

Summary of Comments on 2408-141-SUB1-PLANS_review.pdf

Page: 1

Number: 1 Author: Jeremy Hicks (jhicks@esf-r.org) Subject: Sticky Note Date: 11/20/2024 11:14:26 AM

Please indicate that a NFPA 13D Fire Sprinkler System will be installed by placing this statement on the plans.

"A NFPA 13D Fire Sprinkler System in compliance with NFPA 13D and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required." Note that this system requires a minimum of 1" water meter and 1" water supply line.

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:30:49 PM

Noted

Page: 5

Number: 1 Author: Planning Review (tony.newton@mercerisland.gov) Subject: Sticky Note Date: 1/14/2025 1:38:54 PM

Please include a copy of the GFA calculations on the site plans. Ensure that they match the calculations on the site development worksheet. GFA is different than impervious surface.

Proposed GFA on worksheet is 3,567sf but doesn't include the 235sf of the new porch.

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:01 PM
Noted and updated on the worksheet and plans

Number: 2 Author: Planning Review (tony.newton@mercerisland.gov) Subject: Sticky Note Date: 1/14/2025 1:41:00 PM

Label and include the hardscape calculations

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:06 PM
updated

Number: 3 Author: Planning Review (tony.newton@mercerisland.gov) Subject: Sticky Note Date: 1/14/2025 1:48:07 PM


Per MICC 19.02.020(C)(1)(b), "Rear yard depth: 25 feet or more."

Please correct.

Will the eaves protrude more than 18 inches into the rear yard?

Per MICC 19.02.020(C)(3)(a)(i), "Except as provided in subsection (C)(3)(a)(ii) of this section, porches, chimney(s) and fireplace extensions, window wells, and unroofed, unenclosed outside stairways and decks shall not project more than three feet into any required yard. Eaves shall not protrude more than 18 inches into any required yard."

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:17 PM
updated

 Number: 1 Author: Tree Review (john.kenney@mercergov.org) Subject: Sticky Note Date: 12/26/2024 8:38:44 AM


From intake screening.

Location of tree protection measures. Fencing will be required for exceptional trees. Show silt fence outside tree protection measures. Do not use any x in the protection illustration.

Limits of excavation near potential saved trees (e.g. excavation limits for building foundation).

Indicate clearing limits/limits of disturbance (LOD) around all trees potentially impacted by site disturbances - grading, demolition, construction activities (including approximate LOD of off-site trees with overhanging driplines), etc.

Proposed tree status (trees to be removed or retained) noted by an 'X' for removal.

 Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:25 PM
updated

Page: 10

-
- 🗨️ Number: 1 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/8/2025 6:43:18 AM
Please label room.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:33 PM
updated
-
- 🗨️ Number: 2 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 11:10:39 AM
Please provide note on plans that cfm of 401 or greater requires makeup air per m1503.4.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:45 PM
noted
-
- 🗨️ Number: 3 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:40:08 AM
Show/ provide smoke detectors in all required locations.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:50 PM
noted
-
- 🗨️ Number: 4 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 11:09:09 AM
This window is required to be tempered.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:54 PM
noted
-
- 🗨️ Number: 5 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:51:51 AM
Add details, sections and notes on plans which clearly identifies required fire separation to the underside of the roof sheathing.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:31:59 PM
noted
-
- 🗨️ Number: 6 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:49:57 AM
Provide note on plans that garage doors shall be seal sealing and self closing 20min fire rated.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:32:03 PM
noted
-
- 🗨️ Number: 7 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:38:30 AM
Provide required heat detector in Garage.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:32:08 PM
noted
-
- 🗨️ Number: 8 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:40:43 AM
EF required here as well.
- ↩️ Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:32:13 PM
noted
-
- 🗨️ Number: 9 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 11:08:09 AM
This window is required to be tempered and I am unable to locate where in the plans it states it will be. Please provide.

Comments from page 10 continued on next page


Page: 16


Number: 1 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/10/2025 9:28:14 AM
SBC not adopted. Remove all references from plans.

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:32:25 PM
noted

Number: 2 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/10/2025 9:29:24 AM
SBC not adopted. Remove all references to codes and assemblies not adopted with Mercer Island AHJ.

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:32:50 PM
noted

 Number: 1 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:43:56 AM
remove all details from plans that are not part of this project.

 Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:32:55 PM
noted

Number: 1 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 10:47:27 AM
Windows are not dimensioned on plans. Provide min. required 5.0sf for egress on ground floor.

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:33:02 PM
noted

Page: 26

Number: 1 Author: DH (david.henderson@mercergov.org) Subject: Sticky Note Date: 1/7/2025 11:02:55 AM

This location is mapped as Kzt 1.3. Please provide calculations to reflect this increase and adjust lateral design as needed.

Author: Jennifer Tamblin (jen@drift-ia.com) Subject: Sticky Note Date: 1/23/2025 8:33:15 PM

per engineer: This was already designed to Kzt=1.3. Its stated on S1.0 note 3.