



## ARCHITECTURAL ALLIANCE ARCHITECTURE

**Date:** 6-16-2021  
**Project Name:** Riva Motorsports  
**Project Address:** 5100 NE 13 Way  
Pompano Beach, FL 33064  
**Permit #:** PZ21-12000024

To Whom It May Concern:

**CRA:**

No comments

**PLANNING:**

- Land use for this parcel is Industrial (I). The use of a warehouse is permitted within this land use category.
- The property is platted (Willah Plat No. 1 Parcel A; Plat Book 112, Page 41). Based on Broward County's Administrative Rules Document Broward Next (4.3. (C)) regarding platting exemption, platting does not appear to be required; however, staff recommends requesting written confirmation via a "Platting Determination Letter," from Broward County Planning Council.
- The property is abuts NW 13 Way (dedicated by plat Morgan Plat No. 1 - PB 110 Pg 42). No additional right-of-way is required.
- The property does not front onto any roadways identified on the Broward County Trafficways Plan.
- The city has sufficient capacity to accommodate the proposal.
- Applicant may submit to DRC for a formal review.

**ZONING:**

1. This site plan is being reviewed as a Major Site Plan and Building Design.

***Response: Duly noted.***

2. The First Floor Plan (sheet 012-A2) provides the area calculations of the 2nd floor instead of the 1st floor. Correct this to show the data for the 1st floor.

***Response: See sheet A-1 first floor plan for revised area calcs.***

3. Provide an updated project narrative that describes the business that currently operates at this location and what the new warehouse will be used for. Are sales conducted on site? What is being displayed? Do customers go on site? Provide as much detail as possible

***Response: See revised project narrative with additional detail.***

4. Parking is based on the use of the property. The parking calculations provided on the plan are not accurate per today's code. A new calculation shall be determined once the use of the property is determined.

***Response: See revised parking data on sheet SP-1.***

5. The numbers provided on the site plan in the data charts need to be updated to reflect the change of outdoor storage and display square footage.

***Response: See revised storage and display area descriptions on site plan and data schedules on sheet SP-1.***

6. Clarify what the 6'-10" space is located next to the three parking spaces in the south west corner. Is this a landscape island? If so, it needs to be labeled on the landscape plan as well.

***Response: This area has been revised to be existing unchanged.***

7. Provide the width of the drive aisle between the curbing that leads to the parking spaces in the south west corner. This space should be at least 23' wide (155.5102.I.1).

***Response: This area has been revised to be existing unchanged.***

8. Provide a note on the plans that the parking will be double striped.

***Response: See added double striped note on sheet SP-1.***

9. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.

***Response: See added mechanical equipment on the North side of the new building at grade on site plan on sheet SP-1.***

10. Clarify if the current dumpster has enough capacity to accommodate the additional building on site.

***Response: Current dumpster has enough reserve capacity to accommodate the additional building.***

11. The photometrics plan that was provided does not match the newly proposed site plan layout. Provide an updated plan and make sure all light poles are labeled with their heights. All lights within 200 feet of a residential zoning district must be a max height of 20 feet tall.

***Response: See revised photometric plan with matching layout and additional notes on sheet PH-1. Site lighting is previously permitted and approved.***

12. Clarify if the wall mounted lighting on the north building is existing or proposed. If proposed, they must be lowered to 20 feet in height.

***Response: North building lighting is existing unchanged.***

13. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets 55.5401.G.4). Provide details of all lighting.

***Response: Existing previously permitted site lighting is existing unchanged. Previously approved photometric plan included for reference.***

14. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less (155.5401.I).

***Response: Existing previously permitted site lighting is existing unchanged. Previously approved photometric plan included for reference.***

15. The Civil plans (C1, C4) do not have the updated site layout. Make all plans consistent.

***Response: The Civil plan has been updated***

16. Provide the width of each building façade on the elevations.

***Response: See added building widths on elevations on sheets A-4, A-5.***

17. Provide call outs of the building materials on the elevations. Note that the use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited to those portions of building facades that are not visible from an arterial or collector street or an adjacent residential use (155.5603.G).

***Response: See added building material notes on elevations on sheets A-4, A-5.***

18. Provide a sustainability narrative that outlines how this project aims to achieve at least 12 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

***Response: See newly provided sustainability narrative.***

#### **ENGINEERING:**

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

***Response: A modification of the existing Surface Water Management license will be submitted to Broward County***

2. Any proposed utility work is located within Broward County Water and Waste Water Service Utility area. Please procure approval from Broward County OES for the proposed water and sewer connections.

