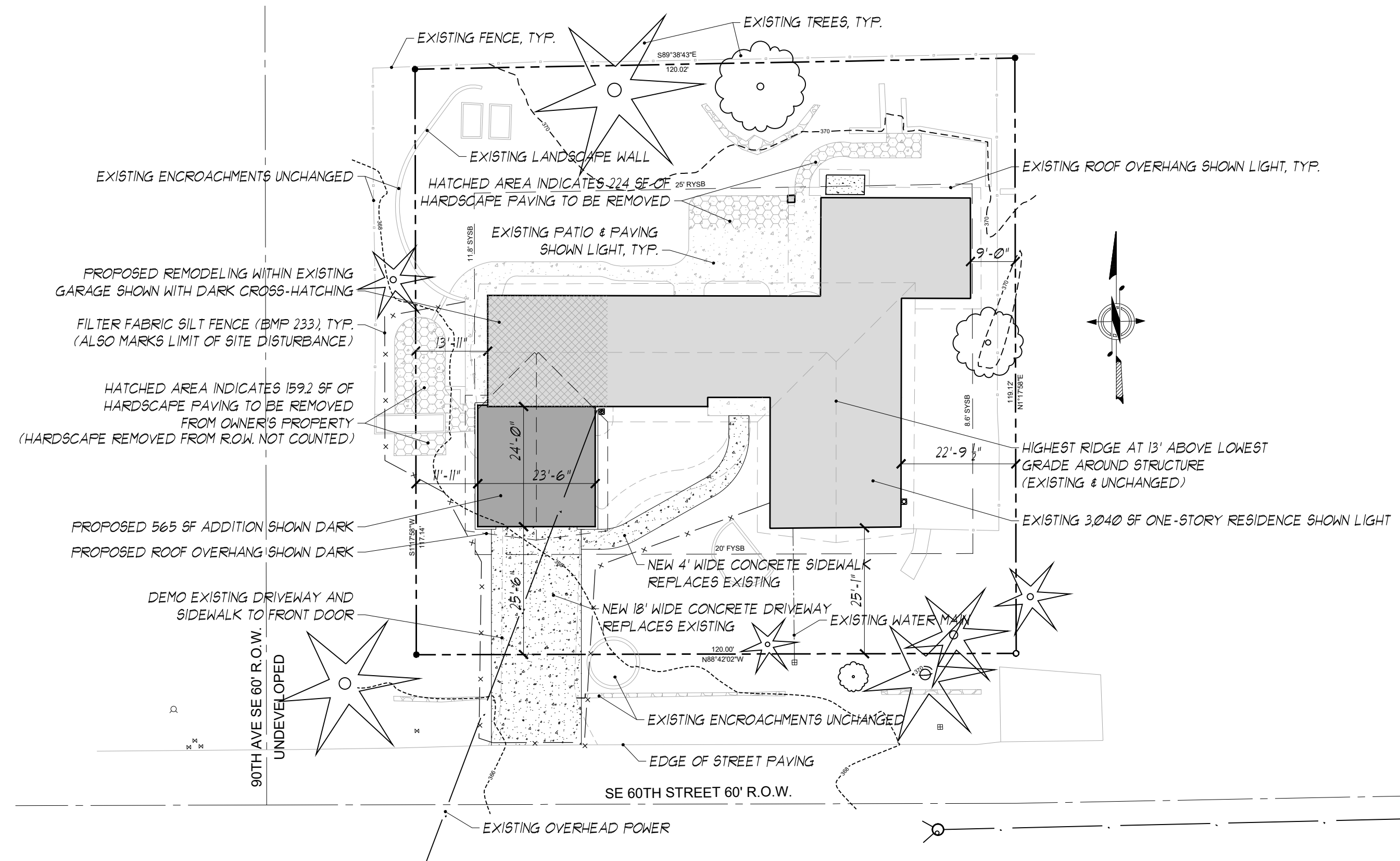


# Hu Yu Residence

## Addition and Remodel



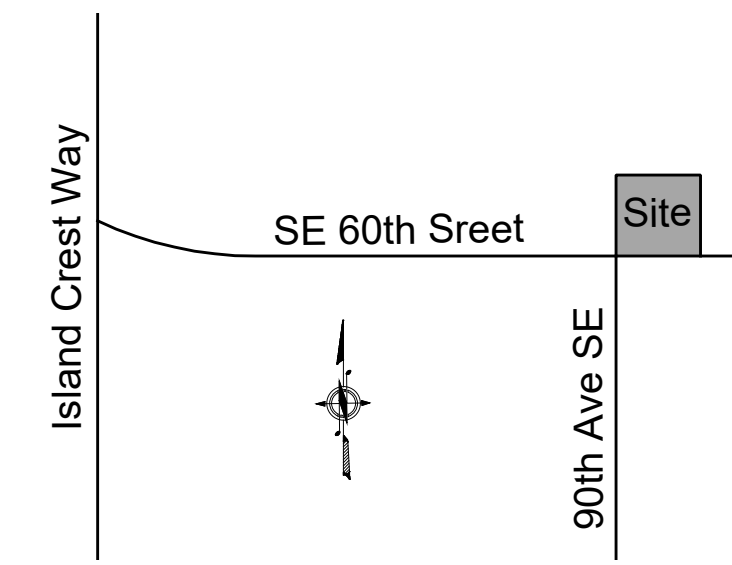
### Site Plan

Scale: 1" = 20'

- The site currently has a one-story single-family home. Property information based on available public records, deemed accurate but not guaranteed. Verify existing conditions as needed. Locate all utilities prior to any site disturbance. See also attached survey drawing for additional site information.
- Lot size: 14,176 square feet.
- Zoning: R-9.6.
- King County Assessor Parcel Number: 8650700100.
- Legal description: LOT 1, BLOCK 5, TIMBERLAND NO.2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, STATE OF WASHINGTON
- Property Address: 9004 SE 60th Street, Mercer Island, Washington 98040.
- Owner: Kent & Cindy Hu Yu.
- Proposed improvements to comply with the 2018 IRC and other codes as adopted by the City of Mercer Island.
- Proposed improvements include remodeling 174 net square feet of living area, converting 330 net square feet of garage to living area, and adding a 565 gross square foot garage.
- Existing building height: 13'. No increase in building height proposed.
- Proposed lot coverage: Roof: 4,666.4 SF; Driveway, front sidewalk, and back patio paving: 1,001.7 SF (7%) Total: 5,668.1 SF (39.98%) 383.2 square feet of existing hardscape removed from the property to meet the 40% lot coverage limit. Calculations do not include hardscape removal in the R.O.W. or under roof overhangs. Remaining lot area outside of roof overhangs shall be landscaped as required by the City of Mercer Island.
- Gross floor area: 3,040 square feet existing + 565 proposed new = 3,605 square feet (25.4%).
- Total Side Yard Setback = 120' x .17 = 20.4'. Side Yard Setbacks = 11.8' (west) + 8.6' (east). Maximum 18" eave encroachment.
- No trees shall be removed as part of the proposed work effort.

