



August 29, 2016

Brian Cassidy
bcass234@gmail.com

RE: PLAN REVIEW COMMENTS FOR PLAN CHECK # 2016-1058
REMODEL/DECK AT 18703 79TH PLACE WEST

Dear Mr. Cassidy,

I have reviewed the above building permit application for the Planning Division. Before I can sign off on the permit, however, the following information needs to be clarified in a written response and through submittal of updated plans with changes called out:

1. Lot area: Please indicate the square footage of the parcel on the Plot Plan.
2. Structural lot coverage: Please add a structural lot coverage calculation to the Plot Plan. Per ECDC 21.15.110, “[c]overage means the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members or from a point two and one-half feet in from the outside edge of a cantilevered roof, whichever covers the greatest area.” Break out the square footage covered by the house and deck and then show a total structural coverage as a percentage of lot area. Maximum structural lot coverage in 35% of lot area.
3. Setback encroachments: The minimum required side setback in the RS-8 zone is 7.5’ and south wall of the house is shown at an existing 7’. The proposed deck and stairs must meet the minimum 7.5’ requirement. Show that dimension for the deck on the Plot Plan. Also, revise the Framing and Foundation Plan to show the deck and stairs recessed 6” to the north of the line of the existing south wall of the house.

The proposed gas fireplace insert is also shown to project into the south side setback. According to ECDC 16.20.040.B: “Eaves and chimneys may project into a required setback not more than 30 inches.” The south wall of the house already projects into the south side setback 6” so the insert could project no more than an additional 24”. Please verify that the insert shown on Attachment 1 is only extending 24” from the south wall of the house.

All referenced code sections are available here:
<http://www.codepublishing.com/wa/edmonds/>.

Please submit two copies of the updated site plan and any updated sheets of the building plans. Please make all submittals to a Permit Coordinator, Monday through Friday, 8:00 am to 4:30 pm (8:30 am to 12:00 pm on Wednesdays only). If you have any questions, please contact me at (425) 771-0220.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Clugston". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Mike Clugston, AICP
Associate Planner