



RCHITECTS

CHARLES MORGAN & ASSOCIATES, LLC

Revised May 31, 2024

Town of La Conner
204 Douglas Street
La Conner, WA 98257

RE: 306 Center Street, La Conner
Attn Michael Davolio, Planning Director

Administrative Determination dated April 4, 2024, with our response to the conditions below in **bold**.

- The uncovered standard parking spaces located on the south boundary of the property do not meet the minimum dimensional requirements as set forth in LCMC 15.90.010. These dimensions shall be revised to meet the minimum standards. No revision of these dimensions shall have any impact on the width or accessibility of the fire lane that is shown on the plans. **Sheet A3.1 The parking stall dimensions have been added, the depth of the parking stall is 18'-6".**
- Only fifty percent (50%) of the parking spaces shown on the plans are allowed to utilize compact dimensions (8.5' x 16'). The plans shall be adjusted accordingly. The Site Plan submitted appears to indicate at least four of the compact parking spaces and at least five of the *full-size parking spaces are partially encumbered with structural supports for the proposed building*. Note 1 within LCMC 15.90.010 indicates parking spaces must be unencumbered. In addition, one parking space is adjacent to a wall, and must therefore be ten feet wide. **Sheets A1.1 and A3.1 The maximum allowed compact stalls is 50%, project has 24 parking stalls of which 12 are compact. The parking stall at adjacent wall are offset the minimum distance of 1' from wall.**
- For fire safety, in accordance with LCMC 15.35.040, the Fire Chief requires the installation of a caged ladder on the east side of the building. The length and location of this structure shall be determined by the Fire Chief. **Sheet A0.1 added note: A mutual agreement has been placed with the fire chief. During construction the fire chief will do a site visit to confirm that the ladder can hook to the deck awning to gain roof access, if the ladder cannot hook to the deck awning to gain access a 10' ladder will be installed from the top of parapet wall coming down at the northwest corner above the exit door.**
- The owners shall submit a special height inspection. The special inspection shall be performed by a surveyor, and shall show the elevation of the highest portion of the building, either parapet or elevator. This can be submitted any time after the building has been fully framed. **Sheet A0.1 added note: Special Height Inspection The owners shall submit a special height inspection. The special inspection shall be performed by a surveyor, and shall show the elevation of the highest portion of the building, either parapet or elevator. This can be submitted any time after the building has been fully framed.**



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If you have any questions please call or email.

Sincerely,

Charles E. Morgan

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