Reference #: 3020730

Create Date: Jul 28, 2016 9:37 AM
Submit Date: Jul 28, 2016 5:46 PM
Status: Pending Acceptance
Type: Land Use Appeal
Contact Method: Email Attachment

Appeal Details

Address: 3447 22nd Avenue W

Decision Elements: Design Review; Environmentally Critical Area; Environmentally Critical Area Exception; Subdivision; SEPA;

Interest: This appeal represents the interests of 8 neighboring properties: • 3443 22nd Ave W • 3453 22nd Ave W, #A • 3453 22nd Ave W, #B • 3451 22nd Ave W, #A • 3451 22nd Ave W, #B • 3444 23nd Ave W, #A • 3444 23nd Ave W, #B • 3450 23nd Ave W These residential properties will be affected in the following ways: • Proposed 4 units on 5750-6000 SF property exceeds allowed 3 units per SMC 23.45.512 (Note: March 26, 2016 resubmission to 4 separate buildings) • Clear-cutting of at least 7 existing trees from unimproved alley to curb; • Inadequate submission for equitable replacement trees and plantings; • Additional storm water on surface due to concrete and asphalt replacing existing landscape and permeable surfaces; • No indication of salvaging and protecting existing rock walls bordering the property; • Proposed building and tree removal on existing critical slope areas (section and calculation errors); • Reducing site inefficiencies and unfavorable building adjacencies within and outside property, this includes maneuverable access to 4 vehicles required to be parked off the street; and • Placement of proposed windows for does not consider home privacy within and outside property.

Objections: The neighboring properties object to land-use approval to (1)the proposed density; (2)misled waiver of soil stabilization areas relative to steep slope areas; and (3)proposed clear-cutting of site trees. DENSITY: A. The City of Seattle has responded to recent over-development of low-rise residential relative to site size by reducing its allowed density for properties in low-rise 'LR1' zones. The dwelling density limit of 1/1600 calculates to 3.75 units this approx. 50x120' property. The current code (initiated prior to the purchase on May 8, 2014) indicates that only fractions over .85 can be rounded up per Footnote 1 for Table A for SMC 23.45.512. As such, only 3 units would be allowed on the property instead of the 4 shown in the March 2016 land/use submission to the City. B. The density of the proposed homes is based on a parking garage for each of the properties. However, given the close proximity of the buildings, it is very unlikely that the occupants in buildings 1 and 2 will be able to reasonably maneuver their vehicles into their respective garages. Buildings 3 and 4 garage access is questionable. As a likely result, the owners will not be able to park their vehicles off the street. STABILIZED SOIL: C. Proposed density assumes that structures may be erected over and near critical slope areas of pitch 40% and over. The diagrams sent to the City on May 12, 2016 are incorrect in several ways: • Section shows the site pitching to the west rather than to the east. This suggests that the soils engineer who prepared the drawings has not identified existing conditions. • Cross section B is not running perpendicular to the grad contour lines, which calculates into soil pitches at a shallower angle than they actually are. • Cross section B is shown too far to east as it should start at the steeply-pitched grade bordering the alley property line. This section need not be spread into shallower-pitched areas of the site. It appears the engineer may have misrepresented a proper section and slope direction in order to calculate a 38.6% slope within an area that is certainly over the 40% critical slope threshold. • The building sections show the new grade pitching at steeper slopes than the existing grade at buildings 3 and 4. The City should review not only pre-construction slopes, but proposed critical slopes. D. There are existing rock retaining walls running through the site, along the sidewalk, as well as bordering the north side of the property along an adjacent properties' common driveway easement. There is no indication on to protect and maintain these walls. TREES: E. There are 7 existing trees listed on the arborist report, yet drawings show 5 trees. At least 2 trees (CH6) are within the critical slope area that should not be removed. F. The City of Seattle Office for Sustainability of Environment 2007 Tree Canopy map shows this site with significant trees within the local area.

Desired Relief: Reverse the decision based on inadequate documentation. G. The original application showed 3 structures on the site. We request the City enforce SMC 23.45.512 yielding no more than 3 dwellings or vindicate allowing this builder an exception as the submitted revision 4 configuration that exceeds healthy L1 residential development. H. There are proposed window locations on the 4 homes with bedroom floors looking directly across into other bedroom floors 10-12 feet away. Large master bedroom windows (above tree heights) look west directly into the master bedrooms of the adjacent properties on 23rd. The location and height of these windows must be coordinated

with adjacent homes to respect privacy. J. Drawings show two windows in elevation but not on the floor plan (top floor opening into a master closet). K. Provide vehicle access and turning diagrams for townhouse-sized vehicle into the proposed garages. One diagram must be for each of the 4 garages with marked dimensions while demonstrating the approach both entering and backing away from the garage to the street. L. Given the above, buildings 3 and 4 should be reconfigured into 1 home or as a row-house with abutting walls rather than a 10'-gap. This would reduce privacy issues, differentiate entrances, and save existing 30'-tall trees near the north and south property lines. M. We need assurance that concerns of the soil stability raised with Nelson Geotechnical Associates (posted May 26, 2016) are demonstrated to be addressed rather than requesting variances. Drawing slope diagrams must be corrected and verified with actual conditions. N. Temporary excavations within critical slope areas endanger adjacent properties already within City-designated mud-slide hazard areas. Revise the location of the red line excavation to be equidistant from the edge of proposed buildings (excluding proposed central drive area). P. Maintain or provide detail on temporary and permanent soil retention. Submit drawings / calculations how

Contacts

1. **Appellant**
   Name: David Moehring
   Email: dmoehring@consultant.com
   Phone: (312) 965-0634
   Fax:
   Address: 3444 23rd Ave W, #B , Seattle, WA, 98199

Uploaded Material

1. **Neighbors_to_BuildSound 3447_22nd_2016Jul27_signed.pdf**
   Upload Date: Jul 28, 2016 5:24 PM
   Submit Date: Jul 28, 2016 5:46 PM
2. **Ganoff 7_17_15.pdf**
   Upload Date: Jul 28, 2016 5:25 PM
   Submit Date: Jul 28, 2016 5:46 PM
3. **July 18 Notice_and_errored_slope_section.pdf**
   Upload Date: Jul 28, 2016 5:27 PM
   Submit Date: Jul 28, 2016 5:46 PM
4. **Plan SetV4_comment22June.pdf**
   Upload Date: Jul 28, 2016 5:28 PM
   Submit Date: Jul 28, 2016 5:46 PM
5. **Townhouses must be barrier-free_SBC_Summary.pdf**
   Upload Date: Jul 28, 2016 5:32 PM
   Submit Date: Jul 28, 2016 5:46 PM
6. **DPD_Low-rise_Density_May_2014.pdf**
   Upload Date: Jul 28, 2016 5:35 PM
   Submit Date: Jul 28, 2016 5:46 PM

FINAL

Hand-delivered on
July 29, 2016

Neighbors of 3447-9 22nd Ave West
c/o Mr. and Mrs. David Moehring
3444 23rd Ave W, #B
Seattle, Washington 98199

July 25, 2016

Mr. Rob McVicars
Manager
BuildSound, LLC
1941 35th Avenue W
Seattle, Washington 98199

RE: Parcel 2770601540 50'x120' proposed subdivision

Dear Mr. Rob McVicars:

As neighbors to the property at 3447-9 22nd Avenue W, we mutually appreciate your company's investment and upgrades to Seattle's aged housing stock. Like you, we interested in the long-term vitality and character of this area of Magnolia. Some of us have been in this neighborhood four decades, and others of us who have been more recently drawn to the admirable features of this community. Collectively, we are writing to share our thoughts about the pending land use and building permit that would *remove all existing trees* from the property while replacing the existing 1950's duplex with four stand-alone homes.

As such, we would like to appeal to you, as the owner and the builder of the above indicated property, to consider revising the proposed plans for this site considering the following:

- Careful reconsideration to save the existing trees between the alley and the street curb;
- Planting an equitable number and quality of replacement trees for those removed;
- Salvaging and protecting existing plantings and rock walls bordering the property;
- Avoid any alterations within the critical slope areas;
- Replacing concrete and asphalt with landscape and permeable paving;
- Reducing unfavorable building adjacencies; and
- Careful placement of windows for privacy with neighboring homes.

