

GENERAL NOTES

1. CODE COMPLIANCE:
ALL WORK SHALL COMPLY WITH THE 2021 WSEC, 2021 IRC, 2021 IMC, 2021 IFGC, 2021 UPC, 2021 IFIC, 2021 IPMC, 2020 NEC, 2021 IECC WITH WA STATE AMENDMENTS, 2009 ICC A117.1, AND 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 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 5" +/- 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 BUCKS/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:
OPEN 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, 24 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 1.5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER 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 1.8 GALLONS PER MINUTE.
22. SMOKE DETECTORS:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS. NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM PER CsmI STANDARDS. SEPARATE PERMIT REQUIRED.
23. FIREBLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2021 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.

PROJECT DATA

PROJECT ADDRESS: 4006 E MERCER WAY
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 413190-0005

SCOPE OF WORK: DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF NEW 2-STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT AND ATTACHED GARAGE ON EXISTING SINGLE-FAMILY RESIDENTIAL LOT.

ZONING: R-9.6

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY

FIRE PROTECTION: 43D FIRE SPRINKLER SYSTEM

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEV. (FLAT ROOF)
35 FT ABOVE AVERAGE BUILDING ELEV. (SLOPED ROOF)

LOT AREA: 36,116 SF

SETBACKS: FRONT LOT LINE = 20 FT
WATERFRONT LOT LINE = 50 FT
SIDE LOT LINES = 15 FT,
= 5 FT MIN.

GROSS FLOOR AREA: LESSER OF 40% LOT AREA OR
8,000 SF = 8,000 SF

PROJECT TEAM

OWNER: JASON BROTHERS LLC
50 PONCHO
IRVINE, CA 92602
CONTACT: BRAD STURMAN

ARCHITECT: STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE, SUITE 203
BELLEVUE, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

STRUCTURAL: SWENSON SAY FAGET
2124 3RD AVE
SEATTLE, WA 98121
PHONE: 206.443.6212
CONTACT: BLAZE BRESKO

CIVIL: NICK BOSSOFF ENGINEERING, INC.
191 NE TARI LANE
STEVENSON, WA 98648
PHONE: 425.881.5904
CONTACT: NICK BOSSOFF

GEOTECH: PANGEO INC.
3213 EASTLAKE AVE E
SEATTLE, WA 98102
PHONE: 206.262.0370
CONTACT: MICHAEL XUE

BIOLOGIST: FACET
750 8TH STREET SOUTH
KIRKLAND, WA 98033
PHONE: 425.822.5242
CONTACT: RYAN KAHLO

TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

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.

ENERGY NOTES

CLIMATIC ZONE: ZONE #4C -MARINE

THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION

CODE: 2021 W.S.E.C. & 2021 IRC, WAC 51-11R

SPACE HEAT TYPE: ELECTRIC AIR SOURCE HEAT PUMP

PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED IN AN APPROVED LOCATION. IT MUST INCLUDE THE FOLLOWING: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, THE EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT AND THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED.

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.2 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 RATINGS (4 MIL POLYETHYLENE).

ATTICS/CEILINGS: 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: ELECTRIC AIR SOURCE HEAT PUMP.

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

OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE AND 7-DAY PROGRAMMABLE.

DUCT INSULATION: THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3 OF THE 2021 WSEC.

a. ALL HEATING DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPE, 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.

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE. SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. ALL PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, MUST BE HIGH-EFFICACY LAMPS, PER 2021 WSEC R404.1, AND MUST BE CONTROLLED PER 2021 WSEC R404.2.

PIPE INSULATION: ALL HOT WATER PIPES AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-6 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

PLUMBING FIXTURES: ALL PLUMBING FIXTURES SHALL CONFORM TO WAC 51-56-0400 ALL TOILETS 1.28 GPM MAX URINALS 1.0 GPF MAX SHOWERHEADS <1.8 GPM KITCHEN FAUCETS <1.8 GPM LAVATORIES < 1.2 GPM

WHOLE HOUSE VENTILATION

- a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 150 CFM RUNNING CONTINUOUSLY PER 2021 IRC TABLES M1505.4.3 (182). FAN SHALL BE LESS THAN .35 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"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND SOUND INSULATED. ALL SUPPLY AND RETURN DUCTS IN INTERIOR SPACES SHALL ALSO BE INSULATED FOR SOUND.
- c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 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 R403.6.2.
- g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	8
HEATED SQUARE FOOTAGE	8064 SF
CFM = 0.01(8064 SF) + 7.5(8+1 BEDROOMS)	
AIRFLOW (CFM)	150 CFM MIN.

AVERAGE BUILDING ELEV.

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	25.42	44.0	1118.48
B	3	42.0	126
C	4.71	42.0	197.82
D	17.27	42.0	725.34
E	20.67	40.0	826.8
F	2	39.5	79
G	21.625	39.0	843.375
H	47.23	38.0	1794.74
I	29.92	37.5	1122
J	5	38.5	192.5
K	42.5	41.0	1742.5
L	39.96	47.0	1878.12
	259.305	490.5	10646.675
		Average Building Elevation	
	10646.675	41.06	
	259.305		

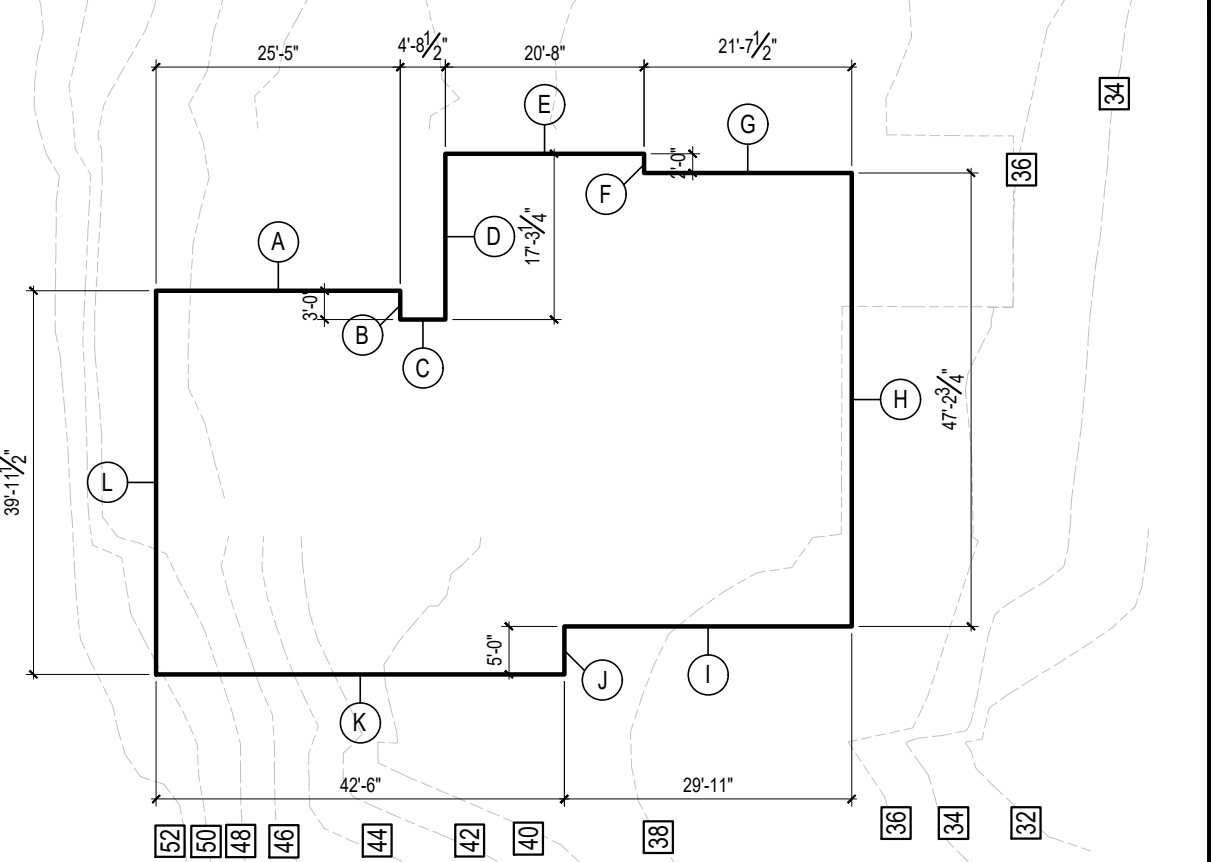
2021 WSEC CREDITS

PROJECT IS A NEW RESIDENCE GREATER THAN 5000 SQ FT OF CONDITIONED AREA, AND SO IS A LARGE DWELLING UNIT REQUIRING 9.0 CREDITS

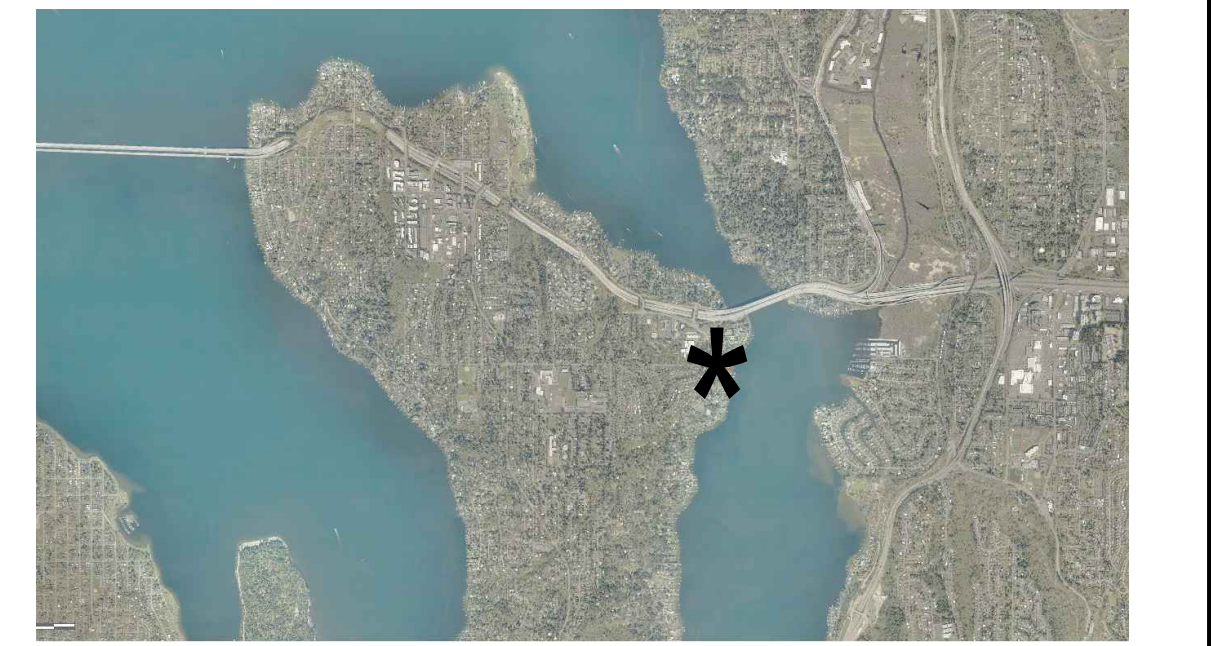
OPTION	CREDITS	DESCRIPTION
4	3.0	-HEAT PUMP EFFICIENCY (AIR COOLED) 14.3 SEER2, HSPF2 8.5
1.2	1.0	-VERTICAL FENESTRATION U = .25, FLOOR-R-38, BASEMENT WALL R-21+R-5 G, SINGLE RAFTER CEILING R-40, R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB
2.2	1.5	-REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAX. AT 50 PASCAIS -WHOLE HOUSE VENTILATION RECS MET W/ HEAT RECOVERY SYSTEM W/ MIN. EFFICIENCY OF 0.75, MIN. 150 CFM
3.3	0.5	-AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN. HSPF OF 9.5, HSPF2 8.1.
3.11	0.5	-CONNECTED THERMOSTAT MEETING ENERGY STAR CERTIFIED SMART THERMOSTAT/SEPA ENERGY STAR SPECIFICATIONS.
4.1	0.5	-HVAC EQUIP. & AND ITS DUCT SYSTEM INSTALLATION SHALL COMPLY W/ R403.3.2. ALL EQUIP. & DUCTS SHALL BE IN CONDITIONED SPACE. W/II CONTINUOUS AIR BARRIER & BUILDING THERMAL ENVELOPE.
5.5	1.5	-GAS-FIRED HEAT PUMP WATER HEATER MEETING TIER2 OF NEAA
7.1	0.5	-ENERGY STAR RATED REFRIGERATOR, DISHWASHER, WASHING MACHINE, DRYER.
TOTAL CREDITS		9
*PLEASE NOTE: ALL APPLIANCES SHALL BE INSTALLED WITH SUPPORTING DOCUMENTATION ON SITE PRIOR TO FINAL INSPECTION.		

ABE KEY PLAN

SCALE: 1" = 20'



VICINITY MAP



DUTY OF COOP.

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.

NOXIOUS WEEDS

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, 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.

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396

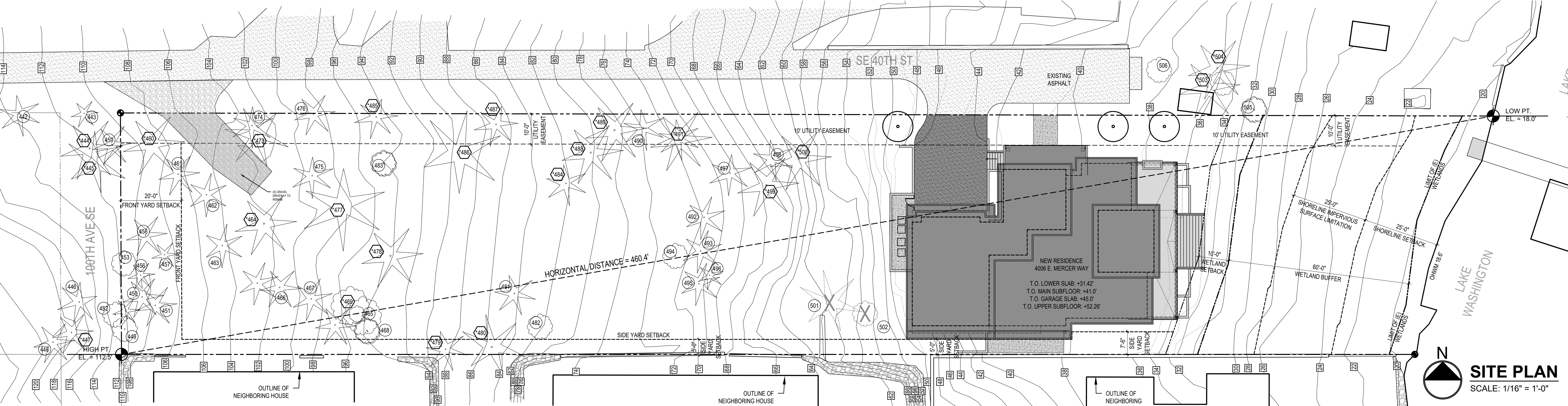
LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SHEET INDEX

- A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN
- A1.1 FULL SITE PLAN, SITE CALCS
- A1.2 EXCAVATION PLAN
- A1.3 EXISTING TREE PLAN PT. 2
- A1.4 DOOR AND WINDOW SCHEDULE, POTENTIAL SUBDIVISION PLAN
- SURVEY SURVEY
- C-1 TESC PLAN
- C-2 DRAINAGE PLAN
- C-3 DETAILS
- W1 MITIGATION PLAN
- W2 PLANTING PLAN & SCHEDULE
- W3 MITIGATION DETAILS & NOTES
- A2.0 LOWER FLOOR PLAN
- A2.1 MAIN FLOOR PLAN
- A2.2 UPPER FLOOR
- A2.3 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A5.0 WALL SECTIONS
- A6.0 ARCHITECTURAL DETAILS
- S1.1 STRUCTURAL GENERAL NOTES
- S2.0 TYPICAL PLAN NOTES & LEGEND
- S2.1 FOUNDATION PLAN
- S2.2 MAIN FLOOR FRAMING PLAN
- S2.3 UPPER FLOOR FRAMING PLAN
- S2.4 ROOF FRAMING PLAN
- S3.1 TYPICAL CONCRETE DETAILS
- S3.2 TYPICAL CONCRETE DETAILS
- S3.3 TYPICAL CONCRETE DETAILS
- S4.1 TYPICAL WOOD FRAMING DETAILS
- S4.2 TYPICAL WOOD FRAMING DETAILS
- S4.3 TYPICAL WOOD FRAMING DETAILS
- S4.4 TYPICAL WOOD FRAMING DETAILS
- S4.5 TYPICAL WOOD FRAMING DETAILS
- S4.6 TYPICAL WOOD FRAMING DETAILS



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

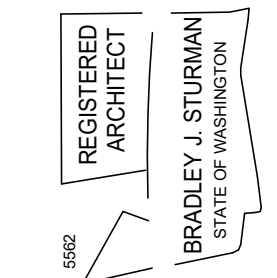
PERMIT SET

11/06/2024

STURMAN ARCHITECTS

9 - 103rd Ave NE Suite 203
Bellevue, WA 98004

TEL: 425-451-7003



www.sturmanarchitects.com
All Rights Reserved
© 2024

JASON BROTHERS, INC. RESIDENCE
PERMIT SET

4006 E MERCER WAY
MERCER ISLAND, WA 98040

SITE PLAN
PROJECT DATA

REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
PLOT DATE: 11/6/2024	
DRAWN BY: KE, JM	
CHECKED BY: BJS	
SHEET	

A1.0

LOT COVERAGE AND HARDSCAPE

LOT COVERAGE	GROSS LOT S.F.	ROOF STRUCT.	DRIVEWAY	GRAVEL DRIVEWAY	TOTAL LOT COVERAGE	% LOT COVERAGE
	36,116 SF					
PROPOSED LOT COVERAGE		4,388 SF	694 SF	422 SF	5,504 SF	15.2 %
% ALLOWED LOT COVERAGE					12,641 SF ALLOWABLE	35 %
SUBDIVIDED LOT SIZE	18,706 SF					
PROPOSED LOT COVERAGE		4,388 SF	694 SF	422 SF	5,504 SF	29.4 %
% ALLOWED LOT COVERAGE					6,547 SF ALLOWABLE	35 %

HIGHEST EL: 112.5'
LOWEST EL: 18.0'
ELEVATION DIFFERENCE= 94.5'

94.5' DIVIDED BY 460.4' (HORIZ. DIST. BTWN.
HIGHEST & LOWEST ELEV.) = .205

LOT SLOPE IS 20.5%,
WHICH IS LESS THAN 30% BUT MORE THAN 15%
SO LOT COVERAGE ALLOWED IS 35%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE
ALLOWABLE HARDSCAPE SURFACE

HARDSCAPE	GROSS LOT S.F.	TRASH PAD	ENTRY STEPS	FRONT WALKWAY	REAR DECK	REAR CONC. STEPS	SIDE CONC. PATIO	RETAINING WALLS	EXISTING DOCK	TOTAL HARDSCAPE	% HARDSCAPE
	36,116 SF										
PROPOSED HARDSCAPE		125 SF	50 SF	80 SF	442 SF	166 SF	113 SF	78 SF	32 SF	1,086 SF	3.0 %
% ALLOWED HARDSCAPE										3,250.4 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE										7137 SF AVAILABLE	
SUBDIVIDED LOT SIZE	18,706 SF										
PROPOSED HARDSCAPE		125 SF	50 SF	80 SF	442 SF	166 SF	113 SF	78 SF	32 SF	1,086 SF	5.8 %
% ALLOWED HARDSCAPE										1,683.5 SF ALLOWABLE	9 %
UNUSED LOT COVERAGE AVAILABLE FOR HARDSCAPE										1043 SF AVAILABLE	

GROSS FLOOR AREA

	BASEMENT EXCLUSION	NEW FLOOR AREA
LOWER FLOOR	1,958 SF	373 SF
MAIN FLOOR		2275 SF
UPPER FLOOR		3458 SF
GARAGE		1,035 SF
GROSS FLOOR AREA		7141 SF

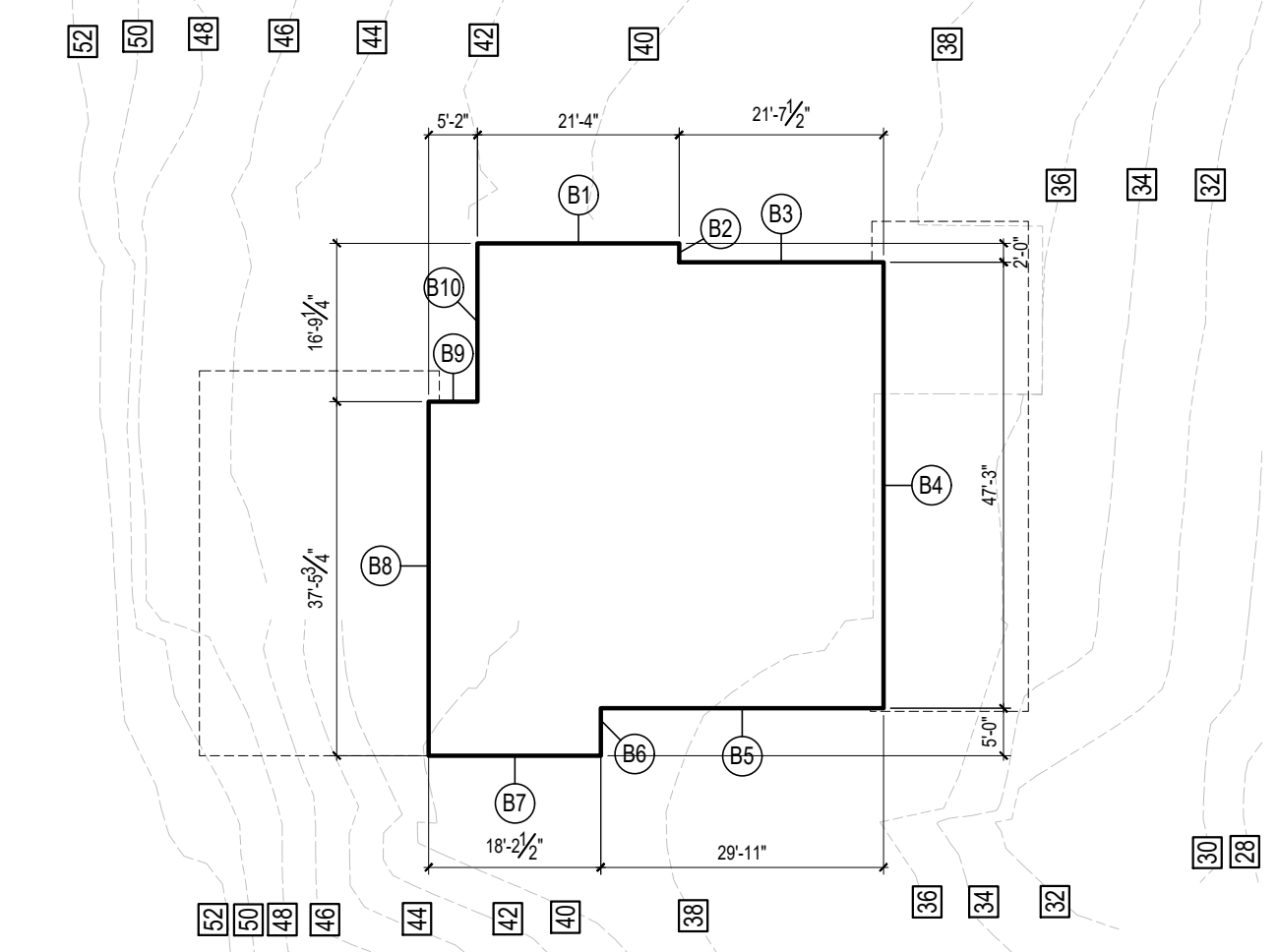
NET LOT AREA	36,116 SF
ALLOWED MAX. % GFA COVERAGE	40.0 %
ALLOWED GROSS FLOOR AREA	8,000 SF

<u>TOTAL GFA COVERAGE</u>	7141 SF
PROPOSED % GFA COVERAGE	19.8 %

SUBDIVIDED NET LOT AREA	18,706 SF
ALLOWED MAX. % GFA COVERAGE	40.0 %
ALLOWED GROSS FLOOR AREA	7,482.4 SF

<u>TOTAL GFA COVERAGE</u>	7141 SF
PROPOSED % GFA COVERAGE	38.2 %

BASEMENT EXCLU. KEY PLAN SCALE: 1" = 20'



BASEMENT EXCLUSION

BASEMENT EXCLUSION CALCULATION

LOWER ELEV: 31.42' MAIN ELEV: 41.00'

BASEMENT AREA = 2331 SF			
	LENGTH	COVERAGE	RESULT
B1	21.33	0.99	21.1167
B2	2	1	2
B3	21.625	0.87	18.81375
B4	47.25	0.56	26.46
B5	29.92	0.75	22.44
B6	5	0.87	4.35
B7	18.21	0.93	16.9353
B8	37.5	1	37.5
B9	5.17	1	5.17
B10	16.6	1	16.6
	204.605		171.38575

Portion of excluded Basement Floor Area = X SF

2,331.00	X	171.4	
		204.6	
2,331.00	X	0.84	

1958 SF EXCLUDED
BASEMENT AREA:

BASEMENT AREA - 970 SF	
---------------------------	--

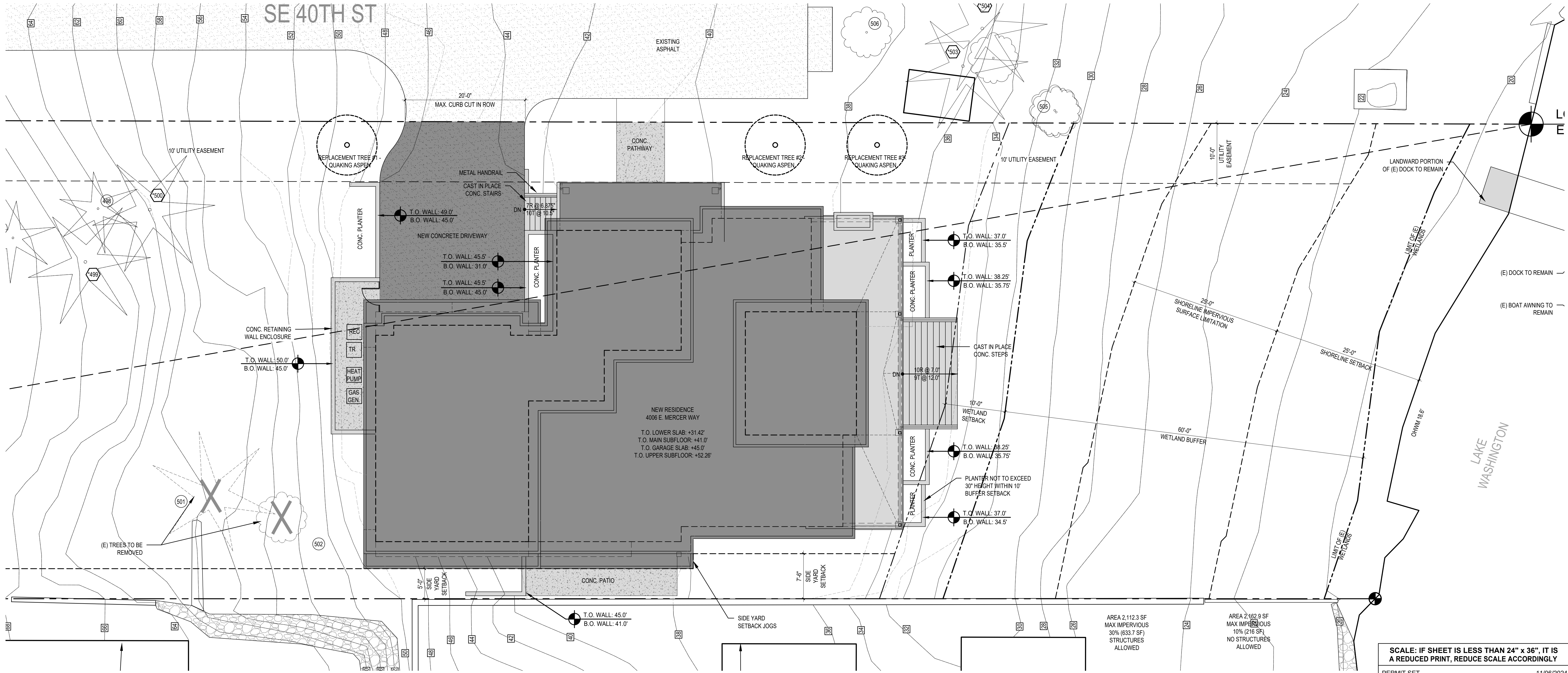
LEGEND

- | | |
|---|-------------------------|
|  | FINISH CONTOUR LINES |
|  | DEMO CONTOUR LINES |
|  | SILT FENCE |
|  | TREE PROTECTION FENCING |
|  | P POWER LINE |
|  | GAS GAS LINE |
|  | W WATER LINE |
|  | SS SANITARY SEWER LINE |
|  | SD STORM DRAIN LINE |
|  | AREA OF LOT COVERAGE |
|  | AREA OF HARDSCAPE |



SITE PLAN

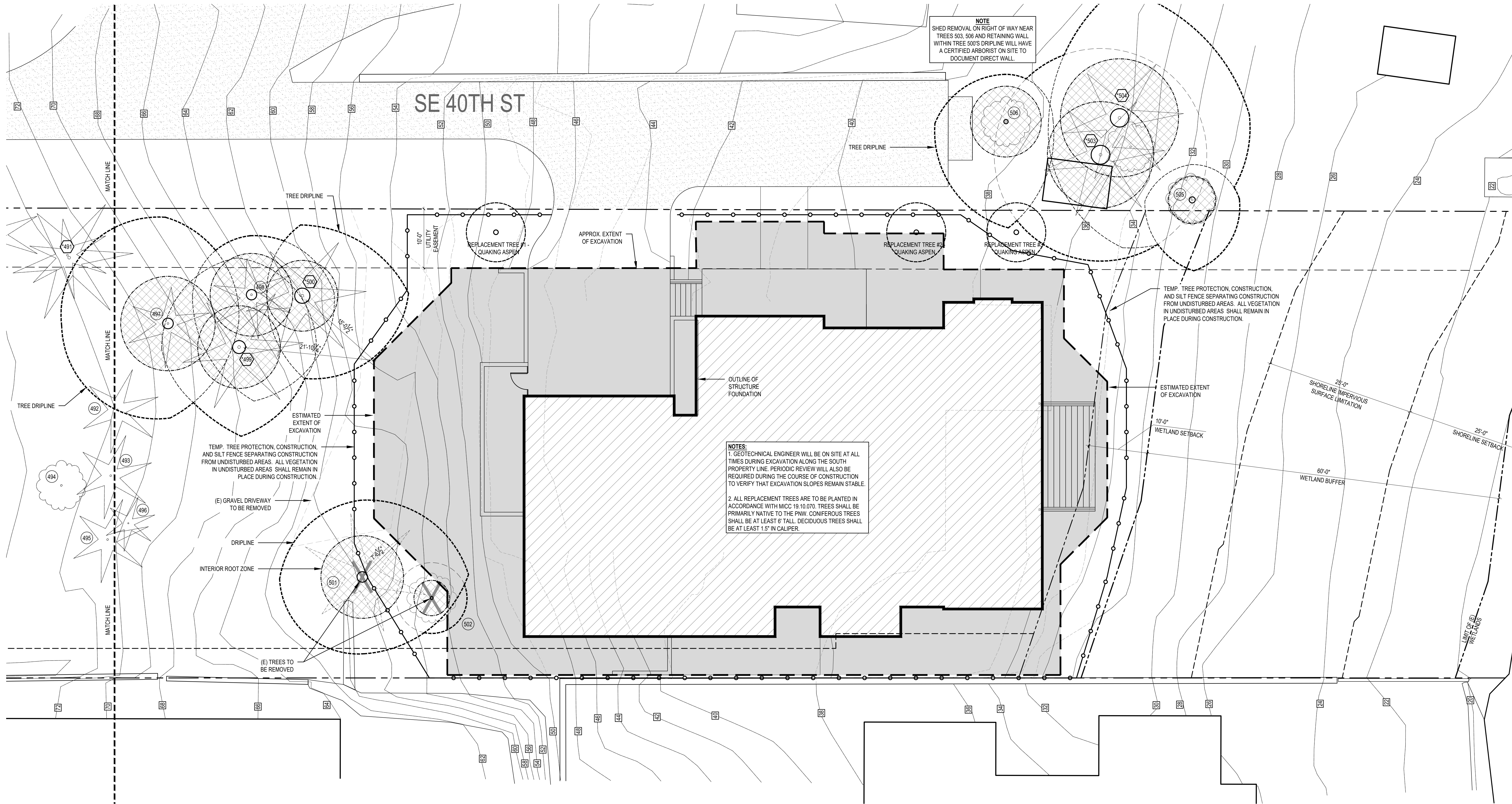
SCALE: 1/8" = 1'-0"



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

PERMIT SET

11/06/2024



EXCAVATION PLAN

SCALE: 1/8" = 1'-0"

RECOMMENDATIONS TO BE IMPLEMENTED FOR TREES:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS.

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

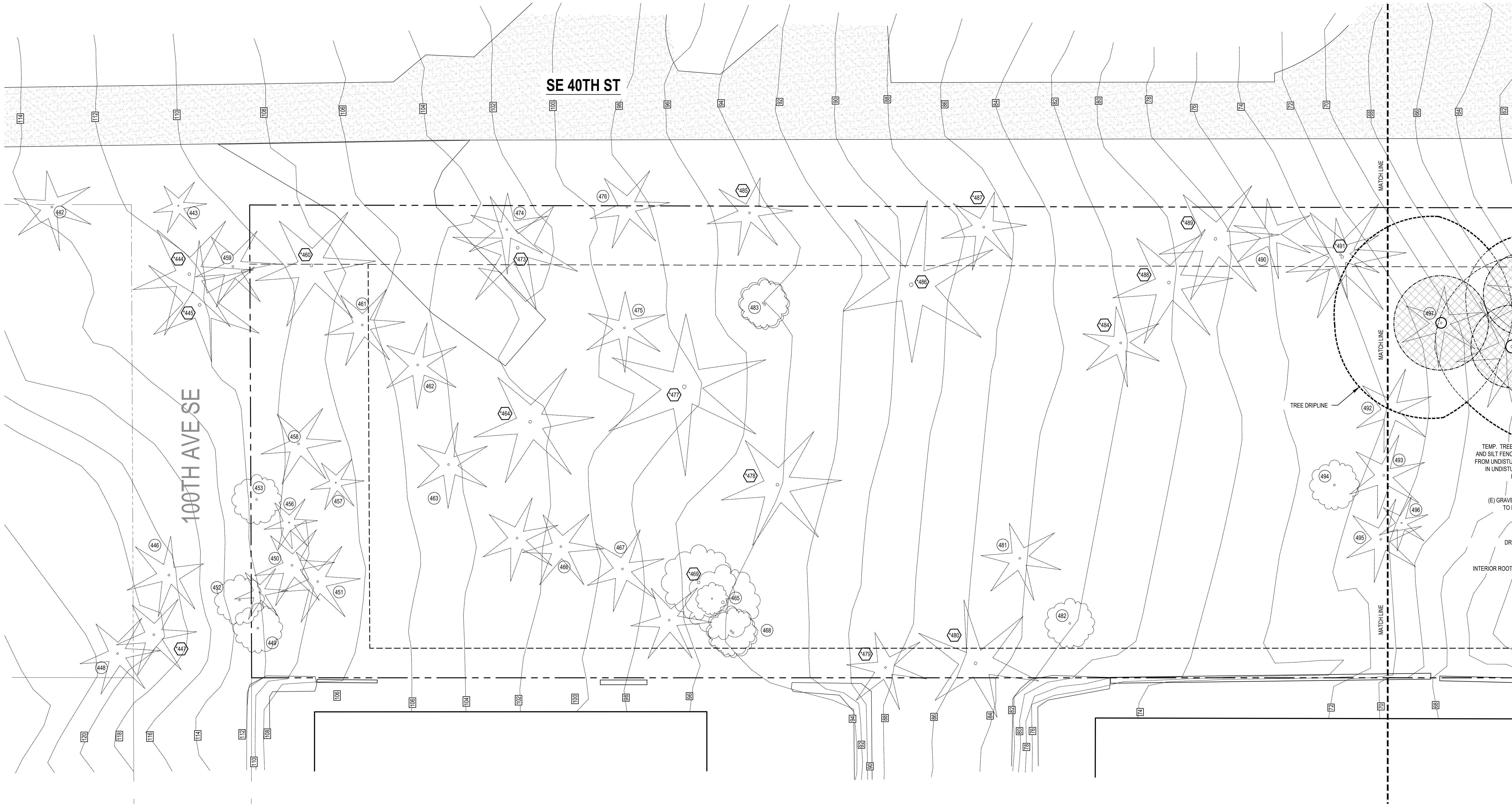
NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONES OF TREES CLOSEST TO AREA OF WORK TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET

11/06/2024



EXISTING TREE LOCATIONS

SCALE: 1/8" = 1'-0"

RECOMMENDATIONS TO BE IMPLEMENTED FOR TREES:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS.

