

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



Pre-Application Meeting (PRE20-033)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	7466 E Mercer Way		
Lot Size:	10,150 sq ft	Zoning:	R-8.4 (Single Family)
Brief Project Description:	Demolish existing residence and build new 4,000 sq ft residence	Documents Provided:	<ul style="list-style-type: none">• Project Narrative & Questions, prepared by Baylis Architects, dated July 28, 2020• Completed Tree Inventory & Replacement form• Topographic & Boundary Survey prepared by Edwin Green, PLS, dated July 15, 2020• Plan set prepared by Baylis Architects, dated July 16, 2020
Applicant Information:			
Name: Subu Sankara Subramanan and Sellapriya Ramayah		Email: sellapriya@yahoo.com	Phone: 860-990-7528 and 206-609-3151
Second Pre-application Meeting Required:	Recommended	Another pre-application meeting is strongly recommended to review potential affects of the mapped watercourse on this site.	

Applicant Questions:

1. *One issue that needs to be resolved is the presence of a storm drain line that comes from West Mercer Way east to a catch basin on our client's site. There is then a 12" corrugated plastic pipe that runs south onto the neighbor's property to the south property, then jogs back onto our clients site. The pipe is open on the end and dumps into a ±10" solid pipe which is then buried and appears to run east down to the Lake. We have allowed for a 10' utility easement in which this pipe can run, on the south edge of the site. During our preapplication meeting we plan to have our civil engineer, Eastside Engineering, present to further describe proposed drainage and utility systems.*

Staff response: See response in Civil Engineering Comments below.

2. *As can be seen from the attached building sections, the home has a terracing façade design stepping from the driveway up to the west. We have indicated the heights of the walls on this downhill side, the maximum height of the walls as measured from the low point and the*

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maximum height of the project. Due to the relative uniqueness of the design that steps back as it moves west we would like confirmation that our interpretation is correct.

Staff response: Site sections 1-3 appear to correctly interpret [MICC 19.02.020\(E\)\(2\)](#), the standard limiting downhill building height to 30 feet. However, it is not clear if the Variable Side Yard Depth Requirements in [MICC 19.02.020\(C\)\(1\)\(c\)\(iii\)](#) are met, which require exterior walls adjacent to side property lines to be set back a minimum distance when over 15 feet in height. Staff recommend reviewing the proposed design alongside this code section to confirm sufficient side yards are provided.

3. *Trees – There just two trees on the site and both will be preserved. There is a very large Redwood tree on the neighbor’s site to the south and a portion of the drip line of this tree encroaches over the subject site. The attached survey indicates the drip line of the tree encroached approximately 8 feet over the south property line. Our design does not propose any construction within the drip-line. Are there any other restrictions regarding the trees that we need to be aware of.*

Staff response: Please be mindful of temporary construction impacts, and—in addition to avoiding construction—keep the tree dripline area clear of traffic, parking, and material stockpiles.

4. *Existing CMU retaining wall on south Property line – As can be seen from the survey, there is existing CMU retaining wall along a portion of the south property line that that varies in height from about 2 feet high to approximately 8 feet high. Our design proposes to remove approximately 10 feet of the wall and leave the remaining portions in place. See our site plan, the building elevations and model images for clarification. Will the wall as shown meet the Mercer Island Code regarding retaining walls located in setbacks.*

Staff response: A 8-foot retaining wall height would meet the maximum height limit for a retaining wall protecting a cut slope, but not for a fill slope ([MICC 19.02.050\(D\)\(4\)](#) and (5)). Note that legally-established non-conforming structures (meaning built according to the rules in place at the time, but not meeting today’s rules) can be repaired and maintained ([MICC 19.01.050\(B\)\(1\)](#)).

5. *Fire department access to the site- The new home would have a residential fire sprinkler system. Are there any other issues with fire department access to the site?*

Staff response: Please see the review comments in the Fire Comments section below.

Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercerisland.gov or 206-275-7966.

1. Building Information
 - a. Address: 7466 E Mercer Way
 - b. Use: SFR
 - c. Construction Type: Wood Frame Type Vb
 - d. Square Footage: 4762 sq/ft +/- (estimated)
2. Special Considerations:

