

GENERAL NOTES

1. CODE COMPLIANCE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFCC, 2018 UPC, 2018 IMC, 2018 NEC, 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.

2. DIMENSIONS:
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR SHALL PROCEED AT THEIR OWN RISK. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.

3. DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.

4. ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS. FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BACKS/BACKING FOR SURFACE-MOUNTED ITEMS.

5. FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

6. GRADES:
VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).

7. FLOOR LINES:
FLOOR LINE REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

8. REPETITIVE FEATURES:
OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

9. DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR. ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.

10. WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER:
TO BE PRESSURE TREATED. TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8" TYPICAL.

11. FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. AND ARE TO REMAIN. NEW INTERMEDIATE FRAMING AT EXTERIOR WOOD WALLS REQUIRES HEADERS INSULATED WITH A MIN. R-10 INSULATION.

12. VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 2x GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A CLOSED DOOR AT A PRESSURE OF 0.2 NEW CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE FOR TESTING.

13. FLUES:
FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.

14. DOWNSPOUTS:
LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

15. OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.

16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.

18. ROOFING:
PROVIDE NEW ROOFING TO MATCH EXISTING.

19. EXHAUST DUCTS:
PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.

20. APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.

21. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.

22. SMOKE DETECTORS:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION. NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM PER COMI STANDARDS. SEPARATE PERMIT REQUIRED.

23. FIREBLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2018 IRC SECTION R302.11.1 IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS, AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN. 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

24. ADDITIONAL FIRE CODE ALTERNATIVES:
INSTALLATION OF 1/8" RATED GYPSUM IN ALL AREAS. PROVIDE SOLID CORE OR FIRE RATED DOORS.

ENERGY NOTES

CLIMATIC ZONE: ZONE #4C-MARINE
THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION
CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR SYSTEM

PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL; IT MUST INCLUDE THE FOLLOWING: PREDOMINANT R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE

MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILING: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY

CRAWL SPACE: 6 MIL POLYETHYLENE

VENTILATION: ATTICS WITH LOOSE FILL: N.A. Baffle vent openings to deflect air above insulation surface enclosed JOIST OR RAFTER SPACES; PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.

HEATING & COOLING: GAS FURNACE & AIR SOURCE HEAT PUMP

TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF

INSULATION VALUES, PRESCRIPTIVE METHOD
WALLS: R-19
FLAT ATTICS/CEILINGS: R-49
VAULTED CEILINGS: R-38
FLOORS (OVER UNHEATED SPACES): R-38
SLAB-ON-GRADE: R-10

OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE: THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.

a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.

b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED, A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES MUST BE HIGH-EFFICACY LAMPS, PER WSEC R404.1.

PIPE INSULATION: ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES: ALL PLUMBING FIXTURES SHALL CONFORM TO RCW 19.27.170
ALL TOILETS 1.6 GPM MAX
URINALS 1.0 GPM MAX
SHOWERHEADS <1.75 GPM
KITCHEN FAUCETS <1.75 GPM
LAVATORIES <1.0 GPM

WHOLE HOUSE VENTILATION

a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY LOCAL EXHAUST FAN, PROVIDING MIN. 90 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.1 (A2). FAN SHALL BE LESS THAN .25 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.

b. SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2.

c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 8 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.

d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

e. AIRFLOW FOR WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

f. WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC SECTIONS M1505.4.1.6 AND M1505.4.1.7.

g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	6
HEATED SQUARE FOOTAGE	7046 SF
CFM = 0.01(7046 SF) + 7.56(+ BEDROOMS)	
AIRFLOW (CFM)	123 CFM MIN.

PROJECT DATA

PROJECT ADDRESS: 5300 BUTTERWORTH RD
MERCER ISLAND 98040
PROPERTY TAX ID NUMBER: 865140-0020
SCOPE OF WORK: CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

ZONING: R-15
CONSTRUCTION TYPE: TYPE V/B
SEISMIC ZONE: 3
NUMBER OF STORIES: 2 STORIES
FIRE PROTECTION: NFPA 13R FIRE SPRINKLERS
FIRE ALARM: NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM PER COMI STANDARDS. SEPARATE PERMIT REQUIRED.

