



(FOR REFERENCE ONLY.)



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ABBREVIATIONS			
BLKG	BLOCKING	HORIZ	HORIZONTAL
CL	CLEAR	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	OV	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EQ	EQUAL	SF	SQUARE FEET
EXIST	EXISTING	SM	SIMILAR
FTG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HWWD	HARDWOOD	w	WITH
HGR	HANGER		

**GROSS FLOOR AREA (GFA)**

MAX. GROSS FLOOR AREA	45% (40% + 5% ADU)
BASEMENT	1,490 S.F.
BASEMENT (EXCLUDED FROM GFA. SEE SHEET A1)	1,413 S.F.
MAIN FLOOR	1,490 S.F.
UPPER FLOOR	1,530 S.F.
ADU	451 S.F.
GARAGE	472 S.F.
TOTAL ABOVE GROUND FLOOR AREA	4,020 S.F.
PROPOSED GFA	44.9% (OK)
TOTAL FINISHED FLOOR AREA OF PRIMARY RESIDENCE	4,510 S.F.
ADU	451 S.F.
TOTAL FINISHED FLOOR AREA	4,961 S.F.

**AVERAGE BUILDING ELEVATION**

#	WALL LENGTH	EXIST. GRADE	FINISHED GRADE
A	9.3	278.6	278.2
B	45.6	274.0	277.6
C	36.0	279.7	280.0
D	16.5	281.0	280.5
E	6.1	281.0	280.5
F	17.0	280.6	280.5
G	33.0	281.4	280.5
H	21.0	281.8	280.5
I	23.0	282.2	281.0
J	8.3	281.2	280.5
K	6.1	280.8	280.5
L	3.1	280.4	280.0
M	14.0	279.8	279.8
N	3.9	279.4	279.4
O	9.8	279.2	279.2
P	7.0	279.4	279.4
A.B.E.		279.7	

(ORIGINAL GRADE 277.6' IS USED FOR 'B')

A.B.E. = (W1 x E1 + W2 x E2 + ...) / (W1 + W2 + ...) = 279.7

MAX. STRUCTURAL HT. ALLOWED = 279.7 + 30 = 309.7' (SEE SHEET A5, A6)

**LEGAL DESCRIPTION**

LOTS 20, 21 AND 22 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 22 AND 23, IN KING COUNTY, WASHINGTON.

**CODE COMPLIANCE**

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 NATIONAL ELECTRICAL CODE
- 2018 WASHINGTON STATE ENERGY CODE

(ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

**PROJECT INFORMATION**

ZONING DISTRICT	R-8.4
PROPERTY OWNER	YU HAN TSENG
PARCEL NUMBER	217450-1915
LOT AREA	8,942 S.F.
OCCUPANCY CLASSIFICATION	R-3 / U
CONSTRUCTION TYPE	V-B

