

Nick Robertson  
6227 5<sup>th</sup> AVE NW  
Seattle, WA 98107.  
RE: 2009-003-SUB1- ZETTEL RESIDENCE  
6415 SE 24<sup>TH</sup> ST MERCER ISLAND 98040

12/18/2020


Attn: Paul Skidmore  
Senior Building Plans Examiner

Attn: Andrew Leon  
Planning Plans Examiner  
City of Mercer Island

Please see correction responses for **CORRECTION NOTICE #1- ORDINANCE/STRUCTURAL**


#### Summary of Comments

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 Author: Planning Review (andrew.leon@mercergov.org) Subject: Comment Date: 10/29/2020 11:44:45 AM - 07'00'

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The zone is incorrectly listed as R-9.6 on the site development worksheet. Please change the zone on the site development worksheet to R-8.4 and the maximum allowed GFA to 5000 square feet.

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 6:06:41  
Sticky Note form will be corrected and re-submitted

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 Author: PlanningReview (andrew.leon@mercergov.org) Subject: Comment Date: 10/29/2020 11:54:59 AM -07'00'  
Please provide calculations for the average building elevation.

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 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 6:05:42  
Sticky Note: average building elevation calculation has been added to sheet

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:37:49 PM  
UP?

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 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 3:40:14 PM  
note has been updated

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:43:39 PM  
What is this space? Is this intended to be an MEP chase?

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 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 3:46:57 PM  
Sticky Note correct its intended for MEP

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:45:10 PM  
Note walls and soffits as well. Is this space really accessible? Doesn't meet the minimum width?

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 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 3:44:05 PM  
Sticky Note note has been updated


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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:11:30 PM  
Immediate vicinity of the bedroom.


 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: note has been updated Date: 12/11/2020 4:24:59 PM


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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:18:16 PM  
Is this wall insulated? Is the existing structure envelope insulated?


 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: new insulation at perimeter of basement remodel Date: 12/11/2020 3:56:53 PM

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:16:12 PM  
Please dimension stair (including rise and run). Minimum clear width is 36" per IRC Section R311.7.2.


 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/11/2020 4:13:27 PM  
note added stating a min 36" clear width at stairs above permitted handrail, and min 27" clear width when handrail is present on both sides.

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:54:23 PM  
Clearly indicate and delineate the extent of all new insulated walls.

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: Notes indicating R-21 insulation have been added to the revised Date: 12/11/2020 4:29:39 PM

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 11/24/2020 3:19:46 PM

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Note on drawings that "Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction" as required by IRC Table R301.5.

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: note has been added Date: 12/11/2020 4:36:34 PM

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:36:52 PM  
Is this new construction? Please clarify.

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: new stair and guardrail at front porch per R311.7 Date: 12/17/2020 2:40:51 PM

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:28:40 PM  
What's this wall?

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: overlayed demo plan has been removed Date: 12/11/2020 4:41:18 PM

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:28:14 PM  
Is this an existing wall to be demolished? Please clarify.

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: overlayed demo plan has been removed Date: 12/11/2020 4:40:57 PM

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:45:05 PM  
This area doesn't work. Are walls to be demolished not called out? Please clarify.

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note: overlayed demo plan has been removed Date: 12/11/2020 4:40:19 PM

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:36:02 PM

Please indicate construction of roof deck. Note all materials. Show how insulative requirements and cross-ventilation requirements are met. Provide verification that the manufacturer of the roof membrane / protection approved for use as a walking deck per the International Code Council Evaluation Service (ICC-ES) *Roof and Walking Deck Membranes* in accordance with the ICC-ES Criteria for Walking decks (AC39).

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/17/2020 2:46:11 PM  
Sticky Note: unheated storage under deck, exposed joists from inside. Detail added to sheet A5, showing Dexcelent II as proposed product complying with ESR-2505

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 11/24/2020 3:14:11 PM  
Provide fan

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 5:02:11 PM  
Sticky Note: fan has been added to revised plans

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:52:10 PM  
The existing floor plan indicates existing construction to be demolished. Please remove demolished walls from proposed main floor plan or clearly delineate from existing to remain and new construction.

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 4:59:53 PM  
Sticky Note: overlaid demo plan has been deleted

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:38:33 PM  
Provide stair dimensions including rise and run.

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 5:03:22 PM  
Sticky Note: dims and call notes have been added at stair per R311.7

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:29:43 PM  
Indicate minimum protection for accessible space under stairs. See IRC Section 302.7

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 4:32:18 PM  
Sticky Note: note has been added to revised plans

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:53:15 PM  
Locate in the immediate vicinity of the bedroom.

