



Project # 7036 81st Ave SE, Mercer Island 98040

Correction Notice #1

Date: 12/10/20

Review Type: Fire, Land Use, Building, Civil, and Trees

Project Address: 7036 81st Ave SE, Mercer Island 98040

Project contact: Stephanie Wascha 206.818.2139 sw@waschastudios.com

Formatting Electric Plan Set

Comment: Add Bookmarks

Response: Please see the bookmarks. They should be working.

Supplemental Documents

Comment: Provide the Single-Family Plan Cover Sheet

Response: Please see the Single-Family Plan Cover Sheet uploaded separately

Sign Posting and Notice of Application

Comment:

A Public Notice Sign must be posted for this project. Upon receipt of a complete application, the City will prepare the Public Notice Sign, that must be posted at the project site by the applicant. We will notify you via email when it is ready for pick-up. Signage must remain posted and visible from the public right-of-way for a period of 30 days. The City will also prepare and mail out a Notice of Application to all property owners within 300 feet of the property.

Response:

We will pick it up when it is ready.

Seasonal Development Limitation Waiver

Comment:

The Seasonal Development Limitation applies to site work proposed in geologically hazardous areas between October 1 and April 1 per Mercer Island City Code 19.07.060. A Waiver to the Seasonal Development Limitation is required for this project if site work is proposed between October 1 and April 1 per Mercer Island City Code 19.07.060 – please contact our front counter staff for additional information and application material or visit our City website.

Response: Per my communication with Gareth Reece this site will not require a Seasonal Development Waiver.

Hold Harmless Agreement Document

Comment:

Hold harmless agreement is required and will be sent once the project is approved for submittal.

Response:

I will have it signed once I receive it.

Water Supply System Requirements

Comment:

This project requires a 1" meter size and a 1.25" supply line

Response:

I let the owner and contractor know. I added a note pertaining to this on A001 (bubbled) as well.

Water Supply System Requirements

Comment:

Monitored Household Fire Alarm per NFPA 72 required in both the main residence and the ADU

Response:

I let the owner and contractor know, made a note on A001 and on all floor plans containing smoke detectors, A101 & A102. I've also uploaded the required documents approved by the fire marshal.

Planning Comments

Comment:

Indicate building pad area, the amount of covered and uncovered stalls, and any land use applications associated with this project/property

Response:

Please see A001 for the required information

Comment:

Indicate existing grade and finished grade, and the amount of grading outside the building footprint

Response:

Please see A202 for the required information

Additional Comments

Comment:

Need to apply for ADU application – refer to attachments. Please label the ADU Entrance on the site plan

Response:

Please see the uploaded application and please see the site plan on A001 for the entry callout.

Comment:

Required yard setback dimensions need to be shown on the site plan

Response:

Please see A001 for the missing rear yard setback dimension

Comment:

Minimum side yard setback dimensions need to be clearly labeled- no eave protrusion is allowed in the minimum side yard setback.

Response:

Please see the site plan A001 for the dimensions. I have both the required yard and the minimum yard shown. I also show that the eaves protrude into the required yard by 18", not the minimum yard. Eaves are allowed to protrude into the required yard per:

3. Intrusions into Required Yards.

a. Minor Building Elements.

i. Except as provided in subsection **(C)(3)(a)(ii)** of this section, porches, chimney(s) and fireplace extensions, **window** wells, and unroofed, unenclosed outside stairways and decks shall not project more than three feet into any required **yard**. Eaves shall not protrude more than 18 inches into any required **yard**.

ii. No penetration shall be allowed into the minimum side **yard setback** abutting an interior **lot** line except where an existing flat-roofed house has been built to within 18 inches of the interior side **yard setback** line and the roof is changed to a pitched roof with a pitch of 2:12 or steeper, eaves may penetrate up to 18 inches into the side **yard setback**.

Comment:

The maximum allowed building height is not 17' but 30" from ABE. Please revise the note on the elevation drawing

Response:

Please see the elevation showing the correct maximum building height on A201

Intake Tree Comments:

Provide a arborist report, tree inventory, and site/tree retention plan

Response:

Please see A002 for this information along with the report provided by the arborist uploaded as a separate document

Thank you for your assistance.

Stephanie Wascha, AIA