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONES OF TREES CLOSEST TO AREA OF WORK TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 11/06/2024

REVISIONS:	

PLOT DATE: 11/6/2024

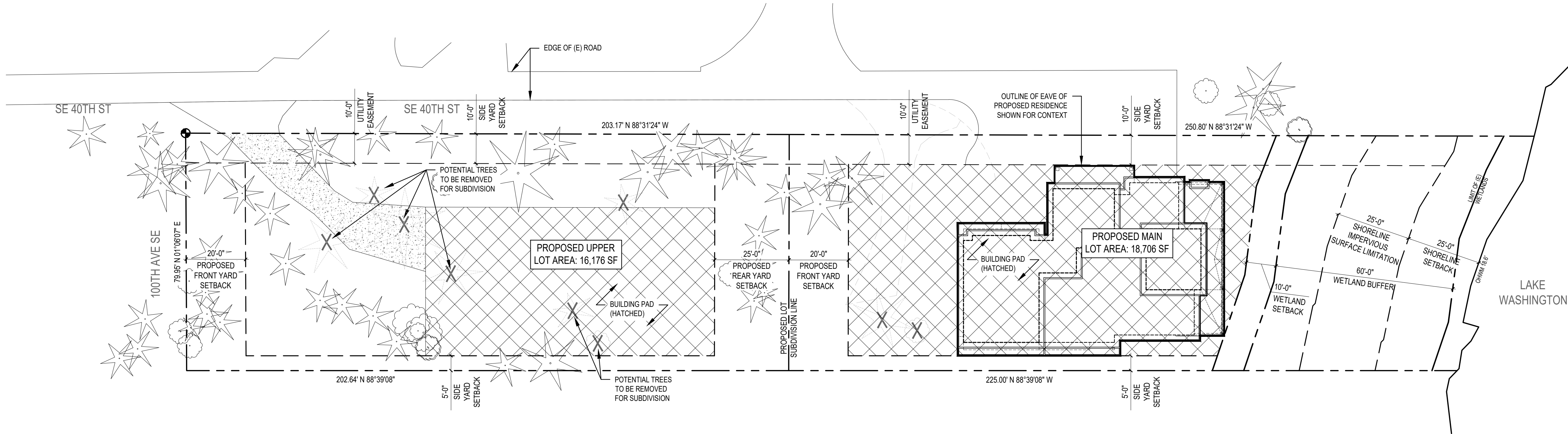
DRAWN BY: JM

CHECKED BY: BJS

SHEET

A1.3

POTENTIAL SUBDIVISION PLAN



PROPOSED LOT AREAS AFTER SUBDIVISION:
MAIN LOT = 18,706 SF
UPPER LOT = 16,176 SF
NOTE: DIAGRAM IS TO SHOW POTENTIAL
SUBDIVISION TO INDICATE COMPLIANCE
WITH MICC 19.02.020(i)(1)

SUBDIVISION/BUILDING PAD DIAGRAM
SCALE: 1" = 20'-0"

DOOR & WINDOW SCHEDULES

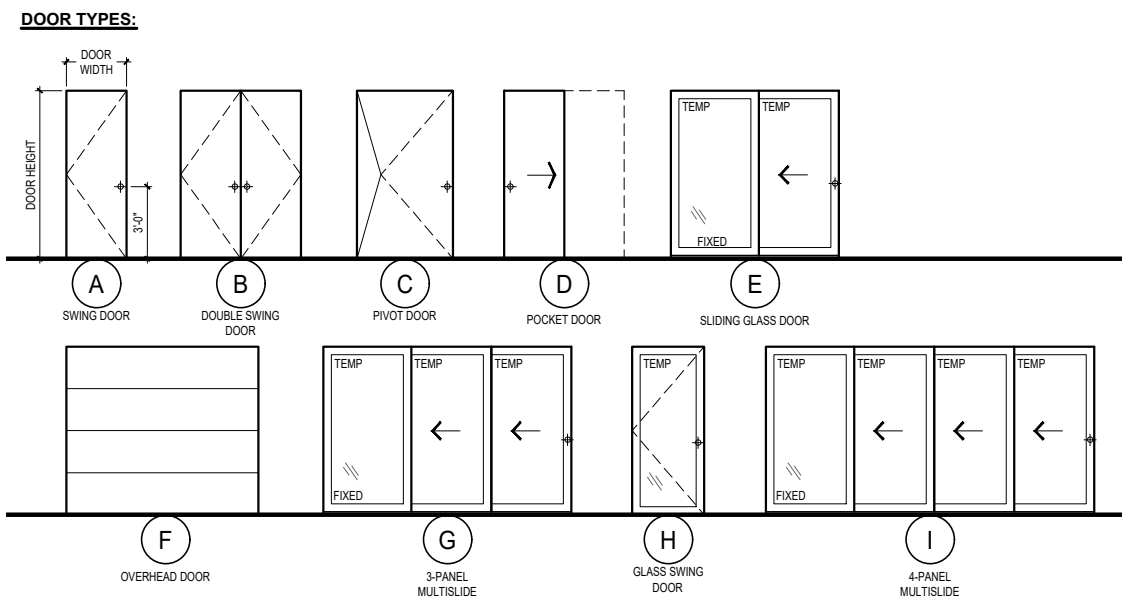
DOOR SCHEDULE - JASON							
DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)
LOWER FLOOR							
001	MEDIA	PR 3'-0"	8'-0"	B		1-3/4"	
002	A/V CLOSET	2'-4"	8'-0"	A		1-3/4"	
003	MEDIA CLOSET	2'-6"	8'-0"	A		1-3/4"	
004	STAIR STORAGE	3'-0"	8'-0"	A		1-3/4"	
005	POWDER-1	2'-8"	8'-0"	A		1-3/4"	
006	MECHANICAL	2'-8"	8'-0"	A		1-3/4"	
007	WINE CELLAR	3'-0"	8'-0"	H	Y	1-3/4"	TEMPERED GLASS
008	LAUNDRY-1	3'-0"	8'-0"	A		1-3/4"	
009	EXERCISE	3'-0"	8'-0"	A		1-3/4"	
010	BEDROOM-1	2'-8"	8'-0"	A		1-3/4"	
011	BEDROOM-1 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"	
012	BEDROOM-2	2'-8"	8'-0"	H		1-3/4"	
013	BEDROOM-2 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"	
014	BATH-1	2'-8"	8'-0"	A		1-3/4"	
015	ELEVATOR	3'-0"	8'-0"	A		1-3/4"	
MAIN FLOOR							
101	ENTRY	5'-0"	9'-0"	C		1-3/4"	
102	POWDER	2'-8"	8'-0"	A		1-3/4"	
103	ELEVATOR	3'-0"	8'-0"	A		1-3/4"	
104	MUDROOM	2'-8"	8'-0"	A		1-3/4"	
105	MUDROOM	3'-0"	8'-0"	A		1-3/4"	20 MIN FIRERATED, SELF CLOSING
106	GARAGE	20'-0"	8'-0"	F		1-3/4"	
107	GARAGE	3'-0"	8'-0"	A		1-3/4"	
108	BEDROOM-2	2'-8"	8'-0"	A		1-3/4"	
109	BATH-2	2'-6"	8'-0"	A		1-3/4"	
110	BEDROOM-2 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"	
111	BEDROOM-2	9'-0"	8'-0"	E	Y	1-3/4"	0.25 TEMPERED GLASS
112	PANTRY	2'-8"	8'-0"	A		1-3/4"	
113	DINING	PR 18'-0"	9'-0"	I	Y	1-3/4"	0.25 TEMPERED GLASS

UPPER FLOOR							
201	PRIMARY BEDROOM	PR 2'-4"	8'-0"	B		1-3/4"	
202	PRIMARY CLOSET	2'-6"	8'-0"	A		1-3/4"	
203	PRIMARY CLOSET	2'-6"	8'-0"	A		1-3/4"	
204	PRIMARY BATH	2'-8"	8'-0"	A		1-3/4"	
205	PRIMARY BATH	2'-6"	8'-0"	A		1-3/4"	
206	PRIMARY BATH	6'-6"	8'-0"	E	Y	1-3/4"	0.25 TEMPERED GLASS
207	PRIMARY BEDROOM	PR 7'-6"	8'-0"	E	Y	1-3/4"	0.25 TEMPERED GLASS
208	ELEVATOR	3'-0"	8'-0"	A		1-3/4"	
209	LAUNDRY	3'-0"	8'-0"	A		1-3/4"	
210	REC ROOM	2'-8"	8'-0"	A		1-3/4"	
211	REC ROOM	2'-6"	8'-0"	A		1-3/4"	
212	BEDROOM-6	2'-8"	8'-0"	A		1-3/4"	
213	BEDROOM-6 CLOSET	PR 2'-6"	8'-0"	B		1-3/4"	
214	BATH-6	2'-6"	8'-0"	A		1-3/4"	
215	BEDROOM-3	2'-8"	8'-0"	A		1-3/4"	
216	BEDROOM-6 CLOSET	2'-6"	8'-0"	D		1-3/4"	
217	BATH-3	2'-6"	8'-0"	A		1-3/4"	
218	BEDROOM-4	2'-8"	8'-0"	A		1-3/4"	
219	BEDROOM-4 CLOSET	2'-6"	8'-0"	A		1-3/4"	
220	BATH-4	2'-6"	8'-0"	A		1-3/4"	
221	BEDROOM-5	2'-8"	8'-0"	A		1-3/4"	
222	BATH-5	2'-6"	8'-0"	A		1-3/4"	
223	BEDROOM-5 CLOSET	2'-6"	8'-0"	A		1-3/4"	
224	BEDROOM-5	10'-0"	8'-0"	G	Y	1-3/4"	0.25 TEMPERED GLASS
225	HALLWAY CLOSET	2'-6"	8'-0"	A		1-3/4"	
226	HALLWAY CLOSET	2'-6"	8'-0"	A		1-3/4"	

WINDOW SCHEDULE - JASON							
TAG.	DESCRIPTION	R.O. SIZE		TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)
		WIDTH	HEIGHT				
A	FIXED	3'-9"	3'-0"		4	45.00	0.25
A1	FIXED	4'-0"	3'-0"		1	12.00	0.25
B	CASEMENT	2'-0"	4'-0"	Y	4	32.00	0.25
C	CASEMENT	3'-0"	5'-0"		6	90.00	0.25
D	CASEMENT	3'-0"	5'-6"		2	33.00	0.25
E	CASEMENT	3'-6"	5'-0"		2	35.00	0.25
F	FIXED	2'-6"	4'-0"	Y	1	10.00	0.25
G	CASEMENT	2'-6"	4'-0"		1	10.00	0.25
H	FIXED	3'-6"	5'-6"		3	57.75	0.25
I	FIXED	2'-0"	9'-0"	Y	2	36.00	0.25
J	FIXED	5'-4"	6'-6"		5	173.30	0.25
K	CASEMENT	2'-6"	3'-6"		2	8.75	0.25
L	FIXED	4'-6"	6'-0"		3	81.00	0.25
M	FIXED	4'-0"	8'-0"	Y	1	32.00	0.25

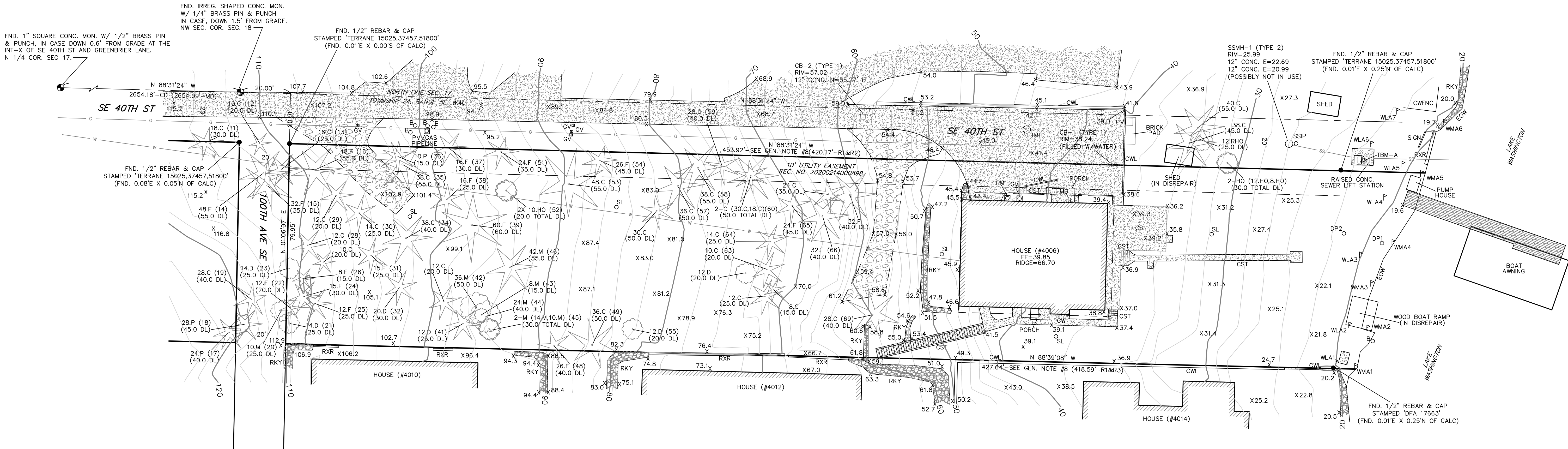
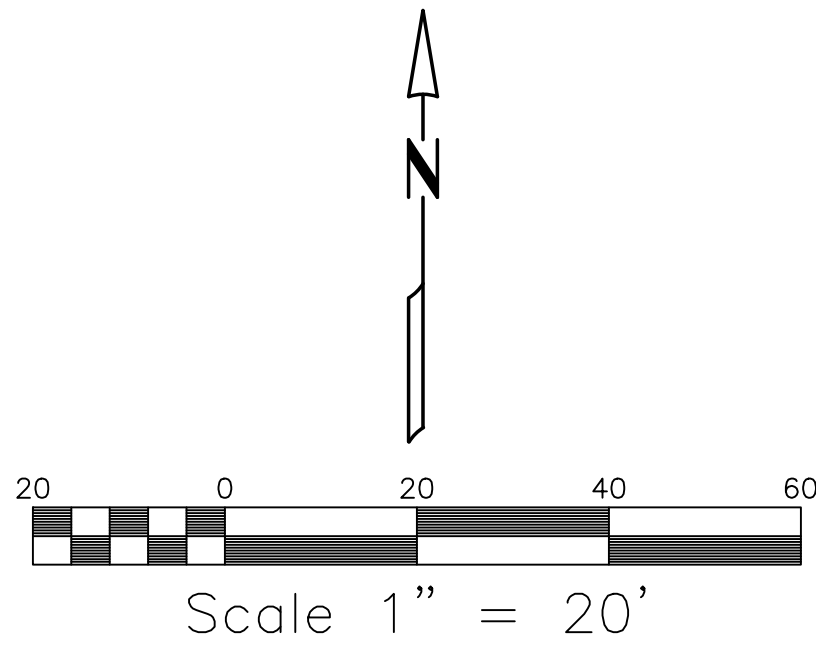
WINDOW & DOOR SCHEDULE NOTES:

- 1) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3) ALL OPERABLE WINDOWS TO HAVE SCREENS.
- 4) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 5) 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
- 6) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.



SCALE: IF SHEET IS LESS THAN 24" x 36". IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 11/06/2024



MERIDIAN

ASSUMED— BASIS OF BEARING N. LINE OF SEC. 17, T.24N, R.5E, W.M. AS SHOWN HEREON

LEGEND:

- FOUND MONUMENT AS DESCRIBED
- FOUND EXISTING PROP. COR. AS SHOWN
- ▲ TEMPORARY BENCHMARK AS SHOWN ON MAP

- B BOLLARD
- C CEDAR TREE
- CB CATCH BASIN
- CD CALCULATED DIMENSION
- CS CONCRETE SLAB
- CST CONCRETE STAIRS
- CW CONCRETE WALK
- CWL CONCRETE WALL
- CWFNC CHICKEN WIRE FENCE
- D DECIDUOUS TREE
- DL DRIP LINE
- DP DATA POINT
- EDW EDGE OF WATER
- F FIR TREE
- FF FINISH FLOOR ELEVATION
- GM GAS METER
- GV GAS VALVE
- HO HOLLY TREE
- IE INVERT ELEVATION
- M MAPLE TREE
- MB MALBOX
- MD MEASURED DIMENSION
- P PINE TREE
- PM POWER METER
- PV POWER VAULT
- RXR RAILROAD TIE WALL
- RHO RHODODENDRON TREE
- RKY ROCKERY
- SL SOIL LOG
- TMH TELEPHONE MANHOLE
- WM WATER METER
- WMA WATER LOCATION FLAG
- WLA WETLAND FLAG

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396

LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTOUR INTERVAL = 2'

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURES SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY BY TERRANE; PROVIDED BY CLIENT (R1)
2. RECORD OF SURVEY; VOL. 54 OF SURVEYS, PAGE 202; REC. NO. 1987040190003 (R2)
3. RECORD OF SURVEY; VOL. 164 OF SURVEYS, PAGE 03; REC. NO. 20031029900002 (R3)

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST. TREES MEASURED IN INCHES AT BREAST HEIGHT, DRIP LINES SHOWN ARE DIAMETER, IN FEET. (XX) IS NUMBER OF TREE TAG, IF AVAILABLE.
4. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
5. MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.
6. THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS, KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 1987040190003 AND THE PLAT OF LAKEHOLM ADD.
7. THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.
8. THE NORTH AND SOUTH PROPERTY LINES WERE CREATED FROM AND MATCH R1, R2, & R3 IN BEARING RELATIONSHIP BUT HAVE BEEN EXTENDED TO THE EDGE OF WATER LOCATIONS DONE BY TYEE SURVEYORS ON 5-20-2020.

BENCHMARK & DATUM INFO

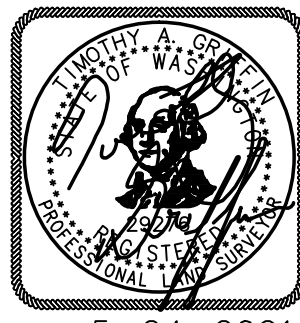
VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074; FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6" FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE

TBM - A: CITY OF MERCER ISLAND BM-PS 12; FND. 2" BRASS DISC SURFACE MON. STAMPED 'CITY OF MERCER ISLAND GPS CONTROL' SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE CORNER OF THE SITE AS SHOWN ON MAP. ELEV. = 24.18

HATCH LEGEND

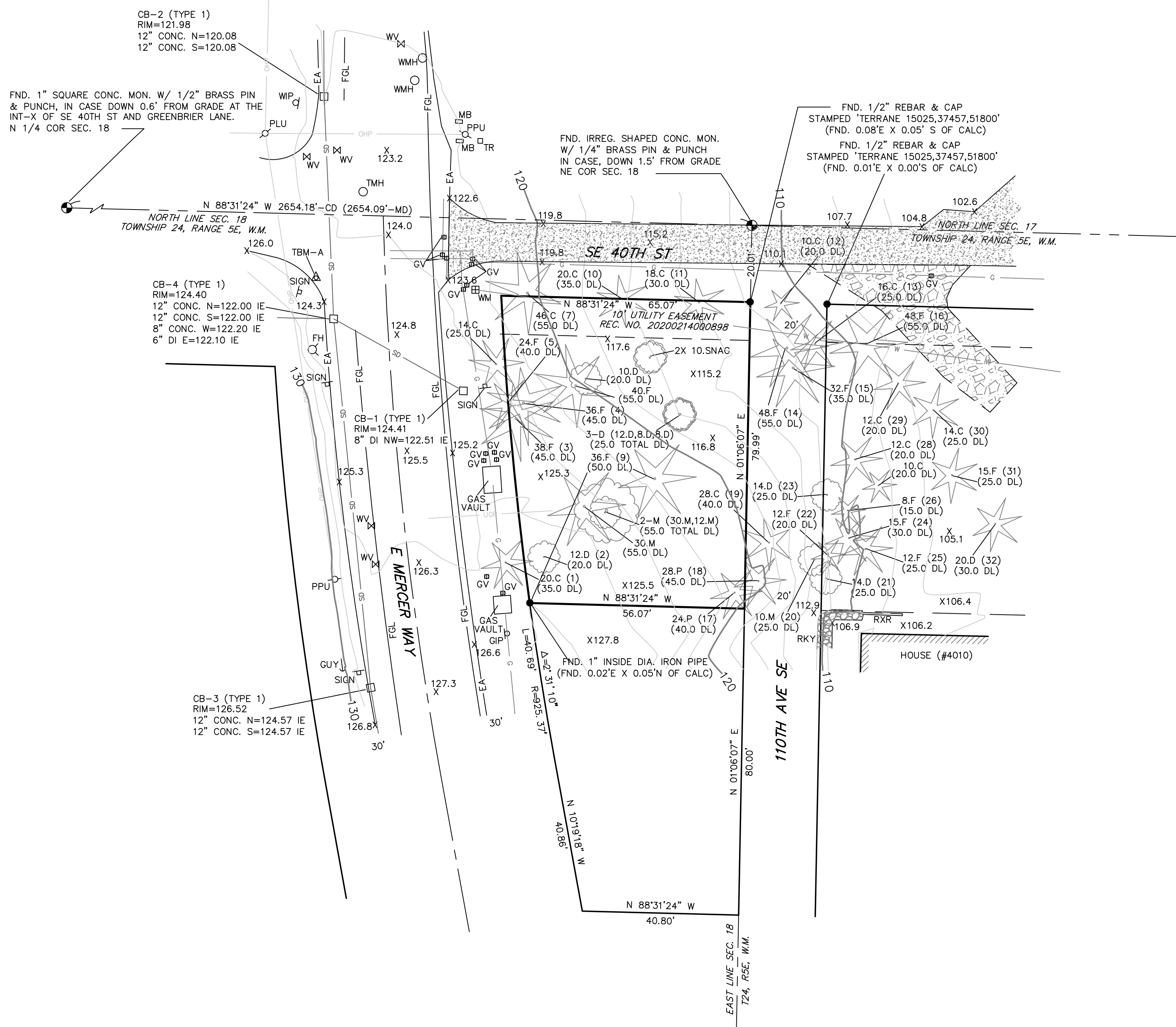
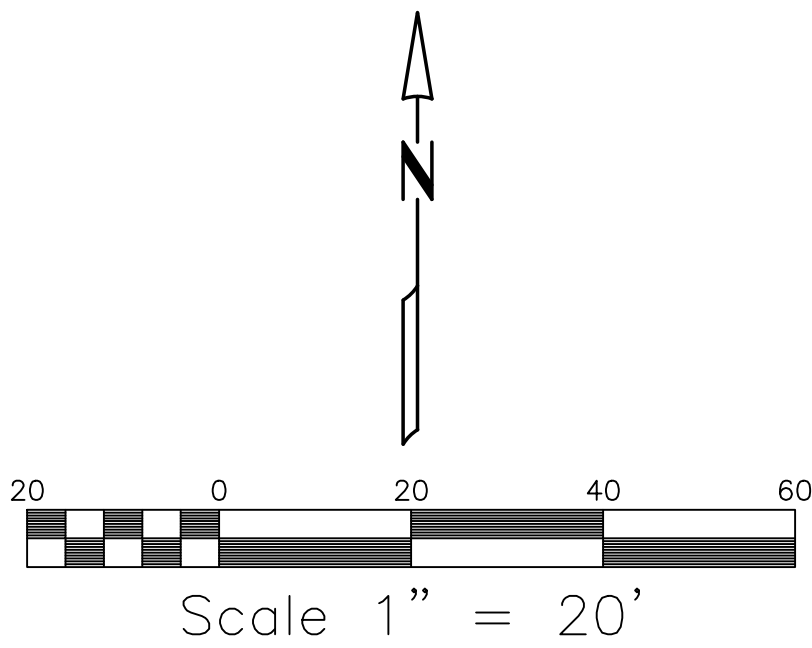
- DECK HATCH
- CONCRETE HATCH
- ROCKERY HATCH
- BUILDING HATCH
- GRAVEL HATCH
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- SS SANITARY SEWER LINE
- XXXX SPOT ELEVATION
- CONIFER TREE
- DECIDUOUS TREE



5-24-2021

SITE ADDRESS: 4006 E MERCER WAY
PARCEL NUMBER: 413190-0005
NW1/4, NW1/4, SEC. 17, T. 24 N., R. 5 E., W.M.
CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY for MITCH MOUNGER		
4006 E MERCER WAY MERCER ISLAND, WASHINGTON 98040		
Tyee Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660		
DRAWN BY: AA	DATE: 5-24-2021	JOB NO.: 20057
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 1 OF 2

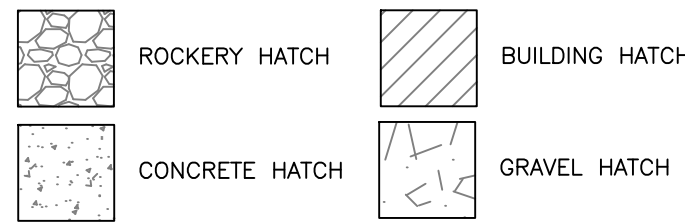


MERIDIAN

ASSUMED- BASIS OF BEARING N. LINE OF SEC. 18, T.24N, R.5E, W.M. AS SHOWN HEREON

LEGEND:

- FOUND MONUMENT AS DESCRIBED
● FOUND EXISTING PROP. COR. AS SHOWN
△ TEMPORARY BENCHMARK AS SHOWN ON MAP
- | | | | |
|-----|----------------------|-----|--------------------------------|
| C | CEDAR TREE | MD | MEASURED DIMENSION |
| CB | CATCH BASIN | P | PINE TREE |
| CD | CALCULATED DIMENSION | PM | POWER METER |
| D | DECIDUOUS TREE | PPU | POWER POLE W/UNDERGND. |
| DL | DRIP LINE | PPL | POWER POLE W/LIGHT |
| EA | EDGE ASPHALT | PLU | POWER POLE W/LIGHT + UNDERGND. |
| F | FIR TREE | PV | POWER VAULT |
| FGL | FOG LINE | RXR | RAILROAD TIE WALL |
| GIP | GAS INDICATOR POST | RHO | RHODODENDRON TREE |
| GUY | GUY WIRE | RKY | ROCKERY |
| GV | GAS VALVE | TMH | TELEPHONE MANHOLE |
| IE | INVERT ELEVATION | TR | TELEPHONE RISER |
| M | MAPLE TREE | WIP | WATER INDICATOR POST |
| MB | MAILBOX | WM | WATER METER |



UGP UNDERGROUND POWER LINE
OHP OVERHEAD POWER LINE
G UNDERGROUND GAS LINE
W UNDERGROUND WATER LINE

XXXX.X SPOT ELEVATION



CONTOUR INTERVAL = 2'

BENCHMARK & DATUM INFO

VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1" SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER LANE
ELEV. = 305.67

TBM - A: MAG NAIL SET AT IN THE SW QUAD OF THE INT-X OF E MERCER WAY & SE 40TH ST.
ELEV. = 124.31

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMPANY EXHIBIT 'A', ORDER NO. 611232976)

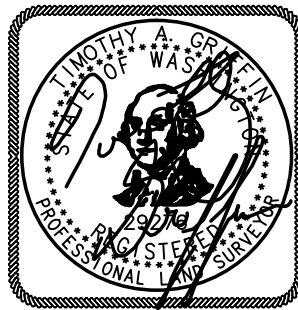
THE NORTH 80 FEET OF THE SOUTH 160 FEET OF THE NORTH 180 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF EAST MERCER WAY.

GENERAL NOTES

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TYEE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- TREE SIZES MEASURED IN INCHES AT BREAST HEIGHT. DL = DRIP LINE DIAMETER IN FEET WITH A DESIGNATION OF (XX) FOR THE TREE TAG NUMBER IF MARKED ON TREE
- NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
- MAP SYMBOLS ARE NOT TO SCALE, AND ARE FOR GRAPHIC PURPOSES ONLY.
- THIS SURVEY WAS CREATED USING A COMBINATION OF INTERNAL RECORDS AND KING COUNTY RECORDS OF SURVEY NO'S. 20031029900002 & 198704019003.
- THE INTENT OF THIS SURVEY IS TO AID WITH DESIGN/PLANNING FOR THIS SITE.

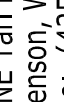
EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES. ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURES SPECIFICATIONS AND HAVE BEEN COMPARED WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST 12 MONTHS.

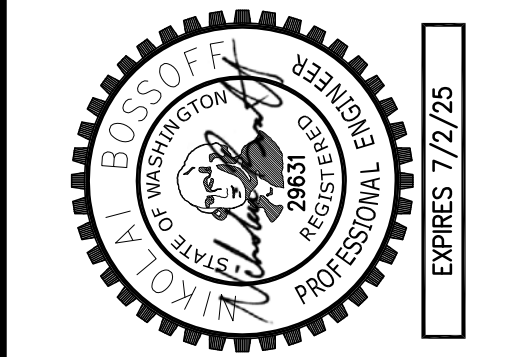


PARCEL NUMBER: 182405-9028
NE1/4, NE1/4, SEC. 18, T. 24 N., R. 5 E., W.M.
CITY OF MERCER ISLAND, WASHINGTON

TOPOGRAPHIC SURVEY for MITCH MOUNGER		Tyee Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AV. N. SEATTLE, WA. 98133 206-525-3660	
DRAWN BY: AA	DATE: 5-24-2021	JOB NO.: 20057	
CHKD BY: TG	SCALE: 1" = 20'	SHEET: 2 OF 2	
4006 E MERCER WAY		MERCER ISLAND, WASHINGTON 98040	



Nick Bossoff Engineering, Inc.
191 NE Tarr Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904



N. BOSOFF, P.E.		REVISION	
PROJECT MANAGER:		NO.	DATE
DESIGNED:	07/14/21		BUD SCOPE CHANGE & CITY COMMENTS
TKB	07/14/21	1	WALL REVISION
DRAWN:	02/07/22	2	CITY COMMENTS
SARC-2002	04/29/22	3	REVISED BUILDING
JOB NUMBER:	08/06/22	4	CITY COMMENTS
SARC-2002	08/24/22	5	CITY COMMENTS
FILE NAME:	10/20/22	6	CITY COMMENTS
	09/11/24	7	REVISED BUILDING

WASHINGTON

MERCER ISLAND

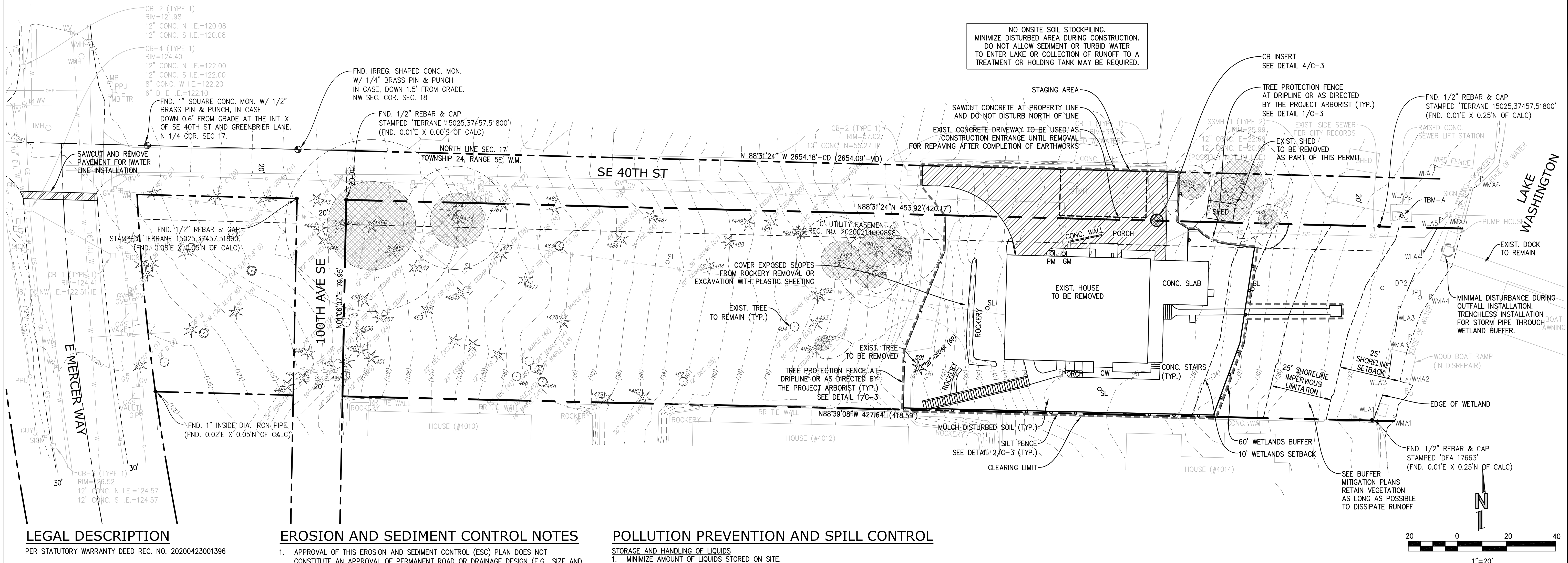
JASON RESIDENCE
4006 E MERCER WAY

TITLE:

T.E.S.C.
PLAN

SHEET:

C-1



PER STATUTORY WARRANTY DEED REC. NO. 20200423001396

LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING
COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR
ABUTTING THEREON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM: NAVD88

ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1"
SQUARE CONC. MON. W/ 1/2" BRASS SPIN & PUNCH, IN CASE DOWN
0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER
LANE
ELEV.=305.67

TBM A: CITY OF MERCER ISLAND BM-PS 12: FND. 2" BRASS DISC
SURFACE MON. STAMPED 'CITY OF MERCER ISLAND GPS CONTROL'
SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE
CORNER OF THE SITE AS SHOWN ON MAP.
ELEV.=24.18

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCORD TO CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENNY, ETC.).
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE FOLLOWING SEASONS. DISTURBED AREAS SHALL BE SEED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

1. MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR TUBS CONSTRUCTED ACCORDINGLY AVAILABLE CONTAINMENT FACILITY.
3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
6. PLACE Drip PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARD.
9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

FUELING

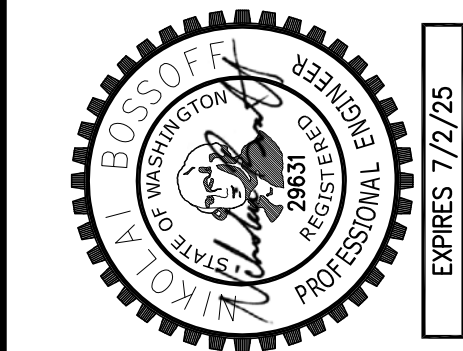
1. LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
2. USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRYPS OR SPILLS DURING FUELING OPERATIONS.
3. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
5. IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL

1. SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
2. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
3. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
4. HAND TOOLS INCLUDING, BUT NOT LIMITED TO, SPOOLS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY IN THE FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
5. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
6. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
7. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A DEDICATED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



Nick Bossoff Engineering, Inc.
191 NE Tarr Lane
Steverson, WA 98648-4201
Phone: (425) 881-5904



NO.	DATE	REVISION
2	07/14/21	BLDG SCOPE CHANGE & CITY COMMENTS
3	10/18/21	WALL REVISION
4	02/07/22	CITY COMMENTS
5	04/29/22	REVISED BUILDING
6	08/06/22	CITY COMMENTS
7	08/24/22	CITY COMMENTS
8	10/20/22	CITY COMMENTS

N. BOSSOFF, P.E.
PROJECT MANAGER:
NB
DESIGNED:
TKB
DRAWN:
SARC-2002
JOB NUMBER:
SARC-2002pln.dwg

WASHINGTON

MERCER ISI AND

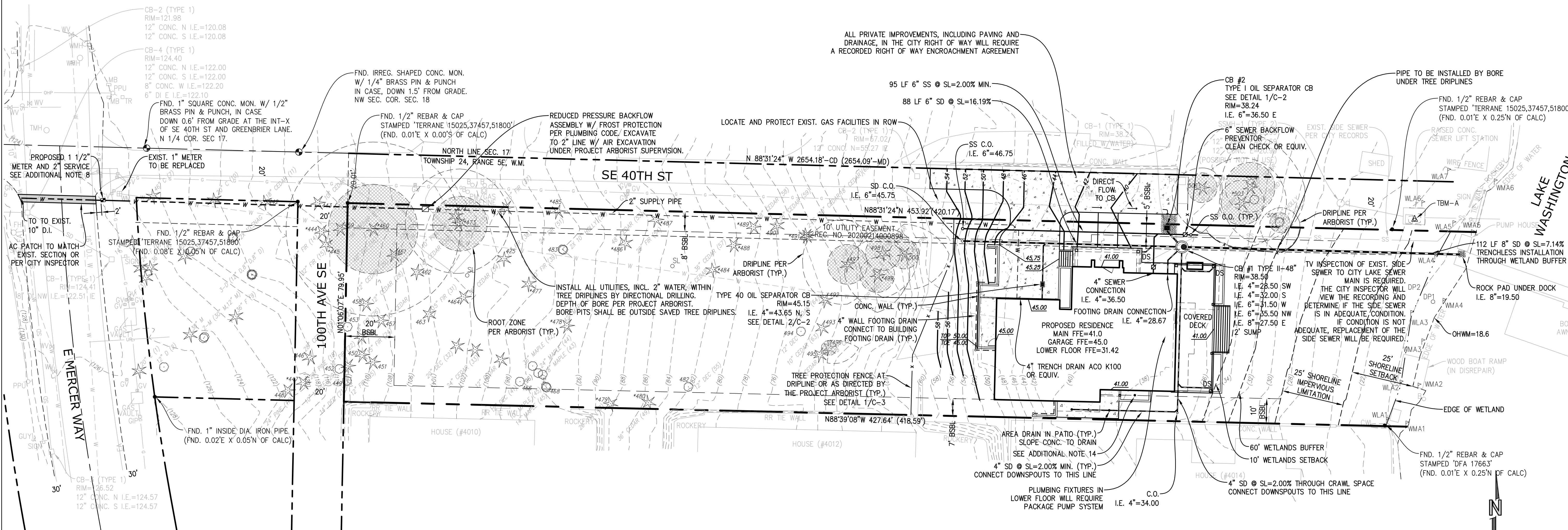
JASON RESIDENCE
4006 F MERCER WAY

TITLE:

DRAINAGE PLAN

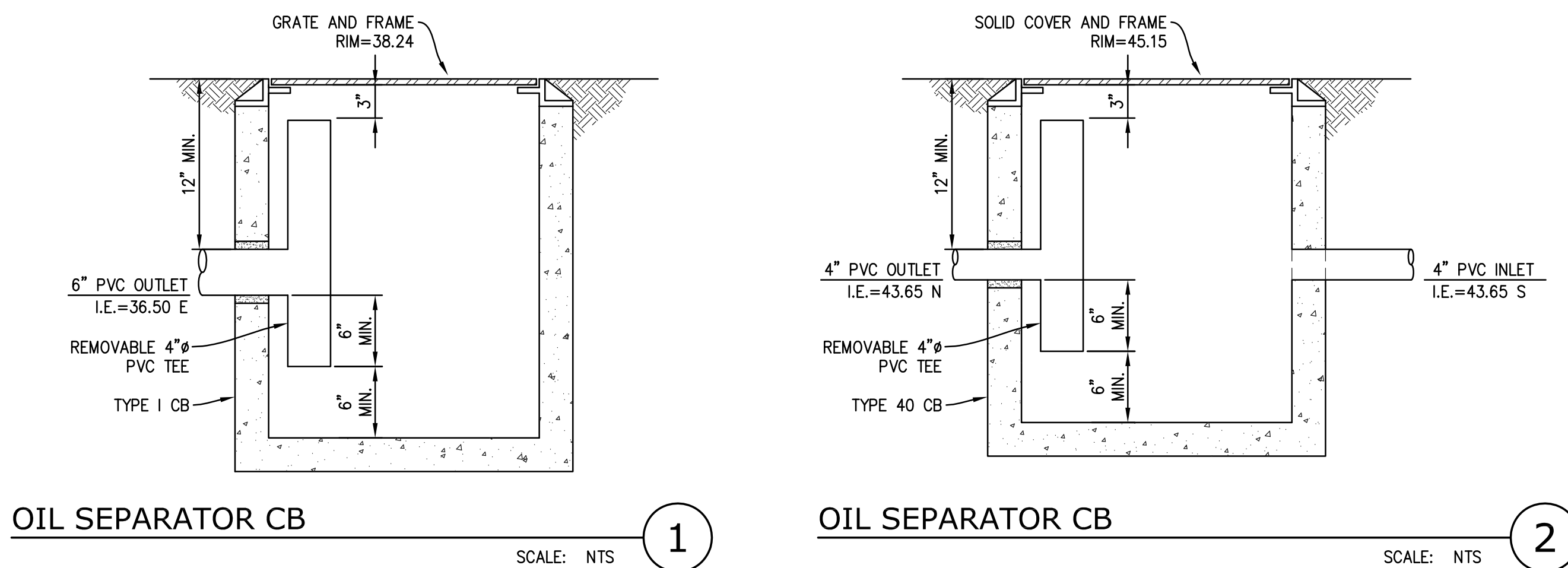
SHEET

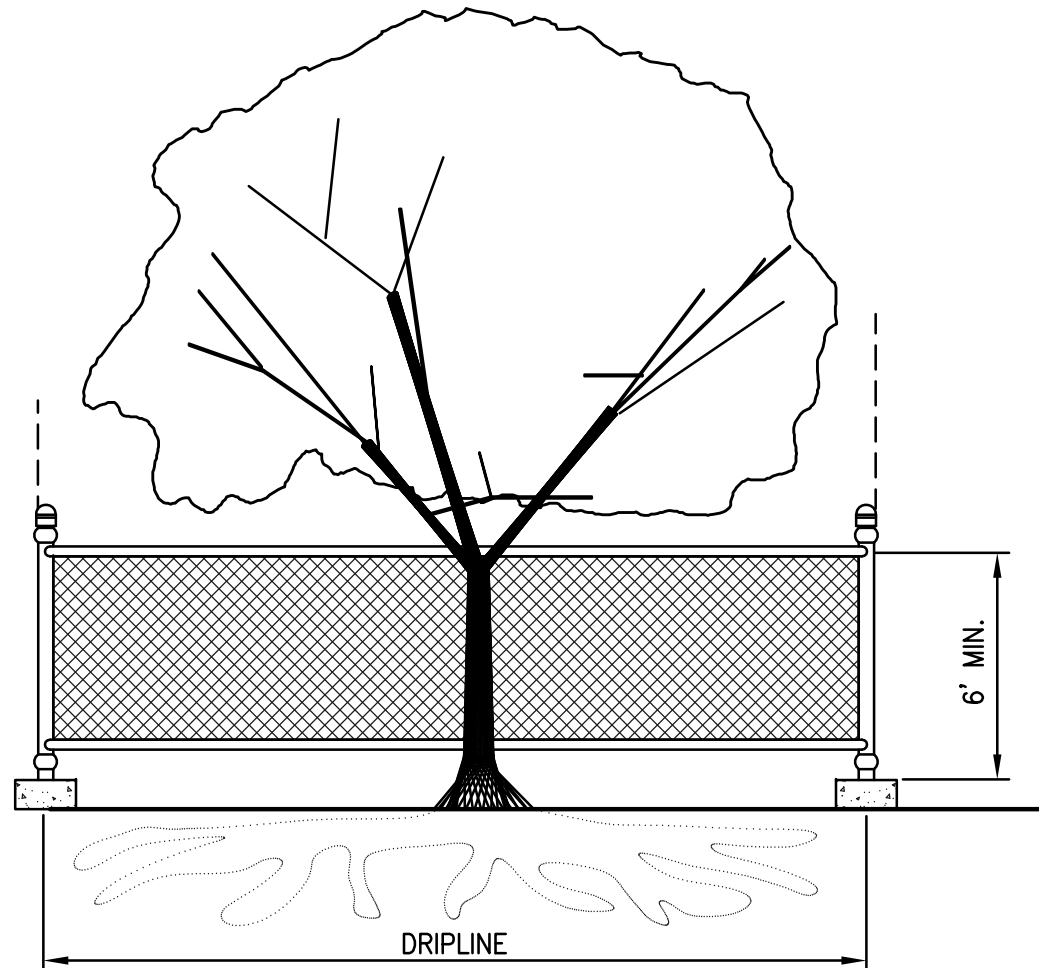
C-2



- A. SOIL RETENTION, RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE, IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- B. SOIL QUALITY AND STOCKPILE AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE NATURAL SUBSTRATUM OF THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220 WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 3% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLAND REGION.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
- C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
 1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL CALICATED AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE EXISTING SOIL.
 3. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNIONS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN, PLACED BEHIND AND AT THE BASE OF WALL FOOTINGS, AND EMBEDDED IN 12 TO 18 INCHES OF CLEAN CRUSHED ROCK OR PEA GRAVEL WRAPPED IN A LAYER OF FILTER FABRIC (MIRAFI 140N OR EQUIVALENT). A MINIMUM 18-INCH-WIDE ZONE OF FREE DRAINING GRANULAR BACKFILL (I.E. PEA GRAVEL OR WASHED ROCK) SHALL BE PLACED OVER THE FILTER FABRIC. THE MINIMUM DRAIN ELEVATION SHALL, ALTERNATIVELY, BE THE COMPOSITE DRAINAGE MATERIAL, SUCH AS MIRADRAIN 6000, OR BE Laid IN LIEU OF THE CLEAN CRUSHED ROCK OR PEA GRAVEL, THE DRAINPIPE AT THE BASE OF THE WALL SHOULD BE GRADED TO DIRECT WATER TO THE OUTLET. IE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE. SEE ALSO THE GEOTECHNICAL REPORT BY PANGE0, JULY 7, 2020.
7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER OR STORM PUMP MAIN NECESSARY FOR BACKFLOW PREVENTION.
8. PROPOSED METER LOCATION IS SHOWN AS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45'.
12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOLIDS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.
15. TOP- AND TOE-OF-WALL GRADES CORRESPOND TO ADJACENT SOIL AND PAVEMENT GRADES AND ARE NOT TO BE CHANGED. IN SOME INSTANCES THESE GRADES MAY BE ESTIMATED FROM SURVEY INFORMATION AND MAY VARY FROM ACTUAL GRADES.
16. A BACKFLOW PREVENTOR IS REQUIRED TO BE INSTALLED ON THE WASTE LINE FROM THE BUILDING.





