

Project Narrative

Baidwan Residence – 3777 79th Ave SE

3.29.24

The owner recently experienced a significant fire event in her home that contained an existing legal non-conformity regarding side yard setback. She'd like to repair, renovate and add-on to her home while utilizing the 60/40 rule to maintain her legal non-conformity. The renovated home will also now include a lower level ADU.

LEGAL NON-CONFORMITY

As mentioned above, there is a legal non-conformity regarding the side yard setback. Our proposed design will adhere to the 60/40 rule and not increase the legal non-conformity in any way. We have included a sheet in the plan set that illustrates our intent to structurally alter no more than 40% of perimeter walls with this design.

TREES

No trees will be removed or impacted with this project. All improvements will be safely located outside of tree drip lines and tree protection fencing will be shown on the site plan. As such, we don't believe an arborist will be required for this project.

HAZARDOUS AREAS / GEOTECH

There are steep slopes at the rear of the property. Our proposed addition will be located within the 25' offset from the top of the slope. The steep slope area has been located/defined on the survey. Because we are proposing improvements within the buffer area, we have included a Geotech report.

GROSS FLOOR AREA / LOT COVERAGE

We will be utilizing the basement area exclusion and have some areas on the main level with a ceiling height between 12'-16' in height. As such, they will factor in the calculation of the overall GFA. Our design is maximizing the site's allowable lot coverage limits.

CIVIL

We are planning a full replacement of the roof structure. Most of the new roof area will be supported by existing walls, but some will be supported by new walls on new foundation. For any roof area where one side is supported by existing walls and the other side is supported by new walls over new foundation, that roof area will count at 50%. We have included a sheet illustrating countable roof area. Our method in determining which area of roof is countable was vetted/confirmed via an email thread with Ruji. As we are under the 2,000 SF limit, we believe this project does not require a civil review or a civil engineer.

Thank you,



Matthew Mawer