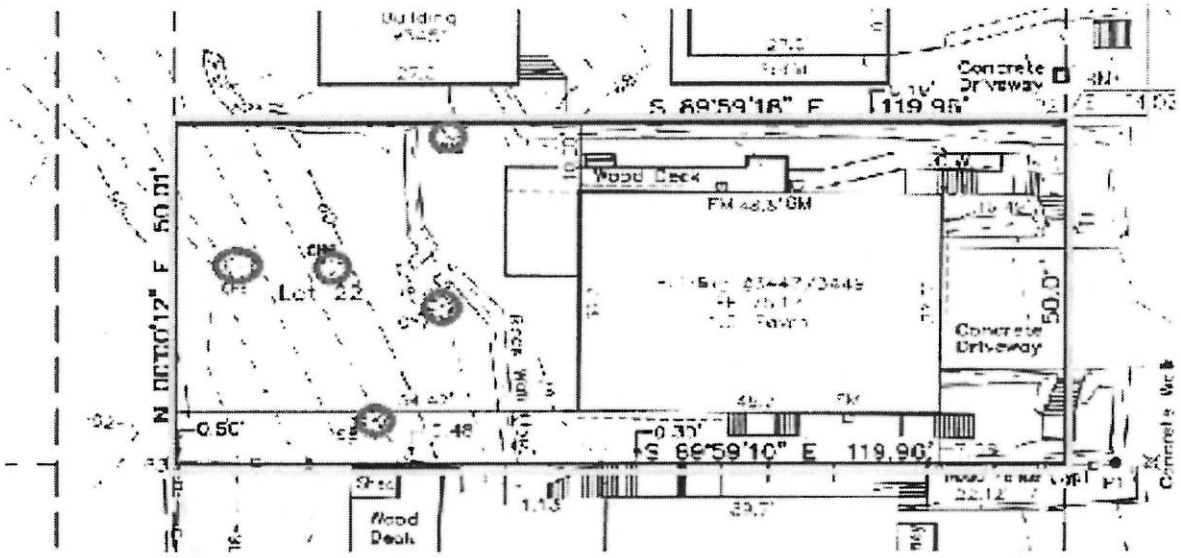
EXISTING TREES:

[Item T1] There are seven (7) existing trees listed on the Site Plan arborist report, yet the drawings only show five (5) existing trees (see Figure 1 on following page). Trees listed by arborist:

1.) 45' tall Engelmann spruce,20' Drip Line
2.) 24' tall American plum, 20' Drip Line
3.) 30' tall Bermuda cedar, 20' Drip Line
4.) 24' tall Douglas fir, 8' Drip Line
5.) Two (2) 30' tall wild cherry trees, 18' Drip lines
6.) 15' tall apple tree, 20' Drip Line
7.) Other trees not identified on site plans.

[Item T2] Of the five trees shown on the Site Plan, *all are indicated to be removed* regardless of their relationship to proposed building locations. Given the contributions of trees to the areas eco-system, we (the neighbors) would like to save as many trees as possible. This will involve reconsidering the temporary excavations as currently shown on the site plan.

[Item T3] Thankfully, the property is a major contributor to trees within the area. The City of Seattle *Office for Sustainability of Environment* issued a 2007 **Tree Canopy** map demonstrating this asset (see Figure 2 on following page). Unnecessary removal of trees will adversely affect bird habitats and insect control, soil stability, air quality and carbon levels (a single growing tree can absorb CO2 at a rate of 48 lb. per year). In addition, given the proximity of the BNSF railway, lush trees are a known means of dampening noise of the nearby trains. Accordingly, the proposed clear-cutting of trees and planting within this residential site will render a significant reduction in value to the proposed homes on the property as well as to us neighbors.



Seattle Parcel #2770601540

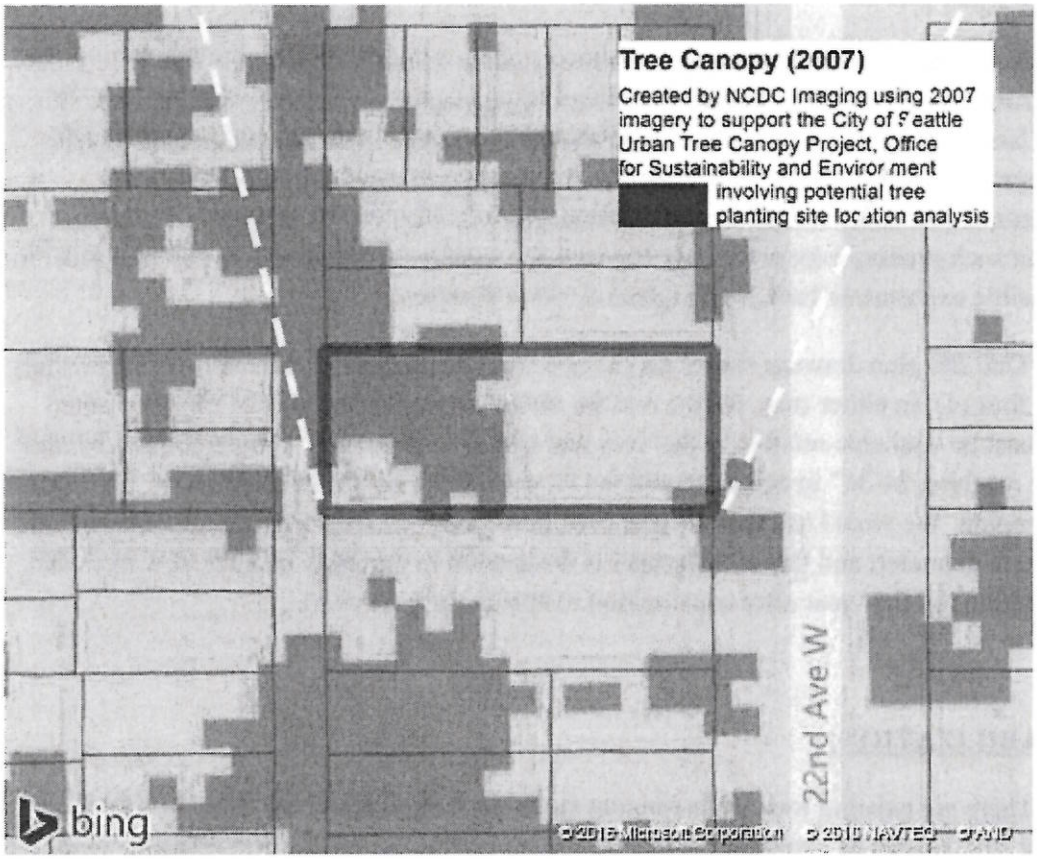


Figure 1 and 2: Existing Site Plan with only 5 of 7 arborist-indicated existing trees shown (above). And (below) the Seattle 2007 Tree Canopy map with property outlined in red.

[Item T4] There exists at least two trees, noted as CH8 and S8, which are within close proximity of along the property boundary that should *not* be removed and should be protected from root or limb damage during construction.

[Item T5] There exists a tall tree at the street (not shown, but close to the property within Seattle Right-Of-Way) that is in good condition and that should be saved and protected during construction.

[Item T6] There exists at least two trees, both labeled as CH6, that are within the critical slope area (as shown within hatched area of Site Plan) that should *not* be removed. The new buildings are not within this portion of the site, and there appears to be no apparent reason to remove the trees within this area.

[Item T7] We understand the planting in the adjacent alley is undeveloped land that will not be harmed during excavation. This includes plantings being negatively affected by improper site grading or lack of erosion control. An arborist should be engaged with the contractors on site before construction begins. Those trees close to the property line should have their roots carefully pruned before excavation so the existing tree will survive. An arborist will likely indicate that such pruning take place only between the months of November to April in order to reduce possible exposure to bark beetle (pine) or other diseases.

[Item T8] One site plan drawing shows six (6) new trees being planted whereas other drawings only show four (4). In either case, for the reasons stated above, the number of trees replanted should at least be equitable relative to the trees that might be removed. The shrubs and bamboo potentially reaching 24-36" in height should *not* be considered equitable planting for this site and Magnolia region. We would ask that the proposed new Magnolia trees planted are of sufficient size and trunk diameter; and that a landscaper is designated to regularly care for new trees and plantings within the first year after construction to ensure their survival.

SOIL STABILIZATION:

[Item S1] There are existing rock walls running along the Seattle Right-Of-Way, as well as through the site, as well as along the north adjacent properties' common driveway easement. We trust it is BuildSound's intent to protect and maintain these existing rock walls. The drawing is unclear how these walls and steep grade changes are to be treated during and at the completion of construction.

[Item S2] We would like to keep any alterations within the site outside of critical slope areas as defined by the City. We are concerned about properties located up the hill directly to the west of the proposed temporary excavations, and especially within existing critical slope areas. Critical slope areas are best to be left undisturbed relative to possible seismic and mud-slide risks.

[Item S3] The drawing sections show the new soil / grade pitching at steeper slopes than the existing grade at buildings 3 and 4. The City should review not only existing pre-construction slopes, but also new slopes, as well.

LOW-RISE RESIDENTIAL DENSITY:

Some of the recent development along 22nd and 23rd avenues are unfortunate examples of ***residential over-development*** and the apparent disregard to livable, environmentally sustainable communities that Seattle residents have long cherished. As such, the City of Seattle has reduced its allowed density for properties such as this within low-rise residential lots.

[Item D-1] We understand that the density of four homes on this 1575-1600 square foot lot exceeds current code limits for these LR1 areas. Therefore, it is recommended to examine the market value of three homes on this site rather than the four 1460-1520 SF homes being proposed.

