

October 26, 2020

Subramanian / Ramaiyah Residence  
7466 East Mercer Way

## Critical Areas 2

### Narrative

#### *Site Description*

The project site is located at 7466 East Mercer Wa, K.C Parcel #257950-0136. The site contains 10,150SF based on the survey prepared by Terrain dated April 4<sup>th</sup>, 2020. The site is accessed by a steep drive (+-13%) from West Mercer Way, providing access to the Owner's site and two additional waterfront homes.

Currently located on the site is a one- story house over a daylight basement and a second, separate (2) car garage building that is also a daylight basement with a large deck on the roof. The house and garage were constructed in 1951 per King County records. Please see the attached survey.

The Owner plans to demolish the existing residence & garage, and build a new ±4,000SF home and garage.

#### *Critical Areas Evaluation*

The City maps show that the site has a "piped watercourse" that runs across the corner of the site and asked that the water course be field-verified by a qualified professional. The Watershed Company visited the site and confirmed that the pipe was a "piped water course. Included in this submittal is their evaluation. They expressed the concern that daylighting the water course, which runs under the drip line of a very Large Redwood tree which is located on the parcel directly south of the owners parcel, would require the removal of the tree and would result in an unnecessary risk of environmental damage due to the loss of habitat. Based on the environmental damage they are recommending that the piped water course remain as a piped watercourse with a 10' setback, as allowed by city code.

Also included is a follow letter from Ages Engineers expressing their concern of site erosion and instability if the water course were to be day lighted as the water course runs across a sloped area west of the existing house.

We are submitting for Critical Areas 2 review to establish the required setback from the piped watercourse so that planning for the new residence can move forward.



***Proposed New Home***

The proposed new home would be a single two-story building with a daylight basement. The new residence would be moved to the east away from the slope on the west to allow for a flat rear yard and better views down the lake.

The daylight basement will contain a 3-car garage, a mudroom, exercise room, guest room with bath and mechanical room.

The main level would contain the entry, great room, dining room, kitchen, pantry, laundry room, office and powder room. There would also be a large deck that will be built over a portion of the garage. There will also be access to the new backyard.

The upper level would contain the master bedroom, with bath and walk in closet, and 2 additional bedrooms with a shared bath. One bedroom would have a small sleeping loft located above the second bath.

See the attached preliminary drawings showing the existing site, and a very schematic site plan, floorplans, exterior elevations and site sections to better illustrate what is proposed.

We would appreciate answers to the above questions before we proceed further with this project. Please review the plans and feel free to comment on any other issues you see that might affect our proposed design.

