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March 10, 2020

Pre-Application RESPONSE for a new Building Permit

Narrative:

This is an application for a new building permit to replace permit 1306-055, which expired in October 2019 without notification. The slope of this lot is 19.36%, which allows a 35% lot coverage. This project is a new single family residence of 4,840 s.f. finished area, with an attached garage of 841 s.f. There is also 470 s.f. of open decking, with a GFA of 37.44% < 40%. The project has a gross lot area of 14,203 s.f., which includes an access easement of 2,203 s.f., yielding a net lot area of 12,000 s.f., but only 758 s.f. of this easement is used for access to this lot. There is also 662 s.f. of allowable hardscape surfaces, which is 6.13%, and this is less than the allowable of 1,080 s.f. (9%). The existing building permit 1306-055 was under the previous City Code and included a 5% impervious surfaces deviation, for a total of 40% impervious surfaces.

This permit will be to finish the remainder of the project, which at this time is +98% framed. Also, the fire sprinkler system is 80% installed, along with the majority of the electrical, plumbing and mechanical systems. This property, and the adjacent properties are located in the R-12 Zone.

The City has informed me that since the permit has expired, the owner is not allowed to apply for a building permit extension, and must apply for a new building permit. Since the residence is already framed under the original permit, I have been informed that this new application for permit (PRE20-002) will be specific to the planning portions of the City Code, especially with regards to the remaining land use items of the project that have yet to be completed. These unfinished items include the final site grading, driveway installation and paving, walkways, patio and landscaping. Subject to inspection under the new permit, there will also be window and door installation, siding and trims, along with all the interior cabinets, sprinkler heads, appliances, fixtures and finishes.

Response:

Here are my initial thoughts regarding the response from the City for the Pre-App meeting, which I am told was held on March 23rd, 2020.

1. You will notice on page 1 of the Summary, my name is listed, yet not my email address, nor my telephone number, which were both part of the submittal, and are also on record with the City. I was never informed of the pre-app meeting summary until I called and enquired what had happened. I was then sent the summary on June 2nd. It appears that the City is now doing a full plan review of the existing approved plan set for Permit 1306-055

instead of the planning review as I was originally told. All of this is a result of the City not notifying myself, the Owner or the Contractor that the permit needed to be renewed before it expired, something which is regularly done in most other municipalities.

I am well aware of the new code that the City has adopted, such as lot coverage and hardscape. I also reviewed the Site Development Worksheet that I submitted for this permit, and nowhere in that document (or the summary's found on sheet #1 of the plans) have I mentioned driveway in the hardscape section. I did note that an existing 1658 s.f. of existing blacktop area was being removed in both the Lot coverage and Hardscape sections, not as an addition or a deduction in either case, just that it was being removed.

Fire Response:

1. a. Okay, NFPA 13D plus monitored water flow alarm was already noted on the original permit.
2. a. Noted.
b. Noted.
3. a. The access road to this residence is a maximum off 62 lineal feet.
b. The access road is less than 500 feet.
c. The slope of the access road does exceed 10%, and was a portion of the approved short plat SUB13-008 approved by the City.

Tree Response:

1. Noted.
2. Noted.
3. Noted.
4. An arborist report is being provided by The Watershed Company, and is being submitted that will address all items in a. and b.

Civil Engineering Response:

1. Noted.
2. a. The requested note has been added to the drainage plan.
b. An updated drainage report is being provided.
c. Noted.

Building Response:

1. Noted. The plan set which includes the vertical structure & lateral design, including the calculations are on file with the City as part of the approved building permit 1306-055.

Planning Response:

1. a. (1), (2), (3): Noted.
b. (I), (II): Noted, and has been shown and included in the plans.
c. (I), (II), (III): Noted, and these have been included in the Lot Coverage.
d. i. (1), (2), (3): Noted, and these areas have all been accounted for and included in the Gross Floor Area calculations.
d. ii. Noted, and included in the GFA calculation.

2. a. The access and utility easements were recorded with THREE short plats with the City. You have omitted the latest short plat SUB13-008 which was approved by the City.

3. The southern side yard setback will remain as is per MICC 19.01.050(D)(1)(b)(i). There will be NO structural alterations along the length of the exterior; the original 15' long by 1'-6" deep cantilevered area of the 2nd floor was removed from the site plan, because it was never constructed.

4. a. Noted

b. Noted.

c. Noted

5. Noted.

Thank you, and please call or email me if there are any further questions regarding this project.



Leif Anderson

Architect/Agent for On The Rock 98040, LLC & GIB Development, LLC

CC: On The Rock 98040, LLC

GIB Development, LLC

WLSS, LLC