

GOLDEN HOME DESIGN SERVICES

13215 S.E. 183rd St., Renton, Wa. 98058 206-679-9757 ghdschristoferjgolden@gmail.com

February 5, 2025

City of Mercer Island

Single Family permit intake review

Attn: Tony Newton, David Henderson, Jeromy Hicks, Mjung@esf-r.org, John Kenney, Reviewers.

35030 SE Douglas St., Suite 210

Snoqualmie, WA. 98065-9266

Re: **2408-230 permit review #2**

Spring Residence

4740 West Mercer Way

Mercer island, WA. 98040

Dear Intake Review team:

Below you will find GHDS responses to City of Mercer Island permit review correction items based on the 2408-230-SUB-2-PLAN REVIEW COMMENTS finalized January 30th, 2025: All design and structural plan sheets have been resubmitted per the requirements. Sheet A9, Electrical plans have been removed from the set.

Noted: Revision Delta-2 dated 2-5-2025.

2408-230-SUB-2-PLAN REVIEW (Note: Sub-1 Review grayed out)

Planning review: *Label front, rear, and side yard setbacks clearly.*

Response:

The sheet A0, site plan property setbacks have been re-labeled clearly using a heavier line and notation.

Planning review: *Show arbor. Provide permit number for its construction.*

Response:

Per my emails with David Henderson, I believe there may have been an arbor in the east paver patio area at one time not that long ago, but it had been removed prior to my engagement with this project. I had emailed several pictures of the back yard showing that no arbor exists now. The Site plan, A0 shows none.

Tree review: *Tree protection called out but not shown. Show the tree protection at the recommended limits of disturbance. Or minimum limits of disturbance if infrastructure in the area is needed in that location. Show the surveyed location of the trees so we can measure the distance to the tree protection. Move the tree protection to the minimum limits of disturbance for tree 386. Or work with your arborist to review the plans and modify the porch to not damage the tree. A tree protection zone according to MICC19.10.080 needs to be developed.*

Response:

Tree protection lines have been shown on the site plan, sheet A0, as related to the Arborist report schedule. The Arborist report schedule has been attached to Sheet A0 site plan for reference. The surveyed location of the trees on and off the site (adjacent) are taken directly from the CAD survey and overlaid on the site plan, A0.

Tree review: *Trees 385,378 outside of development and in good condition, show tree protection or provide the reason for its removal. If removal is justified provide the following.*

At least half of the trees need to be Pacific Northwest native, see the following link <https://your.kingcounty.gov/dnrp/library/water-and-land/yard-and-garden/native-plant-guide-western-washington.pdf>. The trees need to be at least 10' apart from each other, structures, fences and utilities. If requested and you can show no room exists on site for all the trees, the remainder can be a fee in lieu if requested. A tree watering plan must also be submitted to ensure the trees survive long term.

Response:

Tree protection is now shown on the site plan, A0. The site plan was also corrected for which trees were scheduled for removal. Tree A and 383 are now noted as to be removed per the Arborist report. (2) new trees are shown on the site plan. These are per the native PNW variety and called out as so on the plan. The trees are 10' min. apart. Tree irrigation for these is proposed via a Tree Diaper Hydration product. There is existing irrigation in the area of the new tree location, which can also be extended. In lieu of paying for landscape architecture, which is pricey and a long wait. We are hoping this will suffice for an irrigation plan.

Planning review:

The two trees proposed to be removed are off the property and within the right of way.

Please update and correct the tree inventory worksheet to reflect this.

Removing a tree on public property, please review MICC 19.10.100.

Response:

Tree A, located off the property, and a Red Alder, fell during the big wind storm (Bomb Cyclone) last month. No longer an issue as this tree is now gone.

Tree 383 , Flowering Cherry, will now, not be removed, per the owner. The site plan A0, has been be updated. Therefore no trees are planned for removal, at this time.

The Tree Inventory sheet is updated.

