



James Guerrero  
Architects, INC

October 18, 2017

City of Mercer Island  
Development Services Group  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

RE: 3603 WEST MERCER WAY PROJECT NARATIVE

The proposed project includes demolition of the existing house and garage. New construction proposed includes a new house, garage and an accessory dwelling unit located below the garage. The site has steep slopes on it. A variance has been granted to reduce the front yard setback and to increase the height of the structure due to the steep slopes. These were approved under VAR16-004 and VAR16-005. We are applying for a critical areas determination, building permit and ADU concurrently.

Four trees are proposed to be removed from the site. A tree report and assessment and a tree retention plan has been prepared by Thomas Quigley, and ISA certified arborist. A geotechnical report and statement of risk have been prepared by Dana Biggerstaff, a Senior Geotechnical Engineer with GeoResources. Civil engineering for the site includes a grading plan, drainage report and TESC have been prepared by Brandon Loucks, PE with Beyler Consulting. Structural Engineering for the building and anchoring into the hillside has been prepared by C. Christian Fynboe, PE. All of these consultant's documents are included in the permit submittals.

Sincerely,

James Guerrero, AIA