[Item D-2] Due to the close proximity of the proposed homes, privacy is a real concern. The window locations shown for the four properties within the site indicate bedroom floors looking directly across into other bedroom floors. The drawings also show large master bedroom windows (above tree heights) looking directly into the master bedrooms to the west properties. With shades drawn for privacy, windows will be ineffective in bringing daylight into the homes.

[Item D-3] The proposed homes includes a parking garage for each of the four properties. However, given the proximity of the buildings, it is unlikely that the occupants in buildings 1 and 2 will be able to reasonably maneuver their vehicles into their respective garages.

[Item D-4] The parking access to buildings 3 and 4 is not much better than the two buildings directly to the east within this property. The access to the garages of buildings 3 and 4 may be easier if these two buildings were located abutting each other rather than separated by the narrow 10-foot distance. In turn, building these two as abutting homes (as done in the existing townhomes to the north) would reduce the visual privacy issues, reduce the cost of exterior windows and siding, and would increase the ability to save existing trees near the north and south property lines.

We recognize that this is your company's property and that BuildSound is permitted to build what the City finds acceptable relative to the requirements of the code. We have offered the above suggestions to maintain the living quality of this area so that people like yourself will make Magnolia their home for years to come. Please do not hesitate to contact us with your concerns regarding our questions.

Sincerely,

As follows, the Neighbors of 3447-9 22nd Ave West

Printed Name (s): David & Burcin Moehring

Signature(s): [signature]

Resident/ owner address: 3444 23rd Ave W, #B, Seattle

Printed Name (s): Lewis P. Latimer

Signature(s): [signature]

Resident/ owner address: 3450 23RD AVE W., Seattle 98199

Printed Name (s): Katherine Walton

Signature(s): [signature]

Resident/ owner address: 3444 23rd Ave W #A, Seattle

(continued on next page)

Printed Name (s): Michelle Buxton

Signature(s): Michelle Buxton

Resident/ owner address: 3443 22nd Ave. NE Apt. Seattle, Seattle

Printed Name (s): JOHN TUSHER

Signature(s): [signature]

Resident/ owner address: 3453 22ND AVE W #A SEATTLE WA 98199, Seattle

Printed Name (s): ALICE LAURENS

Signature(s): [signature]

Resident/ owner address: 3453 22nd Ave W Unit B, Seattle

Printed Name (s): Deborah Alt

Signature(s): [signature]

Resident/ owner address: ~~3~~ 3451 22nd Ave W #B, Seattle

Printed Name (s): Kristin + Ryan Cieslak

Signature(s): [signature]

Resident/ owner address: 3451A 22nd Ave W, Seattle

Camacho, Rudy

From: Kristen Ganoff <kganoff@gmail.com>
Sent: Friday, July 17, 2015 9:21 AM
To: PRC
Subject: Project No. 3020730

This lot has large evergreen trees on it and directly adjacent to it. These trees were not mentioned in the SEPA checklist on the city permit website. Will they be evaluated by a city arborist and protected during construction?

--
Kristen Ganoff
(407) 473-1372

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

July 18, 2016

MASTER USE PERMIT

Notice of Decision

The Director of the Seattle Department of Construction and Inspections has reviewed the Master Use Permit application(s) below and issued the following decisions. Interested parties may appeal these decisions.

Hearing Examiner Appeals

To appeal to the City's Hearing Examiner, the appeal MUST be in writing. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave. or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at www.seattle.gov/examiner/LANDUSEAPLFORM.pdf.

Appeals must be received prior to 5:00 P.M. of the appeal deadline indicated below and be accompanied by an $85.00 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) payment made in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship).

The appeal must identify all the specific Master Use Permit component(s) being appealed, specify exceptions or objections to the decision, and the relief sought. Appeals to the Hearing Examiner must conform in content and form to the Hearing Examiner's rules governing appeals. The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at www.seattle.gov/examiner/guide-toc.htm. To be assured of a right to have your views heard, you must be party to an appeal. Do not assume that you will have an opportunity to be heard if someone else has filed an appeal from the decision. For information regarding appeals, visit the Hearing Examiner's website at www.seattle.gov/examiner or call them at (206) 684-0521.

Interpretations

The subject matter of an appeal of a discretionary decision is limited to the code criteria for that decision, and generally may not include other arguments about how the development regulations of the Land Use Code or related codes were applied. However, in conjunction with an appeal, a Land Use Code interpretation may be requested to address the proper application of certain development regulations in the Land Use Code (Title 23) or regulations for Environmentally Critical Areas (Chapter 25.09) that could not otherwise be considered in the appeal. For standards regarding requests for interpretations in conjunction with an appeal, see Section 23.88.020.C.3.c of the Land Use Code.

Interpretations may be requested by any interested person. Requests for interpretations must be filed in writing prior to 5:00 P.M. on the appeal deadline indicated below and be accompanied by a $2,500.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at $250.00.) **Requests must be submitted to the Seattle Department of Construction and Inspections, Code Interpretation and Implementation Section, 700 5th Av Ste 2000, PO Box 34019, Seattle WA 98124-4019**. A copy of the interpretation request must be submitted to the Seattle Hearing Examiner together with the related project appeal. Questions regarding how to apply for a formal interpretation may be sent to PRC@seattle.gov. (Please include "Interpretation Information" in the subject line.) You may also call the message line at (206) 684-8467.

Shoreline Decisions

An appeal from a shoreline decision is made to the State Shorelines Hearing Board. It is NOT made to the City Hearing Examiner. The appeal must be in writing and filed within 21 days of the date the Seattle DCI decision is received by the State Department of Ecology (DOE). The Seattle DCI decision will be sent to DOE by the close of business on the Friday of this week. If the Shoreline decision involves a shoreline variance or shoreline conditional use, the appeal must be filed within 21 days after DOE has made their decision. The information necessary for DOE to make their decision will be sent to them by the close of business on the Friday of this week. The beginning of the appeal period may also be provided to you by contacting the PRC at PRC@seattle.gov, or by calling the message line at (206) 684-8467. The minimum requirements for the content of a shoreline appeal and all the parties who must be served within the appeal period cannot be summarized

here but written instructions are available in Seattle DCI's TIP 232 (web6.seattle.gov/dpd/cams/CamList.aspx). Copies of TIP 232 are also available at the Seattle DCI Applicant Services Center, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. You may also contact the Shorelines Hearing Board at (360) 459-6327. Failure to properly file an appeal within the required time period will result in dismissal of the appeal. In cases where a shoreline and environmental decision are the only components, the appeal for both shall be filed with the State Shorelines Hearing Board. When a decision has been made on a shoreline application with environmental review and other appealable land use components, the appeal of the environmental review must be filed with both the State Shorelines Hearing Board and the City of Seattle Hearing Examiner.

Comments

When specified below written comments will be accepted. Comments should be sent to: PRC@seattle.gov or mailed to Seattle Department of Construction and Inspections, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. All correspondence is posted to our electronic library.

Information

The project file, including the decision, application plans, environmental documentation and other additional information related to the project, is available in our electronic library at web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the Seattle DCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

To learn if a decision has been appealed check the website at web6.seattle.gov/DPD/PermitStatus/ and click on the Land Use tab in the lower half of the screen for any Hearing date and time. You may also contact the PRC at prc@seattle.gov, 700 Fifth Avenue, Suite 2000, 20th Floor or call our message line at (206) 684-8467. (The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.)

Decision

Area: Magnolia/Queen Anne **Address:** 3447 22ND AVE W
Project: 3020730 **Zone:** LOWRISE 1, POTENTIAL SLIDE AREA, ARTERIAL WITHIN 100 FT., AIRPORT HEIGHT DISTRICT

Decision Date: 07/18/2016

Contact: EINAR NOVION - (206)851-7922
Planner: BreAnne McConkie - (206) 684-0363

Land Use Application to allow four single family residences in an environmentally critical area. Parking for four vehicles to be provided. Existing structure to be demolished. Environmental Review includes future unit lot subdivision.

The following appealable decisions have been made based on submitted plans:

Determination of Non-Significance (no environmental impact statement required). Environmental review completed and no conditions imposed. This DNS is issued using the optional DNS process in WAC 197.11.355 and SMC 25.05.355. The comment period was originally published on **July 13, 2015** and there is no further comment period on this DNS.

Appeals of this decision must be received by the Hearing Examiner no later than 8/1/2016.

City of Seattle
Department of Construction and Inspections
Engineering Services

EINAR S NOVION
3316 NE 120th St
Seattle, WA 98125

Re: Project# 3020730

Correction Notice #3

Review Type	ECA SLIDE	**Date**	April 26, 2016
Project Address	3447 22nd Ave W	**Contact Phone**	(206) 851-7922
Contact Email	novion.e@gmail.com	**Contact Fax**	
SDCI Reviewer	Dean Griswold	**Address**	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 233-7862		
Reviewer Fax			
Reviewer Email	dean.griswold@seattle.gov		
Owner	ROB MCVICARS		
Related Projects	6484714		

Applicant Instructions

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

Codes Reviewed

This project has been reviewed for conformance with one or more of the following codes: Grading Code; Environmentally Critical Areas Regulations (ECA).

