



Lake House - Corrections Response Letter

Building Plan Reviewer: **City of Mercer Island**

Response to: 2012-200-SUB-PLANS
Dated: April 1st, 2021
Permit #: 2012-200
Project address: 3310 97th Ave SE
Mercer Island, WA 98040

Friday, June 11th, 2021

Please find the following responses to the correction notice.

T2.01 - Second and/or third level covered decks count towards GFA. Please refer to MICC 19.16 definition of GFA. Please adjust accordingly and update the plan set and Site Development Worksheet calcs.

Response:

- **See revised code diagram 3/T2.01, covered roof decks are added to calculation**
- **See 2/T2.01 for basement area changes for GFA adjustment, which reflects changes in A4.01 and A4.02**
- **See A2.04 for changes in overhang length in respond to the GFA calculation adjustments.**
- **See A3.01, A3.02 and A3.03 for height adjustment in Great room in respond to GFA calculation adjustment**

Survey - Please label and show this easement on the site plan, civil, and tree plans.

Response:

- **SITE PLAN A1.01 has the note for this easement, no action added**
- **See revised civil drawing sheet**
- **See L1.01 for easement note on the planting plan**

A1.01 - Please provide a native planting plan for the shoreline. The plantings are required for development over 500sf. Please refer to MICC 19.13.050(K)(4) and figure C.

Response:

- **See L1.01 for new shoreline vegetation plan and coverage calculation.**



A3.01 - Please illustrate that the project complies with the maximum downhill height standard.

The maximum building facade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.

Response:

- **The maximum downhill height measurements are on 2/A3.02, which measures from the lowest existing grade per survey, which is lower than finish grade to top of wall plate @Northwest corner of Great room. No action added.**



Memorandum

Date: June 10, 2021

To: Robert Edson Swain, INC.
 Architecture + Design
 2300 West Commodore Way STE 201
 Seattle, WA 98199

Attn: Ye Sun

From: Laurie Pfarr, P.E. | Sophia Nesor, EIT

Project: Lorenzini Lake House
 Permit #: 2012-200

Subject: Permit Resubmittal Civil Comment Response

The following is response to the City of Mercer Island’s comments dated April 14, 2021. Please let us know if you have any questions or additional concerns. We greatly appreciate all of your coordination with us to quickly move this through the permitting process.

Comments –	LPD Response
<p>1. Planning Review - Page 5</p> <p>Please label and show this easement on the site plan, civil, and tree plans.</p>	<p>Sewer easement has been labeled and shown on plan sheet C1.0A TESC, C1.0B Demo, C1.0C tree retention, and C3.0 paving and utilities.</p>
<p>2. Civil Review - Page 6</p> <p>Remove fence out of ROW.</p>	<p>Tree protection fencing has been removed out of ROW.</p>
<p>3. Civil Review - Page 10</p> <p>Are you considering to use LID (previous material) to manage the runoffs for this parking area? If so, please provide design in the drainage report and plan (with detail section).</p>	<p>A detail section for the driveway pavers has been added to the plans on Detail 7 Sheet C3.1. A description of the implementation of permeable pavement in this area is included in the previously submitted drainage report.</p>
<p>4. Civil Review - Page 10</p> <p>Can you clarify the section of the existing storm pipe to remain? And add note to say that the entire existing remaining storm system must be video inspected and</p>	<p>A clarification note has been added to sheet C1.0B to save and protect existing storm as well as video inspect the system prior to</p>

<p>in good conditions (to be approved by the project civil engineer) prior to make any connections.</p>	<p>construction. Note to video inspect the existing system is also included in the sheet notes of all relevant plan sheets.</p>
<p>5. Civil Review - Page 12</p> <p>Please field verify if there is an existing RPBA onsite, if it is, please show it on the plan. If it is not, please show a new RPBA on the plan.</p>	<p>A note has been added to sheet C1.0B to field verify existing RPBA.</p>
<p>6. Civil Review Page 12</p> <p>Can you show where this sewer is connecting to? Please show the existing side sewer to the lake line.</p>	<p>A clarification note has been added to sheet C3.0 to connect SSS line to internal plumbing. The internal plumbing will discharge off the north side of the building and connect to the existing SSS onsite as shown on plans.</p>