**LOT COVERAGE**

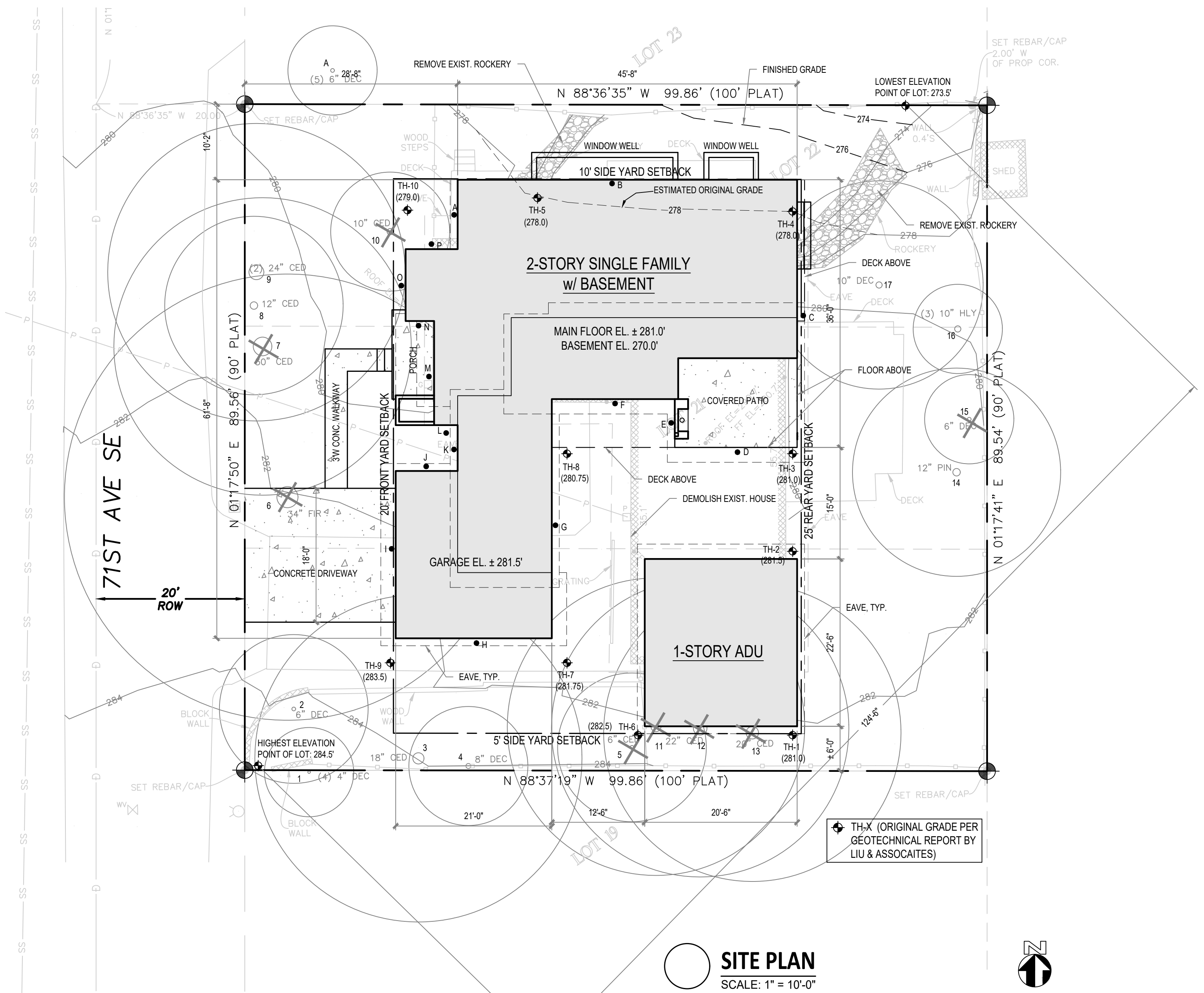
MAX. LOT COVERAGE	40%
ROOF (PRIMARY RESIDENCE)	2,515 S.F.
ROOF (ADU)	625 S.F.
DRIVEWAY	330 S.F.
TOTAL LOT COVERAGE AREA	3,470 S.F.
LOT COVERAGE	38.8% (OK)

**HARDSCAPE**

MAX. HARDSCAPE AREA	9%
WALKWAY	74 S.F.
WINDOW WELLS	112 S.F.
TOTAL HARDSCAPE AREA	186 S.F. (2.1% -> OK)

NFPA 130 FIRE SPRINKLER SYSTEM AND SEPARATE PERMIT ARE REQUIRED.

NFPA 72 CHAPTER 29 MONITORED FIRE ALARM REQUIRED DUE TO ROAD WIDTH. SEPARATE PERMIT REQUIRED.



**SITE PLAN**

SCALE: 1" = 10'-0"

