



**5ft2 STUDIO ARCHITECTS, LLC**

2625 Northup Way, Ste 100,  
Bellevue, WA 98004  
425-287-1567  
peikli.pang@5ft2studio.com  
[www.5ft2studio.com](http://www.5ft2studio.com)

7/06/2022  
12/22/2022 (revised)

City of Mercer Island  
Community Planning & Development  
9611 SE 36th Street  
Mercer Island, WA 98040  
206.275.7605  
[www.mercerisland.gov](http://www.mercerisland.gov)

**Feng – Mercer Island Short Plat (Related with Pre-Application Meeting #PRE21-052, Project Narrative, SUB22-005**

**Project Summary:**

**Site Location:** 7204 78th Ave SE

**Lot Size:** 21,916 sq ft

**Zoning:** R-9.6 (Single Family)

**Owner:**

Mercer Island-7204 78th LLC

Manager: Grace Feng

Mailing Address: 2050 89th Ave NE, Clyde Hill, WA 98004

Email: [gracefeng2015@gmail.com](mailto:gracefeng2015@gmail.com)

Phone: 425-449-1687

**Applicant/Agent:**

Peik Li Pang

[peikli.pang@5ft2studio.com](mailto:peikli.pang@5ft2studio.com)

425-287-1567

**Brief Project Description:**

Proposal to subdivide existing lot into two lots and build two new single-family dwellings. With reference to the Pre-Application Meeting, we submit herewith the short plat application with following responses to comments of the city.

## **FIRE DEPARTMENT**

1. Fire Access does not exceed 150 feet from the furthest portion of the building as one would walk. (IFC 503.2.1)
2. A hydrant capable of flowing the required fire flow as outline in the International Fire Code Appendix B shall be located within 300' of the furthest portion of the building (600') for a building with an approved sprinkler system. (IFC Appendix B), Currently it is indicated as roughly 508' away from hydrant H#-33 (94psi and 2467gpm).
3. Access roads (defined under IFC 202) under 500' are required to be 20' in width, the access will be emergency access and shall not be blocked.

### **Sprinklers**

1. New construction will install a minimum of a NFPA 13d fire sprinkler system.
2. Decreased fire flow, access, grade, or building size may require the installation of a NFPA 13r of 13 sprinkler system.
3. Water meter sizing is required for the install of a fire sprinkler system.

### **Fire Alarm Systems**

4. NFPA 72 Monitored Fire Alarm systems may be required as part of mitigation for deficiencies as listed above or may be proposed as a code alternative.

### **Fire code alternatives**

5. 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.
6. 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.

### **Fire Code Alternative help sheet:**

7. Plat Map Final Approval Statement REQUIRED: this statement placed on Plat Map  
***“All buildings are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.70.040. Fire plan reviews will be conducted at time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval.”***

## **CIVIL ENGINEERING**

1. Please refer to the Project narrative of Apex Engineering, dated 6/8/2022 which is attached to this submittal.

## **PREFERRED PRACTICES, 19.09.100 – COMPLIANCE**

Proposed development shall incorporate all of the following preferred development practices where feasible:

- A. Use common access drives and utility corridors.

Response: The development proposes a flag lot at the rear of the lot. Existing curb cut is remained and used as shared access for both new lots. Utility lines are shared wherever is feasible.

- B. Development, including roads, walkways and parking areas, in critical areas should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.

Response: there is no critical area in the original lot, Wetland Reconnaissance report is furnished in this submittal

- C. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.

Response: The slope of the site is gentle, building pads are placed closer to the natural grade to avoid grading. Refer to Conceptual Grading & Utility Plan, no grading all around tree protection zone. At the west of the new lot line, gentle grading range from 1 to 3 feet is proposed. minimal grading is proposed at the

### **TREE**

Two trees were removed within the last five years in a non-development tree permit. These trees are not included in the 30% calculation, refer to the arborist report.

1. The two removed trees are deemed exceptional for their diameter (36" and 30" diameter), they are deemed protected trees. However, the locations of these trees are in the way of the shared access for Lot 1 and Lot 2. The development's access to the second lot on the East (Lot 2) has limitation due to the access requirements from planning code, the planning code does not allow Lot 2 to take access from 72nd St, hence using the existing curb cut from 78th Ave Se and extending the access to Lot B is the most logical solution to make this land possible for short subdivision. As the trees location are at the end of this access driveway, protecting this zone will prevent creation of Lot 2 for this property.

Therefore, the development justified the removal of these trees under the following code: MICC 19.10.060.A.3. c., that read as follows:

19.10.060.A.3. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:

- c. Retention of an exceptional tree(s) with a diameter of 24 inches or more will prevent creation of a residential lot through a subdivision or short subdivision that is otherwise allowed by this title.

Arborist report and Tree Retention Plan are submitted to fulfill tree requirements.

### **WETLAND RECONNAISSANCE, SCREENING FOR POTENTIAL WETLANDS OR WATERCOURSE**

Refer to attached Wetland Reconnaissance report furnished in this submittal.

### **PLANNING**

#### **Side Yard for Lot 1**

The proposed vehicular access easement is located along a side property line of Lot 1. The 20 foot easement exceeds the required 10 foot side yard setback, so no additional side yard setback is required.

Only the 5 foot setback required from vehicular access easements is proposed for Lot 1 per MICC 19.02.020.H.1.

**Front Yard for Lot 1 and 2**

The front yard for Lot 1 will be along the lot line from which it gains access, facing 78th Ave SE. The front yard for Lot 2 will be facing Lot 1.

**Rear Yard for Lot 1 and 2**

25 foot rear yard

**Side Yard depth for Lot 1 and 2**

The total side yard depth for Lots 1 and 2 are 18.7 feet based on the lot widths of 110 feet (i.e. 17% of the lot width). The minimum individual side yard is 6.2 feet (i.e. 33% of the total side yard depth).

If the building height is greater than 25 feet, the applicable variable side yard setback is 10 feet. The minimum side yard adjacent to the building would be 10 feet. The proposed building is lower than 25 feet, hence the proposed side yard adopted is minimum 6.2 feet.

**Yard Projections**

Noted that the southerly lot line is an interior side lot line. No projections, including eaves, are permitted into the minimum side yard setbacks from interior lot lines.

No projections into the 5 foot setback from the vehicular access easement are permitted. This includes roof eaves.

Eaves may project a maximum of 18 inches into a front setback.

Decks or patios less than 30 inches above grade may project into a rear yard. If the deck is greater than 30 inches above grade, it may project a maximum of three feet into the rear yard.

**SEPA**

Refer to wetland report, a SEPA Checklist is not required as there is no wetland or watercourse is located on the subject property.

Architect: 5ft2 Studio Architects

By: \_\_\_\_\_

Peik Li Pang, AIA, Architect

Date: 12/23/2022