BUILDING HEIGHT: MAX. 30 FT ABOVE AVERAGE BUILDING ELEV.
GROSS FLOOR AREA: 12,000 SF OR 40 % LOT AREA, WHICHEVER IS LESS
LOT AREA: 20,076 SF
SETBACKS: FRONT: 20'
SIDE: 17% LOT WIDTH, MIN. 5'
REAR: 25'

PROJECT TEAM

OWNER: RYAN & ASHLEY ASDOURIAN
5300 BUTTERWORTH RD
MERCER ISLAND, WA 98040
PHONE: 206-963-4718
EMAIL: RASDO@MICROSOFT.COM

ARCHITECT: STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE SUITE 203
BELLEVUE, WA 98004
PHONE: 425-451-7003
CONTACT: BRAD STURMAN

GEOTECHNICAL ENGINEER: GEOTECH CONSULTANTS, INC.
2401 10TH AVE EAST
SEATTLE, WA 98102
PHONE: 425-747-5618
CONTACT: MARC MCGINNIS

CIVIL ENGINEER: PATRICK HARRON & ASSOCIATES, LLC
14900 INTERURBAN AVE S., SET. 279
SEATTLE, WA 98168
PHONE: 206.674.4659
CONTACT: SCHWIN CHAOSILAPAKUL

STRUCTURAL ENGINEER: OG ENGINEERING
SEATTLE, WA
PHONE: 206.290.4608
CONTACT: OWEN GOULD

LEGAL DESCRIPTION

LOT 2, TONJA ESTATES, AS PER PLAT RECORDED IN VOLUME 77 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF LOT 3 OF SAID PLAT DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 1'35"04" WEST ALONG THE EASTERLY LINE OF LOT 3, A DISTANCE OF 75.31 FEET; THENCE NORTH 10'03'02" WEST A DISTANCE OF 74.73 FEET; THENCE NORTH 76'21'57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3, THENCE SOUTH 88'24'56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH AN UNDIVIDED 1/7 TH INTEREST IN LOT 1 OF SAID PLAT.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO WILL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATION FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS IS UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

SHEET INDEX

A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN FULL SITE PLAN

A1.1 SURVEY

C1.0 COVER SHEET AND SITE PLAN
C1.1 DEMO & TESC PLAN
C1.2 TESC DETAILS
C1.3 GRADING & UTILITY PLAN
C2.0 STORM DRAINAGE PLAN
C2.1 STORM DRAINAGE DETAILS
C2.2 UTILITY DETAILS
C2.3 UTILITY DETAILS

A2.0 MAIN FLOOR PLAN
A2.1 UPPER FLOOR
A2.2 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 BUILDING SECTIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 BUILDING SECTIONS
A5.0 WALL SECTIONS
A6.0 ARCHITECTURAL DETAILS

S1 STRUCTURAL GENERAL NOTES
S2 TYPICAL DETAILS
S3 TYPICAL DETAILS
S4 MAIN FLOOR WALL & FOUNDATION PLAN
S5 UPPER FLOOR FRAMING PLAN
S6 UPPER FLOOR FRAMING LEGEND & SCHEDULE
S7 ROOF FRAMING PLAN
S8 SECTIONS & DETAILS
S9 SECTIONS & DETAILS
S10 SECTIONS & DETAILS
WSWH2 STRONGWALL WSWH FRAMING DETAILS

2018 WSEC CREDITS

PROJECT IS A NEW RESIDENCE GREATER THAN 5,000 SQ FT CONDITIONED AREA, AND SO IS A LARGE DWELLING UNIT REQUIRING 7.0 CREDITS

