

December 6, 2024

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040



RE: Response to Comments to Plan Check Review

Permit No: 2407-150

**BLAKE RESIDENCE ADDITION
6115 79th Avenue SE,
Mercer Island, WA 98040**

See Revised Drawings with Revision 1, dated 12.05.2024, and revision clouding.

Planning review

- A1.0 - Completely fill out the site development worksheet to ensure the calculations are consistent across all documents.
Worksheet has been revised to include all elements and verification of areas listed on the worksheet. See sheet A1.0, A1.1. Also see demolition plans A2.0.1 and A2.0.2 for clarification of areas being removed.
- A1.1 - Please clarify, if removing the walkways is part of the scope of work, include in the hardscape calculations.
See sheet A2.0.1 for area of hardscape being removed at new construction. Building area is added where existing hardscape has been removed except where landscaping is now provided.
- A1.1 - Per MICC 19.02.020(D)(2)(b), "The gross floor area shall be 200 percent of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling." Please include these calculations on the site development worksheet.
This was originally added to the first floor area. See the revised gross floor area calculations showing the area added for the location where ceiling height exceeds the 16'. See sheet A1.1 and the revised worksheet, tabulation on sheet A1.0 and the revised worksheet.
- A1.1 - Ensure the stairs [stairs, SIC] are included in the calculations.
This was originally added to the first floor area. See the revised gross floor area calculations showing the area added for the location the stair. See sheet A1.1 and the revised worksheet, tabulation on sheet A1.0 and the revised worksheet.
- A2.1 - Please clarify, is this work part of the project's scope of work? [referring to the spiral stairs and deck]
This shall be permitted as included in the scope of work. The note is to notify the contractor that this shall be performed under a separate contract with the owner and may be negotiate as a separate contract for the construction for this scope of work.
- A2.1 - Please clarify, is this work part of the project's scope of work? [referring to deck off of office]
This shall be permitted as included in the scope of work. The note is to notify the contractor that this shall be performed under a separate contract with the owner and may be negotiate as a separate contract for the construction for this scope of work.

Tree review

- A1.1 - Provide the tree inventory worksheet HYPERLINK "https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_devel_opment/page/21988/mercerislandtreeinventory.pdf"mercerislandtreeinventory.pdf (comment from intake screening) Provide a tree protection plan according to the following checklist HYPERLINK "https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_devel_opment/page/21988/treessubmittalchecklist.pdf"treessubmittalchecklist.pdf (mercerisland.gov)
See Landscape plans and worksheet as provided.

Building review

- A2.2 - Provide heat detector. R314.2.3 A heat detector or heat alarm rated for 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.
Detector shown on floor plan A2.1 in garage. Key note added to define the detector to be installed as per code.
- A2.2 - Please show/ provide smoke detectors/ CO detectors at all required locations.
Existing and/or New detectors are shown on Proposed Floor Plans, A2.1, A2.2. We noted Carbon Monoxide detectors in locations where fireplaces are installed as well. See also notes on Utility Plan, A2.4
- A2.2 - Please state fuel source for FP [fireplace] and if gas, please provide a CO detector within the sleeping room.
All fireplaces are existing wood burning only fireplaces (no gas provided). See Key notes on sheet A2.1 and A2.2. We do show CO detectors in all rooms just as an additional safety effort.
- S2.1 - Please provide lateral tension tie and knee bracing details. [referring to the deck off of office
See Structural Plans for required details

WARREN W SCOTT



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