



S T U R M A N
A R C H I T E C T S

Date: March 10, 2022

To: Rachel and Alex Baumgarten
9253 SE 59th Street
Mercer Island Wa 98040

From: Brad Sturman

Re: Knotz Residence Remodel & Addition
2818 W Lake Sammamish Parkway SE
Bellevue, WA 98008

Subject: City of Mercer Island Permit Correction dated 10-10-23
Permit # 2302-105

Rachel and Alex,

I am writing this letter to further explain the project from what you know today and to respond to your concerns about the design and geotechnical issues.

The Knotz property is 14,444 sf and gently slopes from west to east at a 15.2% gradient. The house is essentially one level with a daylight basement at the front south part of the property which houses an existing two-car garage and some internal living space. The project includes a 840 sf addition for a kitchen expansion and one bedroom / office with an adjacent bathroom. These added spaces are on the main level of the house with a walkout to an expanded deck a few feet above ground level. The remodeled and expanded 700 sf deck relates only to the main floor of the house, there are not upper decks as part of this project.

The lot is listed as having potential landslides and erosion hazards as many properties due to Mercer Island. I personally have been working on Mercer Island for over 35 years and have completed many projects on hazardous sites. On all these projects we engage in qualified geotechnical and structural engineers to test the soils and to design structures that respond to the hazardous site conditions. Mercer Island reviews and sifts through all of the document to ensure that it all meets the current code requirements.

On this project we dug 3 holes, about 3 feet deep, around the site and our Geotechnical Engineer went out and probed and analyzed the soil and used this information in his geotechnical report. This is a standard procedure for soils analysis. Once the data is developed and part of the Geotech report this information for soils capacity and other information goes to our structural engineer to design the foundation systems. All this work is to ensure we meet the code for basic structure and the hazardous site conditions. The City of Mercer Island has reviewed all our application information and has approved our design and details for construction.



The storm system will be upgraded as well. Due to the fact that the soils are not suitable for onsite infiltration we are installing a very expensive underground detention pipe system. The system will hold water underground in large pipes and slowly release it to the downhill city system off 59th street. The new addition will be on this system and will support your request to make sure there is no excessive or addition storm water going into the downhill slope adjacent to your property. This has also been approved by the City of Mercer Island and meets all building codes.

The new toilet will be tied into the existing sewer system on 59th street and will not impact your property.

The excavation of the crawlspace is located at the N-W portion of the property, and we are far enough from the neighbor to the West and very far from your property so this will not affect existing structures on adjacent properties. The deck expansion foundations are smaller pier footings which are easily excavated and do not affect the stability of the property.

There should be no privacy issues due to living space only on the main level including the expanded deck.

As with any construction projects, our General Contractor will work only during allowed working hours and will make efforts to clean the site and discard debris so not to impact your property. There will be no garbage or construction materials thrown away at the perimeter of the project property. The exported soil will go to an approved discard location. The contractor will make efforts to reduce dust during excavation. Most likely there will be some rain during this period so there will not be much dust. There will be a silt fence built around the construction area to protect the street and adjacent properties from excess mud or debris.

You mentioned an issue with a limb falling off a tree on the Knotz's property. I would be happy to get you in touch with the Knotz's, I am not sure why your letters were being returned by mail?

I believe the city would send you the full plan set and Geotech report if you requested it through their public information process. I would be happy to share the plans and reports directly if you would like to contact my office.

Let me know if you would like to talk in person, I would be happy to meet with you.

Sincerely,
Brad Sturman

Sturman Architects, Inc.