

MEMORANDUM

4529 SAND POINT WAY NE (#6764723-CN)

To: SDCI Plans Reviewer
From: Steven Jackson, PUBLIC47 Architects

Date: June 30, 2023

Subject: Permit Plan Revisions for SDCI #6764723-CN
Attachments: Revised Plans

Due to on-going project cost analysis, the premium for the mechanical parking system and the shoring/excavation required for the associated parking pit are no longer feasible for the project and have been removed. In an effort to bring the project cost down, the below grade Parking Level and Level 1 have been revised to a conventional parking design. The following item(s) have been modified and the associated plan revisions are bubbled.

1. 3/G100 – Required Parking Calculations
 - Shared Parking Reduction SMC 23.54.020.G.2.c has been added/used for (1) shared space between Residential and Medical Services.
 - Car-Sharing Reduction SMC 23.54.020.J.2 has been added/used for (2) car-sharing spaces, reducing required parking by max (5) spaces (15% of required total).
 - Agreement between owner and Zip Car has been signed and submitted to satisfy this requirement.
 - See 1/A100 for car-share spaces
2. 4/G104 – SDCI correspondence clarifying the Land Use Code on using multiple parking reductions has been added.
3. G102 – MHA calculations have been revised to reflect floor area changes of the below-grade garage.
4. 1/A100 – Mechanical parking and pit have been replaced by conventional parking. Total parking in lower garage is now < 30, allowing minimum 10' ramps.
5. 1/A101 – Parking revised
6. Shoring plans have been revised to reflect below-grade parking changes, excavation depths, etc.
 - A section of the south wall has been revised to allow piles S12-S15 to be within the property line; reducing annual PSM permit fees.
7. Structural foundation plans and Level 1 PT slab plan have been revised to reflect parking changes, column spacing, SOG elevations, etc.
8. 1/A101B – SCL Vault
 - Relocated from Level 2 to the Level 1 Mezzanine to allow conduit routing through the building to be feasible and avoid the Utilities Major Permit required for going around building in the ROW.
 - Location now within concrete levels adjacent to Electrical Room.
 - Exhaust routing simplified; 3hr concrete horizontal shaft under 3hr slab; termination at the elevator penthouse > 10ft above roof deck.
 - Access for transformer replacement from Level 2 through removeable section of slab.

END OF MEMO