

2109-050-SUB5-PLANS_review

Correction Responses – 1/24/2024

Submitted in Word format with permission from Holly Mercier, re: ongoing City server issues

Andrew Leon (Land Use): Sheet A-1 and the civil plans show a different configuration of retaining walls than the rest of the plan set. Please show the retaining walls consistently throughout the plan set. If the walls will be arranged as shown on Sheet A-1 and the civil plans, please also show the extent of the walkway by the house's entrance on the site plan.

Correction Response: Depiction of Retaining Walls in Sub 5 Civil plans was the correct configuration. For Sub 6, the Plan Set has been revised to ensure retaining walls match throughout. Adjustments re: same clouded in plans, also noted below:

Sheet A-1: Plans revised to match Civil plans for retaining walls (note stair, driveway, back of house walls). Extend of walkway by house entrance between shoring wall and home now shown. Lot Coverage tables updated to reflect, with a revised Site Development Worksheet uploaded separately (to match).

Sheet A-2.0: Stair/landing area and small wall at driveway updated to match rest of plan set

Sheet A-2.1: Stair/landing area updated to match rest of plan set. Noted “Risers” and “Threads” also updated on stairs, where clouded

Sheet C-3: Gravity Block Wall Detail added for clarity on walls shown in prior submittal -note added to these walls, re: “see detail”; TOP/TOE information added to gravity block wall at driveway - said wall also shown in prior submittal

Sheets S2.0-S2.1: Revised to match rest of plan set (note stair/planter area)

Sheet SH2.0: Revised to match rest of plan set

Extend of walkway by house entrance between shoring wall and home has been updated on Site Plan (Sheet A-1, clouded).

Building Plan Review: W7, W8, N1 anchors extend over the Property line and into the Right of way. Please revise the design for anchors not to protrude over property line.

Correction Response: Anchor design has been revised so no anchor will be placed in the ROW. See revisions clouded on Plan Set Sheets (SH1.1, SH2.0, SH3.1, SH3.2, SH3.A, SH5.5) and Shoring Calculation and Memorandum document (pgs. 7-8,10-11). A note has also been added to SH2.0: “No Temporary Tie-backs are Within the Public Right-of-Way”.

Anchors W7, W8 and N1 have been shortened. W8 has been reverted to a steep bar anchor (that permits the use of a shorter minimum un-bond length) and is using a higher bond strength. This keeps the W8 anchor out of the ROW. For N1, the small anchored soldier pile formerly shown has been replaced with a longer and much heavier cantilevered soldier pile. This keeps the N1 anchor out of the ROW.

On 1/11/24, we clarified over email with Jacob Halverson that Anchor W7 did not extend over the property line into the ROW. These emails have been uploaded with Cycle 5 resubmittal, for reference.

Building Plan Review: A construction easement will be required to these anchors W1-W8. And be required to be recorded prior to permit issuance. Even though these are 'temporary' anchors the construction will be permanent.

Correction Response: An easement with the neighboring property addressing this correction has since recorded by King County, uploaded with Sub 6 resubmittal (recording Instrument #20240108000595)

Land Use Review: The plans show that the shoring wall anchors extend into the neighboring property. A construction easement will be required for this development activity.

Correction Response: An easement with the neighboring property addressing this correction has since recorded by King County, uploaded with Sub 6 resubmittal (recording Instrument #20240108000595)