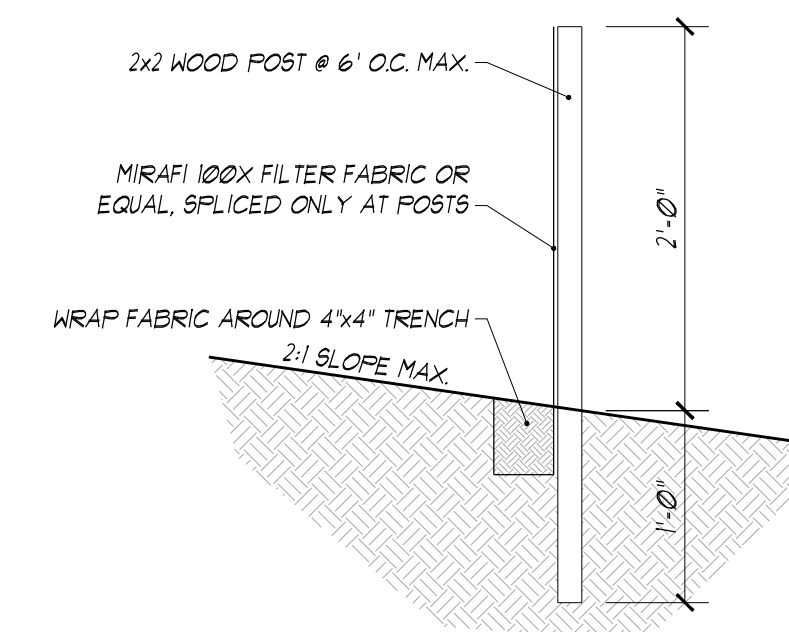
### Erosion and Sediment Control Plan

- See site plan for location of applicable BMPs. See separate SWPPP Short Form for additional details and applicable BMPs. All work to comply with applicable sections of the 2014 SWMMWW.
- There are no identified areas of potential erosion problems. The ground surface adjacent to proposed construction activities is mulched or landscaped.
- There are no surface waters, critical areas, or related buffers in the vicinity of the proposed construction activity.
- There are no FEMA base flood boundaries or Shoreline Management boundaries in the vicinity of the proposed construction activity.
- No changes to the existing topography are proposed or required. See site survey for additional site information.
- The General Contractor will maintain and monitor the Stormwater Pollution Prevention Plan.
- There are no stormwater flow paths through the site.



### Vicinity Map

(No Scale)



### BMP 233 Silt Fence

(No Scale)

- Joints in filter fabric shall be overlapped 6" at post.
- Use staples, wire rings, or equivalent to attach fabric to fence.
- Remove sediment when it reaches 1/3 of fence height.
- Location of fencing shall be as shown on approved plans or as directed by the City.

### Deferred Submittals

- Electrical permit (by subcontractor).
- Plumbing permit (by subcontractor).
- Mechanical permit (by subcontractor).

### Demolition Notes

- Verify loadbearing condition of all building elements to be affected by the proposed work and provide appropriate bracing or other interim support as required.
- Maintain required exiting from and access to the building during demolition as required.
- Maintain practical use of the building and surrounding site as required by the Owner.
- Verify condition of ground below elements to be demolished and verify minimum 1,500 PSF bearing capacity for all new foundations.
- Protect remaining building elements from damage and exposure to weather.
- Notify the Architect if any remaining structure is damaged or otherwise not suitable to accommodate the proposed new construction.

### Construction Notes

- New exterior walls 2x6 studs @ 16" o.c. with R-21 fiberglass batt insulation at conditioned space. Existing exterior walls 2x4 studs @ 16" o.c. (verify) with R-13 fiberglass batt insulation.
- Verify load-bearing condition of affected building elements and provide interim support as needed.
- New windows to match existing windows as closely as possible, vinyl-framed, double-glazed, low-e coating, U=.24 max., sizes as noted on plan. New exterior doors shall have weatherstripping, threshold, and sweep; U=.46 max.
- All dimensions to face of stud framing unless noted otherwise. Verify all existing building dimensions and conditions as needed to ensure compatibility with the proposed work.
- Provide sealant at all slab penetrations and otherwise provide suitable measures to prevent radon gas from migrating into the building enclosure.
- Treat all cuts of pressure-treated lumber for uniform resistance to decay.
- All new construction shall comply with the 2018 IRC, 2018 WSEC, and other codes as required.
- A minimum of 90% of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.
- Proposed new heated floor area is 330 square feet; 1.5 points in energy credits are required as specified in WSEC Section R406.2 (1). 1.5 points in energy credits proposed from Table R406.2, Option 1.1 (windows U=.24 or better) and Option 5.3 (Energy Star gas water heater UEF = .91 or better).
- Heating in new spaces provided by ducted air from an existing gas furnace. New ducts in unconditioned space insulated to R-8 minimum.
- Laundry and bathroom fans minimum 90 CFM, maximum 1 sone, 2.8 CFM/watt efficacy, controls per IRC M1505.4.4.1 (see mechanical permit for details).
- Air barrier provided as per WSEC R402.4.1.1 and tested to allow no more than 5 ACH.

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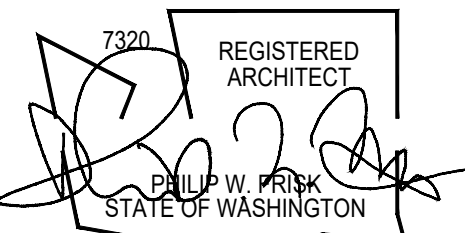


PROJECT NAME:  
**Hu Yu Residence**  
**Addition & Remodel**  
**9004 SE 60th Street**  
**Mercer Island, WA**

PROJECT NUMBER:  
**01.21012**

DATE:  
**January 21, 2022**

STAMP:

