

Memorandum

To:	Norine Allerdice	Date:	October 27, 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
Subject:	Building Permit Review 1 Response		

The comments are restated below, followed by responses. Updated drawings have been clouded with Revision 1: 10/27/22 Building Permit Resubmittal.

Comment	Response	Document Ref
G000	The geotechnical addendum dated April 26, 2022	Geotechnical
a. Geotechnical engineer to review plan set	(Revised August 16, 2022) includes section 1.2 Statement	Addendum
and provide PE stamped letter indicating	of Risk. The addendum itself includes Mike Reiter's PE	
whether the plans are in accordance with	stamp. Aspect Consulting can provide an additional	
their design and construction	statement of risk letter with the final plan set if necessary.	
recommendations and provide a statement of		
risk in accordance with MICC 19.07.160.B.3.		
C100	Notes have been added to C100 to include Aspect	C100
Either add notes re: wall demolition and	Consulting recommendations for wall removal.	
replacement sequencing from Aspect		
Consulting report addendum dated April 26,		
2022 or clearly reference addendum at the		
locations where existing walls will be		
removed.		
C200A	The geotechnical addendum dated April 26, 2022	S112, 3/S303
Geotechnical engineer to review temporary	(Revised August 16, 2022) includes recommended	
open cut required at this location. The	temporary shoring information.	
recommended temporary open cut angle of		
1.5H:1V in the geotechnical report would	The structural foundation at the building has been revised	
appear to encroach on the adjacent property.	to reduce the extent of temporary shoring along the	
Provide recommendations on how to	southern property line. Reference S112, 3/S303.	
accomplish this excavation. Provide a section		
detail for clarification.		
L604	Geotechnical engineer and landscape architect reviewed	L603, L604
Geotechnical engineer and landscape	planting schedule and general planting notes for the	
architect to review proposed planting options	ECA/restoration areas. It was agreed that the plant	
and verify that the options are in general	schedule is appropriate, however the ECA/Restoration	

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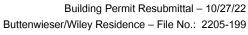
Tel: 206.682.6837





accordance with the recommendations presented in the geotechnical report (Section 4.5, Aspect Consulting, dated September 2, 2021). Otherwise provide other options or measures that reduce the potential for slope instability or erosion.	notes and details will add jute mesh on all ECA slopes to be installed prior to planting. Notes will also be added to promote planting these areas in late September or after April 1 st to avoid the wet weather season. Reference L603, L604.	
Geotechnical engineer to review extent of proposed "ECA RESTORATION AREAS" and provide recommendations on reducing areal extent of slope disturbance, if applicable. Provide recommendations as needed to reduce potential adverse effects on slope stability or to mitigate increased potential for erosion due to the proposed activities. Include recommendations on plan sheet.	Geotechnical engineer and landscape architect reviewed the extent of proposed areas for invasive removal and new plantings. The ECA/Restoration notes and details will add jute mesh on all ECA slopes to be installed prior to planting. Notes will also be added to promote planting these areas in late September or after April 1 st to avoid the wet weather season. Reference L603, L604.	L603, L604
S001 A minimum of 3% of the total piles will be load tested. Minimum one test and maximum 5 tests.	Note added.	S001
S004 Soldier pile installation should be continuously monitored by the geotechnical engineer.	Modified to continuous inspection.	S004
S004 Include continuous monitoring of steel pipe pile installation and load testing by geotechnical engineer.	Added to statement of special inspections.	S004
S111 Indicate that the embedment depth will be determined by the acceptance criteria indicated in the geotechnical report (Aspect, Sept.2, 2021)	Note added to pile schedule.	S111
S403 This 18-inch dimension is pending resolution of catchment capacity required for the soldier pile wall located at the base of the existing steep slope. (City of Mercer Island comment previously provided for Project: CAO21-007).	Catchment wall height revised to 2'-0".	S403

Response	Document Ref.
A shed that is above grade on piers is proposed to replace	C101A, C101B



