

Project Narrative – Florence Addition

This proposed development at 8818 SE 62nd Street is comprised of the removal of an existing covered entryway and infilling the space in between the existing single-family residence and the existing garage with a single-story addition including a stair up to a new second story over-framed above the existing garage. Also, included is a new covered entry that extends over what is existing walkway/driveway.

There is potential seismic hazard area mapped on Mercer Island GIS along the eastern edge of the site and extending under the eastern half of the existing garage. Besides the wind speed factor of 1.3, no other critical areas and associated buffers are known to overlay this property address. A geotechnical report has been prepared following the digging of 2 test pits to confirm the soil characteristics present. See page 3 of the included geotechnical report for a Critical Area Study statement of risk and seismic considerations. The report states the proposed development will not be subjected to seismic liquefaction and should not be considered a Geologic Hazard Area/Seismic Hazard Area. The site is suitable for development following the included recommended seismic considerations.

This submittal includes the same development plan set uploaded for the building permit application which includes a concurrent review request. All items identified on the CAR2 submittal checklist have been provided except for item 9 Disclosure and Notice on Title. Please confirm this is required if no potential liquefaction was found on site. The project team confirmed with city staff this can be submitted under a correction round and if required would be needed prior to issuance of approved building permit.

Thank you for your time in advance. Please direct all questions or concerns to First Lamp Architects via the contact below.

Best Regards,

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