

July 17, 2025

City of Mercer Island

RE: 2403-073-SUB1-PLANS\_review  
File Nos. Architect's Project No: 20-0501

Dear City of Mercer Island Officials.

On behalf of our client, we are submitting the following response to the comments delivered between March & June 2024.

We know there has been a significant delay in the response. We had been instructed not to submit responses until all were prepared, and it has been a challenge getting some of the answers coordinated. Specifically, the drainage issues on the project site have required coordination with neighboring property owners, including preparation of new easements.

Please see our responses below and thank you for your time and patience with this process.

#### COMMENTS & RESPONSE:

##### A001 – Cover Sheet:

1. NFPA 13R Fire Sprinkler System: Please indicate that a NFPA 13R Fire Sprinkler System will be installed by placing this statement on the plans. "A NFPA 13R Fire Sprinkler System in compliance with NFPA 13R and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required." Note that this sprinkler system requires a minimum of a 1.5" water meter and 2" water supply line.

Response: Note added to cover sheet and clouded.

2. NFPA 72 Monitored Fire Alarm System: Please indicate that a NFPA 72- Chapter 29 Monitored Fire Alarm Systems will be installed by placing this statement on the plans. "A NFPA 72- Chapter 29 Monitored Fire Alarm System in compliance with NFPA 72 and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required."

Response: Note added to the cover sheet and clouded.

3. Once additional mitigation option required. Please provide a code alternative letter requesting the above systems and one additional mitigation options. Email sent and intake notes contain more information. Sent on 3/12/2024 to contact.

Response: Fire code alternative letter will be included with the comment responses, see separate file.

4. Make lot coverage calculations consistent across plan set and site development worksheet.

Response: Lot coverage calculations have been revised and terminology made consistent.

5. The subsurface information provided in the geotechnical report was obtained from hand augers drilled to depths of 4 to 7 feet below ground surface. No ground surface elevations were provided for the explorations.  
However based on their locations given in the report, none would appear to provide subsurface information for the subgrade conditions below the lowest proposed foundation elevations (elevation 48feet).

The published geologic map for this area indicates Qv1c with landslide stippling designation. Existing information (MI GIS) for the property to the north (7464 East Mercer Way) indicates landslide deposits ranging from 10-20 feet thick which corresponds to the top of intact native soils at about elevation 24 to 26.

Given the geologic map and existing subsurface information in the vicinity and proposed foundation elevations, please provide additional subsurface information (e.g. borings with SPT values) to characterize soil conditions below the proposed foundations and to verify that landslide deposits are not present at the site.

Please provide subsurface information and any additional geotechnical recommendations as an addendum to the geotechnical report or as a final design report.

Response: See revised Geotech report, dated September 8, 2024.

6. Once the plan set has received final approval, please have the geotechnical engineer of record review and verify that the design is in accordance with their recommendations provided in their report.

Please include in this PE stamped letter a minimum risk statement in accordance with MICC 19.07.160.B.3.

No response is required until final plan set approval. Comment is provided as a placeholder until then.

Response: See revised Geotech report, dated September 8, 2024.

#### A002 – Site Plan:

7. Correct side yard setback per MICC 19.02.020(C)(1)(c)(iii)

Response: Side yard setback has been corrected and clouded.

8. Please provide top and bottom of wall elevations and adjacent final grades.

Please review in coordination with the geotechnical engineer, the anticipated temporary cut slope angles for the proposed wall. In areas where an open cut would encroach onto the adjacent property, please provide either construction easement documentation from adjacent property owners or mitigation measures to eliminate encroachment. Please indicate what those measures would be for review.

Response: Please see attached sketches of cut back locations.

9. Please review and revise as needed, final grading so that a maximum 2H:1V slope is provided in accordance with the geotechnical engineer's recommendations.

Response: Please see attached sketches of cut back locations.

10. Verify roof overhands will not extend more than 18 inches into the piped watercourse setback area per MICC 19.07.180(C)(8)(c).

Response: Roof overhangs do not extend more than 18" into watercourse setback.

11. Show compliance with MICC 19.02.050(D).

Response: Wall elevations provided and will follow the retaining wall code.

12. Is this proposed grading?

Response: Grading has been adjusted, see revised topography.

13. Please revise "Town of Yarrow Point" to City of Mercer Island in notes.

Response: Location corrected and clouded in notes.

A003 – Site Improvements:

14. Please provide clarification of proposed elements along the south property line. Provide top and bottom of wall elevations and final grades adjacent to the walls. Please include elevations south of the wall on the south property line and provide a section showing the location of the wall with respect to the property line. No temporary or permanent encroachment (as shown with wall footing on 1/A101) onto the adjacent property is allowed without a construction or permanent easement from the adjacent property owner.

For walls greater than 4 feet in height, please provide structural calculations, design and details for review. For wall greater than 6 feet, please include seismic loading in accordance with the geotechnical engineer's recommendations.

Response: Please see revised elevations for walls.

15. Please revise notes to refer to City of Mercer Island where Town of Yarrow Point is indicated.

Response: Location corrected and clouded in notes.

#### A101 – Lower Floor Plan

16. Label number of parking stalls.

Response: Parking stalls labeled and clouded.

17. Provide heat detector. R314.2.3: A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

Response: Heat detector has been indicated.

18. Wall footing encroaching on adjacent property? See comment on Sheet A003.

Response: Footing have been adjusted.

