

September 6th, 2024

RE: 10300 SW 70TH AVE
Master Permit BL2023-1183

BUILDING

COMMENT 1: PROVIDE PHOTOS OF EXISTING BATHROOMS & KITCHEN AS REQUESTED PREVIOUSLY BY P.B. ON LAST REVIEW.

Response 1: The existing bathrooms are not part of the scope of this project. The kitchen modification is solely to move the refrigerator and one cabinet to create room to access the addition.

COMMENT 2: KITCHEN LAYOUT ON SHEET D-1.00, A-1.02 & A-4.01 DO NOT MATCH & MUST BE COORDINATED.

Response 2: Kitchen layout has been coordinated. See Sheets D-1.00, A-1.02, and A-4.01.

COMMENT 3: IT APPEARS THAT PARTITION BETWEEN KITCHEN & DINING ROOM HAS BEEN REMOVED & MUST BE SHOWN ON DEMO FLOOR PLAN AS NOTED BY P.B. ON LAST REVIEW..

Response 3: There is no existing wall between the kitchen and dining room.

COMMENT 4: COST OF KITCHEN MODIFICATION & ALL FLOOR & WALL FINISHES & PLUMBING FIXTURES FOR NEW BATHROOM, FAMILY ROOM & LAUNDRY MUST BE ADDED TO COST PROPOSAL..

Response 4: See updated contractor proposal

COMMENT 5: MISSING DETAIL FOR NEW POOL DECK ADJACENT TO ADDITION & ADD TO COST PROPOSAL.

Response 5: See detail 7 on sheet A-5.01. See updated contractor proposal

COMMENT 6: NEED CONTRACTOR ON PERMIT APPLICATION.

Response 6: Acknowledged

MECHANICAL

COMMENT 1: Energy now shows vented, plans call for unvented

Response 1: See submitted energy calculations.

COMMENT 2: 2 units on energy calcs, 1 on plan and it does not match

Response 2: Energy calculations and mechanical plans have been coordinated

COMMENT 3: provide M/U air for laundry

Response 3: See updated sheet M2 for update to laundry

COMMENT 4: Double wall metal duct from AHU

Response 4: See updated sheet M2 and M1

ZONING

COMMENT 1: ON SITE PLAN MARK NAME, HEIGHT, DIAMETER AND CANOPY OF ALL TREES IN THE RIGHT OF WAY OR ADJACENT TO THE RIGHT OF WAY

Response 1: **Trees along with tree table have been added. See sheet L-100**

COMMENT 2: SUBMIT RECORDED COVENANT FOR POOL ENCLOSURE

Response 2: **See covenant**

COMMENT 3: Please show approved zoning pool barrier which is a permanent fence and gates closing off the backyard as any fencing around the pool if it can be removed then it is not an approved zoning pool barrier and submit recorded covenant for Pool enclosure for fencing not located on owner's property but is using neighbor's fence to be part of the property pool barrier

06-07-24: PLEASE SUBMIT A RECORDED COVENANT FOR PROTECTIVE POOL ENCLOSURE AND CLEARLY SHOW THE TYPE/HEIGHT OF FENCE AND THE GATES

Response 2: **Notes have been added to Sheet A-1.01 annotating existing 48" chain-link fence and gates**

Thank you for your prompt review and attention. Please do not hesitate to call if you have any other concerns or questions.

Regards,



Edgardo J Betancourt Santiago, RA
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