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May 17, 2017-Revised July 12, 2017-Revised December 12, 2019

Herschel Rostov: Mercer Island Fire Marshal

### Fire Lane Alternative for a new Short Plat

This is an application for a Fire Lane Alternative for a short plat to the property located at 9740 SE 35<sup>th</sup> Place, which was discussed when you attended the second short plat Pre-App meeting on Tuesday, March 21st, 2017. The new short plat will consist of 3 individual lots and a Tract A, totaling 104,015 s.f., and will be called the Blue-Place Short Plat. The property is 150' wide x about 700' deep has several existing structures, which include a single family residence, a boathouse and a dock. The existing boathouse is a non-conforming structure and will be removed. This property and the adjacent properties are located in the R-9.6 Zone.

From the Southeastern edge of the property, the site slopes down gently to moderately to the North and the shore of Lake Washington, and has localized steep slopes within the eastern portion. The property will be subdivided in to 3 individual building lots within the northern, central and southern portions of the property. The southern Lot # 1 will have an area of 17,508 s.f., the central Lot # 2 will be 23,148 s.f., and the northern waterfront Lot # 3 will be 58,040 s.f. There will also be a dedicated Tract A of 5,319 s.f., beginning along the southwestern edge of the property and continuing towards the North. Tract A will be for ingress and egress, will contain the utilities easements, and will also have a 20' wide fire-lane. The proposed Fire Lane will be about 315' in length, and will have an average grade of approximately 7%. The required 20' wide fire apparatus turnaround easement will be located within Lot # 2. (see revised Fire Lane Access plate, dated 5-17-2017)

There is an existing residence of 5,650 s.f. that will remain on what will become Lot # 3, while the existing non-conforming boathouse will be removed, Lots # 1 and # 2 of the property will be developed with 2 new single-family residences that will be accessed from the fire-lane within Tract A. Lot # 1 will be developed with a new residence of 4,425 s.f., an attached garage of 841 s.f., and Lot # 2 will also contain an ingress, egress and utilities easement of 1810 s.f., and will be developed with a new residence of 4,950 s.f., having an attached garage of 860 s.f.

The Fire Lane starts on the Southwest corner of the property, about 40' from the center of the adjacent cul-de-sac turnaround of the west end of SE 35th Place, and approximately 145' from the intersection of SE 35th Place and East Mercer Way. The proposed Fire Lane will have of a minimum 20' wide paved access road, and will contain an acceptable alternative to the 120' hammerhead turnaround at approximately 170 lineal feet. In addition to the existing fire hydrant in the right of way of SE 35th Place near the SE corner of the property, there will be an additional fire hydrant installed next to the Fire Lane at around 180 lineal feet into the property in Tract A. This new fire hydrant will be +/- 325' closer to the new middle Lot # 2 than the existing fire hydrant, and will now provide a fire hydrant that is only 225' to the furthest portion of the existing (and new) house on Lot # 3 (max. fire distance of 150' to all portions of the structure). Also, this new fire hydrant will be only 60' from the new house location on the central Lot # 2 of the short plat. (see revised Fire Lane Access plate, dated 5-17-2017)

In addition to the proposed Fire Lane alternatives, the short plat will include the following Fire Code Alternatives for all 3 residences: 1) Provide NFPA 13R-Modified plus monitored water flow alarm; 2) Provide fire coating in attic spaces and crawlspaces; 3) The submitted plans for building permit will be required to have non-combustible exterior siding and fire-rated Class A composition or metal roofing.

I am confident that you will find that the proposed Fire Lane Alternatives, along with the proposed mitigating Fire Code Alternatives for the 3 future buildings meets or exceeds the standard Fire Lane requirements for this particular short plat.

Thank you for your consideration of this proposal



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CC: On The Rock 98040, LLC  
Gib Development, LLC