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- a. It appears that mitigation and code alternative will be necessary. Please keep in mind that code alternatives last the length of the residence or until the deficiency has been resolved. Code alternatives may increase the construction cost, alternative methods cost and ongoing maintenance cost. Code Alternatives may be required to be recorded to title with the King County Auditor's Office. Applicants are encouraged to provide detailed plans and apply for code alternatives early as this will assist in the building process. Code alternatives are only considered under extenuating circumstances.
3. Sprinkler information
 - a. All New Single Family require a minimum of a NFPA 13D sprinkler system. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
 - b. Additional requirements may be added for fire access, grade, and fire flow.
 - c. Depending on submitted plans an NFPA 13r sprinkler system may be required based on a code alternative proposal.
 - d. [Fire Sprinkler Requirement Link](#)
 4. Fire Alarm information:
 - a. Fire Alarm (NFPA 72) may be required due to width of the fire access road.
 - b. [Fire Alarm Standard Link](#)
 5. Hydrant and fire flow information (IFC Appendix A)
 - a. The fire flow at the home meets requirements. Hydrant WA-HY-15-07
 - i. 1067gpm at 100psi
 - b. Distance to hydrant does not meet requirements (250' to front)
 - c. Distance from fire hydrant to furthest point meets requirements of 600' with sprinkler credit.
 6. [Fire code alternatives](#)
 - a. These may be considered upon application of a building permit. The building designer must propose such alternative and it must show how the alternative is equal to or above the required code.
 - b. Fire Code alternatives are not considered as a replacement for the fire code. The individual building applicant must show that the adopted prescriptive code may not be followed as a result of extenuating circumstances.
 - o Fire Code Alternative help sheet:
<http://www.mercergov.org/files/CodeAlternatelnformationSheet.pdf>
 7. Access road (2015 IFC Appendix D)
 - a. No turn around provided. This is required for access exceeding 150'. If one may not be provided due to location, topography or grade a code alternative must be applied for and approved.
 - b. Width. All access roads under 500 feet in length are required to be 20 feet in width. Width at time of pre-application meeting was 10' feet.
 - c. Slope. Slope appears to be 19%, provide brushed concrete.
 - d. [Fire Apparatus Road Standard Link](#)

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*Subject to change pending submittal of plans and plan review. Plan approval/ Plan review does not relieve the designer/contractor from complying with all applicable codes and requirements as adopted by the City of Mercer Island and the State of Washington, nor does it abrogate the requirements of other authorities having jurisdiction.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/fire-permits-and-prevention-information>

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Please refer to MICC 19.10 for our tree code
2. Tree retention and replacement will be required (see [MICC 19.10.060](#) and [MICC 19.10.070](#))
3. Tree protection of retained trees will be required
4. Sequential (phased) tree removal may be required (only remove trees necessary at each step of the review process)

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/tree-permits>

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

1. Based on the as-built, the side sewer for the existing house is connected to the shared side sewer from the easement on 7550 E. Mercer Way. You can use the same side sewer with a TV inspection to make sure the existing side sewer is in a good condition. The side sewer as-built is attached.
2. The water service will be a new service line and new water meter, connect to the city water main on E. Mercer Way.
3. The site is in the city LID infeasibility area. An onsite detention system is required as there is a water course downstream.
4. The existing drainage pipe is a private system. The city of Mercer Island has no easement. It appears to be a piped water course on the city map.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

For more information on Low Impact Development please visit here:

https://www.psp.wa.gov/downloads/LID/20121221_LIDmanual_FINAL_secure.pdf

Building Comments:

Building Contact: gareth.reece@mercerisland.gov or 206-275-7710.

1. City of Mercer Island Mapping indicates a wind exposure factor of C should be used in design.
2. City of Mercer Island Mapping shows the following geologic hazards:
 - a. Erosion
 - b. Seismic

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c. Potential Slide

3. Geologic hazard mapping triggers the following:
 - a. A geotechnical report with a statement of risk per MICC 19.07.160 must be provided
 - b. Foundation and excavation will not be allowed during the wet season between October 1 and April 1 without a waiver per MICC 19.07.160.
4. Standards for replacement of existing site walls will be held to the same standard as new construction (ie will be subject to the same statement of risk).
5. For additional information please refer to this helpful webpage:
<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

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Planning Comments:

Planning Contact: robin.proebsting@mercergov.org or 206-275-7717.

1. Residential Zoning Standards:
 - a. Yards: Lot yards are designated as follows:
 - i. Front
 1. Front yards are determined using the criteria in [MICC 19.02.020\(C\)\(2\)\(a\)](#)
 2. The front yard is the first 20 feet from the front property line
 - ii. Rear
 1. The rear yard is opposite the front yard
 2. The rear yard is the first 25 feet from the rear property line
 - iii. Sides
 1. 15 feet total, with a minimum yard width of 5 feet
 2. Variable side yard depth requirements also apply. Please see MICC 19.02.020(C)(1)(c)(iii). Exterior walls above the heights specified in MICC 19.02.020(C)(1)(c)(i) require larger setbacks (i.e. the more restrictive standard applies).
 - iv. No eave nor minor building element protrusion is allowed into the minimum side yard setback (MICC 19.02.020(C)(3)). Please verify that there will be no eave protrusion along the northern wall of the proposed house. (If an eave is proposed, please ensure that the exterior wall is set far enough back from the property to allow space for the eave.)
 - v. Labeling the minimum side yard setback on the site plan is important due to the following:
 1. If the building height along the side yard is above 25 feet from the finished grade to the top of the exterior wall façade the minimum side yard is 10 feet, thus no eaves can protrude into the 10-foot minimum side yard setback. Please verify that this standard can be met on the north and south elevations.
 2. If the building height along the side yard is above 15 feet (non-gabled roof) and 18 feet (gabled roof) above the existing or finished grade (whichever is less) to the top of the exterior wall façade will have a minimum side yard of 7.5 feet, thus no eaves would be allowed into the 7.5 foot setback.

