

FIRE CODE ALTERNATE REQUEST LETTER

Project: Yang Residence
Address: 7431 E Mercer Way
Mercer Island, WA 98040
Parcel No.: 257950-0162
Owner: Melissa Yang
Architect: Studio 19 Architects

Project Description:

The proposed project located at 7431 E Mercer Way on Mercer Island consists of the demolition of an existing log shed on site as well as an existing concrete tennis court. After the demolition and removal of those items we will construct a new driveway to give access to the lot that will connect to the existing driveway at the adjacent lot, 7435 E Mercer Way, using a shared driveway through an access easement that is accessed from E Mercer Way. The construction of the driveway consists of removing part of a steep slope and adding retaining walls to match the grade for the new driveway to that of the existing grade along the north property line. Once the access has been established, we will begin construction of a new, 3,471 SF 2-story single family house with attached 2-car garage. The project also consists of additional site work and landscaping.

Fire Deficiencies:

5. Fire Access Roads

- a. Width Provided: 10'
(Less than or equal to 12' code alternate request requirement)
- b. No radius provided
- c. No turnaround provided
- d. Grade provided: 16

Fire Deficiency Mitigation Proposals:

5. The lack of fire access is a result of the construction of the original 10 foot wide and 16% sloped driveway at 7435 E Mercer Way with which our access

easement runs through. We are unable to widen or regrade the existing driveway, therefore the fire access is already deficient. Since there is already that existing deficiency, adding a wider new driveway and/or turnaround would not make sense. Furthermore, the constraints of the site and size of the site make it impossible for any turnaround at all. Since our proposed building is within the 600' max from a hydrant with sprinklers, we are proposing to upgrade the sprinkler system from an NFPA 13D-Standard, to an NFPA 13D-Plus sprinkler system. We also are proposing 5/8" gypsum board "Type X" throughout the house, adding an additional 1-hour rating throughout.

Summary:

We believe the proposed is equal to or better than the code requirement.