

Please note that we had some trouble publishing our comments within the review set. Some comments may have been published and some not. As such, we are also providing our responses below. Thank you! - Matt

Sheet A0.1

- **Planning**

Label lot width.

Per MICC 19.16.010:

Lot width: For lots with exactly one front lot line, one rear lot line, and two side lot lines, lot width is the distance between the two midpoints of side lot lines. For all other lots, lot width is determined by a lot width circle within the boundaries of the lot; provided, that no access easements are included within the lot width circle.

Added lot width circle and updated side yard setbacks to site plan on sheet A0.2.

Sheet A0.2

- **Planning**

Per MICC 19.02.020(C)(3)(a)(ii) eaves cannot protrude into the side yard setback abutting an interior lot line. Please remove all eaves from side yard setbacks.

Moved house so eaves do not protrude into side yard setback. Took 9" out of outdoor living as to not protrude eave into setback.

- **Building**

Unable to find applicable code summary on plans. Please list and provide on plans 2021 International Residential Code (IRC). Please also include other applicable codes required by the municipality of Mercer Island: <https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

Applicable code summary is on sheet A0.1. Updated to match code summary for Mercer Island.

Sheet A0.3

- **Planning (message arrow is located on Tree Protection detail)**

John Kenney is no longer working at the City. Please update.

You can also use the cities diagram:

https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/2091/tree_protection_area_signage_chain_link_update.pdf

Removed tree protection detail and fencing on sheet A0.3. All fencing and details to be shown on sheet C-101.

Sheet A0.4

- **Building (Note is located on Energy Code detail)**

Provide complete energy code compliance per the requirements of WSEC R406.3. Per section cited, the drawings included with the building permit application shall identify which options have been selected and point the point value of each option.

Include table R402.11 on the permit plan set if the energy compliance form is not provided in the plan set, or all insulation values are called out on assembly sections.

2021 WSEC's being used are stated on sheet A0.4 and insulation values are on sheet A3. Insulation values are stated on building section notes on sheet A9. Added typical exterior wall section to sheet A9 showing insulation values.

Sheet C-101

- **Planning (Message arrow is located tree protection fencing near lower/left of site plan)**

This jog in the tree protection fencing is not consistent with recommendations outlined in the arborist report. Please revise or have your arborist review and update recommendations.

See updated Civil plans / report.

- **Planning (Message arrow is located at tree north of garage)**

Label how far from southern property line the tree protection fencing is. It should be at least 19 feet per the arborist report

See updated Civil plans / report.

- **Planning (Message arrow is located tree protection fencing near lower/left of site plan)**

Have you protect arborist review plans and tree protection and prepare a memo to confirm health of tree 1 will not be impacted by proposed work.

See updated Civil plans / report.

- **Fire**

See email sent on 4/21/2025 from J. Hicks. A Code Alternative request is required for the deficiencies noted. One additional options shall be submitted above teh NFPA 13R and Monitored Fire Alarm System. Please add the below notes to the plans.

Added note to site plan on sheet A0.2.

- **Fire**
NFPA 72 Monitored Fire Alarm System

Please indicate that a NFPA 72- Chapter 29 Monitored Fire Alarm Systems will be installed by placing this statement on the plans. "A NFPA 72- Chapter 29 Monitored Fire Alarm System in compliance with NFPA 72 and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required."

Added note to site plan on sheet A0.2.

- **Fire**
NFPA 13R Fire Sprinkler System

Please indicate that a NFPA 13R Fire Sprinkler System will be installed by placing this statement on the plans. "A NFPA 13R Fire Sprinkler System in compliance with NFPA 13R and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required."

Added note to site plan on sheet A0.2.

Note that this sprinkler system requires a minimum of a 1.5" water meter and 2" water supply line.

Added note to site plan on sheet A0.2.

Sheet C-301

- **Civil (Message arrow is located near lower/left of plan)**

Please provide a detailed explanation of how the proposed design meets the design criteria outlined in the DOE Manual. This should include information on setbacks, depth in relation to the seasonal high groundwater level and any impermeable soil layers, slope considerations, and potential impacts to downstream neighboring properties.

See updated Civil plans / report.

- **Civil (Message arrow is located near top/right of plan)**

The geotechnical report does not include a test pit at this location. Additionally, the drywell design is not listed as an approved method under Minimum Requirement #5. Please clarify how the project will meet the applicable code requirements.

See updated Civil plans / report.

- **Civil**

Please show the private access road and access easement from 74th Ave SE to the property, including the edges of pavement and right-of-way (ROW) limits along both 74th Ave SE and the access road. Additionally, identify the location of the existing water meter on 74th Ave SE and existing mailboxes, so the new water meter location can be properly determined. Please note that the new water meter must be located within the City ROW on 74th Ave SE.