**CHC ARCHITECTS**

13301 SE 79th PLACE, UNIT A205  
NEWCASTLE, WA 98059  
(M) 425.785.3992  
(O) 425.988.3618  
chcarch@gmail.com

8666 REGISTERED ARCHITECT  
CHAOHUA CHANG  
STATE OF WASHINGTON

**2720 RESIDENCE**  
2720 71ST AVENUE SE  
MERCER ISLAND WA 98040

Tree Assessment Form													
Site: Tseng Residence, 2720 71st Ave SE, Mercer Island										Date: 8/11/2017		Status***	
Tree #	Species	DBH (inches)	Height (feet)	Crown Ratio (%)	Vigor	Visible	N	S	E	W	LOD** (feet)	Defects	Status
On Site Trees													
1	Plum	9*	35	90	Good	Yes	15	13	4	18	6		
2	Cherry	10	35	40	Fair	Yes	12	2	2	12	6	Gumosis	
3	Ash	20	71	80	Good	Yes	15	15	12	18	6		
4	Red cedar	9	28	70	Fair	Yes	8	2	10	4	4	Dead limb tips	
5	Douglas-fir	7	43	40	Good	Yes	8	4	0	14	4		Remove
6	Douglas-fir	25	103	60	Good	Yes	20	22	24	25	10	Two spike knots	Remove
7	Sequoia	22	66	60	Good	Yes	4	12	12	12	10	Forks at 6-feet with included bark	Remove
8	Sequoia	14	70	60	Good	Yes	0	2	8	12	10		
9	Sequoia	30*	70	60	Good	Yes	14	6	12	12	10	Included bark 0-4-feet	
10	Red cedar	12	40	70	Good	Yes	8	9	12	9	4		Remove
11	Red cedar	13	58	60	Good	Yes	15	18	4	14	4		Remove
12	Red cedar	23	76	70	Good	Yes	12	16	10	6	4		Remove
13	Red cedar	21	70	70	Good	Yes	15	12	16	8	4		Remove
14	Austrian pine	15	62	40	Fair	Yes	3	19	12	11	4		
15	Vine maple	7*	14	40	Poor	No	6	5	4	9	4	Severe decay	R. Remove
16	Holly	19*	16	80	Good	Yes	6	2	10	4	4		
17	Plum	100	20	70	Fair	Yes	14	9	8	14	4	Bole decay	
Off Site Trees													
A	Japanese maple	14*	16	80	Good	Yes	14	16	14	14	10		
B	Red cedar	28	70	80	Good	Yes	16	14	16	18	10		

\*DBH Multiple Trunks converted to equivalent DBH per ISA Guide  
\*\*LOD Limit of Disturbance; Face to side of disturbance, recommended  
\*\*\* Status "Remove as per plan"-"R. Remove", recommended

