

February 13, 2023

Attn: Norine Allerdice, Permit Coordinator
City of Mercer Island
9611 36th Street
Mercer Island, WA 98040



architecture + design

Re: Permit #2212-162
Rader SFR Addition and Remodel
7310 86th Ave SE
Intake Comment Response Letter

Norine,

Regarding the combined intake comments dated 1/4/23 for the remodel/addition permit application listed above, we would like to provide the following corrections and locations on the drawings where they can be found (responses are bulleted and italicized below summarized comment):

Electronic Formatting

1. Add bookmarks to file
 - *Bookmarks have been added to PDF plan file.*
2. Clear all comments on comment pane
 - *All existing comments have been cleared from PDF plan file.*

Supplemental Documents

1. Revised water meter sizing worksheet (add tub)
 - *See submitted revised water meter sizing worksheet with added tub.*

Sign Posting and Notice of Application

1. Public Notice sign shall be posted at project site
 - *Acknowledged.*

Seasonal Development Limitation Waiver

1. Seasonal Development Limitation and waiver requirements
 - *See sheet 01. Notes regarding requirement of SDLW have been added.*

Hold Harmless Agreement Document

1. Hold Harmless Agreement Document requirements
 - *Acknowledged.*

Building (Gareth Reece)

1. Statement of Risk due to project location within geologically hazardous area
 - *See submitted geotechnical evaluation from Cobalt Geosciences dated 2/13/23, including Statement of Risk information.*

Civil/Site/Utilities (Ruji Ding)

1. Site Plan calculating removal and addition of impervious area (net increase of 500+ sf requires full drainage report)
 - *See new sheet 03. Impervious calculations shown on site plan; net increase of impervious surface area is 392.3 sf (<500 sf).*

2. Site Plan calculating new plus replaced hard surface (new plus replaced of 2,000+ sf requires full drainage report)
 - *See new sheet 03. Hard surface calculations shown on site plan; new + replaced hard surface area is 1,500.4 sf (<2,000 sf).*

Planning (Grace Manahan)

1. Show geological hazardous areas on site plan per GIS map.
 - *See sheet 02. Note has been added to site plan.*
2. Separate Critical Area Review 2 permit is needed. Development application for CAR2 permit needs to be completed as part of building permit intake application completion.
 - *The following submittal items have been included as part of the CAR2 permit application package:*
 - i. *Signed Development Application for CAR2 permit*
 - ii. *Project narrative*
 - iii. *Title Report less than 30 days old*
 - iv. *Critical Area Study by a geotechnical engineer: geotechnical evaluation from Cobalt Geosciences dated 2/13/23*
 - v. *Development plan set taking into account all recommendations from geotechnical evaluation*
3. Correct side yard setbacks in compliance with MICC 19.02.020(C)(1)(c)(iii).
 - *For clarity, additional roof-height dimensions above finished grade have been added to West (front) and East building elevations, see sheets A2.0 and A2.1. We believe side yards have been identified correctly on the site plan (sheet 02). At the minimum side setback of the property (south side), the existing gabled roof end adjacent to the side yard does not exceed 18'-0" above finished grade, so the minimum side yard dimension would be 5'-0" per sec. (C)(1)(c)(ii), or 33% of the aggregate total width, which for this lot is 15'-0" (90'-0" or less lot width). The remaining side yard dimension on the north would be 10'-0" (which allows a ridge ht. of 25'-0" or more; although the max ridge height here does not exceed 25'-0"). Neither the existing nor proposed building footprint encroaches into either side yard.*

Additional updates made to the plan set include crawlspace and attic ventilation calculations (notes and details for this information may be found on the main floor plan, roof plan, exterior elevations, and building/wall sections), and adjustments to the roof framing layout at the eastern addition.

All revisions are clouded on the drawings.

I can be reached at 206-542-3734 x5 or at sarah@h2darchitects.com with any further questions. Thank you.

Sincerely,



Sarah Thompson
Project Architect
H2D Architecture + Design