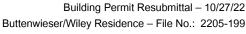
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(For Civil and Architect) Tree 362 is shown	very minimal. While the survey only provided 2-foot	
with grading shown within the project	contours, LPD has provided 1-foot contours which is	
arborists limits of allowable disturbance on	intended to mimic existing grade. Since there is proposed	
sheet C200A. The tree protection is shown	work in this area, the tree protection fencing where	
only 4' away. Increase the tree protection to	possible has been shown at 11 feet. Notes have been	
11' from tree face, call this distance out. This	provided concerning the limitation of work within the	
will allow chain link fence to be anchored into	RLOD.	
ground at the correct location and be		
inspected. The demo/soil cut for the new		
house location will require the project arborist		
or equivalent on site to locate and prune		
roots.		
C200A	Due to the confusion line work when existing and	C101A, C101B
(For Civil) Please put the trees and tree	proposed is shown on the same plan, LPD has provided	
protection and utilities on the same sheet and	an additional Tree protection plan for the proposed	
remove civil call outs. If utilities/grading are	condition to show utilities and grading within the tree	
within saved trees arborist given limits of	protection zones.	
allowable disturbance. They should be		
tunnel/bored or air excavated under arborist		
supervision. See previously provided		
checklist.		

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Fire Review		
Comment	Response	Document Ref.
E-mail Received 6/28/22:	MHP has reviewed and updated code alternative letter	Fire Code Alternate
Suggested Changes to Code Alternative	with this re-submittal.	Memo

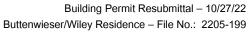
Comment	Response	Document Ref
A113	A Smoke Detector is located on the plans just north of GL	A113
Provide SD/CD in this area.	E and east of GL 7 and has been adjusted to a	
	combination smoke detector / carbon monoxide detector.	
G100	Table R402.1.1 has been included on G100 and additional	G100, A010
Include table R402.1.1 on the permit plan set	details provided on Assembly Sheet A010.	
if the energy compliance form is not provided		
in the plan set.		
G101	Address identification has been included on G101. Team	G101
Building would appear to be obscured from	proposes to mount address identification to pole that is	
the street please provide on plans or provide	visible from vehicles approaching from 96 th Ave SE.	
narrative on address identification	Location will need to be coordinated with existing utility	
compliance.	poles and vegetation in this area.	
Per: R319.1 Buildings shall be provided with		
approved address identification. The address		
identification shall be legible and placed in a		



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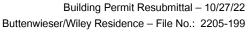
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Provide and locate on plans light switches for interior stairs per: R303.7. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. A133 Specify CFM of kitchen hood and if required: specify makeup air system compliant with IRC M1503.4 if rating exceeds 400 cfm make up air will be required per M1503.6shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section	Kitchen hood as specified is equipped with Airflow Control Technology for a minimum 200 CFM and maximum 390 CFM.	A133
M1503.6.2.		
A412 Verify elevator is compliant with R321. Where provided, passenger elevators, limited-use and limited-application elevators or private residence elevators shall comply with ASME A17.1/CSA B44.	Elevator as specified complies with ASME A17.1. Note has been added to 3/A412 as well.	3/A412
A010 Provide note that per R302.11, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.	Assembly Note #5 has been revised.	A010
G100 Architecture or landscape: Please provide two (schematic/diagrammatic) site sections of proposed conditions (cross and long). The two red-lines are suggestions of where it would be sufficient. Provide these to demonstrate context of slopes and buildings and final grades.	Site sections have been added on G102, which is a new sheet.	G102
G100 Thanks for providing the solar analysis! Please provide on permit plan set 1,200 Kwh per energy credit. "+3,600 kwh provided"	Information has been added to Energy Code Notes on G100.	G100
G100 R402.1.2 is R-Value Computation	Updated to R402.4.1.1.	G100
S004	See S005 for revised note concerning structural observations.	S005



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Structural: Structural observations will be required for this project per: **1704.6.1**-Note on plans as well that structural observations are to be provided.

-Note that EOR will be provided a Precon reference to these observations to contractor or related party.

Provide in resubmission for review to comply with 1704.6. For this project include structural observations noting <u>frequency and extent</u> for elements that include (but not limited to):

Observation #1: Covered walkway:

- Inspection/verification of concealed hardware for beam and girder connections.
 Including the rod bracing anchoring.
 Simpson CBH hardware instances.
 Kerf plates at base and elevated walk path.
- Completeness of design intent of detail 13/S709 & 8/S709.

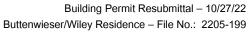
Observation #2: Main house (separated from garage & shed):

- Cantilever foundations at Grid 6 for general conformance for design.
 Including re-bar, pile locations, and general widths and depths verification of wall and footing.
- Simpson CBH hardware instances.
- Prior to floor sheathing review of main girders (Glue-lamb and W beams) at level 2 and roof framing, of hardware to joists or columns.