NUMBER	DATE	DESCRIPTION OF REVISIONS
08-05-2021	PERMIT PLANS	

SHEET TITLE  
**SITE PLAN**

JOB NUMBER

SHEET NUMBER













































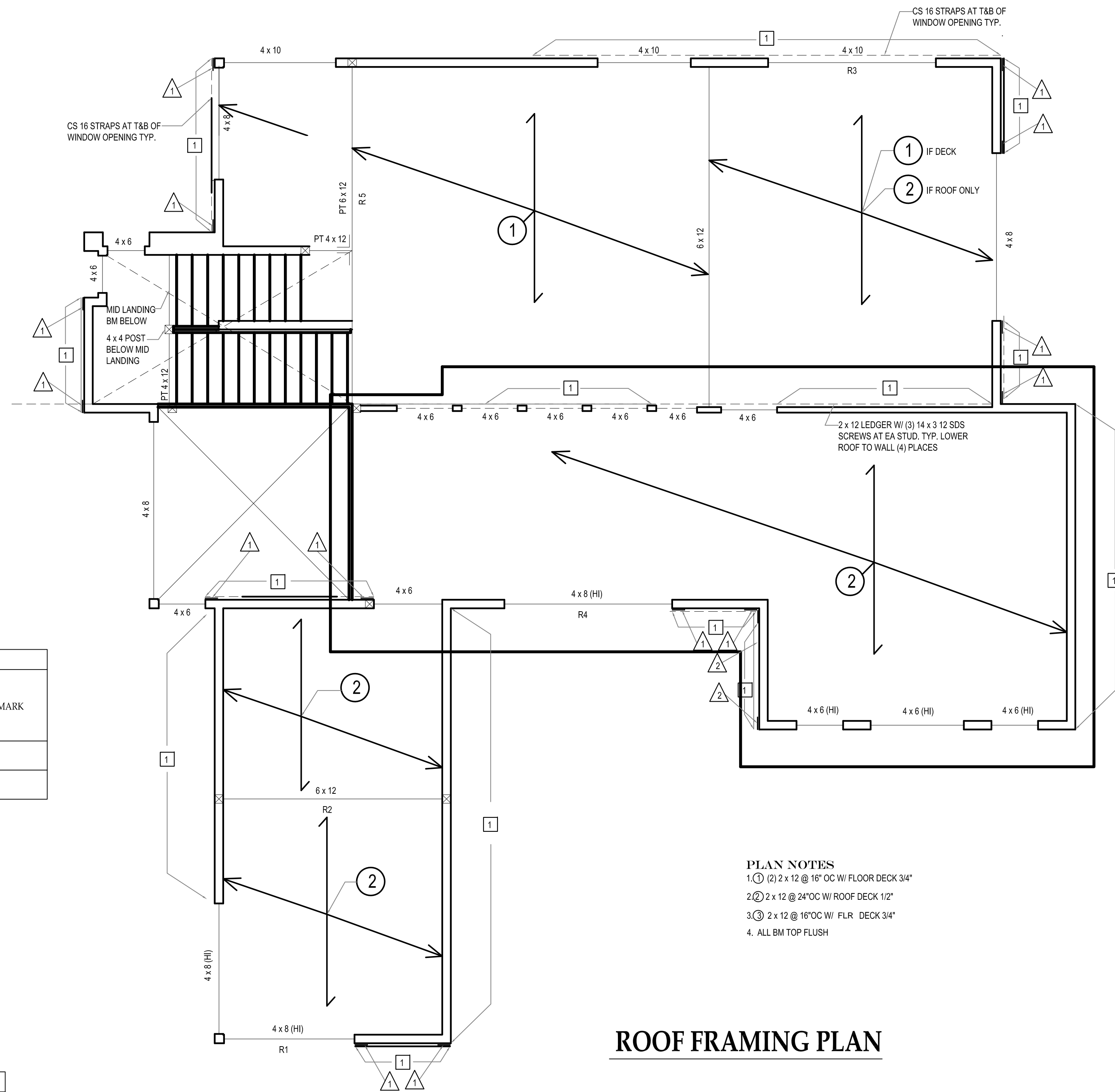












**ROOF FRAMING PLAN**

**PLAN NOTES**  
 1. (1) 2 x 12 @ 16" OC W/ FLOOR DECK 3/4"  
 2. (2) 2 x 12 @ 24" OC W/ ROOF DECK 1/2"  
 3. (3) 2 x 12 @ 16" OC W/ FLR DECK 3/4"  
 4. ALL BM TOP FLUSH

HOLDOWN SCHEDULE:						
MARK	HOLDOWN STUDS	HOLDOWN STUD NAILING		SIMPSON HOLDOWN ANCHOR		REMARK
		NAIL SIZE	NAILING FROM WALL SHEATHING	ANCHOR TYPE	FASTENERS IN CONC.	
A	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	HDU2-SDS2.5 w/ 05/8" ANCHOR ROD w/ 14" EMBED		
B	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	HDU5-SDS2.5 w/ 05/8" ANCHOR ROD w/ 18" EMBED		

- PLAN NOTES:**
- 1) ALL POSTS ARE 6x6 U.N.O.
  - 2) ALL POST-BEAM CONNECTION: SIMPSON PC/EPC OR AC/ACE POST CAPS OR EQUAL.
  - 3) ALL POST-FOOTING CONNECTION: SIMPSON PB/PBS POST BASE.
  - 4) ALL BEAM-BEAM CONNECTIONS: SIMPSON FACE MOUNTED HANGERS.
  - 5) TYP. STRIP FTG. 24"W x 12"DP w/ (2) #5 CONT. BOT. U.N.O.
  - 6) TYP. CONC. PAD 12"DP w/ #5 @ 12" BOT. E.W.

HOLDOWN SCHEDULE:						
MARK	HOLDOWN STUDS	HOLDOWN STUD NAILING		SIMPSON HOLDOWN ANCHOR		REMARK
		NAIL SIZE	NAILING FROM WALL SHEATHING	ANCHOR TYPE	FASTENERS IN CONC.	
△	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI-36	N/A	CENTER TO FLOOR JOIST
△	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI-48	N/A	CENTER TO FLOOR JOIST

**HOLDOWN NOTES:**  
 WHERE HOLDOWN STRAP IS REQUIRED TO TIE TO THE FLOOR BEAM BELOW, THE HOLDOWN STRAP SHOULD BE CENTERED TO THE FLOOR SHEATHING AND WRAP AROUND BEAM AS REQUIRED.

HOLDOWN SCHEDULE:						
MARK	HOLDOWN STUDS	HOLDOWN STUD NAILING		SIMPSON HOLDOWN ANCHOR		REMARK
		NAIL SIZE	NAILING FROM WALL SHEATHING	ANCHOR TYPE	FASTENERS IN CONC.	
A	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	HDU2-SDS2.5 w/ 05/8" ANCHOR ROD w/ 14" EMBED		
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HOLDOWN SCHEDULE:						
MARK	HOLDOWN STUDS	HOLDOWN STUD NAILING		SIMPSON HOLDOWN ANCHOR		REMARK
		NAIL SIZE	NAILING FROM WALL SHEATHING	ANCHOR TYPE	FASTENERS IN CONC.	
△	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI 48	N/A	CENTER TO FLOOR JOIST
△	(2) 2x	10d	SHEARWALL EDGE NAILING ON BOTH 2x	MSTI 60	N/A	CENTER TO FLOOR JOIST

**HOLDOWN NOTES:**  
 WHERE HOLDOWN STRAP IS REQUIRED TO TIE TO THE FLOOR BEAM BELOW, THE HOLDOWN STRAP SHOULD BE CENTERED TO THE FLOOR SHEATHING AND WRAP AROUND BEAM AS REQUIRED.

