

To: Mercer Island Development Services Group
From: Yannick Mets, PE

Atwell Job #: 23004425
Date: 8-4-23

To whom it may concern,

The proposed development is located at 9433 SE 54th St, Mercer Island, WA. The parcel number of the subject lot is 1438700145. The site is bounded by a forested area to the west, and single-family residences to the north, east, and south. The parcel is currently occupied by an existing garage and part of the private road serving the parcel. Proposed improvements include the construction of a new single-family residence, concrete driveway, and utility connections.

Based on the Pre-Application comments dated October 18, 2022 (PRE22-056), the proposal has deficiencies per the 2015 IFC Appendix D. These items are listed below:

- Access road needs a turnaround since its length exceeds 150 feet. (2015 IFC Appendix D, Section D103.4)
- For all access roads up to 500 feet in length, the road width requires to be 20 feet. (2015 IFC Appendix D, Section D103.4)
- The maximum road slope for fire apparatus access shouldn't exceed 10%. (2015 IFC Appendix D, Section D103.2)

Because of the existing site topography and the existing developments, the road grade and the width cannot meet the fire requirements. Also, providing a turnaround at the end of the road will render the construction of single-family home infeasible. To offset these code alterations, the proposed house will be equipped with NFPA 13D fire sprinkler system.

We believe that this proposal is equal to or better than the code requirement.

Please call or email me with any concerns at 425-250-7256 or aramezani@atwell-group.com.

Sincerely,



8/4/23

Alireza Ramezani, PE

Project Engineer