

## Larz Hitchcock

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**From:** David Henderson <david.henderson@mercergov.org>  
**Sent:** Wednesday, July 3, 2019 9:49 AM  
**To:** Larz Hitchcock  
**Subject:** RE: Kyle Griffith Deck Permit

Hi Larz,

Please see my responses interpolated in your original message below **red**.

**David Henderson**  
Building Code Specialist  
Building Inspector  
Plans Examiner

City of Mercer Island – Community planning & Development

206-275-7705 | C: 206-507-2064 | [David.Henderson@mercergov.org](mailto:David.Henderson@mercergov.org)

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**From:** Larz Hitchcock <Larz.Hitchcock@jacksonmain.com>  
**Sent:** Wednesday, July 3, 2019 8:11 AM  
**To:** David Henderson <david.henderson@mercergov.org>  
**Subject:** RE: Kyle Griffith Deck Permit

**David**

Our responses, in blue for ease of identification.

At this time the application is deemed to be incomplete as it is missing the following information. **Please upload all documents per the Mie plan process**, clarifying the proposed scope of the project. Once the application is deemed to be complete, the project will be routed as express review for Civil, Tree, Building and Planning staff approval.

**Have uploaded updated drawings as noted below to Mie plan as directed.**

**Have not uploaded permit forms and such as they are already in your hands. You are now an electronic application.**

**Please upload ALL documents per MI eplan process or CST will likely deem it incomplete.**

Once I was able to review the full scope of the project, I determined that includes the removal and replacement of a retaining walls, including a portion that is located in the right of way and is immediately adjacent to an existing tree of unknown species and size.

**We are removing all work within the Row. Plans A1.01, A2.01 and adjusted**

**Tree was identified on sheet A1 and now is also identified on A2.01. (Noted as a Cherry 8" in diameter).**

Please contact our arborist to understand the submittal requirements for the proposed wall as it relates to said tree.

**Arborist contacted, you were cc'd that correspondence. As the tree is on personal property and the work is not inside of its drip edge not action is required.**

Prior to permit approval, you will most likely need to apply for an encroachment agreement and apply for a right of way use permit for proposed work in the Right of Way.

Please contact Our Senior Civil Engineer, Ruji Ding for requirements and clarification.

**We are removing all work within the ROW, All plans adjusted to show this.**

The sheet A1 site plan states "Replace roof on entire residence". This needs greater clarification of the full scope proposed. Is it just the roof covering?

As noted in the side bar, this sheet is for reference only also note it is dated 07/11/2011.

The purpose of including this sheet is the topographical information as required by the city.

We have included a much large "FOR REFERENCE ONLY" across the top to make it more noticeable.

The project includes a new rear covered porch that is potentially decreasing the side yard setback and the site plan submitted is not to scale.

As submitted site plan on A1 is 1:10 as noted.

As seen on A0.01 no part of the existing roof is in the setback.

We are only connecting the 'missing' corner (As seen on A2.02) – none of the new roof will be in the setback either. We have revised A2.01 and A2.02 to clearly show this.

Planning staff needs to have the proposed roof eaves and the side yard setbacks shown on the site plan to verify the eaves are not decreasing the side yard, which would require a notice of application.

Per above we have included this in A2.01 and A2.02 for your clarity. No eaves are projecting into the setback nor decreasing the side yard.

They also need T.O.W & B.O.W. elevations for the replacement retaining wall.

We have added this information with new detail 7/A8.01. Height of wall varies from 16 to 36" tall.

The site is mapped as a seismic liquefaction area per mercer Island GIS and a min. statement of risk per MICC 17.07.060. D(2) is required for this application. This is a minimum requirement for work located in a geologic hazard area and needs to be submitted for soil bearing evaluation.

Per Structural correspondence with the city, a signed letter for seismic risk is acceptable.

That letter is attached to this email and uploaded to Mie Plan.

There is no drainage shown for the retaining wall and this needs to be tight lined to an approved location.

We have added this information with new detail 7/A8.01.

Should you have any questions comments or considerations, give a call or email.

I generally will reply same day or within 42 hrs.

Have a fun and sage holiday!



**Larz Hitchcock**, NCARB, LEED AP BD+C  
Senior Project Manager

**JACKSON | MAIN Architecture, P.S.**

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If you need greater clarification, please contact the appropriate staff for assistance.

You may reply to me at any time if you have questions or need assistance regarding building plan review.

Regards,

**DAVID HENDERSON**  
BUILDING CODE SPECIALIST  
BUILDING PLANS EXAMINER  
BUILDING INSPECTOR

COMMUNITY PLANNING & DEVELOPMENT  
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