

# PacificHomeworks

ARCHITECTURE - LANDSCAPE DESIGN - LAND USE PLANNING - PROJECT MANAGEMENT

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## "NEW NAFCY WATERFRONT RESIDENCE"

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### COVER LETTER FOR IMPERVIOUS AREA DEVIATION:

THE SUBJECT PROPERTY IS SLOPING AT APPROXIMATELY 32% EAST TO WEST AND IS ACCESSED BY A SHARED DRIVEWAY ON AN ACCESS EASEMENT SO THAT TWO ADJACENT PARCELS CREATE A MINIMUM AMOUNT OF DRIVEWAY IMPERVIOUS AREA BY SHARING. UNFORTUNATELY THE NAFCY PROPERTY IS DOWN THE SLOPING DRIVEWAY WITH A MINIMUM AREA TO SAFELY TURN AROUND AT THE BOTTOM FOR EMERGENCY VEHICLES, RESIDENTS, OR GUESTS. THEREFORE THE AREA OF THE EXISTING CONCRETE TURN AROUND IS BEING ENLARGED TO A MINIMUM PRACTICAL SIZE OF 40 FT DIAMETER, ADDING NEW IMPERVIOUS AREA.

THE EXISTING TWO STORY RESIDENCE HAS A NARROW AND LONG RECTANGULAR FOOTPRINT SO IT DOES NOT EXTEND TOO FAR DOWN THE SLOPE INTO EXISTING SLOPING GRADE TOPOGRAPHY. THE NEW RESIDENCE CONSTRUCTION WILL UTILIZE PART OF THE AREA OF THE EXISTING TURN AROUND AND MOST OF THE AREAS OF THE EXISTING FOUNDATION CAN BE REUSED TO MINIMIZE DEMOLITION, CUT AND FILL, AND GRADING ON THE SLOPE. DOWNSLOPE EXTERIOR DECKS ARE SUPPORTED ON TWO CONCRETE PIERS TO MINIMIZE SOIL DISTURBANCE AND RESPECT EXISTING SLOPES. SEVERAL EXISTING FOUNDATION WALLS WILL BECOME NEW RETAINING

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WALLS TO MAINTAIN NATURAL SLOPES SURROUNDING THE HOUSE FOOTPRINT. THE NEW EXTERIOR DECKS WILL BE COVERED BY ROOFS WHICH WILL UNFORTUNATELY ADD TO IMPERVIOUS AREA , THEREBY CAUSING THE NEED FOR A DEVIATION REQUEST. HOWEVER , PATIOS AS AN ALTERNATIVE ARE DIFFICULT TO CONSTRUCT ON A SLOPING LOT AND THEY WOULD CREATE SURFACE RUN-OFF ONTO THE SLOPE. THE COVERED DECK ROOFS CAN COLLECT THE RAIN RUN-OFF AND DIRECT IT INTO A SUB-SURFACE DRAINAGE SYSTEM OF NEW TIGHTLINES FOR BETTER SITE WATER MANAGEMENT.

ALL OF THESE INDIVIDUAL PREFERRED PRACTICES RESULT IN AN OVERALL SYSTEM THAT MINIMIZES ADVERSE IMPACTS TO THE SLOPED AREAS OF THE LOT TOPOGRAPHY.