

Date: 6-9-21

Reviewer(s): Gareth Reece – Building
Andrew Leon - Planning
John Kenney - Trees

Project: Zhang – Deck replacement
Site Address: 6408 E Mercer Way – Mercer Island, WA
Permit No: 2012-021

This submittal is in response to the correction requests by reviewers listed above.

All response comments have been published to the city review set. Revised plan set (with corrections bubbled) and revised structural calculations have been uploaded via the SFTP portal.

Project Scope Reduction

Due to limitations brought to our attention during the first review, we are responding by greatly reducing the scope of work for this project. We are no longer adding any living space, but simply replacing the existing deck with a new weather tight system, replacing the existing basement level paver patio with a new concrete slab, and replacing the basement level guard rails with a taller more 'ping-pong friendly' rail system.

Critical Area Report

We have included an existing report that concludes the neighboring site does not contain a watercourse or critical areas. This report includes a confirmation response from Robin Proebsting.

Gross Floor Area

Unchanged. We are no longer adding interior or enclosed space.

Hardscape and Lot Coverage

We are converting 753 sf of existing hardscape (slatted deck) into lot coverage area (waterproof deck over patio below). Resulting lot coverage is within limits. Existing hardscape is legally non-confirming, but we are only removing hardscape area.

Height Limit

Since we are no longer adding space, there is no longer a change to the ABE or corresponding height limit. This project will no longer impact height limit.

Trees

There are no significant trees being impacted for this project. However, we are now showing tree protection fencing around the closest trees to the work area.

Thank you,



Matthew Mawer