1704.6

Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the <u>frequency and extent</u> of structural observations.

At the conclusion of the work included in the permit, the structural observer shall submit to







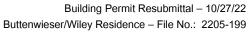
the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.		
A162 Specify Glulam: All structural members exposed to weather without adequate protection from roof, eave, or overhang (would apply in this cases (open covered walkway) must be durable species or pressure treated per IRC R317.1.3.	Structural drawings specify a Port Orford Cedar (P.O.C.) glulam at all exterior glulam beams and columns. In addition, the design team has specified an exterior pressure treatment for all exterior glulams in the form of Klear Gard Permapost.	S161, A162
If cap is provided it would satisfy the protection requirement would need to fully protect the member from wind-driven rain and be detailed to provide ventilation so as not to capture condensation against the structural member.		

Comment	Response	Document Ref.
C100	Discharge location for Sediment tank has been noted on	C100
Please provide specific design for the	C100.	
temporary discharge, where and how the		
temporarily construction runoffs from the		
sediment tank will be discharging into?		
C100	The existing 5/8" meter has been indicated to be removed	C100, C300
The city record shows it is an old 5/8" water	and salvaged to the City of Mercer Island and the service	
meter, not a 2" water meter.	capped at the existing water main. A new 2-inch	
	Water/Fire Service has been indicated on C300.	
The old meter and service line can not		
remain, they will need to be replaced to meet		
the current city standard.		
C200A	Existing Asphalt to remain has been shown on the plans.	C200A, 11/C402
Please show how this new asphalt pavement	Detail 11/C402 provides additional information.	
is connecting to the the street pavement. If		
the remaining area will remain as existing,		
please show the existing pavement.		
C200B	Bridge over the bioretention area is shown on 1/L404	1/L404
Is there a detail showing how the walking		
path going through the bioretention area?		
C200B	The bridge will be located above the ponding depth of the	
	bioretention area and will span the pond. The soil section	



Please explain how the planting specific for the biorention will work with a bridge on the top. C200B Are there footing and roof drainage connections for this building?	and planting will be continuous throughout the pond and below the bridge. The proposed shed will be on piers. It has a shed roof that slopes west to east. The downspouts on the east side will be routed below the structure to be connected into the	
Ü	system at the northwest corner.	
C200B Please verify the size, material and the conditions of the existing storm	Outlet pipe to Lake Washington is a 6-inch pvc pipe.	
C200B No daylight the downspout drainage.	Downspout has been tied into storm drainage piping.	
C300	New 2-inch Fire/Water service has been included on	
See comments on C100.	C300.	
C400 Please show the inlet pipe and discharge pad on this detail, including the invert elevation.	Inlet pipe and pad has been indicated on the bioretention section, 3/C400.	3/C400

Comment	Response	Document Ref.
G000	The Not an ADU Affidavit has been sent to the county to	
Not an ADU Affidavit needs to be recorded.	be recorded and is being returned directly to the City of	
Provide recorded document or recording	Mercer Island. Please let us know if this has not been	
number.	received.	
G000	The Affidavit for Exemption from Substantial Development	Affidavit for Exemption
Submit Affidavit for Exemption from	Permit was submitted under permit CAO21-007 / SHL21-	from Substantial
Substantial Development Permit.	047 / SEP21-027 and has been included with our building	Development
	permit resubmittal.	
G100	A scan of the notarized site subdivision covenant has	Site Subdivision
This is a large lot per MICC 19.02.020(I).	been included with the resubmittal. The team will send the	Covenant
Please show compliance with one of the	recording number once received from the county.	
options in this section.		
G100	Lot slope calculations have been added to Zoning	G100, 2/G200
Show lot slope calculation	Analysis on G100. 2/G200 has also been updated to	





