



Date: November 20, 2025
To: City of Mercer Island
Community Planning & Development

From: Brad Sturman
Sturman Architects
9 103rd Ave Suite 203, Bellevue WA 98004

Re: Parikh Residence
2816 68th Ave SE
Mercer Island, WA 98040

Critical Area 2 Review Narrative:

Project Scope of Work:

The proposed project is a remodel and addition to an existing single story house plus a daylight basement. The lot is mapped as containing potential slide, steep slope, seismic, and erosion hazards per Mercer Island GIS and the survey shows large areas of the existing lot are steep slope with a level platform where the existing house is located.

A Geotech report from Geotech Consultants was commissioned and is uploaded with our submittal. Infiltration is mapped as infeasible but there is a city stormwater line in 68th Ave SE.

The house is accessed by an existing driveway which will remain. The driveway takes access from 68th Ave SE and heads uphill north of the lot, across a small portion of the neighbor's lot and continues up the width of this lot as a cut and fill driveway with a rockery on the uphill side before switching back and opening into a flat parking area in front of the existing garage.

The existing driveway will remain as-is with some small reductions at the new entry sequence for additional landscaping. The function of the existing rockery between the driveway and house will be replaced by an engineered augercast pile shoring well which will be installed with a minimum of disturbance to the existing rockery.

The scope of work for this project is a significant remodel of the existing house with some expansions to the main and lower floor as well as a new upper floor. All main floor and upper floor expansion is located above existing house or cantilevered out over existing house in order to keep development out of the steep slope.

The existing lower floor footprint will remain mostly as is with a couple small expansions of footprint. There will be a small expansion of the existing garage with a new slab and footing on existing driveway area. and new exterior wall as well as a new bedroom expanded under the new main floor to create a new bedroom. The existing stair will be removed and become storage and a bedroom closet. The north portion of the lower floor will be reconfigured internally to create a bedroom suite and a new stair which will run up all three floors. There will also be a hydraulic residential elevator traveling all three floors. Three isolated post footings will be located between the existing rockery and house on the NW side of the house to support additions above, carefully located out of the existing rockery and/or steep



slope area. These new concrete foundations will have 2" diameter driven pin piles per structural for stability. The west portion of the existing lower floor is already on 2" pin piles per previous permitted work in 2004.

The main floor footprint will be expanded south over the existing and expanded garage and then cantilever over the new garage addition. This area currently hosts an exterior impervious deck which will be removed except a small portion at the entry. A new kitchen and two pantry spaces will be in the new addition. The existing masonry fireplace will be removed and the roof over the whole living/dining/great room west of the existing ridge will be removed and replaced with a new 2:12 sloped roof. The existing roof will remain east of the ridge as it is nonconforming and located in the rear yard setback. North of the former fireplace the guest suite wall will be cantilevered out over the existing lower floor and then a new impervious deck will run out to new posts at grid line H. On the north side the stair and elevator will continue up.

The upper floor will be entirely new and will be a primary suite and closets. This floor will be cantilevered slightly over the main floor north and west walls. The new stair and upper floor are located entirely outside of the side and rear yard setbacks and thus new stair has some padding between the existing exterior wall and the new stair wall on the main and lower floors so we will infill with bookshelves wrapping around the stair.

Exterior hardscape changes are a new entry sequence at the SE corner of the house, an expansion of the existing pervious wood deck on the west side of the house and a new landscaping area at the SE corner of the lot replacing a portion of the existing driveway and intending to screen the existing shed to remain off the property.

No tree removal is proposed as part of this project, all existing trees on site will remain.

The north and west sides of the existing house are non-conforming with respect to the side and rear yard setbacks. We are not proposing any new square footage in the setbacks or increase of non-conformity and we have verified that we are altering less than 40% of the existing exterior walls per 19.01.050.D.b

A shoring wall is proposed to replace an existing rockery. Design of said augercast soldier pile shoring wall w/ wood lagging and shotcrete cover by Swenson Say Faget is included with this submittal.

Construction and grading will not be phased and is anticipated to take place outside of the wet season depending on exact permit issuance timeline. In the event this changes a season development waiver will be applied for as necessary. Very little ground disturbance is proposed so pouring two additions and several post footings and grade beams will be easily accomplished outside of the wet season.

Sincerely,
Brad Sturman
Sturman Architects, Inc.