

From: [Don Cole](#)
To: david.atkinson@sjimech.com; [Anjali Grant](#); [Gareth Reece](#)
Cc: [Jeff Thomas](#); [Ruji Ding](#)
Subject: RE: Summary of Sub 3 review for 2506-131
Date: Monday, February 23, 2026 12:09:03 PM
Attachments: [image001.png](#)

Hi David,

Regarding the plumbing review of the subject permit, your conclusion regarding the meter sizing with respect to the zoned irrigation system is acceptable.

Please let me know if I can be of further assistance.

[Don Cole](#)

Senior Plans Examiner – Special Assignments
City of Mercer Island - Community Planning & Development
mercerisland.gov/cpd | mybuildingpermit.com

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From: David Atkinson <david.atkinson@sjimech.com>
Sent: Friday, February 20, 2026 3:15 PM
To: Anjali Grant <anjali@agrantedesign.com>; Gareth Reece <gareth.reece@mercergov.org>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>; Ruji Ding <ruji.ding@mercerisland.gov>; Don Cole <Don.Cole@mercergov.org>
Subject: RE: Summary of Sub 3 review for 2506-131

All,

Unless we need to address this differently, with point #2 regarding off hours the irrigation has no impact to water meter size.

Thanks,

David Atkinson PE | **Stirrett Johnsen, Inc.**

david.atkinson@sjimech.com | www.sjimech.com

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From: Anjali Grant <anjali@agrantedesign.com>
Sent: Friday, February 20, 2026 3:02 PM
To: David Atkinson <david.atkinson@sjimech.com>; Gareth Reece <gareth.reece@mercergov.org>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>; Ruji Ding <ruji.ding@mercerisland.gov>; Don Cole <Don.Cole@mercergov.org>

Subject: RE: Summary of Sub 3 review for 2506-131

From the Landscape Architect:

The peak water usage (largest zone) of the irrigation system is 17.77 GMP as designed. The irrigation is assumed to be run one zone at a time, and is typically run during off-peak hours (typically early a.m. or after-hours).

Anjali

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<https://constitutioncenter.org/the-constitution/full-text>

From: David Atkinson <david.atkinson@sjimech.com>

Sent: Friday, February 20, 2026 11:19 AM

To: Gareth Reece <gareth.reece@mercergov.org>; Anjali Grant <anjali@agrantdesign.com>

Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>; Ruji Ding <ruji.ding@mercerisland.gov>; Don Cole <Don.Cole@mercergov.org>

Subject: RE: Summary of Sub 3 review for 2506-131

Gareth,

The irrigation is not included in the WSFU matrix on the plumbing drawings.

Anjali – we need the landscape architect to help weigh in on peak water usage from the irrigation system. I see the valve schedule on IR101 but I don't know if the valves operate concurrently or not. Can you help track this down?

Thanks,

David Atkinson PE | Stirrett Johnsen, Inc.

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From: Gareth Reece <gareth.reece@mercergov.org>

Sent: Friday, February 20, 2026 11:02 AM

To: Anjali Grant <anjali@agrantdesign.com>; David Atkinson <david.atkinson@sjimech.com>

Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>; Ruji Ding <ruji.ding@mercerisland.gov>; Don Cole <Don.Cole@mercergov.org>