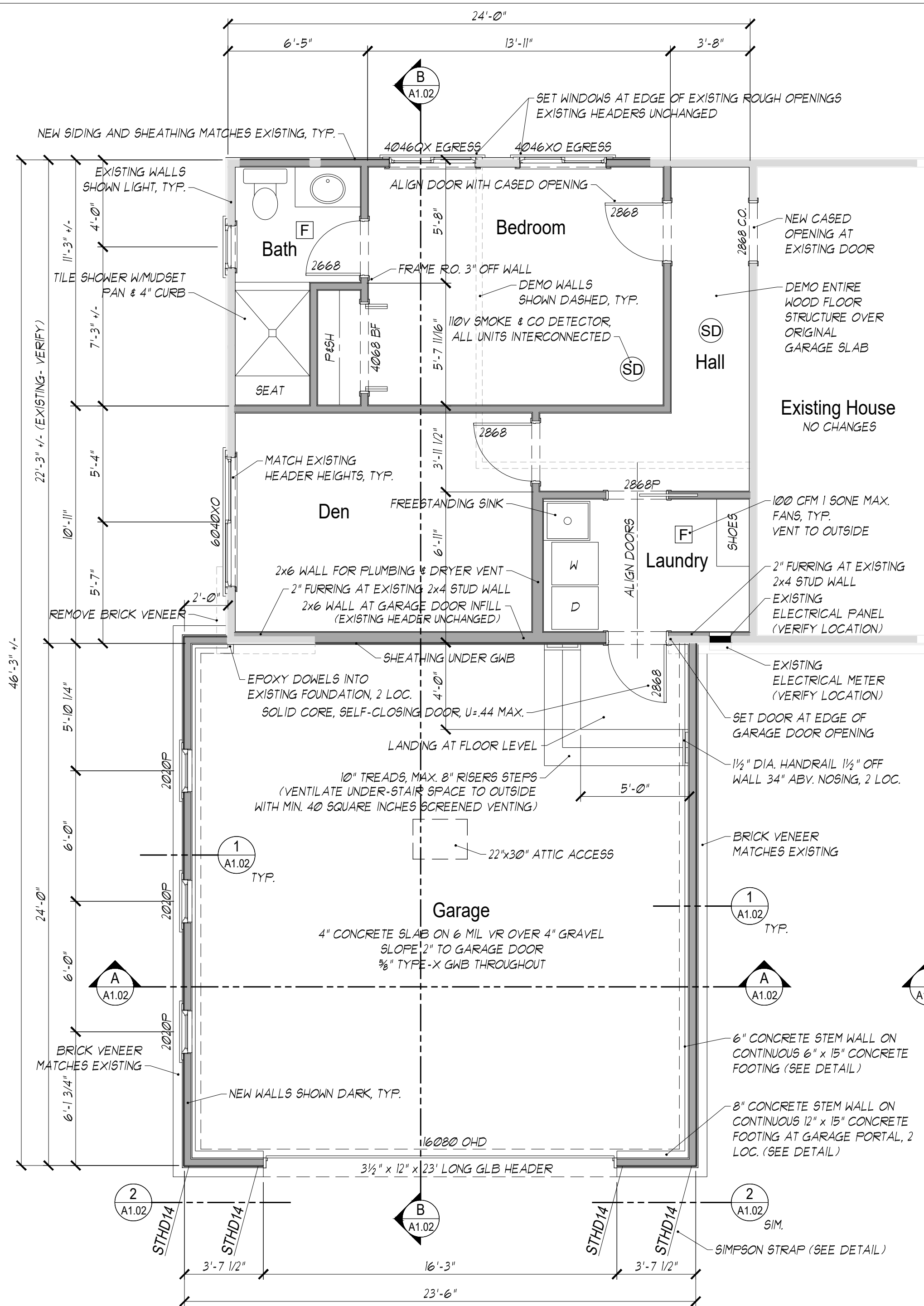


NOTE:  
The information contained herein is intended to be used in conjunction with shop drawings, approved submittals, diagrams, specifications, and any other documents as required as a guide for construction in a manner consistent with applicable codes and generally-accepted industry standards of construction. Any conflicts within and between these documents and such codes and standards shall be brought to the attention of the Architect prior to construction for clarification as needed.

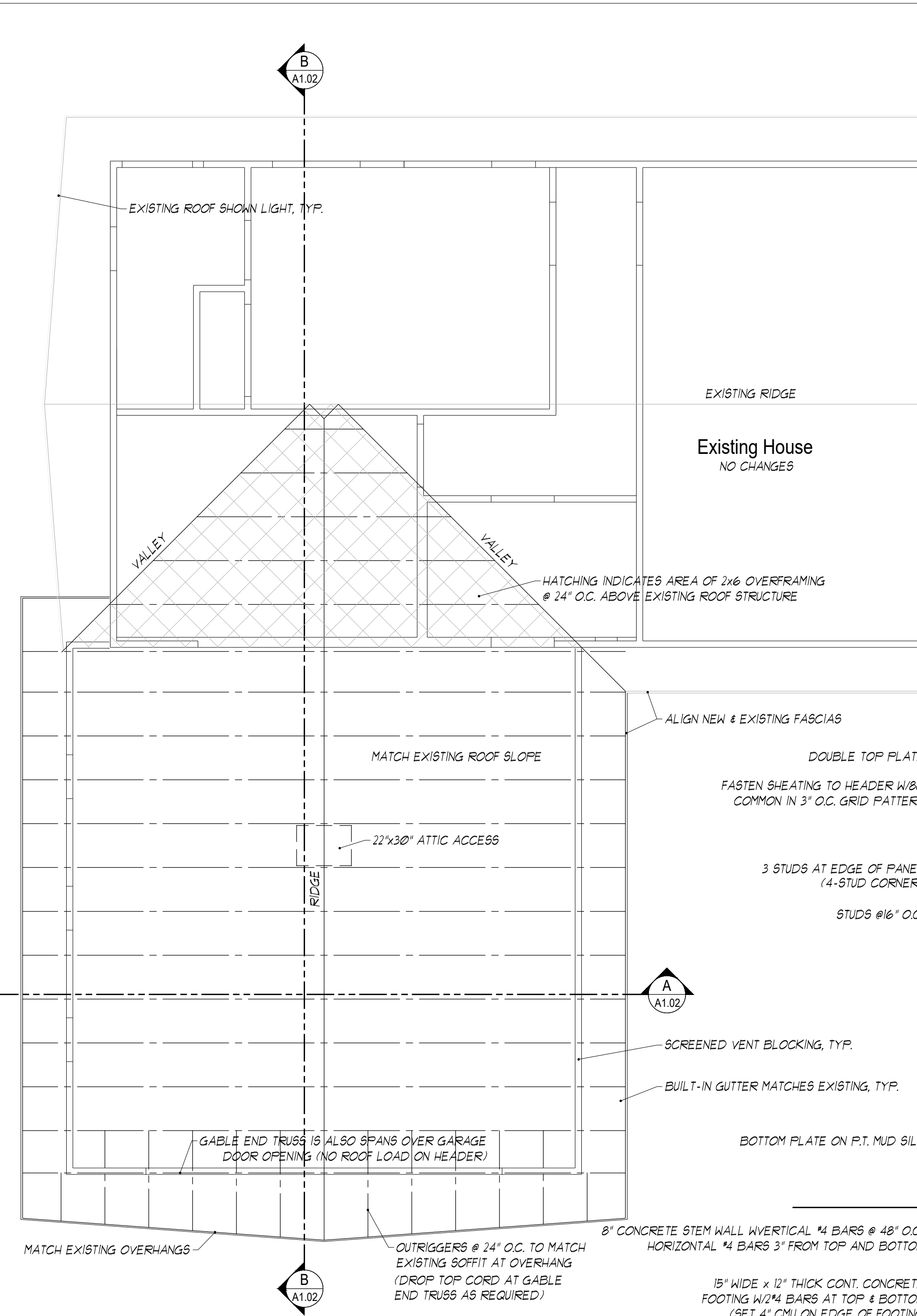
REVISIONS:

