

RESPONSE TO REVIEWER COMMENTS

To: Grace Manahan
City Planner, Mercer Island

RE: 2306-124 SUB1 PLANS
Hong + Kao Residence

1. Public comments

Tomoko Lumpkin

1. The owners will engage a landscape architect to ensure that the fence and associated plantings enhance the neighborhood while providing security.
2. The owners have engaged Tom Gallagher of Gallagher Co. as their general contractor. Tom lives on Mercer Island, his company is based there and they have years of experience working in neighborhoods like yours.

Emily H. Trittschuh

1. A Construction Management Plan was developed by Gallagher Co. The plan shows the extend of construction fencing and proposed parking and staging areas. This CMP is required to be reviewed by the city.
2. The owners will engage a landscape architect to ensure that the fence and associated plantings enhance the neighborhood while providing security. The fence will be constructed in existing planting or lawn area and will not diminish the paved access.
3. The proposed fence is not located in, and does not interfere with the existing easement.

Janet Sayers

1. The proposed addition to the residence is a little more than one foot below the allowed maximum building height. The DADU is nine feet below the allowed maximum.
2. As you point out the setback on the south was shown incorrectly at 5', MICC 10.02.020(C)(1)(c)(iii) requires a 7'-6" setback on lots 90' or more in width. This effects the DADU, the existing residence is not changed.
3. Tong Zou's lot is a "flag lot" and the 10' wide section is to the south of our parcel.
4. There are two south facing windows, one in a closet area that is 30' north of the south property line, the other in a guest bedroom that is more than 50' from the south property line. The owners are as concerned about privacy as all the neighbors are.
5. The owners will engage a landscape architect to ensure that the fence and associated plantings enhance the neighborhood while providing security.

Robert and Dale Klein

1. The owners will engage a landscape architect to ensure that the fence and associated plantings enhance the neighborhood while providing security.

Girish

1. A Construction Management Plan was developed by Gallagher Co. The plan shows the extend of construction fencing and proposed parking and staging areas. This CMP is required to be reviewed by the city.
2. All staging areas are on the owner's property as is all construction parking.
3. The owners and their builder will protect the existing roadway and repair or replace any damage that occurs during construction.

4. The owners have engaged Tom Gallagher of Gallagher Co. as their general contractor. Tom lives on Mercer Island, his company is based there and they have years of experience working in neighborhoods like yours.
5. There are no plans to alter the existing Locust tree. The only trees to be removed are two diseased and dying trees located in the middle of the lot near the south property line. The owners agree to consider your suggestions if/when they prune the tree to minimize the risk to your property.
6. The owners will engage a landscape architect to ensure that the fence and associated plantings enhance the neighborhood while providing security.

REVIEWER COMMENTS

3. Documentation attached showing that structural changes to exterior walls are less than 40% of existing.
4. Revised south setback to 7'-6"
5. Geotech
6. Hardscape calculation are on Sheet 1.0 under LOT COVERAGE
7. Fire alternate request is attached.
8. Revised dimension on 5.0, structure is existing nonconforming and the height is not being increased on the downhill side. The addition is the same height as the existing.
9. Finish grades are shown on 1.0.
10. ABE and max height shown on all elevations.
11. geotechnical