

Date: February 8th, 2023
Subject: Correction Notice #2
Project: 6221 83rd PI SE, Mercer Island
MI project # 2207-110

To: Gareth Reece (Building) and Grace Manahan (Planning);

The following are issues and responses raised in the second Building Permit correction round:

Planning Review

1. Please address the public comment you received on October 7, 2022 in your next submission.
 - a. "Actually belay these comments. I mistook the address for the SFH next door. Our only real concern for this permit is the aesthetic fit with the neighborhood."

To neighbor,

The proposed design intentionally and respectfully speaks to the surrounding context. Within the context, we found multiple examples of two story massings with two car garages facing the street. This project will do the same. There is also a mixture of traditional gable styles and modern flat roofs. This project is utilizing a flat style roof. There is also lap siding and wood siding accents which the project also proposes. The overall building color tones in the area are neutral and natural. This project proposes a similar approach.

Thank you for your comment. We hope you find this project's design fitting with the context, as we do.

2. Per MICC 19.02.020(E)(2): Maximum building height on downhill building facade. 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 facade supporting the roof framing, rafters, trusses, etc.
 - a. Please see dimension call out on A3.2 elevation. The project is under the maximum building height. Thank you for confirming this in email on 01.31.2023.

Building Review

1. Sub1 Comment: Note manufacturer and model of membrane product and include manufacturer's details for this application
 - a. Sub1 Reply: Please see the type of membrane called out in the details. Thank you.

Sub2 Comment: Please note the manufacturer and model of the product, and confirm that the installation manual includes details for this application. If installation is not in conformance with a manufacturers' detail, provide a statement from the installer describing the installation procedure and warranty referencing the roof deck detail.

- a. Please see further product information noted on the roof assemblies on sheet, A4.1. Please see the statement uploaded from the installer describing the installation procedure and warranty referencing the roof deck detail. Thank you for your coordination.

Geotech Peer Review

1. Summary: The CAO SUB1 drawings should be reviewed by the geotechnical engineer of record with the dispersion elements specifically discussed with any design modifications recommended by the geotechnical engineer. Following their review or any design modifications, an updated statement of risk (MICC 19.07.160.B.3) should be provided by the geotechnical engineer. Once these items are resolved, it is our opinion that the design would meet the requirements of MICC 19.07.160.
 - a. Please see the Geotech consultant's letter uploaded in response to these corrections.
Thank you.