See updated Civil plans / report.

- **Civil**

Please include an exhibit in the drainage report that details the tributary impervious area calculations for both drywells.

See updated Civil plans / report.

Sheet C-501

- **Civil (Message arrow is located on Typ Downspout Infil Detail)**

This detail needs to be updated to reflect the design for this project, including the actual sizes.

See updated Civil plans / report.

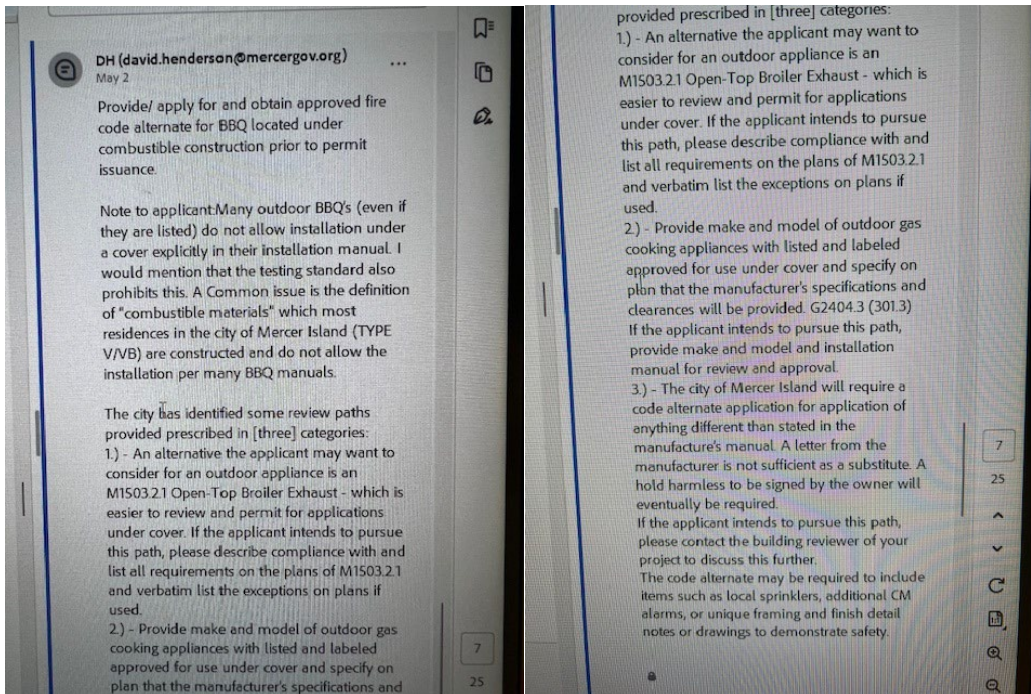
- **Civil (Message arrow is located on Typ Downspout Infil Detail)**

No splash block as overflow.

See updated Civil plans / report.

Sheet A3

- **Building (Note is located in outdoor living space)**



Removed outdoor BBQ

Sheet A7

- **Planning (Note is at top of gable in Left Elevation)**

Per MICC 19.02.020(C)(1)(c)(iii)(b):

Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.

This comment applies to the other side of the home as well.

Lowered roof pitch to 5:12 and added wall façade dimensions.

Sheet A9

- **Building (Note located in the Exterior Wall (EW) call out)**

Please provide envelope detail(s) or wall section(s) as required to show assembly with continuous insulation and depict WRB/sheathing/and insulation values to comply with WSEC R402.1.3

Added typical exterior wall section to sheet A9 showing insulation values.

- **Planning (Comment arrow is located at top of great room vaulted ceiling – section B)**
Label ceiling height.

Labeled ceiling height to section on sheet A9.

Per MICC 19.02.020(D)(2):

The gross floor area shall be 150 percent of the floor area of that portion of a room(s) with a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.

Adjusted extra 50% to square footage to sheet A3.

Sheet D1

- **Building (Note located at detail 1)**

Please indicate type of treated wood here. Anchor bolts are installed below the sole plate of the wall and nails going into PT are subject to decay unless borate treated wood is used

Changed note on details 1/D1, 2/D2 and 3/D1 to read borate treated 3x mud sill to be used. Also added note to main floor framing plan on sheet A2.

Sheet SD2

- **Building (Note located at detail 307)**

Showing TJI rafter without a web stiffener and H2.5 connection

Updated details 305, 307 & 308 on sheet SD2.

- **Building (Note located at detail 307)**

Please provide and show roof boundary edge shear flow nailing in detail

Updated details 305, 307 & 308 on sheet SD2.