Corrections

1 SMC 25.09.020 A.3.b.5 and 25.09.180.C. Environmentally Critical Areas Designation

Sheet A1.0. Please adjust the Steep Slope Critical Area to be consistent with that shown on the attached site plan. Label this area as "Steep Slope Critical Area."

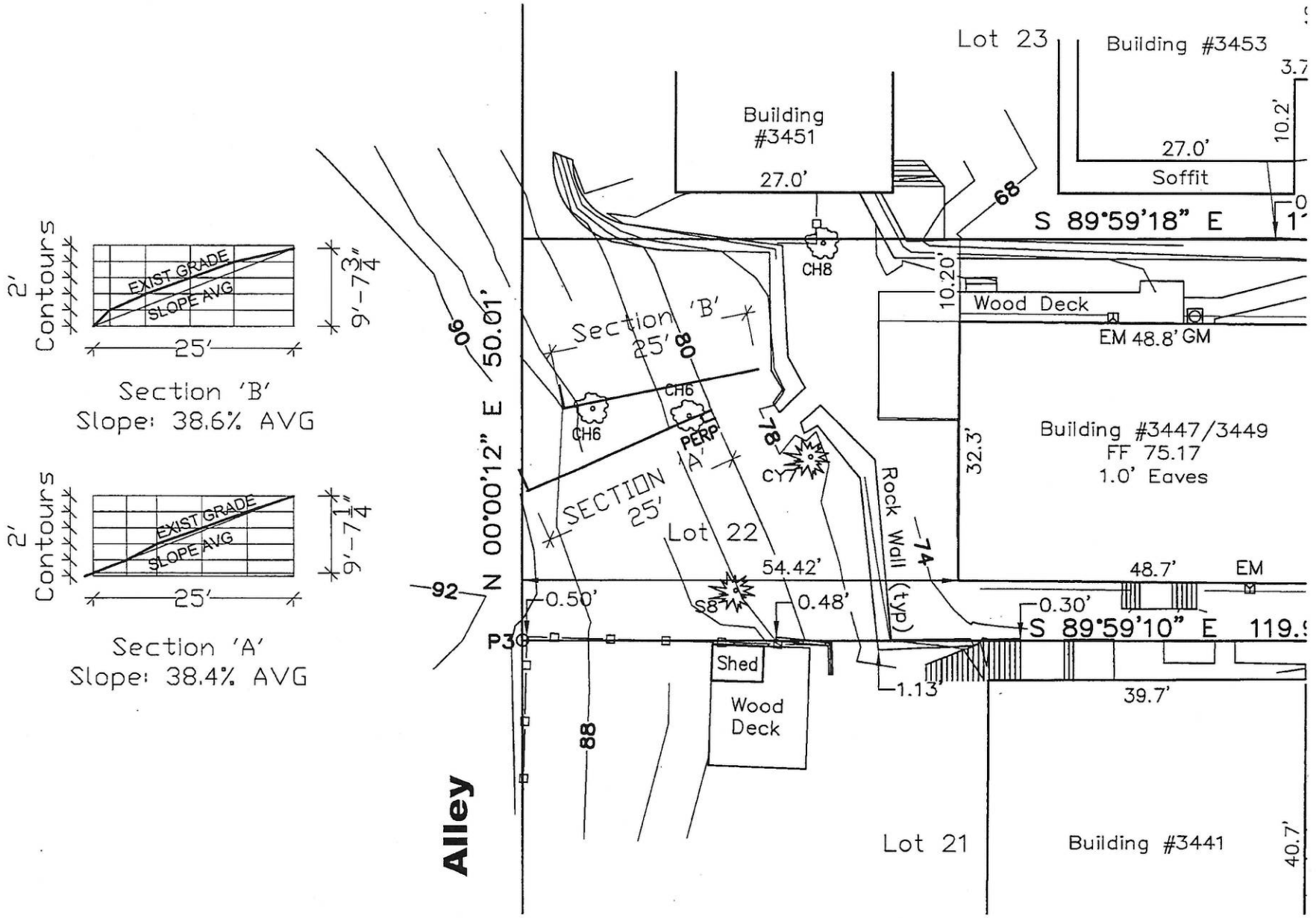
2 SMC 25.09.330 B.6. and SMC 22.170.070 B.2.c. Site Grading

Repeated Items

Provide a temporary excavation plan demonstrating that adjacent properties will be protected during construction activities. The excavation plan does not need to be at final design level for this phase of permitting.

Show on the plans the permanent proposed grade contours. The final grade contours need to match the existing grade contours, as shown on the topographic survey, at the property lines.

1. REVISED TO SHOW REVIEWER DELINEATION. ALSO ATTACHED ARE GEOTECH ASSESSMENT, WHICH SHOWS THAT THE GENERAL SLOPE ON THE LOT IS NOT 40% (SEE ATTTACHED BELOW). IT WOULD APPEAR THAT THE NEIGHBOR'S WALL TO THE NORTH HAS CREATED THE STEEP SLOPE SITUATION...WE REQUEST A STEEP SLOPES EXEMPTION TO TO THAT MAN MADE CONDITION.
2. A1.2 revised with a finished grade plan, showing every 2' contours connection with it's respective grades at property line.



SLOPE SECTIONS

Scale: 1/16"=1'-0"

MAY 12th, 2016

City of Seattle
Department of Construction and Inspections
Land Use Review

EINAR S NOVION
3316 NE 120th St
Seattle, WA 98125

Re: Project# 3020730

Correction Notice #3

Review Type	ZONING	**Date**	April 14, 2016
Project Address	3447 22nd Ave W	**Contact Phone**	(206) 851-7922
Contact Email	novion.e@gmail.com	**Contact Fax**	
SDCI Reviewer	David Graves	**Address**	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 615-1492		
Reviewer Fax			
Reviewer Email	David.Graves3@seattle.gov		
Owner	ROB MCVICARS		
Related Projects	6484714		

Dear Mr. Novion,

The following corrections need to be addressed as a result of zoning review of your application. I would be happy to discuss this further if you wish.

Applicant Instructions

Please see the attached flyer to learn "How to Respond to a SDCI Correction Notice".
If the 3-step process outlined in the aforementioned 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 The project description on Sheet A1.0 states that this project is to "construct (2) unit townhouse and (2) SFR." The online description of work says "Construct 4 single family dwellings." Please make sure these match and clarify which is correct. A1.0 revised

2 It appears the garages have been excluded from the FAR calculation. They are not exempt unless they extend no more than 4 feet above existing or finished grade, whichever is lower. It is difficult to tell from the elevation drawings if they meet this standard. Please give clear dimensions and label the garages in the elevation drawings to determine if this standards is met. Also, provide a statement in the FAR calculation on Sheet A2.4 listing any FAR exemptions you are claiming, including the garages if so.

See A2.4 - the clouded portion called "basement" is the basement garages.

We are not using exemptions.

3 There are 3 different sets of elevation drawings, but 4 units. Is one missing? If so, which one? Please clearly label which units the elevation drawings refer to.
it is at the end of the set, as DCI procedure requires for new sheets...see labels for unit number.

4 The Height Plan on Sheet A1.2 is confusing. It appears two drawings are on top of each other. It is difficult to understand your calculations and determine if the structures comply with the height requirements. Please fix this.
A1.2 revised to remove accidental overlap

5 According to Sheet A2.3, your roof area calculation is done without mechanical. Pursuant to 23.45.514.J.4, the total of all rooftop features can be a maximum of 15% when excluding mechanical, not 20%. Therefore, the max allowed would be 119.85 square feet. Please correct the plans to meet the requirements of this section of the code.
A2.3 revised with note to indicate area of screened mechanical

6 The calculations for the amenity area in the rear of the lot appears incorrect on Sheet A1.1. According to the dimensions provided, a 16' x 25' area is 400 square feet, not 472.5 as shown. Regardless, the amenity area amount meets the code. However, please label each amenity area as private or common to demonstrate compliance with 23.45.522.D.
plus the 72.5sf (14.5x5) shown between per unit equals 472.5sf. A1.1 revised to indicate private.

7 It appears to meet the requirements of the code, but please provide the length of the garages in Units 1 and 2 to demonstrate compliance.
A2.0 revised with dimensions

8 Please show the dimensions and location of the solid waste and recyclable materials storage and access areas pursuant to the standards of 23.54.040.
A1.0 revised with waste storage locaation and dimensions

9 Please provide further details about the stairway between Units 3 and 4, including detailed dimensions showing its height and location. Is it meant to connect the 2 units as a 2 unit townhouse or merely as a stairway slightly above grade that provides access to 2 single family residences?

It is just retaining walls and concrete stair to make the grade works to access the units...the intent is that they are two single family. Notes have been added to plans and elevation to the effect. Dimensions added in plans.

