



ECTYPOS

ARCHITECTURE

October 2, 2024

Grace Manahan, Planner
John Kenney, Arborist
Community Planning and Development Department
City of Mercer Island

Memo: Critical Area Review CAO 024-17; Building Permit 2404-165 Sub 3

Dear Ms. Manahan and Mr. Kenney,

Even though the comments came back in the building permit set, they referred to issues that are, in part, a component of the Critical Area Review.

Submitted documents:

- The full drawing set with only A1.3 and A1.7 modified.
- The CAO set A1.3-A1.8. Again only A1.3 and A1.7 are modified.
- The "Fee in Lieu of" completed and signed by the Owner.
- Draft of Notice on Title for the Critical Areas.

The clearing limits fencing was originally and is still on the Landscaping Layout (A1.7). We have added the same limits to the Critical Areas Plan (A1.3) and dimensioned it to the closest trees. There was no room on A1.3 for the Tree Protection Area Detail so it has been placed on A1.7. It is referred there from A1.3.

We have attached a draft of the "Notice on Title" for a couple of reasons. Since there is no boilerplate or guidance provided by the City, we want to make sure it meets your requirements. Also, there is a line for indicating what documentation is to be submitted along with the recorded document. Can you address that? Do we need to submit all the documentation as the Critical Areas impact just about everything on this project. Or can we reference documentation for bot the CAO and the Building Permit which is public record.

We believe we have addressed your comments adequately. If there are any additional comments that are minor to the documentation and can be resolved over the phone, please do so. We are heading into the rainy season and the Owners are anxious to start construction.

Thank you for your attention to this project,

Lucia Pirzio-Biroli, AIA, Ectypos Architecture