13301 SE 79th PLACE, UNIT A205  
 NEWCASTLE WA 98059  
 (M) 425.785.3992  
 (O) 425.988.3618  
 cchang03@yahoo.com



**2720 RESIDENCE**  
 2720 71ST AVENUE SE  
 MERCER ISLAND WA 98040

NUMBER	DATE	DESCRIPTION OF REVISIONS
07/28/21		PERMIT PLAN

SHEET TITLE  
 ROOF FRAMING PLAN

JOB NUMBER

SHEET NUMBER  
**S4**





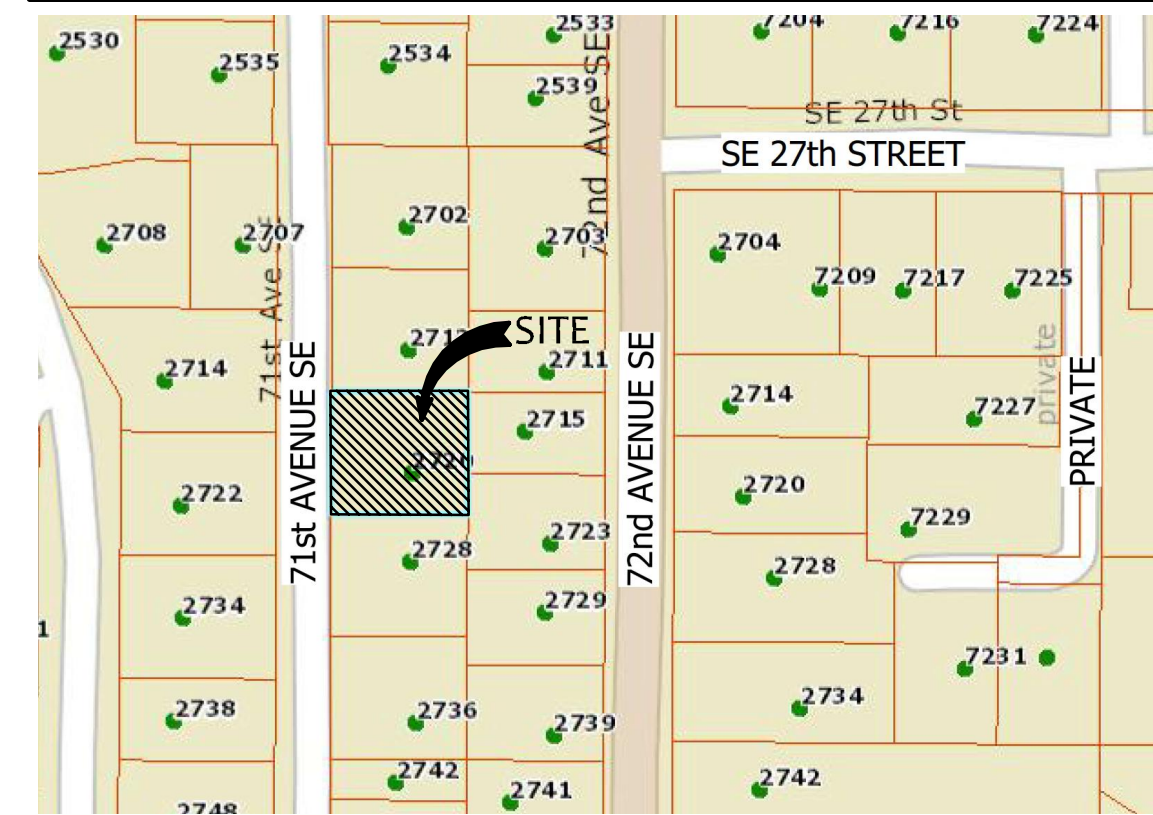








VICINITY MAP



**A** CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

**B** TREE DRIPLINE NOTE

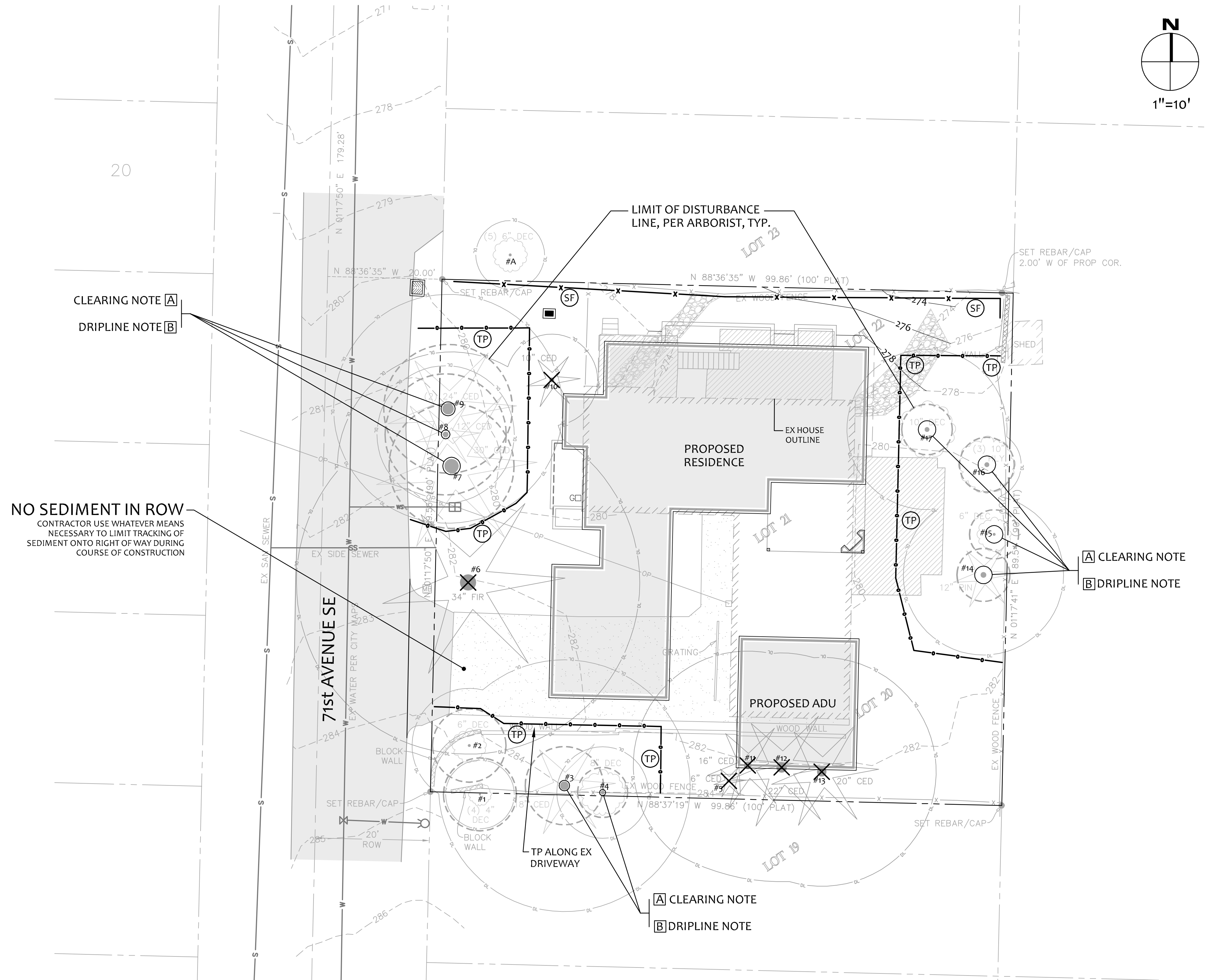
