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November 3, 2025

Architect's Response Letter
RE: Plan Review Letter #1
Permit Application #: CA025-014
Project Address: 6427 E Mercer Way
Preparer/Contact: Jacob Young
Contact Info: 206.535.7908

Please use the matrix below combined with the revised drawing set as the response to the Intake Screening Notice. If you have any questions or need additional information, please feel free to contact our office. We look forward to continuing to work together as this project moves forward.

Humbly submitted,

Citizen Design

Response: PEER REVIEW GEO
Date Rec: July 23, 2025

#	RESPONSE	SHEET
1	Additional comments may be required during the building permit review (e.g. no structural calculations were provided for review). It was the intent of the reviewer to try to provide as many applicable comments for both the critical and building permit reviews given the information provided. Noted. No response required to this informational item.	N/A
2	Please have the geotechnical engineer of record review the final approved building plan set and provide a letter verifying that the design of the proposed development is in general conformance with their design and construction recommendations. Please also include an updated statement of risk in accordance with MICC 19.07.160.B.3. This comment is provided as a placeholder and will be required upon approval of the final building plan set. Noted. The geotechnical engineer's review letter is attached.	ATT
3	The tree removals indicated on sheet A0.5 do not conform with L-01. Please resolve discrepancy. Noted. Sheet A0.5 has been coordinated with the landscape plans.	A0.5
4	Please have the geotechnical engineer of record review the proposed temporary cut configurations on sheet A0.6. The current configurations	A0.6 ATT

	appear to be in conflict with the recommendations provided on page 22 of their report: "All temporary excavations deeper than total of 4 feet should be slope or shored." Please revise excavation plan to conform with the geotechnical engineer's recommendations. Noted. The excavation plan has been revised to better conform to the geotechnical recommendations.	
5	The excavation shown in the northwest section of the site indicates off-property work. Please revise to maintain work on the site or provide written construction easement from the adjacent property owner. Noted. An easement has been secured and is attached for the record.	ATT
6	Please coordinate with geotechnical and structural engineers on the limits of the proposed excavation where overexcavation is anticipated for the installation of shallow foundations as indicated on the structural drawings and recommended in the geotechnical report. Please revise excavation plan and sections accordingly on Sheet A0.6. Noted. Additional pin piles have been added to the project to reduce the need for overexcavation. Ultrablock shoring has also been added to the excavation plan on A0.6 per details included in the revised geotechnical report.	A0.6 ATT
7	Please have the geotechnical engineer provide a slope stability analysis of the steepest and highest temporary open cut proposed to verify that the proposed cut will be stable during construction. Please have the geotechnical engineer provide recommendations to mitigate potential unstable conditions. Geotechnical engineer to respond.	N/A
8	Please have the geotechnical engineer review the proposed temporary and final grading plans and provide recommendations to mitigate potential impacts to existing critical areas. Please revise grading plans accordingly. Geotechnical engineer to respond.	N/A
9	Please provide structural calculation package for review. Please include retaining wall designs showing inclusion of surcharge loadings from sloping ground behind the walls and seismic loading. Noted. The structural calculations are attached for review.	ATT
10	Please provide final grades along the base of the proposed retaining wall. The bottom of wall elevations given on sheet C05 vary along the length of the wall suggesting a varying ground surface elevation. Please clarify proposed final grading. Response provided by Ben Iddins of Facet Engineering: Additional final grades along the base of the proposed retaining wall have been added to the plans. The bottom of wall elevations varies along the length due to the difference in grade along the SFR/garage/patio. Please see Sheet C05 of the updated Civil Plans.	C05
11	On Sheet C05, please review top of retaining wall elevations with respect to final grading. Please provide final grading contours behind the walls. The existing grades in some locations behind the walls are steeper than the recommended 2H:1V final cut or fill slope angles recommended by the	C05

	geotechnical engineer. Please revise grading and/or wall elevations to conform with geotechnical recommendations. Response provided by Ben Iddins of Facet Engineering: Expected slopes for the excavation regarding the retaining have been called out on the excavation plans. Please see the excavation plans prepared by the project team.	
12	On Sheet C07, the proximity of the detention tank to the north property line appears to require a steeper than 1H:1V temporary open cut slope (recommended by the geotechnical engineer of record) to maintain the excavation on the property. Please resolve conflict. If temporary shoring is proposed, please provide design details for review. Noted. An easement has been obtained from the northerly abutting property owner to allow excavation to cross the property line. Ultrablock shoring has also been added to the design and is shown on A0.6. Construction details for the shoring are included in the revised geotechnical report.	A0.6 ATT

Response: PLANNING

City Staff: Grace Manahan

grace.manahan@mercerisland.gov

Date Rec: July 23, 2025

#	RESPONSE	SHEET
1	Provide a Disclosure and Notice on Title recorded with the King County Recorder's Office and submit a copy. Noted. The requested disclosure has been recorded, and a copy is attached for ease of reference.	ATT
2	A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d) Noted. The requested landscape plans are included in the plan set.	L-01 L-02
3	Have your Geotech update their report or provide a memo addressing mitigation sequencing. See MICC 19.07.100- Mitigation sequencing, address each measure listed specifically. Geotechnical engineer to respond.	N/A