SHEET TITLE:  
**Site Plan, Notes**

SHEET NUMBER:  
**A1.01**

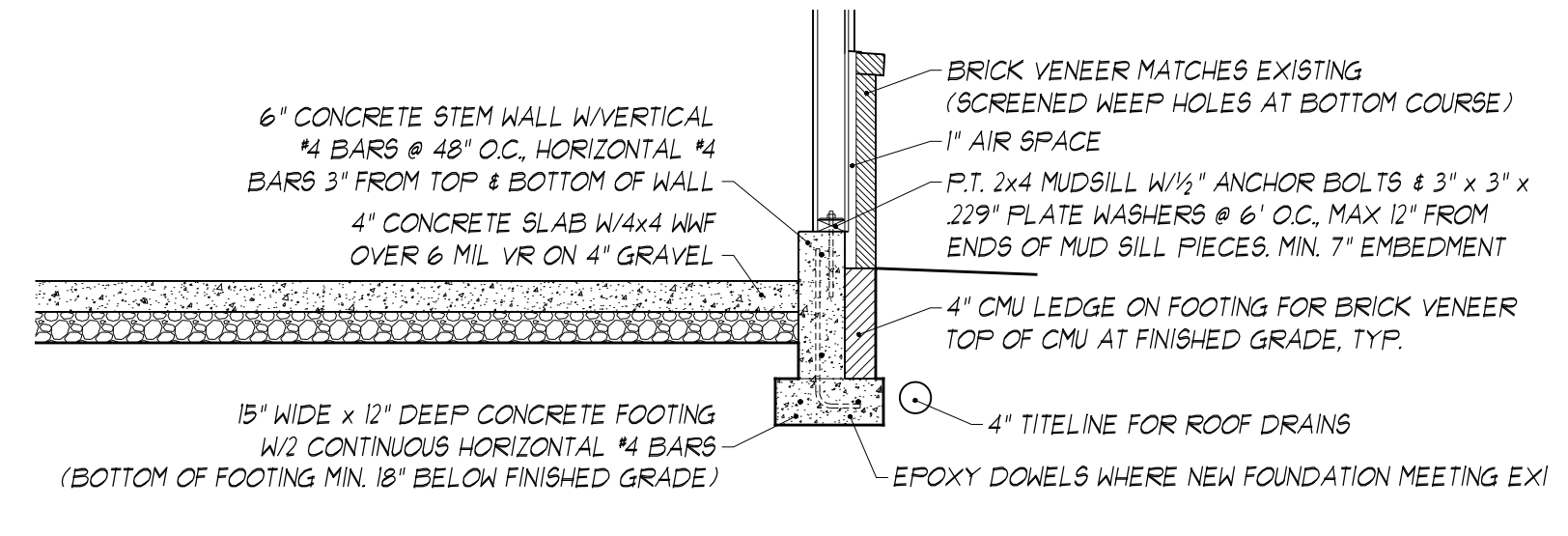


**Foundation & Main Floor Plan**  
Scale: 1/4" = 1'-0"



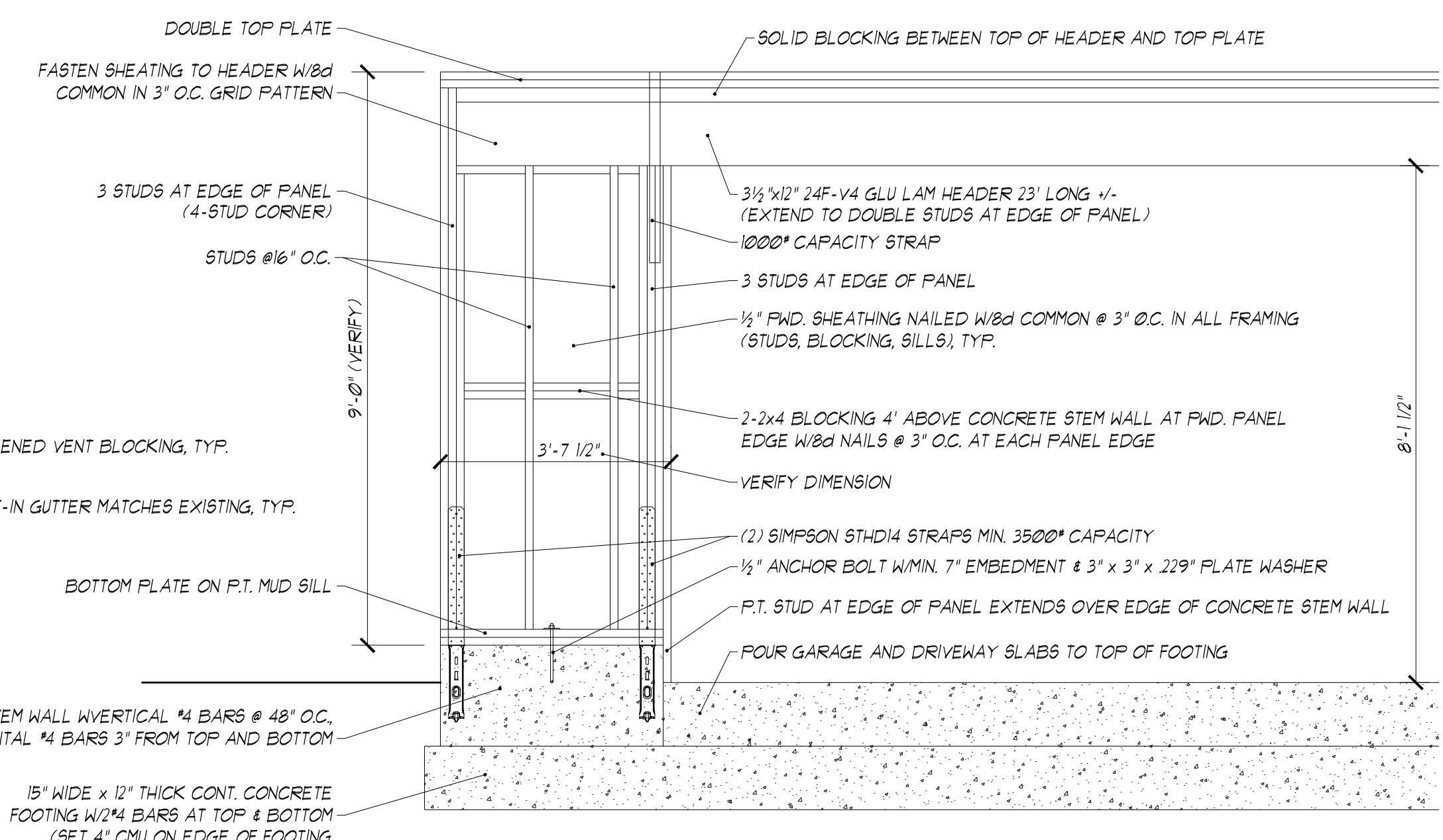
**Roof Framing Plan**  
Scale: 1/4" = 1'-0"

876 SF attic & enclosed soffits; provide 841 square inches of screened vents at eaves. Provide membrane roof to match existing, installed per manufacturer's specifications.