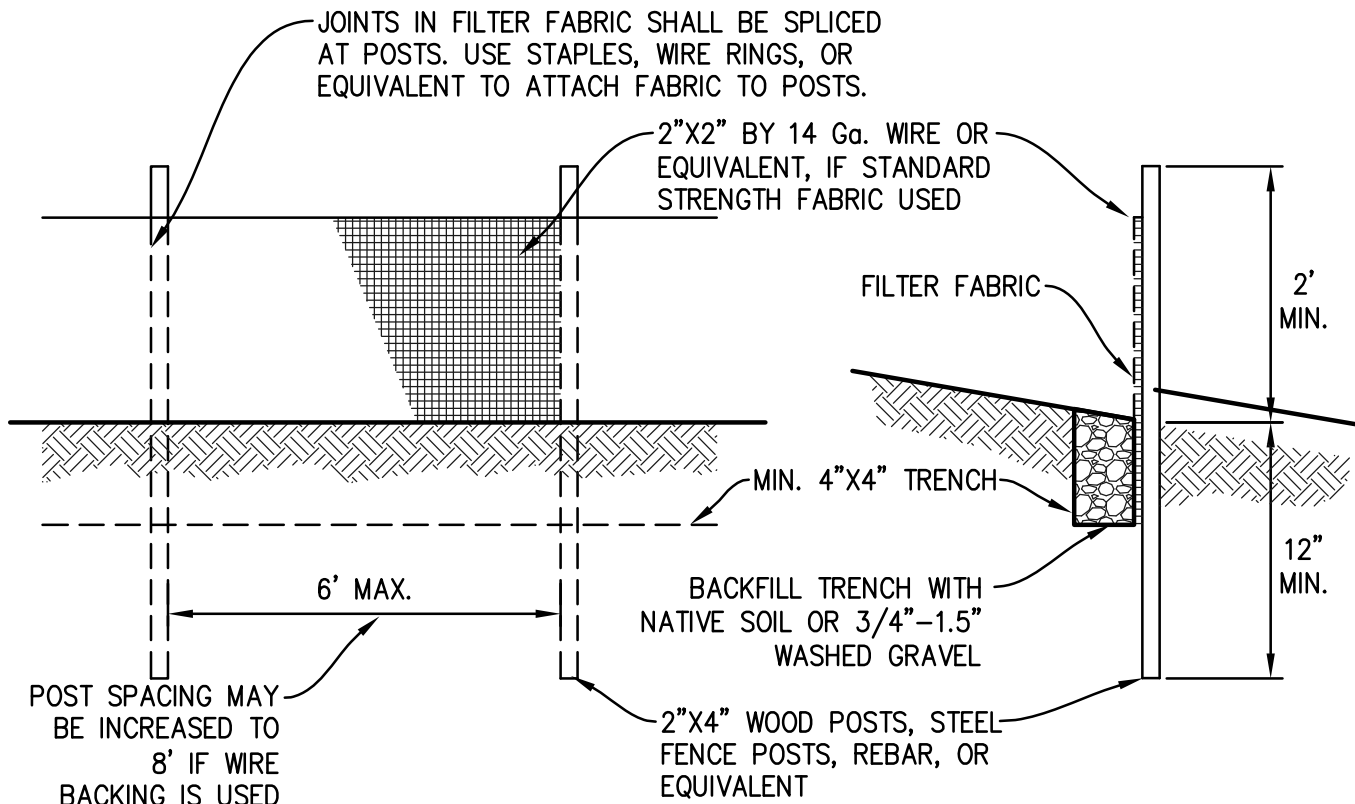
TREE PROTECTION DURING CONSTRUCTION

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIROLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION

SCALE: NTS

1



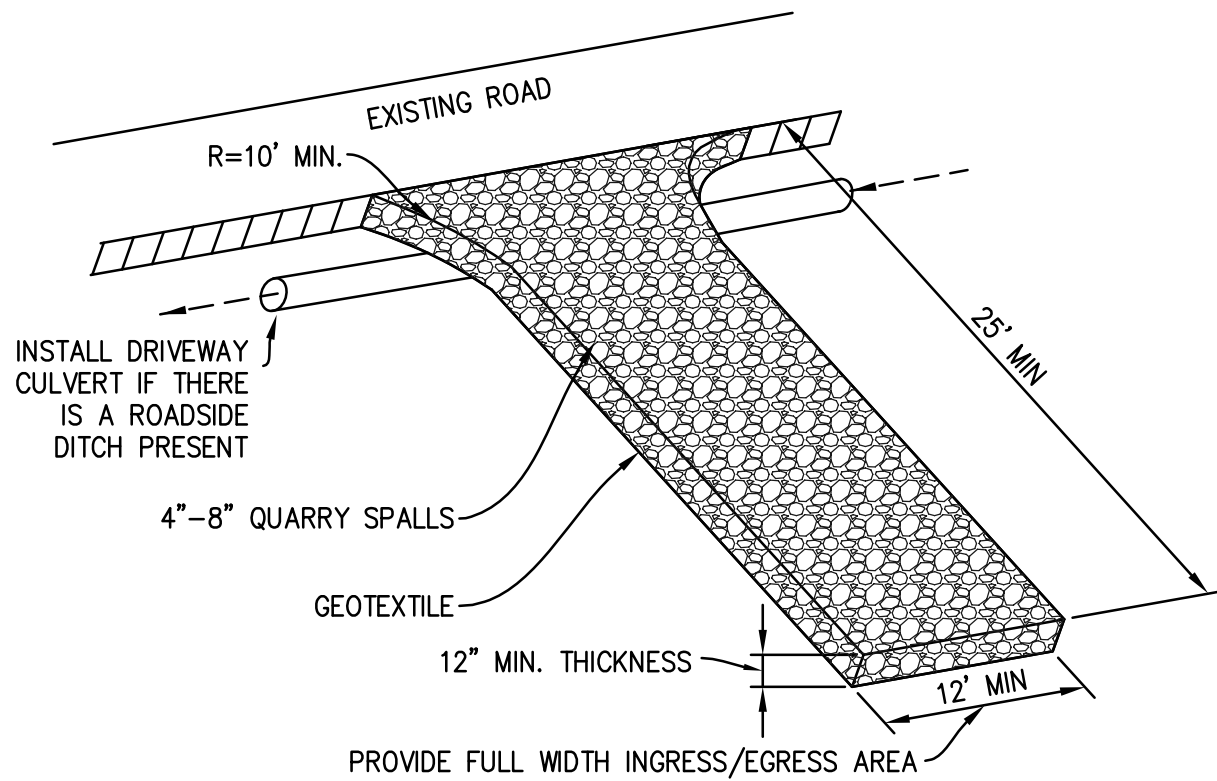
MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE

SCALE: NTS

2



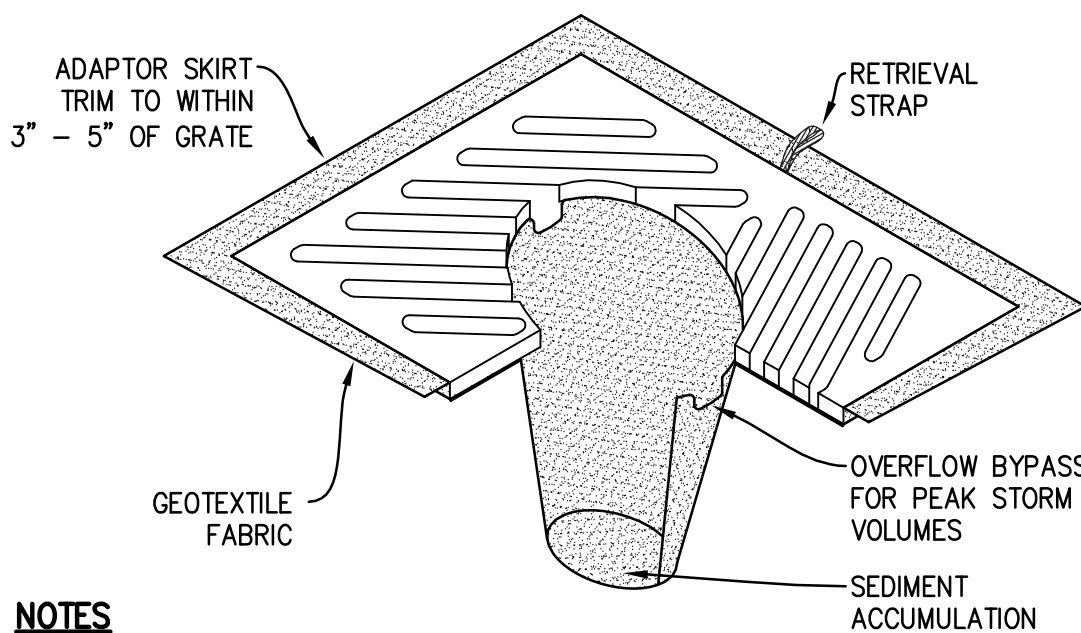
MAINTENANCE STANDARDS

- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



NOTES

- INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
- SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
- SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CB INSERT

SCALE: NTS

4

JASON RESIDENCE
4006 E MERCER WAY

MERCER ISLAND

WASHINGTON

TITLE:

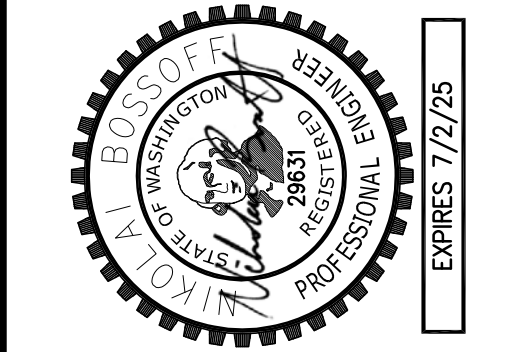
DETAILS

SHEET:

C-3

NO.	DATE	REVISION	
		BLDG SCOPE CHANGE & QTY COMMENTS	WALL REVISION
1	07/14/21	10/18/21	02/07/22
2	02/07/22	QTY COMMENTS	REVISED BUILDING
3	04/29/22	QTY COMMENTS	QTY COMMENTS
4	06/06/22	QTY COMMENTS	QTY COMMENTS
5	08/24/22	QTY COMMENTS	QTY COMMENTS
6	10/20/22	QTY COMMENTS	QTY COMMENTS
7	09/11/24	REVISED BUILDING	REVISED BUILDING

N. BOSOFF, P.E.
PROJECT MANAGER:
DESIGNED:
TKB
DRAWN:
SARC-2002
JOB NUMBER:
SARC-2002p1n.dwg
FILE NAME:



NICK BOSOFF Engineering, Inc.
191 NE Tari Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5504

p 425.822.5242
www.watershedco.com

JASON BROTHERS, INC RESIDENCE

SHORELINE MITIGATION PLAN
PREPARED FOR: BRAD STURMAN

4006 EAST MERCER WAY
MERCER ISLAND, WA 98040



SCALE 1"= 50'



	PARCEL BOUNDARY
	DELINEATED OHWM
DP #	DATA POINT
WLA #	WETLAND FLAGS
	DELINEATED WETLAND BOUNDARY
	SHORELINE SETBACK (50 FT)
	SHORELINE BUFFER (25 FT)
	WETLAND BUFFER (60 FT)
	WETLAND BUFFER BSBL

 PRE-EXISTING IMPACT IN WETLAND
 20' SHORELINE ENHANCEMENT (770 SF)
 SHORELINE ENHANCEMENT OVER WETLAND (481 SF)

1. TOTAL AREA WITHIN 20 FT OF THE OHWM = 1,668 SF
2. TOTAL PLANTED SHORELINE AREA = 75% = 1,251 SF
3. TOTAL ACCESS AREA = 25% = 417 SF

SHEET INDEX	
W1	MITIGATION PLAN AND PARCEL OVERVIEW
W2	PLANTING PLAN AND SCHEDULE
W3	MITIGATION DETAILS AND NOTES

1. WETLAND AND OHWM DELINEATED BY THE WATERSHED COMPANY ON MAY 19, 2020
2. SITE PLAN PROVIDED BY STURMAN ARCHITECTS; 103RD AVENUE NE, SUITE 203, BELLEVUE, WA 98004 (425) 451-7003

NOT FOR
CONSTRUCTION

NOT FOR

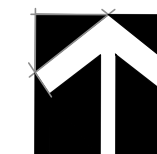
SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK

JOB NUMBER:

200509
SHEET NUMBER:
W1 OF 3

DATE	PRINTED BY	FILENAME



© Copyright- The Watershed Company

MITIGATION SPECIFICATIONS

OVERVIEW

A COMPREHENSIVE FIVE-YEAR MAINTENANCE AND MONITORING PLAN IS INCLUDED AS PART OF THE SHORELINE AND WETLAND/WETLAND BUFFER ENHANCEMENT. THE PLAN SPECIFIES APPROPRIATE SPECIES FOR PLANTING AND PLANTING TECHNIQUES, DESCRIBES PROPER MAINTENANCE ACTIVITIES, AND SETS FORTH PERFORMANCE STANDARDS TO BE MET YEARLY DURING MONITORING. THIS WILL ENSURE THAT ENHANCEMENT/RESTORATION PLANTINGS WILL BE MAINTAINED, MONITORED, AND SUCCESSFULLY ESTABLISHED WITHIN THE FIRST FIVE YEARS FOLLOWING IMPLEMENTATION.

PROPOSED RESTORATION BEGINS WITH INCORPORATING COMPOST INTO THE BUFFER ENHANCEMENT AREA. NO COMPOST SHALL BE APPLIED IN THE WETLAND. THIS WILL BE FOLLOWED BY INSTALLATION OF THREE NATIVE TREE SPECIES, SEVEN NATIVE SHRUB SPECIES, AND EIGHT NATIVE GROUNDCOVER SPECIES SUITABLE TO THE SITE. THE PLAN CALLS FOR NEW PLANTINGS WITHIN THE INNER 20-FOOT SHORELINE SETBACK AREA, INCLUDING WITHIN WETLAND A AND THE OVERLAPPING SHORELINE SETBACK/WETLAND A BUFFER. NATIVE PLANTINGS ARE INTENDED TO INCREASE NATIVE PLANT COVER, IMPROVE NATIVE SPECIES DIVERSITY, IMPROVE VEGETATIVE SCREENING, INCREASE VEGETATIVE STRUCTURE, AND PROVIDE FOOD AND OTHER HABITAT RESOURCES FOR WILDLIFE.

GOALS

ENHANCE SHORELINE BUFFERS.

- a. REDUCE THE AMOUNT OF IMPERVIOUS SURFACE AREA WITHIN THE WETLAND BUFFER AND SHORELINE SETBACK.
- b. ESTABLISH DENSE AND DIVERSE NATIVE TREE, SHRUB, AND GROUNDCOVER VEGETATION THROUGHOUT THE MITIGATION AREA.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE PLAN OVER TIME. IF THE STANDARDS ARE MET AT THE END OF THE FIVE-YEAR MONITORING PERIOD, THE CITY SHALL ISSUE RELEASE OF THE PERFORMANCE BOND.

- 1. SURVIVAL:
 - a. 100% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR-1. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
 - b. 80% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS AT THE END OF YEAR 2. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
- 2. NATIVE VEGETATION COVER IN PLANTED AREAS:
 - a. ACHIEVE AT LEAST 60% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS IN PLANTED AREAS BY THE END OF YEAR 3. VOLUNTEER SPECIES MAY COUNT TOWARD THIS STANDARD.
 - b. ACHIEVE AT LEAST 80% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS IN PLANTED AREAS BY THE END OF YEAR 5. VOLUNTEER SPECIES MAY COUNT TOWARD THIS STANDARD.
- 3. DIVERSITY: A MINIMUM OF TWO TREE SPECIES, FIVE SHRUB SPECIES, AND FIVE EMERGENT SPECIES WILL BE PRESENT IN THE MITIGATION AREA IN YEARS 3 - 5.
- 4. INVASIVE SPECIES STANDARD: NO MORE THAN 10% COVER OF INVASIVE SPECIES IN THE PLANTING AREA IN ANY MONITORING YEAR. INVASIVE SPECIES ARE DEFINED AS ANY CLASS A, B, OR C NOXIOUS WEEDS AS LISTED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME BY MEASURING THE DEGREE TO WHICH THE PERFORMANCE STANDARDS LISTED ABOVE ARE BEING MET. AN AS-BUILT PLAN WILL BE PREPARED WITHIN 30 DAYS OF SUBSTANTIALLY COMPLETE CONSTRUCTION OF THE MITIGATION AREAS. THE AS-BUILT PLAN WILL DOCUMENT CONFORMANCE WITH THESE PLANS AND WILL DISCLOSE ANY SUBSTITUTIONS OR OTHER NON-CRITICAL DEPARTURES. THE AS-BUILT PLAN WILL ESTABLISH BASELINE PLANT INSTALLATION QUANTITIES AND PHOTOPOINTS THAT WILL BE USED THROUGHOUT THE MONITORING PERIOD TO VISUALLY DOCUMENT SITE CHANGES OVER TIME.

MONITORING WILL OCCUR ANNUALLY FOR FIVE YEARS. THE INSPECTION WILL OCCUR IN LATE SUMMER OR FALL AND WILL RECORD THE FOLLOWING AND BE SUBMITTED IN AN ANNUAL REPORT TO THE CITY:

- 1. COUNTS OF SURVIVING AND DEAD/DYING PLANTS BY SPECIES IN THE PLANTING AREAS.
- 2. ESTIMATES OF NATIVE SPECIES COVER USING COVER CLASS METHOD.
- 3. ESTIMATES OF INVASIVE SPECIES COVER USING COVER CLASS METHOD.
- 4. PHOTOGRAPHIC DOCUMENTATION AT PERMANENT PHOTOPOINTS.
- 5. RECOMMENDATIONS FOR MAINTENANCE IN THE MITIGATION AREAS.
- 6. RECOMMENDATIONS FOR REPLACEMENT OF ALL DEAD OR DYING PLANT MATERIAL WITH SAME OR LIKE SPECIES AND NUMBER AS ON THE APPROVED PLAN.

CONSTRUCTION NOTES AND SPECIFICATIONS

GENERAL NOTES

THE RESTORATION SPECIALIST WILL OVERSEE THE FOLLOWING:

- 1. CLEARING, SOIL DECOMPACTION, AND COMPOST INCORPORATION;
- 2. INVASIVE WEED CLEARING; AND
- 3. PLANT MATERIAL INSPECTION.
 - a) PLANT DELIVERY INSPECTION.
 - b) 100% PLANT INSTALLATION INSPECTION.

WORK SEQUENCE

- 1. CLEAR THE PLANTING AREA OF ALL INVASIVE SPECIES USING HAND TOOLS.
- 2. ROTO-TILL THREE INCHES OF COMPOST INTO THE UPPER 9 INCHES OF THE SOIL IN BUFFER AREAS ONLY. DO NOT APPLY COMPOST WITHIN THE WETLAND AREA.
- 3. ALL PLANT INSTALLATION WILL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
- 4. LAYOUT VEGETATION TO BE INSTALLED PER THE PLANTING PLAN AND PLANT SCHEDULE.
- 5. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
- 6. MULCH EACH TREE AND SHRUB WITH A CIRCULAR WOOD CHIP MULCH RING, FOUR INCHES THICK AND EXTENDING SIX INCHES FROM THE BASE OF THE PLANT (12-INCH DIAMETER) IN THE BUFFER AREAS ONLY. DO NOT APPLY MULCH IN WETLAND AREA. ALTERNATIVELY, A BLANKET MULCH APPLICATION MAY BE APPLIED TO THE ENTIRE RESTORATION AREA.

MAINTENANCE

THIS SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE PLANT INSTALLATION.

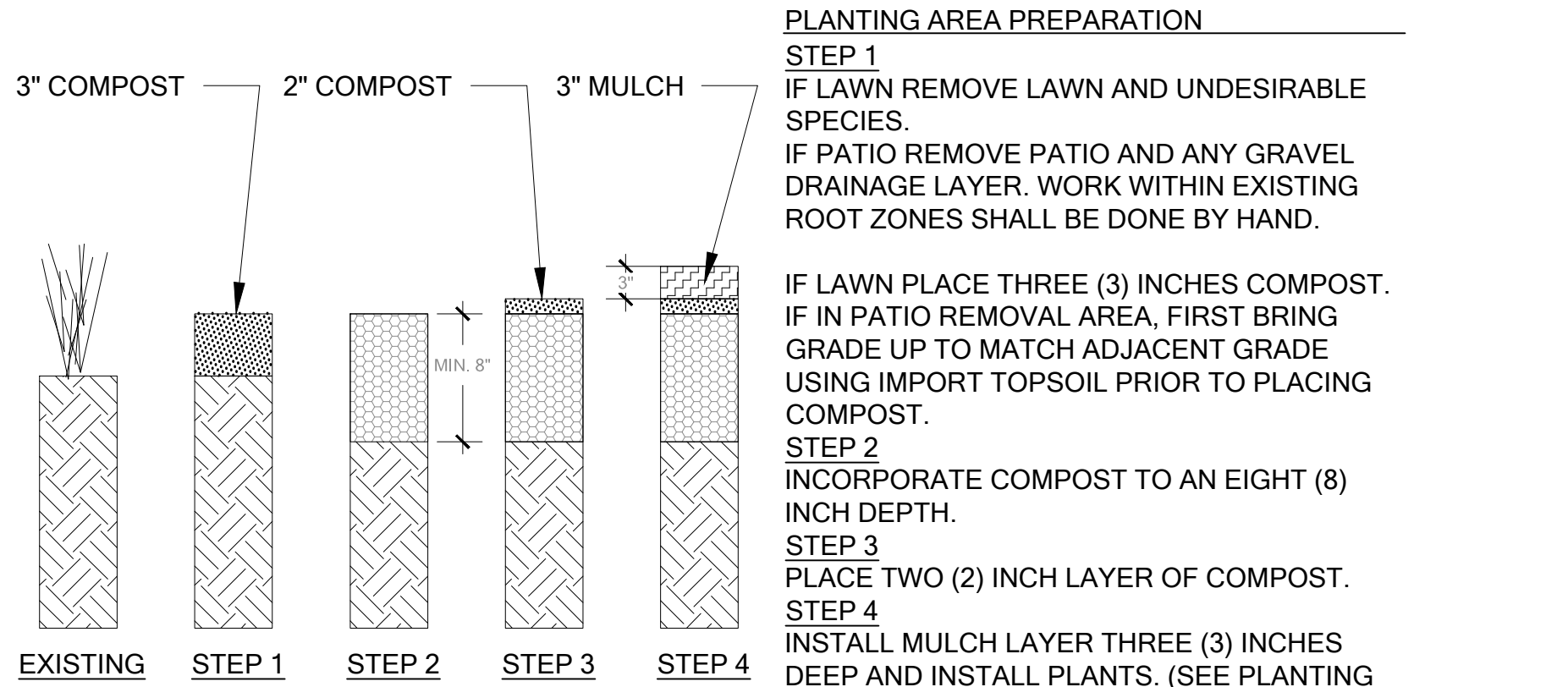
- 1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISIT DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15TH TO MARCH 1ST).
- 2. INVASIVE SPECIES MAINTENANCE PLAN: HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH LAUREL, AND OTHER INVASIVE WOODY VEGETATION WILL BE GRUBBED OUT BY HAND ON AN ONGOING BASIS, WITH CARE TAKEN TO GRUB OUT ROOTS EXCEPT WHERE SUCH WORK WILL JEOPARDIZE THE ROOTS OF INSTALLED OR VOLUNTEER NATIVE PLANTS.
- 3. AT LEAST TWICE YEARLY, REMOVE BY HAND ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 12 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AS NEEDED DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
- 4. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
- 5. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH WOOD CHIP MULCH AS NECESSARY TO MAINTAIN A MINIMUM 4-INCH-THICK, 12-INCH-DIAMETER MULCH RING.
- 6. THE TEMPORARY IRRIGATION SYSTEM WILL BE OPERATED TO ENSURE THAT PLANTS RECEIVE A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. IRRIGATION BEYOND THE SECOND YEAR MAY BE NEEDED BASED ON SITE PERFORMANCE OR SIGNIFICANT REPLANTING.

CONTINGENCY PLAN

IF ALL OR PART OF THE MITIGATION AREA FAILS TO ESTABLISH ACCORDING TO THE GOALS AND PERFORMANCE STANDARDS, A CONTINGENCY PLAN SHALL BE DEVELOPED. CONTINGENCY MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, PLANT SPECIES SUBSTITUTIONS, SOIL AMENDMENTS, HERBIVORE EXCLUSION FENCING, MODIFIED IRRIGATION SCHEDULE, AND ADAPTIVE WEED MANAGEMENT.

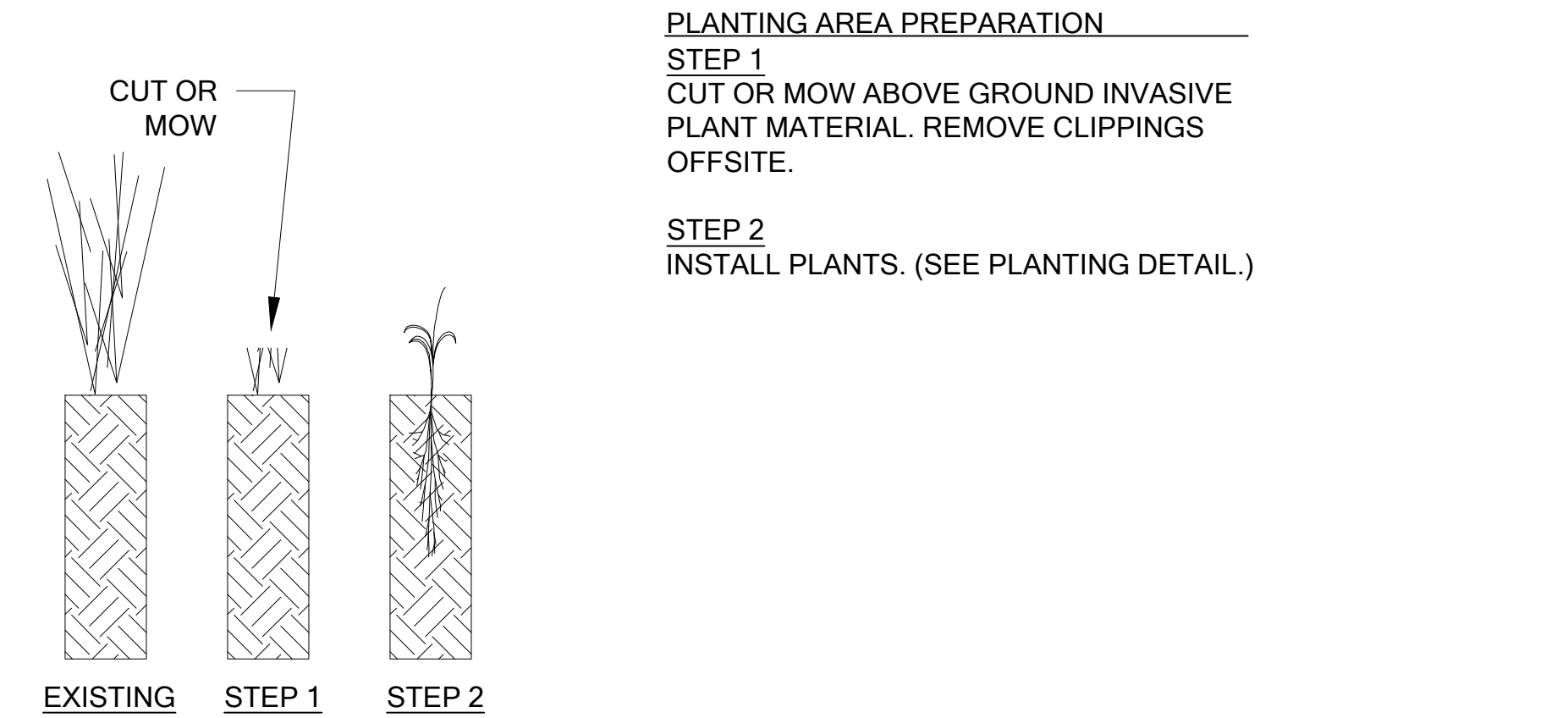
MATERIAL SPECIFICATIONS AND DEFINITIONS

- 1. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST ONE INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
- 2. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242]] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
- 3. WOOD CHIP MULCH: ARBORIST CHIPS (CHIPPED WOODY MATERIAL) APPROXIMATELY 1 TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. THIS MATERIAL IS SOLD AS "ANIMAL FRIENDLY HOG FUEL" AT PACIFIC TOPSOILS [(800) 884-7645]. MULCH MUST NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS. QUANTITY REQUIRED: 17 CUBIC YARDS.
- 4. COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN. CODE 173-350-220. QUANTITY REQUIRED: 28 CUBIC YARDS.



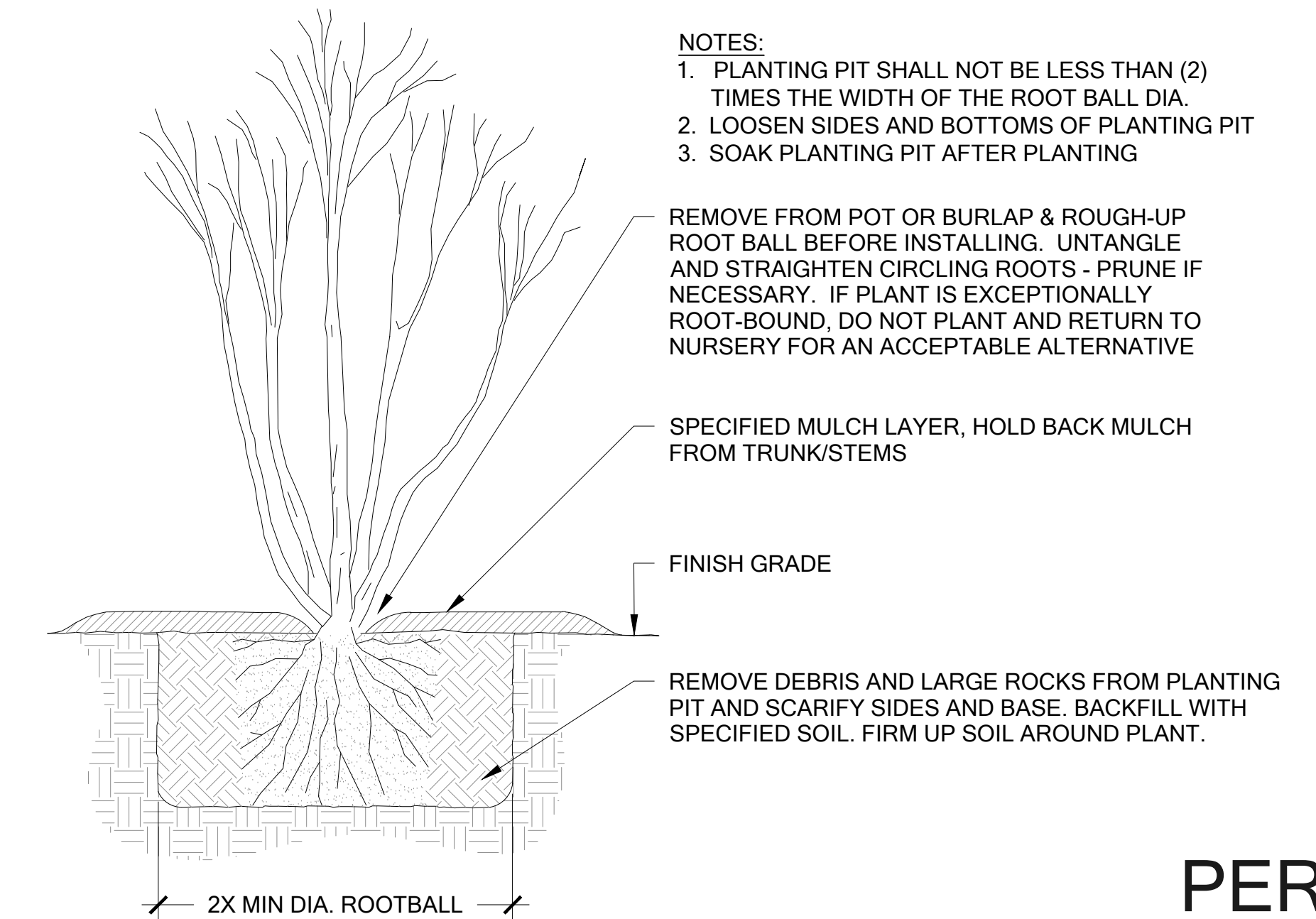
A BUFFER MITIGATION AREA SITE PREPARATION

SEE SHEET W1
Scale: NTS



B WETLAND MITIGATION AREA SITE PREPARATION

SEE SHEET W1
Scale: NTS



C CONTAINER PLANTING DETAIL

Scale: NTS

MITIGATION DETAILS AND NOTES



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

JASON BROTHERS, INC. RESIDENCE

SHORELINE MITIGATION PLAN
PREPARED FOR: BRAD STURMAN

4006 EAST MERCER WAY
MERCER ISLAND, WA 98040

SUBMITTALS & REVISIONS				BY	
NO.	DATE	DESCRIPTION	DATE	AS/MF	AF
1	08-20-2020	ORIGINAL PLANTING PLAN			
2	06-07-2021	MITIGATION PLANTING PLAN REVISED			
	04-28-2022	MITIGATION PLANTING PLAN REVISED			

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: RK
DESIGNED: RK/MF
DRAFTED: AS/MF/AF
CHECKED: RK

JOB NUMBER:

200509

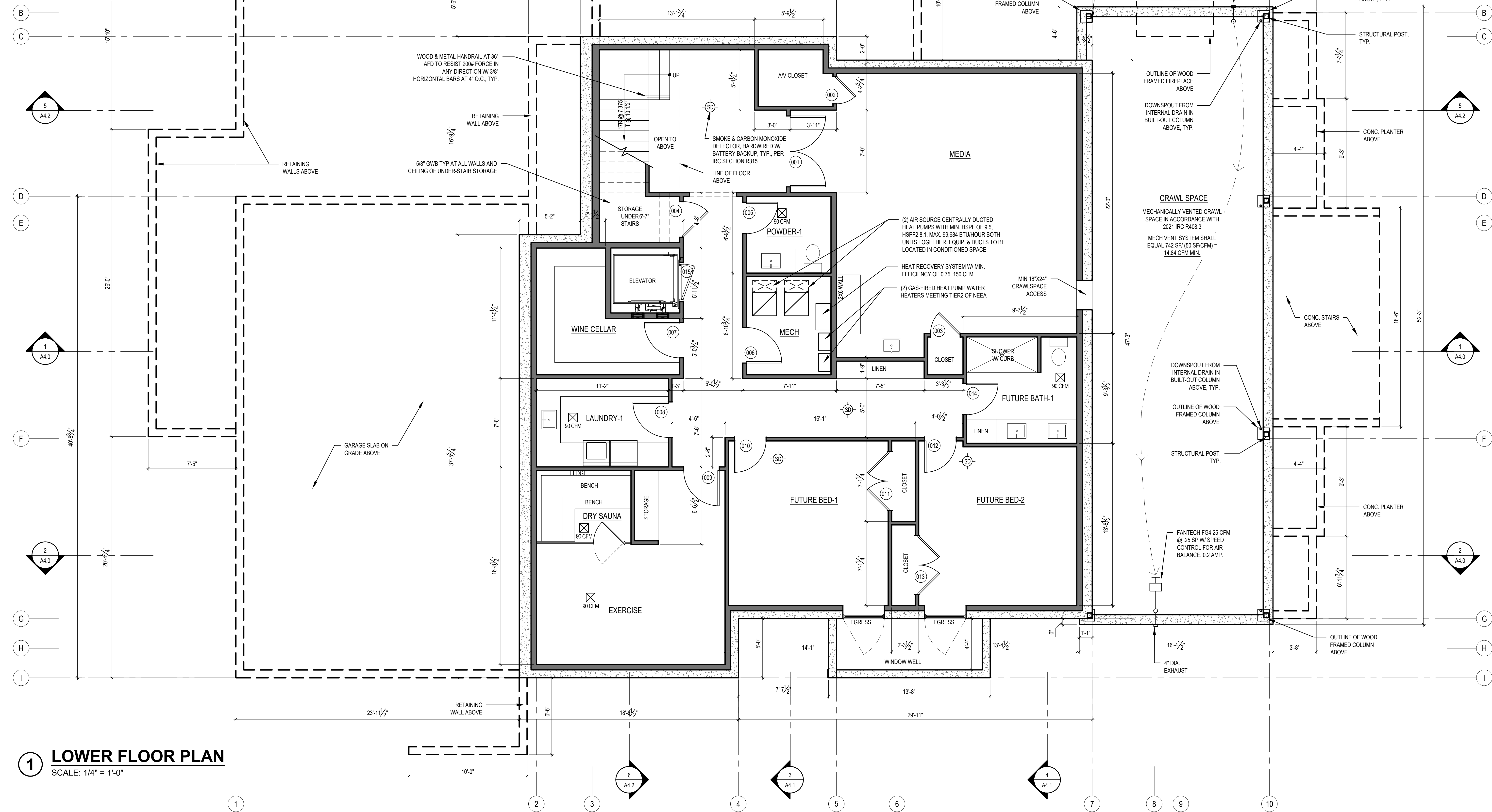
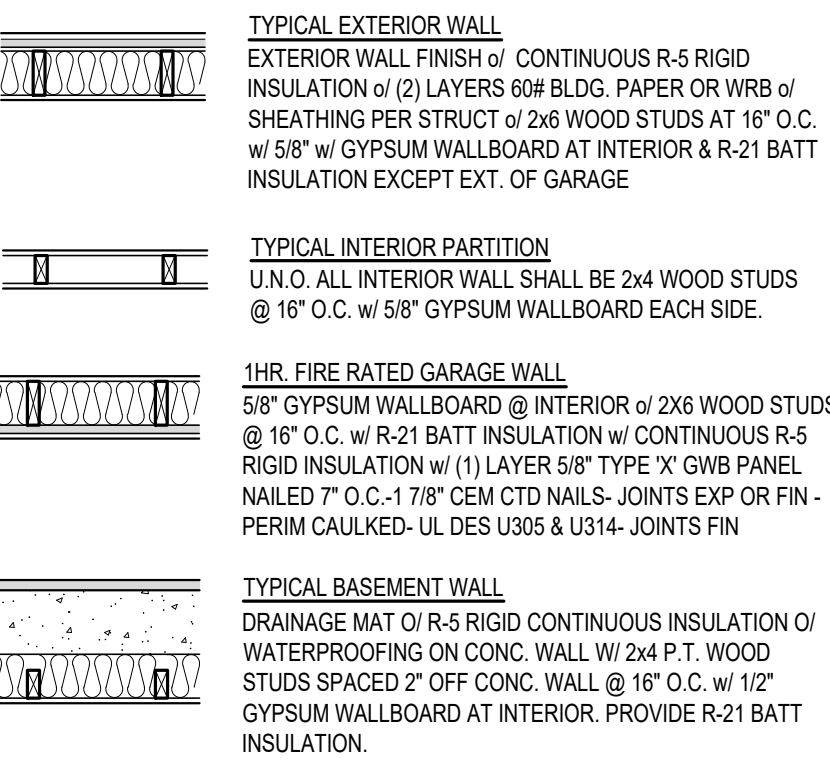
SHEET NUMBER:

W3 OF 3

NOT FOR
CONSTRUCTION

© Copyright- The Watershed Company

WALL PARTITION TYPES:
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

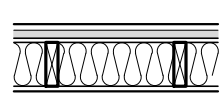


1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

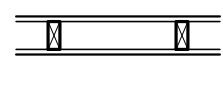
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 11/06/2024

REVISIONS:	
PLOT DATE:	11/6/2024
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	

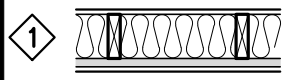
WALL PARTITION TYPES:
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)



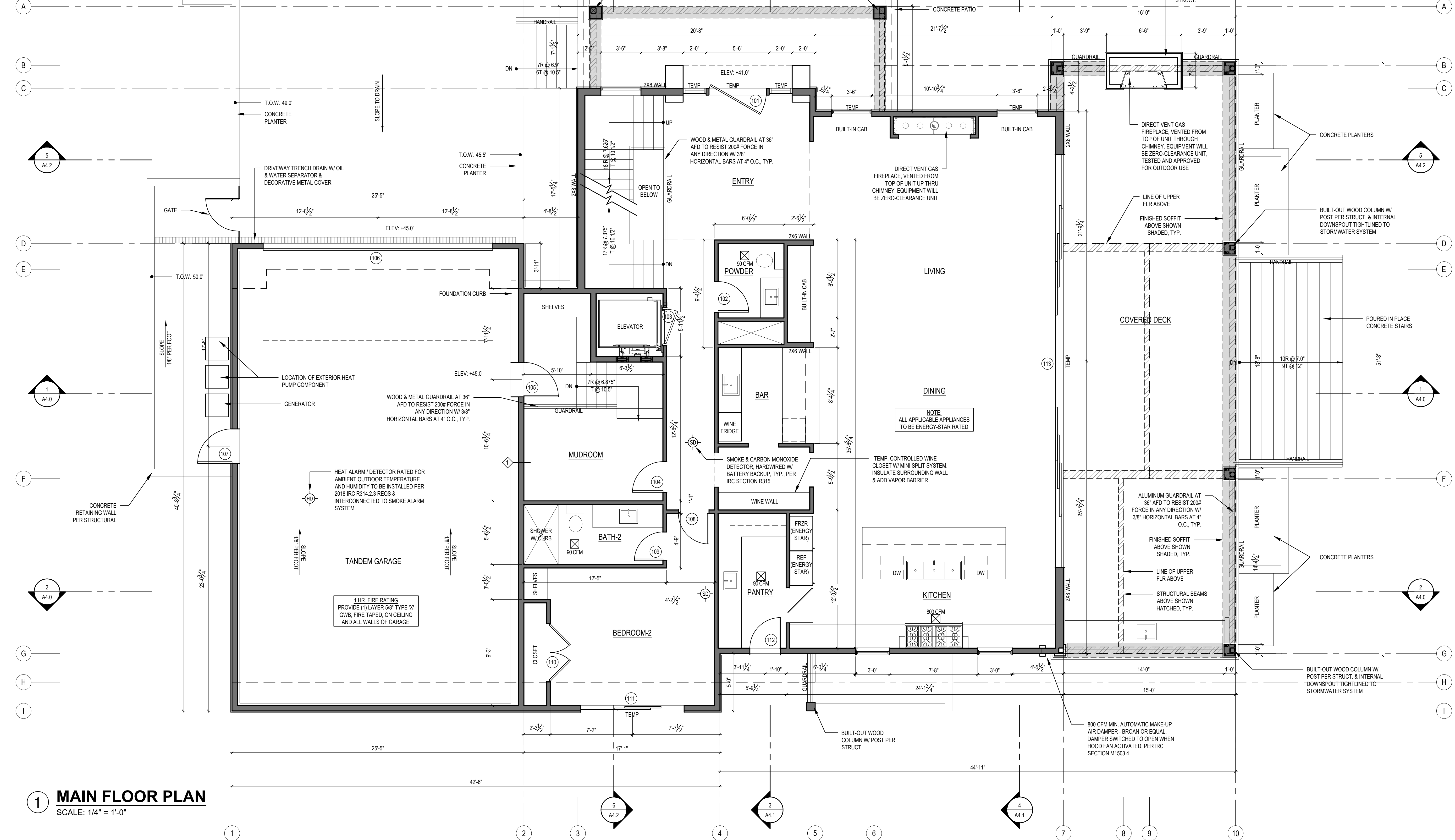
TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH OF CONTINUOUS R-5 RIGID INSULATION OF (2) LAYERS 60# BLDG. PAPER OR WRB OF SHEATHING PER STRUCT. w/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE



TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE



1-HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR w/ 2x6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE 'X' GWB PANEL NAILED 7" O.C. - 1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET

STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
All Rights Reserved
© 2024

JASON BROTHERS, INC. RESIDENCE
PERMIT SET

4006 E MERCER WAY
MERCER ISLAND, WA 98040

REVISIONS:

PLOT DATE: 11/6/2024

DRAWN BY: KE

CHECKED BY: BJS

SHEET

A2.1

WALL PARTITION TYPES:
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH w/ CONTINUOUS R-5 RIGID INSULATION w/ (2) LAYERS 60# BLDG. PAPER OR WRB w/ SHEATHING PER STRUCT w/ 2x6 WOOD STUDS AT 16" O.C. w/ 5/8" w/ GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT EXT. OF GARAGE

TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 5/8" GYPSUM WALLBOARD EACH SIDE.

1HR. FIRE RATED GARAGE WALL
5/8" GYPSUM WALLBOARD @ INTERIOR w/ 2x6 WOOD STUDS @ 16" O.C. w/ R-21 BATT INSULATION w/ CONTINUOUS R-5 RIGID INSULATION w/ (1) LAYER 5/8" TYPE 'X' GWB PANEL NAILED 7" O.C.-1 7/8" CEM CTD NAILS-JOINTS EXP OR FIN - PERIM CAULKED-UL DES U305 & U314-JOINTS FIN



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 11/06/2024

STURMAN ARCHITECTS
9-1039d Ave NE Suite 203
Bellevue, WA 98004
TEL 425.451.7003

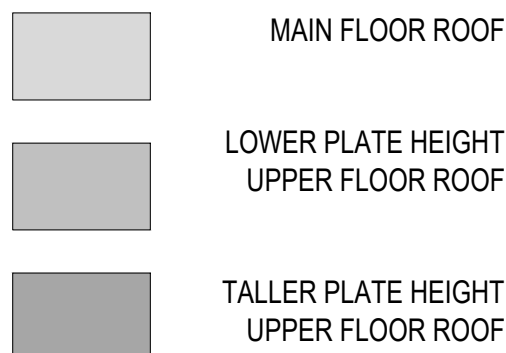
JASON BROTHERS, INC. RESIDENCE PERMIT SET
4006 E MERCER WAY
MERCER ISLAND, WA 98040

UPPER FLOOR PLAN

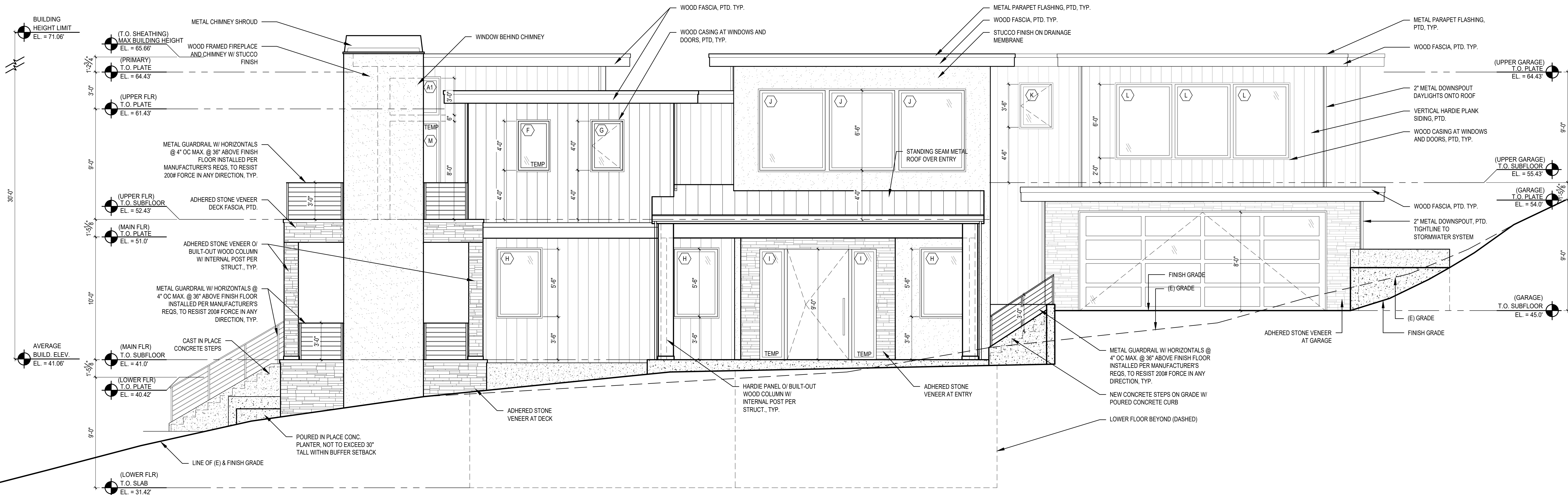
REVISIONS:
PLOT DATE: 11/06/2024
DRAWN BY: KE
CHECKED BY: BJS
SHEET

A2.2

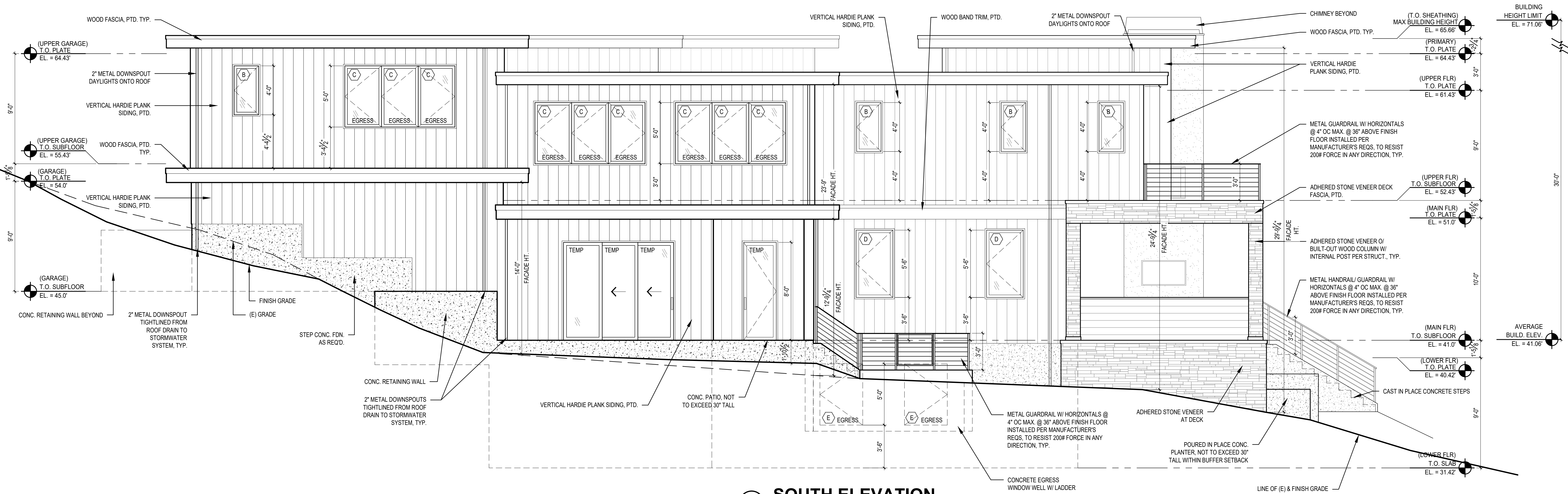
6. SLOPING FOR ROOF DRAINAGE TO BE ACHIEVED WITH EPDM WATERPROOF MEMBER O/ 1/2" ACX PLYWOOD SHEATHING O/ 2X WOOD SLEEPERS RIPPED 1/4" PER FOOT O/ FULL HEIGHT ROOF JOISTS AND SHEATHING PER STRUCT. FINAL DRAINAGE SLOPING DESIGN NOT SHOWN ON PLAN AND IS TBD IN FIELD.



PERMIT SET 11/06/2024



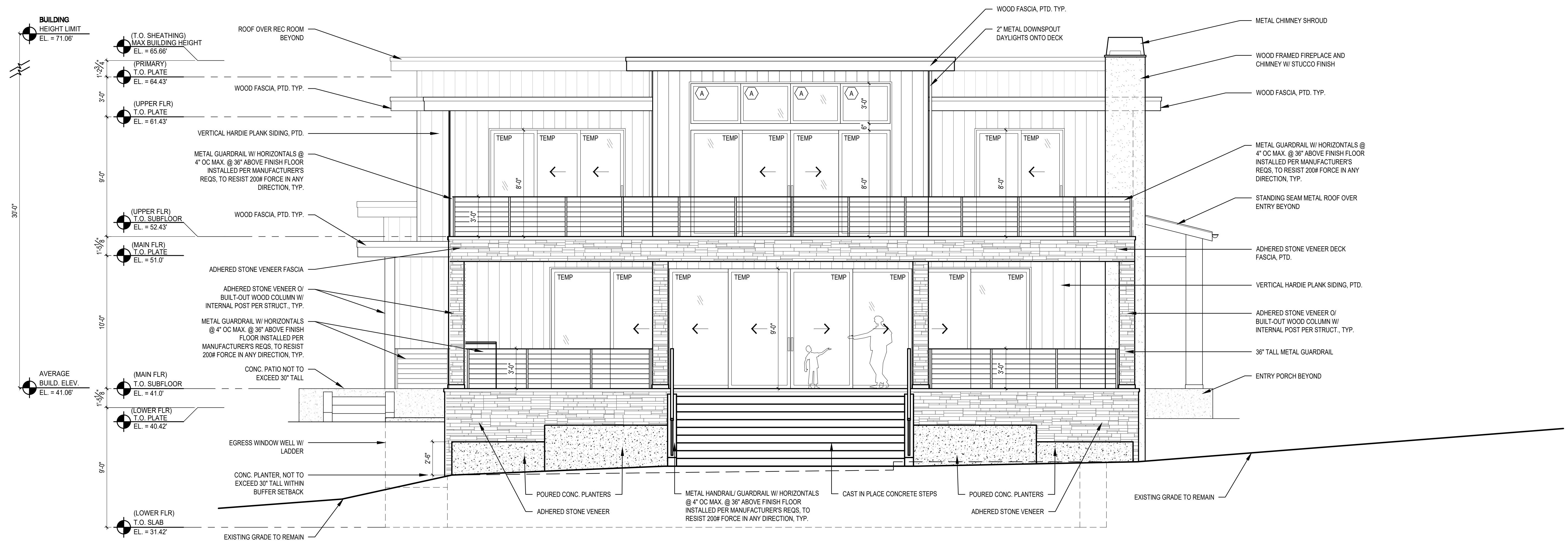
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



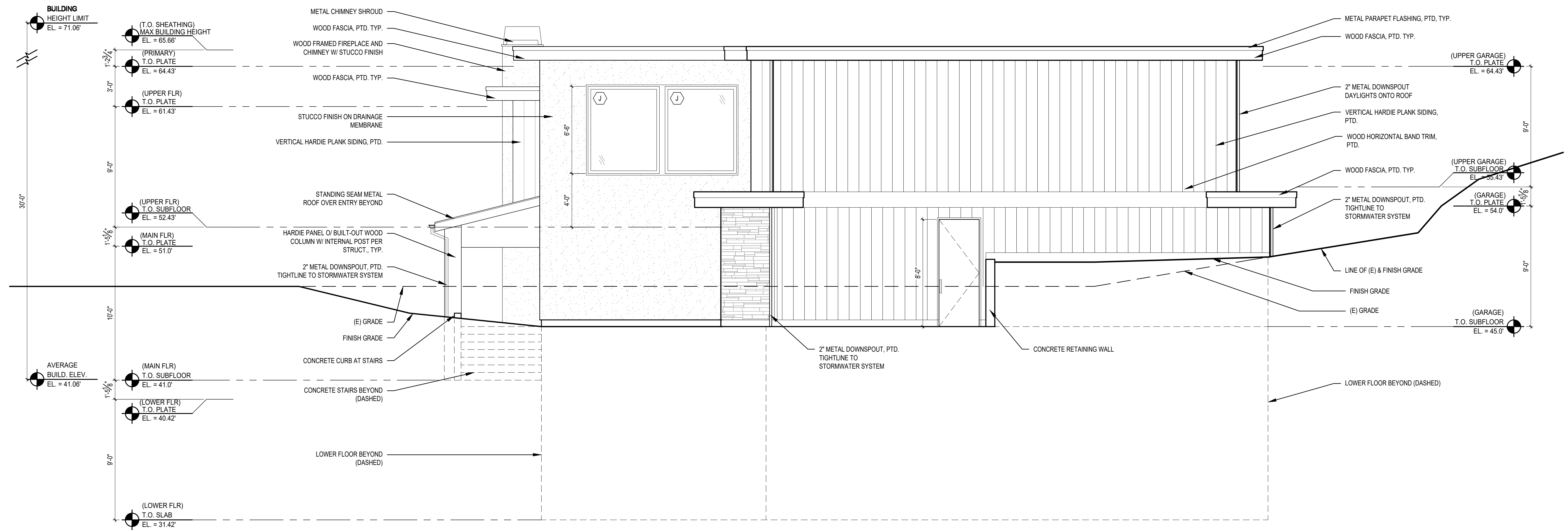
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 11/06/2024



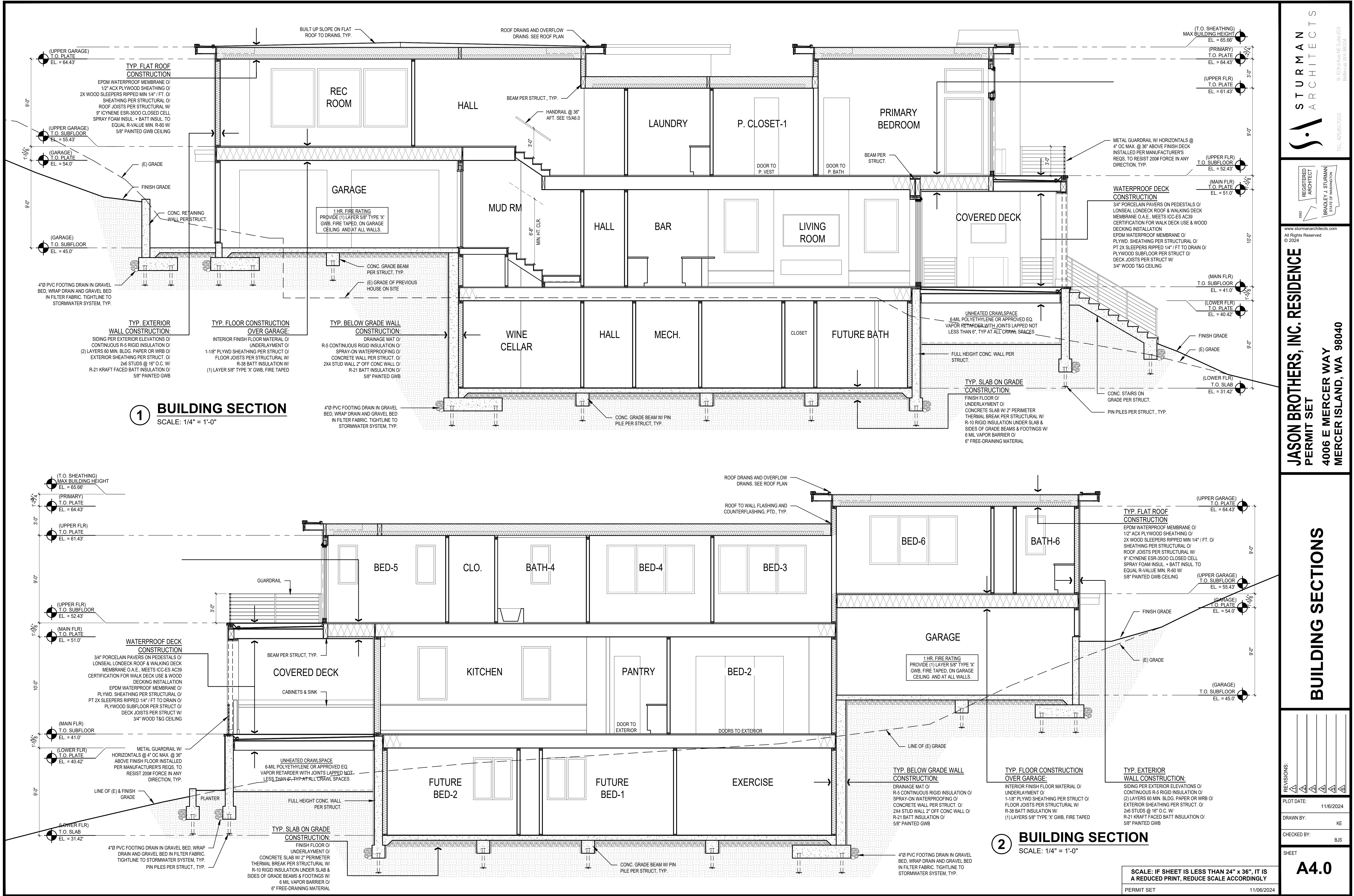
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 11/06/2024



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET
11/06/2024

STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
All Rights Reserved
© 2024

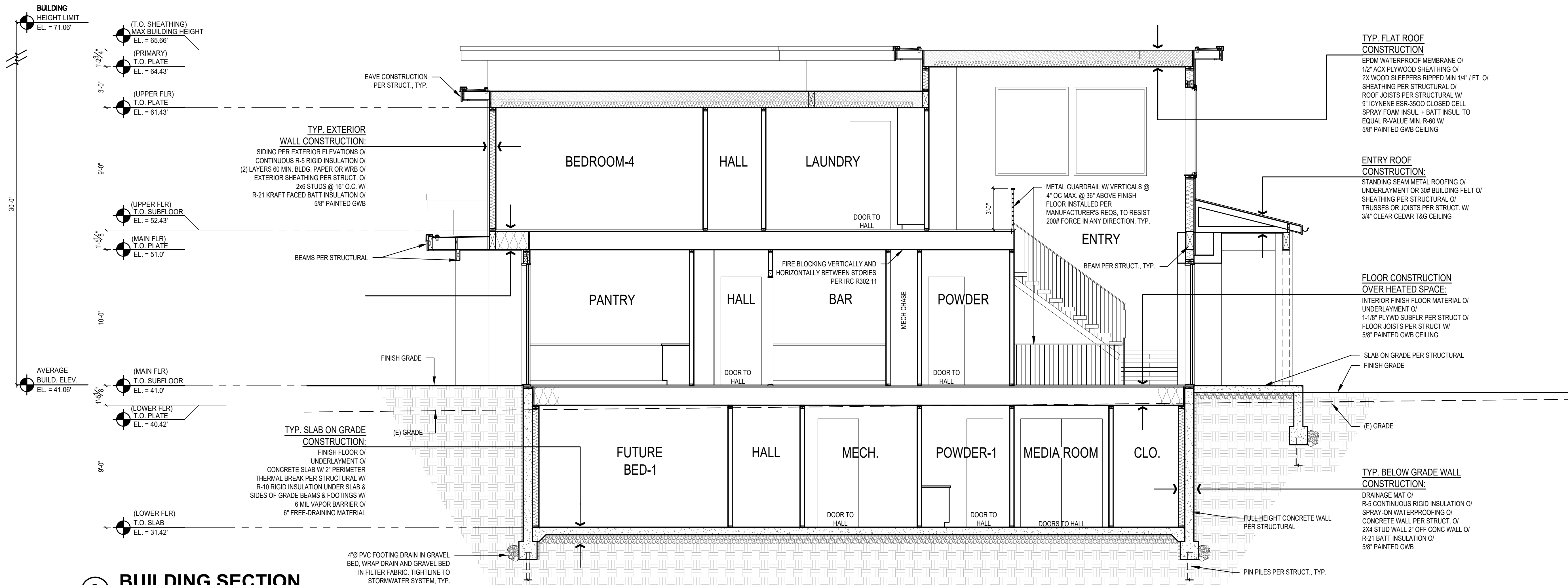
JASON BROTHERS, INC. RESIDENCE
PERMIT SET

4006 E MERCER WAY
MERCER ISLAND, WA 98040

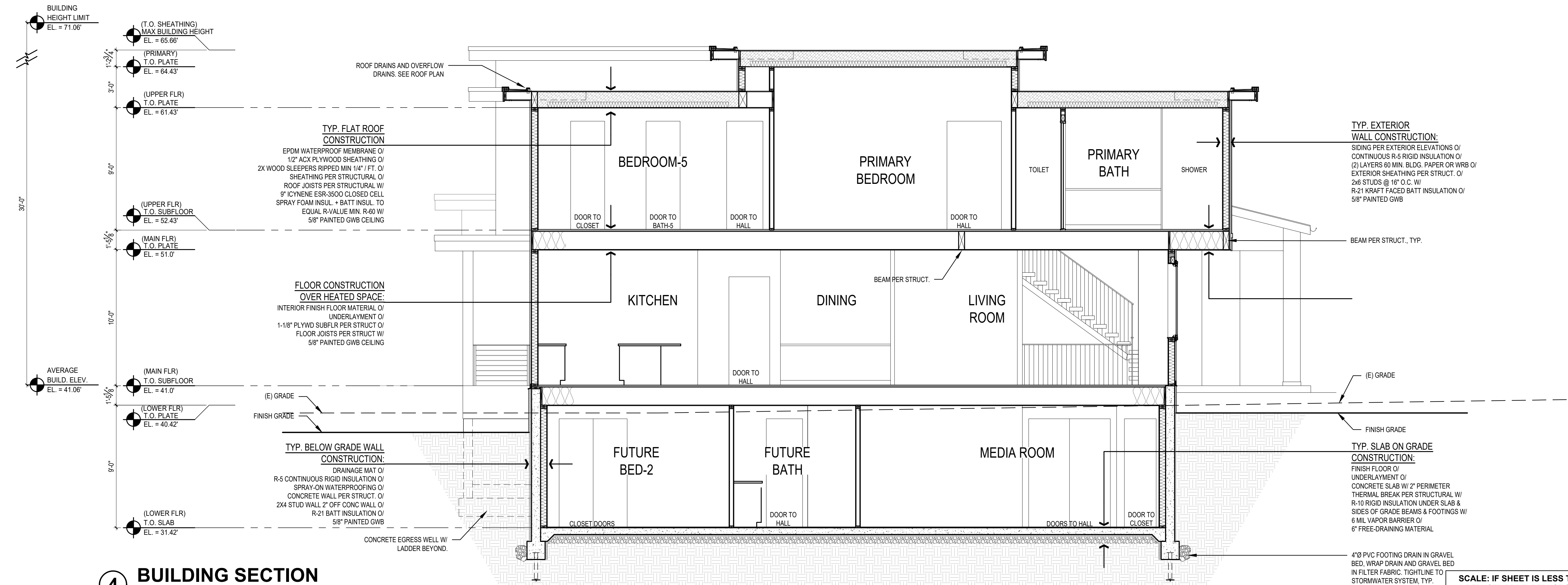
BUILDING SECTIONS

REVISIONS:
PLOT DATE: 11/06/2024
DRAWN BY: KE
CHECKED BY: BJS
SHEET

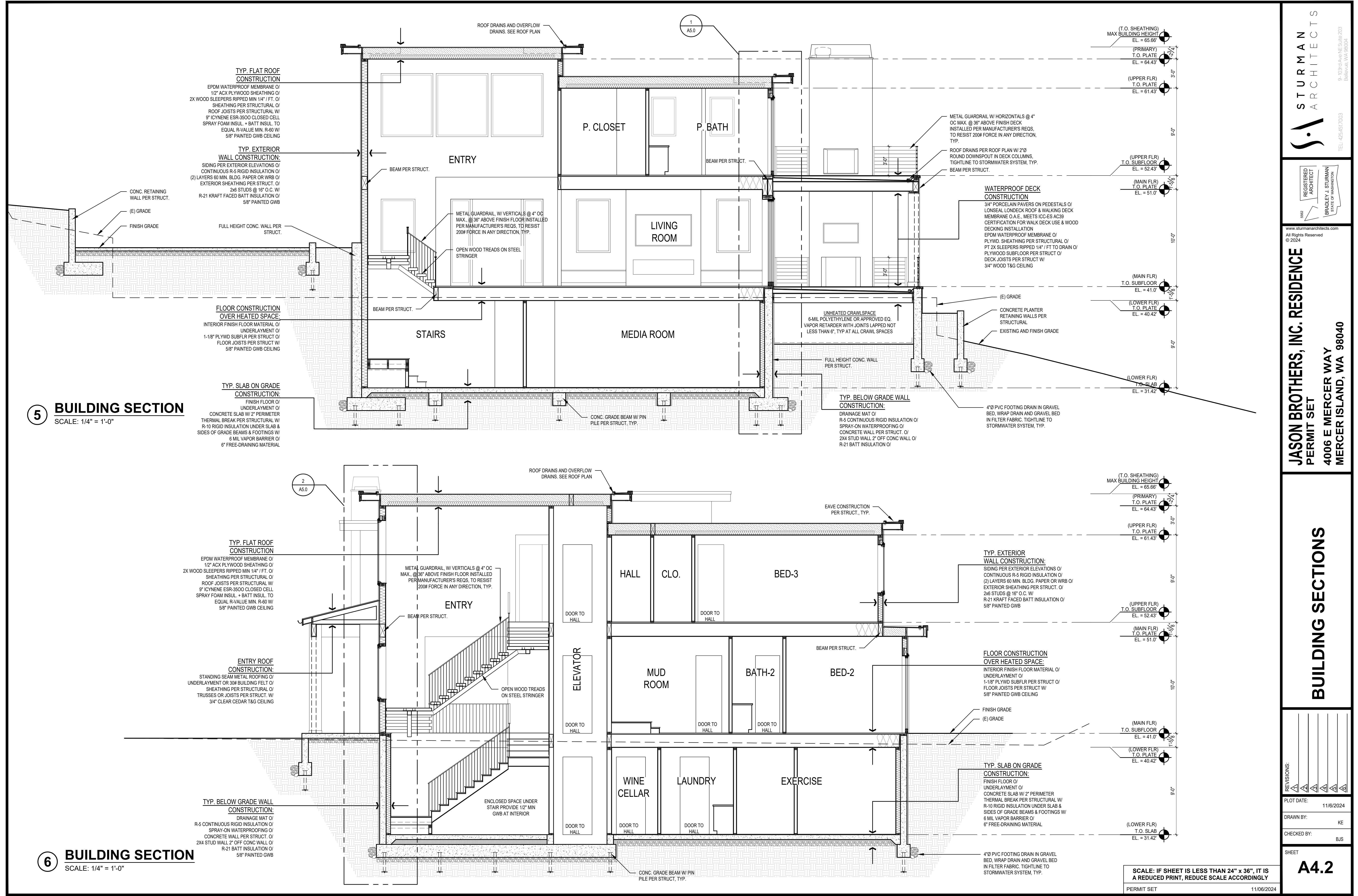
A4.0



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

6 BUILDING SECTION
SCALE: 1/4" = 1'-0"

STURMAN
ARCHITECTS

9-1039d Ave NE Suite 203
Bellevue, WA 98004
TEL: 425-451-7003

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
All Rights Reserved
© 2024

JASON BROTHERS, INC. RESIDENCE
PERMIT SET

4006 E MERCER WAY
MERCER ISLAND, WA 98040

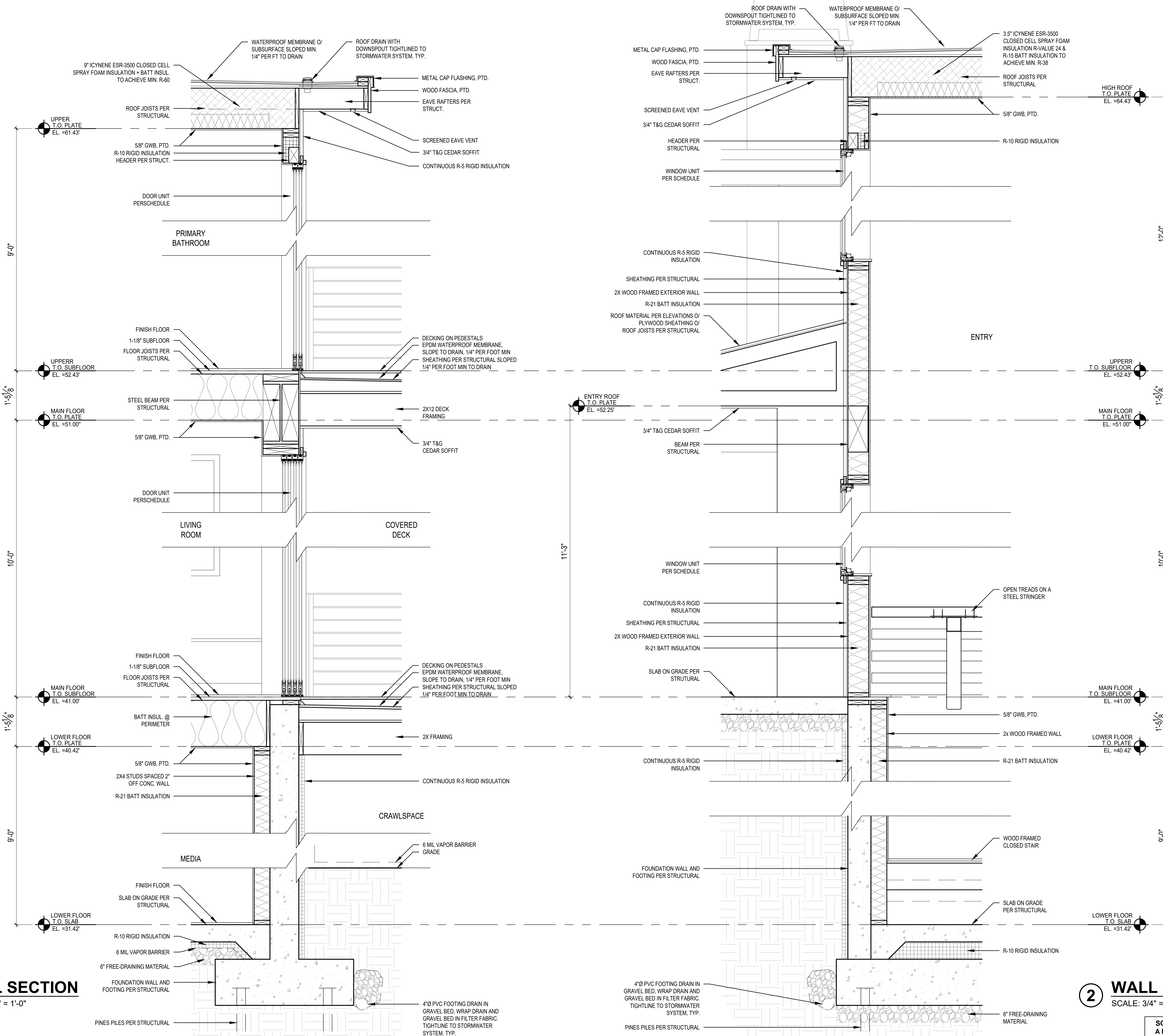
BUILDING SECTIONS

REVISIONS:
PLOT DATE: 11/6/2024
DRAWN BY: KE
CHECKED BY: BJS
SHEET

A4.2

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SET 11/06/2024



1 WALL SECTION
SCALE: 3/4" = 1'-0"

2 WALL SECTION
SCALE: 3/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 9/18/2022

STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
State of Washington
#4962

www.sturmanarchitects.com
All Rights Reserved
© 2022

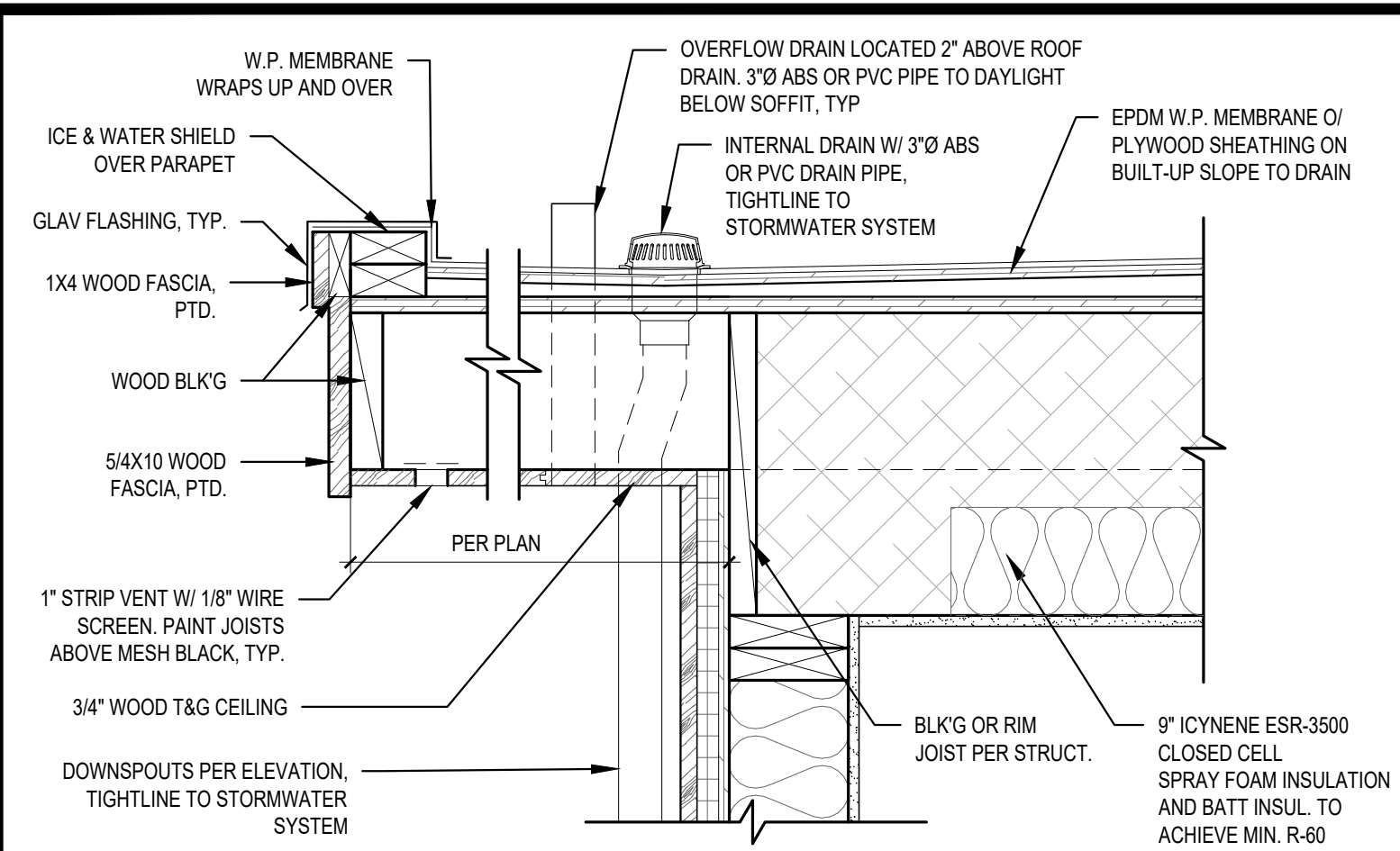
4006 RESIDENCE
PERMIT SET
4006 E MERCER WAY
MERCER ISLAND, WA 98040

