



Memorandum

To:	Norine Allerdice	Date:	June 16, 2022
From:	April Ng		
Project:	Buttenwieser/Wiley Residence 6838 96 th Ave SE Mercer Island, WA 98040 King County APN 302405-9010	File No:	2205-199-INTAKE1
Subject:	Building Permit Intake Response		

This memorandum responds to intake comments received from the City of Mercer Island's Community Planning & Development Department dated June 1, 2022 for file number 2205-199 Intake Submittal 1 – Buttenwieser/Wiley Residence.

The comments are restated below, followed by responses.

Fire		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
Fire Code Alternative Letter Required to process plans. Deficiencies noted: Width of Driveway No Turn Around Distance to Fire Hydrant Hydrant Flow	Fire code alternate letter has been included with Intake 2 submission.	6838 96 th Ave SE_14_Fire Code Alternate
Proposed Code Alternative can include: NFPA 13R Fire Sprinkler System- include cover decks, walkways, garage if connected by walkway and mechanical rooms/attics FDC from garage to lakeside- dry standpipe for firefighting capabilities Monitored NFPA 72 "Chapter 29" Fire Alarm System Solid Core Doors and Type X drywall throughout	Proposed fire mitigation has been included with Fire Code Alternate letter.	

Planning		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
The floor plans indicate that there is a kitchenette in the lower level of the house. Please confirm whether the lower level is proposed to be used as an accessory dwelling unit. If so, please submit an	Owners signed Not-an-ADU affidavit and sent it directly to the City. A second version that has been notarized and scanned has been included with the building permit resubmission.	6838 96 th Ave SE_16_Not an ADU Affidavit

<p>application for an accessory dwelling unit permit. If not, please submit an affidavit stating that the proposed house will not contain an accessory dwelling unit.</p>		
<p>Please show the width and length of the driveway on the site plan.</p> <p>Also, please note that MICC 19.09.040(G) states that no access road or driveway shall have a gradient of greater than 20%. It appears that the driveway for the proposed house may exceed the 20% limit. Please verify that the driveway complies with MICC 19.09.040(G).</p>	<p>Driveway width and length has been included on site plan. Existing driveway is legally nonconforming. Additional documentation has been provided.</p>	<p>2/G101, 6838 96th Ave SE_15_Driveway History</p>
<p>Please show the amount that the PV array on the roof exceeds the building height limit on the elevations.</p>	<p>Max appurtenances height and height of PV array has been indicated on building elevations.</p>	<p>2/A202, 1/A203</p>

Updated drawings have been revised and additional documentation has been included with the building permit resubmission.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



April Ng, AIA, Associate