

May 12, 2025

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd
9611 SE 36th Street
Mercer Island, WA 98040

We have received your intake screening notice letter dated 02/25/2025 regarding the items needing to be addressed for the review of our project 2502-128, located at 2740 61st Avenue SE.

Below is a list of responses to each of your itemized corrections:

1. Provide Retaining wall Calculations

Response: This has been provided with the updated documents.

2. Submit Accessory Dwelling Unit (ADU) Permit.

Please provide a clearer breakdown of the Gross Floor Area for the ADU. The Basement Gross Floor Area exclusions should be taken from the lower of existing or finished grade.

Response: The ADU application has been submitted separately. The Gross Floor Area for the ADU has been clarified, refer to sheet A0.14 for additional area schedules and clarity of the floor area plan diagrams. The ADU is less than 900 square feet inside the accessory structure.

3. Indicate location and height of walls, rockeries, fences, and fall protection (existing and proposed)

Response: These were already shown on the architectural foundation plans and have been added to the Site Plan drawing, refer to sheets A1.10, A2.00 and A2.05.

4. Provide lot coverage, hardscape & GFA calculations

Response: These were included with the original submission documents, refer to sheets A0.10 - A0.14..

5. Indicate maximum downhill building façade and height

Response: These were included with the original submission documents for the accessory structure, refer to sheet A3.13. It has been added for the single family residence, refer to sheet A3.10.

6. Please review MICC 19.02.020(1)(c)(iii)(a) for yard setback standards

Response: This has been provided with the updated documents. The two structures were moved north to provide the minimum required setback of 7.5 feet and 10 feet along the south side where required.

7. Description of how the arborist meets the threshold requirements for Qualified Arborist

Response: This has been provided with the updated documents.

8. Describe the impact of necessary tree removal on the remaining trees, including those in a grove or on adjacent properties

Response: This has been provided with the updated documents, refer to the last page of the Arborist Report.

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

Response: This has been provided with the updated documents, refer to the civil sheets and architectural sheet A1.02..

Bradley Khouri
b9 Architects, Inc.
206-297-1284