

July 24, 2020

City of Mercer Island – Community Planning & Development  
9611 SE 36th Street  
Mercer Island, WA 98040  
206.275.7605

Attn: Gareth Reece, Ruji Ding and Lauren Anderson,

Re: Permit 2005-027

Project: Belady Garage; Project address: 7627 78th Ave NE, Mercer Island, 98040

Dear Sir and Madams,

This letter is a follow-up to questions regarding the Intake Comments CST dated 6/23/2020. Particular comments are addressed below. Changes as request in the comments are identified by Delta 1 on the drawing sheets.

Intake Comments - Building.

Please refer to the Structural Drawing sheets and the Belady Garage Structural Calcs 01-18-20 PDFs. The questions posed by Building will probably be answered by the submitted structural calculations and plans. Apparently the structural calculations and drawings were not included with the initial submission. Regarding the question on whether the space is heated or unheated, it is unheated.

Intake Comments – Planning.

Permit Site Drawings Checked items.

> Site Plan. Refer to sheets A1.01, A1.01 and Survey. The corrected items are identified by Delta 1 symbol, including the following; Indicate property lines and dimensions; Indicate building dimensions; Provide land use code; Topo/boundary line survey (sheet Survey); Indicated driveway length and width; Provided lot coverage, hardscape and GFA calculations (sheet A1.01); Indicate require yard setbacks.

> Elevation Drawings. Refer to sheet A4.01. The corrected items are identified by Delta 1 symbol, including the following; Indicate buildings and proposed height; Indicate existing grade and finish grade; Indicate average building elevations (ABE) on all elevations drawings with ABE calculations table; Height of appurtenances above max height (none); Indicated allowable building height on all elevation drawings.

> Additional Comments:

Site Development Worksheet updated to reflect changes of lot coverage for the garage. Also refer to Lot Coverage Table and Hardscape Calculation Table on sheet A1.03 regarding the percent coverage.

Updated Lot Coverage Table and Hardscape Calculation Table on sheet A1.03; GFA table included on sheet A1.01.

Net Lot Area is corrected to follow the definition that is included in the comments. The Net Lot Area includes existing driveways. Refer to sheet A1.01 Lot Coverage Calculation Diagram as well as Lot Coverage Table and Hardscape Calculation Table.

Site Plan sheet A1.03 is updated to include Easement Recording Numbers. Setbacks and site dimensions are included. Survey sheet included in the drawing set.

ABE table and dimensions, existing and finish grade, proposed building height and max building height are added to the elevation drawings. Refer to sheet A4.01.

Intake Comments – Civil/Site/Utilities.

Refer to sheet A1.03 for the Impervious Surface Calculations. The area of the proposed garage and driveway addition is actually less than 2,000 sq. ft., and is 1,969 sq. ft. in total. In addition: Note: the result is a net loss of impervious area. Because the new garage/driveway total impervious area is less than the existing sports court area that it is replacing, there is a net loss of impervious surface of 170 sq. ft. In addition, the west driveway is existing and is not included in a new impervious surface total. Part of the existing driveway is removed (36 sq. Ft.), and the driveway is expanded by 87 sq. ft. with a net change of 51 sq. ft. which is included in the revised impervious surface total.

Included are revised: sheet sets, structural calculation documents and a site development information worksheet.

If there are any questions or concerns with the responses to any of the corrections please let us know.

Thank for your time.

Sincerely,  
Brian Orishak  
Project Designer  
Bazan Architects  
2000 116th Avenue NE  
Bellevue, WA 98004