

1911-078

RESPONSES TO REVIEW COMMENTS FOR INTAKE SCREENING

Planning:

- The site plan shows that the house will contain an accessory dwelling unit (ADU). The ADU must receive a separate land use approval. An application for the ADU must be submitted at the time of building permit submittal.

ADU application form and Notarized Affidavit of ADU are submitted (it will be recorded and submitted later)

- Please provide calculations on the hardscape proposed for the property.

Hardscape calculation is added on sheet A0 and Site Development Worksheet. Walkway and covered patio are counted.

- Please show and label the existing grade, finished grade, and proposed building height on all elevations.

Corrected. The lot is flat, and barely any grading is proposed. Thus most of grades are both of existing and finished.

- MICC 19.02.020(C)(3)(a)(ii) states that no penetration shall be allowed into the minimum side yard setback abutting an interior lot line. The eaves of the proposed house penetrate into the minimum, 5-foot side yard setback. The eaves will need to be adjusted so they do not penetrate the minimum side yard setback.

The proposed house is shifted to avoid eave encroaching to setback.

Building:

Include WSEC energy option information and any equipment requirements on construction documents
Include a complete description of Whole House Ventilation system on construction documents

Clearly note the Energy Credit options on the drawings, i.e. callout furnace, water heater, etc. on the drawings.

See corrected 2015 WSEC & IRC Ventilation Worksheet and added notes in garage at main floor plan of sheet A1.