WALL SECTIONS

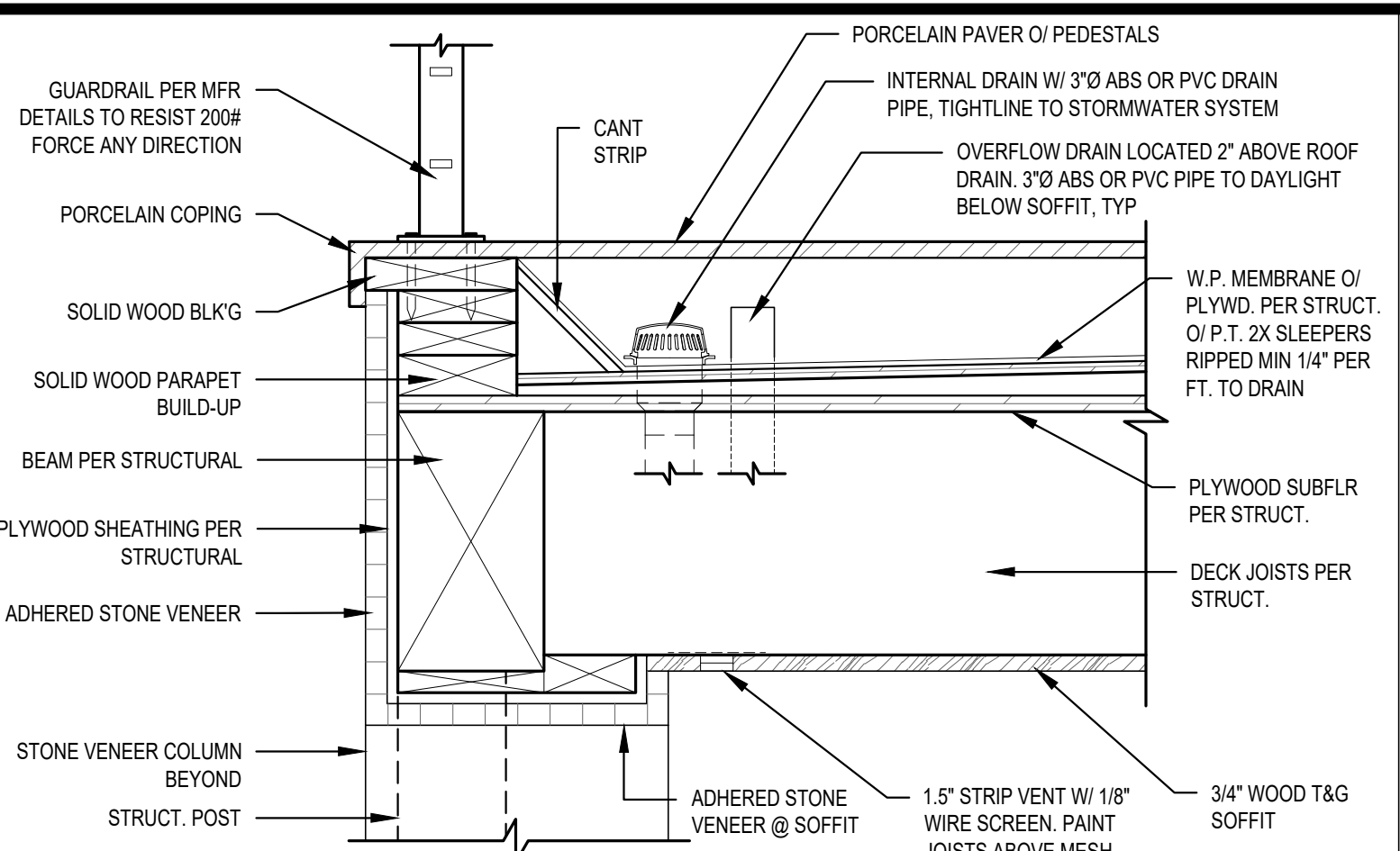
REVISIONS:
CORRECTION 1 2022-2-18
CORRECTION 2 2022-4-17
CORRECTION 3 2022-10-19
REVISIONS 2024-4-18

PLOT DATE: 11/6/2024
DRAWN BY: KE
CHECKED BY: BUS

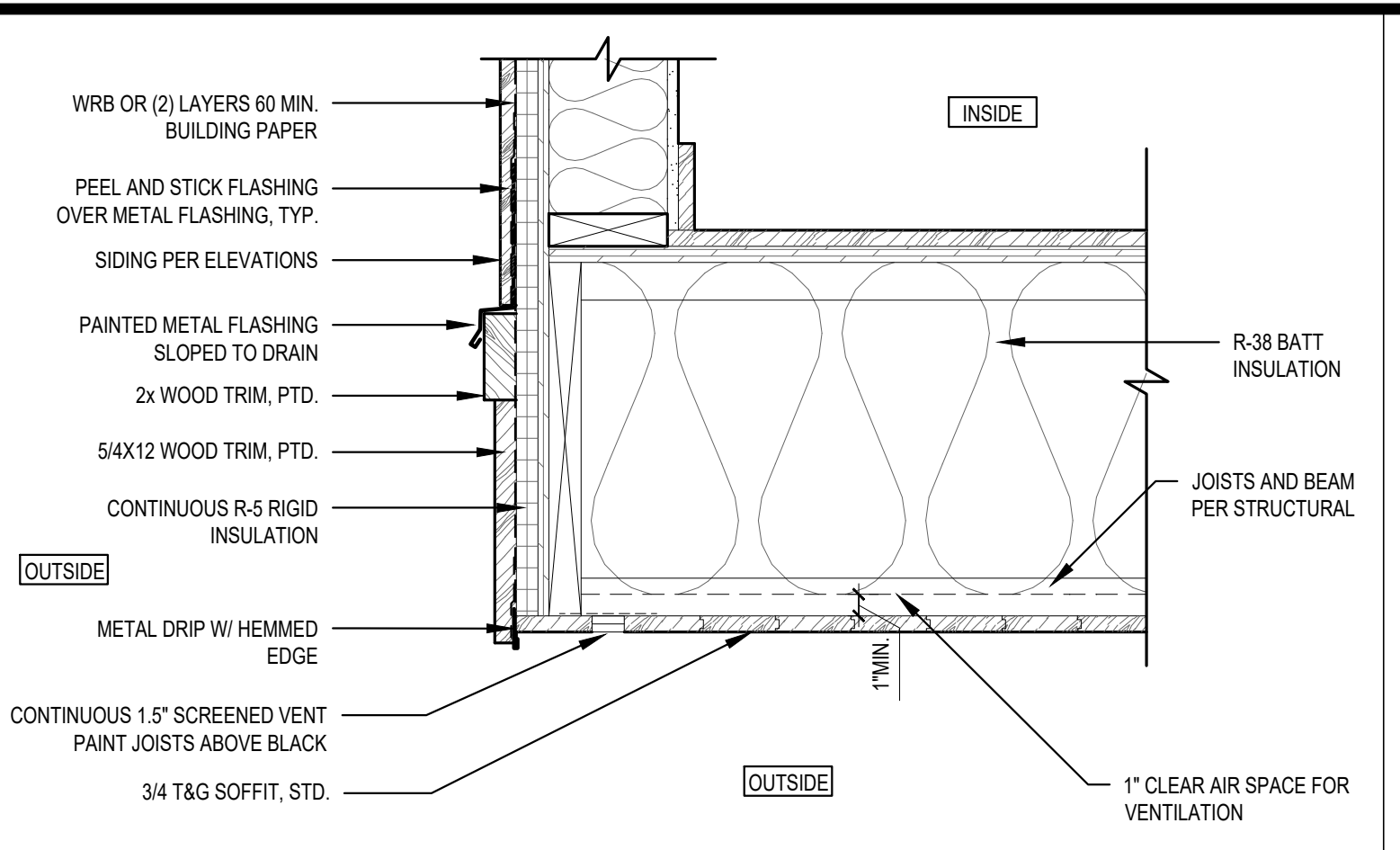
SHEET
A5.0



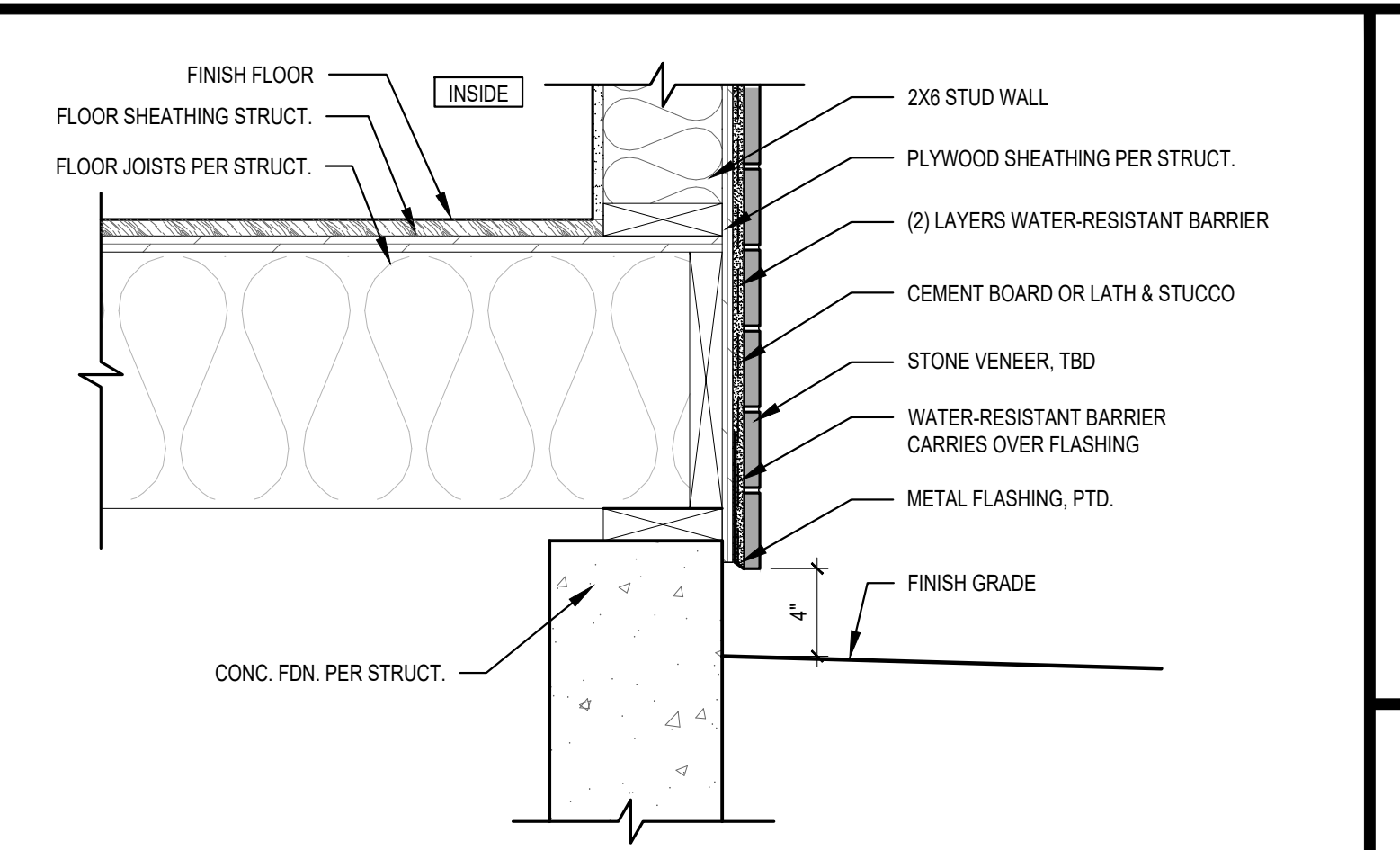
1 **TYPICAL ROOF EAVE DETAIL**
SCALE: 1 1/2" = 1'-0"



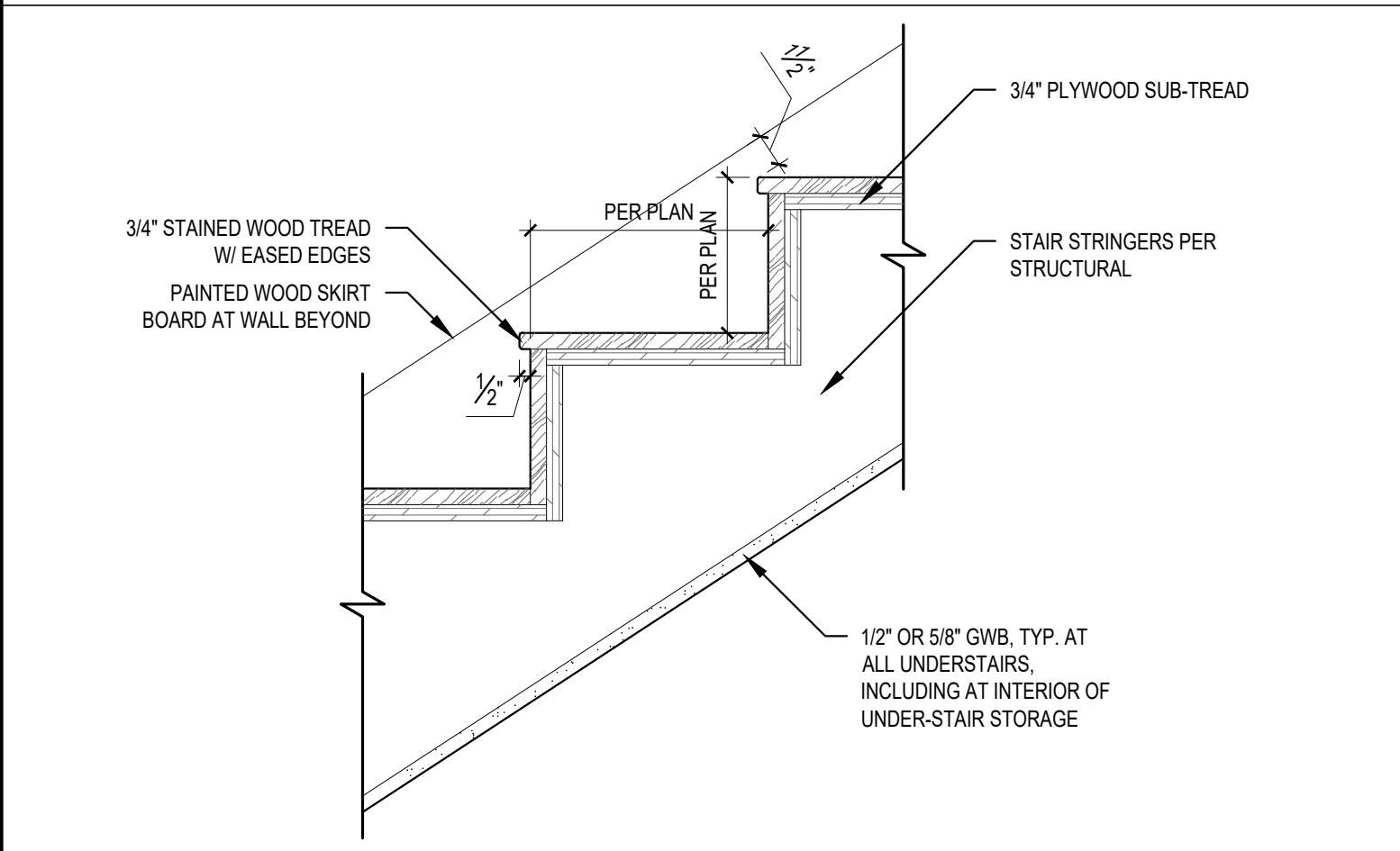
2 **TYPICAL DECK EDGE DETAIL**
SCALE: 1 1/2" = 1'-0"



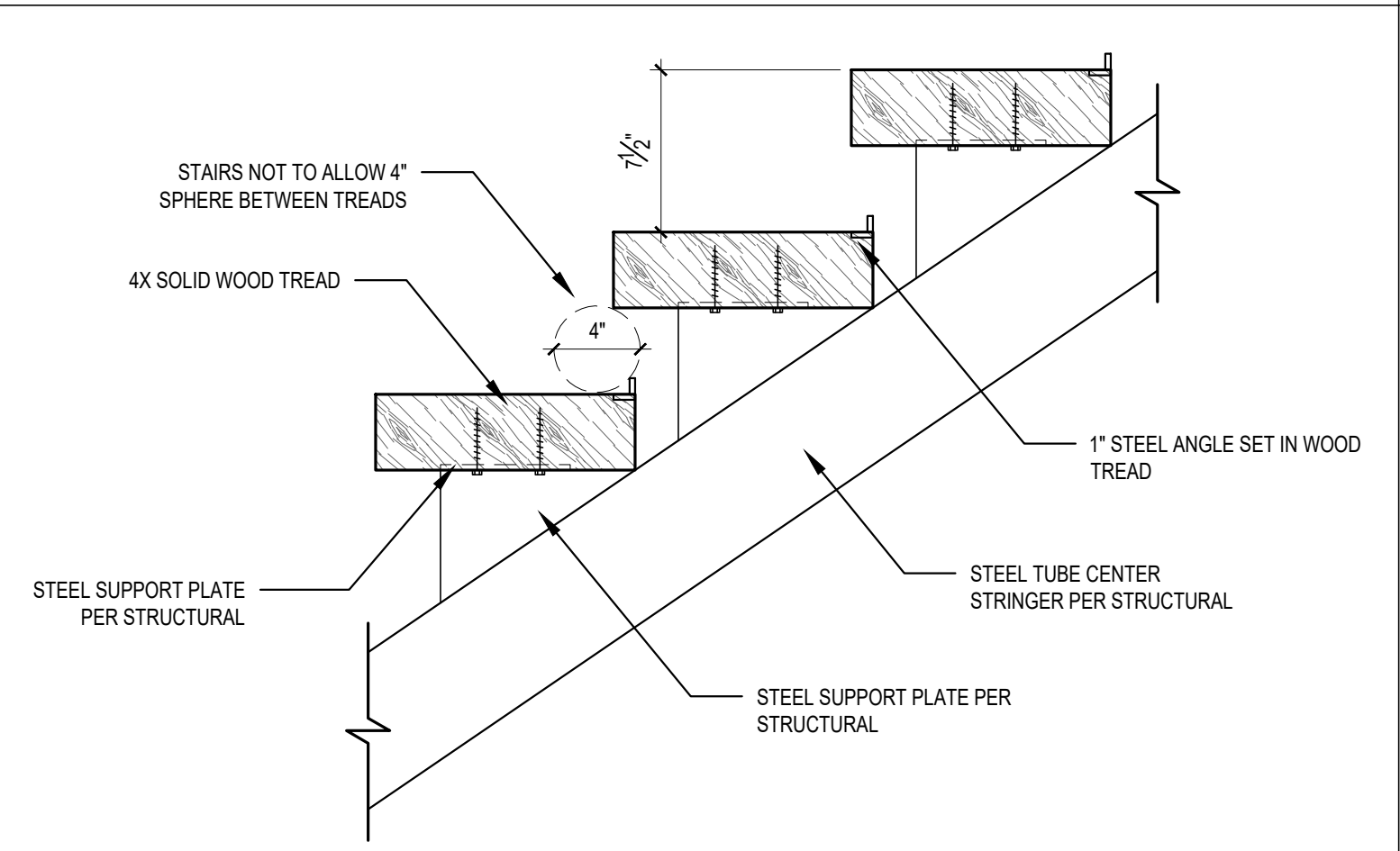
3 **BAND TRIM DETAIL AT SOFFIT**
SCALE: 1 1/2" = 1'-0"



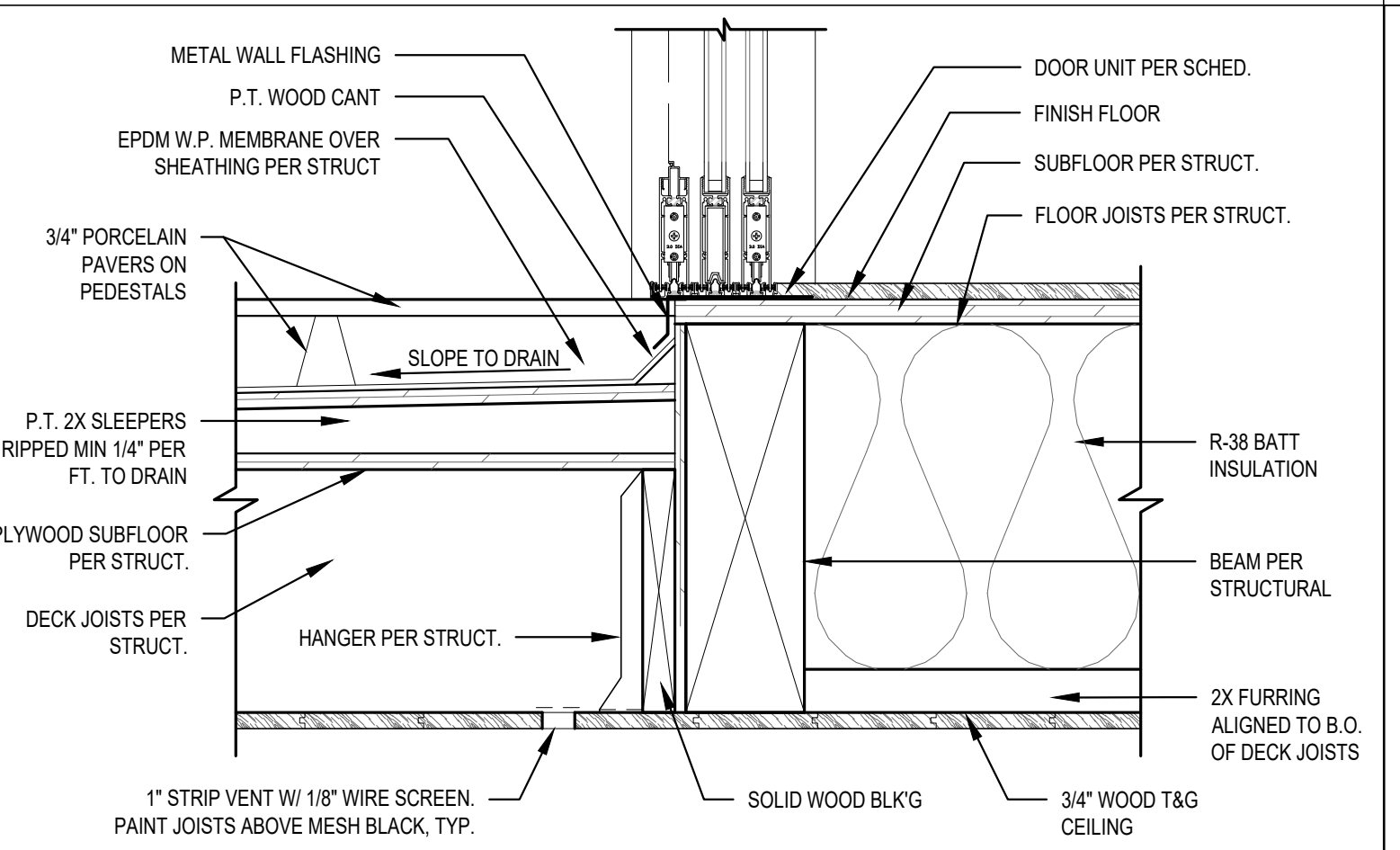
4 **TYP. STONE VENEER AT STUD WALL**
SCALE: 1 1/2" = 1'-0"



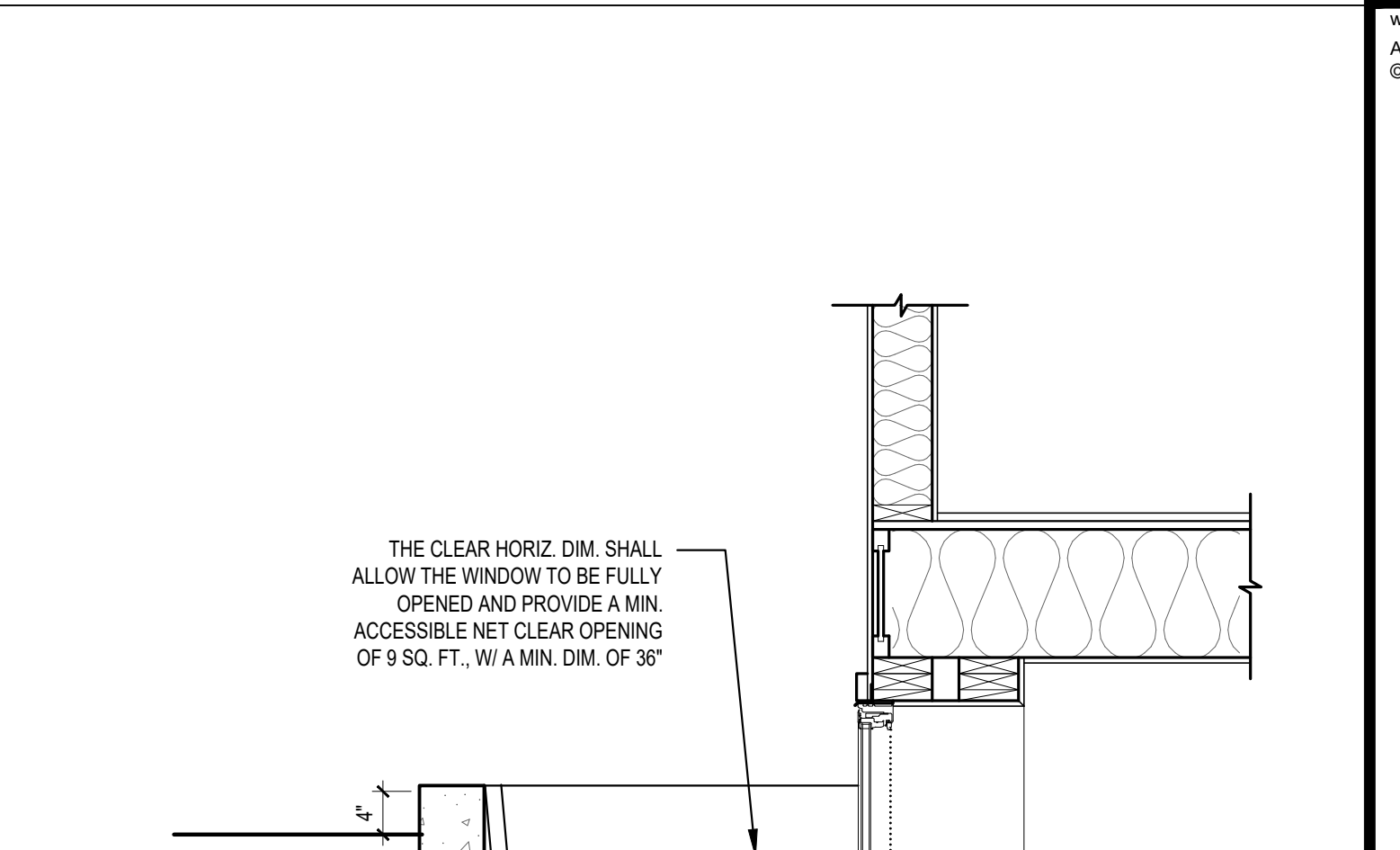
5 **INTERIOR STAIR CLOSED RISER DETAIL (TYP.)**
SCALE: 1 1/2" = 1'-0"



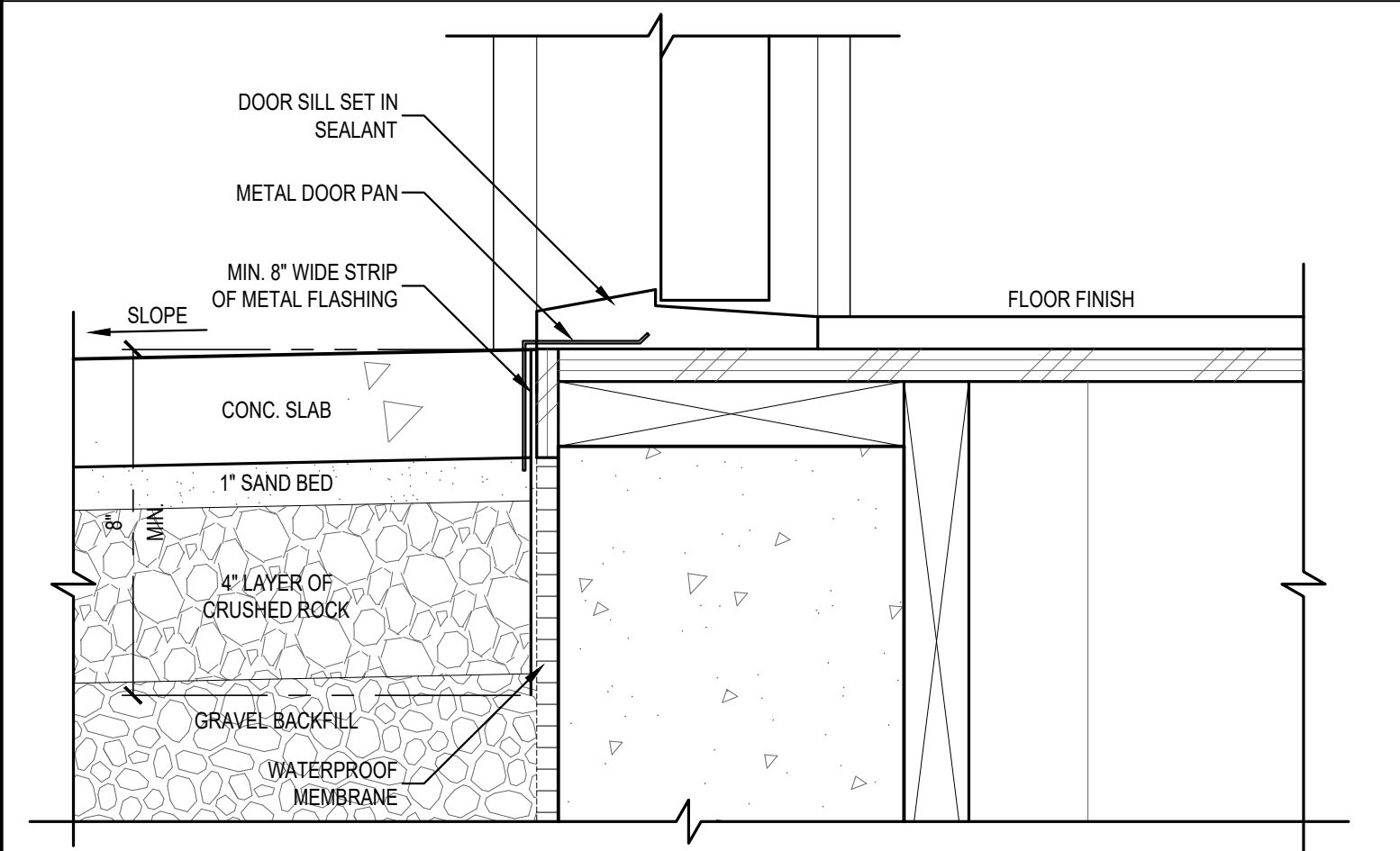
6 **TYP. INTERIOR OPEN RISER DETAIL**
SCALE: 1-1/2" = 1'-0"



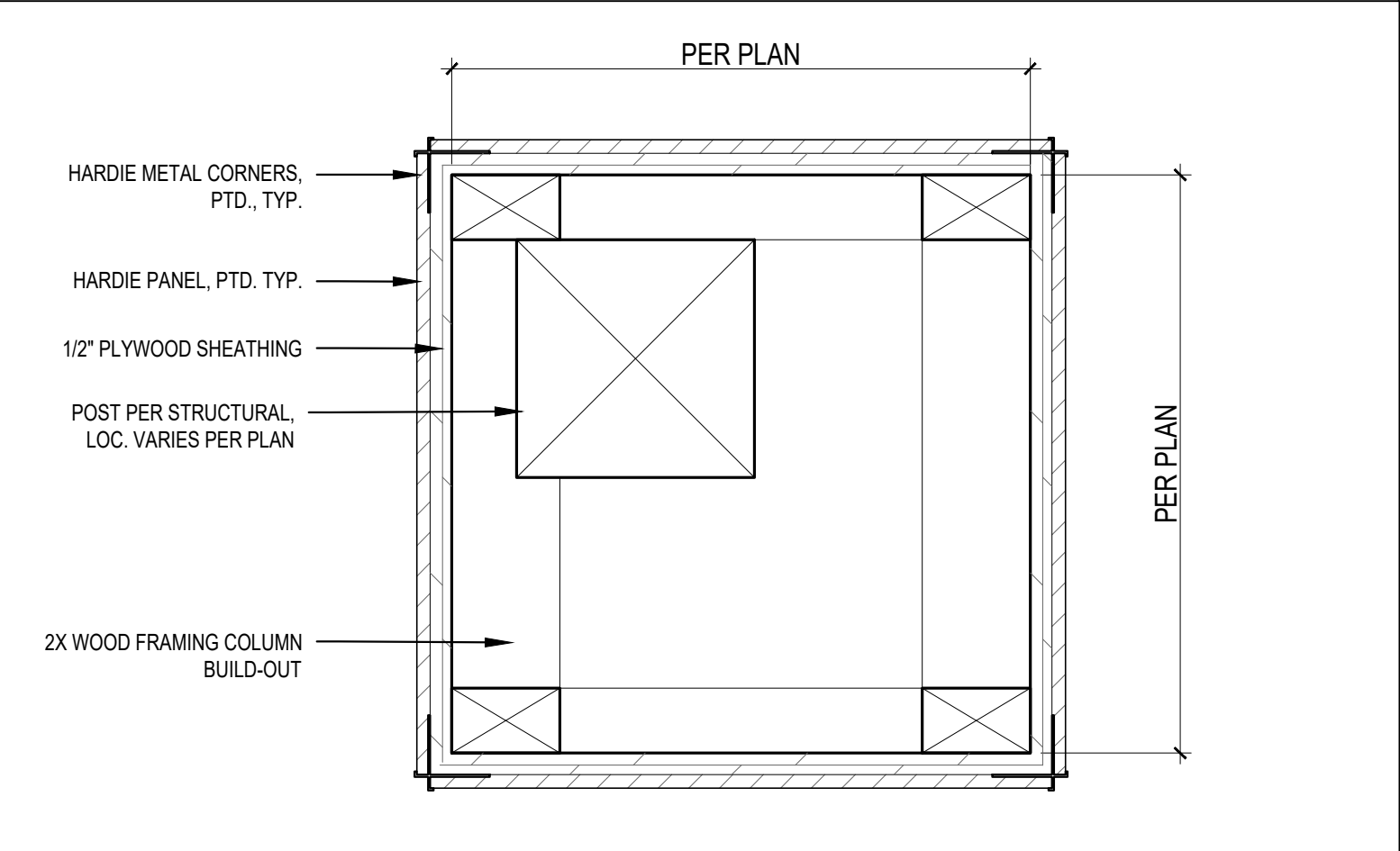
7 **THRESHOLD @ DECK SECTION DETAIL**
SCALE: 1-1/2" = 1'-0"