OPTION	CREDITS	DESCRIPTION
2	1.0	-HEAT PUMP EFFICIENCY (AIR COOLED) 14.0 SEER, 11 HSPF
1.3	0.5	-VERTICAL FENESTRATION U = 28, FLOOR-R-38 -R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB
3.5	1.5	-AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN. HSPF OF 11.0
4.2	1.0	-HVAC EQUIP. & AND ITS DUCT SYSTEM INSTALLATION SHALL COMPLY W/ R403.3.7. ALL EQUIP. & DUCTS SHALL BE IN CONDITIONED SPACE, W/ CONTINUOUS AIR BARRIER & BUILDING THERMAL ENVELOPE.
5.3	1.0	-ENERGY STAR RATED GAS OR PROPANE WATER HEATER W/ A MIN. UEF OF 0.91
6.1	3.0	-FOR EACH 1200 KWH OF ELECTRICAL GENERATION PROVIDED BY SOLAR, 1 CREDIT WILL BE GIVEN, UP TO 3 CREDITS
TOTAL CREDITS		8

*PLEASE NOTE, ALL APPLIANCES SHALL BE INSTALLED WITH SUPPORTING DOCUMENTATION ON SITE PRIOR TO FINAL INSPECTION. NO DRYER DUCTS OR DRYER VENT CAPS SHALL NOT BE INSTALLED

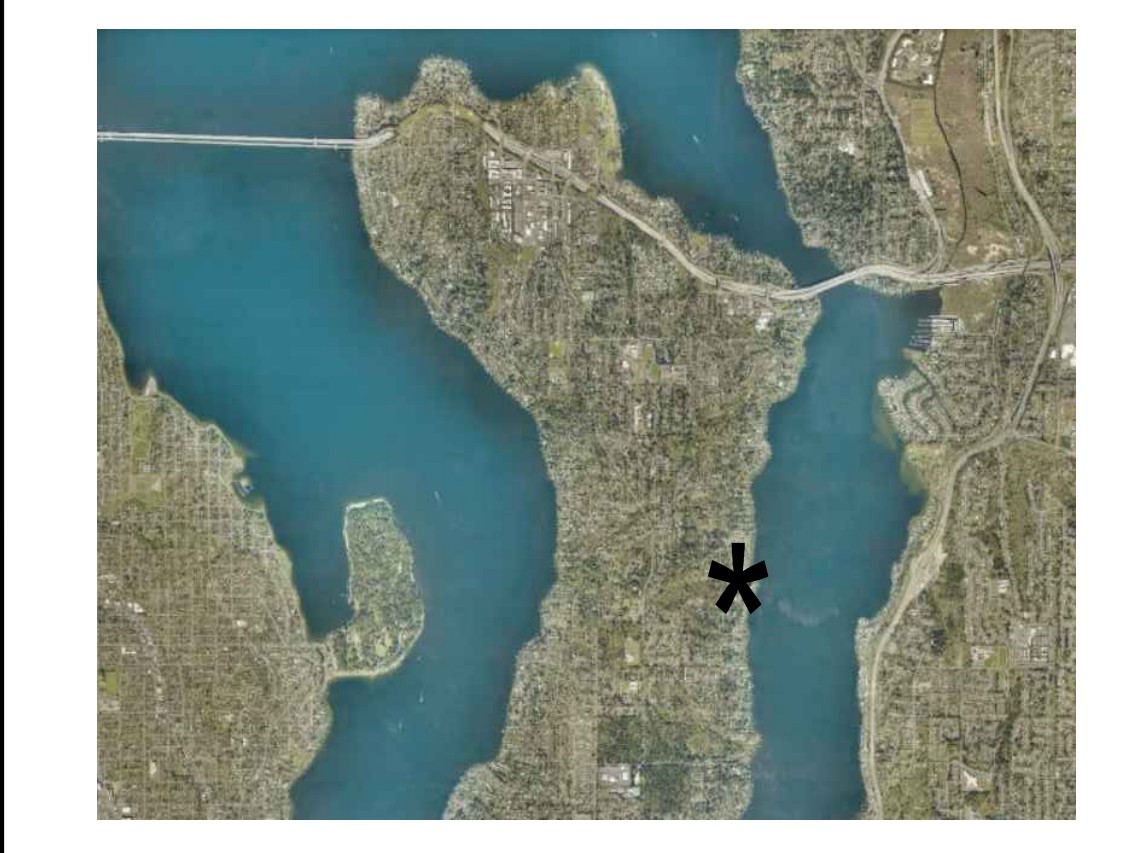
AVERAGE BUILDING ELEV.

