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Review Response

Date: 11/16/2023

Project Name: Seda Pier

Response To: Impervious Calculations Correction

To Grace Manahan

This letter is in response to the corrections SHL23-015 and SEP23-004. Below are our responses to the questions/comments from 11/02/2023.

1. Site Hardscape calculations pages added for consistency with MICC 19.02.020(f)3)(b) this calculation demonstrates non-conformity of the existing hardscape which is legally established under Permit # 0902-010 on 3-19-2009. This nonconforming hardscape may continue per 19.13.020(a). The portion of the hardscape falling under our proposed work complies with 19.01.050(F)(1) Non-conforming sites – The existing hardscape to be reallocated to the cove outside of the existing footprint results in a net loss of more than 2 sqft of hardscape for every 1 sqft of hardscape relocated.
2. MICC 19.02.060 does not apply and will not be used as code compliance reference.

Please see the attached plan set with update code reference pages demonstrating compliance with the above cited codes.

Thank you for your time,

Zion Napier
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