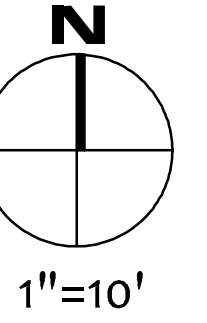
WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.

EROSION CONTROL LEGEND

SHEET C1.2

EROSION CONTROL NOTES

SHEET C1.2



CLEARING NOTE **A**  
DRIPLINE NOTE **B**

NO SEDIMENT IN ROW  
CONTRACTOR USE WHATEVER MEANS NECESSARY TO LIMIT TRACKING OF SEDIMENT ONTO RIGHT OF WAY DURING COURSE OF CONSTRUCTION

**A** CLEARING NOTE  
**B** DRIPLINE NOTE

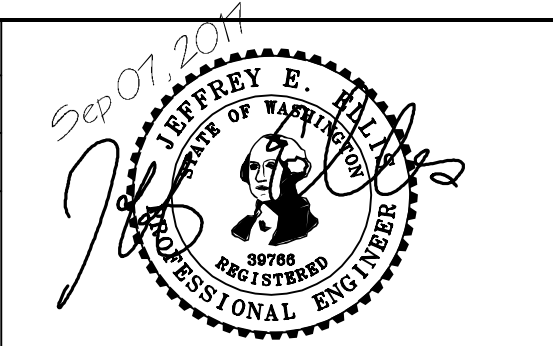
**A** CLEARING NOTE  
**B** DRIPLINE NOTE

