

HOMMEBOYS

INTERIORS

Community Development Department Questions

1. General: Variance application required for relief from encroachment into required setbacks for both proposed front and rear additions per SMC 10.40.170(D)(1).

A: Variance application has been paid for, Variance application letter is included in this submittal set

2. General: Have licensed architect, engineer, and/or landscape architect complete the “Copyright Materials Release” portion of the General Application form.

A: General Application Form is included in this submittal with “Copyright Materials Release” filled out and signed

3. General: Provide a dated Narrative Letter describing project proposal.

A: Narrative Letter is included in this submittal set

4. General: Provide written explanations for each of the Design Review Permit Findings per SMC 10.54.050(D), each of the Heightened Review findings per SMC 10.54.050(E), and each of the Variance application Findings per SMC 10.68.050.

A: Design Review Permit Findings, Heightened Review Findings and Variance Letter is included in this submittal set.

5. General: Provide a copy of the property’s Title Report.

A: Title Report is included in the submittal set.

6. General: Clarify on Planning Application and Submittal Requirements form if this project requires a Statement or Preliminary Plan for undergrounding of utilities per SMC 18.08.

A: Will clarify on planning application and submittal requirements form, but we will not require a statement or preliminary plan for undergrounding of utilities.

7. General: Provide additional sheet in plan set showing diagrams drawn to scale and details including proposed height, length, and depth of footing for proposed retaining walls.

A: We added in notations to Page A2.4, Proposed South Exterior Elevation, showing the proposed depth of the footing based off conversations from the engineer in regards to the findings from the spoils report. There will be more in depth structural engineering drawings and calculations at the time of building submittal. We notated the heights at several locations of the ongrade steps meanderings up with the retaining wall and depth of footings in those locations. The retaining wall is not supporting any cut into the existing slope or grade of the property, the retaining wall is allowing for infill against the rear of the home to level out the upper floor to existing grade in the rear of the property.

8. Sheet A1.1: Show Construction Staging area(s) on Proposed Site Plan to indicate where equipment and materials will be stored during construction.

A: Construction Staging area added to proposed site plan on sheet A1.1

9. Sheet A1.1: Label all retaining walls on existing and proposed site plans.

A: All retaining walls have been labeled on existing and proposed site plans on sheet A1.1