



NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

1421 34th Avenue, Suite 100, Seattle, WA 98122

P: 206.760.5550 | www.neimantaber.com

Proposed Project Summary

Pazarena Garage Addition + DADU

8430 SE 47th Place Mercer Island 98040

Project Summary

We are requesting a buffer reduction to a Type 2 Watercourse in order to accommodate the below additions to an existing detached, 2-car garage.

In the location of an existing concrete parking pad, a one-car garage addition along the northwest side of the existing 2-car garage is proposed. On the southwest side of the new and existing garages, a pool house addition containing a hot tub, sauna, exercise space, small bathroom and deck is proposed. A new second floor addition, containing a Detached Accessory Dwelling Unit is proposed for extended visits for family living overseas and spill-over space for the main house. An existing deck off the dining area of the house will be extended to the DADU, creating direct access between the two structures. Existing concrete walkways will be modified and site retaining walls added to accommodate new circulation paths at grade.

In attempt to stay outside of the watercourse buffer, we initially explored locating the garage/DADU expansion to the NE side of the existing garage. To achieve this, extensive grading would be required to modify and expand the concrete retaining wall along the driveway, the existing steps and walkway to the house would need to be demolished and relocated and the concrete driveway would need to be extended. In addition to these construction challenges and associated costs, the expansion in this location created an undesirable separation of less than 10' between the expansion and house which blocked views and natural light from the primary spaces within the house. Also, in conjunction with the garage expansion project, our client was initially interested in building an accessory structure for a swimming pool and accessory spaces. Upon a preliminary study of possible building locations and understanding of the construction challenges, our client decided on the proposed, more modest hot tub/sauna addition.

Since our initial Critical Area Determination submission in December of 2017, we have decided to relocate the stormwater detention pipe in order to remove it from within 50' watercourse buffer. In addition, this location reduces the amount of ground and street disturbance which would have required concrete and earth removal within the existing driveway and SE 47th Place. Also, in lieu of connecting to the 12" Storm Main in SE 47th Place, we will be running the discharge pipe underground across the site, daylighting before the watercourse buffer and surface placing it to discharge into the stream.