NO.	DATE	BY	REVISIONS

APPLICANT:  
SHERRY




DATE: Sep 07, 2017  
JOB# 1643  
DRAFTED: CH DESIGN: DE  
DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**

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PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**EROSION CONTROL PLAN**

2720 RESIDENCE  
2720 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C1.0**

APN 217450-1915

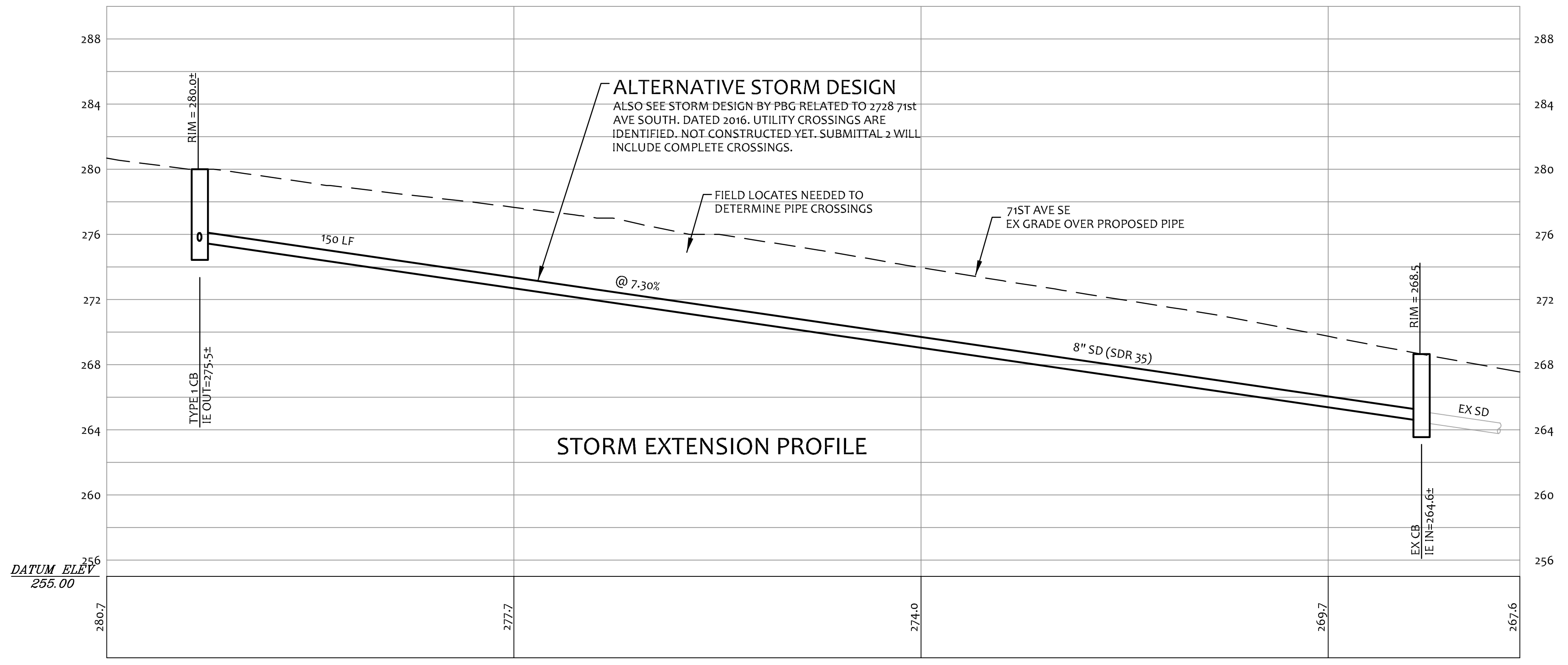






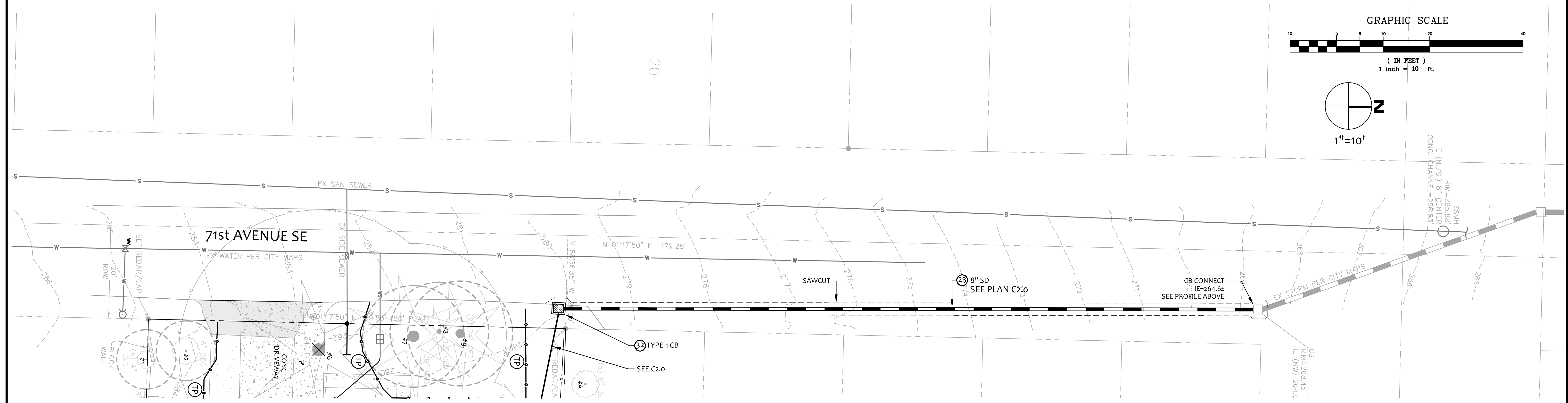