Subject: Re: Summary of Sub 3 review for 2506-131

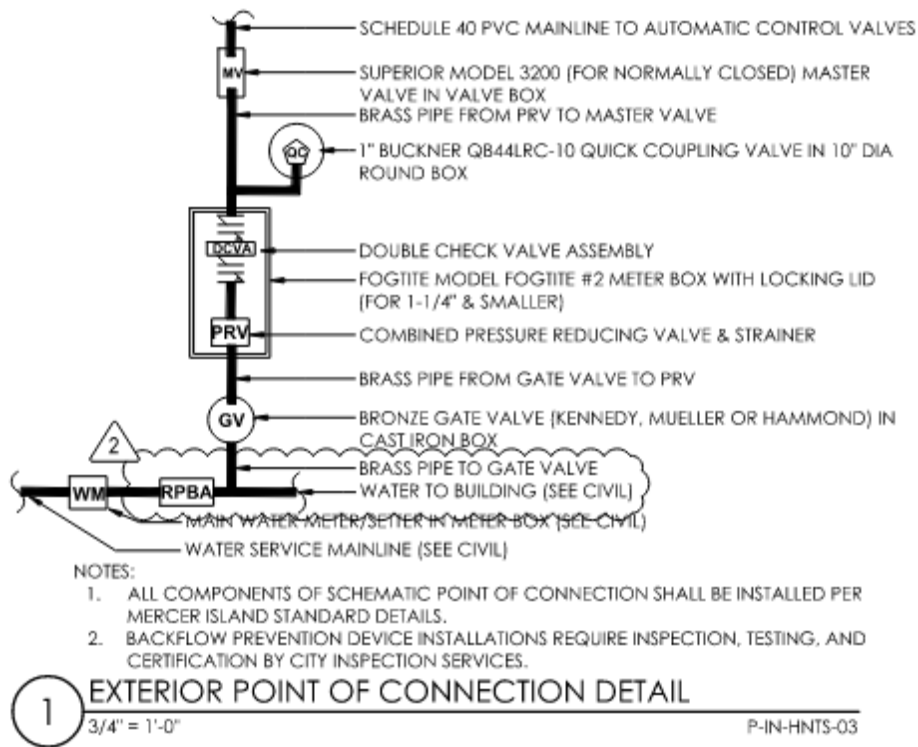
Hi Anjali & David,

I'm reaching out for the purpose of expediency... this might be a quick answer but without it our process may be substantially delayed.

I reached out to Don to learn whether the water meter size was expected to change on this project from our Sub2 drawings for the plumbing permit 2508-067. I skimmed that plumbing design and Don agreed that there were no remaining comments that would affect meter size.

Anjali needed this information to respond to our development engineer's question about sizing and detailing of the utility vault that will contain the meter.

Detail 1/IR-103 in the building permit set for 2506-131 shows the irrigation system being supplied between the RPBA and building connection:



I don't see irrigation included in the WSFU matrix on P0.01 or branched on the diagram where domestic enters the building on P2.B1.2. Is this irrigation included in the plumbing calculations for meter sizing?

Gareth Reece

(he/him)

Building Official

City of Mercer Island – Community Planning and Development

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From: Anjali Grant <anjali@agrantdesign.com>
Sent: Friday, January 30, 2026 1:14 PM
To: Gareth Reece <gareth.reece@mercergov.org>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>
Subject: RE: Summary of Sub 3 review for 2506-131

Thanks!

Anjali

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From: Gareth Reece <gareth.reece@mercergov.org>
Sent: Friday, January 30, 2026 12:53 PM
To: Anjali Grant <anjali@agrantdesign.com>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>
Subject: Re: Summary of Sub 3 review for 2506-131

Update on #2: Remaining items on the plumbing review are not anticipated to impact the meter size. You can reply to Ruji's comment referencing that you discussed the plumbing review with the building official and the 2" meter size reflected on the plumbing drawings will not be impacted by the remaining comments on plumbing permit 2508-067.

Gareth Reece

(he/him)

Building Official

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From: Gareth Reece <gareth.reece@mercergov.org>
Sent: Friday, January 30, 2026 11:30 AM
To: Anjali Grant <anjali@agrantdesign.com>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>
Subject: Re: Summary of Sub 3 review for 2506-131

Good Morning Anjali,

I'm glad we had a chance to talk just now - always a pleasure.

1. For the WSDOT component - I've double checked with Jacob and I re-read the email string that he was provided. I'm glad you raised this because I agree that although there's been progress we don't have what we need in writing from WSDOT. I'm going to have him copy the comment over to Sub3, as you'd expected. You'll need to refresh the review file after he's done this (shouldn't be long) for the comment to show up.
2. For the meter size, the plumbing permit is still WCI. I'll reach out to the reviewer to learn whether the meter size is still under review, or whether the remaining items are unrelated. As a placeholder so that plumbing approval doesn't delay a building resubmittal, you could note on plan that if the meter size as determined on the plumbing permit exceeds 2", a revision is required to the building permit.

Gareth Reece
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From: Anjali Grant <anjali@agrantdesign.com>
Sent: Friday, January 30, 2026 9:58 AM
To: Gareth Reece <gareth.reece@mercergov.org>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>
Subject: RE: Summary of Sub 3 review for 2506-131

Hi Gareth,

I have two questions that will help us with responding:

1. Are you still concerned about the certification of WSDOT property as a public way? I noticed that comment was no longer there, and I wanted to double check, since WSDOT has stated that a no-build easement could take 2 years.

2. Ruji added a comment: "The 2" water meter size must be approved by the city building reviewer prior to finalized the civil approval and sign off. Please contact the city building

official for the details of approval." How do I go about this? We've submitted the plumbing calculations.

Anjali

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From: Gareth Reece <gareth.reece@mercergov.org>
Sent: Thursday, January 29, 2026 12:07 PM
To: Anjali Grant <anjali@agrantdesign.com>
Cc: Jeff Thomas <jeff.thomas@mercerisland.gov>
Subject: Summary of Sub 3 review for 2506-131

Hi Anjali,

I believe you've been getting progress updates from Jeff. I just sent the review notification email for the Sub 3 review, but I've attached a summary that should capture everything contained in that file to facilitate coordination.

If there's some issues that we're expecting to resolve with conditions to the permit approval, they may still be tracked in the review file.

Gareth Reece
(he/him)
Building Official
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