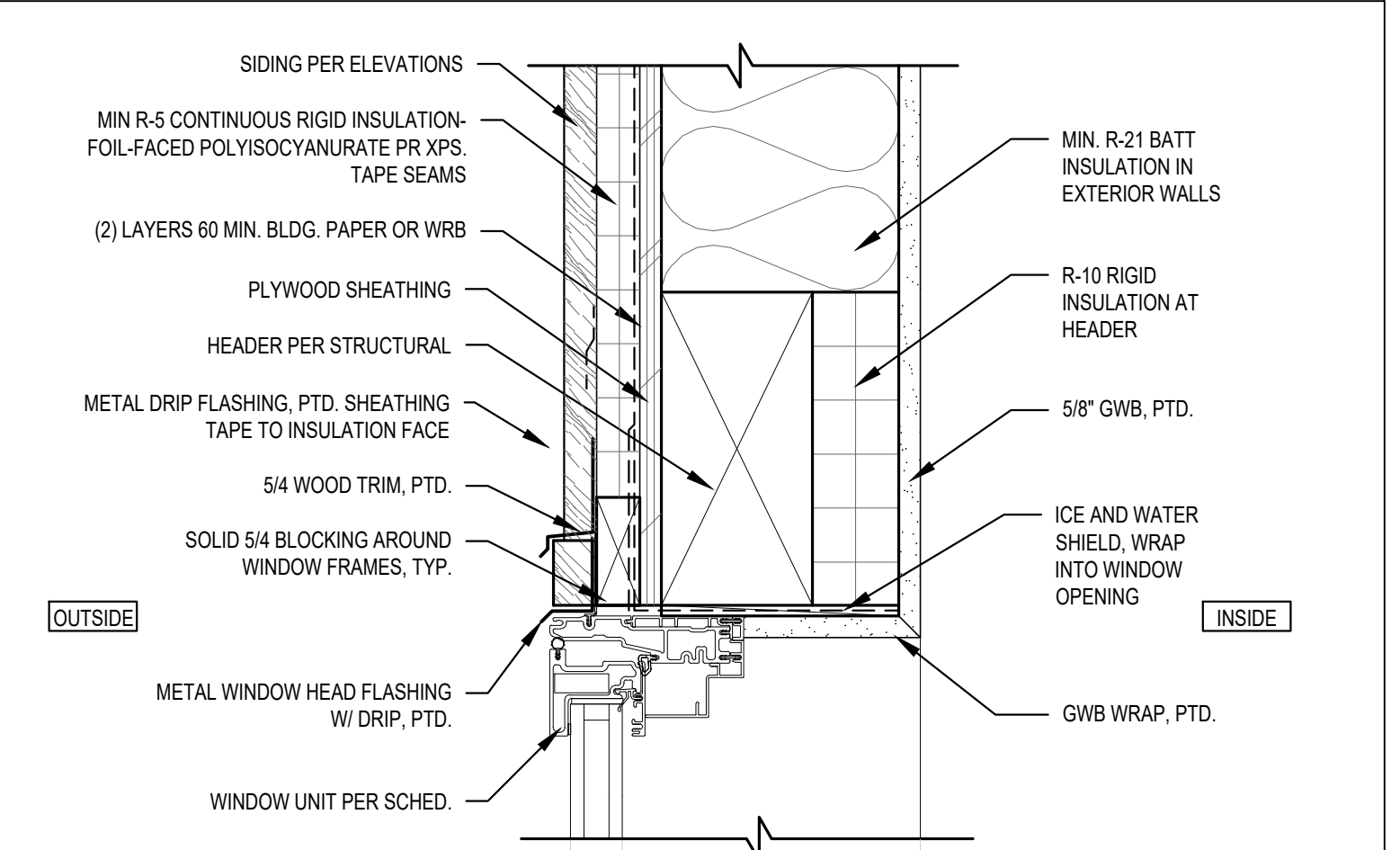
8 **EGRESS WELL SECTION DETAIL**
SCALE: 3/4" = 1'-0"



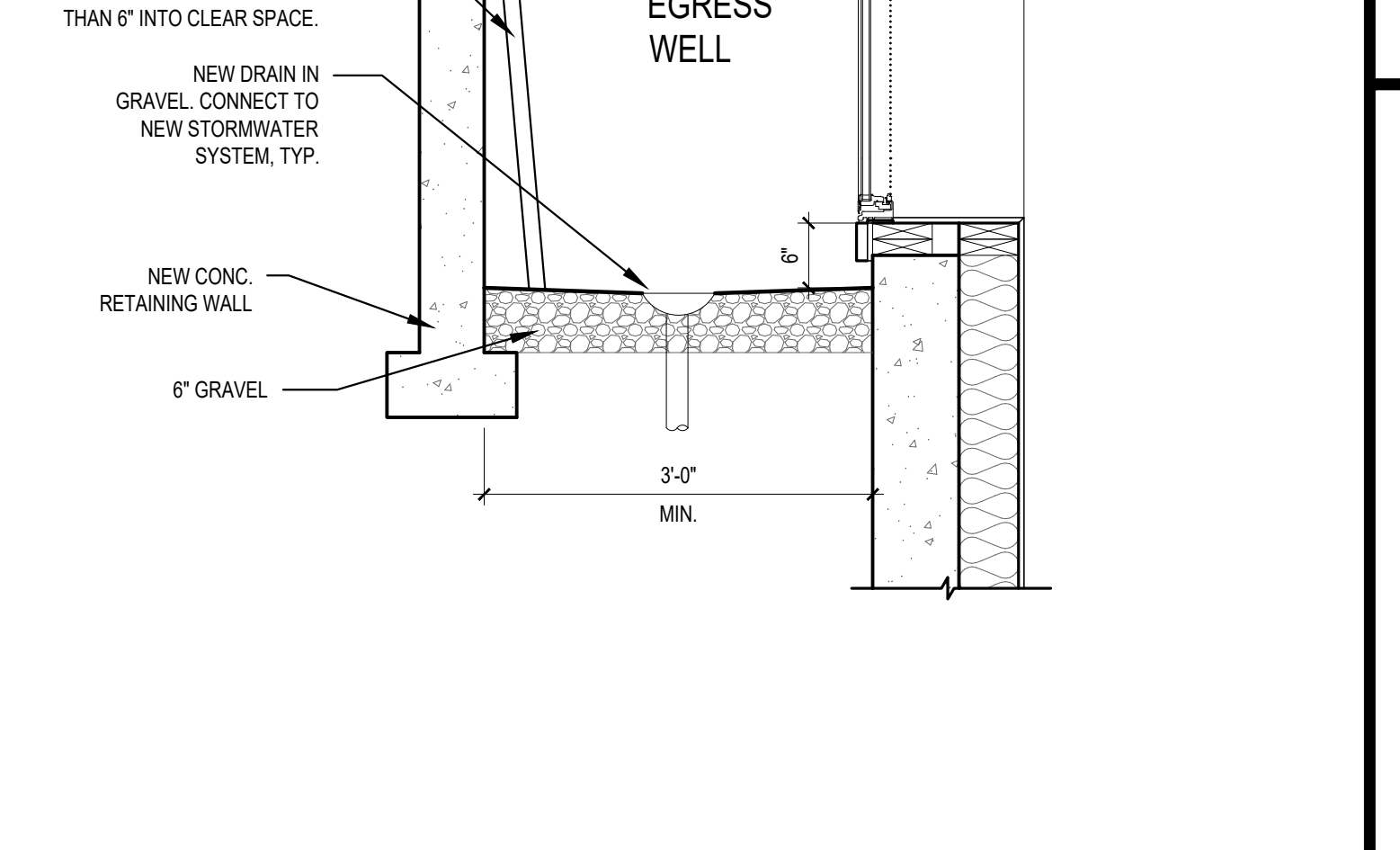
8 **FLASHING DETAIL @ FLUSH THRESHOLD**
SCALE: 3" = 1'-0"



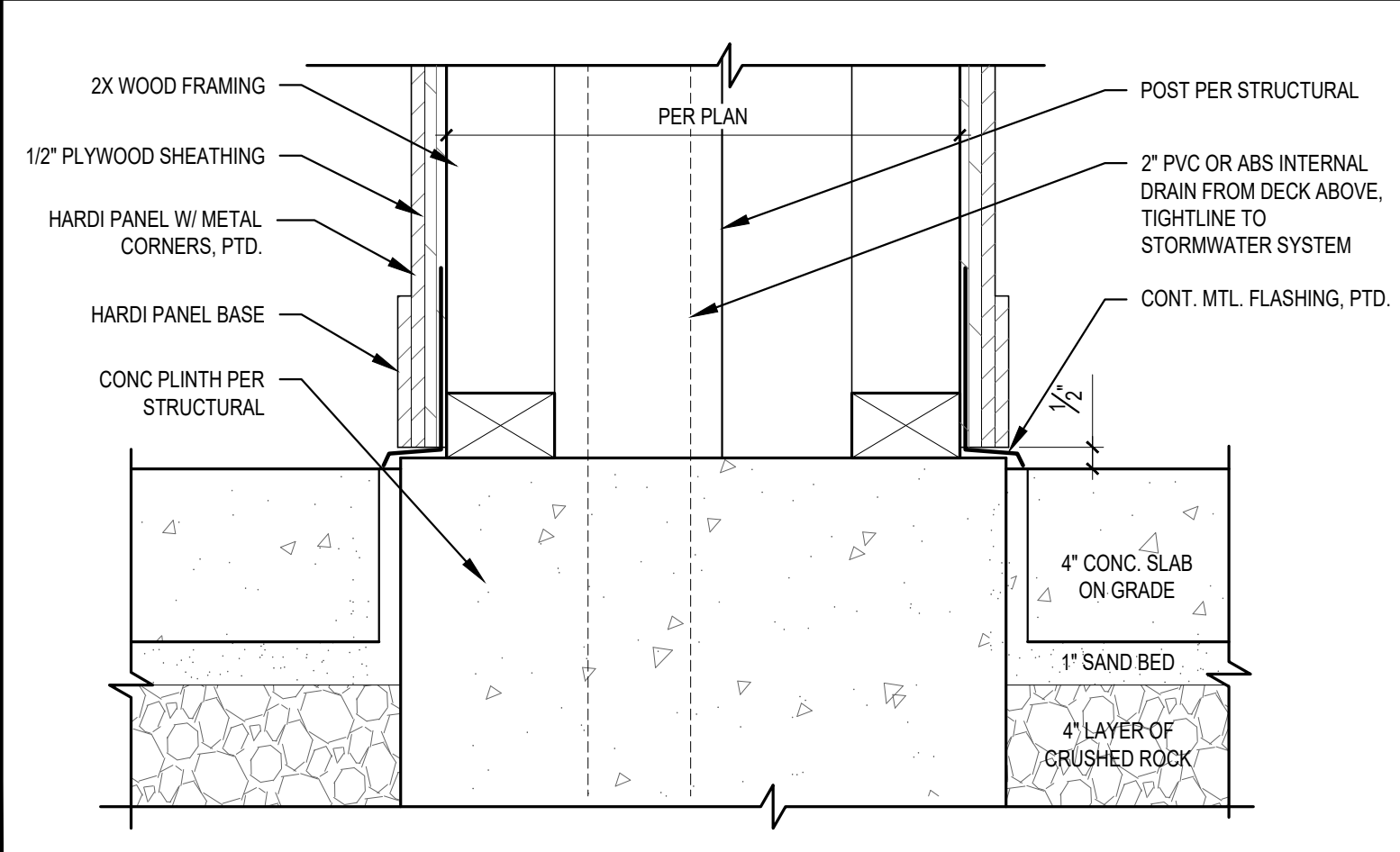
9 **ENTRY COLUMN PLAN DETAIL**
SCALE: 3" = 1'-0"



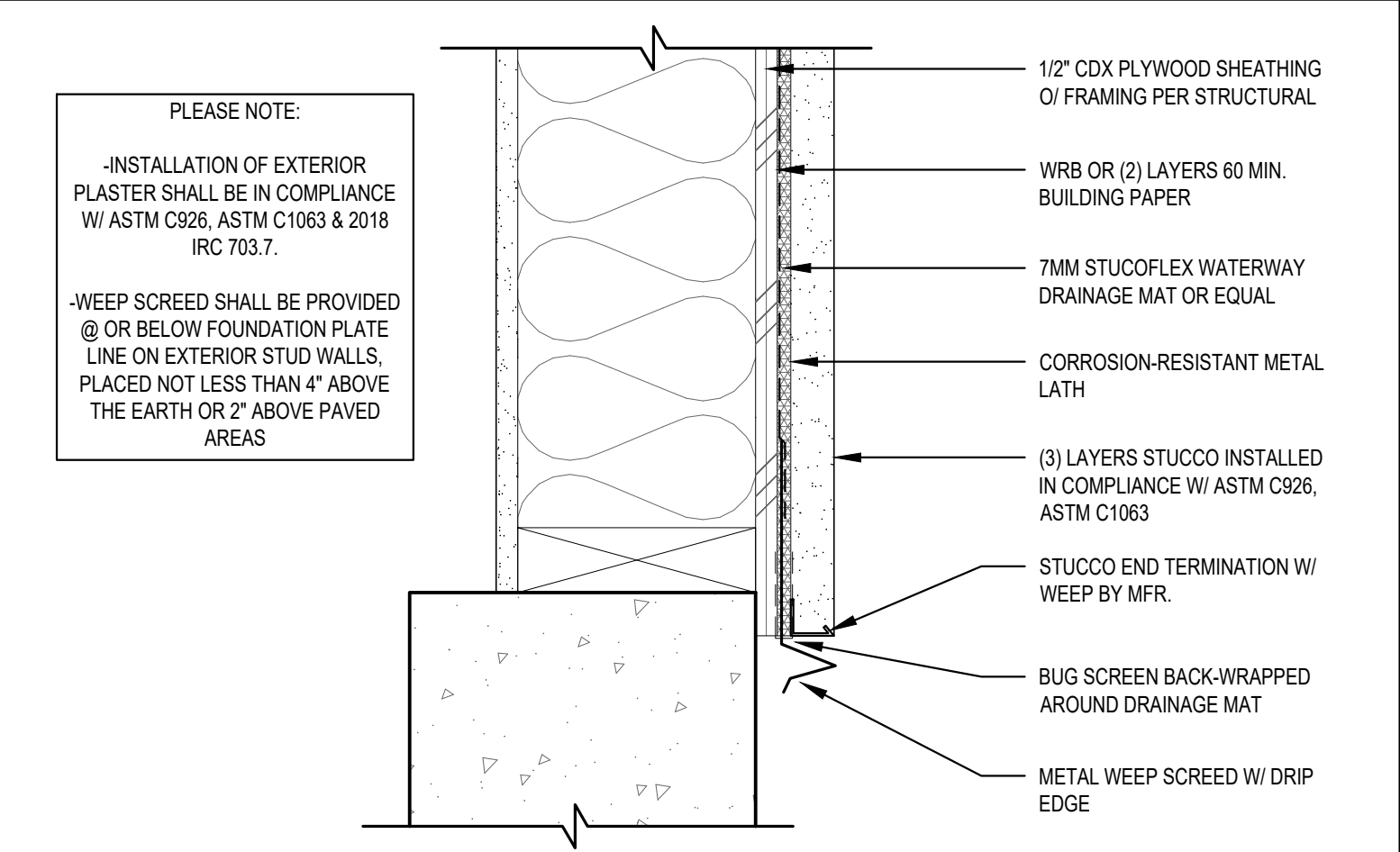
10 **TYPICAL WINDOW HEAD DETAIL**
SCALE: 3" = 1'-0"



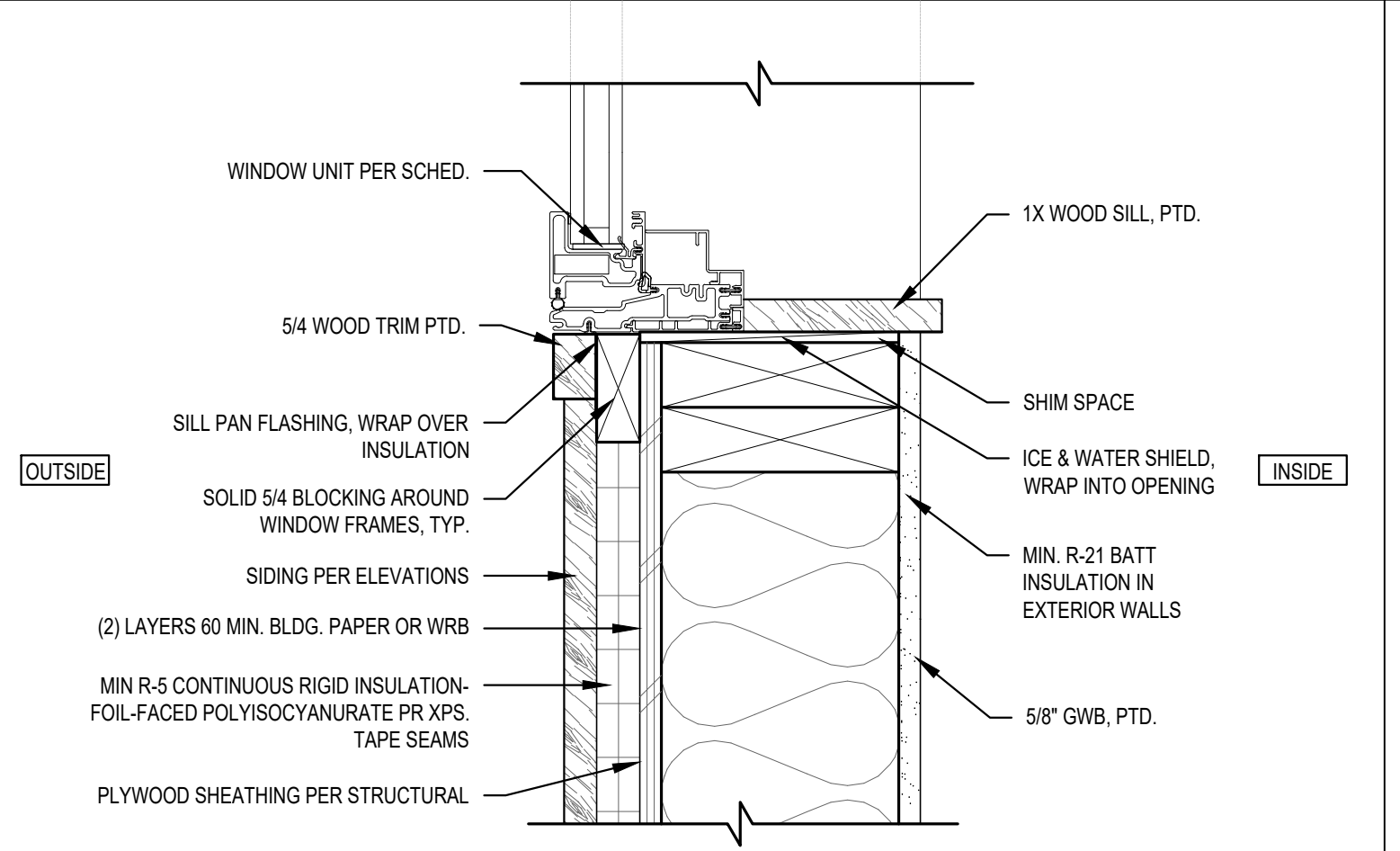
11 **EGRESS WELL SECTION DETAIL**
SCALE: 3/4" = 1'-0"



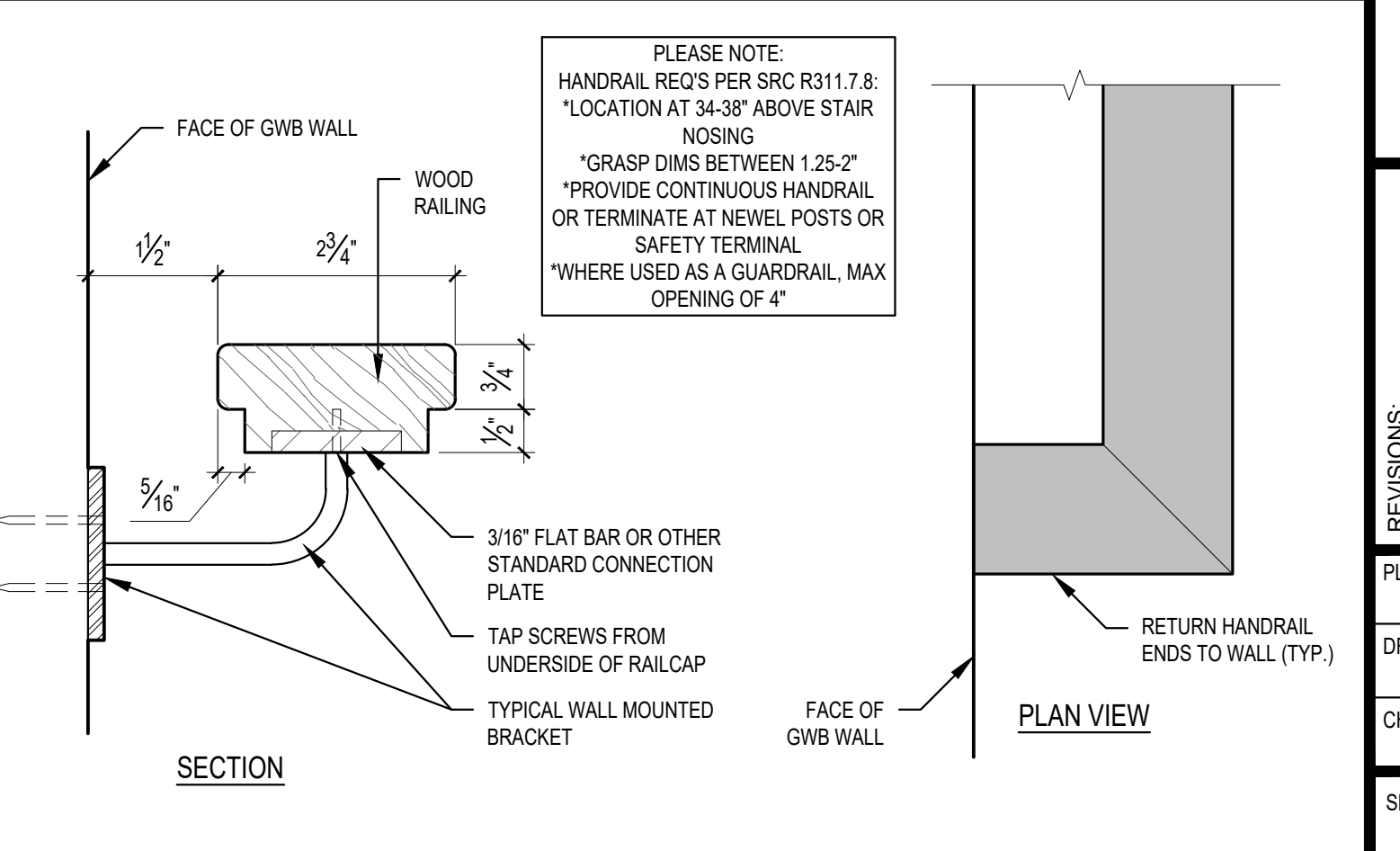
12 **COLUMN BASE DTL. WITH CONC. PLINTH**
SCALE: 3" = 1'-0"



13 **TYP. STUCCO SECTION DETAIL**
SCALE: 3" = 1'-0"



14 **TYPICAL WINDOW SILL DETAIL**
SCALE: 3" = 1'-0"



15 **HANDRAIL DETAIL**
SCALE: 6" = 1'-0"

STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

4006 RESIDENCE
PERMIT SET
4006 E MERCER WAY
MERCER ISLAND, WA 98040

ARCHITECTURAL
DETAILS

REVISIONS:
CORRECTION 1 2022-7-18
CORRECTION 2 2022-8-17
CORRECTION 3 2022-10-19
REVISIONS 2024-4-18

PLOT DATE: 11/6/2024

DRAWN BY: JM, KE

CHECKED BY: BJS

SHEET

A6.0

Foundation Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE.
- 6" STRUCTURAL CONCRETE SLAB ON GRADE OVER 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE W/ #5 @ 9"oc CENTERED IN SLAB IN PRIMARY DIRECTION (EAST-WEST) AND #4 @ 12"oc CENTERED IN SLAB IN SECONDARY DIRECTION (NORTH-SOUTH).
- PROVIDE CORNER BARS PER DETAIL 4/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO S3.1 FOR TYPICAL CONCRETE DETAILS.

Floor Framing Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING PER PLAN. NAIL SHEATHING AT ALL PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- TYPICAL DECK FRAMING CONSISTS OF FINISH PER ARCH. (9 psf PORCELAIN PAVERS MAX.), OVER 3/4" PRESSURE TREATED PLYWOOD SHEATHING (SPAN RATING 48/24) OVER PRESSURE TREATED JOISTS PER PLAN. NAIL SHEATHING AT ALL PANEL EDGES WITH 10d AT 4"oc AND TO ALL INTERMEDIATE FRAMING WITH 10d AT 6"oc. PROVIDE 2x FLAT BLOCKING UNDER ALL UNSUPPORTED PANEL EDGES.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 2/S4.3 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- "W6" INDICATES SHEARWALL. SEE DETAILS 8/S4.1, 10/S4.1, AND 12/S4.1 CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 6/S4.1 FOR INSTALLATION REQUIREMENTS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES AND PER 3/S4.3.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO SHEETS S4.1, S4.2, AND S4.3 FOR TYPICAL WOOD FRAMING DETAILS.

Roof Framing Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 5/8" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 2/S4.3 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- "W6" INDICATES SHEARWALL. SEE DETAILS 8/S4.1, 10/S4.1, AND 12/S4.1 FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- PROVIDE H1 HURRICANE TIE AT EACH TRUSS/RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES AND PER 3/S4.3.
- AT CHIMNEYS, USE ADHERED THIN-STONE MASONRY VENEER PER GENERAL STRUCTURAL NOTE 30.
- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW TO ARCHITECT AND ENGINEER OF RECORD OF ALL MSG-TYPE HANGERS AND OF THE HINGE CONNECTOR, PRIOR TO FABRICATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS. REFER TO SHEET S4.1, S4.2, AND S4.3 FOR TYPICAL WOOD FRAMING DETAILS.

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	JST.	JOIST
ADDL.	ADDITIONAL		
ARCH.	ARCHITECTURAL	LONGIT.	LONGITUDINAL
BLDG.	BUILDING	MAX.	MAXIMUM
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MIN.	MINIMUM
BMU.	BRICK MASONRY UNIT	MFR.	MANUFACTURER
BOT.	BOTTOM		
BTWN.	BETWEEN	NO.	NUMBER
CMU.	CONCRETE MASONRY UNIT	OC.	ON CENTER
COL.	COLUMN	O.F.	OUTSIDE FACE
CONC.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION		
CONTR.	CONTRACTOR	PERP.	PERPENDICULAR
CTRD.	CENTERED	PLYWD.	PLYWOOD
		P.T.	POST-TENSIONED
D/B	DESIGN BUILD COMPONENT		
DEMO.	DEMOLISH	REQD.	REQUIRED
		REINF.	REINFORCING
EA.	EACH		
E.F.	EACH FACE	SCHED.	SCHEDULE
E.W.	EACH WAY	SHTG.	SHEATHING
EL.	ELEVATION (height)	SIM.	SIMILAR
ELEV.	ELEVATION (drawing of vertical plane of a building)	S.O.G.	SLAB ON GRADE
	ENGINEER OF RECORD	S.S.	STAINLESS STEEL
E.O.R.	EXISTING	STD.	STANDARD
(E)	EXISTING	STIFF.	STIFFENER PLATE
EXT.	EXTERIOR	STL.	STEEL
		SW	SHEARWALL
FB.	FLUSH BEAM	SYMM.	SYMMETRICAL
FND.	FOUNDATION		
F.O.	FACE OF	T&B	TOP & BOTTOM
F.S.	FORMSAVER	T&G	TONGUE & GROOVE
FTG.	FOOTING	T.O.	TOP OF
		TRANSV.	TRANSVERSE
		TYP.	TYPICAL
GSN	GENERAL STRUCTURAL NOTES		
HD.	HOLDOWN		
HDR.	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
HGR.	HANGER		
HK.	HOOK	VERT.	VERTICAL
HORIZ.	HORIZONTAL		
		W.T.R.	WELDED THREADED ROD
I.F.	INSIDE FACE		
INT.	INTERIOR	W.H.S.	WELDED HEADED STUDS
INV.	INVERTED		

Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- STRUCTURAL WALL OR POST ABOVE
- CONCRETE WALL & FOOTING
- Wx

SHEARWALL PER PLAN & PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- INVERTED HANGER
- Bx

BEAM PER SCHEDULE, THIS SHEET
- CHANGE IN ELEVATION
- CSxx

HOLDOWN STRAP PER
- HDUx

HOLDOWN PER
- NO. OF STUDS IN MULTI-STUD COLUMN
- CMSTC16 x 4"-6" STRAP ON TOP OF FLOOR SHEATHING. NAIL ALL STRAP HOLES
- 4"ø PIPE PILE PER THE GSN'S & PER 4/S3.1
REQUIRED PILE AXIAL CAPACITY = 10T (20kips)



DESIGN:	BNB
DRAWN:	RJ/CFG
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:

DPD:

PROJECT TITLE:
JASON
4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

ISSUE:

Permit

SHEET TITLE:

**Typical
Plan Notes &
Legend**

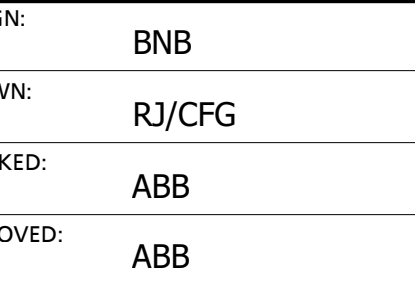
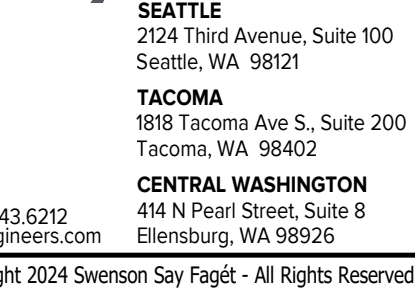
SCALE:

DATE: 10-04-2024

PROJECT NO: 10315-2024-06

SHEET NO:

S2.0



PROJECT TITLE:
WILSON
5 E Mercer Way
Mercer Island, WA 98040

PROJECT:
URMAN ARCHITECTS
03rd Avenue NE Suite 203
evue, WA 98004

PERMIT

TITLE:

Foundation Plan

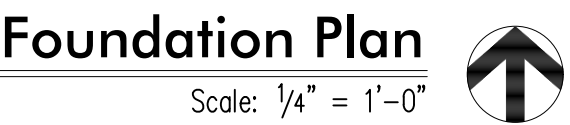
$$1/4'' = 1'-0''$$

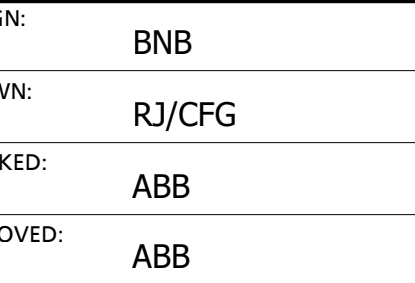
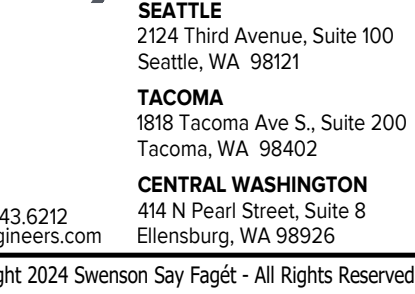
10-04-2024

CT NO: 10315-2024-06

NO:

S2.1



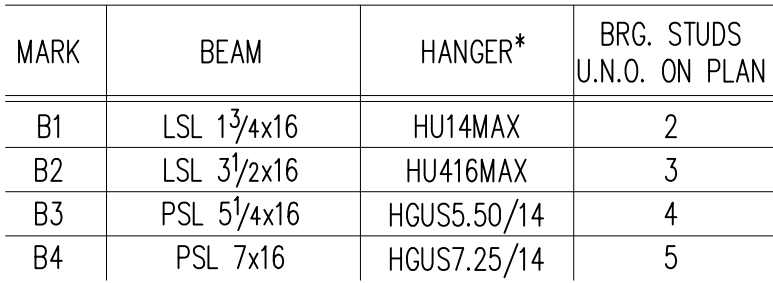


PROJECT:
URMAN ARCHITECTS
03rd Avenue NE Suite 203
evue, WA 98004

Main Floor Framing Plan

1/4" = 1'-0"
10-04-2024
CT NO: 10315-2024-06
NO:

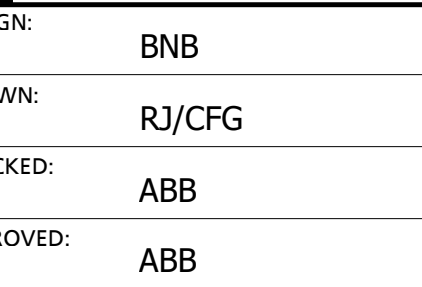
S2.2



*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

Main Floor Framing Plan





PROJECT TITLE:

ASON

6 E Mercer Way
Mercer Island, WA 98040

PROJECT: **URMAN ARCHITECTS**
103rd Avenue NE Suite 203
Bellevue, WA 98004

100
 100
 100

ermit

T TITLE:

Upper Floor Framing Plan

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

10-04-2024

ECT NO: 10315-2024-06

T NO:

S2.3



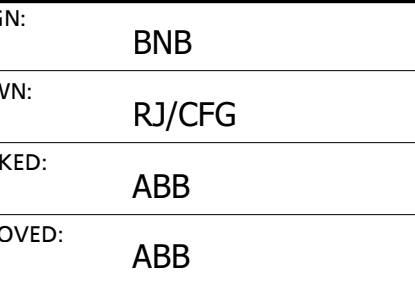
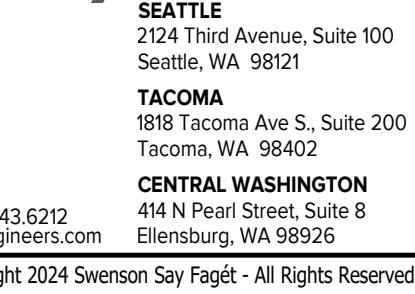
Beam Schedule

MARK	BEAM	HANGER*	BRG. STUDS U.N.O. ON PLAN
B1	LSL 1 ³ / ₄ x16	HU14MAX	2
B2	LSL 3 ¹ / ₂ x16	HU416MAX	3
B3	PSL 5 ¹ / ₄ x16	HGUSS.50/14	4
B4	PSL 7x16	HGU7.25/14	5

*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

Upper Floor Framing Plan





PROJECT TITLE:
WILSON
5 E Mercer Way
Mercer Island, WA 98040

PROJECT: **URMAN ARCHITECTS**
103rd Avenue NE Suite 203
Bellevue, WA 98004

Permit

Roof Framing Plan

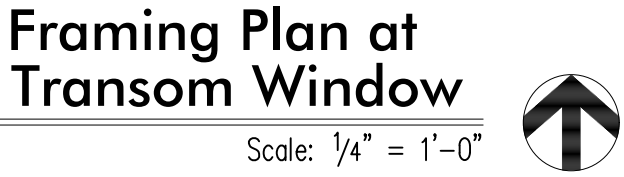
$$1/4'' = 1'-0''$$

10-04-2024

ECT NO: 10315-2024-06

NO:

S2.4



SEE S2.0 FOR PLAN NOTES AND LEGEND

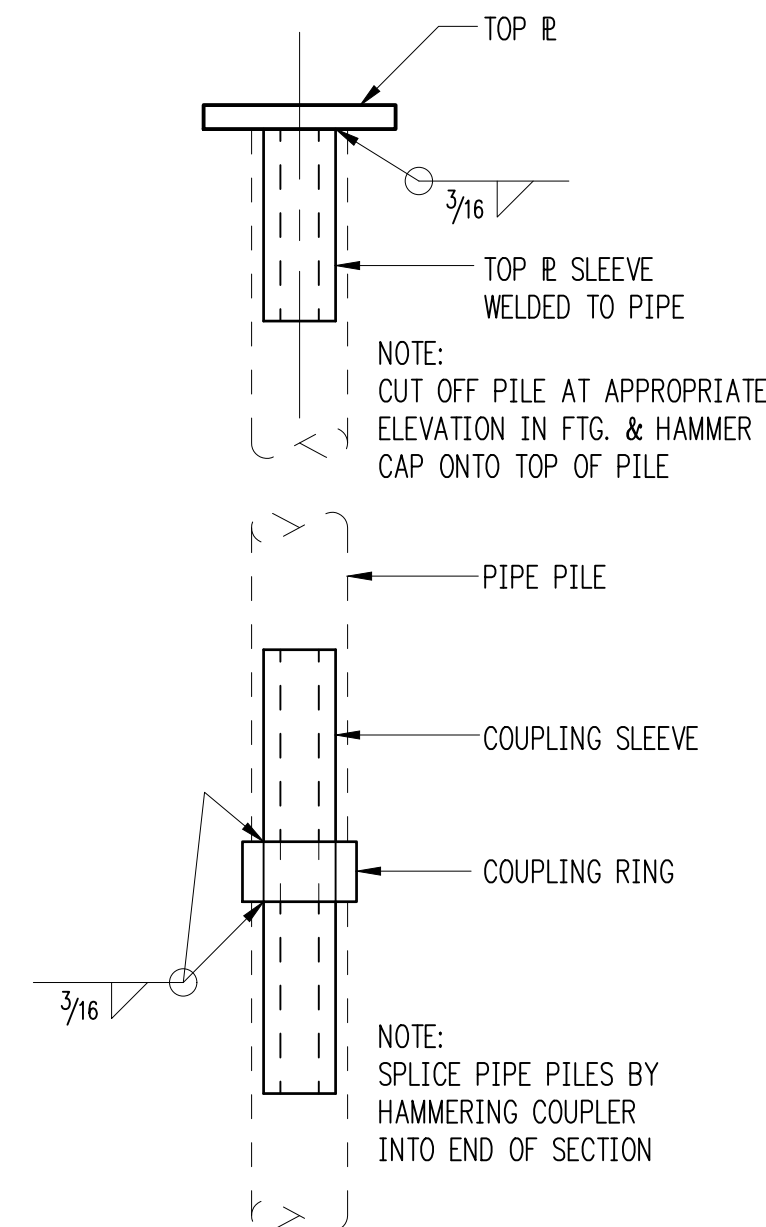
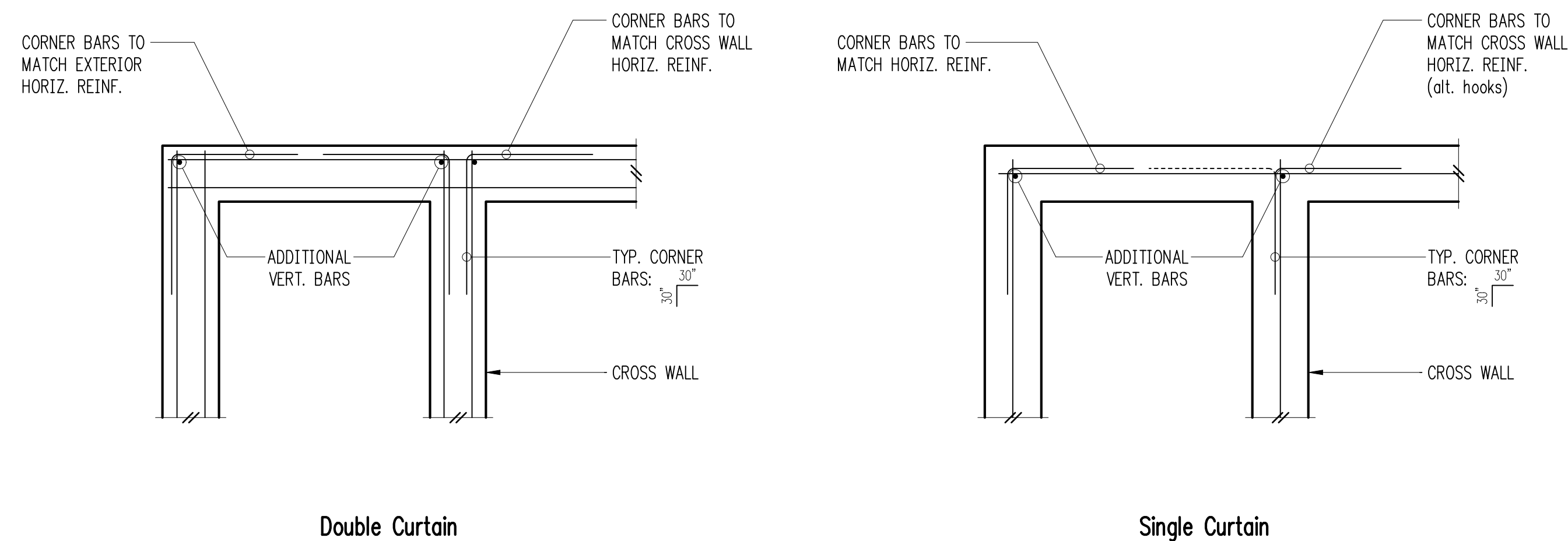
Beam Schedule

MARK	BEAM	HANGER*	BRG. STUDS U.N.O. ON PLAN
B1	LSL 1 $\frac{1}{2}$ x4x14	HU14MAX	2
B2	LSL 3 $\frac{1}{2}$ x14	HU16MAX	3
B3	PSL 5 $\frac{1}{4}$ x14	HCU5.50/14	4
B4	PSL 7x14	HCU7.25/14	5