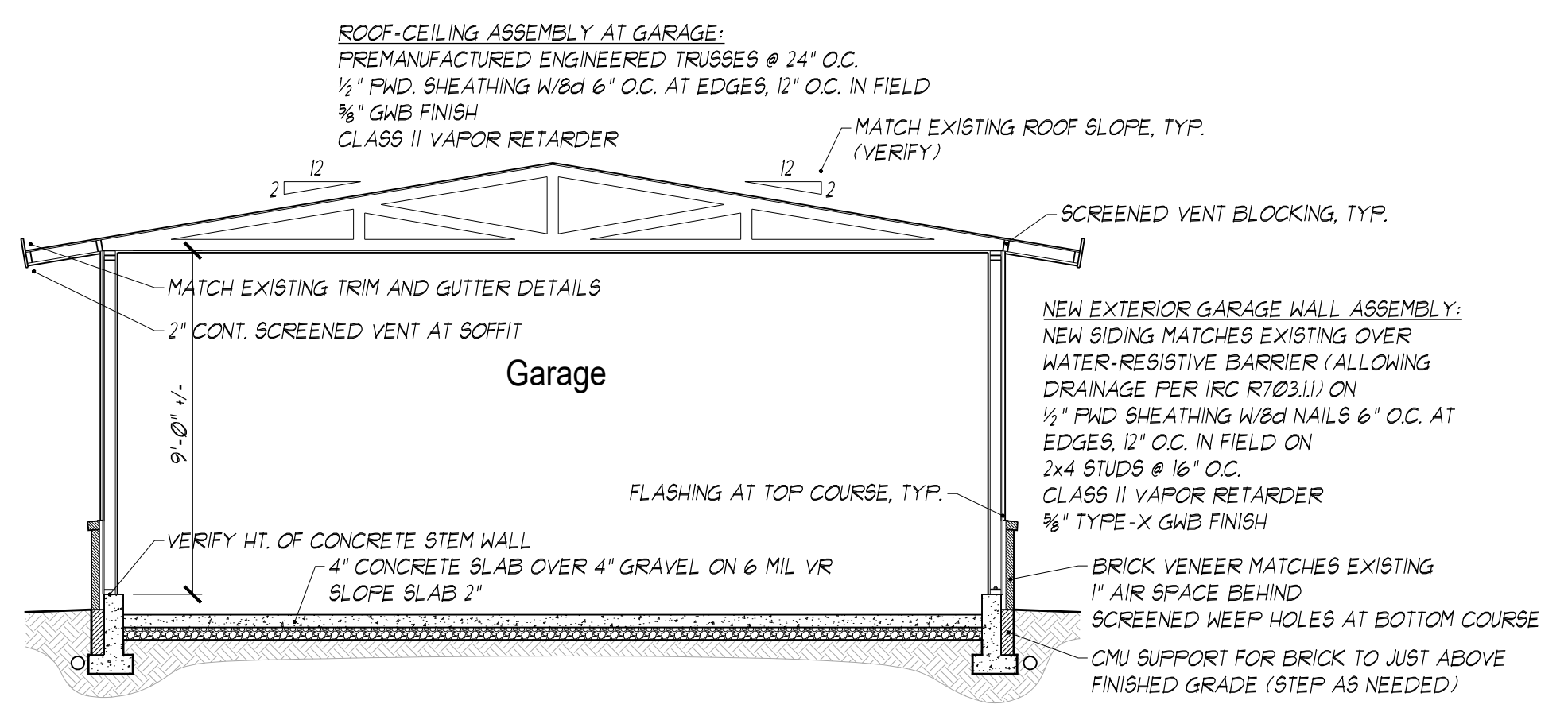
**1 Typical Perimeter Foundation**  
Scale: 1/2" = 1'-0"

Minimum 3000 PSI concrete, grade 40 steel rebar, 1,500 PSF soil bearing pressure assumed (verify).

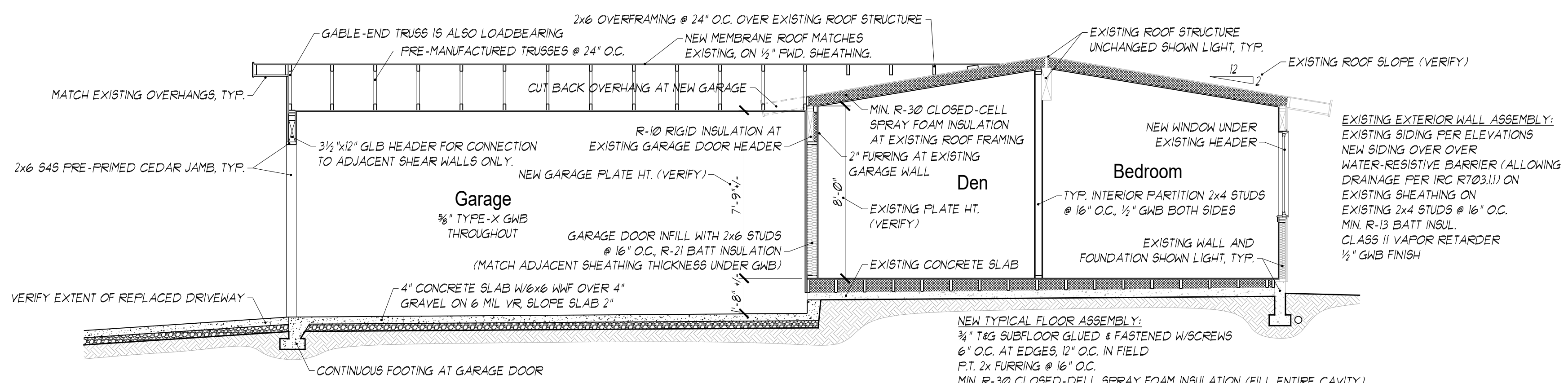


**2 Garage Portal Framing**  
Scale: 1/2" = 1'-0"

Construct in accordance with IRC R602.10.6.2 and with manufacturer's specifications of straps and other elements



