

Permit Revision Narrative

Date April 19, 2022
Permit Number 2011-147
Project Address 8163 W. Mercer Way

We are submitting for permit revision for permit 2011-147. The property has been purchased since the permit was issued resulting in changes that require a permit revision. The changes are outlined below:

No Changes to the following:

- Main Roof Structure Overhangs
- Variable Side Yard Setbacks
- Conditioned Area
- Energy Code Requirements
- Whole house ventilation

Project Changes:

- Change of ownership
 - Revised legal description
- Level Changes
 - Basement level drops 12"
 - Portion of basement that has access to grade will be over framed to stay at the original basement height so grade at exterior does not change
 - Garage & Driveway Drop 15"
 - Upper level dropped 2"
 - Roof top plate raises 2.5" as a result of coordination with framing
 - Top of roof lowers 7" as a result of reduced roof slope
- Building Footprint changes
 - Western Exterior covered deck extends out to the west 3'
 - Western Exterior deck extends to the south towards the southern edge of footprint and will be partially covered
 - Garage extends east into front yard setback
 - As allowed by MICC 19.02.040.D & preemptively reviewed with planning during our redesign efforts
 - Entry vestibule has gotten smaller
- Site walls
 - We have slightly shifted the retaining walls as they relate to the parking/motor court as it relates to the garage extension
 - We have moved the soil stabilization from under the house (as part of the foundation) to the western side of the property to allow for landscaped yard
 - Addition of landscape walls that are 4' or less per Geotech recommendations
- Foundation
 - We have revised the foundation to separate the soil stabilization wall from the foundation
 - Updated western side foundation
 - Added soil stabilization wall
- Roof Changes
 - Roof Slope has been reduced
 - Dormers added to roof over garage
 - Waterproof deck/roof for garage extension added
 - Previous western covered deck was waterproof deck accessed from upper level, changed to gable roof

- Roof ventilation calcs updated
 - Added awning roofs at western façade for sun protection
- GFA changes
 - Increase because of garage and covered deck expansions
- Lot Coverage Changes
 - Increased roof and revised motor court walls resulted in increased lot coverage
- Hardscape changes
 - Added patios at lower level
 - Added site walls
- Exterior Changes
 - Doors and windows reconfigured at basement media and office
 - Windows reconfigured on upper level based on interior floor plan changes
 - Entry Vestibule reconfiguration
- Interior Changes
 - Lower Level
 - Nonstructural wall changes at basement level
 - Addition of fireplace
 - Upper level
 - Space reconfigurations
 - Swap master bed and master bath locations
 - All bedrooms to have an en-suite bathroom
 - Total decrease of plumbing fixtures (fixture units reduces to 63.5 from 65.0)
 - Removal of fireplace
 - Removal of roof deck off west façade
 - Addition of roof deck off east façade at garage expansion

Sheet by Sheet Changes:

Architectural (all changes are listed on individual sheets as well)

A000

- Extend garage east into front yard setback as allowed by code 19.02.040.d
- Front yard encroachment calculations added
- Shift of parking retaining walls to north and south
- Change roof of and extend western patio to the west and south.
- Change in soil retention wall; previously as part of foundation system, now moved to western yard adjacent to road in order to allow for landscape work
- Revised legal description as a result of property sale
- Change to lot coverage as a result of shifted parking retaining & extended covered deck.
- Changes to hardscape calculations as a result of soil stabilization wall, patio extension and site stairs
- Changes to ABE as a result of extended garage and extended covered deck.
- Revised location to replacement trees.
- Change to ABE as a result of extended garage and extended covered deck
- Graphics/patterns/hatches have been coordinated for consistency
- Meets and bounds added to all property lines
- No change to roof overhangs at setbacks
- No change to variable side yard setbacks
- No change downhill slope grade or ridge height

A101

NO CHANGES

A102

- Change in soil retention wall; previously as part of the foundation system, now moved to western yard adjacent to road in order to allow for landscape work
- REVISED FOUNDATION AS A RESULT OF SOIL STABILIZATION WALL LOCATION MOVE.
- Level Changes: Driveway & Garage Level drop by 12"; Basement Level drop by 12".
- Graphics/patterns/hatches have been coordinated for consistency
- Additional grading proposed as a result of the added landscape walls.