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:

2012 SEATTLE RESIDENTIAL CODE
2012 WASHINGTON STATE ENERGY CODE
2012 SRC M1507 WHOLE HOUSE VENTILATION
SEATTLE STORMWATER, GRADING AND DRAINAGE CONTROL CODE

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

5. DRAWINGS: INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS. WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES, ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

9. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT

10. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

LIST OF DRAWINGS
A1.0 GENERAL NOTES/PLOT PLAN
A1.1 LANDSCAPE/AMENITY
A1.2 HEIGHT CALC. PLAN
A2.0 FLOOR PLAN
A2.1 FLOOR PLAN
A2.2 FLOOR PLAN
A2.3 FAR DIAGRAM
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.0 BUILDING SECTION
A6.0 DETAILS

CSC CONSTRUCTION STORMWATER CONTROL
DCP DRAINAGE CONTROL PLAN

SURVEY
STRUCTURALS

TEAM NOTES
OWNER:
BUILD SOUND, LLC
1941 35TH AVE W
SEATTLE, WASHINGTON 98199
425.864.4167

ARCHITECT/APPLICANT:
EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922

LOT DATA
PROJECT ADDRESS:
3447 22ND AVE W
SEATTLE, WA 98199
PARCEL#: 2770601540
LEGAL DESCRIPTION:
GILMANS ADD
PLat Block: 11
Plat Lot: 22
ZONE: LR1
LOT SQ FT: 6000SF

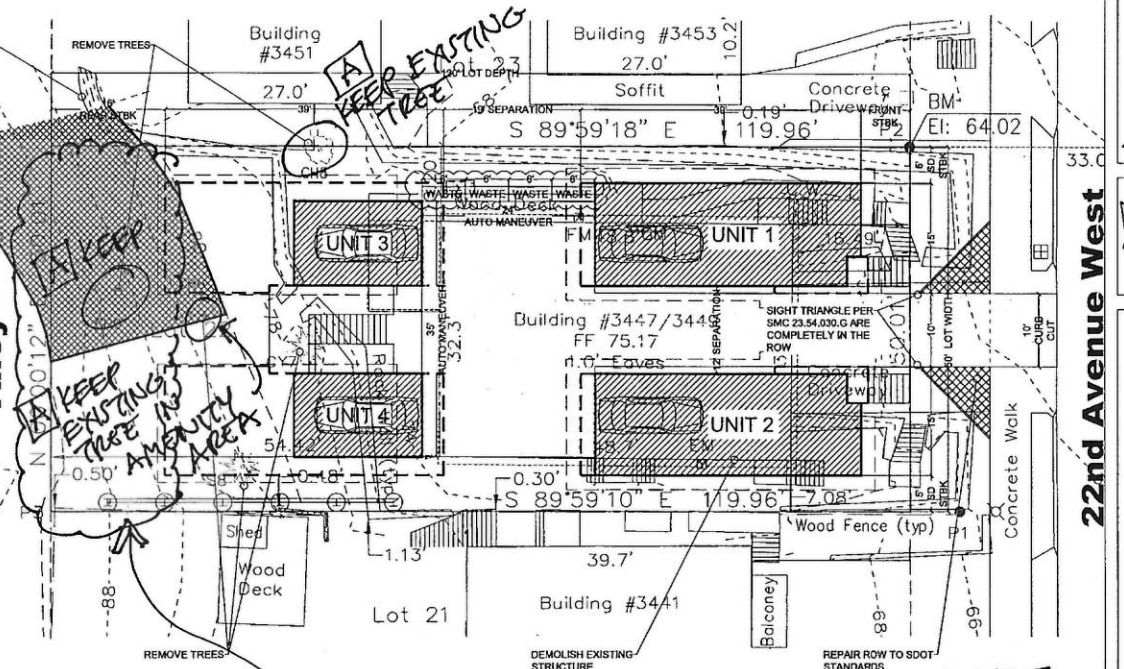
PROJECT DESCRIPTION:
DEMOLISH EXISTING STRUCTURE. CONSTRUCT (4) SFR WITH PARKING PER PLAN. STREET ACCESS REQUIRED, AS ALLEY IS UNUSABLE AND UNIMPROVED.

DPD#: 3020730/6484714

IMPERVIOUS COVERAGE:
2247SF (BUILDING) + 1783SF(DRIVE/WALK) = 4030SF

CODE COMPLIANCE:
SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
ALLOWED:1.1*6000SF = 6600SF
PROPOSED: 6219.9*SEE A2.4 FOR DIAGRAM
SMC 23.45.512 DENSITY LIMITS – LOWRISE ZONES
ALLOWED: 6000/1600 = 3.75
PROPOSED: (2) SFR + (2) UNIT TOWNHOUSE
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVERAGE GRADE
PROPOSED: 30' FROM AVERAGE GRADE
SMC 23.45.518 SETBACKS AND SEPARATIONS
REQUIRED FRONT: 7' AVG; 5' MIN
PROPOSED FRONT: 7' MIN
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 16' MIN
REQUIRED SIDE: 5' NORTH; 5' SOUTH
PROPOSED SIDE: 5' NORTH; 5' SOUTH
SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 60'
PROPOSED WIDTH: 40'
ALLOWED LENGTH: .65*120 = 78'
PROPOSED LENGTH: 78'

CURRENT: VERSION 4



TREE ID FROM ARBORIST REPORT
1.) Prunus avium - wild cherry : 9.55" Diameter Breast Height, 30' Tall, 18' Drip line. Not Exceptional
2.) Prunus Americana—american plum : 8.28" Diameter, 24' Tall, 20' Drip Line Not Exceptional
3.) Juniperus bermudiana - bermuda cedar: 5.175" Diameter, 30' Tall, 20' Drip Line Not Exceptional
4.) Pseudotsuga menziesii - douglas fir: 8.25" Diameter, 24' Tall, 8' Drip Line Not Exceptional
5.) Prunus avium - wild cherry : 11.2" Diameter, 30' Tall, 18' Drip line ——>>> Not Exceptional
6.) Malus domestica—apple tree: 8.91 Diameter, 15' Tall, 18' Crown, 20' Drip Line Not Exceptional
7.) Picea engelmannii - Engelmann spruce : 11.82 Diameter, 45' Tall, 20' Drip Line Not Exceptional

SITE IS DESIGNATED AS ENVIRONMENTALLY CRITICAL DUE TO POTENTIAL SLIDE AREA DUE TO GEOLOGIC CONDITIONS AND STEEP SLOPE

GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.

COMMENTS JUNE 22, 2016

B WHY DISTURB/REPLACE MATURING TREES IN THIS PART OF SITE WITH NO NEW CONSTRUCTION & NO NEW RETAINING WALLS?

SEE A1.1 & TOPO SURVEY OF CHERRY OR APPLE TREES THAT SHOULD REMAIN

C SEE SHEET A1.2 FOR EXCESSIVE TEMPORARY EXCAVATION LINES. INSTEAD, WHY ARE TEMP. EXCAVATIONS DEEP ON WEST END & SHALLOW ON NORTH & SOUTH?

SITE PLAN
N
1"=8' SCALE

WORKSHOP i.p.b.

REGISTERED ARCHITECT
EINAR S. NOVION
STATE OF WASHINGTON

3447 22ND AVE W
SEATTLE, WA 98199

DATE:	
PRELIM.	05.26.15
SEPA	07.02.15
INTAKE	08.04.15
REVISED	09.14.15
REVISED	03.21.16
REVISED	05.11.16

SITE PLANS

A1.0

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:

2012 SEATTLE RESIDENTIAL CODE
2012 WASHINGTON STATE ENERGY CODE
2012 SRC M1507 WHOLE HOUSE VENTILATION
SEATTLE STORMWATER, GRADING AND DRAINAGE CONTROL CODE

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

5. DRAWINGS: INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS. WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES, ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

9. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8880 TO SCHEDULE AN INSPECTION APPOINTMENT

10. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

LIST OF DRAWINGS
A1.0 GENERAL NOTES/PLOT PLAN
A1.1 LANDSCAPE/AMENITY
A1.2 HEIGHT CALC. PLAN
A2.0 FLOOR PLAN
A2.1 FLOOR PLAN
A2.2 FLOOR PLAN
A2.3 FAR DIAGRAM
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.0 BUILDING SECTION
A6.0 DETAILS

