



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

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From: Dan Alexander
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To: Norine Allerdice
City of Mercer Island
Norine.allerdice@mercergov.org

RE: Intake Screening Comments
Project Name: 2436 74TH AVE SE
Project Address: 2436 74TH AVE SE
Building Permit Number: 2310-009

Dear Reviewers,

Please see the following itemized responses to the plan review comments.

General Comments

1. Please answer question on Site Development Worksheet if A/C is being added to home.

Response:

Question answered on sheet.

Comment:

2. Owner on Property Assessors site shows owners as BV Homes-please show proof of ownership.

Response:

Title has been provided in submittal.

Civil, Site, Utilities Intake Comments

1. The drainage report shall be signed and stamped by a licensed civil engineer. The drainage report will need to be consistent with the drainage plan. Please update the drainage report prior to intake.



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Response:

See attached revised & signed drainage report.

Planning Intake Comments

1. This proposal involves development within geologically hazardous areas and alterations to a wetland that are not exempt from critical area permitting under MICC 19.07.120 or qualify as a modification under MICC 19.07.130. Please submit a separate land use application for a Critical Area Review 2 for this project.

Please also show the extent of the wetland and its buffer on the site plan.

Response:

See attached Development Application for Critical Area Review 2.

Comment:

2. The floor plan of the basement appears to show a counter with a sink. Please verify in the plans whether a portion of the basement will be used as an accessory dwelling unit. If there will be an accessory dwelling unit in the basement, please submit a separate land use application for an Accessory Dwelling Unit permit.

Response:

Counter and sink have been removed from basement, see sheet A2.0.

Comment:

3. MICC 19.09.090(A)(1) requires building pads to be located to minimize impacts on retained trees and critical areas. Please show building pads on the site plan that excludes the driplines of retained trees and that minimizes impacts to critical areas.

Response:

Additional diagram has been added to the plan set to show building pad, see sheet A0.3

Comment:

4. MICC 19.02.020(E)(2) limits the facade height on the downhill side of a house to 30 feet, as measured from the lower of existing or finished grade to the top of the exterior wall facade. The elevation on sheet A4.1 shows that the proposed facade height on the downhill side of the house exceeds 30 feet. Please revise the height of the wall to meet the 30-foot downhill facade height limit.



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Response:

Façade height has been checked to be from top of wall (top plate where the roof structural members rest) to the lowest point of the grade, see sheet A4.1.

We trust that these responses adequately address your comments. Please do not hesitate to contact us directly if you have any further questions.

Thank you,

Dan Alexander