

August 20th , 2024

Attn: Jacob Halverson, Jeromy Hicks, Tony Newton  
City of Mercer Island  
Community Planning & Development  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040.  
Phone: (206)-275-7605

**Project:** Scallon-Connolly Residence

**Subject:** Response letter to plan review questions dated 11/01/2024

Dear Plans Examiners,

The purpose of this letter is to respond to the plan review questions send to our office via e-mail on 11/01/2024. We have updated the Architectural Drawings, Structural Drawings and Structural Calculations to respond to the plan review questions. The following are our responses to the plan review questions in an itemized format.

**Item Number 1 Page 1:**

We understand the time for the permit to be issued.

**Item Number 2 Page 1:**

A note has been for the NFPA 72 Monitored Fire Alarm System on page A001.

**Item Number 3 Page 1:**

The note for the scope of work has been added on sheer A001.

**Item Number 4 Page 1:**

Table R402.1.1 has been included on sheet A101. Also, the required credits for the addition which are between 150 Sq. Ft. to 500 Sq. Ft. have been incorporated on the plans.

**Item Number 5 Page 1:**

Table 402.1.3 has been included on sheet A101.

**Item Number 6 Page 1:**

The setbacks are now shown on the Site Plan sheet A001.

**Item Number 1 Page 2:**

*All the Architectural and Structural Drawings as well as the Structural Calculations have been updated to the IRC 2021 and Washington Energy Code 2021.*

**Item Number 2 Page 2:**

*The U value of 30 has been noted in the window & door schedule. On sheet A101.*

**Item Number 3 Page 2:**

*The square footage breakout has been added to sheet A101.*

**Item Number 4 Page 2:**

*The bathroom Fan of 50 cfm has been specified on sheet A101.*

**Item Number 5 Page 2:**

*The smoke and carbon monoxide alarms have been implemented on sheet A101.*

**Item Number 6 Page 2:**

*The required smoke, carbon & fire alarms have been located on sheet A101.*

**Item Number 7 Page 2:**

*The fans have been located on the plans and the kitchen fan of 300 cfm has also been located.*

**Item Number 1 Page 3:**

*The calculations for lot coverage, hardscape and gross floor area calculations have been implemented on sheet A001 (Site Plan).*

**Items Numbers 1, 2 & 3 Page 4:**

*The details have been updated so the fire blocks, the continuous envelope and wall sections have been updated on sheet A103.*

**Item Number 1 Page 5:**

*The structural calculations have been updated for the 2021 Code.*

**Item Number 2 Page 5:**

*The cover sheet has been completed by the engineer of record for the inspections.*

**Item Numbers 1 & 2 Page 8:**

*The crawl space access and crawl space ventilation has been incorporated into sheets S-03, S-04, S-05*

**Item Number 1 Page 10:**

*Portion of the deck will be removed to accommodate the new addition. A note has been added to sheet S-04 stating the scope of work to the existing deck.*

**Item Number 1 Page 12:**

*The note has been corrected so it is readable now.*

**Item Number 1 Page 13:**

*The perforated pipe details on sheet SD-1 have been update so they are compatible with the geotechnical report.*

*Should any of the plan's examiners reviewing this project have any questions or additional comments please post them on the Mercer Island Portal.*

*Sincerely*



*Juan C. Inchauste M.S., P.E., PEng.*