CSC CONSTRUCTION STORMWATER CONTROL
DCP DRAINAGE CONTROL PLAN

SURVEY
STRUCTURALS

TEAM NOTES
OWNER:
BUILD SOUND, LLC
1941 35TH AVE W
SEATTLE, WASHINGTON 98199
425.864.4167

ARCHITECT/APPLICANT:
EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922

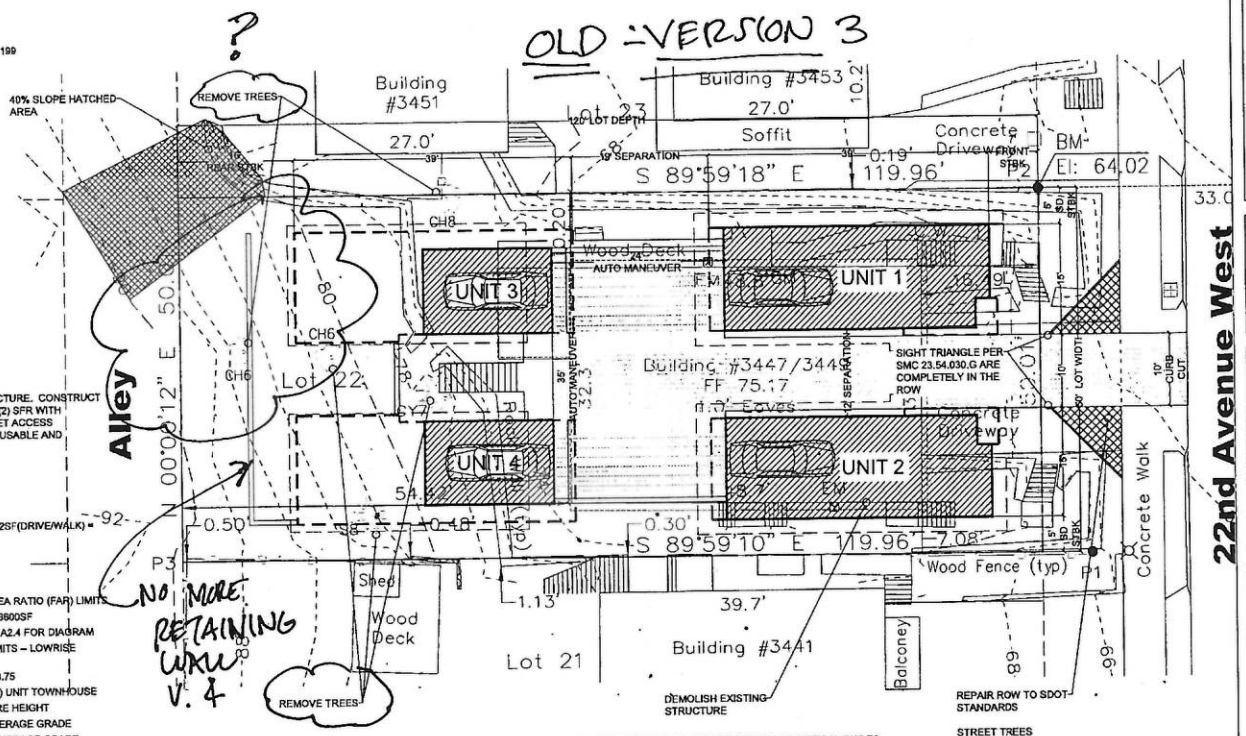
LOT DATA
PROJECT ADDRESS:
3447 22ND AVE W
SEATTLE, WA 98199
PARCEL#: 2770601540
LEGAL DESCRIPTION:
GILMANS ADD
PLat Block: 11
Plat Lot: 22
ZONE: LR1
LOT SQ FT: 6000SF

PROJECT DESCRIPTION:
DEMOLISH EXISTING STRUCTURE. CONSTRUCT (2) UNIT TOWNHOUSE AND (2) SFR WITH PARKING PER PLAN. STREET ACCESS REQUIRED, AS ALLEY IS UNUSABLE AND UNIMPROVED.

DPD#: 3020730/8484714

IMPERVIOUS COVERAGE:
2868SF (BUILDING) + 1162SF(DRIVE/WALK) = 4030SF

CODE COMPLIANCE:
SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
ALLOWED:1.1*6000SF = 6600SF
PROPOSED: 6219.9*SEE A2.4 FOR DIAGRAM
SMC 23.45.512 DENSITY LIMITS – LOWRISE ZONES
ALLOWED: 6000/1600 = 3.75
PROPOSED: (2) SFR + (2) UNIT TOWNHOUSE
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVERAGE GRADE
PROPOSED: 30' FROM AVERAGE GRADE
SMC 23.45.518 SETBACKS AND SEPARATIONS
REQUIRED FRONT: 7' AVG; 5' MIN
PROPOSED FRONT: 7' MIN
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 16' MIN
REQUIRED SIDE: 5' NORTH; 5' SOUTH
PROPOSED SIDE: 5' NORTH; 5' SOUTH
SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 60'
PROPOSED WIDTH: 40'
ALLOWED LENGTH: .65*120 = 78'
PROPOSED LENGTH: 78'



TREE ID FROM ARBORIST REPORT
1.) Prunus avium - wild cherry : 9.55" Diameter Breast Height, 30' Tall, 18' Drip line.
Not Exceptional
2.) Prunus Americana—american plum : 8.28" Diameter, 24' Tall, 20' Drip Line
Not Exceptional
3.) Juniperus bermudiana - bermuda cedar: 5.175" Diameter, 30' Tall, 20' Drip Line
Not Exceptional
4.) Pseudotsuga menziesii - douglas fir: 8.25" Diameter, 24' Tall, 8' Drip Line
Not Exceptional
5.) Prunus avium - wild cherry : 11.2" Diameter, 30' Tall, 18' Drip line ——>>>
Not Exceptional
6.) Malus domestica—apple tree: 8.91 Diameter, 15' Tall, 18' Crown, 20' Drip Line
Not Exceptional
7.) Picea engelmannii - Engelmann spruce : 11.82 Diameter, 45' Tall, 20' Drip Line
Not Exceptional

SITE IS DESIGNATED AS ENVIRONMENTALLY CRITICAL DUE TO POTENTIAL SLIDE AREA DUE TO GEOLOGIC CONDITIONS AND STEEP SLOPE

GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.

SITE PLAN
1"=8' SCALE

WORKSHOP i.p.b.

REGISTERED ARCHITECT
EINAR S. NOVION
STATE OF WASHINGTON

3447 22ND AVE W
SEATTLE, WA 98199

DATE:
PRELIM 05.26.15
SEPA 07.02.15
INTAKE 08.04.15
REVISED 09.14.15
REVISED 03.21.16

SITE PLANS

A1.0
VOID

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:

2012 SEATTLE RESIDENTIAL CODE
2012 WASHINGTON STATE ENERGY CODE
2012 SRC M1507 WHOLE HOUSE VENTILATION
SEATTLE STORMWATER, GRADING AND DRAINAGE CONTROL CODE

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

5. DRAWINGS: INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS. WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES, ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

9. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT

10. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

LIST OF DRAWINGS
A1.0 GENERAL NOTES/PLOT PLAN
A1.1 LANDSCAPE/AMENITY
A1.2 HEIGHT CALC. PLAN
A2.0 FLOOR PLAN
A2.1 FLOOR PLAN
A2.2 FLOOR PLAN
A2.3 FAR DIAGRAM
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.0 BUILDING SECTION
A6.0 DETAILS

CSC CONSTRUCTION STORMWATER CONTROL
DCP DRAINAGE CONTROL PLAN

SURVEY
STRUCTURALS

TEAM NOTES
OWNER:
BUILD SOUND, LLC
1941 35TH AVE W
SEATTLE, WASHINGTON 98199
425.864.4167

ARCHITECT/APPLICANT:
EINAR NOVION
3318 NE 120TH ST
SEATTLE, WA 98125
206.851.7922

LOT DATA
PROJECT ADDRESS:
3447 22ND AVE W
SEATTLE, WA 98199
PARCEL#: 2770601540
LEGAL DESCRIPTION:
GILMANS ADD
PLat Block: 11
Plat Lot: 22
ZONE: LR1
LOT SQ FT: 6000SF

