



City of Seattle
Department of Construction and Inspections
Land Use Review

JAY JANETTE
 5405 Leary Ave Nw, Suite 2
 Seattle, WA 98107

Re: Project# 3020114

Correction Notice #8

Review Type	ZONING	Date	February 12, 2018
Project Address	6726 Greenwood Ave N	Contact Phone	(206) 453-3645 x100
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 ITEMS 2 AND 5.

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 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** Please submit updated plans that demonstrate compliance with the decision of the Deputy Hearing Examiner dated July 24, 2017 as set forth in items 2-5 below. These items are addressed by the Examiner's Conclusions 3,4,5 and 6.
- 2** Per Conclusion 3, the project is determined to abut a lot in a residential zone, and thus the 15-foot upper level setback required by 23.47A.014.B.3.a applies. Please revise the project to demonstrate compliance.

Please dimension the setback on the elevation drawings and floor plans. Please also provide the elevation of finished grade and the elevation at the top of the structure where the setback begins.

Correction 1/12/18

The setback is measured from the actual height of the building rather than average grade. Please show, label and provide the elevation of the finished grade elevation at the northeast and southeast corners on the elevations as well as the elevation of the top of the structure where the setback begins. The elevation to the top portion of the structure in this area cannot exceed 15' except to allow projections as provided in 23.47A.014E.

It appears from the floor plans and elevations that a portion of the structure is located in the setback. Please revise the plans so that structure is not located in the setback.

2/12/18 LS Please update the plans showing a feature that is allowed in the required setback from the residential zone per SMC 23.47A.014E. An open railing is allowed per the zoning code and will be allowed for Design Review. Sheets A3.03A, A3.04A (please add the dimensions to this sheet as well) and Sheet A3.22.

- 3** Per Conclusion 4, the proposed clerestory features on the roof must be revised to include windows on all sides, including the east side.

The clerestory does not appear to have windows on the east side. Please provide windows on the east side as done on the west side of the clerestory.

Four windows provided. Thank you.

- 4** Per Conclusion 5, please provide an updated shadow study that clearly demonstrates compliance with Section 23.47A.012.C.7 and addresses inconsistencies identified by the Examiner in the shadow analysis materials in Hear Exhibits, 3, 64 and 68.

In discussion with the applicants a firewall parapet was to be proposed. Please label the parapet feature on the elevation drawings as a firewall parapet and note that it will meet the building code requirements.

Correction 1/12/18

After further discussion with Ordinance Review Staff, the parapet wall will not be considered a firewall parapet unless it is required by building code. Please provide a new shadow diagram as required in 23.47A.012C7.

2/12/18 LS Parapet changed to open railing and will not require a shadow study.

- 5** Per Conclusion 6, it is clear that additional information addressing compliance with frequent transit service is required. SDCI will conduct its own research into whether the frequent transit service parking exemption may still apply to this project in light of actual headway data available, but you may wish to consider providing additional information as well.

The updated transit schedule meets the requirements for transit reduction.

2/12/18 LS Please remove the note stating that the Transit Reduction has been approved per Project number 3021964 on Sheet G0.02A.

Thank you.

6 Please call out top of roof and features (firewall parapets and clerestory and any other features not called out) above the height limit on the section drawings, Sheets A3.21 and A3.22. The top of roof locations are not clear for the entire structure on Sheet A3.22. Please show elevation for top of roof on all portions of this section.

Provided. Thank you.



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**