

TO:
City of Mercer Island
Community Planning and Development
Permit #1808-172

DATE:
August 20, 2020

To Project Reviewers,

We have made the following post permit revisions to the project. Please see the attached plans for reference. We look forward to your review and approval

- 1) The building height has been increased by 16". Project is still below the height limit. Height was added to the entry level to accommodate a dropped ceiling that will conceal all ductwork in the home
- 2) The at-grade patio on the west side has been added back into the project. This is an existing patio that was scheduled to be removed in the prior plan set but the owner has decided they would prefer to keep it. The lot coverage/hardscape calc have been updated accordingly. The environmental engineer provides the following explanation:
 - a. Per Section 19.01.050 of MICC, mitigation is required for new structure in buffers and does not require mitigation for existing non-conforming use either past-permitted or existing prior to 9/26/1960. It is our understanding that the existing use and house were permitted and therefore, is vested use. We're mitigating for the new house expansion into the buffer. Mitigation should not be required for existing non-conforming use.
<https://mercerisland.municipal.codes/MICC/19.01.040>
- 3) Revised energy prescriptive code analysis to whole building performance analysis.
- 4) Other minor revisions
 - a. Glazing around front door
 - b. Balcony railing
 - c. Location and size of folding door at the basement level
 - d. Windows on upper level east elevation and one added on the west elevation
 - e. Other misc soffit
 - f. Minor detail revisions to coordinate with finishes

Included in the resubmittal is a full plan set and revised structural calculations

Sincerely,



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