Planning review:

Tree 383 is listed as being in good health and good condition. What is the reason for proposing removing this tree from the ROW?

Response:

Tree 383 , Flowering Cherry, will now, not be removed, per the owner. The site plan will be updated.

Therefore no trees are planned for removal, at this time. The site plan A0, has been be updated. Therefore no trees are planned for removal, at this time. Additionally, no new trees will be added.

Planning review:

Please correct and clarify Gross Floor Area calculations. Include the subcategories found on the site development worksheet to ensure consistency.

On site development worksheet, the 150% and 200% GFA modifiers appear to be incorrect and much larger than they should.

Response:

The Site development Worksheet has been revised and has been resubmitted. It has been corroborated with the sheet A0 Project Information summary and floor area summary , also on sheet A0. The floor area summary has been updated as well as on sheet A4.

Building review:

We have not adopted the 2024 IPC and are under the 2021 UPC.

Please remove all references to codes not adopted by Mercer Island AHJ.

Please refer to 2021 UPC 1101.12.1, 1101.12.2

Cannot be the same pipe unless as allowed by 1101.12.2.2

Please provide code minimum.

Response:

The sheet A5 Roof plan note-15 has been updated to the 2021 code reference. Detail 10/A12 has been referenced within detail 2/A5. Detail 12/A5 has been updated with the note to plumb the overflow separately to daylight.

Building Review: *Remove E 1&2. This permit is a combination permit and includes electrical, plumbing and mechanical work within the home. Supply line meter to house, Re-roof and fire permits are separate permits as required.*

Response:

Sheet A9 has been removed from the plan set. E1 and E2 were not sheets in this set.

Building Review: *Update energy code to 2021 as noted on this sheet.*

Response:

The Designers Notations, Code Compliance section of notes has been updated on sheet G1.

Fire review: *Please add the following statement to the plans: "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."*

Response:

The Fire sprinkler note has been added to the plans on sheet G1 as specified.

Building Review sheet A4: *Please rename to proposed main floor plan.*

Response:

The plan title has been re-named as required.

Building Review sheet A5: *Please provide roof drain calculation and secondary over flow.*

Response:

Detail 2/A5 has been updated to indicate a minimum 2" dimension to overflow. This line is noted as the decking finished surface. The Zurn style drain shown will have a collar and grate that align with the paver surface. Note #15, of the Roof Plan Notes, was added to address the required roof area drainage calculation. I single drain, with overflow, is needed for the 101 s.f. roof deck. 3" hourly rainfall is shown in the Zurn precipitation diagram. Per the Zurn: *ROOF DRAIN VERTICAL REQUIREMENT FOR HORIZONTAL ROOF AREAS AT VARIOUS RAINFALL RATES**, A 3" drain line has 7.06 sq. in. of area, which can drain up to a 2,930 sq. ft. area effectively. Note, additionally, detail 3/A5 was revised for the deck off the recreation area. The parapet was removed.

Planning review: *Please clearly label the downhill facade, finished grade, and building height.*

Response:

The downhill facade and existing/finished grade and building height information has been clearly added to the A6 sheet, as revised.

Planning Review: *Please clarify if this space has a ceiling height taller than 12 feet and if it's being calculated at 150% or 200% of the area of the floor.*

Please clarify the site development worksheet. The 150% and 200% GFA modifiers are unclear.

Response:

The volume area between the main floor entry door and the new stairwell crossing to the addition is over 12'-0", topping off at 16'-5", as aligned with the stir wall. The floor area calculations have been updated on sheets A0 and A4 to reflect the required modifiers for this volume area. Section sheet A8, detail-1.


Panning Review: *Electrical plan not reviewed. Remove from plan set.*

Response:

Sheet A9 has been removed from the plan set. E1 and E2 were not sheets in this set.

Thank you for your time reviewing this project. Please let me know if you have any further questions.

Sincerely,



Christofer Golden, Owner
Golden Home Design Services
ghdschristoferjgolden@gmail.com
206-679-9757