



S T U R M A N
A R C H I T E C T S

Date: July 31, 2025
To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects

Re: RKK Construction Residence
4115 78th Ave SE
Mercer Island, WA 98040
Parcel ID 362350-0210

Subj.: ADU Project Narrative

In conjunction with a Building Permit application, an ADU application is being submitted.

The ADU will be in the lower level of a new two-story single-family residence over basement with attached two-car garage. The ADU will be constructed simultaneously with the proposed residence.

The project site is a vacant undeveloped lot. Access to the main house will be off 78th Ave SE. The new ADU will be in the lower floor of the proposed residence at the southeast half of the lower level. A separate entrance to the ADU will be at the southeast elevation of the house and accessed via concrete steps to the lower level. The entrance to the primary residence will be on the northeast elevation of the residence.

The primary residence will be a two-story house with 4,718 square feet of heated space, including the ADU, with an attached 608 square foot two-car garage.

The ADU will be 597 square feet and will consist of a living area with a kitchenette, a separate bedroom, and bathroom. Additional access to the primary residence will be provided via lockable door in the living area.

All partition walls and ceiling-floor assemblies separating the ADU from the primary residence will be fire-rated in accordance with 2021 IBC. The ADU will have a mini-split HVAC system separate from the primary residence with its own temperature controls.

We are requesting a concurrent review with our Building Permit and Critical Area 2 reviews.

Sincerely,
Kati Eitzman, Sturman Architects
Brad Sturman, Sturman Architects