**Building Section A-A**  
Scale: 1/4" = 1'-0"



**Building Section B-B**  
Scale: 1/4" = 1'-0"

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PROJECT NAME:  
**Hu Yu Residence**  
Addition and Remodel  
9004 SE 60th Street  
Mercer Island, WA

PROJECT NUMBER:  
**01.21012**

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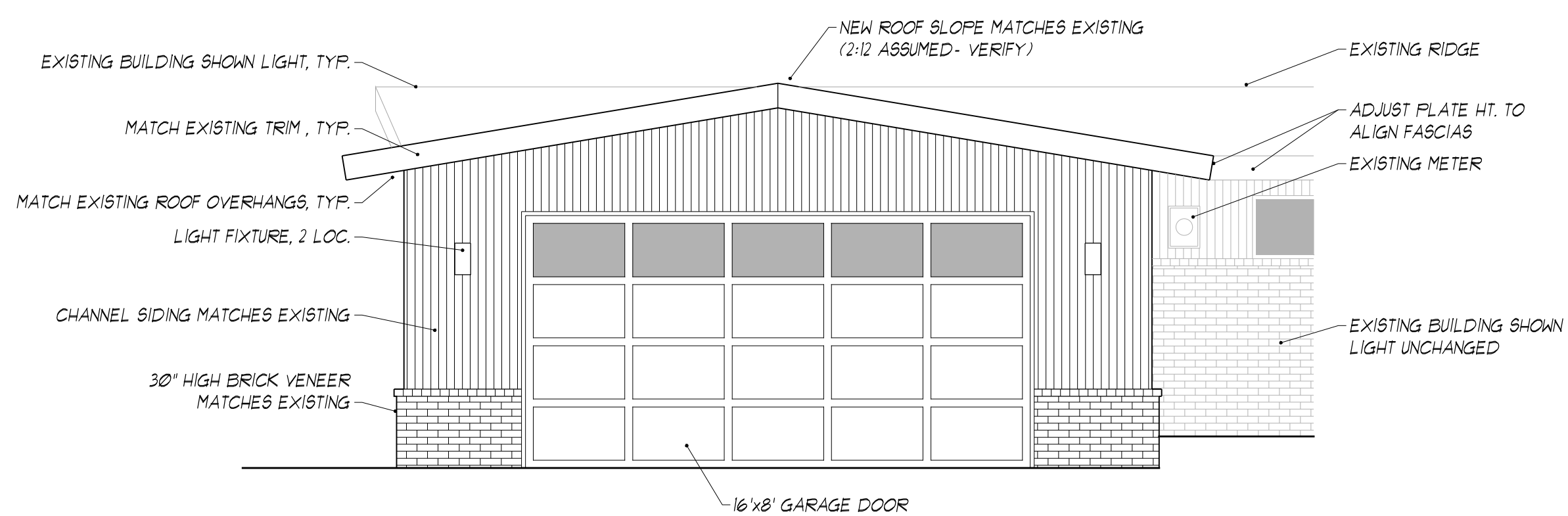
STAMP:  
7301 REGISTERED ARCHITECT  
PHILIP W. FRANK  
STATE OF WASHINGTON

NOTE:  
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REVISIONS:

SHEET TITLE:  
**Floor & Roof Plans**  
Building Sections

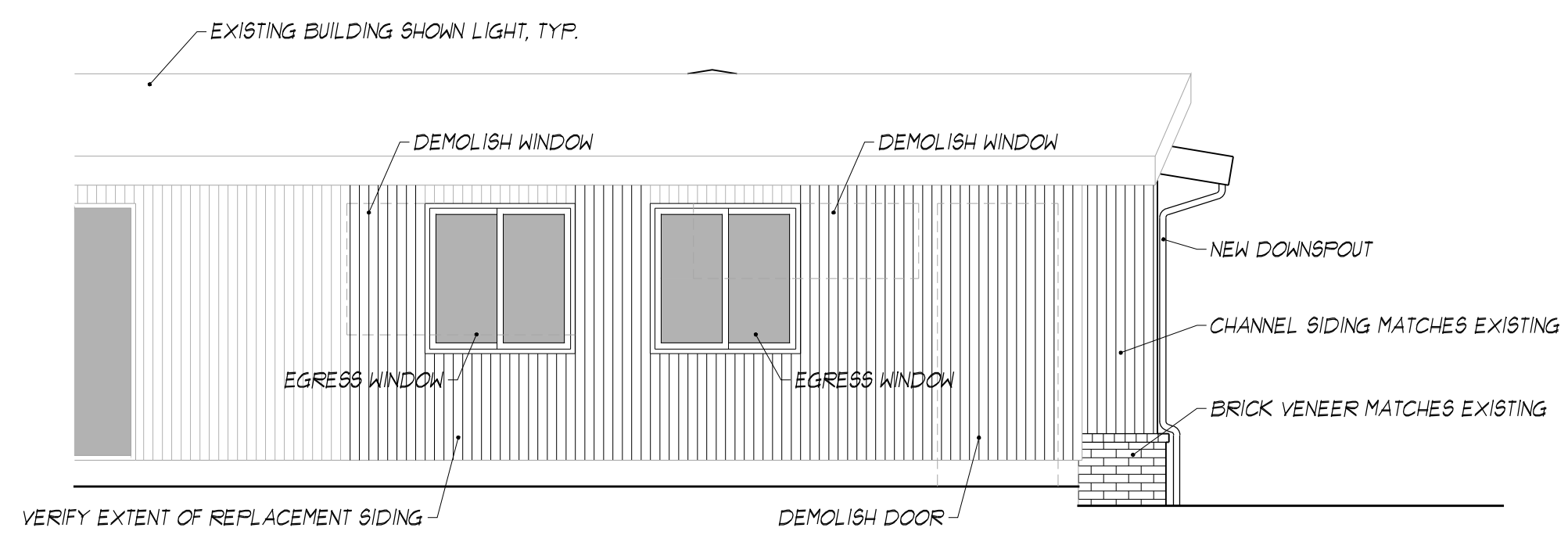
SHEET NUMBER:  
**A1.02**



### South Elevation

Scale: 1/4" = 1'-0"

