

28 Nov 2023

City of Mercer Island
Community Planning & Development Department
9611 SE 36th Street
Mercer Island, WA 98040

Response to Intake Screening for Permit #2305-110 at 7244 N Mercer Way, Mercer Island

Thank you for completing the intake screening for the property at 7244 N Mercer Way, Mercer Island. Upon reviewing your Intake Screen Packet, I have attached the necessary documents and responses to your requests.

Stormwater Design Requirements – I have now resolved this with Ruji and amended the design to feather the lower portion of the driveway into the upper portion of the existing drive to accommodate the new garage level while maintaining most of the existing hardscape in that vicinity. I have eliminated the previously planned removal of a small segment of hardscape at the lower patio level and scaled back the size of the upper-level patio.

Additionally, I have accounted for all relevant areas in the calculations, including the supporting roof area that will be supported after the removal of external walls, whether down to the slab (on grade) or the top of the basement wall. It is important to note that the areas not included in the calculations are those where we will be removing first-floor walls but only down to the framing of the basement, given that the existing house features a walk-out basement. Furthermore, the new BBQ footing is designed to support only its footprint, rather than a roof, and will be situated at the existing deck level.

Upon review, I believe that the updated proposal remains below the 2,000-square-foot threshold.

I trust this addresses your requirements.

Kind regards,

Matthew Fitzgerald

Ponting Fitzgerald
Architects

19037 W 57 Dr Golden CO
720 3637 951