

10/28/24

ADU PROJECT NARRATIVE

4204 85th AVE SE

MERCER ISLAND WA. 98040.

- THIS PROPOSAL IS TO REVISE AN EXISTING BASEMENT WITHIN AN EXISTING SINGLE FAMILY RESIDENCE, INTO AN "ADU". OWNER OCCUPANCY IS REQUIRED ON SITE.
- THIS EXIST LOWER LEVEL IS 893 SF. FOR THE DESIGNATED "ADU." A PROPOSED TIGHT FITTING SOLID CORE DOOR IS LOCATED AT THE EXISTING STAIR LANDING. FROM THIS LANDING, ACCESS EXISTS TO THE MECHANICAL ROOM FOR THE ENTIRE RESIDENCE, AND ACCESS TO THE "ADU."
- A NEW ENTRANCE FROM THE EXTERIOR IS PROPOSED AT THE EXIST. COVERED PATIO, WITH A NEW HALL TO THE GREAT ROOM. A NEW KITCHEN AREA IS PROPOSED IN THE GREAT ROOM. THE "ADU" WILL HAVE 2 BEDROOMS AND A BATHROOM WITH A STACKED WASHER/DRYER. SMOKE AND CARBON MONOXIDE DETECTORS ARE PROPOSED (IF NOT ALREADY EXISTING).
- THE EXIST. ELECTRICAL PANEL WILL BE REVISED IN SUCH A WAY TO BE ACCESSIBLE TO THE UPPER LEVEL WITHOUT ENTERING THE "ADU."
- EXIST. GARAGE AND DRIVEWAY PROVIDE THE NEEDED PARKING REQUIREMENTS.