



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

August 30, 2022

From: James West-Herr
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To: Norine Allerdince
City of Mercer Island
Norine.allerdince@mercergov.org

RE: Intake Screening Comments
Project Name: 2430 74th Ave SE
Project Address: 2430 74th Ave SE
Building Permit Number: 2309-188

Dear Ruji Ding and Andrew Leon,

Please see the following itemized responses to your review comments below as well as revised architectural and civil drawings.

General Comments

1. NEED PROOF OF OWNERSHIP
Response: See uploaded recent title.
2. PLEASE FINISH BOOKMARKING
Response: All PDF sheets bookmarked.

Civil, Site, Utilities 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.
Response: See attached revised & signed drainage report.
2. The site is located in the landslide, steep slope, and erosion hazardous area, the overflow dispersion is not feasible for this site. Please update the drainage plan prior to intake.
Response: See attached revised drainage plan.

Land Use Planning Comments

1. The proposed house includes an accessory dwelling unit. The accessory dwelling unit requires a separate Accessory Dwelling Unit Permit application that must be included in a package for a complete building permit.
Response: See attached Development Application for the ADU & Critical Area Review 2.



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2. The proposed house is to be constructed on geologically hazardous areas. The construction of a new house within a critical area, including geologically hazardous areas, requires a Critical Area Review 2. The application for a Critical Area Review 2 must be submitted as part of a complete building permit application.

Response: See attached Development Application for the ADU & Critical Area Review 2.

3. Please show and label the existing grade, finished grade, and maximum downhill façade height on the elevations.

Response: Existing grade is called out with keynote #433 on each elevation and section. Proposed grade has been called out with keynote #442.

4. My measurements of the maximum downhill façade height indicate that the height from the top of the wall façade to the lower of existing and finished grade at the base of the wall on the downhill side of the house exceeds 30'. Please revisit the downhill façade height and make sure that the 30' height limit is not exceeded.

Response: I have added a dimension on the East elevation showing the façade measures 30' to existing grade.

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

Also note, the US Army Core of Engineers has reviewed and approved the application to fill the wetland on the property. Please see attached letter from Department of the Army.

Thank you,

James West-Herr