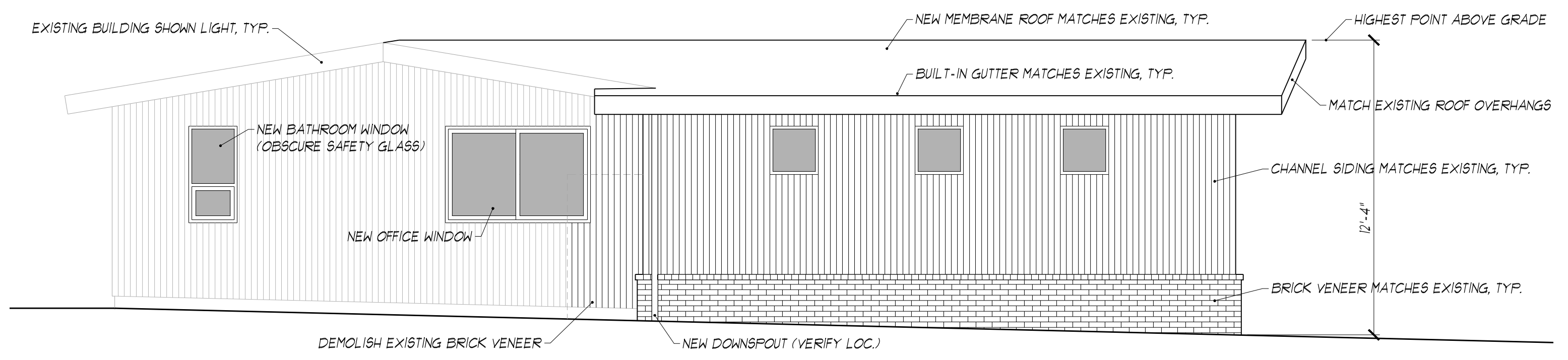
1. Install finishes, flashing, caulking, and sealants as required to prevent water penetration of the building envelope, typical.
2. Verify condition of existing building elements to remain under new finishes, typical.
3. Match existing finishes.
4. New windows match existing style, typical.



### North Elevation

Scale: 1/4" = 1'-0"

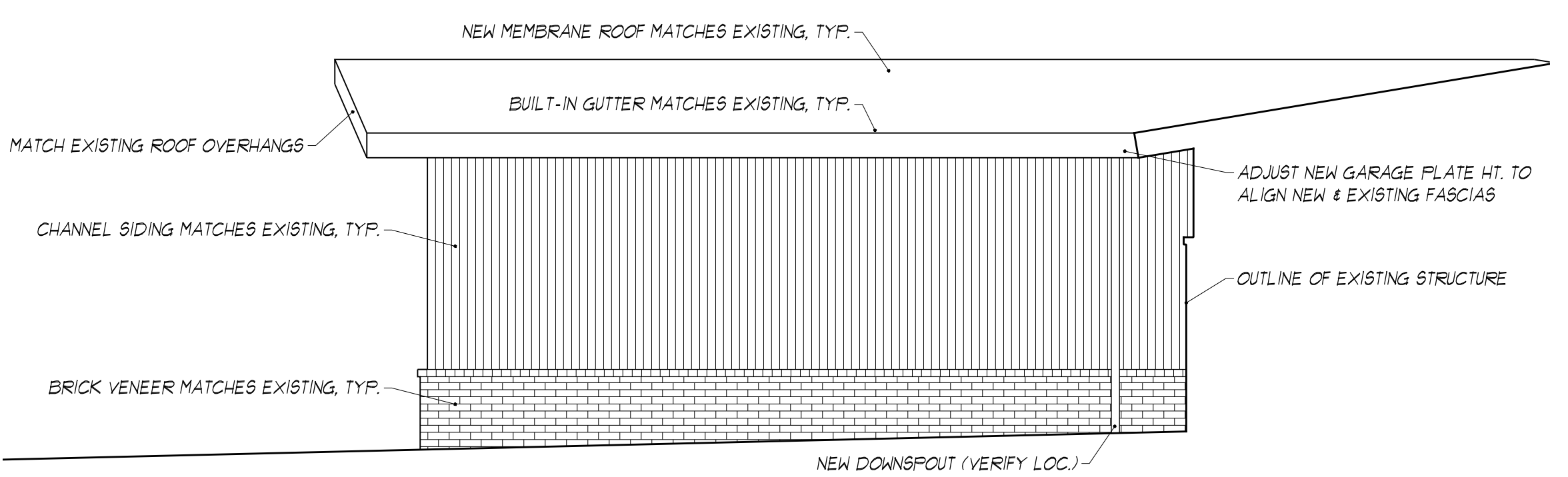
1. Install finishes, flashing, caulking, and sealants as required to prevent water penetration of the building envelope, typical.
2. Verify condition of existing building elements to remain under new finishes, typical.
3. Match existing finishes.
4. New windows match existing style, typical.



### West Elevation

Scale: 1/4" = 1'-0"

1. Install finishes, flashing, caulking, and sealants as required to prevent water penetration of the building envelope, typical.
2. Verify condition of existing building elements to remain under new finishes, typical.
3. Match existing finishes.
4. New windows match existing style, typical.



### East Elevation

Scale: 1/4" = 1'-0"

1. Install finishes, flashing, caulking, and sealants as required to prevent water penetration of the building envelope, typical.
2. Verify condition of existing building elements to remain under new finishes, typical.
3. Match existing finishes.
4. New windows match existing style, typical.

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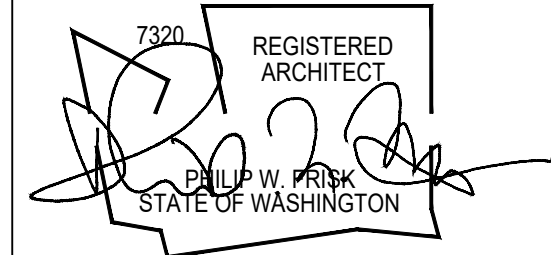


PROJECT NAME:  
**Hu Yu Residence  
Addition and Remodel  
9004 SE 60th Street  
Mercer Island, WA**

PROJECT NUMBER:  
**01.21012**

DATE:  
**January 21, 2022**

STAMP:

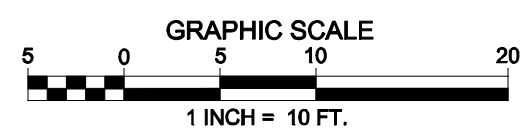
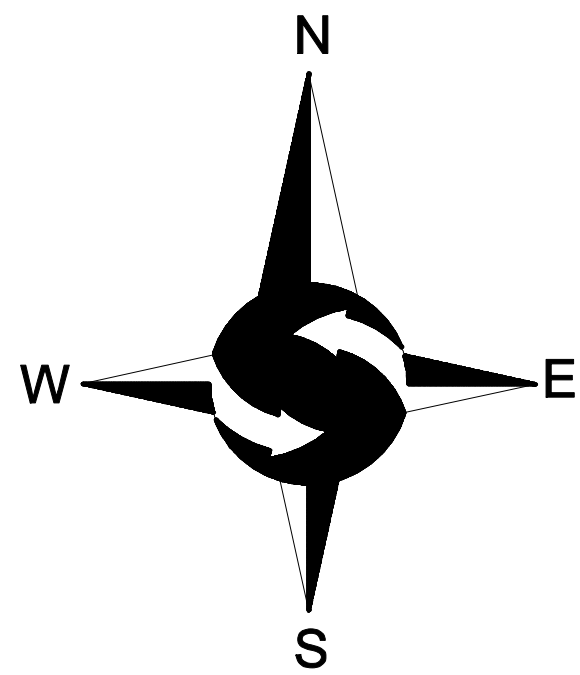


