

February 13, 2023

Attn: Grace Manahan, Assistant Planner
City of Mercer Island
9611 36th Street
Mercer Island, WA 98040



architecture + design

Re: Permit #2212-162
Rader SFR Addition and Remodel
7310 86th Ave SE
Critical Area Review 2 Application – Project Narrative

Project Narrative:

This project consists of a non-phased interior remodel and addition of an existing two-story single-family residence located at 7310 86th Ave. SE. A 400 sf sports court is proposed to be added to the backyard area.

Additions on all floors provide a net gain of 708.18 sf of gross floor area, increasing the total GFA of the residence from 4,056.07 sf to 4,764.25 sf. Maximum allowed GFA for this lot is 5,296.0 sf, or 40% of the lot area. The main floor addition consists of a living space addition and covered outdoor patio addition to the east, and an expansion of the entry area to the west. The upper floor addition consists of a bump out of bedroom area to the west over the existing garage.

The additions and other changes to the lot coverage of this property provide a net gain of 824.4 sf, increasing the total lot coverage from 4,129.6 sf to 4,954.0 sf. Maximum allowed lot coverage for this lot is 5,296.0 sf, or 40% of the lot area.

The total existing hardscape area on this property is 1,400 sf, which exceeds the maximum allowed of 1,191.6 sf, or 9% of the lot area. However, even with the proposed sports court, development plans for this project will result in a net loss of hardscape area of 266.4 sf, decreasing the total hardscape area to 925.2 sf.

The net increase in impervious surfaces for this property will be 392.2 sf (< 500 sf), and the total new plus replaced hard surface area will be 1,500.4 sf (<2,000 sf). Therefore, a drainage plan and drainage report is not required for this project.

Additional development scope for this project includes: new over-framed dormers at upper roof (not to exceed height of existing highest ridge), new roofing finish, new exterior siding, remodeling of the existing interior spaces on both floors, new windows to replace existing throughout the residence, and new/updated HVAC systems.

Three trees on this property will need to be removed due to proposed development; all three are non-exceptional and have a DBH of 6" or less. Per MICC 19.10.070, three replacement trees are required and proposed on the property. Proposed locations are schematic and will be verified by a city or private qualified arborist prior to planting.