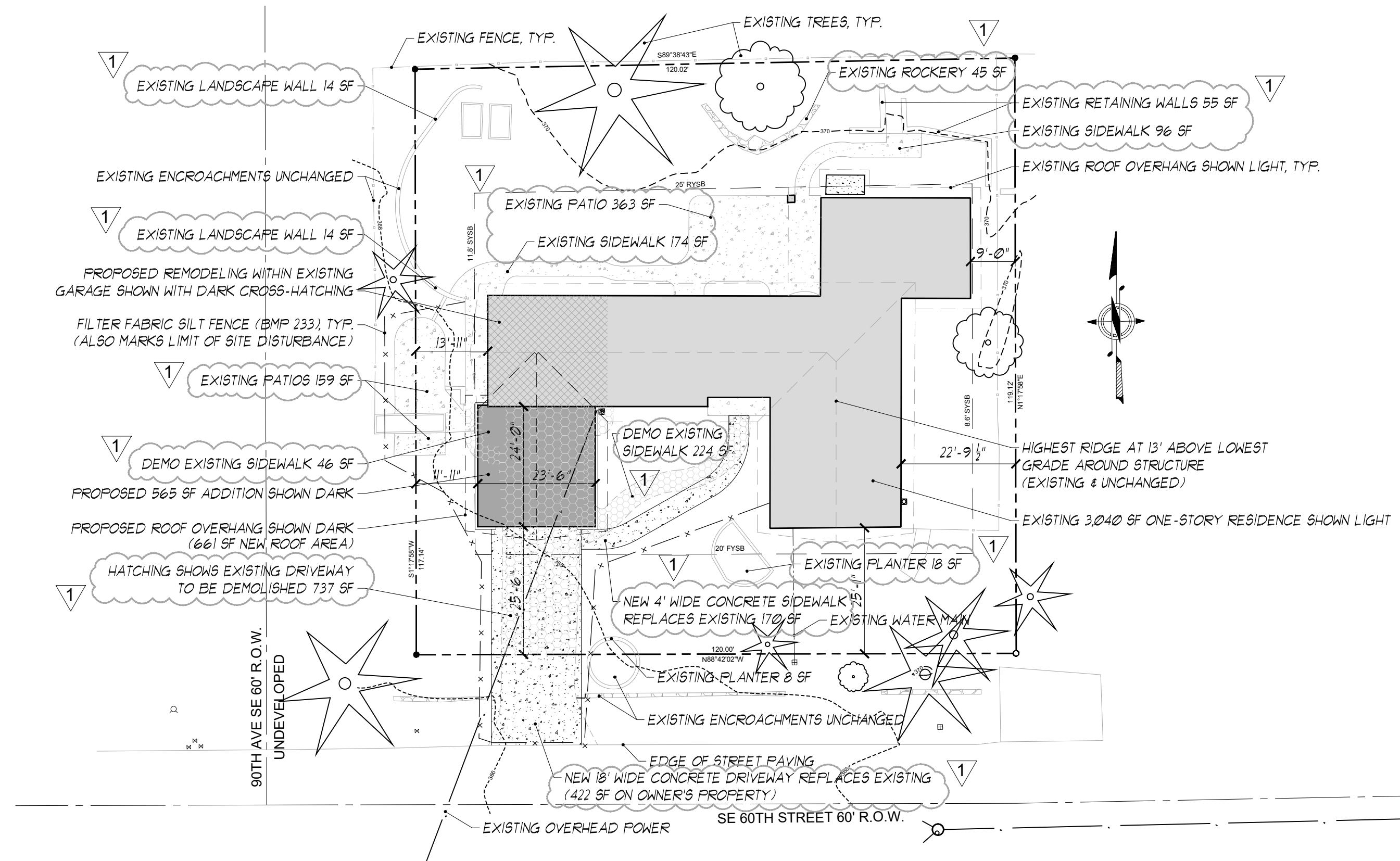


Hu Yu Residence

Addition and Remodel



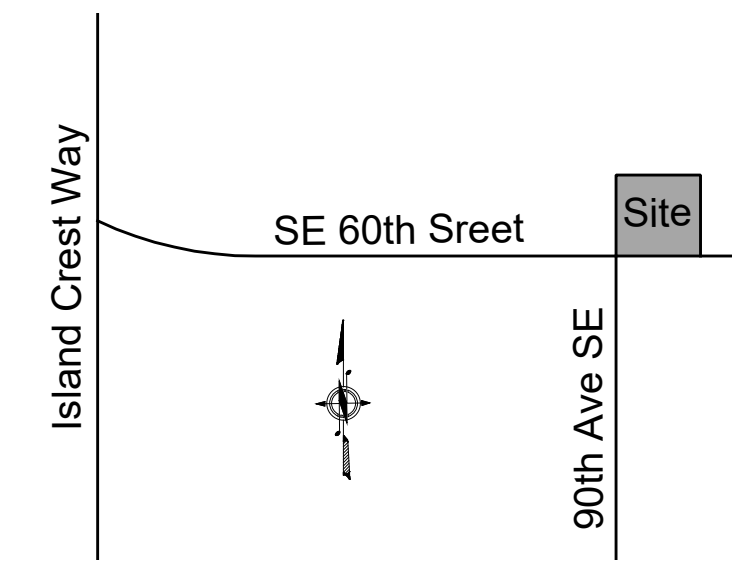
Site Plan

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 SF; Driveway: 422 SF (7%) Total: 5,088 SF (36%).
Proposed hardscape coverage: Patios: 522 SF; Walkways: 440 SF; Rockeries & Retaining Walls: 154 SF Total: 1,117 SF (7.9%).
Calculations do not include areas of driveway or hardscape 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.

