

Project Narrative
Mercer Island Project # 2401-172
8109 71st St., Mercer Island, WA 98040



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November 21, 2024

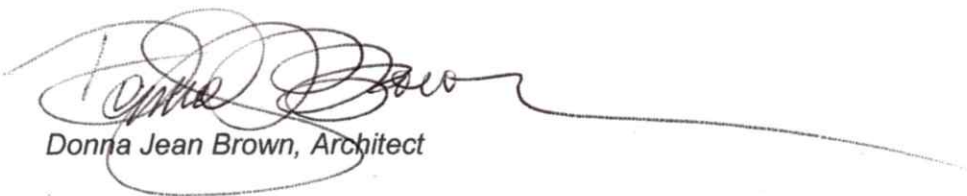
SITE AND PROJECT DESCRIPTION

The project site is located at 8109 Southwest 71st Street on Mercer Island, Washington surrounded by single-family residences. The site has a lawn, landscaping and a driveway in the front yard with an older one-story single-family residence and attached two-car garage in the middle, a pool, hot tub, concrete patio and sloping planted area in the backyard. A more technical description of the site and house is included in the Geotechnical Report.

The existing house is undersized for the neighborhood and due to having a pool on site, has limited site impervious area allowance for expansion of living space. Some impervious paving will be removed to meet zoning limits. The proposed remodel design expands the first-floor entry, main living room and garage. A new second floor addition is proposed over the north portion of the house which allows us to construct the new foundations requiring pin piles on the front section of the house and minimize construction disturbance to the existing house interior.

Mercer Island GIS mapping shows potential landslide and seismic hazard areas in the SE corner across the site, due to this condition, geotechnical studies were made to determine the appropriate structural design for the proposed remodel. It was determined that a Critical Area Review 2 was required as part of the permit process. Documents required for this review have been submitted for intake.

It is our hope that all the reviews can be completed in time to build in the upcoming dry season of Spring-Summer 2025.



Donna Jean Brown, Architect



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