

July 16, 2019

H2D Architecture + Design
23020 Edmonds Way #211
Edmonds, WA 98020



architecture + design

Project Narrative
8452 N Mercer Way
Mercer Island, WA 98040

The Subject property is located at 8452 North Mercer Way, Mercer Island, WA 98040; King County Tax Assessor No. 5452600010. There is an existing single-family residence constructed in 1976. The site has the following known critical or sensitive areas: Type II Culvert Water Course, Potential Slide, Seismic, and Erosion Hazard. The site has the following easements: 4' wide sewer easement, 15' wide drainage easement, 5' utility easement, and buffer for Type II Culvert Water Course. A survey has been completed and is included in the plan set submitted to the City.

The proposed project includes demolition of portions of the existing walls at the main and upper floor and various interior walls, interior remodel of the existing spaces on all three floors, window/door replacement throughout, siding replacement, roof modification in various locations, and conversion of portion of roof to roof deck and a 63SF addition at the Southeast corner.

Lower floor:

- Interior remodel
- Window and door replacement
- Addition at SE corner
- Square off existing south interior staircase with small corner addition.

Main floor:

- Add addition over existing main floor deck
- Enclose the existing porch at the south bedroom/office
- Enclose a portion of the existing front porch
- Build a new stair from the main floor deck to the ground
- Interior remodel
- Window and door replacement
- Demo bump out for fireplace
- Addition at SE corner

Upper floor:

- Interior remodel
- Rebuild roof over living room most of which will become a roof deck.
- Rebuild deck and roof over kitchen/dining area, part of which will become a roof deck.
- Window and door replacement
- Addition at SE corner

Roof plan:

- Existing roof is currently 2'-8 1/2" over the height limit.
- Replace non-conforming roof with new shed roof over upper floor to be within current height limit restriction.

We are proposing a revision to the existing GIS Mapping of a Type II Watercourse (50ft buffer) to be identified as Culvert/Piped Watercourse (25ft buffer) per the attached Critical Areas Study. This revision would place all proposed ground disturbance outside of the Critical Area Buffer. The proposed work brings height limit non-conformities into compliance and also the existing hardscape and impervious surface non-conformities will be brought into compliance. All work outlined above is to be completed in one phase.