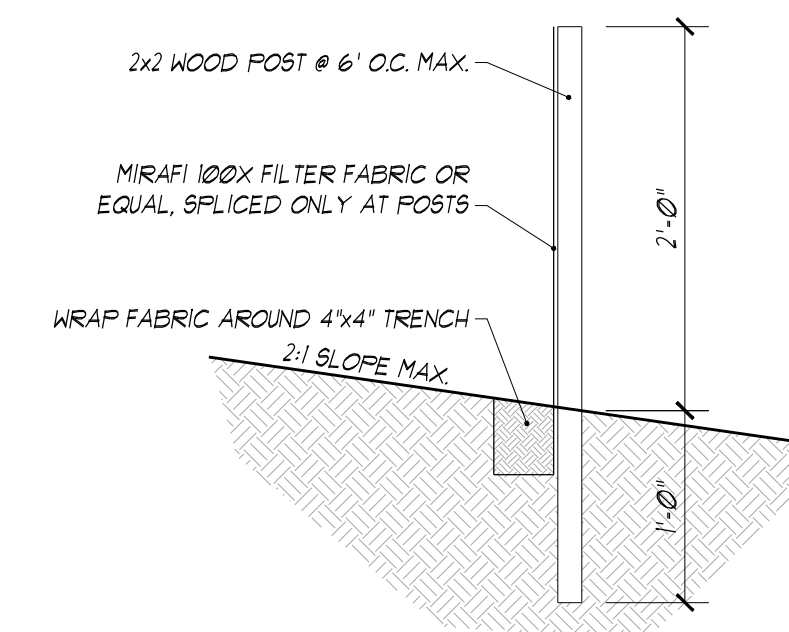
Erosion and Sediment Control Plan

- 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.

DO NOT USE FOR CONSTRUCTION

P.O. Box 141
Edmonds, Washington 98020
(206) 920.3554 P
WWW.PWFARCHITECTURE.COM

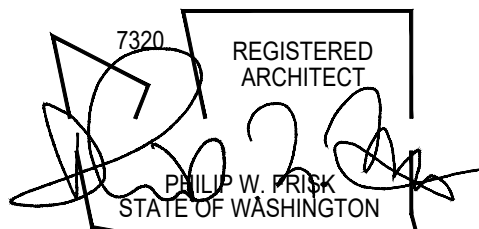


PROJECT NAME:
Hu Yu Residence
Addition & Remodel
9004 SE 60th Street
Mercer Island, WA

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:
03/08/22

SHEET TITLE:
Site Plan, Notes

SHEET NUMBER:
A1.01