

April 30, 2018

Emily Lofstedt

City of Seattle

Department of Construction and Inspections
700 5th Avenue, Suite 2000
Seattle WA 98124-4019

RE: Zoning Correction Notice #4
Project #3020338

Please find below our responses to your Zoning Correction Notice #4 email dated April 17, 2018. The original text of each item has been included verbatim with any omissions clearly noted. Our responses are included in *blue italics*.

Comments:

1. **Site Plan.** Please clean up the site plan to easily read all the setbacks and call outs. It may be best to remove proposed landscaping to make for an easier read plan.

The site plan has been refined to more easily read setbacks and call outs. The landscaping has been removed for purposes of clarity. Please see AS101.

2. **Elevations.** Please identify the average grade sections and associated heights on the elevation plans. This is required to document that the maximum height limits are not being exceeded.

The average grade sections and associated heights have been added to the elevations. Please see A201-A204. Due to the irregular site configuration, elevations are not perpendicular to zone transitions in some areas. Please see site plan for zone locations. Please see AS101.

3. **Blank Façade.** Please include the entire façade on Dewey Pl E in the Blank Façade calculation, not just to a point where the street turns.

The Blank Façade calculation has been updated to include the entire façade on Dewey Pl E. Please see G003.

Original Correction: Blank segments of the street-facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width. It also states that the total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street per

SMC 23.47A.008.A.2.

The length of a blank facade located within the area established shall be measured between the closest points of adjacent transparent areas, at 5 feet above the elevation of the lot line at the sidewalk per SMC 23.86.026.B.

Please update the diagrams and calculations on Sheet G003 to the correct documentation.

4. **Residential Uses along a Street-level-street facing façade.** Please dimension this setback on the site plan.

The residential setback dimension is shown on the plan for Cycle Correction #3. The landscape has been removed from the site plan to make setback dimensions and notes clearer. Please see AS101.

Original Correction: The dwelling unit along the street-level street-facing facade must be setback at least 10 feet from the sidewalk per SMC 23.47A.008.D.2. While it appears this is being met, please document that this setback is being maintained on the site plan and street level diagram.

5. **Setback.** The setback starts above 13'. It appears you're not meeting this setback as the residential roof is at 16'. Also, the second story setback should also be taken at the corner at a 15' radius. Please update these items to meet the code requirement.

The residential roof has been revised to meet the 13' requirement. Please see A203 and A204. The second story setback has been revised to comply with a 15' radius at the corner. Please see A103.

Original Correction: Two setbacks are required from the residential zoned lots per SMC 23.47A.014.B.1 & 3.

Please show the triangular setback on the site plan and second story setback on the applicable floor plan and elevation documenting compliance with the code.

6. **Right-of-Way Dedication.** The letter of intent is required prior to MUP issuance.

Original Correction: E Mercer Street requires a 5' dedication. Please show this dedication area on the site plan and provide the letter of intent to dedicate. This letter is required prior to final zoning approval of the MUP.

Letter of intent to dedicate to be provided.

FYI: The building permit cannot be approved for zoning until the associated dedication is recorded.

7. **Solid Waste:** Please dimension the provided storage areas meeting SMC 23.54.040. Also provide confirmation from SPU that these areas are adequate.

The solid waste storage rooms are dimensioned conforming to SMC 23.54.040. Please see A100 and A102. Confirmation from SPU to be submitted upon receipt.

Original Correction: I do not see solid waste storage labeled anywhere on Sheets A100 or A102. There is "apt amen" in two locations and "retail" in another. Are these the required spaces? If so label. Otherwise, provide.

The solid waste area is shown on A102. Dimension to shown conformance.

Please feel free to give me a call if you have any questions or need more information to complete your review.

Regards,

A handwritten signature in black ink that reads "Lucas Branham". The signature is written in a cursive, flowing style.

Lucas Branham
Studio Meng Strazzara