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	37	28.0	1036
B	6.5	28.0	182
C	17.5	28.0	490
D	9.79	28.0	274.12
E	6.42	28.0	179.76
F	14	28.0	392
G	6.42	28.0	179.76
H	10.75	28.0	301
I	11.58	27.0	312.66
J	14	27.0	378
K	17.67	26.0	459.42
L	2	25.5	51
M	34.21	25.0	855.25
N	16	25.0	400
O	5.96	25.5	151.98
P	34.54	26.0	898.04
Q	9.96	26.5	263.94
R	16.25	27.0	438.75
S	5	27.0	135
T	2	27.0	54
U	93.79	28.0	2626.12
V	3.23	29.0	93.67
W	2.5	29.0	72.5
X	13.79	28.0	386.12
Y	2.5	28.0	70
Z	7.73	28.0	216.44
		401.09	708.5
		401.09	10897.53
			Average Building Elevation

EXTERIOR ENTRY RENDER



VICINITY MAP



NOXIOUS WEEDS

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED, POLYCOMUM CUSPIDATUM AND REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

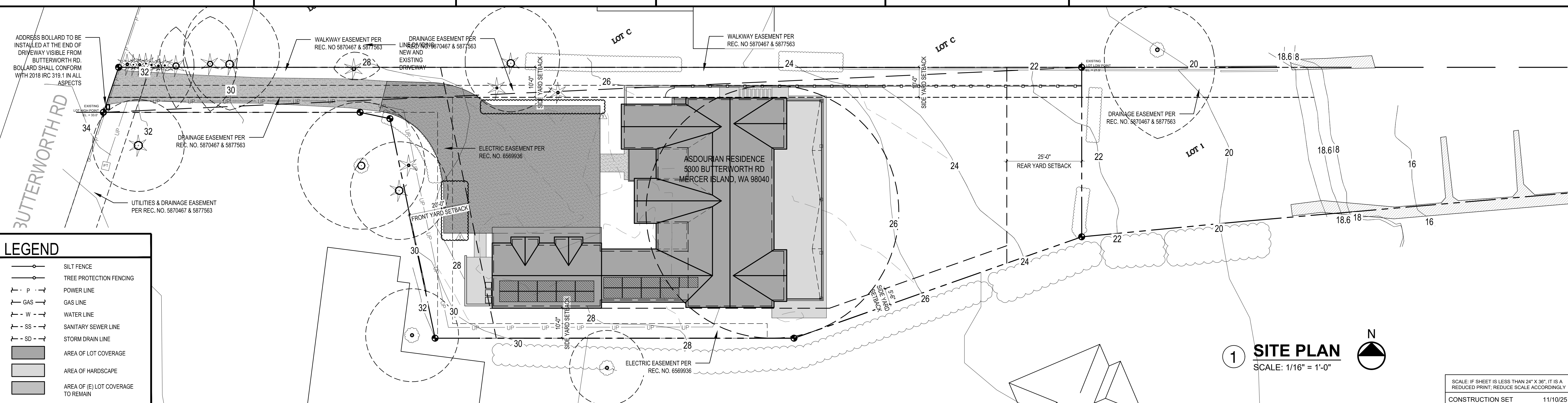
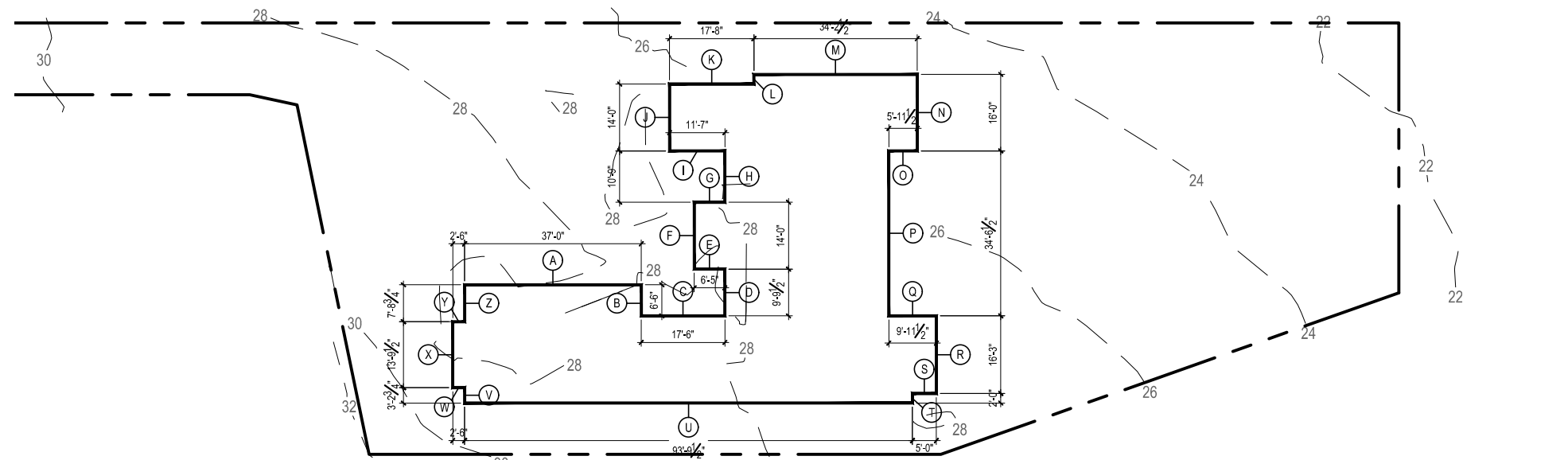
GEOTECH ENGINEER

GEOTECHNICAL ENGINEER REQUIRED TO BE PRESENT ON SITE DURING EXCAVATION AND AT REGULAR INTERVALS DURING CONSTRUCTION TO MONITOR THE STABILITY OF THE TEMPORARY OPEN CUT EXCAVATIONS PROPOSED FOR SITE RETAINING WALLS AND RESIDENTIAL STRUCTURE EXCAVATIONS.

TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

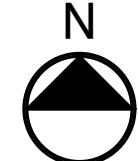
ABE KEY PLAN SCALE: 1/32" = 1'-0"



LEGEND

- SILT FENCE
- TREE PROTECTION FENCING
- POWER LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- AREA OF LOT COVERAGE
- AREA OF HARDSCAPE
- AREA OF (E) LOT COVERAGE TO REMAIN

1 SITE PLAN
SCALE: 1/16" = 1'-0"



SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CONSTRUCTION SET 11/10/25 PLOT DATE: 11/10/2025

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REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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ASDOURIAN RESIDENCE
CONSTRUCTION SET
5300 BUTTERWORTH RD
MERCER ISLAND, WA 98040

SITE PLAN
GENERAL NOTES

REVISIONS:
2024-05-13 Corrections #1
2024-04-18 Corrections #2
2024-11-27 Construction Set
2025-11-17 Planning Changes
2025-11-10 Lot Coverage Revision

DRAWN BY: KE
CHECKED BY: BUS
SHEET: **A1.0**

BUILDING AREA

	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	GARAGE/WORKSHOP	GRAND TOTAL	UNHEATED PATIO	UNHEATED DECK
PROPOSED HOUSE:	3025 SF	4021 SF	7046 SF	861 SF	7907 SF	1475 SF	1006 SF

