



City of Seattle
Department of Construction and Inspections
Land Use Review

JAY JANETTE
 5309 22nd Ave Nw, Suite B
 Seattle, WA 98107

Re: Project# 3020114

Correction Notice #2

Review Type	ZONING	Date	September 04, 2016
Project Address	6726 Greenwood Ave N	Contact Phone	(206) 453-3645
Contact Email	jay@sjarchitect.com	Contact Fax	
SDCI Reviewer	Lori L Swallow	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 684-5627		
Reviewer Fax			
Reviewer Email	Lori.Swallow@Seattle.Gov		
Owner	TYLER CARR		

Please see added corrections 29 and 30.

Thank you.

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** Sheet G0.02. Please provide under the Land Use Code Summary, what is proposed; provide the number of dwelling units proposed and type of commercial proposed; retail, restaurant office, etc.
Shown on the floor plans. Thank you.
- 2** Sheet G0.02. Please provide under the Land Use Code Summary what is proposed for street level street facing façade. Is it 20% residential and 80% retail. Please clarify under the Street Level Use Section.
Provided. Thank you.
- 3** Sheet G0.02 Street Level Development standards. Please provide what is proposed for façade transparency and blank facades. Please also provide the sheet number where the calculations and elevation information showing how the requirement has been met will be found.

Provided. Thank you.

- 4 Sheet G0.02. Structure Height. Please provide the sheet where the information for the elevations and the view study to show that views will not be blocked with the additional proposed four feet. 23.47A.012A1c.

Please provide some type of photo documentation to show that the view of the cascades will not be blocked from the Fini Condominiums. It appears to be clear that the rest of the views of Green Lake will be blocked even if the four feet of additional height were not allowed.

Please provide the address of the Isola Condos.

Also please provide a site map for the properties that were considered for view blockage.

- 5 Sheet G0.02 Please provide under Floor Area Ratio the floor area ratio calculations including the lot area and the total square feet allowed and proposed.

Please make sure the FAR numbers provided in the Building Data on Sheet G0.01 and the FAR diagrams on Sheet G0.02 match. The numbers are not the same.

- 6 Please label the features and provide the elevations to the top of all rooftop features on the elevation drawings; stair and elevator penthouses, parapets etc.

Please clearly show the distance of the clerestories from the wall of the structure and show and dimension the weather protection from these features.

Per Section 23.47.012C7, clerestories must be set back 10' from the roofs edge on the north side unless a shadow study is provided.

- 7 Sheet A2.20 Roof Plan. Please dimension and label all projections from rooftop features and include in the rooftop coverage calculations.

Provided. Thank you.

- 8 Sheet G0.02. Amenity Area. Provide total amenity provided and provide which sheet the calculations are located and the sheet numbers where amenity area can be found.

Please fully dimension and label the rooftop amenity area. The amenity area for level 2 is shown as 1065 sq. ft.. Is this for levels 2 and 4? Please clarify and make sure the numbers match what is actually provided.

- 9 Sheet G0.02. Parking. Please provide the sheet where the transit reduction information can be found.

Provided. Thank you.

- 10 Sheet A3.01. Please dimension the transparent areas and show where the two foot and eight foot elevations are located (above sidewalk grade).

Provided. Thank you.

- 11 Sheet G0.02. Please dimension each interior wall on the FAR drawings. Some walls and areas are not dimensioned so FAR cannot be verified. Level 1 all jogs are not dimensioned, same for levels 2 through 4; level 4 (mezzanine level) jog at the south end.

Provided. Thank you.

- 12 Sheet G0.02. FAR. Please show that the FAR for a single use in the structure does not exceed 3. The total can be 3.25 but any one use cannot exceed 3. 23.47A.013B (Table A). Show this in the Floor Area Calculations and Floor Area Plan Sheet G0.02.

Provided. Thank you.

- 13 Sheet A1.00. Site Plan. Please dimension setbacks for all portions of the structure that are setback back from the property line. Please show that all portions of the structure are within 10' of the street lot lines. See Section 23.47A.008A3.

Information found on the floor plans for areas on dimensioned on the site plan. Thank you.

