

Brenes' Residence - C.A.D. Application Narrative

PIN5315100392

05.22.2019

Living Shelter Architects

The scope of this project includes :

- **New addition in location of current garage/carport**
 - the demolition of an existing carport/entry/garage at the SE of the residence
 - and its replacement with a new two car garage/entry/as well as guest and master bedroom/bath above.
 - New 2'x2' conc. Paver entry walkway
- **Permitting of site work on the north slope of the property initiated in 2017 without a permit**
 - Permitting existing (unpermitted) upper rockery
 - Removal of existing (unpermitted) lower rockery
- **Bringing decks built without permit into hardscape compliance through**
 - Removal of existing decks and several gravel areas
 - Construction of C.I.P. concrete retaining walls to create level lawn areas where decking once stood
 - Rebuild a reduced section of deck, newly engineered, around the W,N, and E sides of house.
- **Repair of the North wing of the residence**
 - through addition of pin piles, level and stabilize the foundation
 - addition of posts and footings to support decks on north wing, replacing existing cantilevered beams

Timeline: In 2017 the Brenes' allowed their neighbors an easement through the north edge of their property for a stormwater conveyance pipe. The agreement (see "Easement Agreement for 74th") stated that the pipe would be buried below grade. The pipe was not permitted or constructed in that way. It remained on the surface of the ground. In response to advice, the Brenes stabilized the exposed steep north slope of their property, which had been cleared of vegetation by the construction of the pipe, by adding two rockeries, connecting drain pipes to their downspouts to direct towards the new stormwater outlet at the street, and they rebuilt their two decks.

The work on the decks and rockeries was not permitted prior to construction. A stop work order was issued and the project has been in limbo. Since that time the Brenes hired LSA and we've worked to put together a permissible solution. In December 2018, Living Shelter Architects met with City of Mercer Island for a pre-application meeting for Permit #1811-183 which included a reduced version of the scope of work listed above. During that meeting, the City made clear that the unpermitted work from 2017 would need to be permitted with this current application and that the deck extents would not be grandfathered and would need to

be permitted and brought into code compliance. The rockeries would also need to be permitted.

Our solution for the decks is to reduce their extent significantly, rebuild the smaller scope, and convert the difference into lawn, increasing the pervious surface area (reducing the Hardscape) on the property by ~1000sf. We would have liked to retain and permit the two rockeries on the north slope, but due to hardscape constraints, we have elected to remove the lower rockery adjacent to the neighbor's stormwater pipe and return that area to its natural slope. We intend to retain and are permitting the existing upper rockery. This should bring all aspects of the 2017 work into compliance by either removing them or permitting them, also bringing lot coverage and hardscape limits into compliance with MICC.

This Critical Area Determination is intended to confirm that our proposed work on the steep slope areas of the Brenes' property is allowed by City of Mercer Island. Subsequent approval will be followed by our submission of a Residential Building Permit Application for the work described above. This should resolve all outstanding items between the Brenes and the City. It is our hope that this will be a smooth process.