LOT COVERAGE AND HARDSCAPE

	GROSS LOT S.F.	MAIN ROOF STRUCT	DRIVES/PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE	FRONT WALK	TRASH/SIDEWALK	PATIO	DECK	SIDE PATH	RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING LOT COVERAGE AREA	20,076 SF	0 SF	847 SF	847 SF	4.2 %	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 %
NET GAIN/LOSS IMPERVIOUS AREA		+4548 SF	+2549 SF	+7097 SF	+35.4 %	+62 SF	+165 SF	+186 SF	+963 SF	+68 SF	+79 SF	+1523 SF	+7.6 %
PROPOSED LOT COVERAGE AREA		4548 SF	3396 SF	7944 SF	39.6 %	62 SF	165 SF	186 SF	963 SF	68 SF	79 SF	1523 SF	7.6 %
% ALLOWED IMPERVIOUS AREA				8030.4 SF ALLOWABLE	40 %							1806.84 SF ALLOWABLE	9 %
FLAG LOT EXCEPTION				9034.2 SF ALLOWABLE	45 %								

HIGHEST EL: 33.0'
LOWEST EL: 21.5'
ELEVATION DIFFERENCE = 11.5'
11.5' DIVIDED BY 326.67' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .168

PER CODE 19.02.020 F.3.a.ii(b)
A DEVELOPMENT PROPOSAL ON A FLAG LOT THAT REQUIRES A DRIVEWAY THAT OCCUPIES MORE THAN 25% OF THE OTHERWISE ALLOWED LOT COVERAGE AREA. THE ALLOWED REDUCTION IN THE REQUIRED LANDSCAPING AREA AND INCREASE IN MAXIMUM LOT COVERAGE SHALL NOT EXCEED 5%, OR THE AREA OF THE DRIVEWAY IN EXCESS OF 25% OF THE LOT COVERAGE, WHICHEVER IS LESS.

LOT SLOPE IS 3.5%, WHICH IS LESS THAN 15% SO LOT COVERAGE ALLOWED IS 40%.
ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

