



May 7, 2025

To: City of Mercer Island Community Planning & Development
From: David DiMarco
Re: Permit #2504-058, ADU25-004 — 5331 Forest Ave SE

Cover Letter

Permit application materials for this project are submitted alongside this letter. They will be uploaded as outlined below:

“Permit 2504-058” folder:

Cover Letter (this document)
Plan Set
Geotech Report
Structural Calculations
Intake Screening Request Form
Permit Application Form
Mercer Island Residential Code Coversheet
Site Development Information Form
Small Project Stormwater Site Plan/Report
Water Meter Sizing Worksheet
Fire Area and Valuation Form
Tree Inventory Form
Concurrent Review Form

“ADU25-004” folder:

ADU Permit Application Form
Development Application Form
Pre-App Meeting Notes
Project Narrative
ADU Criteria Compliance Narrative
Title Report
Plan Set
Concurrent Review Form
ADU Affidavit

“CAO 5331 Forest Ave SE” folder:

Critical Area Review 2 Form
Development Application Form
Pre-App Meeting Notes
Project Narrative
CA Review 2 Criteria Compliance Narrative
Title Report
Affidavit of Ownership
(Affidavit of Agent Authority is forthcoming)
Plan Set
Concurrent Review Form
Critical Area Study / Geotech Report
Statement of Risk
(Disclosure/Notice on Title is forthcoming)

Responses to the Community Planning & Development team’s Combined Intake Notes document dated 4/9/2025 are below.

DiMARCO ARCHITECTURE

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Responses to Customer Service Team comments:

- The Mercer Island coversheets are included with our application separately from the drawing set.
- The requirements for a public notice sign, a seasonal development limitation waiver, a hold harmless agreement, geotechnical peer review, and consultation with a fire sprinkler contractor before installing a water system are noted.

Responses to Building Plans Examiner comments:

- A geotechnical report and statement of risk are included with our application.

Responses to Civil/Site/Utilities comments:

- The proposed net increase to impervious surface area for this project is 499 square feet, so a full drainage plan and report should not be required. See "Impervious Surface Calculation" on sheet A0.2.

Responses to Fire Reviewer comments:

- The possible need for a monitored household fire alarm system is noted.

Responses to Land Use Planning comments:

- The Critical Area Review 2 permit is being applied for concurrently with the building permit application.
- The requested information has been added to the site plan and elevation drawings - see sheets A0.2, A2.0, and A2.1.

Thank you,

David DiMarco
architect of record
206.355.6795

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