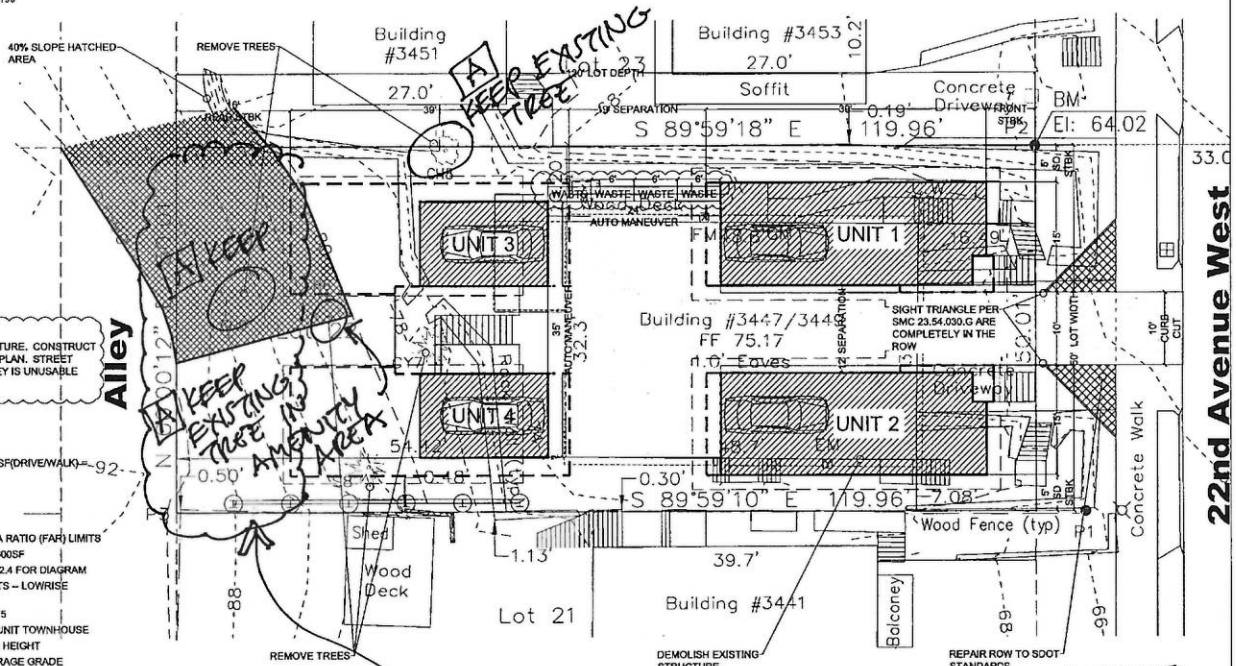
PROJECT DESCRIPTION:
DEMOLISH EXISTING STRUCTURE. CONSTRUCT (4) SFR WITH PARKING PER PLAN. STREET ACCESS REQUIRED, AS ALLEY IS UNUSABLE AND UNIMPROVED.

DPD#: 3020730/6484714

IMPERVIOUS COVERAGE:
2247SF (BUILDING) + 1783SF(DRIVE/WALK) = 4030SF

CODE COMPLIANCE:
SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
ALLOWED:1.1*6000SF = 6600SF
PROPOSED: 6219.9*SEE A2.4 FOR DIAGRAM
SMC 23.45.512 DENSITY LIMITS – LOWRISE ZONES
ALLOWED: 6000/1600 = 3.75
PROPOSED: (2) SFR + (2) UNIT TOWNHOUSE
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVERAGE GRADE
PROPOSED: 30' FROM AVERAGE GRADE
SMC 23.45.518 SETBACKS AND SEPARATIONS
REQUIRED FRONT: 7' AVG; 5' MIN
PROPOSED FRONT: 7' MIN
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 16' MIN
REQUIRED SIDE: 5' NORTH; 5' SOUTH
PROPOSED SIDE: 5' NORTH; 5' SOUTH
SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 60'
PROPOSED WIDTH: 40'
ALLOWED LENGTH: .65*120 = 78'
PROPOSED LENGTH: 78'

CURRENT: VERSION 4



STREET TREES UNDER SEPARATE SDOT PERMIT AND CONFIRMED WITH CITY ARBORIST

TREE ID FROM ARBORIST REPORT
1.) Prunus avium - wild cherry : 9.55" Diameter Breast Height, 30' Tall, 18' Drip line.
Not Exceptional
2.) Prunus Americana—american plum : 8.28" Diameter, 24' Tall, 20' Drip Line
Not Exceptional
3.) Juniperus bermudiana - bermuda cedar; 5.175" Diameter, 30' Tall, 20' Drip Line
Not Exceptional
4.) Pseudotsuga menziesii - douglas fir; 8.25" Diameter, 24' Tall, 8' Drip Line
Not Exceptional
5.) Prunus avium - wild cherry : 11.2" Diameter, 30' Tall, 18' Drip line ——>>>
Not Exceptional
6.) Malus domestica—apple tree: 8.91 Diameter, 15' Tall, 18' Crown, 20' Drip Line
Not Exceptional
7.) Picea engelmannii - Engelmann spruce : 11.82 Diameter, 45' Tall, 20' Drip Line
Not Exceptional

SITE IS DESIGNATED AS ENVIRONMENTALLY CRITICAL DUE TO POTENTIAL SLIDE AREA DUE TO GEOLOGIC CONDITIONS AND STEEP SLOPE

GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.

COMMENTS JUNE 22, 2016

[B] WHY DISTURB/REPLACE MATURING TREES IN THIS PART OF SITE WITH NO NEW CONSTRUCTION & NO NEW RETAINING WALLS?

SEE A1.1 & TOPO SURVEY OF CHERRY OR APPLE TREES THAT SHOULD REMAIN

[C] SEE SHEET A1.2 FOR EXCESSIVE TEMPORARY EXCAVATION LINES. INSTEAD, WHY ARE TEMP. EXCAVATIONS DEEP ON WEST END & SHALLOW ON NORTH & SOUTH?

N
SITE PLAN
1":8' SCALE

WORKSHOP i.p.b.

EINAR S. NOVION REGISTERED ARCHITECT STATE OF WASHINGTON

3447 22ND AVE W
SEATTLE, WA 98199

DATE:
PRELIM 05.26.15
SEPA 07.02.15
INTAKE 08.04.15
REVISED 09.14.15
REVISED 03.21.16
REVISED 05.11.16

SITE PLANS

A1.0

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:

2012 SEATTLE RESIDENTIAL CODE
2012 WASHINGTON STATE ENERGY CODE
2012 SRC M1507 WHOLE HOUSE VENTILATION
SEATTLE STORMWATER, GRADING AND DRAINAGE CONTROL CODE

2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

3. CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

5. DRAWINGS: INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.

6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS. WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES. ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

9. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8880 TO SCHEDULE AN INSPECTION APPOINTMENT

10. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

LIST OF DRAWINGS
A1.0 GENERAL NOTES/PLOT PLAN
A1.1 LANDSCAPE/AMENITY
A1.2 HEIGHT CALC. PLAN
A2.0 FLOOR PLAN
A2.1 FLOOR PLAN
A2.2 FLOOR PLAN
A2.3 FAR DIAGRAM
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.0 BUILDING SECTION
A6.0 DETAILS

CSC CONSTRUCTION STORMWATER CONTROL
DCP DRAINAGE CONTROL PLAN

SURVEY
STRUCTURALS

TEAM NOTES
OWNER:
BUILD SOUND, LLC
1941 35TH AVE W
SEATTLE, WASHINGTON 98199
425.864.4167

ARCHITECT/APPLICANT:
EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922

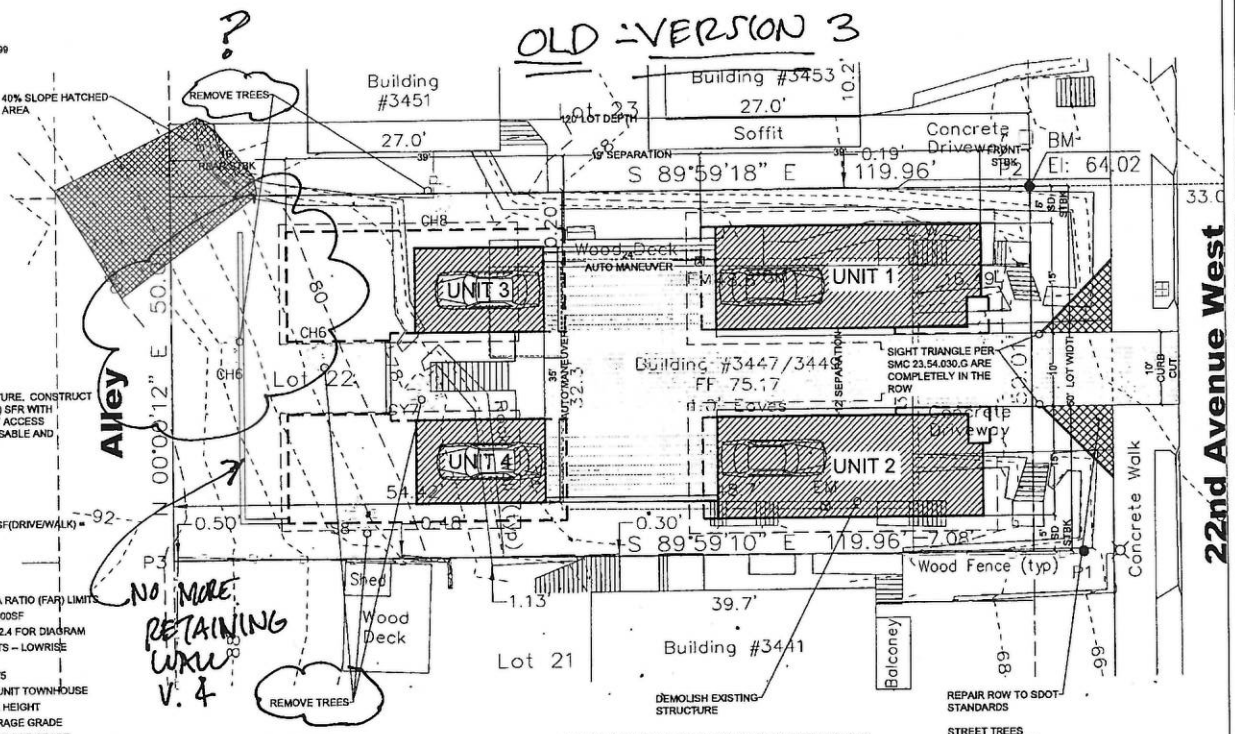
LOT DATA
PROJECT ADDRESS:
3447 22ND AVE W
SEATTLE, WA 98199
PARCEL#: 2770601540
LEGAL DESCRIPTION:
GILMANS ADD
PLat Block: 11
Plat Lot: 22
ZONE: LR1
LOT SQ FT: 6000SF

PROJECT DESCRIPTION:
DEMOLISH EXISTING STRUCTURE. CONSTRUCT (2) UNIT TOWNHOUSE AND (2) SFR WITH PARKING PER PLAN. STREET ACCESS REQUIRED, AS ALLEY IS UNUSABLE AND UNIMPROVED.

