

GOLDEN HOME DESIGN SERVICES

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September 20, 2024

City of Mercer Island

Single Family permit intake review

Attn: Tony Newton, Gareth Reece, Jeromy Hicks, Ruji Ding, John Kenney, Reviewers.

35030 SE Douglas St., Suite 210

Snoqualmie, WA. 98065-9266

Re: **2408-230 intake review #2**

Spring Residence

4740 West Mercer Way

Mercer island, WA. 98040

Dear Gareth Reece, Intake Review team:

Below you will find GHDS responses to City of Mercer Island screening intake review #2 correction item based on the letter dated, 9-19-2024: All design and structural plan sheets have been resubmitted per requirements.

The City of Mercer Island Cover Sheet was replaced. All other notes are from the previous review screening #1 and are grayed out.

Formatting the electronic plan set:

Response:

The plan set has been reformatted with bookmarks and revised page descriptions associated with the sheet index.

Supplemental documents:

Response:

The City of Mercer Island Single Family cover sheet has been added/amended. Note, special inspection information has been added. While GHDS, Chris Golden (me) is the designer and agent responsible for filling out the inspection form and nominating the special inspector (Otto Rosenau and Associates), I am not a licensed architect. The form request license info. Not sure what you need here. The Structural Engineer is Malsam Tsang. They are licensed.

Additional items to be addressed prior to intake:

Response:

The project valuation form has been resubmitted with adjusted values. Note all areas were tabulated on the left side column (existing) since the right side column (new) does not add up amounts appropriately. FYI.

Sign posting and notice application:

Response:

Understood this will occur after intake.

Seasonal development limitation waiver:

Response:

The project will be in review with the city, likely for some time past October 31st, 2024. Work is not thought to begin until spring 2025. We will approach to with the Geotech, if that schedule changes.

Hold harmless agreement document:

Response:

Understood this document will be emailed once review has officially begun for Geotechnical.

Impact fees:

Response:

Understood these will eventually be assessed.

Intake comments, Construction drawings:

Response:

The City of Mercer Island Single Family cover sheet has been added/amended. Note, special inspection information has been added. While GHDS, Chris Golden (me) is the designer and agent responsible for filling out the inspection form and nominating the special inspector (Otto Rosenau and Associates), I am not a licensed architect. The form requests license info. Not sure what you need here. The Structural Engineer is Malsam Tsang. They are licensed.

Response #2:

The City of Mercer Island Single Family cover sheet has been added/amended. The structural engineering firm stamping the drawings and calculations is Malsam Tsang Engineering. Their License number is 43968.

Intake comments, Fire evaluation, additional notes:

Response:

The project valuation form has been resubmitted with adjusted values. Note all areas were tabulated on the left side column (existing) since the right-side column (new) does not add up amounts appropriately. FYI.

Intake planning comments, Land use required:

Response:

A critical area review-1 was noted. A new narrative has been added along with the form to submit. Note, a critical area-2 approval was done with the earlier application, **CAO23-002** was that document name and is attached for record in this resubmittal. The project is being resubmitted with the revised design and a scaled back scope.

Intake planning comments, Surveys required prior to final inspection:

Response:

It is understood that an impervious surface, lot coverage and hardscape survey will be required prior to final inspection.

Intake planning comments, Permit set drawings:

Response:

The site plan sheet, A0 has been resubmitted in the complete plan set with critical areas (critical slope) hatched and noted as well as well as yard and buffer setbacks.

Intake comments, Trees, Site tree retention plan:

Response:

The site plan sheet, A0 has been updated with the tree inventory numbering system shown on the Arborist report. Exceptional trees are noted. Tree protection measures are indicated, and the detail attached to this sheet. Limits of excavation and clearing limits are shown. Note, this project is primarily , now, an upper floor addition over the existing foundation. Minimal excavation is required.

Thank you for your time reviewing this project. Please let me know if you have any further questions.

Sincerely,

A handwritten signature in red ink, appearing to be 'C. Golden', written over a horizontal line.

Christofer Golden, Owner
Golden Home Design Services
ghdschristoferjgolden@gmail.com