



SALT STUDIO

## Project/ADU Narrative

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**Project APN**            **1300301360**  
**Project Address**    **3413 72<sup>nd</sup> Pl. SE Mercer Island WA 98040**  
**Date**                    **June 14, 2024**

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### **NARRATIVE**

The proposed scope of work consists of demolition/reconstruction of the existing garage and addition/interior remodel to an existing single-family residence constructed in 1959. The existing structure is single story with daylight basement. The existing garage is in poor condition with significant rot and repair is not feasible. The existing garage will be replaced with the same footprint as existing. There will be a 244 SF main level addition to contain a family room and office, and a 402 SF upper level addition to contain a bedroom and bath. A portion of the existing basement will become an attached ADU. The existing deck is in poor condition with significant rot and will be replaced with a new deck and steps to grade.

- The AADU (attached accessory dwelling unit) will meet the requirements outlined in 19.02.030. This will provide property owners with the opportunity to have parents/grandparents live in close proximity and will also provide opportunity to utilize the AADU for future rental income. Either the principal dwelling unit or the AADU will be occupied as outlined in 19.02.030.B.1.
- The square footage of the AADU is 686 sf.