



Memorandum

To:	Linda Pineau	Date:	January 6, 2023
From:	April Ng		
Project:	Butenwieser/Wiley Residence 6838 96 th Ave SE Mercer Island, WA 98040 King County APN 302405-9010	File No:	2205-199
Subject:	Building Permit Review SUB2 Response		

The comments are restated below, followed by responses. Updated drawings have been clouded with Revision 2: 1/6/23 Building Permit Resubmittal.

Planning Review		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
<p>A202 <i>Unresolved from SUB1</i></p> <p>Maximum downhill facade height should be measured along the highlighted line.</p> <p>Per MICC 19.02.020(E)(2): Maximum building height on downhill building facade. The maximum building facade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.</p> <p>The provided measurements in response to the SUB1 review comment are incorrect.</p>	<p>Team has reviewed grading at this area and provided dimension from existing grade or finished grade, whichever is lower, to the top of the exterior wall façade supporting the roof framing on 1/A202. All exterior elevations have been updated to reference this drawing for maximum downhill façade.</p>	<p>1/A202.</p>
<p>A202</p> <p>Show maximum downhill facade height on all applicable elevation drawings.</p>	<p>Datum was added for top of exterior wall façade. References to view 1/A202.</p>	
<p>G000 <i>Unresolved from SUB1</i></p>	<p>Recording number has been provided on G000 and a copy of the recording has been uploaded with the building permit resubmittal.</p>	<p>G000</p>

<p>Not an ADU Affidavit needs to be recorded. Provide recorded document or recording number.</p>		
<p>G000 <i>Unresolved from SUB1</i></p> <p>This is a large lot per MICC 19.02.020(I). Please show compliance with one of the options in this section.</p> <p>We need to see the recorded document.</p>	<p>Recording number has been provided on G000 and a copy of the recording has been uploaded with the building permit resubmittal.</p>	<p>G000</p>

<p>Geotechnical Peer Review</p>		
<p><i>Comment</i></p>	<p><i>Response</i></p>	<p><i>Document Ref.</i></p>
<p>C200 SUB 1 Comment: Geotechnical engineer to review temporary open cut required at this location. The recommended temporary open cut angle of 1.5H:1V in the geotechnical report would appear to encroach on the adjacent property. Provide recommendations on how to accomplish this excavation. Provide a section detail for clarification.</p> <p>SUB 1 Response: Author: April Ng (ang@millerhull.com) The geotechnical addendum dated April 26, 2022 (Revised August 16, 2022) includes recommended temporary shoring information.</p> <p>The structural foundation at the building has been revised to reduce the extent of temporary shoring along the southern property line. Reference S112, 3/S303.</p> <p>SUB 2 Comment: Please show location and extent of proposed temporary shoring. Please provide type of shoring, wall heights, details and calculations to support proposed design.</p> <p>Please show in a section for clarification the location of the proposed storm drainage installation and how proposed tree protection</p>	<p>Location and extent of proposed temporary shoring has been included on sheets S410 and S411. Details and structural calculations have been provided.</p> <p>Proposed storm drainage installation and proposed tree protection information has been included on 8/C402.</p>	<p>S410, S411, 8/C402</p>

will be accommodated with the proposed temporary shoring.		
C200 It is unclear where section A-A' is located. Please provide plan sheet reference and section.	Please Reference 8/C402	8/C402 Section A

Engineering Review		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
C100 You cannot discharge the construction runoffs to the sewer line.	Construction stormwater meeting the DOE allowable discharge requirements will be routed to the 6-inch storm drain to Lake Washington.	C100
C200 Please provide legend for this new asphalt to clarify what is new, what is existing.	New vs. existing asphalt has been hatched such that it is clear what will be new. This has been shown on the project legend.	C200A, C200B
C200 Is this represent new asphalt or existing asphalt.	New vs. existing asphalt has been hatched such that it is clear what will be new. This has been shown on the project legend.	C200A, C200B
C200 Please a note to say that the existing storm pipe will need to be video inspected prior to make connections, repair or replacement will be required per the direction of the project civil engineer.	Video inspection note has been added to the plans.	C200B
C300 The new water meter shall be located between the edge of the pavement and the guard rail, approximate 18' from the edge of pavement, 18" from the gas line at this location.	Per coordination with Ruji at City of Mercer Island. Location of the meter shall be revised plan and not moved within the limits of the existing concrete retaining wall.	C300

Fire Review		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
E-mail received from Jeremy Hicks 11/1/22: "Can you please make the following corrections to the Fire Code Alternative. 1. "FDC/Standpipe to be installed from garage to lakeside area. The FDC/Standpipe must be installed per CoMI Standards and NFPA 14. Placement and install to be approved by Fire Marshal." 2. Grades over 15% shall be raked concrete."	Fire Code Alternate letter has been updated and resubmitted.	Fire Code Alternate Letter



Sincerely,

A handwritten signature in black ink that reads "April Ng".

April Ng, AIA, Associate

Attachments:

6838 96th Ave SE_2023-01-06_01_Plan Set Building Permit Resubmittal

6838 96th Ave SE_2023-01-06_02_Fire Code Alternate Update

6838 96th Ave SE_2023-01-06_03_Structural Calcs Temp Shoring

20220929000290 Not an ADU Affidavit

20221025000362 Covenant