



May 18, 2020

Project Narrative - Critical Area Review I

Project #1905-074
Nader Residence
5472 West Mercer Way
Mercer Island, WA 98040

The following narrative will provide a synopsis of events following a fire May 6th on the property at 5472 W. Mercer Way.

Charles Griffes, Structural Engineer, was called to the property at 5472 W. Mercer Way in early May of 2019 to inspect the fire damage to an existing carport, water well and mechanical shed. His report dated May 9th relays extensive damage, which he described as unsafe. He recommended that the carport be removed.

Peter Davis Builders applied for a permit to remove the carport and pump house from the property (Permit Application #1905-074).

During this time period, inspection found that burned trees were a safety hazard and should be removed.

Gareth Reese, Senior Building Plans Examiner for the City of Mercer Island, visited the property and followed up with a letter dated May 31, 2019, addressed to Peter Davis Builders. This letter requests that the garage be rebuilt in accordance with MICC 19.02.020(G)(2) with specific reference to the provision for two covered parking spaces.

Patricia Brennan Architects was hired to assist with plans for the replacement of the garage and pump house and began to investigate and to determine the most efficient way to replace the existing carport. Rebuilding the carport closer to the house and attaching it to the existing structure would make access to the home easier, but required moving the carport to the North. This would free up driveway access for the tenants living in the cottage behind.

Rebuilding the carport adjacent to the house was well-received by the City of Mercer Island. In discussions it was requested that a survey be prepared to confirm the existing location of the house on the property and topographical information around the area of the garage reconstruction.

It was noted in early meetings that the City of Mercer Island Maps "shows a type Ns watercourse running through the property near the house" which would need to be verified.

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The Watershed Company was hired and prepared a "Wetland & Stream Delineation Report" dated December 12, 2019. This report confirms that although a watercourse runs through the property to the north, a stream does not exist on site.

In discussions with Andrew Leon (Land Use Reviewer) he noted that any construction clearances from an existing watercourse in the vicinity must conform to the code that was in effect at the time of the fire.

Preliminary discussions with the City of Mercer Island to determine the most efficient way to run a waterline to the house have been initiated. We have been provided with guidelines for how to apply for and install a water line to replace the well and are in the process of applying for Water Service.

In discussions during an informal meeting with Andrew Leon and Gareth Reece in early February it was suggested that PBA should submit a progress set of drawings so that the City of Mercer Island could review and provide a formal request for further information and clarification.

PBA Submitted CAD documents and forms on March 5, 2020.

Results of early submittal were as follows:

Andrew Leon requested that we apply for Critical Areas Review which requires an arborist report, development plan set and critical area study.

An Application for Water Services will be applied for once an Easement Agreement is obtained.

Preliminary feedback from Gareth Reece is that the structural and ordinance review will be done when the structural layout is submitted. Structural design should be completed in May.