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3. For the full code, please refer to MICC 19.02.020 (C)(1)(c)
 - b. Gross Floor Area: A gross floor area equal to 40% of the lot area is allowed; here, 4,060 sq ft (40% of 10,150 sq ft, the lot size according to the survey.) The GFA shown may exceed this limit—please verify the Gross Floor Area following the definition of Gross Floor Area.
 - i. Based on ceiling height, a multiplier may be applied
 1. The gross floor area shall be **150 percent** of the floor area of that portion of a room(s) with a ceiling **height of 12 feet to 16 feet**, measured from the floor surface to the ceiling.
 2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling.
 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
 - ii. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA
 - c. Height limits / downslope height limit
 - i. Maximum height: 30 feet above the average building elevation (ABE) to the highest point of the roof
 - ii. Maximum downslope building façade: 30 feet, measured to the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.
 - d. Lot Coverage:
 - i. A maximum percentage of the lot can be covered by buildings and driveway based on lot slope, calculated by deducting the highest point of the point by the lowest point and dividing by the distance between the two points
 - ii. Calculated by totaling the following:
 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
 2. Roof line (includes eaves and covered decks)
 - iii. In addition to allowed lot coverage, an additional 9% of the lot area can be hardscape
 1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, etc.
 2. Retaining walls count towards hardscape calculation
 - iv. Any unused lot coverage can be applied toward hardscape improvements.
2. Critical areas
 - a. There is a mapped piped watercourse and type Np watercourse buffer on this property. Mapped features need to be field-verified by a qualified profession, using the definitions in MICC 19.16. The qualified professional should confirm whether the mapped features meet the definition of “watercourses”, and if so, that the type and location are correctly identified.

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- b. At a minimum, a reconnaissance prepared by a qualified professional will be required at application; if a watercourse is found, a critical area study (see requirements in [MICC 19.07.110](#)) will be required.
 - c. Type Np watercourses have a 60-foot buffer applied to the top of bank/ordinary high water mark, and piped watercourses have a 45-foot setback applied from the centerline. Buildings and other structures must be set back a minimum of 10 feet from the edges of a watercourse buffer.
 - d. New development must meet the standards in MICC 19.07.180 – Watercourses.
 - e. The City’s Critical Areas Code (MICC 19.07) contains provisions allowing flexibility for development on properties within watercourse buffers, including:
 - i. Setback deviations ([MICC 19.06.110\(C\)](#))
 - ii. Allowances for small additions to existing buildings ([MICC 19.07.130\(A\)](#))
 - iii. Piped watercourse setback reduction ([MICC 19.07.180\(C\)\(6\)](#))
 - iv. Buffer averaging and reduction ([MICC 19.07.180\(C\)\(4\)](#) and(5))
 - f. There are geologically hazardous areas mapped on the site, including erosion, landslide, and seismic hazard areas.
 - g. Development within geologically hazardous areas must meet the standards in [MICC 19.07.160](#), including demonstration that neighboring properties and other critical areas (e.g. watercourses) will not be adversely impacted, and inclusion of a statement of risk by a qualified professional.
 - h. Development proposals must follow the mitigation sequencing measures listed in [MICC 19.07.100](#), first designing development to avoid impacts, then minimize and mitigate for any unavoidable impacts.
3. SEPA Review
- a. Review is not required if the scope of work falls into one of the exemptions in WAC 197-11-800
 - b. Single-family home construction is typically exempt; however, this exemption does not apply when the “the project is undertaken wholly or partly on lands covered by water”, which includes work done within watercourses.
 - c. Depending on the outcome of the watercourse reconnaissance, SEPA review may be required.
4. Land Use Application Process and Estimated Timeline:
- a. Summary of procedural steps for Accessory Dwelling Unit review and Major single-family dwelling building permit
 - i. Pre-Application meeting
 - ii. Submit application electronically
 - iii. Intake review/completeness check
 - iv. Review begins after application is deemed complete

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- v. Public notice of application for building permit
- vi. Review comments may be sent out if needed
- vii. Notice of Decision to any commenters
- viii. Permit issuance
- ix. Appeal period

b. Current review timelines are as follows:

Type of Review	Target
Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks

For more information on Land Use and Planning please refer to this useful webpage:

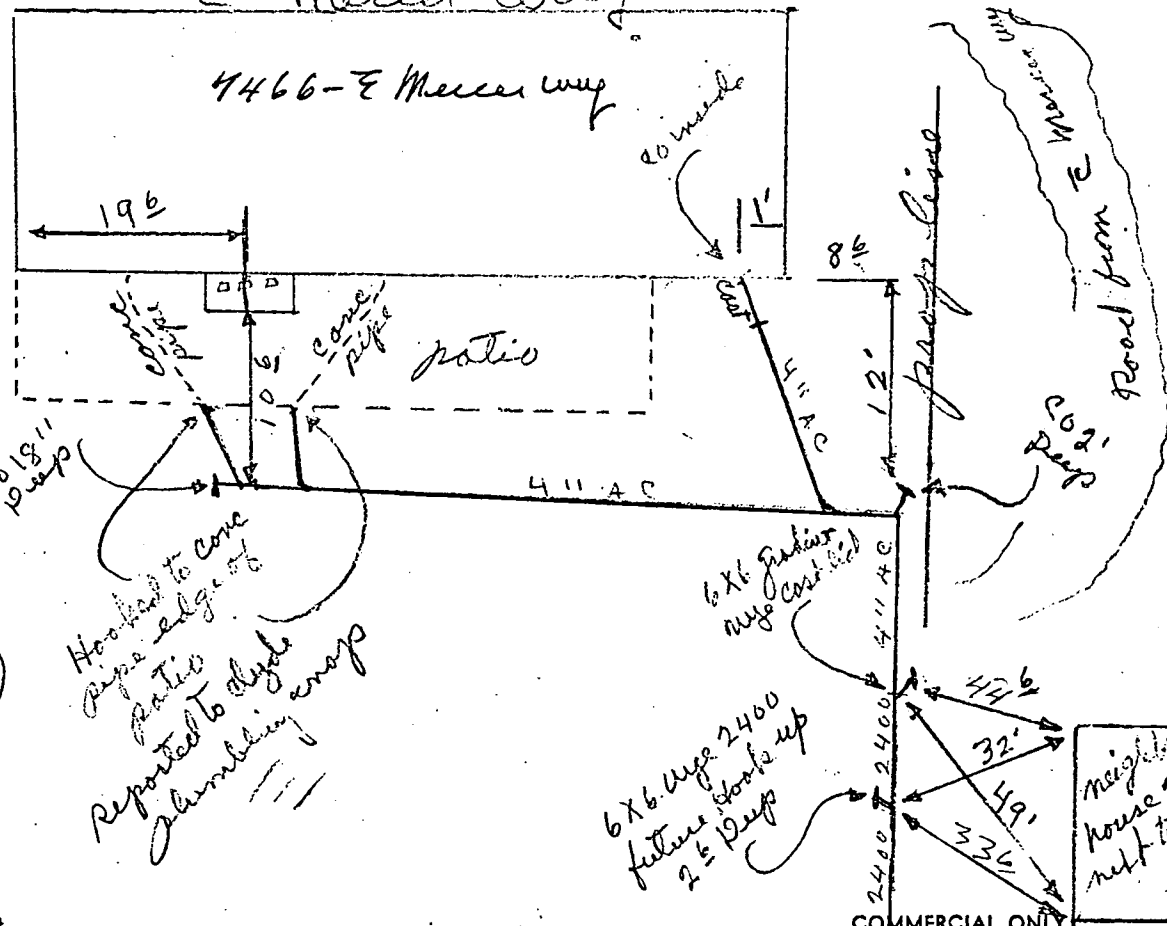
<https://www.mercerisland.gov/cpd/page/land-use-and-planning>

Regards

Robin Proebsting
 Senior Planner
 Community Planning & Development
 City of Mercer Island

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Owner Philip Horne Address 7466 - E Mercer Way Contractor George Poffitt
 Date Permit Issued 5-3-67 Date Job Completed and Accepted 5-5-67 By Rumblings
E Mercer way



(see permit # 4753
for 6" Gradual Wye CO

Hooked to cone
pipe edge of
patio
Reported to dig
chamber wrap

6x6 Wye 2400
future looks up
2 1/2' deep

neighbor's
house now
next to lake

1. Commercial or Domestic _____ Joint _____
2. Dist. from property line to sewer main _____
3. Dist. from house bldg. line to property line _____
4. Min. grade from main to property line _____ From property line _____
5. Dist. of M. H. No. _____ to Wye _____
6. Depth of sewer main to wye _____
7. Basement _____ Basement connection _____
8. Depth of pipe at house connection _____
9. Type of pipe AC Size of pipe 4x6
10. Remarks _____

1. Name _____
2. Type _____
3. Frontage _____
4. No. of Floors _____
5. Remarks _____