



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

July 20, 2023

From: Kate Kennedy-Hubler
Medici Architects
(425) 453-9298 x 125
kate@mediciarchitects.com

To: City of Lynnwood

RE: ADU Project Narrative
Project Name: Lynnwood House 2
Project Address: 3515 169th Ave SW

To Whom it May Concern,

Please see the following itemized narrative describing our proposed Accessory Dwelling Unit to be a part of our new construction Single Family Residence.

Lot Description

Parcel assessor's #: 00372700100703

Zoning: RS-8

Lot size: 9,831 SF = 0.225 acres

Legal description: SECTION 10 TOWNSHIP 27 RANGE 04 QUARTER NE ALDERWOOD MANOR 2
BLK 001 D-03-LOT 1 CITY OF LYN SP 2006STP0007 REC AFN 200611145002 LESS
RD R/W TO CITY OF LYN PER WD REC AFN 201709200299

Proposed Areas

Single Family Residence: 3,750.47 SF

Accessory Dwelling Unit: 617.71 SF

Covered exterior element of ADU: 27.92 SF

$3750.47 \times .40 = 1,500.19$ SF

Max area of ADU = 800

Development Standards for Interior Lot

Maximums:

Max. FAR: N/A

Max. Lot coverage: 35% (3,440.85 SF) Proposed: 3,109.91 SF

Max. Height: 35' above ABE Proposed: 134.60'

Setbacks:

Required front: Min. 25' Provided: 25'

Required side: Min. 5'/10' Provided: 5'/10'

Required rear: Min. 15' Provided: 15'

Parking spaces:

Single Family Residence: 2 Required Provided: 2

Accessory Dwelling Unit: 1 Required Provided: 1

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11711 SE 8th Street Suite 100 Bellevue WA 98005 (425) 453-9298
200 West River Street Suite 301 Ketchum ID 83340 (208) 726-0194



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The proposed Accessory Dwelling Unit is designed to have a similar appearance to the Single-Family Residence through its incorporation within the principal structure of the proposed SFR. The majority of the ADU is situated under the second floor living space of the SFR. The portions of the ADU not covered by the primary residence have a roof pitch that is a continuation of the roof over the covered deck of the SFR.

Additionally, the same exterior elements such as window and door style as well as finish material selection are used for the ADU. This combined with the placement of the ADU gives the outward appearance of there being only one single family structure on site.

We trust that these explanations adequately describe our project for your consideration. Please do not hesitate to contact us directly if you have any further questions.

Thank you,

Kate Kennedy-Hubler