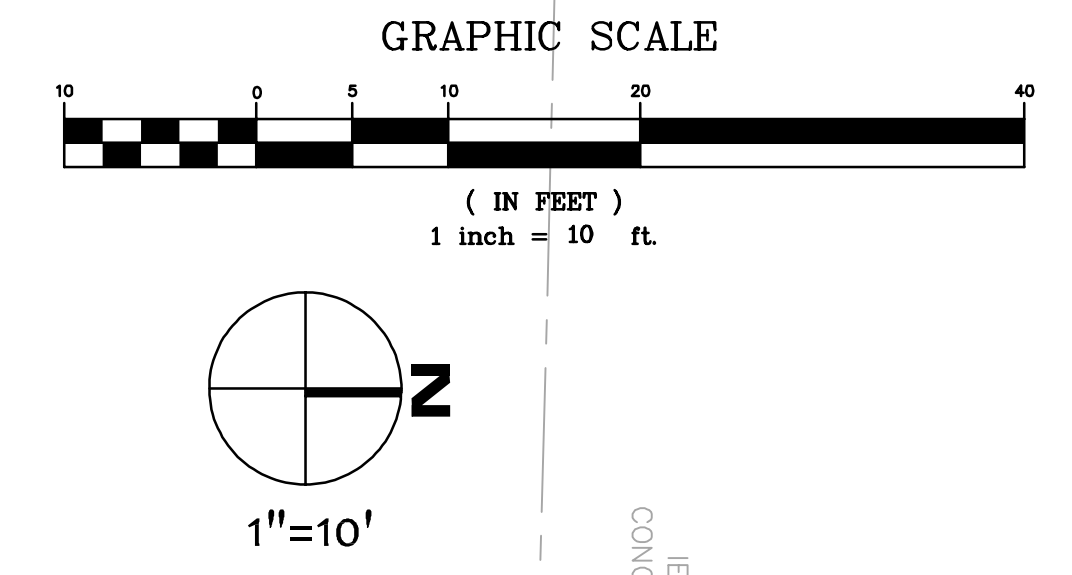






**71ST AVE SE STORM DRAIN**

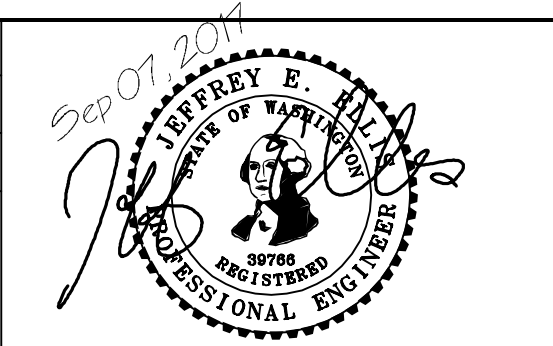
SCALE: H 1"=10'  
SCALE: V 1"=5'



NO.	DATE	BY	REVISIONS

APPLICANT:  
SHERRY

DATE: Sep 07, 2017  
JOB#: 1643  
DRAFTED: DE DESIGN: DE  
DIGITAL SIGNATURE



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**71st AVE SE STORM DRAIN**  
2720 RESIDENCE  
2720 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C2.1**  
APN 217450-1915



