

Project Narrative

Helix Design Build – 6922 SE 33rd ST

4.29.22

The owner plans to demolish/remove an existing home and build a new single family residence. The design of this home will utilize a full basement to maximize livability on the site.

HEIGHT LIMIT

The site carries with it an additional height limit through a local covenant; which is 20' above the highest point on the property. This local height limit is more restrictive than the Mercer Island height limit, and as such will be the determining height limit.

TREES

A tree report has been provided. Per our per-app meeting, we are proposing to remove tree#1 based on the information obtained from the report, and per John Kenney's recommendation.

HAZARDOUS AREAS

The city's mapping layers show the site overlapping with erosion and potential landslide areas. It also shows a watercourse on the neighboring property to the west. We have included a Geotech and biologist report accordingly.

BASEMENT

We are utilizing the basement area exclusion to the maximum extent allowable. We have included a sheet specific to how those calculations were tabulated.

Thank you,



Matthew Mawer