A103

- Level Changes: Driveway & Garage Level drop by 12"; Basement Level drop by 12".
- Change to ABE as a result of extended garage and extended covered deck
- View numbering has been updated for consistency

A105

- Revised location of replacement trees
- Shift of parking retaining walls to north and south
- Change in soil retention wall; previously as part of the foundation system, now moved to western yard adjacent to road in order to allow for landscape work
- Revised foundation as a result of soil stabilization wall location move
- Changes to hardscape calculations as a result of soil stabilization wall, patio extension and site stairs
- Graphics/patterns/hatches have been coordinated for consistency

A201

- Non-structural interior layout changes to basement level.
- Addition of fireplace at basement level.
- Addition of patio at basement level
- Window size & location changes.
- Extended western patio to the north and south
- Level changes: driveway & garage level drop by 12"; basement level drop by 12".
- Change to ABE as a result of extended garage and extended covered deck.
- Changes to hardscape calculations as a result of soil stabilization wall, patio extension and site stairs
- Grid lines have been updated for clear efficient dimensions.

A202

- Interior layout changes to main level.
- Entry design change.
- Window size & location changes.
- Extended western patio to the north and south.
- Level changes: driveway & garage level drop by 12"
- Shift of parking retaining walls to north and south
- Extend garage east into front yard setback as allowed by code 19.02.040.d

A203

- Interior layout changes to upper level.
- Window size & location changes.
- Extended western patio to the north and south.
- Elimination of upper level deck, main floor deck to receive standard gable roof
- Added dormers at upper level bonus room.
- Omission of fireplace at upper level.
- Shift of parking retaining walls to north and south
- Addition of awning roofs over office & living room.
- Extend garage east into front yard setback as allowed by code 19.02.040.d
- Added deck at roof of the extended garage area.
- Bathroom revisions result in 1 additional toilet and 1 additional shower

A204

- Change roof of and extend western patio to the west and south
- Added dormers at upper level bonus room
- Added deck at roof of the extended garage area.
- Added detail for extended deck drainage
- Updated roof venting calcs as a result of dormer addition
- Reduced roof pitch from 6:12 to 5.5:12.

A300

- Change roof of and extend western patio to the west and south
- Added dormers at upper level bonus room
- Extend garage east into front yard setback as allowed by code 19.02.040.d
- Window size & location changes.
- Level changes:
 - Driveway & garage level drop by 15"
 - Basement level drop by 12"
 - Upper level drop by 2"
 - Framed floor 12" above basement floor.
- Change to ABE as a result of extended garage and extended covered deck
- Change to max height as a result of the adjustment to the abe.
- Top plate level adjusted up based on roof framing
- Top of roof has lowered as a result of reduced roof pitch
- Site wall material change
- Updated stepping foundation wall profile to match structural

A301

- Change roof of and extend western patio to the west and south
- Added dormers at upper level bonus room
- Extend garage east into front yard setback as allowed by code 19.02.040.d
- Window size & location changes.
- Level changes:
 - Driveway & garage level drop by 15"
 - Basement level drop by 12"
 - Upper level drop by 2"
 - Framed floor 12" above basement floor.
- Change to ABE as a result of extended garage and extended covered deck
- Change to max height as a result of the adjustment to the ABE.
 - Top plate level adjusted up based on roof framing
 - Top of roof has lowered as a result of reduced roof pitch
- Site wall material change
- Updated stepping foundation wall profile to match structural

