

Date: July 19th, 2018

Subject: Correction Notice #1

Project: 2300 W Emerson St
SDCI project # 3029611

Leslie Orbino & Charles Benson III,

The following are issues and responses raised in the Zoning review dated March 27th, 2018, and the Land Use Review dated April 10th, 2018:

Land Use Review

1. *The environmental Sign inspection was failed. Both signs sit too high to be seen at street level and are difficult to reach safely. Please look at a better location for both signs. Please resubmit a sign conformation online.*

The inspection has been passed, thank you.

Zoning

1. **Floor Area Diagrams** – *Please provide one set of floor area diagrams that includes all gross floor area on the site (show all levels of the building).*

Please see the revised sheet A2.0 for updated FAR diagrams with dimensions and a table of individual units.

2. **Height** – *Add elevation dimensions for maximum height and all other height exception elevation dimensions on elevation plans.*

Please see the added spot elevations on the elevation sheets. The elevations already call out the maximum height allowed, within the elevation strings.

3. **Setback** - *Per SMC 23.53.015.D.1.b, a setback equal to half the difference between the current right-of-way width and the minimum right-of-way width established in subsection 23.53.015.A.6 is required (3 feet). Please review the code and address accordingly...*

Please see the site sheets for updated R.O.W setback adjacent to W Emerson St, and all of the corresponding plan changes that were made to accommodate.

4. **Projections permitted in required setbacks and separations** – *Per SMC 23.45.518.H1, please provide dimensions of these projections into setbacks that meet this code requirement...*

Please sheet A1.0 for the added awning dimensions.

5. **Rooftop feature** – *show rooftop calculations that meet SMC 23.45.514.J.4 for stair penthouse...*

Please see the existing calculation on sheet A2.5.

6. **Landscape plan** – on landscape plan, please show location of solid waste and recycle. Update score sheet after this has been added...

Please see the updated landscape sheet for trash location.

7. **Amenity area** – on amenity area diagram, please provide dimensions and matrix showing calculations to verify calculations on diagram...

Please see the updates on sheet A1.1 and the updates on sheet A0.0.

8. **Design standards** – provide color representation of design standards per SMC 23.45.529...

Please see the added images on sheet A3.0.

9. **Bicycle parking** – provide bicycle parking per Table D for 23.45.015.D.2...

Please see the added bike parking on sheet A1.0 & the Landscape plans.

Land Use

1. **Arborist report** – Please revise the arborist report to identify which trees are located within the ROW, as protection/preservation standards different in the ROW vs private property.

Please see the last page of the original arborist report which numbers the trees in the R.O.W (trees #1 & #2) as well as the attached email with Ben Roberts regarding R.O.W tree protection, and updates made on the landscape sheets.

2. **SDOT** – Please consult with Ben Roberts of SDOT Forestry per tree preservation/retention requirements, particularly regarding the large spruce trees in the 23rd Ave West R.O.W, as SDOT Forestry approval is required for any vegetative changes within City R.O.W.'s...

Please see the attached email with Ben Roberts regarding R.O.W tree protection, and updates made on the landscape sheets.

Feel free to contact me at dpd@jwaseattle.com or 206.953.1305.

Thank you,

Julian Weber, AIA