



JOHN ANDERSON
 16771 Ne 80th St
 Suite #110
 Redmond, WA 98052

Re: Project #6771337-CN

Correction Notice #1

Review Type DRAINAGE
Project Address 821 E THOMAS ST
 SEATTLE, WA 98102
Contact Email janderson@sh-architecture.com
SDCI Reviewer Eric Dripps
Reviewer Phone (206) 727-3676
Reviewer Email Eric.Dripps@seattle.gov
Owner Rebecca Ralston

Date December 29, 2021
Contact Phone (360) 348-7773

Address Seattle Department of Construction and
 Inspections
 700 Fifth Ave
 Suite 2000
 PO Box 34019
 Seattle, WA 98124-4019

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

***** Respond by providing a written response to each correction AND identify changes to drawings since initial review. *****

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Codes Reviewed

This project has been reviewed for conformance with the following codes: 2021 Stormwater Code and 2011 Side Sewer Code.

Corrections

1. Drainage Review ("Plan Set.pdf")

Site Contamination

The Geotechnical Report indicates signs of contamination on the site and recommends further investigation. As there is known contamination onsite, the project requires a permit from the Department of Ecology to discharge treated discharge to waters of the State. Approval from Ecology will be through the National Pollution Discharge Elimination System (NPDES) Construction Stormwater General Permit process or through an Ecology Individual Permit. See the following link for more information. (<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>)

Please submit the DOE Administrative Order and/or approval letter, along with the supporting documents that were reviewed by DOE. Also, please show and call out the construction stormwater/groundwater treatment system on the Drainage Plans.

If there is a determination that a permit from DOE is not required and cleanup of the site is adequate and/or discharge of contaminants is not anticipated, provide documentation of this decision from DOE through the project portal.

2. Onsite Stormwater Management

Update the Onsite Stormwater Management Summary Sheet on the plans and workbook in the Drainage Report with the most up-to-date version from the Stormwater Code Website:

[http://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/stormwater-code](http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code)

The pavement abutting the alley and sidewalk does not appear to have more than 10% runoff from adjacent impervious surfaces confirmed by the Grading Plan. This only appears to apply for the courtyard paving area. Provide alternate justification for permeable pavement surface for this area or show permeable pavement surface for the surface.

Provide some additional justification for why the portion of the courtyard that is above the basement must runoff onto the portion not above the basement. This is the basis for not showing permeable pavement surface so provide additional information why surface collection is shown as shown.

The OSM Summary Sheet shows a ponding depth of 12-inches where the plans show 6-inches. Please resolve the discrepancy.

3. Source Control

A maximum of 200 SF of uncovered Dog Run area is permitted to discharge to the sanitary system. The Drainage Report indicates that this is the case, however the plans so that this area is approximately 460 SF and there is no indication that any covering is proposed for any portion of the dog run on the Civil, Landscape or Arch plans.

Clearly show the covered and uncovered portions of the dog run on the Drainage Plan. Confirm that all details on the Architectural and Landscape clearly show the covered area and how the cover will drain away from the dog run and collected elsewhere to the drainage system.

4. Storm Mainline Extension

Provide a copy of the 60% or later approved Street Improvement Permit Plans for the proposed Mainline Extension with the compiled plan set. Stamp these plans for reference only. Ensure that the storm connection shown on the Drainage Plan is consistent with the SIP drawings.

Provide additional information, such as elevation information, on the Drainage and CSC Plans to confirm that a standard core tap will be made for the new storm connection.

5. Memorandum of Drainage Control (MDC)

Update exhibit A as required per corrections above.

Include a completed Exhibit D with the document for the dog run cover if proposed. Check the box for Exhibit D on Page 2.

After the revisions have resubmit the Draft document. After the MDC has been approved, have the document notarized and recorded with King County. You will then load a copy of the recorded MDC to the portal titled "Recorded MDC."

6. King County Sewer Use Capacity Form

Have the non-residential form signed and resubmitted.

Only use the non-residential form for the live-work units. Provide a separate Residential Form for the apartments in the building. Ensure the form is completed and signed.

<http://www.seattle.gov/Documents/Departments/SDCI/Permits/KingCountyCapacityChargeResidentialSewerUse.pdf>

Revised Schedule

Addition to Previous Schedule

2018 SBC



SDCI Statement of Structural Special Inspection

Project Number 6771337-CN

Date 12/29/2021 8:41 AM

Project Address 821 E THOMAS ST
SEATTLE, WA 98102

SDCI Plan Examiner Nouri Samiee

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the engineering firm and inspection agency named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

Signature

Title

Date

Phone

Inspection Agency Name

Inspection Agency Phone

Required Special Inspections

Inspection Type	Description
1. Wood Seismic	
2. High Strength Hold Down System	
3. Reinforced Concrete - Cip	
4. Pt Prestressed Concrete	

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction

Revised Schedule

Addition to Previous Schedule

2018 SBC



SDCI Geotechnical Inspections Schedule

Project Number 6771337-CN
Project Address 821 E THOMAS ST
SEATTLE, WA 98102

Date 12/29/2021 8:41 AM
SDCI Plan Examiner Pao Huang

Architect
Engineer

Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner or owner's agent shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner or Owner's Agent Signature

I hereby certify that the geotechnical engineer named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

Signature	Title	Date	Phone
PANGEO INC Geotechnical Engineering Firm Name			(206) 262-0370 Geotechnical Engineering Firm Phone

Required Special Inspections

Inspection Type	Description
1. Erosion Control - Temporary	
2. Soldier Pile Installation	
3. Shoring Inst/Prfrm Monitoring	Shoring deflection monitoring
4. Monitor Adjacent Building Settlement	South building, due to excavation
5. Soil Bearing Verification	6000 psf
6. Subsurface Drainage Installation	
7. Verify Fill & Compaction	Proper backfill for excavated area

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