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March 19, 2023

Mercer Island Planning Department
Fire Division
CO: Eastside Fire & Rescue

RE: 2403-073 – 7466 E MERCER WAY, MERCER ISLAND
File Nos. Architect's Project No: 20-0510

Mercer Island Planning Department
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This letter is in response to the letter received on 3/13/2024 from Jeromy Hicks of Eastside Fire & Rescue regarding fire plan review for the proposed construction.

Currently located on the site is a one-story house over a daylight basement and a second, separate (2) car garage building that is also a daylight basement with a large deck on the roof. The house and garage were constructed in 1951 per King County records. The Owner plans to demolish the existing residence & garage and build a new home and garage.

The proposed new home would be a single two-story building with a daylight basement. The daylight basement will contain a 3-car garage, a mudroom, exercise room, guest room with bath and mechanical room. The main level would contain the entry, great room, dining room, kitchen, pantry, laundry room, office, and powder room. There would also be a large deck that will be built over a portion of the garage. There will also be access to the new backyard. The upper level would contain the master bedroom, with bath and walk in closet, and an additional bedroom.

As noted in your letter, the unique condition of the site creates some deficiencies for fire service. These deficiencies are the narrow roadway width, the lack of turnaround space, and the steep grade exceeding 10%.

We have provided a list of code alternatives that we believe is equal to or better than the code requirement.

As stated in your letter, we will provide a NFPA 13R sprinkler system as a base system and a NFPA 72 "Chapter 29" Monitored Fire Alarm System.

To further mitigate the unique conditions of the site, the sprinkler system in the home will be upgraded a NFPA 13R Plus system, instead of the base 13R system.

We will also provide 1-hr, Type "X" gypsum wall board in all areas. The doors installed throughout will all be solid core doors.

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For the exterior of the building, the cladding will be non-combustible materials, fiber cement boards, stucco, and concrete panels. The main sloped roof will be a metal roof.

We understand the challenges getting down to the site. We have observed garbage trucks making collections for the four homes that use the shared driveway, using our site as the back of their turnaround.

With these methods outline above, we believe the proposal is equal to or better than the code requirement.

Thank you for your time and consideration of the project.

Please feel free to call me at (425) 454-0566 if you require further clarification.

Sincerely,

BAYLIS ARCHITECTS, INC.

A handwritten signature in black ink that reads "Andrew DeFlorio". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Andrew DeFlorio | AIA | LEED AP
Intern Architect

Attachments:

Ramayah Subramanian - Fire Code Alternatives

Revised drawings:

A001 – Coversheet