

From: Molly McGuire
Sent time: 2022/09/27 11:18:09 AM
To: Matt Mawer <matt@mmerd.net>
Subject: RE: Jacobsen Demo/Rebuild (2205-096)

Hi Matt,

I have confirmed that the downhill building facade height is taken from the existing or finished grade, whichever is lower, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc. The entire building facade on the downhill side would be included in this calculation.

I have also confirmed that if the window well creates a lower finished grade than the existing grade, we would take the basement exclusion calculations from this grade where the bottom of the wall meets the ground. Meaning that if 0% of the basement is below grade at the window well, there would not be any exclusion for that portion of the basement.

Sincerely,

Molly McGuire

Planner
City of Mercer Island - Community Planning & Development
206.275.7712 | mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

From: Molly McGuire
Sent: Thursday, August 11, 2022 1:40 PM
To: Matt Mawer <matt@mmerd.net>
Subject: RE: Jacobsen Demo/Rebuild (2205-096)

Hi Matt,

The downhill facade is measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc. This would be to the top of the of the exterior wall facade of the gable in this instance.

Sincerely,

Molly McGuire

Planner
City of Mercer Island - Community Planning & Development
206.275.7712 | mercerisland.gov/cpd

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From: Matt Mawer <matt@mmerd.net>
Sent: Tuesday, August 9, 2022 5:26 PM
To: Molly McGuire <molly.mcguire@mercerisland.gov>
Subject: RE: Jacobsen Demo/Rebuild (2205-096)

Molly,

Quick question regarding a comment on sheet A8.

Downhill facade height is taken from existing or finished grade, whichever is lower. It looks like the finished grade is lower than the lowest existing on the lot. Please revise max downhill facade measurement.

On this house, the upper most level (loft level) is offset from the lower two levels by nearly 7'. Does the downhill facade extend up to the gable point of that level, or just the lower two levels? Otherwise, how would anyone ever get a third level in, let alone just a small, lofted area like we have? See attached.

Matt

From: Molly McGuire <molly.mcguire@mercerisland.gov>
Sent: Tuesday, August 9, 2022 4:28 PM
To: Matt Mawer <matt@mmerd.net>
Subject: Jacobsen Demo/Rebuild (2205-096)

Project: Jacobsen Demo/Rebuild

Location: 6922 SE 33rd St
Mercer Island, WA 98040
Permit Application Number: 2205-096

*Please note that associated application CAO22-014 is still under review. Additional comments may be provided.

The City of Mercer Island Community Planning and Development has completed a review of your drawings for conformance with the Zoning code, Title 19 of the Mercer Island City Code (MICC). Each correction item must be replied to and resolved prior to Planning approval.

The Correction Drawing File can be reviewed and downloaded from the [MlePlan Cloud](#) here:

<https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/2205-096-SUB1-PLANS_review.pdf>.

To access the commented file, you will need to supply “eguest@mercergov.org” as the User Name and “**@mercerc123**” for the Password. Please note, you can send this link to your sub-consultants for their input and replies. Sending the commented file is not required.

You may be contacted by the Building Plans Examiner, Fire, Tree, or Development Engineer with additional comments.

Please respond to each comment using the reply functionality in the comments navigation pane. The easiest way to do this is to right click each comment and select “reply”. Please make sure you select the “Publish Comments” button prior to exiting. You can use Adobe Reader or Acrobat to reply to the comments. For additional information on the MlePlan review process, browse to [MlePlan Overview](#).

Do **not** resubmit the project until all of the review disciplines have completed commenting. You will receive a summary notification email (usually from the Building Plans Reviewer) when each discipline has completed their review or approved the project.

After all of the comments have been addressed and resolved and the replies published, please upload a new, complete set of corrected drawings and other documentation to the City of Mercer Island FTP site here: [MlePlan FTP Site](#). Enter “**guest**” as username, and “**eplan**” as the password.

It is important that each of the comments have a reply. Your resubmittal date and review timeline begins only when all of the replies have been made and the new, complete set of corrected drawings and other supporting information is provided.

Building:	WCI
Planning:	WCI
Engineering:	WCI
Tree:	WCI
Fire Protection:	DENIED
Geotechnical Peer Review:	WCI

- WCI (Waiting for Customer Information): the comments from that review discipline are included within the ePlan drawing file noted above.
- IN REVIEW: the review discipline has not completed their review, and additional comments may be published to the ePlan drawing file.
- APPROVED: indicates there are no correction items for that review discipline.
- NA (Not applicable): Review discipline is not scheduled to review this project.

After every review discipline has completed their review (there are no disciplines noted as IN REVIEW), you may resubmit your corrected ePlan. Ensure that you have replied to each of the correction comments—remember to click “Publish”—and made the required changes to your project. Upload the complete revised drawing set with any additional supporting information to the [MlePlan FTP Site](#). You will be contacted by email within 3 working days acknowledging receipt of your resubmittal.

Sincerely,

Molly McGuire

Planner

City of Mercer Island - Community Planning & Development

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