

# GOLDEN HOME DESIGN SERVICES

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August 15th, 2024

City of Mercer Island, Community Development

Attn: Tony Newton,

Land Use planner

9611 SE 36th Street

Mercer Island, WA 98040

Re: Critical Areas-1- narrative

Erik and Kathryn Spring Residence addition/alteration Proposal

4740 West Mercer Way

Mercer Island, WA. 98040

Permit application #: **2408-230**: Addition-Alteration to an existing single-family residence.

Dear Tony.

Below you will find the required narrative information pertaining to the requirements for The City of Mercer Island critical areas-1 code parameters for this project. The previous associate project was **building permit 2212-080**. This is a much-downsized replacement to that. The previous critical areas application number is **CAO23-002**.

## Project Narrative:

- Thank you for your project, Intake screening review comments, received 8-28-2024.

The R-15 zoned single-family lot of 16,710 square feet, sits on the east side of West Mercer Way, with the primary entry facing west. The property includes a two-story single-family residence of 2,505 sq. ft., with an attached, lower floor garage of 542 sq. ft. The lot has municipal water and sewer access-supply and is non septic. The property is surrounded by mature trees with a well-landscaped 6-12 ft. up-slope to the north and east and 4-6 ft. SW slope down to the main road. The home sits on modified slope of 0-4 ft and is a tri-level design. A large paver patio abuts the toe of the slope to the east and spans between there and the house for most of the east façade. Expansive lawn and plantings occupy most of the flat, south yard. Plantings and a 2-way impervious concrete driveway, as well as concrete walk paths occupy the west and NW access points. The property is accessed from West Mercer Way, with an in and out paved driveway access off that street.

The proposal is to modify the existing main floor living and kitchen areas, over the existing crawl space foundation, approximating 967 sq. feet total, when adding appx. 54 sq. ft. to the plate. 732 sq. ft. of new construction would be added over the modified level, creating a quad-level plan. Along with the addition, the existing spaces to the north, including a portion of the garage, would be modified for efficient and open updated areas.

The existing paver patio on the east, will be reduced to accommodate required landscape area. This will aid in an overall minimal impervious area addition approximating 37% of the lot area. Additionally, the main entry path and existing driveway will not be affected by the project.

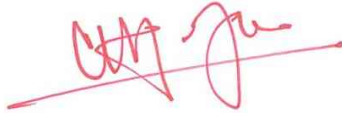
The proposed building height is 23'-9", as measured from average level grade.

Lot coverage of the revised property will be appx 26%. With revised impervious lot coverage at just over 37%, the planned addition will raise the lot coverage only 85 sq. ft.

No trees are planned to be removed for this project.

Thank you for your time reviewing this project. Please advise if you have any further questions related to the critical areas or the overall project.

Sincerely,

A handwritten signature in red ink, appearing to be 'Chris Golden', written over a horizontal line.

Chris Golden, Owner  
Golden Home Design Services  
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206-6798-9757