

September 14, 2022

Mercer Island Community Planning and Development
9611 SE 36th Street
Mercer Island, Washington 98040

RE: Response to review comments for Hu Yu Residence Addition, Permit Application Number 2201-224

To Whom It May Concern,

Below is my response to the comments received following the City's review of the drawings for the above referenced application. Responses are numbered according to the review comments.

Page 1 (A1.01 Site Plan, Notes)

1. The silt fencing is now shown only on the project site, not in the City ROW.
2. The side yard setbacks are jogged as noted, allowing the west roof overhang at the new garage to be unchanged since it is no longer encroaching into the setback.
3. The storm runoff is labeled as flowing south down the driveway and then to the west along SE 60th Street, to an existing storm drain catch basin. This flow is unchanged from the existing storm water flow pattern off the driveway.
4. The construction access is noted to be the existing driveway, and the staging/stockpile area is shown at the southwest corner of the property.
5. The required protections for the nearby cedar tree are noted on the site plan.
6. The existing concrete patio and pavers along the west property line do extend into the unimproved public ROW, as well as does an existing cedar fence. Because these are existing and no changes are proposed, do they need to be removed? The expense of demolishing the fence and hardscape and building a new fence is substantial, and we would like to avoid that if at all possible. Would it be possible for the owner to negotiate a landscaping easement with the City so those improvements could remain?
7. The note is added regarding protection of storm drain inlets within 50', and a standard detail showing that is added.
8. The lot slope is added in Site Plan note #15.
9. Table R402.1.1 is added.

Page 2 (A1.02 Floor Plan, Roof Plan, Building Sections)

1. The foundation plan is shown on the floor plan, with the perimeter foundation labeled and referenced to the structural engineering drawings. It is noted to be a minimum of 18" below finished grade. There are no changes to the existing building foundation, and the new footings will be doweled to it as per the engineering.
2. The Den is now shown with an egress window.

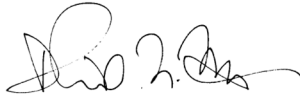
3. The Den now has a smoke and carbon monoxide detector.
4. The note is added referencing openings and penetrations between the garage and house.
5. The note is added referencing the code section. The plans had originally noted 5/8" type-X gypsum wallboard throughout the garage. The door into the house is noted as 1 3/8" thick, solid core, and self-closing.
6. The new living area will be heated by the existing forced-air furnace, located in the existing house. New ductwork will be connected to the existing ductwork in the existing crawlspace. Floor registers are shown in the bedroom, den, and bathroom. Hot water will also be provided from an existing water heater in the existing house, through new piping in the existing crawlspace.
7. The attic ventilation is shown in the notes under the roof plan.
8. A heat detector is added to the garage (shown and noted as an "H").
9. Shearwalls are now noted on the plans and are described in the new structural engineering drawings.
10. The overframing detail is referenced to the new structural engineering drawings.
11. The truss top plate connection is referenced to the new structural engineering drawings.
12. The structural calculations and drawings show the lateral and gravity design and related connection details.
13. The floor framing connection to the existing foundation is shown in the new structural drawings.

Page 3 (A1.03 Building Elevations)

1. The ABE calculation is summarized under the South Elevation drawing. The one-story house is over eighteen feet below the maximum allowable building height.
2. The finished grades, ABE, and building elevation are noted on the elevation drawings.

Please let me know if you have any questions about my responses to your comments. I can be reached at 206.920.3554 if you would like to discuss any matters. Or you can reach me via e-mail at Phil.Frisk@PWFArchitecture.com. Thanks for your help in getting our permit approved.

Sincerely,



PWF Architecture, LLC
Philip W. Frisk, AIA, Principal