GROSS FLOOR AREA

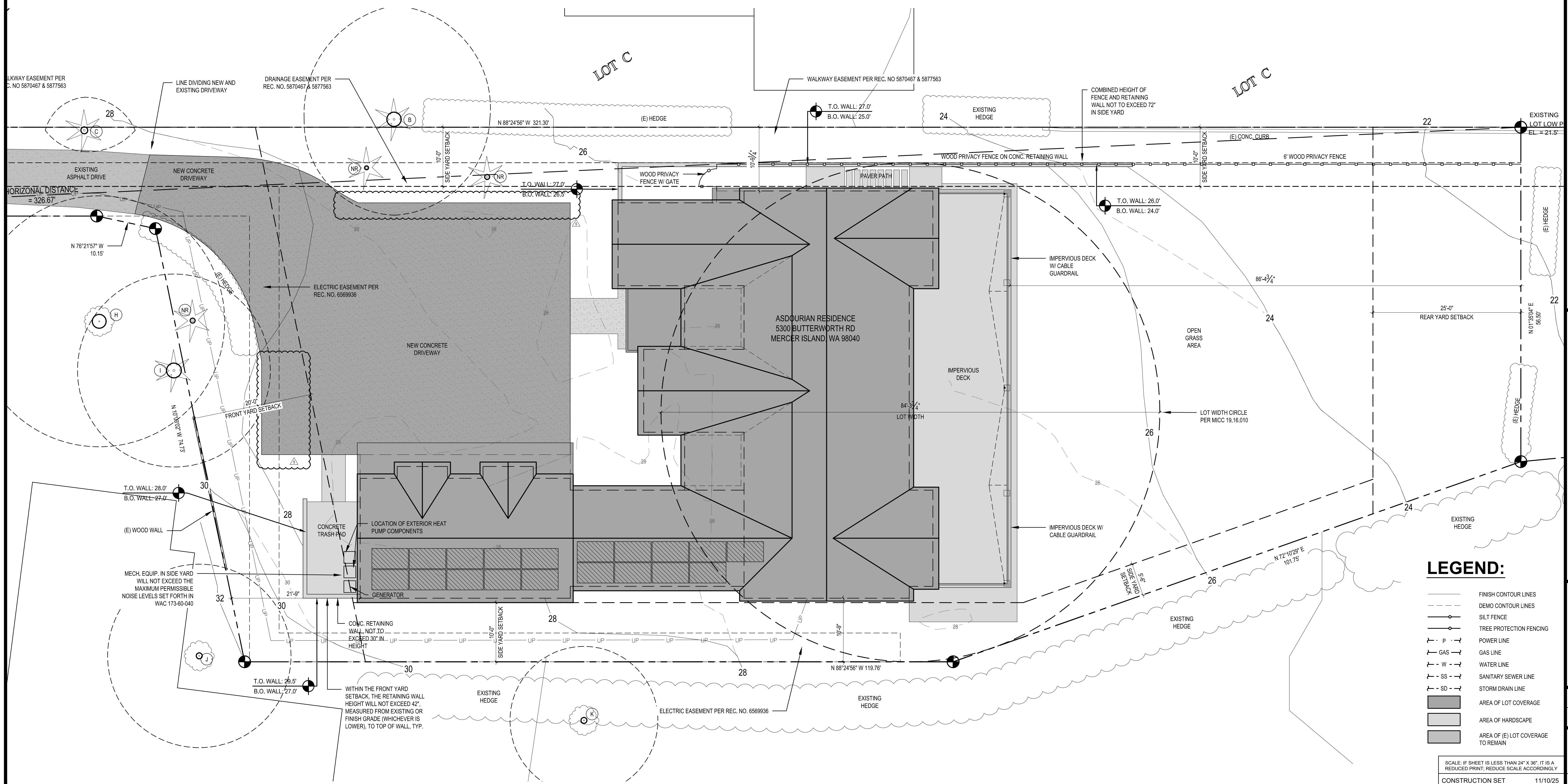
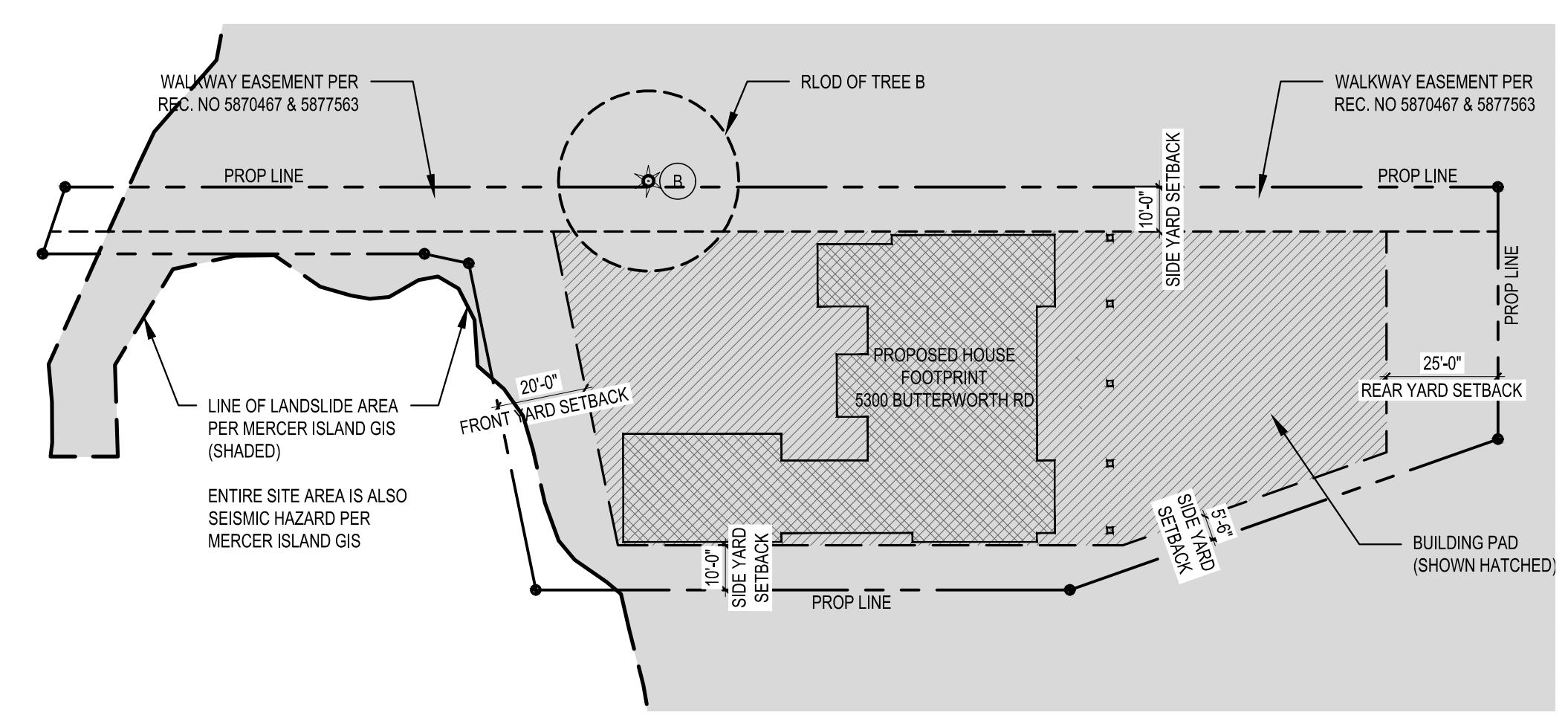
	BASEMENT EXCLUSION	NEW FLOOR AREA
MAIN FLOOR		3025 SF
SECOND FLOOR		4021 SF
GARAGE		861 SF
GROSS FLOOR AREA		7907 SF

