

Lund Correction Letter V3

(Repeat from SUB1) Show tree protection as previously asked during the intake process. Report and tree protection plan need to be according to this checklist [HYPERLINK "https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf"](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf) [treessubmittalchecklist.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf) ([mercerisland.gov](https://www.mercerisland.gov))

You mentioned a previous conversation with staff waiving this. Please provide more information about that conversation or documentation. Otherwise this is still required.

Tree protection provided by arborist included with this resubmittal.

Stairs cannot protrude more than 3 feet into the required rear yard setback per MICC 19.02.020(C)(3)(a). Label how far the proposed stairs are protruding into the required rear yard setback.

Distance labeled on site plan.

Eaves may only protrude 18 inches into the required rear yard setback per MICC 19.02.020(C)(3)(a). Label how far the proposed eaves are protruding into the rear yard setback.

Distance labeled on site plan.

New sun room addition eave cannot protrude into the required side yard setback per MICC 19.02.020(C)(3)(a)(ii)

Eave reduced to 6 inches. This no longer protrudes into the side yard setback.

(Repeat from SUB1): Have the arborist provide required tree inventory worksheet along with their report [HYPERLINK "https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf"](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf) [mercerislandtreeinventory.pdf](https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf).

Arborist report and tree inventory included with this resubmittal.

Submit new site development worksheet to match updated GFA calculations.

Site development worksheet included with this resubmittal.

(Repeat from SUB1) Current proposed GFA is exceeding the maximum allowed 45%. Please bring this into conformance.

There was a misunderstanding in the last submittal with what was included in GFA. GFA has now been properly calculated and is below 45%.

Per MICC 19.01.050(F)(3)(b):

Lot coverage—Single-family dwellings.

A site developed with a single-family dwelling that is legally nonconforming because the required landscaping area pursuant to chapter 19.02 MICC has not been provided, or because maximum allowable hardscape has been exceeded, can be increased in height and gross floor area (up to the maximum height and gross floor area permitted). No new hardscape or further reduction in landscaping area is permitted unless:

i. The site is either brought into conformance with all applicable lot coverage requirements of MICC 19.02.020; or

ii. For lots where the maximum hardscape is exceeded, two square feet of legally existing hardscape are removed for every one square foot of new hardscape; or

iii. For lots where the maximum lot coverage is exceeded, two square feet of landscaping area are provided for every one square foot of additional nonlandscaping area.

Impervious surface was miscalculated in the last submittal. All new roof area is over existing impervious surface; thus no new impervious surface is being added. Some existing impervious surface is still being removed from the lot.

(Repeat from SUB1) 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.

Impervious surface was miscalculated in the last submittal. All new roof area is over existing impervious surface; thus no new impervious surface is being added. Some existing impervious surface is still being removed from the lot.

Sub1 Comment:

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

Sub1 Reply:

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.

Sub2 Comment:

Please designate one window per bedroom as the emergency escape & rescue opening and specify the minimum dimensions of the opening found in R310. Bedroom 308 in the ADU is not provided with a window opening.

Window added to bedroom 308. The attic access in room 310 is labeled with a callout on the plans as being 24" by 30".