment:** Submittal Water and Sewer Service Application

Response:

The Owner will provide this information.

Agency Name: ADDRESSING:

- 1) **Comment:** Rejected pending digital addressing plan per email.

Response:

Please see sheets A2.02-A2.05 for specific addresses of each unit and the architectural site plan on sheet A1.01.

Agency Name: BUILDING DIVISION:

This was approved and therefore there is no response required.

- 1) **Comment:** Footing/ foundation/ waterproofing inspected on previous permit application #06-3826 that expired after contractor discontinued business. Provide original contract documents and/ or third-party inspection verification to the field inspector to determine proper completion of these inspections.

Response:

The Owner will provide this information.

Agency Name: ELECTRICAL DIVISION:

This was approved and therefore there is no response required.

Agency Name: FIRE DEPARTMENT:

See the attached response letter from Lighthouse Engineering.

Agency Name: MECHANICAL DIVISION:

This was approved and therefore there is no response required.

Agency Name: PLUMBING DIVISION:

This was approved and therefore there is no response required.

Agency Name: PLANNING & DEVELOPMENT

- 1) **Comment:** The approved site plan coversheet specifies that the SF of building 5 (700 Waterford Lake Drive) was to be 17,039 SF. The building permit drawings reflect 46,541 SF for the building SF.

Response:

The sheet CS2.1 is correct with the 46,541 SF calculation.

Agency Name: UTILITY PRE-TREATMENT:

- 1) **Comment:** If the project is to include hydraulically operated elevator(s), and the sump pump or drain is proposed to connect to sanitary sewer, an oil/ water separator with a hydraulic capacity equaling at least 1.5 times the elevator(s) hydraulic fluid capacity will be required. Please provide elevator type and model with response.

Response:

See the attached response letter from Lighthouse Engineering.

Agency Name: BUILDING DIVISION:

- 1) **Revision:** As per the Owner's request, the UL Detail for the two hour columns and beams has been substituted for spray-on fireproofing with UL Details D902 and X829. Please refer to sheets CS2.1, CS4.3, CS4.6, A8.01, A8.02, A8.03, and A8.05.
- 2) **Revision:** As per the Owner's request, addresses 712 and 713 Waterford Lake Drive has been modified to be the same as unit types 1 and 4 as shown on sheets A2.03, 4.01, and A4.03.
- 3) **Revision:** As per the Owner's request, the west and rear sides of the building elevations has a revised window type without mullions in the glass. Please refer to sheets A2.02-A2.05, A4.01-A4.03, and A11.01 for locations and type.
- 4) **Revision:** As per the Owner's request, the structural support for the entry canopy has been revised. Please refer to sheet S2.3.
- 5) **Revision:** As per the Town of Cary's request, the mailboxes will be relocated outside in the porch area. Please refer to sheets A2.03, A4.05, and S3.1.

- 6) **Revision:** As per NCSBC 2012 IBC Table 705.8, the adjacent building is greater than 30'-0" away from 700 Waterford Lake Drive and therefore doesn't need an assumed property line and the exterior wall does not need to be rated as a 1 hour fire partition.
- 7) **Revision:** For ventilation, there will be mechanical exhausts throughout the crawl spaces and the floor will have Class I vapor barrier. An access door to both crawl spaces has been added. Please refer to sheets A2.02 and M2.01. The floor/ ceiling assembly between the crawl space and units will be 1 hour rated with UL Design L521. The L521 assembly will have R-19 batt insulation and gypsum board over resilient channels. It is noted that the crawl space walls separating the heated usable space will have R-10 rigid insulation on the walls with board that complies with 2012 NCSBC IBC Section 2603.4.1.6. Please refer to wall section 7/A8.04.
- 8) **Revision:** All sides of the rated stair shaft must extend to the roof sheathing. Please refer to sheet A7.01.
- 9) **Revision:** The elevator shaft will need to be vented as per mechanical drawings. Please refer to sheet A7.01.
- 10) **Revision:** For coordination purposes, the crawl space walls have been revised to be cast in place concrete to match the existing conditions and the structural drawings.
- 11) **Revision:** As per the Owner's request, a 1 hour rated attic access door has been added to Areas D and E to avoid penetrating the 2 hour rated wall. Please refer to roof plan sheet A2.06.

Sincerely,

Dena Spiro- Penna
JDavis