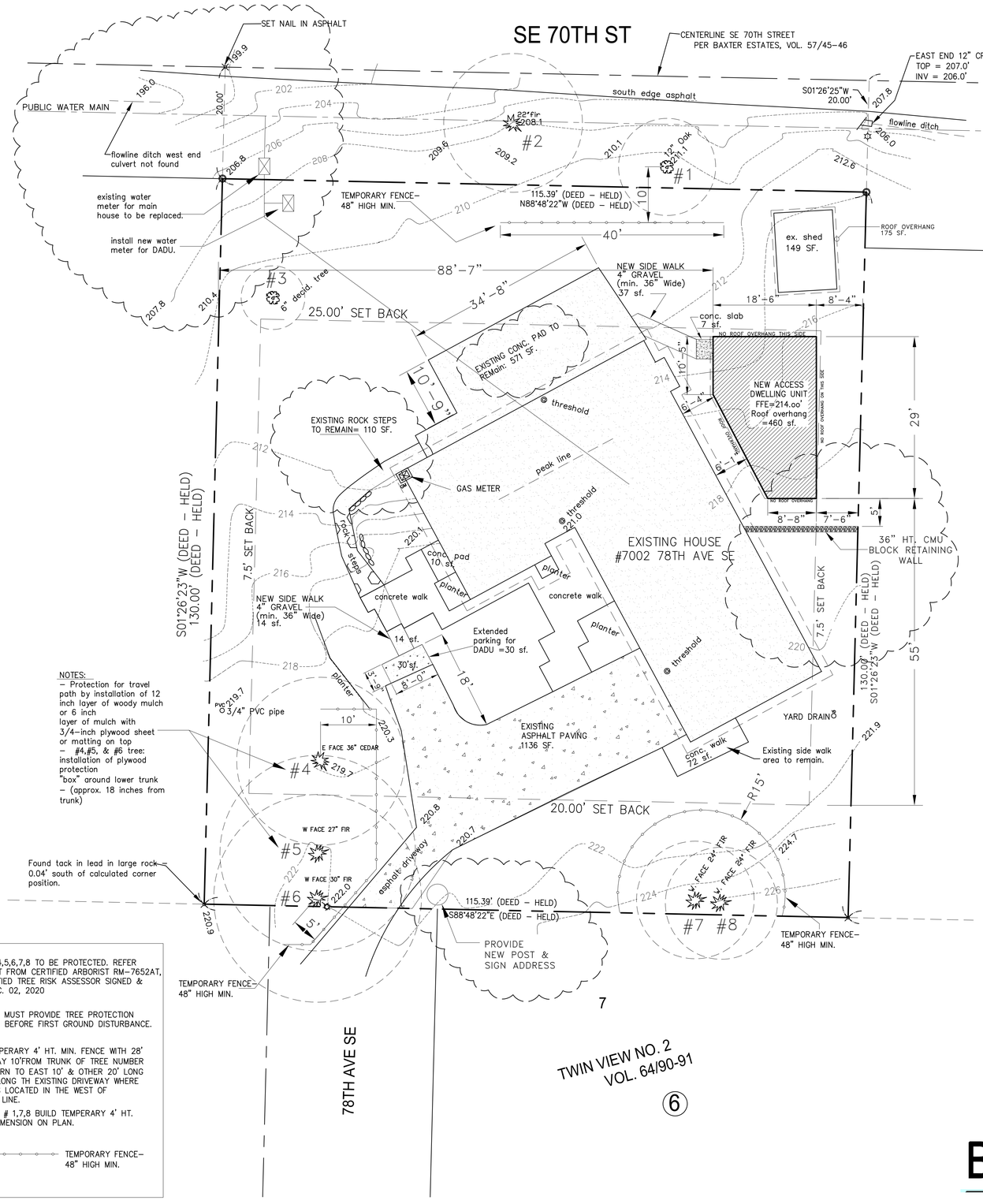



NOTES:
- Protection for travel path by installation of 12 inch layer of woody mulch or 6 inch layer of mulch with 3/4-inch plywood sheet or matting on top
- #4,#5, & #6 tree: installation of plywood protection "box" around lower trunk - (approx. 18 inches from trunk)

NOTE:
TREE # 1,4,5,6,7,8 TO BE PROTECTED. REFER TO REPORT FROM CERTIFIED ARBORIST RM-7652AT, ISA QUALIFIED TREE RISK ASSESSOR SIGNED & DATED DEC. 02, 2020

APPLICANT MUST PROVIDE TREE PROTECTION AREA SIGN BEFORE FIRST GROUND DISTURBANCE.