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REVISIONS:

SHEET TITLE:  
**Exterior Elevations  
Details**

SHEET NUMBER:  
**A1.03**



**LEGEND**

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- ⊗ GAS METER
- ⊙ YARD DRAIN
- ⊕ SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- SS— APPROXIMATE LOCATION SANITARY SEWER LINE
- OHP— OVERHEAD POWER
- OHU— OVERHEAD UTILITIES
- WOOD FENCE
- ▬ CONCRETE WALL
- ▬ ROCKERY
- ▬ ASPHALT SURFACE
- ▬ CONCRETE SURFACE
- ▬ GRAVEL SURFACE
- ▬ BRICK SURFACE
- CE CEDAR
- DF DOUGLAS FIR
- DS DECIDUOUS
- PI PINE
- \* INDICATES MULTI-TRUNK

**LEGAL DESCRIPTION**

LOT 1, BLOCK 5, TIMBERLAND NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

ACCEPTED MONUMENTS FOUND AND SET BY RECORD OF SURVEY BY HOLMVG, DEWITT & ASSOCIATES, AS RECORDED ON DECEMBER 30, 2004, IN VOLUME 180 OF SURVEYS, PAGE 294, UNDER RECORDING NO. 2004123090002, RECORDS OF KING COUNTY, WASHINGTON.

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** YU HU & CINDY GOH  
9004 SE 60TH STREET  
MERCER ISLAND, WA 98040

**TAX PARCEL NUMBER:** 865070-0100

**PROJECT ADDRESS:** 9004 SE 60TH STREET  
MERCER ISLAND, WA 98040

**ZONING:** R-9.6

**JURISDICTION:** CITY OF MERCER ISLAND

**PARCEL ACREAGE:** 14,176 S.F. (0.325 ACRES) AS SURVEYED

**GENERAL NOTES**

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

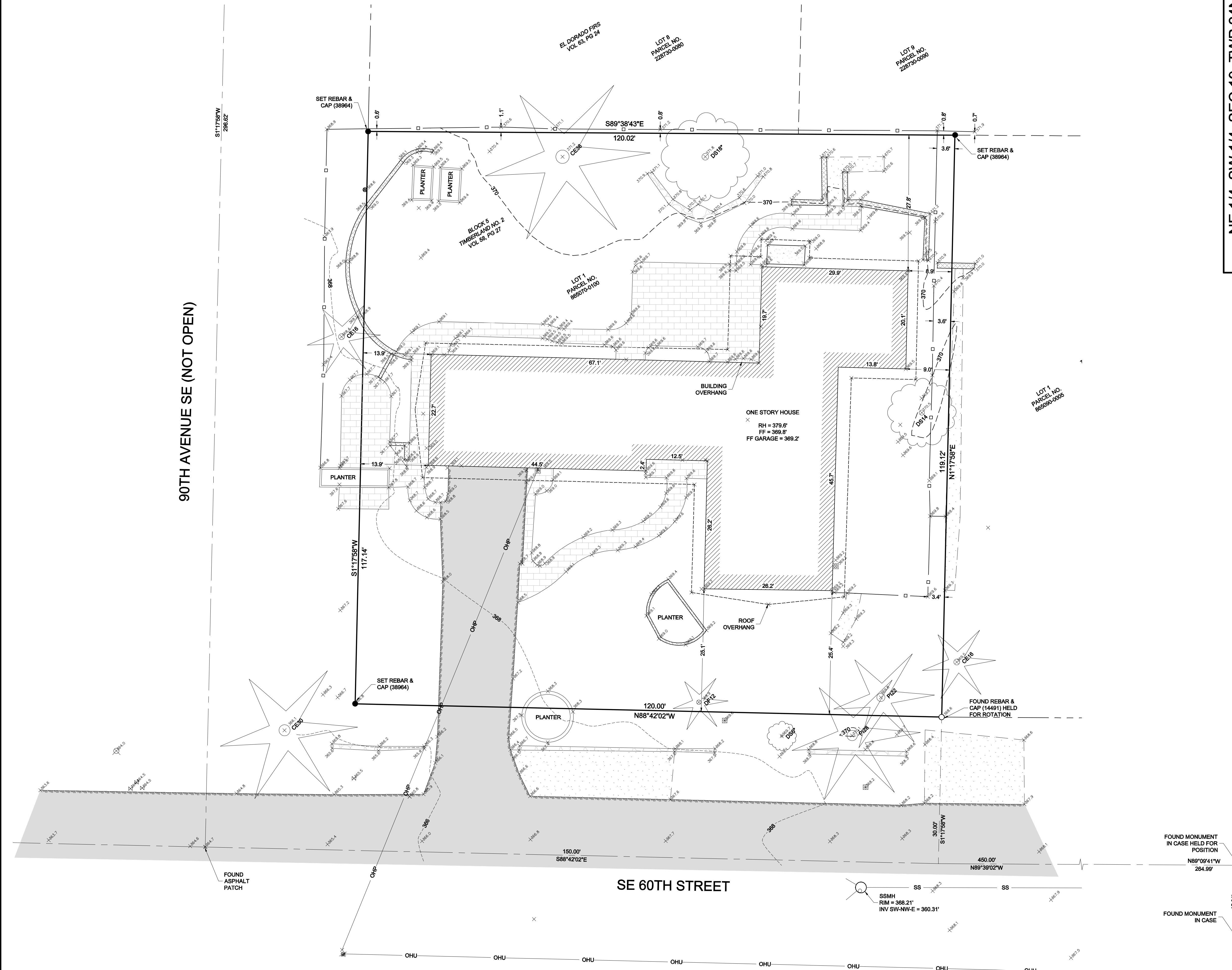
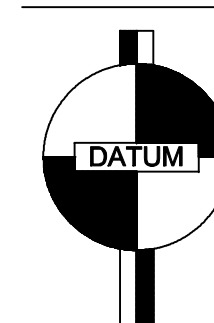
**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A MONUMENT IN CASE AT THE EAST END OF SE 60TH STREET, ± 150 FEET EAST OF THE INTERSECTION OF 92ND AVENUE SE.

POINT ID NO. MI-1063;  
ELEVATION: 334.534 FEET NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/3 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**  
KENT HU YU  
9004 SE 60TH STREET  
MERCER ISLAND, WA 98040

PROJECT NO. 21-593  
DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 10/19/2021  
SHEET 1 OF 1

