

RESPONSE TO REVIEWER COMMENTS

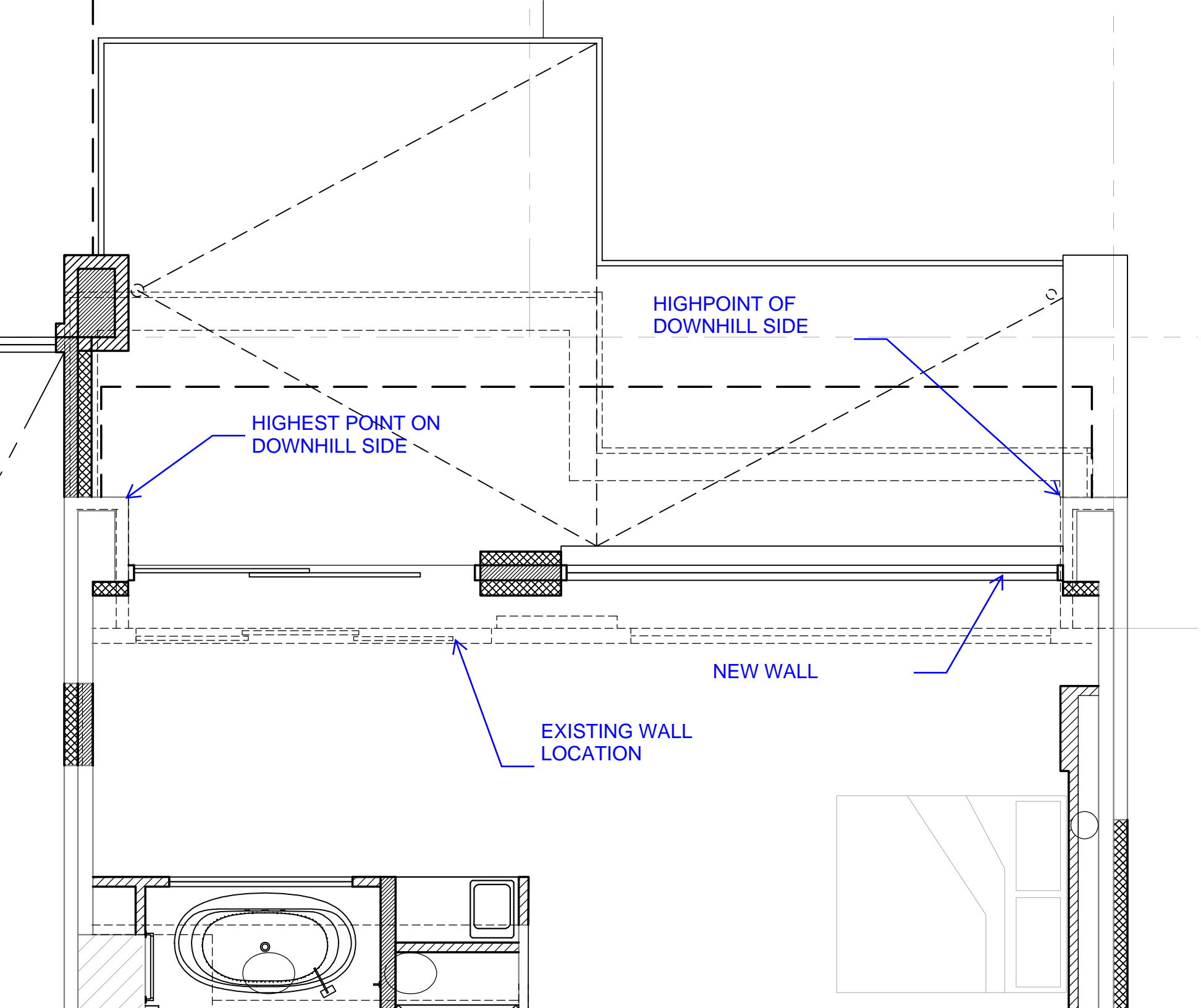
To: Grace Manahan
City Planner, Mercer Island

RE: 2306-124 SUB1 PLANS
Hong + Kao Residence

1. Ten foot setbacks.
 - The residence is existing with a ten foot setback on the north and five feet on the south. No changes are proposed on the south side of the residence. The ceiling of the living room is being raised but it is over twenty feet from the south property line.
2. Forty percent.
 - Sheet 1.2 has been added to the plan set illustrating the extent to which the exterior is being altered.
3. Downhill façade
 - The tallest part of the downhill façade are the existing brick pilasters at the upper floor bedroom. No change is planned to these. The west wall of the bedroom is being move 2' west, but is behind the west face of the pilasters. The area supporting the roof is not being changed and is existing non-conforming. The deck is being expanded west but is 25' above the lowest point of the grade. See attached plan and photograph.

Regards,

Dave Buck, architect





EXISTING BRICK
PILASTER TO
REMAIN

NEW LOCATION 2'
WEST

EXISTING WALL