

2nd Permit Intake Screening Response

Mercer Island # 2401-172

8109 71st St., Mercer Island, WA 98040

November 21, 2024

City of Mercer Island- Community Planning & Development

The following are responses to the intake comments sent on January 1, 2024

Norine Allerdice CST comments:

Bookmarks were added to the full plan set sheets including sheet number and description. Due to cost and structural considerations, the addition has been reduced in scale.

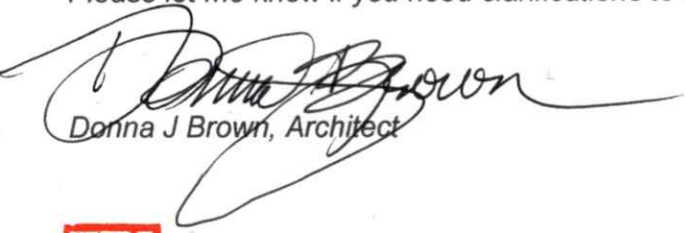
Grace Manahan LUP comments:

1. Critical Area review—Per 19.07.090B 2b ii – we are requesting that the critical area review be done simultaneously with the construction permit review as this site only has a geologically hazardous area.
2. A full geotechnical engineering testing, study and report was done by PanGeo, Inc. This report is included in the new intake documents. The Geotechnical engineering recommendations for bearing and pin piles are used in the new structural design of the building remodel.
3. Site Plan Lot slope calculations added to Sheet A-1
4. Critical area location has been added to the site plan on Sheet A-1. Per the Geotechnical engineering report- the potential landslide hazard area is shallow so a 25' buffer is required and shown on the site plan on Sheet A-1. Per the geotechnical report there are no active seismic faults on this property.
5. Yard setback lines were added to the site plan on Sheet A-1

Additional comments:

6. Seismic and landslide hazardous area locations have been added to site plan on A-1
7. Critical Area Review 2 is required for this project and all the required documents for that review are being submitted in the project permit upload.
8. Side yard setbacks- On the south side yard there is an existing gable end and the height of the peak is 15', from the finished grade, less than the 18" height called out in the code section. The setback from the existing building exterior wall to the property line is 6'-6" and non-conforming per the survey. The new addition has been revised so the side yard setback is 7' to meet current code compliance.
The north side yard set back is 10' per the code requirement.
9. Per both MICC 19.02.020 C 3a i- Eaves shall not protrude more than 18" into the side yard setback. The north side lower roofline eave and the south side gable addition eave have been reduced to 18" .

Please let me know if you need clarifications to any of the above responses, Thank you,


Donna J Brown, Architect



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