- 14 Sheet A2.11. Please dimension the depth of the commercial space at all points where it changes. It appears you are requesting a modification per 23.47A.008B3 for the commercial depth. Please provide a plan showing the dimensions of the commercial space and total square feet of the commercial space. Provide dimensions of the area that is residential and provide the total square feet in order to show that the proposed commercial space is at 50% of the structures footprint.

Response provided. Relief from the depth requirements are no longer being pursued. Thank you.

- 15 Sheet A2.11. Please dimension the residential frontage on the floor plan.

Provided. Thank you.

- 16 Sheet A2.11. Please dimension the bicycle parking area.

Please add Bicycle Parking and the calculations to the Zoning Summary Sheet and provide the sheet where the information can be located. Thank you provide the bike specifications and the dimensions of the bike storage area. I am not sure where the calculations have been provided. The requirements for regular units and SEDU units are different so please make sure this is shown in the calculations.

- 17 Sheet A2.20. Please label rooftop features on the roof plan, provide the elevation to the top of the feature and provide rooftop coverage calculations. 23.47A.012C.

Provided. Thank you.

- 18 Sheet A2.20. Please label and fully dimension amenity areas on floor plans and the roof plan.

- 19 Sheet A3.01. West Elevation. Please dimension the blank facades and provide blank façade calculations.

Provided. Thank you.

- 20 Sheets A3.01 and A3.03. Please provide the elevation of the bottom of the metal canopy above the elevation of sidewalk grade at all points.

Provided. Thank you.

- 21 Sheet A3.01 and Sheet A3.03. Please show any proposed exterior venting and show that it will meet the requirements in 23.47A.020. Provide this information on the elevation drawings showing that the venting will be at least 10' above sidewalk grade and directed away from residential uses within 50' of the vent.

Provided. Thank you.

- 22 Please provide concept approval from SDOT for street tree planting and Green Factor planting in the right of way. If plantings are not allowed in the right of way as provided, please update plans to show how green factor and street tree requirements will be met.

Thank you. If plantings that count toward Green Factor cannot be provided in the right of way they will need to be provided on site.

- 23 Landscape Plans: For Green Roof, container plantings or areas irrigated with rainwater, please note the irrigation needs and what type of system will be used. You may wait to provide the irrigation diagrams until the building permit submittal. See Director's Rule 30-2015.

Response provided. Thank you.

- 24 If any of the Major Order Sources listed in 23.47A.020 will be part of the uses provided, the requirements in 23.47A.020C will need to be addressed.

Response provided. No Major Odor (not order :) sources are proposed.

- 25 Sheets Floor Plans. Please clarify what the shading means on Sheets A2.11 and the lined areas on sheet A2.12. Both sheets are labeled Levels 2 through 4. It appears that you are trying to show mezzanine areas and floor areas but on Sheet A2.11A there is a lobby area shown and other areas not labeled. I am not sure if these areas are open to below or show why they are shown. Please separate out the sheets so that the information for each floor plan is clear.

Updated sheets provided. Thank you.

- 26 Please clearly show and label the property lines on the site plan, all floor plans, roof plan and elevation drawings. If there are any projections into the right of way please dimension and provide the width, length and depth and provide the use of the feature and make sure it complies with Section 23.53.035.

On the roof plan and floor plans, please label the projections into the right of way (north and west sides) Is this the canopy? If so, please label as such and dimension the projection from the lot line into the right of way. The canopy must be six feet from the curb.

- 27 Please provide an approval from Liz Kain for the reduced garbage and recycling area.

Area in excess of what is required has been provided. Thank you.

- 28 Please provide a detail showing how bikes will be stored in the bicycle parking area.

Manufacturers specifications provided. Thank you.

- 29 **Height calculation: The existing grade elevation provided on the south side of the rectangle is shown as 328.26. This elevation is not clearly shown on the survey. The lot appears to be between elevations 324 and 326. Our reference maps appear to show that 328 would not begin until the southern portion of the lot to the south. Please have the surveyor provide the existing grade elevation on the survey at the point where it is shown on the height calculation.**

- 30 **The elevations in the height calculation do not match what is shown on the diagram, Sheet A1.00. Please update calculations to match the elevations provided on the diagram.**



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**