



City of Seattle

Department of Construction and Inspections

Land Use Review

CHRIS DAVIDSON
2001 Western Avenue, Ste 200
Seattle, WA 98121

Re: Project# 3020338

Correction Notice #4

| | | | |
|------------------------|---------------------------|----------------------|--|
| Review Type | LAND USE | Date | April 20, 2018 |
| Project Address | 2925 E Madison St | Contact Phone | (206) 587-3797 |
| Contact Email | cdavidson@studioms.com | Contact Fax | (206) 587-0588 |
| SDCI Reviewer | Magda Hogness | Address | Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019 |
| Reviewer Phone | (206) 727-8736 | | |
| Reviewer Fax | | | |
| Reviewer Email | Magda.Hogness@seattle.gov | | |
| Owner | LEAP ASSOCIATES | | |

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)".
If the 3-step process outlined in this document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Corrections

- 1 (modified request) Design Review Board Recommendation Conditions:** At the last Design Review meeting the Board supported the curb cut width departure with the following condition, "*Decrease the 40' curb cut width off of Madison to the minimum necessary. (DC1-C)*" SDCI is reviewing the submitted information in consultation with SDOT; additional comments may be forthcoming.
- 2 (modified request) STREETSCAPE DESIGN/LANDSCAPE:** The perspectives shown at the last Design Review Board meeting for Dewey frontage included decorative metal panel railings along the stairs to the townhouse units. Update the design of these railings and gates in the plan set (L1.38) to match the design shown in the Recommendation packet.
- 3 (modified request) MATERIALS:** Update the material legend to match the materials referenced on pg 45 of the Recommendation Packet. The following are missing:
 - F Aluminum Storefront
 - G Black Vinyl Windows

- K Garage Door
- L Glass Railing

Include material descriptions on all elevations.

Also update/document the following items to match the design shown at Recommendation:

- Update the parapet above the volumes clad in longboard.
- Indicate canopies and sunshades.
- Clarify the location of board formed concrete vs cast in place concrete; they currently read the same.
- Update the cladding material adjacent to the Madison garage door.
- Update the retail transparency along Madison.
- Document the dark parapet cap along the townhouse volumes.

Please also drop off a material board (a maximum dimension of 18 by 24).



Step 1: Wait for all reviews to be completed

- You may check the status of any review at the following link: <http://web6.seattle.gov/dpd/permitstatus>
- All reviews must be completed before the applicant can respond, upload, or submit any correction responses.
- **Electronic Plans:** We will send correction letters to the Seattle DCI Project Portal. We will notify the primary contact for the project when all reviews in the review cycle are complete.
- **Paper Plans:** We will notify the primary contact for the project by email or phone when all reviews in the review cycle are complete and plans are ready to be picked up. Once you have been notified, pick up the plans at Plans Routing in the Applicant Service Center.

Step 2: Make Corrections

Provide a written response for each item on all correction notices. We will not accept corrected plans without written responses. Include the following information for each item:

- Describe the change
- Say where the change can be found in the plan set
- If you have not made a requested change, give a code citation or provide calculations to explain why not
- Coordinate responses to correction items among all designers, architects, engineers, and owners
- If you make voluntary changes to your plans, describe the changes you have made in your response letter

Correct your Plans:

- Cloud or circle all changes
- You may add new sheets to the plan set if you have new information to show

For Electronic Plans:

- Always upload a complete plan set

For Paper Plans:

If you replace sheets in the paper plan sets:

- Remove the old sheets, mark them as "VOID," and include them loose at the back of each plan set
- All original sheets and plan pages must be returned to Plans Routing in the Applicant Service Center
- Insert the new sheets and staple the plan sets

If you make changes to the original paper plan sheets:

- Make all changes with ink (preferably red, waterproof ink). Do not use pencil to make changes
- Do not tape or staple anything to the plan sets

Platting Actions: Provide new copies of the survey when responding to a correction notice for a shortplat, lot boundary adjustment, or other platting action. Provide the same number of copies that were required when you submitted the project.

Step 3: Submit Corrected Plans

Electronic Plans:

Upload your corrected plan set and correction response letter through your Seattle DCI Project Portal.

Paper Plans:

Return your corrected plans and your correction response letter to Plans Routing in the Applicant Services Center.

If you don't follow these instructions:

- **Plans Routing may not accept your corrected plans**
- **We may be delayed in starting corrected plan review, which can delay permit issuance**
- **We may charge a penalty fee**