***Response: The Water and Sewer improvements will be submitted to Broward County OES for approval.***

3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

***Response: Noted***

4. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

***Response: A Pollution Prevention Plan is part of the Civil plans.***

5. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318 -1 ADA detectable warning mats.

***Response: Detectable warning mat are shown at handicapped space***

6. Civil plan has proposed Utilities which are existing. Please clarify.

***Response: Corrected***

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

**UTILITIES:**

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

***Response: Noted***

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.

***Response: A modification of the existing Surface Water Management license will be submitted to Broward County***

3. Please exercise best management practice with regard to on and off-site storm drainage.

***Response: A Pollution Prevention Plan is part of the Civil plans***

4. Broward County Water & Wastewater Service area. Please receive approval from Broward County.

***Response: The Water and Sewer improvements will be submitted to Broward County OES for approval.***

**LANDSCAPE:**

1. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

***Response: 67% of proposed trees are at or greater than 16', refer to sheet L-2.0.***

2. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 14' of landscape areas between a vehicular use area and an abutting building.

***Response: Site plan, as revised, was agreed upon with Wade Collum.***

3. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. 4. Show OHW on the plan along the south side.

***Response: Islands provided as required. OHW shown.***

5. Based on locations of the overhead wires, dilute the overall number of Dahoons with alternate species, large canopy where permitted.

***Response: Location of wires does not allow for large broad spreading trees, per FPL's right tree right place. Dahoons were selected for their upright growth habit.***

6. Change size of replacement trees for ones missing to be equal to or greater than the sizes of similar that are existing.

***Response: Sizes have been increased.***

7. Provide a graphic scale on landscape plan.

***Response: Provided***

8. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

***Response: Note added for hedges. Tree hts. have been increased to 14'.***

9. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

***Response: Note added on sheet L-2.0***

10. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

***Response: Added***

11. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

***Response: Note added on sheet L-2.0***

12. Correct the tree planting details to show a solid soil pedestal

***Response: Revised on sheet L-2.0.***

13. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.

***Response: No non-living materials are specified.***

14. Bubblers will be provided for all new and relocated trees and palms.

***Response: Note has been added on sheet L-3.0***

15. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

***Response: Revised on sheet L-2.0.***

16. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.

***Response: Added on sheet L-2.0.***

17. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

***Response: Note has been added on sheet L-2.0.***

18. All tree work will require permitting by a registered Broward County Tree Trimmer.

**Response: Note has been added on sheet L-2.0**

19. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response: Provided**

20. Additional comments may be rendered a time of resubmittal.

**Response: Noted**

**BSO:**

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials \_\_\_\_\_

**Response: See CPTED plan on sheet CP-1 and narrative.**

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:

- a. Landscaping type, placement & dimensions, Initials \_\_\_\_\_
- b. Lighting types such as pole, motion-sensor, etc., Initials \_\_\_\_\_
- c. Fencing type, placements & dimensions, Initials \_\_\_\_\_
- d. Signage type & placement, Initials \_\_\_\_\_
- e. Camera type, location & scope of cameras, Initials \_\_\_\_\_
- f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials \_\_\_\_\_
- g. Pedestrian & vehicle circulation patterns, Initials \_\_\_\_\_
- h. Dumpster/ enclosure type & design, Initials \_\_\_\_\_
- i. Alarm types, locations, etc. Initials \_\_\_\_\_
- j. Parking garage & lot types – include all security features & measures, Initials \_\_\_\_\_
- k. Any other special considerations relevant to the specific type of development, etc. Initials \_\_\_\_\_

**Response: See CPTED plan on sheet CP-1 and narrative.**

3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials \_\_\_\_\_

**Response: See CPTED plan on sheet CP-1 and narrative.**



4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials

***Response: Duly noted.***

**WASTE MANAGEMENT:**

REVIEW COMPLETE; NO OBJECTIONS

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13. NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

**Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities.

construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all

sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

### **BUILDING:**

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building

element, component or assembly, sufficient data shall be made available to the building official to show that the required fire- resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

8. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

9. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

10. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

12. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

13. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

14. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

15. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

23. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

24. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total

value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

25. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**FIRE:**

( ) Depending on commodity classes and method of storage, building may be required to be protected by a supervised fire sprinkler system.

( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18)

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

( ) Storage under stairs must be within a fire rated enclosure. Access to storage areas cannot be from within the egress stair area.

Regards,

Pete Ebersole, AR # 0011636