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	indicate highest and lowest elevations as well as horizontal distance between the two points.	
G101 Does the proposed building footprint include the roof line?	The Level 3 roof line has been added to the site plans.	1/G101
If not, add roof line to site plans.		
G101 Provide height of fence and gate within setbacks	Heights have been added to G101. Additional information is available on A350.	1/G101, 2/A350, 3/A350
G101 Provide height of wood slat fence and gate	Height dimensions have been added to G101. Additional information is available on A350.	1/G101, 1/A350
G101 Is the cove existing or will this modification be permitted under a separate shoreline permit?	This modification will be permitted under a separate shoreline permit. A clarifying note has been added to 1/G101.	1/G101
G200 Is this gravel parking pad included in the vehicular use section? If not, please add.	The gravel parking pad was included in the vehicular use section. It has been separated out for clarity and indicates how much gravel parking is to remain on 3/G200.	3/G200
G200 Identify existing elements to be removed	3/G200 has been updated to clarify which existing elements will be removed and what existing elements will remain. Please note that calculations were updated throughout all zoning diagrams, so the sheet has been clouded.	3/G200
G200 Adding up the numbers listed below, I get 8124 sf of proposed lot coverage. It looks like this might be coming from the existing lot coverage to remain. Please confirm and include in calculation.	Total project lot coverage is 8,499 SF and includes some existing lot coverage to remain. A detailed calculation chart has been added to G200 and zoning diagrams updated to clearly reflect what is existing to remain versus existing to be removed.	G200
G200 Adding up the numbers listed below, I get 3015 of proposed hardscape. It looks like this might be coming from the existing hardscape to remain. Please confirm and include in calculation.	Total project hardscape area is 3,706 SF and includes some existing hardscape to remain. A detailed calculation chart has been added to G200. Zoning diagrams have been updated to clearly reflect what is existing to remain versus existing to be removed.	G200
G200 Include maximum allowed lot coverage and hardscape numbers	Maximum allowed lot coverage and hardscape numbers are included with the calculations on G200 as well as in the Zoning Code Analysis on G100.	G100, G200
G200 Provide a similar code diagram for compliance with MICC 19.13.050(K)(4)(i) for native vegetation coverage over 75% of the 20 ft vegetation area shown in Figure C.	The Watershed Company prepared this plan for Permit Numbers CAO21-007, SHL21-042, SEP21-027 on sheet W5. This sheet has been included as part of the building permit resubmittal. L601 provides additional planting information in this area.	W5, L601
Be sure to provide square footage of the area 0-20' from OHWM.		



G200	The Watershed Company prepared this plan for Permit	W3
Provide a similar code diagram for	Numbers CAO21-007, SHL21-042, SEP21-027 on sheet	
compliance with MICC 19.13.050(A) Table C:	W3 as part of their Critical Areas Report.	
Maximum hardscape and lot coverage 0-25' from OHWM = 10% 25-50' from OHWM = 30%	 Within 0-25', there are 206 SF (7.9%) of impervious surfaces which is under the 10% allowed. Within 25'-50', there are 640 SF (24.5%) of impervious surfaces which is under the 30% allowed. 	
Be sure to provide square footage of areas 0-25' and 25-50' from OHWM.	The Watershed Company plan sheets have been included with this building permit resubmittal.	
G201 Covered walkway should be included in GFA calculation	GFA calculations have been updated to include the covered walkway.	2/G201
G201 513 or 510?	510 square feet, this has been adjusted.	2/G201
A152 Areas in rooms with a ceiling height of 12-16' must be counted as 150% of the GFA. Please adjust GFA calculations	Garage roof has been adjusted so that the finished ceiling height to underside of structure is less than 12'.	7/A152
A171 Show existing and finished grade on all elevation drawings	Existing and finished grade have been added to Shed elevations.	A171
A202 Show maximum and proposed downhill building facade height per MICC 19.02.020(E)(2)	Maximum downslope height and proposed façade height has been added to 1/A202 and 2/A201.	1/A202, 2/A201
A350 Indicate greatest height of fence	Fence has been adjusted and greatest height from existing or finished grade, which ever is lower, has been included.	3/A350

Sincerely,

April Ng, AIA, Associate

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Attachments:

6838 96th Ave SE_01_Plan Set Building Permit Resubmittal

6838 96th Ave SE_02_Critical Areas Report Drawings

6838 96th Ave SE_03_Drainage Report Revised

6838 96th Ave SE_04_Fire Code Alternate Updated

6838 96th Ave SE_05_Revised Geotechnical Addendum

6838 96th Ave SE_06_Water Meter Sizing Worksheet Revised

6838 96th Ave SE_07_Shoreline Exemption Affidavit

6838 96th Ave SE_08_Site Subdivision Covenant