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 4:33:06 PM  
Sticky Note: smoke alarm has been relocated on revised plans

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 11/24/2020 3:14:02 PM  
Provide fan

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 5:01:43 PM  
Sticky Note: fan has been added to revised plan

Author: Planning Review (andrew.leon@mercergov.org) Subject: Comment Date: 10/29/2020 12:35:39 PM -07'00'  
Based on the provided scale, the height of this facade is over 25 feet. MICC 19.02.020(C)(1)(c)(iii)((b)) states that a 10-foot side yard setback is required adjacent to wall facades greater than 25 feet in height. Please verify the height of the wall facade on the west side of the house and modify the setbacks on the site plan if necessary.

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/11/2020 5:08:55 PM  
Sticky Note: dimension of west facade has been added to sheet A9 noting 24'-10"

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:56:55 PM

New beam required here due to enlarged opening?

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:38:56  
the plans have been updated to callout for an existing beam size. new beam calculation on sheet V5

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:41:59 PM

Provide a section where guard is attached parallel with deck framing.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:39:32  
Sticky Note New detail 14 provides guardrail attachment to deck framing

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:02:12 PM

Confirm existing floor framing and supporting structure is capable of resolving additional live load. Provide justifying calculations.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/18/2020 5:42:38 AM

New calc for joist on V3. bending and shear stress satisfied but deflection criteria not met. plans have been updated to callout for all joist to be reinforced with LVL

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:05:58 PM

Provide calculation showing existing beam capable of resolving new loads.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/18/2020 5:44:03 AM

loading on beam and beam span do not change but calc has been added to V2 and note added to plan for minimum beam size verification

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:07:03 PM

Provide detail for support of W8x35 beam.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:44:40  
Sticky Note detail 5 shows attachment of W8x35 to 6x6 post below

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 11/27/2020 8:02:58

Clearly delineate all flush framed conditions from header conditions. Note hanger requirements for all flush framed conditions.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:45:44  
headers are called out as hdr on plan, otherwise assume flush condition. all hangers called out on plan

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:03:45 PM

Is this beam at the stair edge? Please clarify.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:46:37  
Sticky Note: beam is at edge of stair to provide support for stair framing

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:05:16 PM

Indicate connection requirements for sistered LVL's.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:47:05  
Sticky Note: not has been added to plan about sistering LVLs

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🗨 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 7:56:06 PM

Provide stair framing plan. Trace all loads to foundation. Indicate framing at intermediate stairs between landings.

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👉 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/18/2020 5:48:22 AM

stair framing per arch. P1 posts and bundled studs loads resolved on main floor/foundation framing plan. all other loads are existing and unchanged

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:46:56 PM

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Hanger?

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:49:26  
Sticky Note: HGU hanger now called out on plan

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:47:26 PM

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13?

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:50:27  
Sticky Note: plan note has been revised to reference the correct detail

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 7:48:03 PM

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The Kzt calculations need to account for "localized" hills. Not just to the lowest point beyond. The City GIS has this location mapped with a Kzt of 1.3

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/18/2020 5:52:53 AM  
wind exposure map provided minimum Kzt without site specific documentation and calculation,, which is provided on sheets crit2- crit4. additionally, wind speed in map is 85 MPH. we have used wind speed= 110MPH, giving a more conservative force event with Kzt= 1.00.

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:00:16 PM

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Please coordinate header size with architectural drawings. See sheet A10.

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:53:51 AM  
Sticky Note header size is correct, sheet A10 building section has been updated

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 7:58:23 PM

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How is the dormer lateral load resolved this line? Do the piers meet the minimum aspect ratio? Are holdowns required?

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/18/2020 5:57:47 AM  
from sheet A10, height of west walls is 7'-2". at wall pier length= 2'-5", shearwalls meet 3.5:1 aspect ratio. note called out on plan that all new exterior walls to be sheathed per W6

Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:40:46 PM

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Provide blocking between studs where diaphragm forces are resolved into shearwall.

Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:59:10 AM  
Sticky Note: blocking not required as shear in diaphragm transferred directly into sheathing

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:41:01 PM

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Legibility?


Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 5:59:36  
Sticky Note: detail has been revised to show all text

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Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:50:47 PM


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 Show how ventilation is provided at roof ridge.


 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/17/2020 3:26:27  
Sticky Note: See updated building section on sheet A10 showing ridge vent

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:39:22 PM  
Blocking? Panel edge nailing? How is ridge venting provided?


 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Sticky Note Date: 12/18/2020 6:01:37 AM  
ridge board is offset and not supporting the roof, the low beam is. all blocking and panel edge nailing provided at low beam. venting per arch.

 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 6:39:56 PM  
Blocking at all bearing points?

 Author: NICK ROBERTSON (NICK@STUDIOPIANONOBILE.COM) Subject: Date: 12/18/2020 6:02:25  
Sticky Note: detail 5 callouts for blocking between joists

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 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment Date: 11/27/2020 8:22:37 PM  
Include connection detail of guard. Alternatively clearly note on the drawings that the guard design shall be a deferred submittal, formally reviewed by the City prior to installation.

 Author: Subject: Sticky Note Date: 12/18/2020 6:04:00  
new detail 14 provides guardrail attachment to deck framing

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