NET LOT AREA 20,076 SF
ALLOWED MAX. % GFA COVERAGE 40.0% OR 12,000 SF
ALLOWED GROSS FLOOR AREA 8030.4 SF
PROPOSED GROSS FLOOR AREA 7907 SF

STAIR ALLOWANCE -138 SF
12" CEILING OF BED-2 -52 SF
12" CEILING OF STAIRS -51.5 SF
12" CEILING OF REC ROOM -65.5 SF
12" CEILING OF PRIMARY -172 SF

TOTAL GFA COVERAGE 8010 SF OR 39.8%

BUILDING PAD DIAGRAM SCALE: 1/32" = 1'-0"



LEGEND:

- FINISH CONTOUR LINES
- DEMO CONTOUR LINES
- SILT FENCE
- TREE PROTECTION FENCING
- P --- POWER LINE
- G --- GAS LINE
- W --- WATER LINE
- SS --- SANITARY SEWER LINE
- SD --- STORM DRAIN LINE
- AREA OF LOT COVERAGE
- AREA OF HARDSCAPE
- AREA OF (E) LOT COVERAGE TO REMAIN

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REGISTERED ARCHITECT
STATE OF WASHINGTON

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ASDOURIAN RESIDENCE
CONSTRUCTION SET
5300 BUTTERWORTH RD
MERCER ISLAND, WA 98040

SITE PLAN
SITE CALCS

REVISIONS:

- 2024-05-13 Corrections #1
- 2024-04-18 Corrections #2
- 2024-11-27 Construction Set
- 2025-11-17 Framing Changes
- 2025-11-10 Lot Coverage Revision

DRAWN BY: KE
CHECKED BY: BUS
SHEET: **A1.1**

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.
CONSTRUCTION SET 11/10/25 PLOT DATE: 11/10/25