

Project Narrative – Critical Area Review 2

Houtchens Residence

9-29-22

We are proposing to remove all existing structures (which includes a main house, lake-front casita, and care-taker's cottage) and construct a new single-family residence and pool.

Pre-Application Meeting

This requirement was recently waived

Gross Floor Area

With a maximum allowable Gross Floor Area of 12,000 SF and a proposed GFA of 7,992 SF we are well under the site's limit. Also, we will not be utilizing the basement area exclusion because it won't be necessary to do so.

Lot Coverage

With a maximum allowable Lot Coverage of 22,387 SF and a proposed Lot Coverage of 13,210 SF we are well under the site's limit.

Hardscape

With a maximum allowable Hardscape (9%: 5,037 + unused Lot Coverage: 9,267 SF) of 14,304 SF and a proposed Hardscape of 1,577 SF we are well under the site's limit.

Trees

Our extensive arborist's report (Watershed) along with early/pre-design discussions with the city arborist (John Kenney) have allowed us to determine what the maximum feasible width of the home should be on this site to limit impact to existing trees while also maximizing the owner's enjoyment of the waterfront. Our proposed home design does not exceed that agreed upon width limit. In addition, we are utilizing an 'L' shaped footing detail in areas that are most closely located to the trees to minimize excavation in those spots. This largely occurs along the furthest east and west perimeter walls of the home.

Critical Areas

Mapping portal shows site may be within Landslide Hazard area. Per soils report (PanGeo) we will be utilizing foundation pin-piles. There are no steep slopes on site, nor are we requesting any buffer area averaging from a watercourse.

Critical Areas Mitigation Bond Quantity Worksheet

We are not submitting this worksheet currently, as we don't believe there is any need for specialized landscaping requirements (outside of standard landscaping associated with new home construction). As a high-end new construction waterfront home, we of course intend to install final landscaping which would provide cover for any areas of disturbance during construction.

Drainage

There is an existing 10' sewer easement with an adjacent 2' storm easement that traverses the site diagonally between the proposed house and the waterfront. There have been preliminary discussions with the city's civil engineer (Ruji Ding) to determine our best course of action, which we have followed - see civil design.

Survey

A full survey has been included.

Thank you,



Matthew Mawer