

Permit Revision Narrative

Date July 6, 2023
Permit Number 2011-147
Project Address 8163 W. Mercer Way

We are submitting for permit revision for permit 2011-147. After full clearing, grading and framing the actual grades became much clearer and the proposed underground storage room would require a lot of backfill to make it subterranean. As such, we have removed the stairs from the main level deck and converted that to deck space and changed the storage space to an unconditioned potting shed with doors directly out to the lower grade. Additionally, the owners have reworked the entry vestibule design, the footprint stays the same, however they have raised the roof line of the entry vestibule to be in line with the main roof eave. They have also requested a dog run off of the bonus room in order to provide exterior access for their dogs at the upper level – please see outlined changes below for further information associated with each change:

No Changes to the following:

- Main Roof Structure/Overhangs
- Changes to Building footprint
- Energy Code Requirements
- Whole house ventilation
- Building height or max height

Project Changes:

- Calculation Changes:
 - GFA
 - Added GFA as a result of underground storage shifting to above ground potting shed
 - Basement exemption calculations updated
 - Added GFA at upper level over entry vestibule
 - GFA increase from 5,951 sf to 6,027 sf
 - Allowable = 7,182 sf
 - Hardscape
 - Updated based on changes to landscape stairs and dog run edge at grade
 - Hardscape changes from 805 sf to 827 sf
 - 5.3% to 5.4%
- Site Changes
 - Minor changes to grades and site stairs at SW corner of the building as it relates to lower level change
- Lower Level Changes
 - Site stairs shifted south in order to incorporate doors at potting shed
 - Stairs from Main deck integrated into the underground storage have been eliminated
 - Partially subterranean storage space converted to non-conditioned potting shed
 - Door on western face added
 - Window on northern face added
 - Revised grading and drainage because of shifted stairs
- Main level Changes
 - Stairs from main deck to lower grade eliminated
 - Entry door changed and opening in vestibule has shrunk

- Upper Level Changes
 - Area over entry vestibule captured as reading nook – increase of 21 sf
 - Shift of window to door in bonus room
 - Addition of dog run off of bonus room
 - We are proposing to change the 216-window system to a door and sidelights.
 - The dog run is designed to be access for the family’s dogs to get out at the upper level (not having to go down to the basement or main level)
 - Per MICC – hardscape intrusions into required yards are allowed as long as it is not more than 30” above existing or finished grade.
 - We have noted that the (E) grade at this area is 127.75’ at the lowest at this area and the proposed dog run finish height is 130.75’ and thus meets the code for hardscape intrusion into the setback. The finish grade will be very similar if not a bit higher than the (E) grades in this area, thus complying with the city’s allowable intrusion.
 - We went into the City and spoke with Molly McGuire about our plan to do this and she agreed we had interpreted the code correctly
 - We understand that the height of the garage within the front yard setback cannot exceed 12’ per the code and as such have designed the northern edge of the dog run to sit back from the northern 12’ exposed face of the garage by over 5.5’ to allow for dense planting (as previously permitted) that will ensure no access to the site wall or garage wall edge. Additionally, the structure of the dog run is separate from the garage, as it is hung from the bonus room wall spanning the subterranean garage and touching down on earth beyond the garage structure.
 - Given the above, this item should not be considered to be part of the garage as it is structurally independent of the garage and acts solely as hardscape and thus not subject to the garage height limits.
 - The point where the dog run occurs, the garage height technically would not be measured to be 12’ as it is subterranean on 2 sides.

Sheet by Sheet Changes are listed on each sheet of the set.