#### A102 – Main Floor Plan

19. Specify fuel source for all interior and exterior fireplaces. If other than direct vent natural gas more information will be required on each type of fireplace and chimney assembly. If direct vent, specify vent location. Per IMC 303.3, M1804.2.6

Response: Vent location for fireplace is above, clouded on plans.

#### A103 – Upper Floor Plan

20. Remove or include 'future' scoping from permit. All proposed construction needs to be encapsulated in this permit. Mercer Island does not permit 'future' work.

Response: Future scope has been removed.

21. 2nd & 3rd Story Roofed Decks must be included in GFA calculations.

Response: GFA calculation has been revised to include main floor deck under roof overhang. This upper floor deck was previously included.

22. Clarify if this is to be a sauna.

Note sauna requirements to conform with M1902 (1-4). Provide note on plans complying with M1902.4 Controls: Sauna heaters shall be equipped with a thermostat that will limit room temperature to not greater than 194°F (90°C). Where the thermostat is not an integral part of the heater, the heat-sensing element shall be located within 6 inches of the ceiling.

Response: This is a steam shower unit, not a sauna.

#### A202 – Building Elevation – South & North

23. Label existing/finished grade.

Response: Grades have been labeled.

A403 – Int. Stair & Railing Details

24. Provide under stair protection as required by IRC Section R302.7 Locate wall on plan and indicate extent of accessible space with rear wall. Per: 302.7: Under stair surface and any soffits protected on the enclosed side with ½ gypsum.

Response: Note added and clouded on plans.

A502 – Exterior & Interior Door Schedules

25. Specify garage door to residence on plans or schedule: 1hr or a 20 min rated or solid core entry door with a self-closing device.

Response: Note added and clouded on plans.

Civil - Sheet 2 of 14 – Drainage Plan

26. Work in the neighboring property must have a recorded private drainage easement.

Response: Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: “A construction easement won’t be required as all construction has been pulled back to the boundary of the property.”

27. As previous discussed, this project will require to have an onsite detention system, please update the drainage plan and drainage report. Please note, the drainage review is not performed at this time.

Response: Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: “As previously discussed, because we are discharging onto the neighboring property, detention is not required. We are adding a detention system per the two property owners’ agreement. Sizing details located in revised. TIR.”

Civil - Sheet 3 of 14 – Grading Plan

28. Please review in coordination with the geotechnical engineer, the anticipated temporary cut slope angles for the proposed development. In areas where an open cut would encroach onto the adjacent property, please provide either construction easement documentation from adjacent property owners or mitigation measures to eliminate encroachment. Please indicate what those measures would be for review.

Include slope stability analyses for the temporary open cuts to verify that sufficient factor of safety against slope instability is anticipated. Please provide slope stability sections with subsurface characterization included on the sections along with the results showing the critical failure surface.

Response: Please see attached sketches of cutback locations. Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "No construction easement necessary as the existing wall will be retained. Please see Geotech report for slope stability analysis."

29. The wall extent shown here is different than that shown on sheet A002. Please resolve discrepancy and provide top and bottom of wall elevations.

Response: Plan has been revised and corrected to match. Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "Discrepancy of wall revised. Top and bottom of wall elevations provided."

Civil - Sheet 4 of 14 – Water and Sewer Plan

30. City has no records of the gas line. This note needs to be updated.

Response: Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "Note added. Gas line per Survey."

31. Is the existing side sewer location shown verified?

Response: Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "Existing side sewer from as built. Note added."

32. Please expand the site plan to show the existing driveway, and the city water main, so the location of the new city water meter can be determined.

Response: Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "View expanded to show driveway and city water main."

Civil - Sheet 5 of 14 – TESC Plan

33. (for civil and architect) Only one onsite tree is shown, it would be removed with the shown ss utility and no tree protection. Either protect this onsite tree and off site exceptional trees at their dripline. Propose a tree protection plan for the 12" storm replacement inside the adjacent exceptional tree. It may be that a certified arborist needs to be onsite during the work to minimize tree impacts. Or provide an arborist report detailing the trees to be removed and show how MICC19.10.060 and 19.10.070 are being met. Provide one tree protection plan according to the following HYPERLINK [https://www.mercerisland.gov/sites/default/files/fileattachments/community\\_planning\\_amp\\_development/page/21988/treesubmittalchecklist.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treesubmittalchecklist.pdf) (mercerisland.gov).

Response: Tree protection has been added to the TESC plan. Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "Sanitary sewer stub out moved East out of the tree drip line. Tree protection fencing added".

34. All TESC should be limited to the project property and not located on adjacent properties unless construction easements are granted by adjacent property owners. Please revise drawing accordingly or provide construction easement documentation.

Response: Per Civil Response Letter, dated July 9<sup>th</sup>, 2025: "No construction easements added as all improvements have been pulled back to be within the property boundary."

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 name "Andrew" and last name "DeFlorio" clearly legible.

Andrew DeFlorio | AIA  
Intern Architect

Attachments:

Revised drawings: Ramaiyah Subramanian - Permit Set - Revision 1 - 07.17.2025.pdf  
Response Letter – 2403-073-SUB1-PLANS.pdf  
Ramaiyah Subramanian - Fire Code Alternatives.pdf  
Site sections for excavation 5-8-24.pdf  
A-1562 Ramaiyah Residence GES.pdf  
A-1562 Ramaiyah Residence - Subsurface Exploration 9-5-24.pdf  
24014\_PLAN SET\_REV 2  
24014\_RESPONSE LETTER  
24014\_SWPPP\_REV2 Updated  
24014\_TIR\_REV2 Updated