

TRANSMITTAL SHEET

<p>To: City of Mercer Island</p> <hr/> <p>Company: Department Services – Building & Planning</p> <hr/> <p>Address: 9611 SE 36 Street Mercer Island, WA 98040</p> <hr/>	<p>From: Erik Voris</p> <hr/> <p>Project: Project 2312-031</p> <hr/> <p>Date: 2/12/2024</p> <hr/> <p>Regarding: Correction Cycle#1</p> <hr/>
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In addition to the transmitted documents, please refer to the specific responses to each plan reviewer's correction comments below.

Planning Review Corrections received on 1/31/24 from Molly McGuire

1. Sheet A0.1- Concurrent review form must be signed.
2. Sheet A0.1- Building permit application must be signed.
3. Sheet A0.2- Show average building elevation calculations in table format as shown in the site development worksheet (page 8).
4. Sheet A0.2- Indicate what lot coverage will be removed as part of the project.
5. Sheet A0.2- Indicate what hardscape will be removed as part of the project.
6. Sheet A0.2- Indicate what gross floor area will be removed as part of this project.
7. Sheet A0.2- Label wall segments to correspond with basement exclusion calculations.
8. Sheet A1.1- Hardscape within required yard setbacks may not exceed 30 inches above existing or finished grade, whichever is lower. Add note for all hardscape within required yards per MICC 19.02.020(C)(3)(b).
9. Sheet A4.1- "Average Grade" should be corrected to "Average Building Elevation" or "ABE".
10. Sheet A4.2- Dimension downhill facade height 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.

Response:

- 1 - The signed Concurrent Review Form was uploaded to the permitting portal.**
- 2 - The signed Building Permit Application was uploaded to the permitting portal.**
- 3 - The average building elevation calculations have been added in chart format to sheet A0.2.**
- 4 - The lot coverage being removed is the existing roof area of the structure to be demolished. The existing basement foundation is not being removed and utilized in the new structure design.**
- 5 - The hardscape being removed is shown on A1.1 as dashed. The areas are the existing driveway, entry paths, existing deck and stairs, and existing pool deck.**
- 6 - The existing basement gross floor area calculation was revised. The existing and new gross floor areas are shown in the table on sheet A0.2.**
- 7 - The wall segments have been added to the proposed basement exclusion calculation diagram.**
- 8 - A clarifying note was added to the hardscape path and stair along the west side of the structure on sheet A1.1.**
- 9 - The Average Grade notes on the building elevations has been revised to Average Building Elevation.**
- 10 - The dimensions requested on A4.2 were already shown on sheet A4.3, which was the actual south elevation. The eschewed south elevation is seen on A4.2 and was not dimensioned for clarity.**

Thank you,

Erik Voris