BUILD TEMPERARY 4' HT. MIN. FENCE WITH 28' LONG, AWAY 10'FROM TRUNK OF TREE NUMBER 4 & 5, TURN TO EAST 10' & OTHER 20' LONG FENCE ALONG TH EXISTING DRIVEWAY WHERE THE TREES LOCATED IN THE WEST OF PROPERTY LINE.

WITH TREE # 1,7,8 BUILD TEMPERARY 4' HT. MIN. AS DIMENSION ON PLAN.

TEMPORARY FENCE-
48" HIGH MIN.

## SPRINKLER SYSTEM NOTE:

RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED, THAT A TYPE 13-R, RESIDENTIAL SPRINKLER SYSTEM IS PROVIDED THROUGHOUT WITH FIRE ALARMS (MONITOR SPRINKLER WITH AUTO-DIALER). TREAT FROM ATTIC TO CRAWL SPACE WITH NO BURN FIRE RETARDENT OR EQUAL.

## LOT SLOPE CALCULATION:

| | |
|---|---|
| HIGHEST ELEVATION POINT: | 226' |
| LOWEST ELEVATION POINT: | 208' |
| ELEVATION DIFFERENCE: | 18' |
| HORIZONTAL DISTANCE: | 130' |
| LOT SLOPE PERCENTAGE: | 13.48 % |

BASEMENT FLOOR AREA CALCULATION:

| WALL SEGMENT | LENGTH | COVERAGE | RESULT |
|---|---|---|---|
| A | 19.6' | 5% | 1% |
| B | 29.0' | 30.0% | 9.0% |
| C | 8.8' | 62.5% | 5.5% |
| D | 21.1' | 62.5% | 13.2% |
| E | 10.4' | 11.8% | 1.2% |
| TOTALS | 87.70 | na | 34.7% |

EXCLUDED FROM THE GROSS FLOOR AREA= (29.0' x 4.25') / 87.70' = 123 sf

## HEIGHT LIMITTED CALCULATION:

| | | | |
|---|---|---|---|
| A = 214 | | a = 18'-6" | |
| B = 217 | | b = 29'-0" | |
| C = 218.5 | | c = 8'-8" | |
| D = 217 | | d = 21'-1" | |
| E = 213.75 | | e = 10'-5" | |

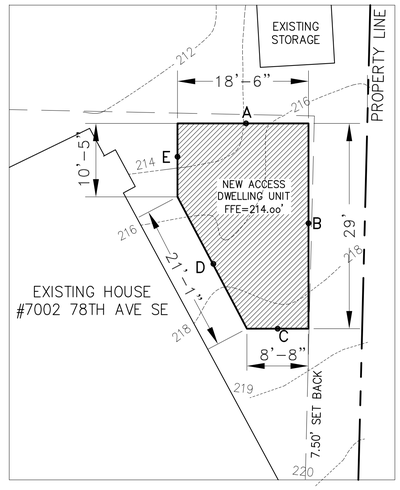
AVERAGE GRADE HEIGHT CALCULATION

$$\frac{(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)}{a+b+c+d+e} = \frac{(214x18.5)+(217x29)+(218.5x8.75)+(217x21)+(213.75x10.5)}{(18.5+29+8.75+21.1+10.5)} = \frac{18965}{87.85}$$

(Average Grade = 216.2) SEE PLAN ELEVATION

BUILDING HEIGHT LIMITED: 30 feet

MAXIMUM HEIGHT OF BUILDING: 246.2 (SEE ELEVATION PLAN)




## KEY NOTES:

- WATER METER
- CEDAR TREE
- DECIDUOUS TREE
- FIR TREE
- REMOVED TREE
- NEW 2" CALIPER TREE
- WOOD FENCE

# PROJECT DATA:

SITE ADDRESS: 7002 78th AVE. SE.
MERCER ISLAND, WA 98040

ZONE: R-15

LEGAL DESCRIPTION:

POR OF GL 2-BEG AT PT 2314.98 FT W & 520.93 FT N OF E 1/4 COR OF SEC TH S 88-48-22 E 458 FT TO TPOB TH N 01-26-23 E 130 FT TO S MGN OF SE 70TH ST TH N 88-48-22 W 115.39 FT TH S 01-26-23 W 130 FT TH S 88-48-22 E 115.39 FT TO TPOB

LOT AREA: 15,001 SQ.FT.

