

Lund Correction Letter V2

**Respond to the 2 public comments received in letter format and include in your resubmitted.**

Notes added to the site plan/cover sheet instructing construction workers to print and prominently display responses to both the building height concern and the plant concern in appropriate locations.

**Family room ceiling height is exceeding 12'.**

**The GFA calculation for a floor with a ceiling height of 12 to 16 feet, is 150% of the area of the floor.**

**Add this to the GFA calculations.**

Floor area calculations have been redone per the new design changes and can be found on the site plan/cover sheet.

**Add percentage of lot.**

Percentage of lot can be found in the calculations on the site plan/cover sheet.

**Make calculations consistent across site development worksheet and plans.**

Calculations on plans have been redone and can be found on the site plan/cover sheet. Site development worksheet will be redone as needed.

**Current proposed GFA is exceeding the maximum allowed 45%. Please bring this into conformance.**

The upper floor redesign brings this figure into compliance. Calculations can be found on the site plan/cover sheet.

**Provide an area plan of the existing floors documenting the extent of fire damage. This indication can be approximate, but should indicate areas and extent of damage. Include notes on the fire damage sheet to address the following:**

**-The engineer must provide a written report after their initial investigation with a summary of their findings; a field report prior to the framing inspection that clarifies all the remaining materials can safely remain; and a summary report at the time of the final inspection. Reports from the engineer must be submitted to the Building Official and must include a statement that they were provided the access necessary to inspect and determine that the remaining materials are safe.**

**-Hygienist: A qualified Washington State Licensed Industrial Hygienist must inspect any remaining building materials to determine whether the materials can safely remain with respect to health hazards to building occupants. Their inspection shall include health safety items which may be present behind walls, under floors, etc., including but not limited to irritants, pollutants, contaminants, allergens, toxic materials, or quality of air in or around the building (i.e.- spores, fungus, mold, mildew, infestation, etc.). The Hygienist must provide a written report after their initial investigation with a summary of their findings; a field report prior to the framing inspection that clarifies all the remaining materials can safely remain; and a summary report at the time of the final inspection. Reports from the Hygienist must be submitted to the Building Official and must include a statement that they were provided the access necessary to inspect and determine that the remaining materials are safe.**

**-The Electrician must provide a written report after their initial investigation with a summary of their findings; a field report prior to the framing inspection that clarifies all the remaining materials can safely remain; and a summary report at the time of the final inspection. Reports from the Electrician must be submitted to the Building Official and must include a statement that they were provided the access necessary to inspect and determine that the remaining materials are safe. Prior to covering any work, the general contractor shall obtain an inspection by the City of Mercer Island Building Official to review the Electrician's report against remaining materials. A peer review (paid by the building owner) may be required if the Electrician's approval of remaining materials is found questionable.**

Above notes added to the site plan/cover sheet, along with a note to replace all charred wood found in the building. The costs for this will be covered by an existing agreement between the homeowner and her insurance. The existing main floor (and no part of the lower floor) has sustained structural damage from the fire. This has been noted on the existing main floor plan.

**Clarify existing and proposed work.**

Scope of work clarified on site plan/cover sheet.

**Label lot width.**

**Per MICC 19.16.010:**

**Lot width: For lots with exactly one front lot line, one rear lot line, and two side lot lines, lot width is the distance between the two midpoints of side lot lines. For all other lots, lot width is determined by a lot width circle within the boundaries of the lot; provided, that no access easements are included within the lot width circle.**

Lot width as well as other lot dimensions can be found on the site plan/cover sheet.

**No new addition may be located in the rear yard setback. Change design to be in conformance per MICC 19.02.020(C)(3).**

The upper floor redesign no longer extends into the rear yard setback.

**Label height of retaining walls located in required sideyard setbacks for compliance with MICC 19.02.050(C)**

Height of retaining walls indicated on site plan.

**Please provide a site plan to graphically calculate the removal of the existing impervious surface area and the new impervious surface area. Show all square footage of the removal and adding of the new impervious surface area on the site plan. If the net increase of the impervious surface area is 500 sf or more, a full drainage design by a licensed civil engineer is required.**

**Note, this calculation is not the same for the calculation of the lot coverage and hard scape.**

Impervious surface calculations are shown on the site plan/cover sheet. Areas of impervious surface to be removed are labeled on the site plan.

**Label the exterior wall facade of the home, measured from existing or finished grade, whichever is lower, to the top of the exterior wall facade for compliance with MICC 19.02.020(C)(1)(c)(iii)(b):**

**(b)Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.**

The dwelling height exceeds 25 feet. Minimum side yard depth of 10 feet is adhered to in the new design, and is shown on the site plan.

**Lot coverage calculations need to be consistent across site development worksheet and plan set.**

Lot coverage calculations have been redone and are located on the site plan/cover sheet. Site development worksheet will be redone as needed.

**Upper and lower elevations need to be consistent across plans and site development worksheet.**

**Based on the plan set the lot slope is greater than 15%**

Elevations and site plan have been redone. Site development worksheet will be redone as needed.

**Show the city water main on SE 82nd Street and the existing water meter on this plan, a new location of the new water meter and new water service line will be determined once the information provided on this plan.**

Water main, water line to house, and existing water meter to house have been located and labeled on the site plan.

**Show how the proposed addition is in compliance with MICC 19.01.050(F)(1): Impervious surface coverage limitation. A structure on a site that is legally nonconforming because the maximum allowable surface coverage has been exceeded can be increased in height and gross floor area (up to the maximum permitted). No new impervious surfaces are permitted outside the footprint of an existing structure unless the site is either brought into conformance with all applicable impervious surface limitations or two square feet of legally existing impervious surface are removed for every one square foot of new impervious surface.**

Some impervious surface has been removed, as shown on the site plan, to ensure that the site conforms to impervious surface limits.

**None of the sleeping rooms appear to have been provided with emergency escape and rescue openings... please clarify on the plans or elevations and in the schedule each window which will conform to R310**

Window schedule updated to show which windows are of types which can be opened. The schedule for each floor can be found on the corresponding floor plan.

**Label maximum allowed building height on all elevations**

Maximum allowed building height labeled on all elevation views.

**The proposal attaches the garage to the residence, and WSRC R302.6 requires dwelling/garage separation of 5/8 Type X GWB or equivalent for habitable rooms above a garage. Provide this protection within the garage (and address any ventilation if this creates an attic) or provide equivalent protection from fire for the floor structure of the ADU addition.**

The updated design no longer attaches the garage to the residence, and also trims back the garage roof overhang to ensure separation between the garage and residence. See floor plans and elevation views for details.

**At each stair and wherever the underside of the stair is enclosed, indicate the extent of the enclosure on plan and specify under-stair protection per WSRC R302.7 (1/2" gwb or better)**

General note added on new floor plans to use 5/8" gwb on all stairs.

**Have the project arborist review the plans and discuss the proposed impacts to the adjacent exceptional 34" fir to the north of the project. And recommend solutions or mitigation for any impacts. Show tree protection as previously asked during the intake**

**process. Report and tree protection plan need to be according to this checklist. Have the arborist provide required tree inventory worksheet along with their report**

The updated design no longer poses any risk to the 34” fir tree. Per a previous meeting between the homeowner and the city, an arborist report is not needed.