

July 29, 2022

City of Mercer Island – Community Planning & Development
Mercer Island, WA 98040



Project: **2205-232-INTAKE1 | ROSS-PARKS RESIDENCE**
7010 93RD AVE SE, Mercer Island, WA 98040

Dear Mercer Island reviewers:

Please accept this letter as a formal response to INTAKE1 notes, dated June 15, 2022 to the residential remodel & addition Application, submitted May 12, 2022. My hope is that we have addressed all comments, and that your application review may continue.

CIVIL/ SITE/ UTILITIES

- Sheet A1.0 shows that the existing gravel path and paving area is exceeding 500 sf, but the survey drawing does not show the gravel area as being an existing area. Please clarify. If gravel area is a new area, then the net increase of impervious surface areas will exceed 500 sf. A full drainage plan and drainage report prepared by a licensed civil engineer are required.
 - The net increase of impervious surface area will not exceed 500 SF. Detailed calculations of the gravel area and overall impervious surface of related to the proposed addition can be found on sheet A1.0. In conclusion, a full drainage plan and report will not be required.

FIRE REQUIREMENTS

- NFPA "Chapter 29" Monitored Fire Alarm required due to deficiencies in the area (low fire hydrant flow). This will require a separate permit and may be deferred. Please indicate the intention to install on the plan set. Email sent to contact on 5/24/22
 - "NFPA "Chapter 29" Monitored Fire Alarm required" noted on sheet A0.0

LAND USE

- The proposal involves alteration of a geologically hazardous area. A separate land use application for a Critical Area Review 1 needs to be submitted for this project.
 - The Critical Area Review 1 application will be submitted.
- This lot is considered an irregular lot. As such, the lot's width must be determined using a lot width circle. The lot width circle is the largest circle that can be drawn within the boundaries of the lot. The lot width is the diameter of the lot width circle. Please show the lot width circle on the site plan
 - Revised & noted on sheet A1.0

- Please show and label the existing grade, finished grade, proposed building height, maximum allowed building height, maximum downhill facade height, and average building elevation on all elevation drawings. Please also provide calculations for the average building elevation.
 - ABE& Max. building height calculation has been added to sheet A0.0
 - ABE& Max. building height has been added to sheet A4.0
 - All the Existing & finished grade labels have been added to sheet A1.0

TREES

- It appears a wall and possible grading are within 11' of an exceptional tree. If this new impervious surface and new GFA are more than 500sq'. Provide an arborist analysis of the impacts and provide recommendations. Tree protection fencing is to be provided.
 - New impervious surface and GFA proposed do not exceed 500 SF, therefore, an Arborist analysis of the impacts is not required, but may be provided upon request. An Arborist's Tree Inventory is provided.

Thank you for your attention to detail. Please do not hesitate to let us know if we can provide any additional info. Our clients are anxious with this review process and start construction as soon as possible

Sincerely,



Suzanne S. Zahr
Suzanne Zahr, Inc.