A400

- View numbering updated and adjusted for clarification
- Change roof of and extend western patio to the west and south
- Entry design change
- Added dormers at upper level bonus room
- Extend garage east into front yard setback as allowed by code 19.02.040.d
- Sheet layout adjusted for organizational purposes
 - a. Previous "view 1" has moved to sheet a401 and stayed "view 1"

- Level changes:
 - a. Driveway & garage level drop by 15"
 - b. Basement level drop by 12"
 - c. Upper level drop by 2"
 - d. Framed floor 12" above basement floor.
 - e. Change to ABE as a result of extended garage and extended covered deck
 - f. Change to max height as a result of the adjustment to the ABE.
 - g. Top plate level adjusted up based on roof framing
 - H. Top of roof has lowered as a result of reduced roof pitch

A401

- View numbering updated and adjusted for clarification
- Change roof of and extend western patio to the west and south
- Level changes: driveway & garage level drop by 12"; basement level drop by 12"
- Entry design change
- Added dormers at upper level bonus room
- Extend garage east into front yard setback as allowed by code 19.02.040.d
- Sheet layout adjusted for organizational purposes
 - b. "view 1" was moved from sheet a400 and stayed "view 1"
- Level changes:
 - i. Driveway & garage level drop by 15"
 - j. Basement level drop by 12"
 - k. Upper level drop by 2"
 - l. Framed floor 12" above basement floor.
 - m. Change to ABE as a result of extended garage and extended covered deck
 - n. Change to max height as a result of the adjustment to the ABE.
 - o. Top plate level adjusted up based on roof framing
 - P. Top of roof has lowered as a result of reduced roof pitch

A402

- Entry design change
- Level changes:
 - c. Driveway & garage level drop by 15"
 - d. Basement level drop by 12"
 - e. Upper level drop by 2"
 - f. Framed floor 12" above basement floor.
 - g. Change to ABE as a result of extended garage and extended covered deck
 - h. Change to max height as a result of the adjustment to the ABE.
 - i. Top plate level adjusted up based on roof framing
 - J. Top of roof has lowered as a result of reduced roof pitch.

A600

- Window schedule updated per revised window sizes, types, and locations
- Door schedule updated per revised door sizes, types and locations
- Door & window type legends updated

A700

- Horizontal assemblies have been moved to sheet a701
- Assemblies remand based on framing - if name change only, name clouded
- Assemblies added - full assembly clouded
- Assemblies updated

A701

- New sheet for organization of assemblies
- Updated assembly types
- Assemblies renamed based on framing - if name change only, name clouded
- Assemblies added - full assembly clouded

Civil

C1.0

- Updated plan to show revised shoring & foundation

C1.1 – No Changes

C2.0

- Updated plans showing landscape retaining walls & revised soil stabilization & foundations
- Shift to stormwater drains as a result of above
- Shift to driveway catch basin heights as a result of dropped level

C2.1

- Updated grading based on level changes, soil stabilization wall & landscape walls
- Updated top of wall heights based on updated grading

C3.0

- Updated grading based on level changes, soil stabilization wall & landscape walls
- Slight change to sanitary sewer run, connection to main has not changed
- No change to water line

C4.0

- Revised details
- Paving details moved to C4.1

C4.1

- New sheet as a result of above

Structural

S1.1-S1.3 No Changes

S2.1

- Western Foundation changes as a result of soil stabilization wall shift

S2.2

- Framing changes as a result of deck extension
- Foundation change as a result of garage extension

S2.3

- Framing changes as a result of deck extension
- Revised piles as a result of expanded garage and site wall shifts

S2.4

- Revised Roof framing to incorporate dormers and stick framing vs. trusses at southern portion of roof

S3.1-S5.1

- Updated details

SH1.1 – No Changes

SH2.1

- Moved soil stabilization wall on west side
- Revised pile layout on east side for garage extension

SH3.1

- Updated details

SH4.1-SH4.5

- Updated pile profiles