

INTAKE COMMENTS RESPONSE LETTER

HONG AND KAO RESIDENCE REMODEL AND DADU

JULY 5, 2023

FORMATTING

1. Pages in the plan set have been bookmarked
2. Using Bluebeam there is no comment pane in the pdf view.

ADDITIONAL ITEMS

1. Adu submittal

SIGN POSTING

1. The city will post a notice sign

SEASONAL DEVELOPMENT

1. The owners will record the Hold Harmless Agreement if required.

PEER REVIEW

1. The applicant will bear the cost of the geotechnical peer review

WATER SUPPLY

1. The owners will upsize the water meter if required. The fire sprinkler contractor will be consulted prior.

IMPACT FEES

1. Impact fees do not apply

INTAKE COMMENTS BUILDING

No comments

INTAKE COMMENTS CIVIL

No comments

INTAKE COMMENTS FIRE

1. Notes regarding fire sprinklers have been added to the drawings
2. A fire code alternative is being requested for the DADU
3. Fire requirements are to be determined

ADDITIONAL NOTES

1. RESIDENCE - A note was added to 1.0 requiring an NFPA 14D system
2. DADU – note was added to 1.0
3. CODE – code alternatives are being requested for the DADU

INTAKE COMMENTS PLANNING

1. A critical areas review is being requested

SURVEYS

1. A building height survey will be provided before final

PERMIT SET DRAWINGS

1. A 40% slope area is shown on 1.0, most of the slope is on the neighbor's property and no work is planned in the vicinity.
2. A planting plan is being prepared and will be submitted as deferred submittal
3. A critical areas II review is being applied for

4. The maximum downhill façade height is shown on 5.0. The existing height is non-conforming and no increase is proposed

ADDITIONAL COMMENTS

1. A separate critical area review 2 application is now included along with attachments
2. The height of the existing roof is shown on 5.0. The existing height is non-conforming and no increase is proposed
3. Downhill façade height is shown on 5.0

INTAKE COMMENTS TREES

No comments