



## PROJECT NARRATIVE

Peaches and Cream 2020  
Suzanne B. Shaw, Owner  
4525 Ferncroft Road  
Mercer Island, WA 98040

November 11, 2020

### Project Description

The project is for the conversion of a portion of the existing finished basement in a single-family house to a 753 ft<sup>2</sup> Accessory Dwelling Unit. The work consists of adding a kitchen and washer/dryer for the future tenant, building a wall separating the ADU from the house, modifying the existing alarm system to provide interconnected fire alarms between the primary dwelling and ADU, and associated mechanical, plumbing and electrical work. The bedroom and bath exist now. The number of bedrooms in the house will not change. The house was permitted in 1976 and completed in 1977. The footprint of the house and gross square footage will remain the same.

The house is legally non-conforming per City of Mercer Island Municipal Code 19.01.050.A.2. All work will be on the interior, allowed per 19.01.050.C.

### Compliance with City of Mercer Island Municipal Code 19.02.030

#### *19.02.030.B1 Owner Occupancy*

The house will be occupied by the owner or an immediate family member.

#### *19.02.030.B2 Number of Occupants*

The number of occupants will not exceed the maximum number established as a family in MICC 19.16.010.

#### *19.02.030.B3 Subdivision*

The ADU will not be subdivided or otherwise segregated in ownership.

#### *19.02.030.B4 Size and Scale*

The gross square footage of the ADU measured from the inside of drywall on exterior walls is 752 ft<sup>2</sup>, which falls between the allowable minimum of 220 ft<sup>2</sup> and the maximum of 900 ft<sup>2</sup>.

#### *19.02.030.B5 Location*

The ADU is located within the principal structure.

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[www.harrisonarchitects.com](http://www.harrisonarchitects.com)

*19.02.030.B6 Entrances*

The main entry to the primary dwelling will remain across the bridge that was permitted as part of the original house, on the south side of the house off of the private street. The entry to the ADU will be through a French door that existed prior to January 17<sup>th</sup>, 1995 on the east side of the house.

*19.02.030.B7 Additions*

The ADU is entirely within the existing house. No aesthetic changes will be made to the exterior of the building.

*19.02.030.B8 Detached Structures*

The ADU is within the existing house.

*19.02.030.B9 Parking*

Including the garage the gross square footage of the house is over 3,000 ft<sup>2</sup>. There are two covered parking spaces, and four uncovered spaces.

The existing primary dwelling has a two-car garage. There is additional parking for two cars in the garage driveway, and parking for another two cars in the pull-out on the south side of the house, in the southeast corner.

The remodel will not change the number of available parking spaces.

*19.02.030.C Ceiling Height*

The ceiling height in the ADU is a minimum of 7'-6" and will not change.

*19.02.030.D Notice on Title*

An ADU Affidavit has been filed with King County and a recorded copy is included in the permit application.

*19.02.030.E Elimination/Expiration*

Noted.

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