DPD#: 3020730/6484714

IMPERVIOUS COVERAGE:
2868SF (BUILDING) + 1162SF(DRIVEWALK) = 4030SF

CODE COMPLIANCE:
SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
ALLOWED:1.1*6000SF = 6600SF
PROPOSED: 6219.9*SEE A2.4 FOR DIAGRAM
SMC 23.45.512 DENSITY LIMITS – LOWRISE ZONES
ALLOWED: 6000/1600 = 3.75
PROPOSED: (2) SFR + (2) UNIT TOWNHOUSE
SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 30' FROM AVERAGE GRADE
PROPOSED: 30' FROM AVERAGE GRADE
SMC 23.45.518 SETBACKS AND SEPARATIONS
REQUIRED FRONT: 7' AVG; 5' MIN
PROPOSED FRONT: 7' MIN
REQUIRED REAR: 7' AVG; 5' MIN
PROPOSED REAR: 16' MIN
REQUIRED SIDE: 5' NORTH; 5' SOUTH
PROPOSED SIDE: 5' NORTH; 5' SOUTH
SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 60'
PROPOSED WIDTH: 40'
ALLOWED LENGTH: .65*120 = 78'
PROPOSED LENGTH: 78'



TREE ID FROM ARBORIST REPORT
1.) Prunus avium - wild cherry : 9.55" Diameter Breast Height, 30' Tall, 18' Drip line.
Not Exceptional
2.) Prunus Americana—american plum : 8.28" Diameter, 24' Tall, 20' Drip Line
Not Exceptional
3.) Juniperus bermudiana - bermuda cedar: 5.175" Diameter, 30' Tall, 20' Drip Line
Not Exceptional
4.) Pseudotsuga menziesii - douglas fir: 8.25" Diameter, 24' Tall, 8' Drip Line
Not Exceptional
5.) Prunus avium - wild cherry : 11.2" Diameter, 30' Tall, 18' Drip line ——>>>
Not Exceptional
6.) Malus domestica—apple tree: 8.91 Diameter, 15' Tall, 18' Crown, 20' Drip Line
Not Exceptional
7.) Picea engelmannii - Engelmann spruce : 11.82 Diameter, 45' Tall, 20' Drip Line
Not Exceptional

SITE IS DESIGNATED AS ENVIRONMENTALLY CRITICAL DUE TO POTENTIAL SLIDE AREA DUE TO GEOLOGIC CONDITIONS AND STEEP SLOPE

GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.

SITE PLAN
1"=8' SCALE

WORKSHOP i.p.b.

REGISTERED ARCHITECT
EINAR B. NOVION
STATE OF WASHINGTON

3447 22ND AVE W
SEATTLE, WA 98199

DATE:
PRELIM 05.26.15
SEPA 07.02.15
INTAKE 08.04.15
REVISED 09.14.15
REVISED 03.21.16

SITE PLANS

A1.0
VOID

R308.4

ljacent to doors (24") and glaz-
floor – see code for other haz-
s.

nt to stairs and stair landings.

iHT REQUIREMENTS

R303

r natural light must be 8 percent
:ception for artificially

REQUIREMENTS

R806

ng per 150 sq. ft. of area to be
ın be reduced to 1/300 if ventila-
:d in the upper portion of this
ed.

- Minimum floor area for sleeping room is 70 sq. ft.
- 7' minimum width for habitable room.

8. TOWNHOUSES

- SRC R105.5.2.2 – Townhouses will require preparation by a licensed design professional.
- SRC R302.2 – Townhouses shall be separated by two one-hour fire-resistive walls or a common two-hour fire-resistive wall that contains no plumbing or mechanical equipment.
- SRC R320 – Townhouse structures having four or more dwelling units are subject to barrier-free provisions of Chapter 11 of the IBC.

9. MISCELLANEOUS REQUIREMENTS

Attic Access
Reference: SRC R807

- Opening to be 22" x 30" minimum.
- Attic headroom to be 30" at access.

Podowski /Wentlandt
DPD Lowrise Multi-family Code Adjustments ORD
May 8, 2014 SEPA Draft
Version 2

((~~Table A for 23.45.512: Density Limits in Lowrise Zones~~))

Table A for 23.45.512 Density Limits in Lowrise Zones

Zone	Units allowed per square foot of lot area by category of residential use (1)			
	Cottage Housing Development (((~~1~~))) (2) and Single-family Dwelling Unit	**Rowhouse Development (3)**	**Townhouse Development (((~~2~~))) (4)**	**Apartment (((~~3~~))) (5)**
LR1	1/1,600	1/1,600 or No limit.	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
LR2	1/1,600	No limit.	1/1,600 or No limit	1/1,200 or No limit
LR3	1/1,600	No limit.	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for 23.45.512

(1) When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

(((~~1~~))) (2) See Section 23.45.531 for specific regulations about cottage housing developments.

(3) The density limit for rowhouse development in LR1 zones shall apply only on lots less than 5,000 square feet in size.

(((~~2~~))) (4) For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

(((~~3~~))) (5) For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

mail.com

Neighbors to builder regarding 3447 22nd Ave W four homes

From: "David Moehring" <dmoehring@consultant.com>

To: "Rob McVicars" <rob@buildsound.com>

Cc: "David Moehring" <dmoehrin@uw.edu>, "Eric Buxton" <ericbuxton@gmail.com>, "Katherine Walton" <waltonkc@gmail.com>, pclatimer@comcast.net, altdeborah@yahoo.com, ryancieslak@gmail.com, kmains@gmail.com, "John Tusher" <johntusher@gmail.com>, "Peter Weiss" <peter04@comcast.net>, "Kristen Ganoff" <kganoff@gmail.com>, burchdave@aol.com, BreAnne.McConkie@seattle.gov, "Graves, David" <David.Graves3@seattle.gov>

Date: Aug 1, 2016 9:00:24 AM

Good morning, Rob-

Thank you for meeting with me on Friday. It is unfortunate that this permit has taken as long as it has, as you are very eager to move forward, I know.

Although I am not directly aware of the circumstances, the immediate neighborhood has had unpleasant experiences with builders in the recent past due to construction "field work" that has inconvenienced their families/ properties. Even after construction, several of us are seeking some means of reducing the longer-term implications to the development of this property. Collectively, we are not convinced the property is aligned with Seattle codes and SDOT requirements. That is why I have decided to appeal the notice of decision sent to us a couple weeks ago.

I am confident that you are a builder with integrity as evident from our walk through. We believe the best way to avoid confrontations with your builders is to address and clarify the drawing ambiguities ahead of time. There appears to be too many questions regarding the Seattle requirements and undefined soil stabilization issues in the latest set of permit documents. Perhaps it would be good, if in your mutual interest, to meet with interested neighbors and go over the concerns identified in the letter to BuildSound.
Summary of concerns include:

1. Original permit submission had a duplex and 2 single-family homes. The latest submittal shows 4 single-family homes. Yet, the current city code for LR-1 zones allows only 3 dwellings on a lot of approx. 6,000 square feet. We would like to see only 3 single-family homes; or, if allowed by City rulings, return to the original density of 1 duplex and 2 single-family.
2. Show proposed vehicle maneuvering arriving and departing from the garages to assure 4-cars will park within the site.
3. Stake property boundaries and engage arborist and show all trees on the floor plans, saving trees bordering adjacent properties; save plantings and retaining stone walls on Seattle ROW; and revisit the site to mark all plantings to remain and the pruning strategies. This would include protecting roots of existing trees could be damaged during excavation – especially at soil stabilization, and critical slope areas.
4. It appears the proposed piling along the south property line should be moved to north and additional piling may be needed between the amenity area are the western most foundations. Falling of trees whose roots extend into the alley and adjacent properties will likely result in damages to areas outside your property.
5. Identify who the City Arborist is identified on the drawings and the approved Seattle ROW work. How is your SDOT contact familar with the project #3020730?
6. Revise proposed window locations and sizes looking into adjacent bedrooms.

Sincerely,
David Moehring
3444 23rd Ave W, #B
Seattle

Attachments

- Neighbors_to_BuildSound 3447_22nd_2016Jul27_signed.pdf