



Date: June 25, 2024

To: City of Mercer Island
Community Planning & Development

From: John Magcawas – Sturman Architects
Brad Sturman – Sturman Architects

Re: Rawson Remodel
8413 SE 82nd St
Mercer Island, WA 98040
Permit # 2402-212

Subj.: SEASONAL DEVELOPMENT LIMITATION WAIVER REQUEST

This letter is being submitted as part of a Seasonal Development Limitation Waiver Request package. This is a remodel and addition to an existing single family house under permit number 2402-212.

The lot is currently built on mature landscaping with large trees to the East and West property lines and has an average lot slope of 19.9%. The majority of the trees will remain, with the exception of the ones stated in the Arborist Report due to them being impacted by the excavation for the new additions.

The lot is currently built on several hazardous zones which include potential slide, seismic, erosion, and steep slope. The GeoTechnical engineer has reviewed the site and their conclusions are reported in the provided geotechnical report. This report addresses the hazards and notes that the additions are located outside of the steep slope area and buffer.

The drawings provided with this application include a site plan, excavation plan, tree plan, and erosion control plan. Much of the excavation will occur on the western side of the existing structure, and just north of the steep slope buffer. This excavation zone will be surrounded by a silt fence and any trees in the area will be protected by fencing as detailed in the tree plan.



The following is the expected construction schedule pending final permit issuance:

Construction Schedule:

Week of Oct 1, 2024: Pre-con meeting with the city; tree protection installed; silt fence installed; tree removal.

Week of Oct 7, 2024: Begin Excavation

Week of Oct 14, 2024: Continue excavation.

Week of Oct 21, 2024: Start foundation work-footings

Week of Oct 28, 2024: Continue foundation work-walls

Week of Nov 4, 2024: Finish foundation work – walls; under floor plumbing.

Week of Nov 12, 2024: Concrete slabs; waterproof foundations; footing drains; downspout drains.

Week of Nov 18, 2024: Begin backfill footings are restore any disturbed soils.

Week of Nov 25, 2024: Begin wood framing, finalize backfill and restore disturbed soils.

Excavation and backfill complete at this point until after April 1, 2025, for final grading and landscaping.

Sincerely,

John Magcawas, Sturman Architects

Brad Sturman, Sturman Architects