LOT SLOPE: 13.48 %

## LOT COVERAGE: MAX. 40%

15001 x 40% = 6000 sf.

| | |
|---|---|
| EX. MAIN STRUCTURE ROOF AREA: | 2768 SQ.FT. |
| EX. SHED WITH ROOF AREA: | 175 SQ.FT. |
| EXISTING DRIVEWAY : | 1136 SQ.FT. |
| EXISTING HARD SURFACE: | 571 SQ.FT. |
| EXISTING CONCRETE PAD: | 82 SQ.FT. |
| NEW BUILDING WITH ROOF AREA: | 460 SQ.FT. |
| NEW PARKING AREA: | 30 SQ.FT. |
| NEW CONC. SLAB WITHOUT ROOF AREA: | 7 SQ.FT. |
| TOTAL: | 5229 SQ.FT. |

RATIO: 5229/15001 = 0.3486 or 34.86 %

## GROSS FLOOR AREA: MAX. 40%

15001 x 40% = 6000 sf.

| | |
|---|---|
| EX. MAIN FLOOR: | 1840 SQ.FT. |
| EX. BASEMENT FLOOR: | 1700 SQ.FT. |
| EXISTING SHED : | 149 SQ.FT. |
| NEW LOWER FLOOR: | 445 SQ.FT. |
| NEW UPPER FLOOR: | 400 SQ.FT. |
| TOTAL : | 4543 SQ.FT. |

RATIO OF GFA: 4543/15001 = 30.22 %

EXCLUDED FROM THE GROSS FLOOR AREA = 123 sf.

## HARDSCAPE CALCULATION:

REQUIRED LANDSCAPE: 70% of 15001 sf. or 10500 sf.
ALLOWED HARDSCAPE: 9% of 15001 sf. or 1350 sf.

| | |
|---|---|
| EX. UNCOVERED DECK/PATIO: | 571 SQ.FT. |
| EX. ROCK WALL: | 110 SQ.FT. |
| EX. SIDE WALK/ CONC. SLAB: | 82 SQ.FT. |
| NEW CONCRETE SLAB: | 37 SQ.FT. |
| TOTAL : | 800 SQ.FT. |

TATIO: 800/15001 = 0.0533 or 5.33 %

## NEW IMPERVIOUS AREA CALCULATION:

| | |
|---|---|
| NEW DADU WITH ROOF AREA: | 460 SQ.FT. |
| NEW PARKING: | 30 SQ.FT. |
| NEW CONC. SLAB WITHOUT ROOF AREA: | 7 SQ.FT. |
| TOTAL : | 497 SQ.FT. |

(LESS 500 SQ.FT. SO THAT WE DON'T NEED CIVIL ENGINEER INVOLVE)

| YARDS: | REQUIRED | ACTUAL |
|---|---|---|
| FRONT-S | 20'-0" | 55'-0" |
| SIDE E | 7'-6" | 7'-6" |
| SIDE W | 7'-6" | 88'-7" |
| REAR-N | 25'-0" | 26'-0" |

ALL EXISTING TREE ON SITE TO PROTECT

| NO. | DATE | REVISIONS |
|---|---|---|
| 01 | 10-19-20 | REVISIONS |
| 02 | 12-03-20 | REVISIONS |
| 03 | 12-28-20 | REVISIONS |
| 04 | 5-16-21 | REVISIONS |

PREPARED BY:

YOUN CHUNG RESIDENCE/ADU
NEW CONSTRUCTION
7002 78th AVE. SE. MERCER ISLAND 98040
PARCEL NUMBER: 252404-9217

PREPARED FOR:


T & L HOME DESIGN
Architectural- Design
1721 E. 60st ST.
TACOMA WA1, WA. 98404
PHONE: 253-441-1651
Email: tncwa@yahoo.com


| | |
|---|---|
| BY: | T.N. |
| DATE: | 7/29/20 |
| CHECKED: | T.N. |
| SHEET NO. | A0.0 |
| JOB NO. | TL20-12 |

# BASIC SITE PLAN

SCALE 1" = 10'