



Date: January 20, 2026

To: City of Mercer Island
Community Planning & Development

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

Re: New Residence
4115 78th Ave SE
Mercer Island, WA 98040
Parcel #362350-0210

Subj.: SEASONAL DEVELOPMENT LIMITATION WAIVER REQUEST

This letter is being submitted as part of a Seasonal Development Limitation Waiver Request package.

The project site is a 9,930 square foot undeveloped lot located in an established residential neighborhood. The lot has a slope of approximately 17.9% and is allowed 35% Lot Coverage. The lot is populated with many trees and typical undergrowth.

A new two-story single-family residence with an attached two-car garage is being proposed. The house will have a full basement with an ADU located in the southeastern half. The house will have 4,718 square feet of heated space and 608 square feet of unheated garage. The basement will be built using traditional concrete foundation walls and footings.

As part of the Building Permit application, 9 of 14 regulated trees are being requested for removal, maintaining 30% of the existing trees on the site. Two of the removed trees are classified as Exceptional due to either size or code but have been determined as non-viable by the project arborist. These two trees are in the center of the building site and the proposed house plan, and would prevent the construction of the guaranteed 85% of the GFA allowed for this lot. An additional 7 non-regulated trees and 1 Right-of-Way tree will be removed.

This lot is mapped on the Mercer Island GIS as having geologically critical areas: Potential Landslide Risk, Erosion Hazard and Seismic Hazard. A qualified geotechnical engineer has done a site study with borings and slope stability analyses, and determined that, based on their site observations and subsurface studies, these risks will not pose a problem to the proposed residence, and vice versa.



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

The application drawing set including civil drawings has been reviewed by the project geotechnical engineer, Stephen Avril of Earth Solutions NW, LLC. Mr. Avril has found appropriate temporary erosion control measures and emergency procedures indicated. His letter has been submitted as part of this package. Mr. Avril will monitor the project periodically as excavation and foundation work occurs.

The following is the expected construction schedule pending final permit issuance:

Construction Schedule:

Week 1: Pre-con meeting with the city; tree protection installed; silt fence installed; tree removal.

Week 2: Tree removal, corners staked.

Week 3: Begin excavation.

Week 4: Continue excavation.

Week 5: Start foundation work -footings.

Week 6: Continue foundation work -walls.

Week 7: Finish foundation work -walls; under-floor plumbing.

Week 8: Concrete slabs; waterproof foundation; footing drains; downspout drains.

Week 9: Partial backfill of house; begin storm tank work.

Week 10: Continue storm tank work.

Week 11: Backfill storm work; sewer and water connections.

Week 12: Finish storm connection.

Week 13: Begin wood framing.

Sincerely,

Kati Eitzman, Sturman Architects
Brad Sturman, Sturman Architects