*NOTE: USE HUCQ HANGERS AT CORNER CONDITIONS

Roof Framing Plan

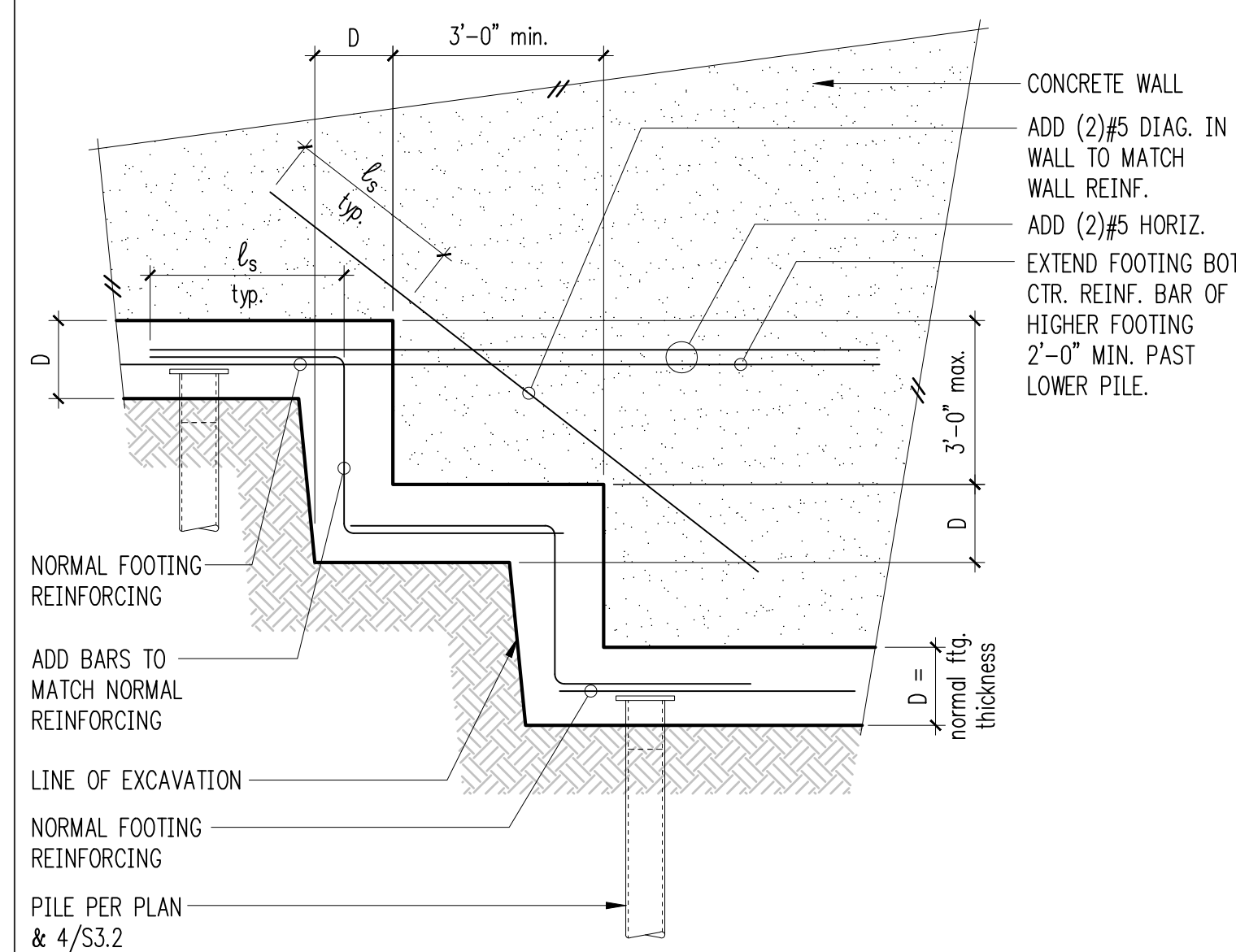
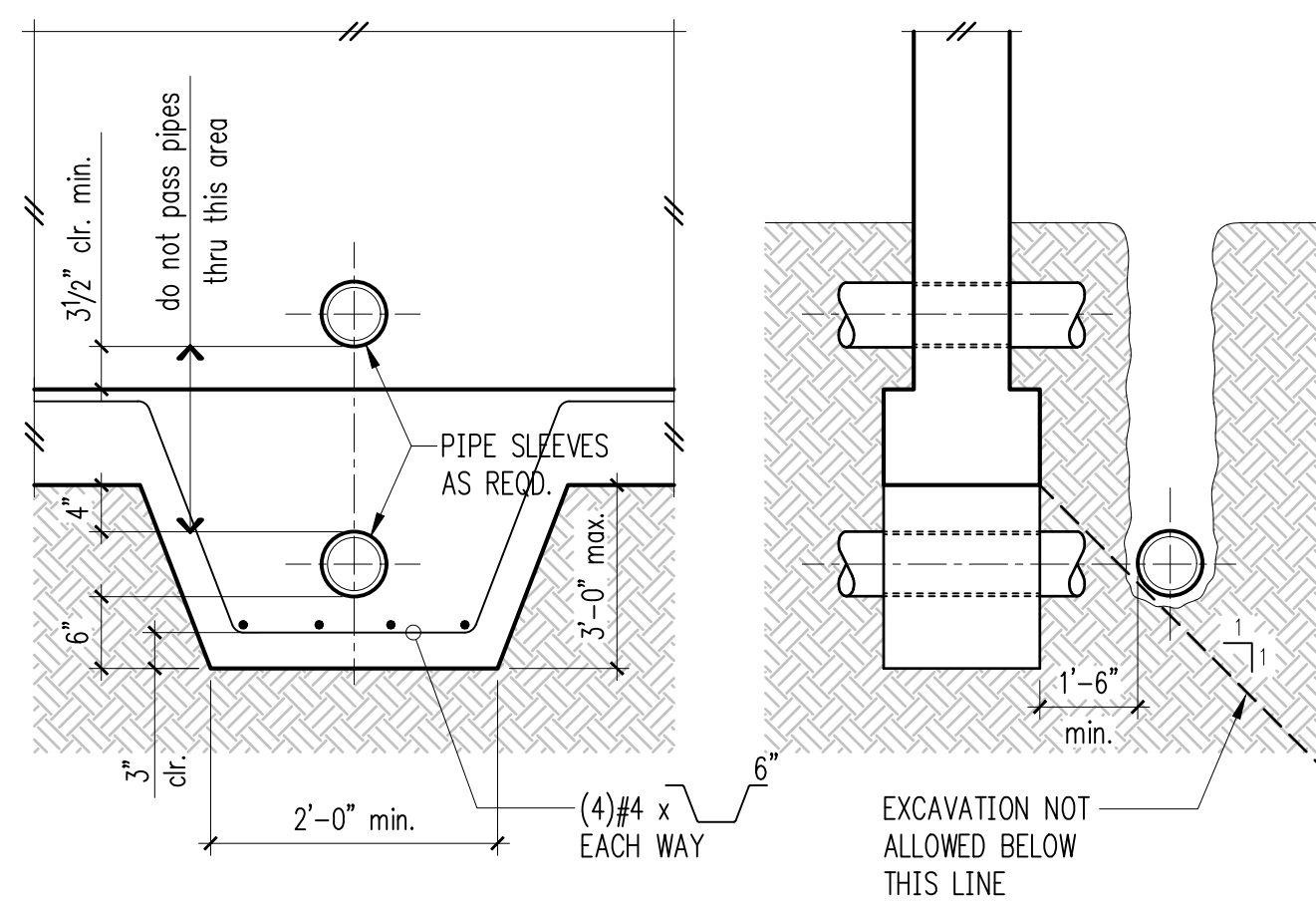
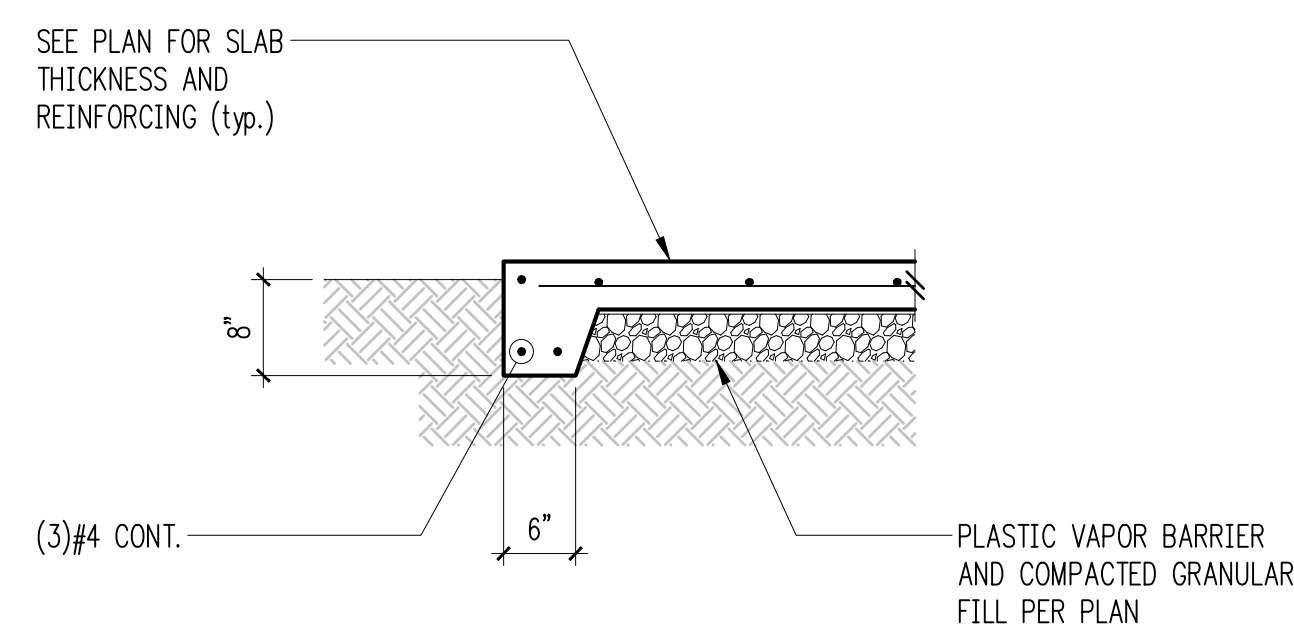
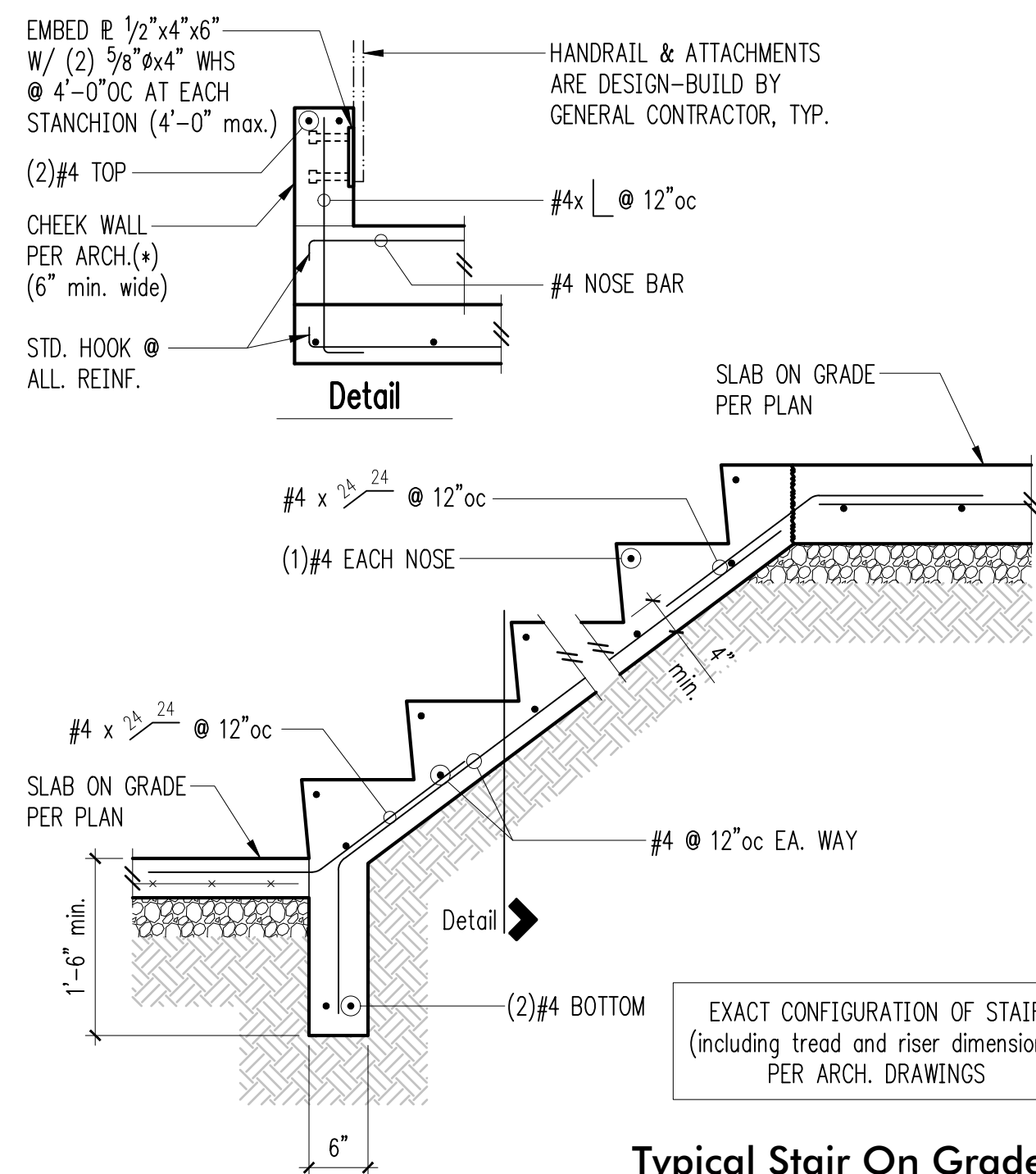
Scale: $\frac{1}{4}" = 1'-0"$



Typical Pipe Pile Assembly				
PART	PIPE			
	2" Sch 80 Pipe 2.375" O.D.	3" Sch 40 Pipe 3.5" O.D.	4" Sch 40 Pipe 4.5" O.D.	6" Sch 40 Pipe 6.625" O.D.
TOP PLATE	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)	.50"x6"x6" (COMPRESSION FIT TOP PLATE)	.0625"x8"x8" (COMPRESSION FIT TOP PLATE)
TOP R SLEEVE	1.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP R SLEEVE)	2.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP R SLEEVE)	3.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP R SLEEVE)	ROUND HS66x0.312" ASTM A500 GRADE B TUBING (TOP R SLEEVE)
PIPE	2" SCH 80 (.218") ASTM A53 GRADE A PIPE (TYP. 10.5' LENGTHS)	3" SCH 40 (.216") ASTM A53 GRADE A PIPE (TYP. 10.5'-21' LENGTHS)	4" SCH 40 (.237") ASTM A53 GRADE A PIPE (TYP. 21' LENGTHS)	6" SCH 40 (.280") ASTM A53 GRADE A PIPE (TYP. 21' LENGTHS)
COUPLING SLEEVE	1.5" SCH 80 (.200") x 10" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	2.5" SCH 40 (.203") x 12" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	3.5" SCH 40 (.226") x 14" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	ROUND HS66x0.312" ASTM A500 GRADE B TUBING (COUPLING SLEEVE)
COUPLING RING	2" SCH 80 (.218") x1.25" ASTM A53 GRADE A PIPE (COUPLING RING)	3" SCH 80 (.218") x1.25" ASTM A53 GRADE A PIPE (COUPLING RING)	4.50" x .188" x 1.75" (A500) TUBING (COUPLING RING)	ROUND HS66x0.312"x2.25" ASTM A500 GRADE B TUBING (COUPLING SLEEVE)

3" = 1'-0"

Typical Pipe Pile Assembly Schedule **4**



Bar Size	Top Bars	Other Bars
#3	24"	18"
#4	32"	24"
#5	39"	30"
#6	47"	36"
#7	69"	53"
#8	78"	60"
#9	89"	68"
#10	100"	77"
#11	111"	85"

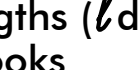
Minimum Lap Splice Lengths (ℓ_s)		
Bar Size	Top Bars	Other Bars
#3	31"	24"
#4	41"	32"
#5	51"	39"
#6	61"	47"
#7	90"	69"
#8	102"	78"
#9	115"	89"
#10	130"	100"
#11	144"	111"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

III

Minimum Embedment Lengths (l_{dh}) For Standard End Hooks



Bar Size	Length
#3	7"
#4	9"
#5	11"
#6	13"
#7	15"
#8	17"
#9	19"
#10	21"
#11	24"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN $2\frac{1}{2}$ "
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"



DESIGN:	BNB
DRAWN:	RJ/CFG
CHECKED:	ABB
APPROVED:	ABB

[illegible]

PROJECT TITLE:

JASON

006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
- 103rd Avenue NE Suite 203
Bellevue, WA 98004

Permit

Typical Concrete Details

SCALE:	$3/4" = 1'-0"$ U.N.O.
DATE:	10-04-2024
PROJECT NO:	10315-2024-06
SHEET NO:	



IN:	BNB
WN:	RJ/CFG
ED:	ABB
OV:	ABB

IONS:

PROJECT TITLE:
SON
5 E Mercer Way
Mercer Island, WA 98040

PROJECT:
URMAN ARCHITECTS
 103rd Avenue NE Suite 203
 Bellevue, WA 98004

Permit

TITLE: _____

Concrete Details

3/4" = 1'-0" U.N.O.

10-04-2024

CT NO: 10315-2024-06

NO:

S3.2

1

2

3

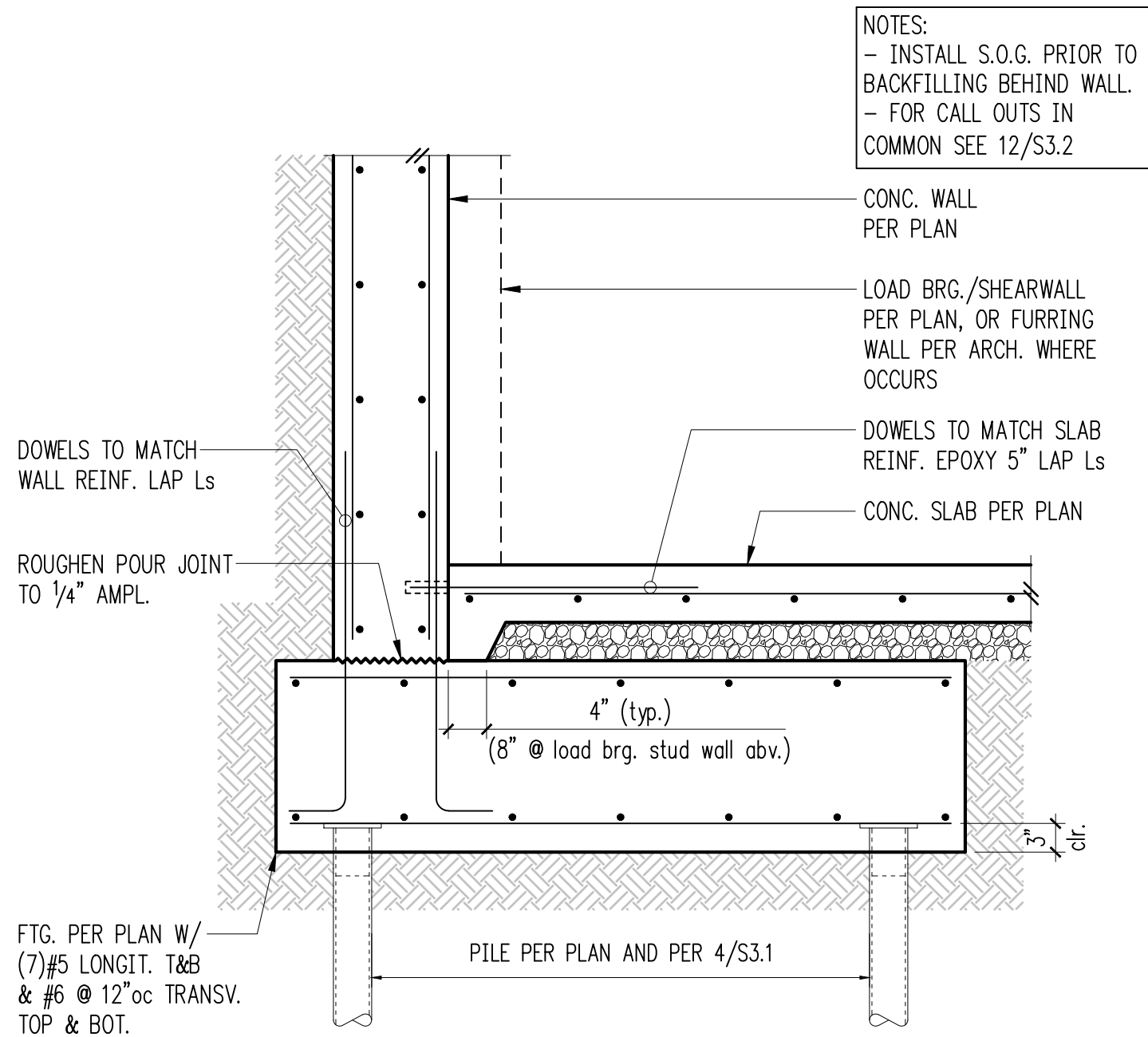
4

5

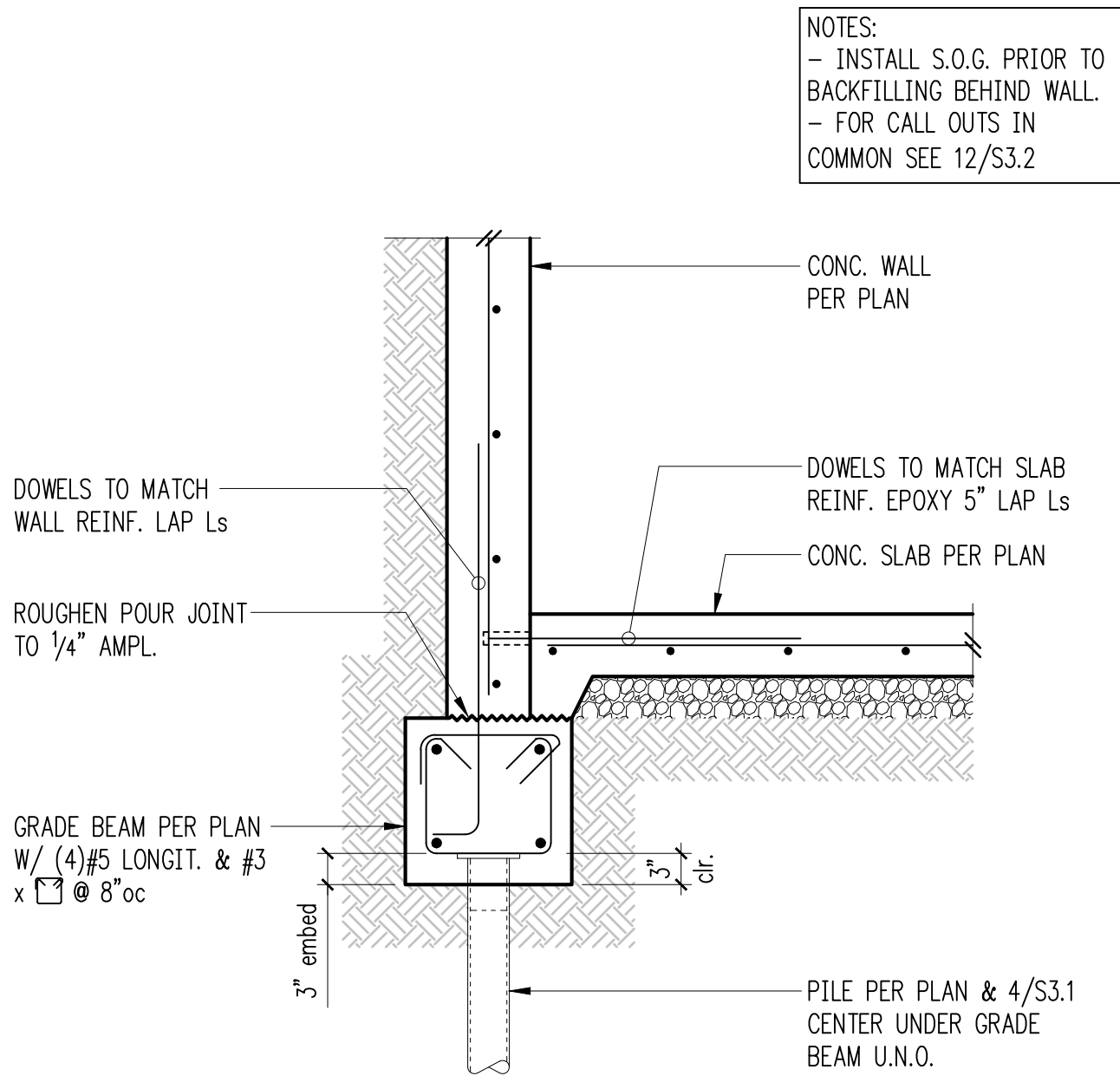
6

7

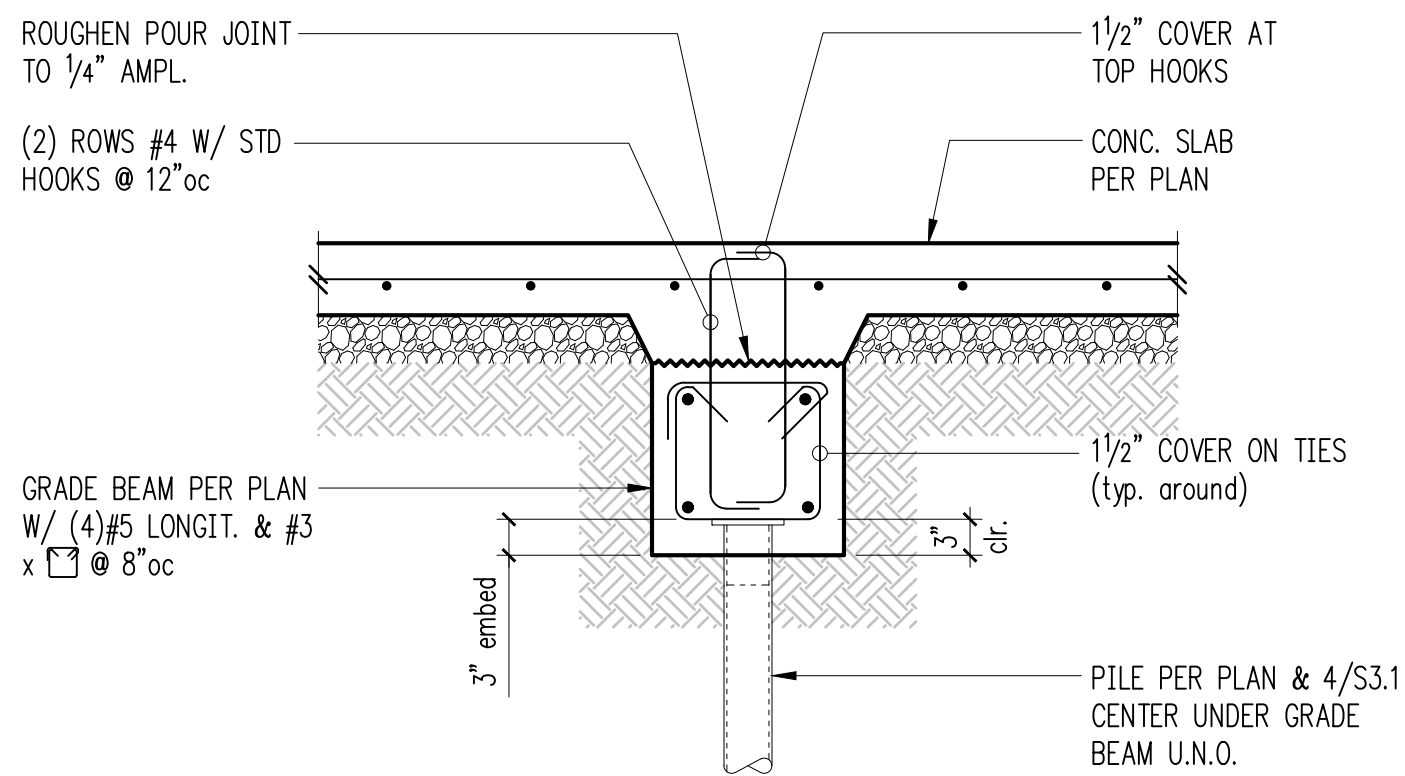
8



Typical Mat Footing Detail 10



Typical Exterior Grade Beam 11



Typical Interior Grade Beam 12

5

6

7

8

DESIGN:	BNB
DRAWN:	RJ/CFG
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:

DPD: _____

PROJECT TITLE:

JASON

4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

ISSUE:

Permit

SHEET TITLE:

Concrete Details

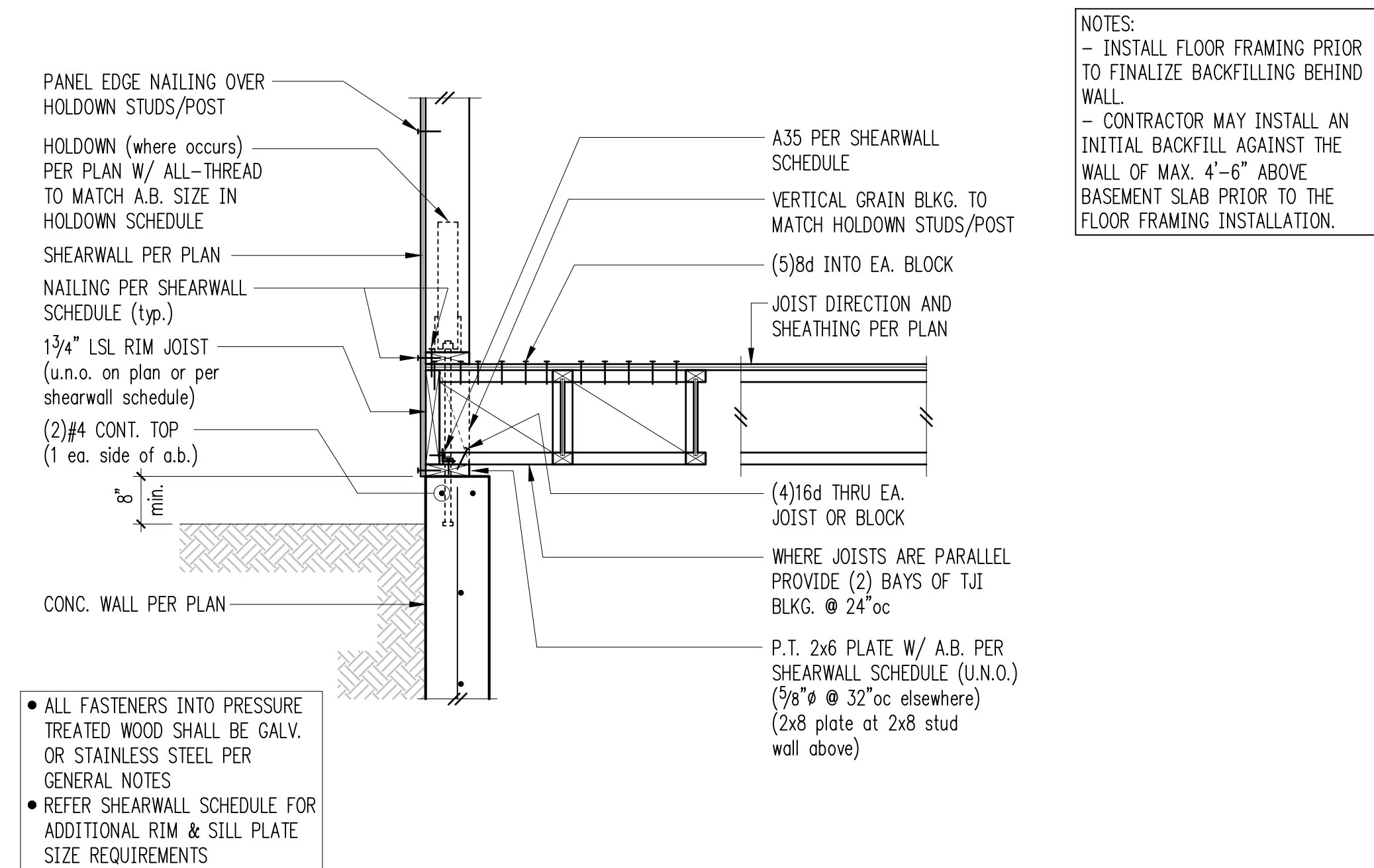
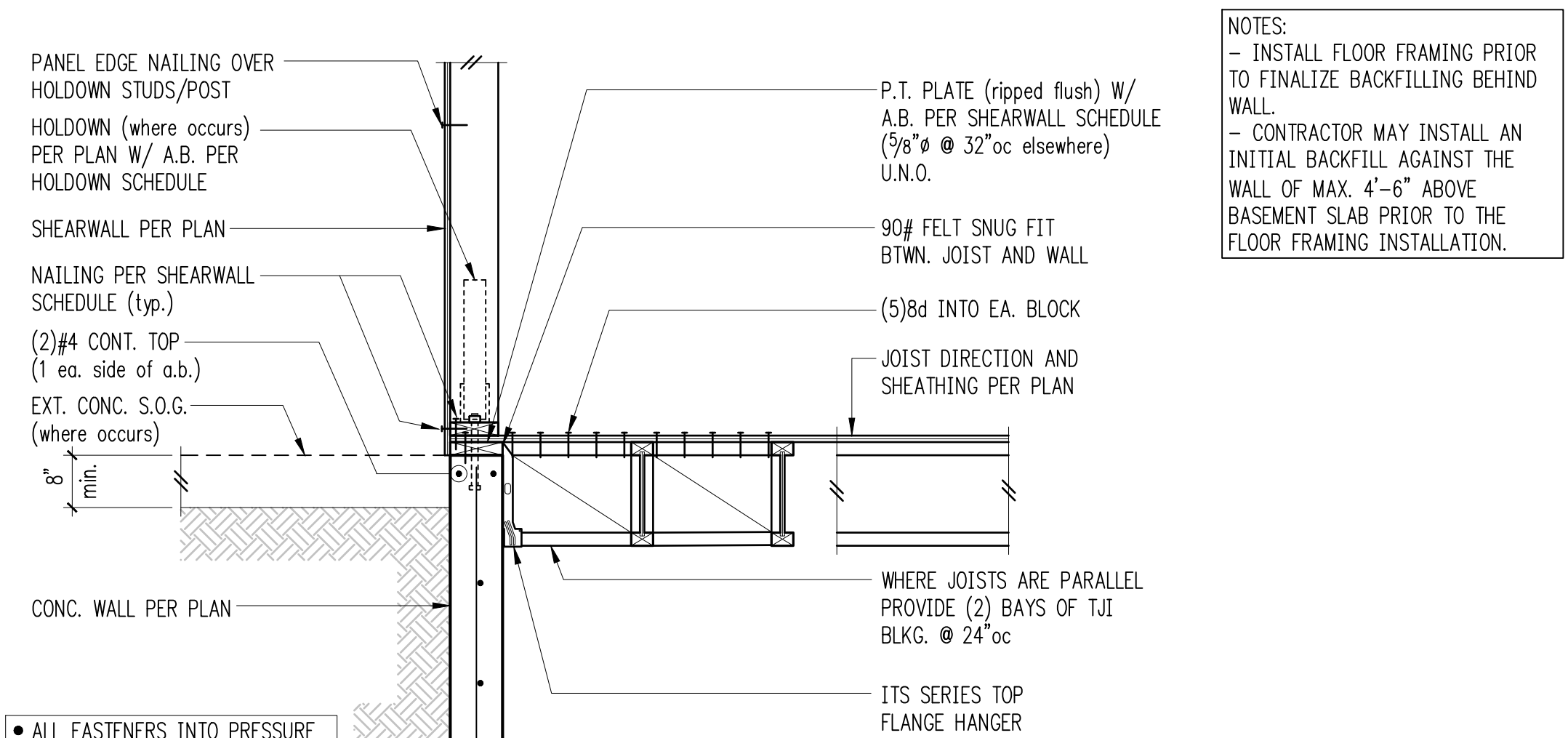
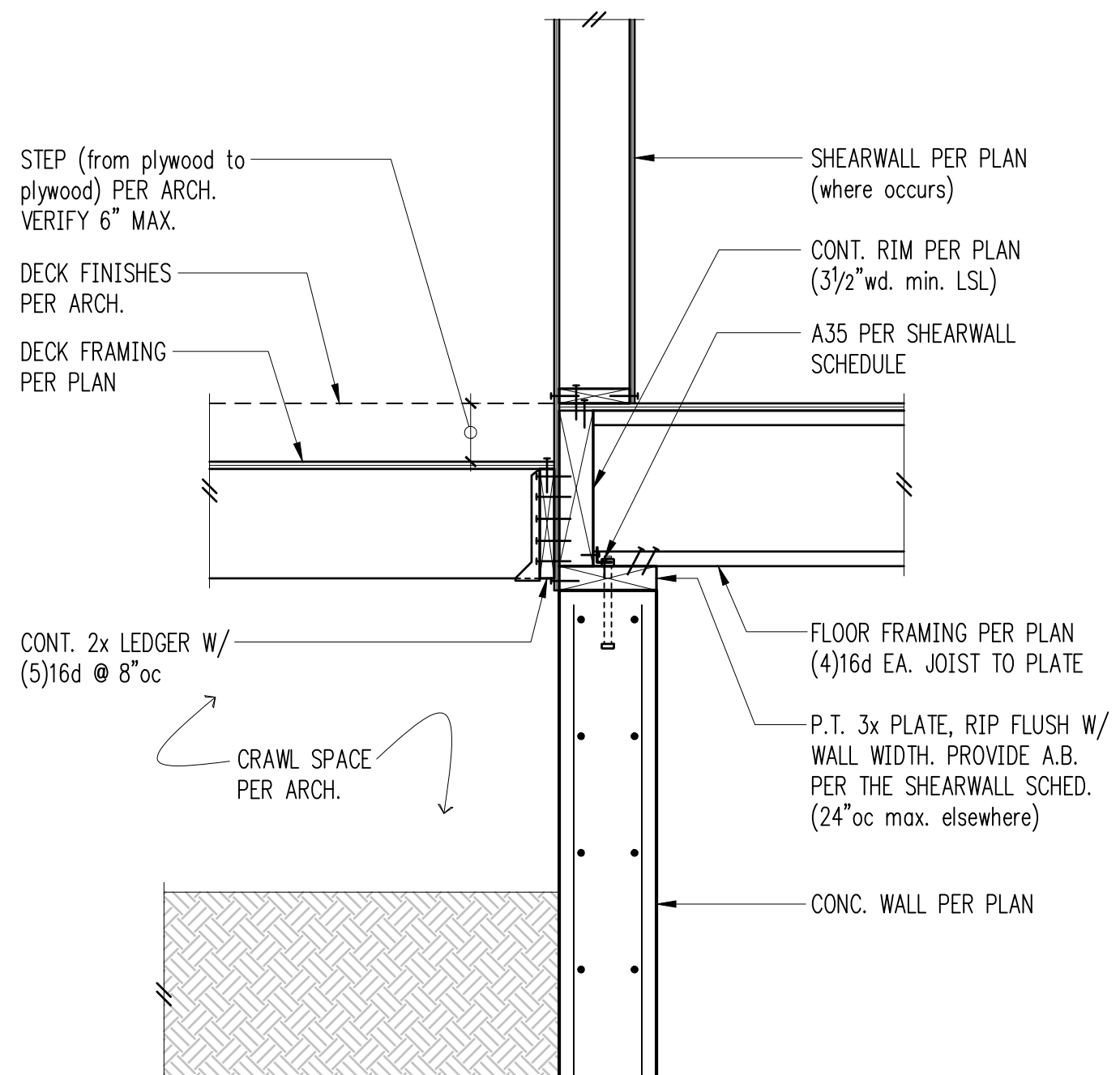
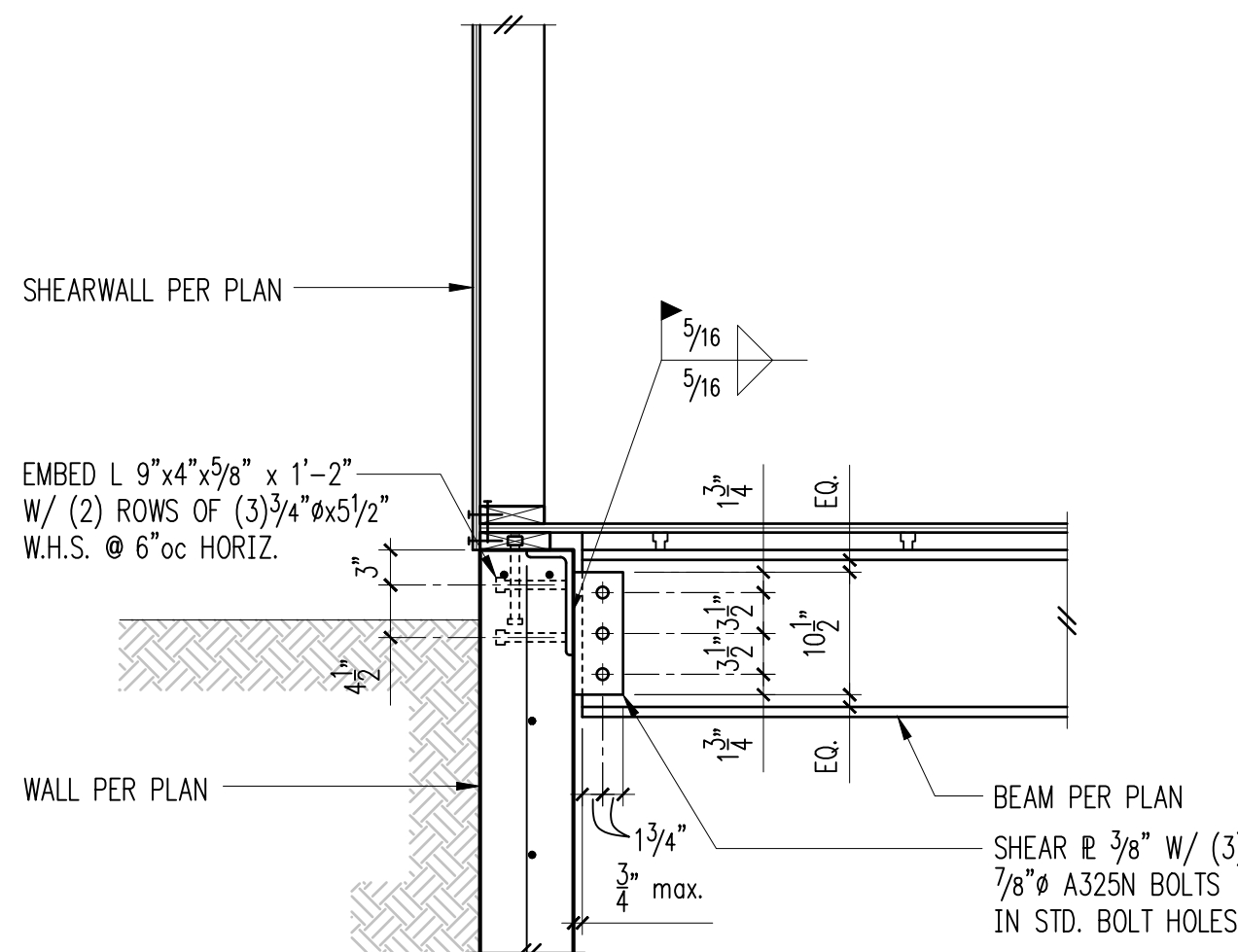
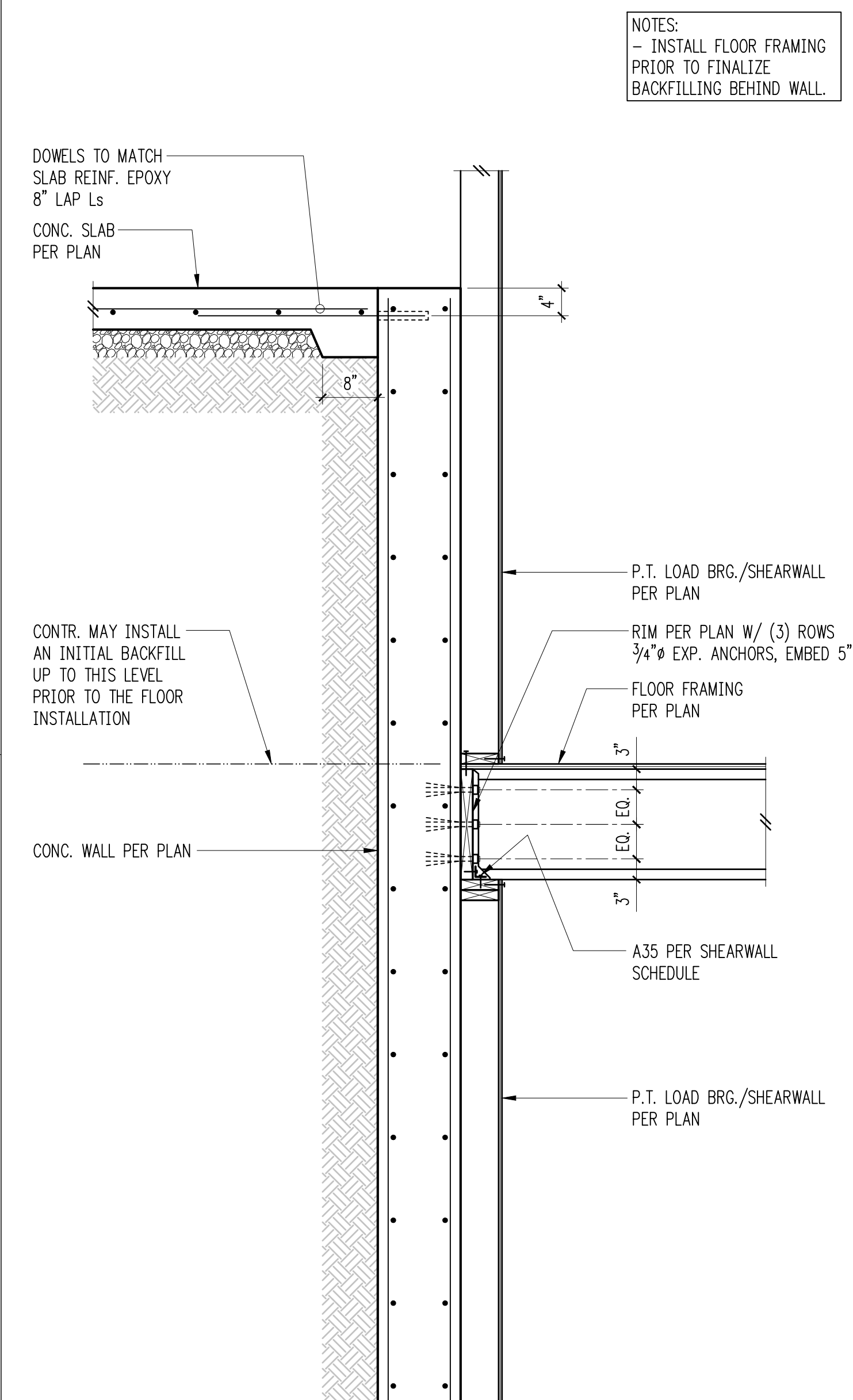
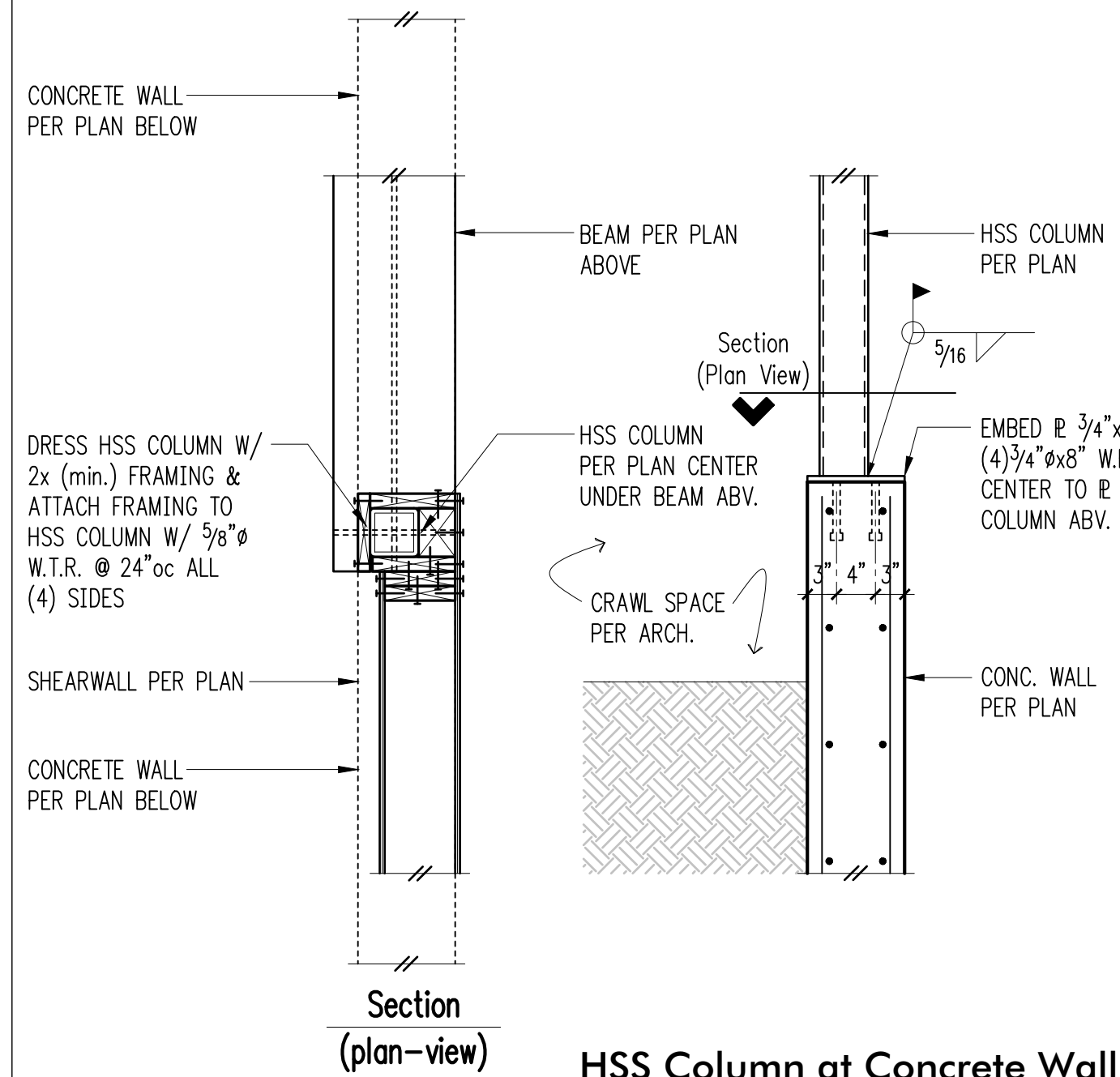
SCALE:

DATE: 10-04-2024

PROJECT NO: 10315-2024-06

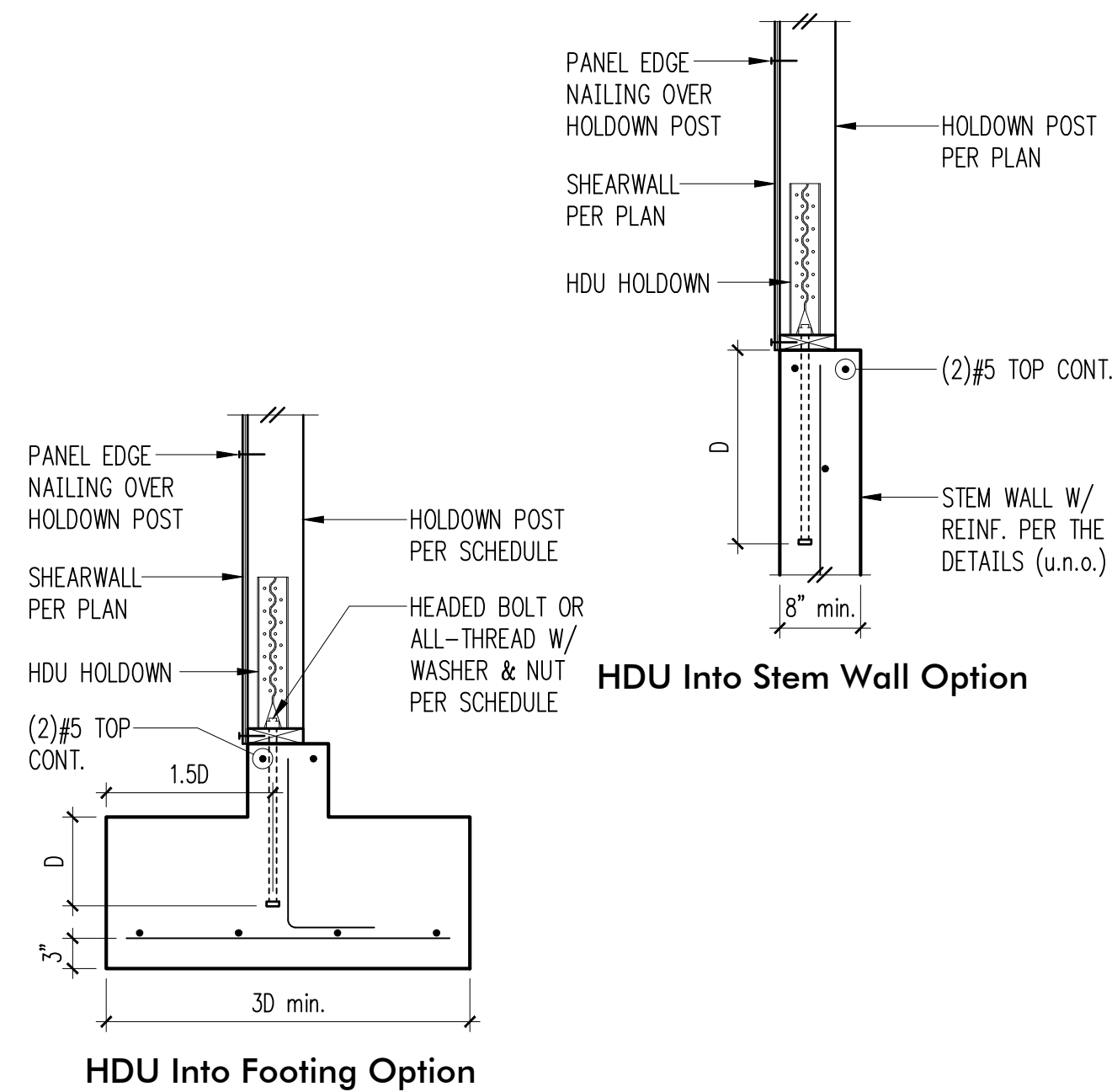
SHEET NO: _____

S3.3



Typical Exterior Top of Wall Detail (Top of Floor~ at Exterior Grade) 10

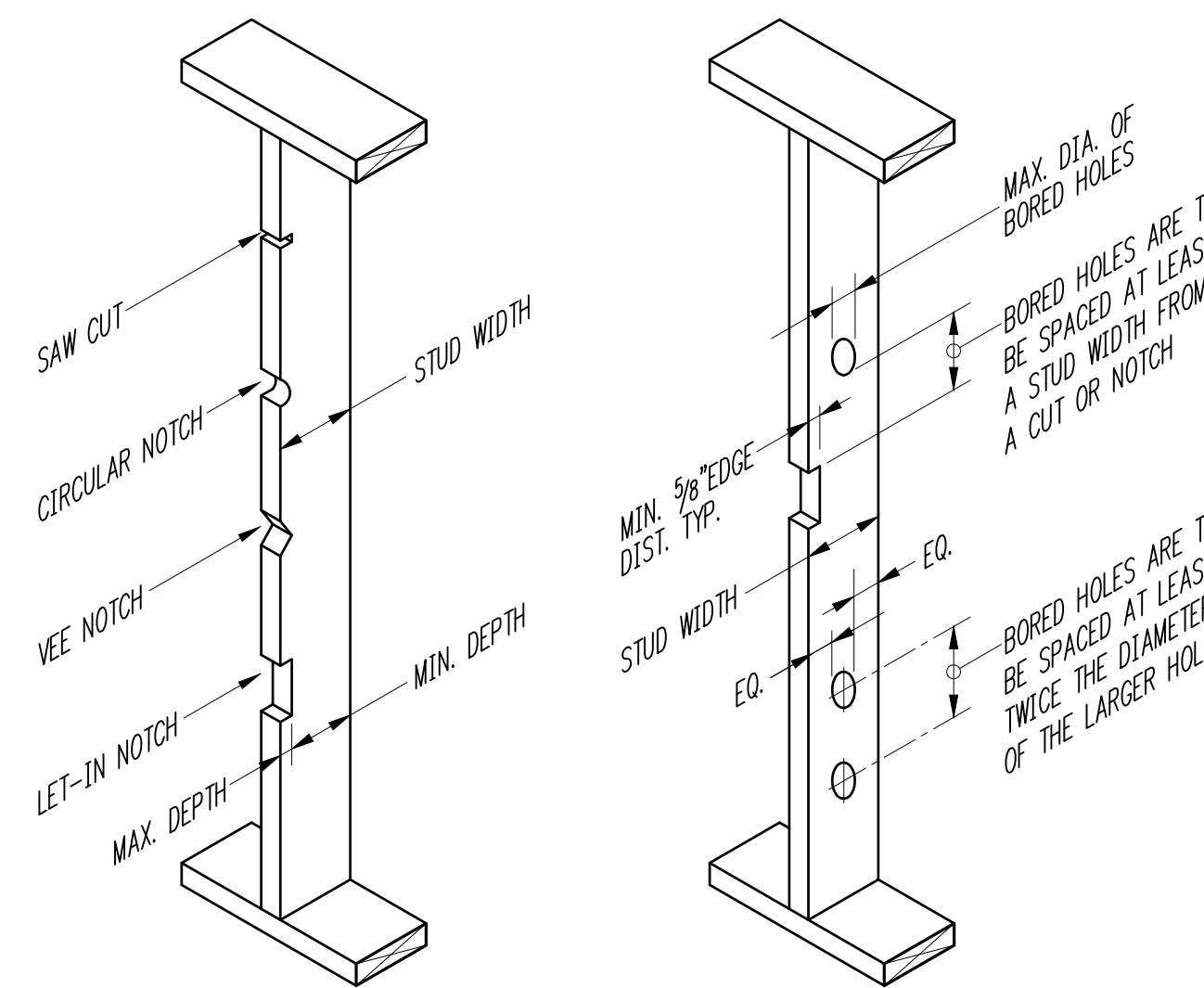
Typical Exterior Top of Wall Detail (Top of Floor Above Exterior Grade) 12



Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D) Stem Wall	Footing	Holdown Post ① if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"Ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"Ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"Ø	SB9/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"Ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"Ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"Ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.



STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	25/8"
2x6	1 3/8"	4 1/8"
2x8	1 3/4"	5 1/2"

BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	1 ³ / ₈ "	5 ⁷ / ₈ " EA SIDE OF HOLE
2x6	2 ¹ / ₁₆ "	5 ⁷ / ₈ " EA SIDE OF HOLE
2x8	2 ⁷ / ₈ "	5 ⁷ / ₈ " EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD, IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2) SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1 ³ / ₈ "	2 ¹ / ₈ "
2x6	2 ³ / ₁₆ "	3 ³ / ₈ "
2x8	2 ⁷ / ₈ "	4 ³ / ₈ "

NON-BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	2 1/16"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE
2x8	4 1/4"	5/8" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE
STUD. BORINGS SHALL NOT BE MADE AT THE SAME
SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

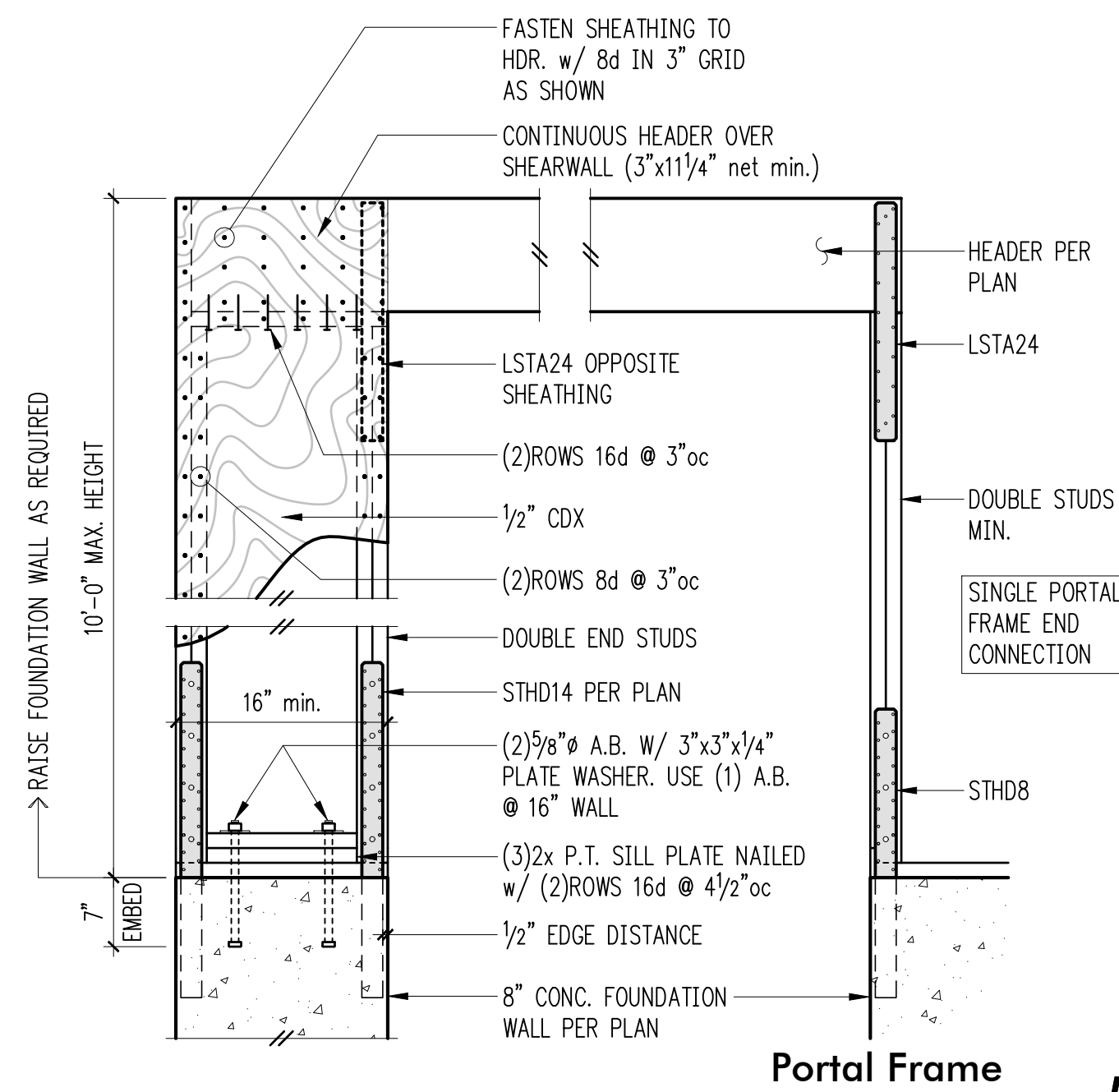
CUTTING AND NOTCHING WOOD STUDS

NOTE:
DO NOT NOTCH MORE THAN THREE ADJACENT
STUDS WITHOUT REVIEW BY ENGINEER.

BORED HOLES IN WOOD STUDS

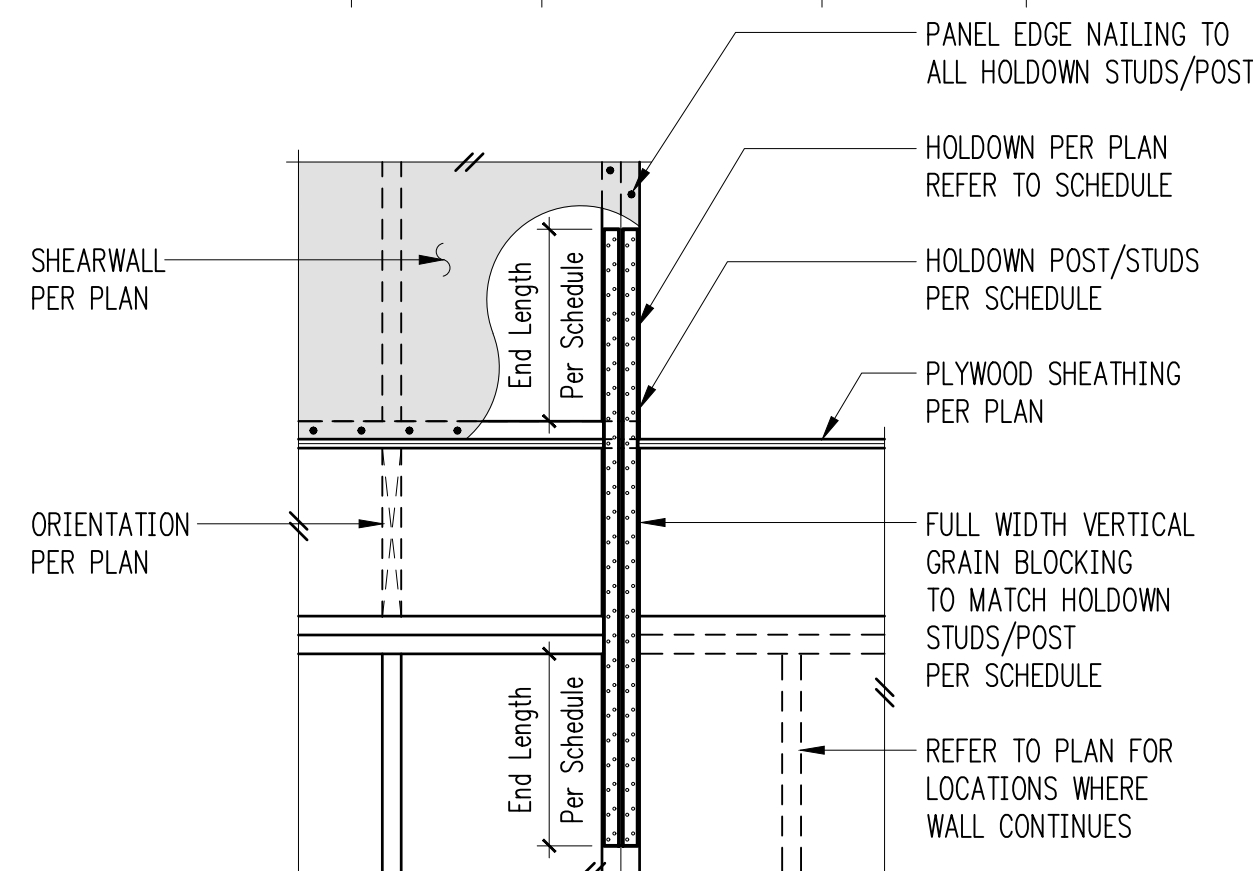
NOTE:
BORED HOLE NOT PERMITTED IN MORE THAN THREE
ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

Typical Holes and Notches in Wood Studs

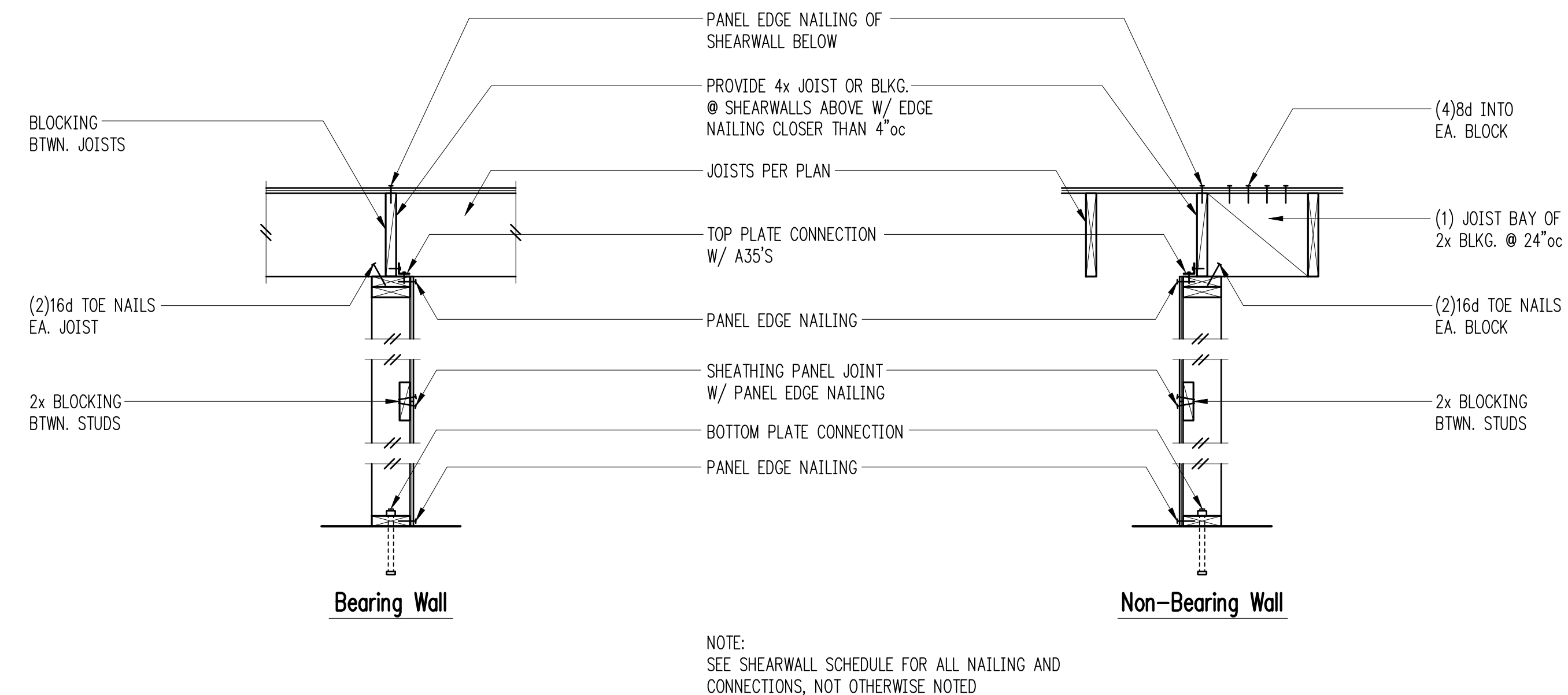


Holdown Strap Schedule

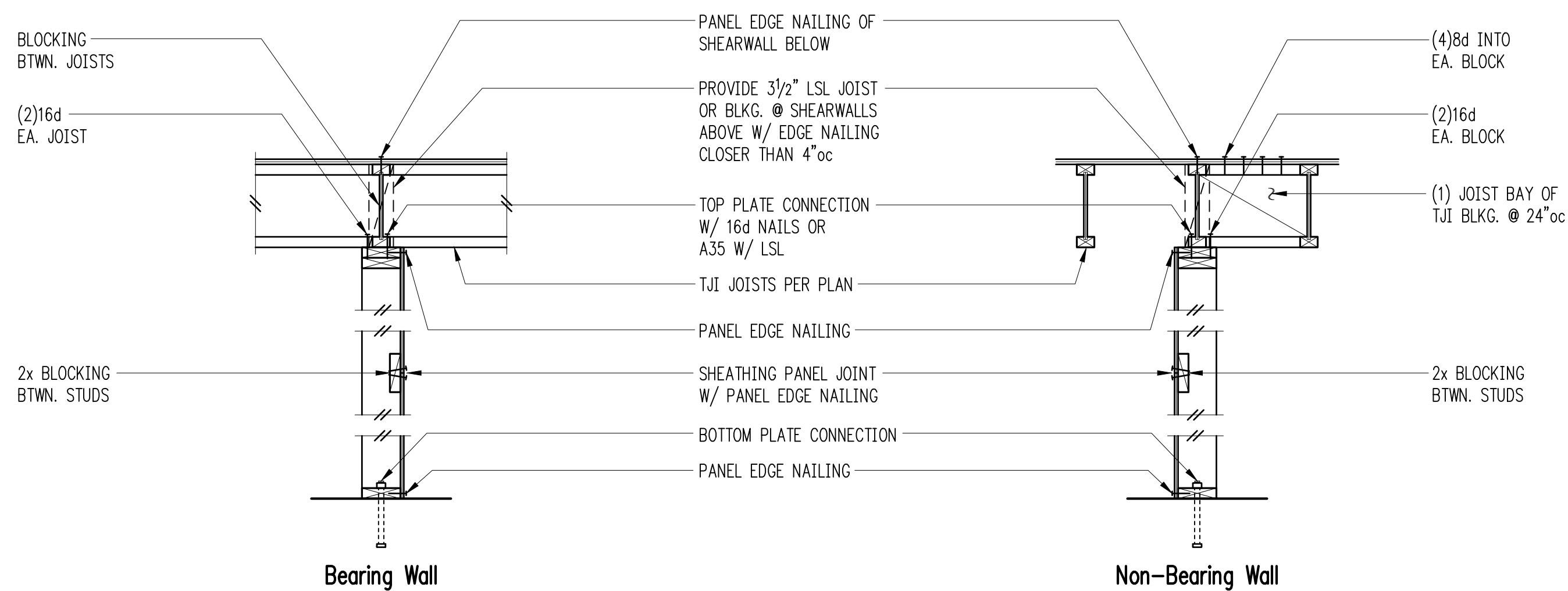
Plan Mark	End Length	#Nails Ea. End Length	Holdown Studs/Post	
			if 2x4	if 2x6
CS16	1'-2"	(13) 8d	(1) 2x4	(1) 2x6
CMST14	2'-6"	(33) 10d	4x6	4x6
CMST12	3'-3"	(43) 10d	4x8	6x6



Typical Holdown Schedule 6

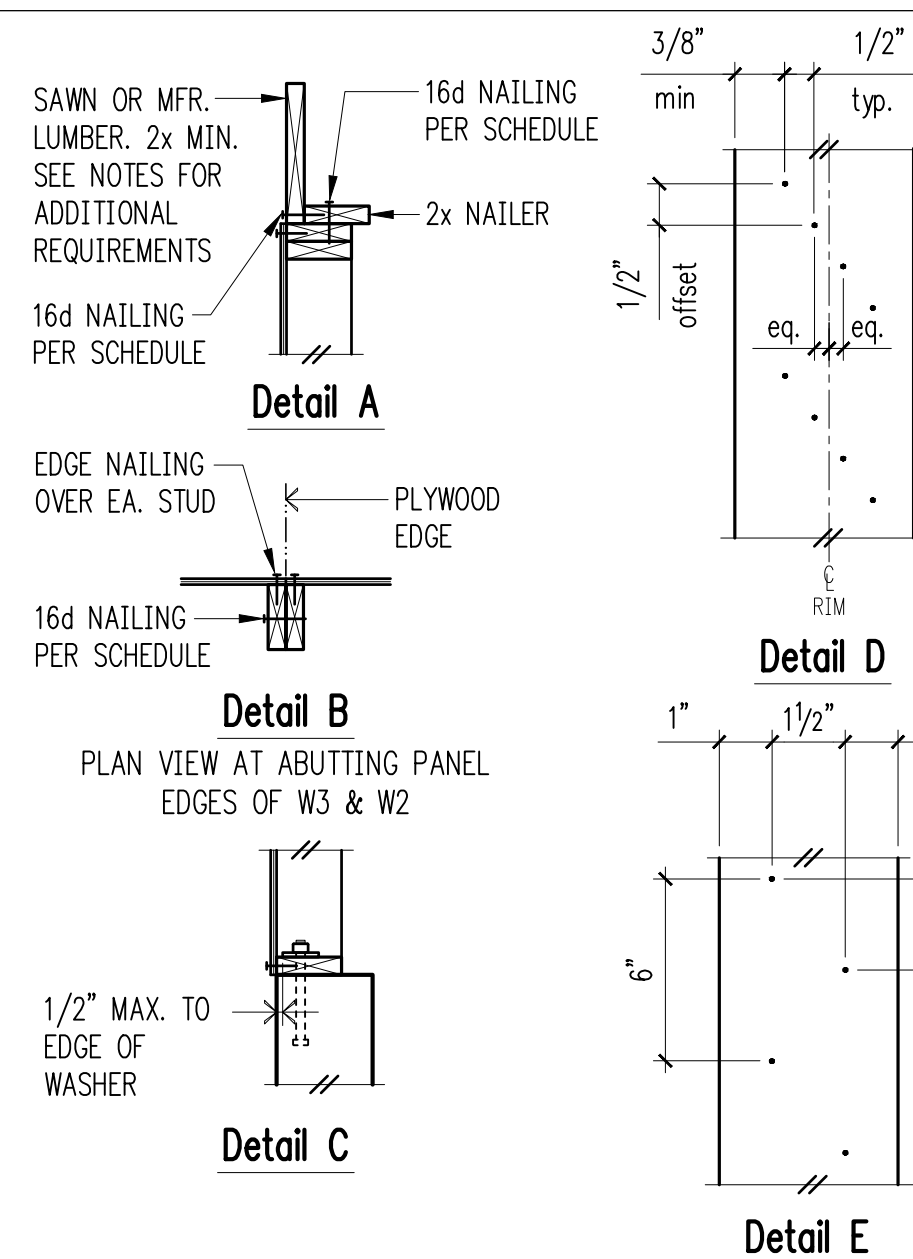


Typical Shearwall Construction w/ Solid Joists



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND
CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction w/ TJI Joists 10



ADDITIONAL ANCHOR BOLT REQUIREMENTS:

DISTANCE FROM FIRST OR LAST A.B. TO END OF WALL PLATE IS AS FOLLOWS:

- MINIMUM: 7x A.B. DIAMETER.
- MAXIMUM: $\frac{1}{2}$ x A.B. SPACING OR 12", WHICHEVER IS LESS.
- THERE SHALL BE AT LEAST (3) A.B.'S PER EA. SHEARWALL PANEL

Shearwall Schedule ①②③⑥⑦⑧

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ^③	at Wood ^{⑪⑫}	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc ^⑩	(2)rows 16d @ 6"oc	5/8" Ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc ^⑩	(2)rows 16d @ 4"oc ^⑬	5/8" Ø A.B. @ 32"oc
W3 ^④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc ^⑩	(2)rows 16d @ 4"oc ^⑬	5/8" Ø A.B. @ 24"oc
W2 ^④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc ^⑩	(3)rows 16d @ 4"oc ^⑬	5/8" Ø A.B. @ 16"oc
2W3 ^⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(4)rows 16d @ 4"oc ^⑬	5/8" Ø A.B. @ 16"oc

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" o.c.
- ② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) - 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box) - 10d NAILS SHALL BE 0.148"ø x 3" (common).
- ③ EMBED ANCHOR BOLTS AT LEAST 7", DRILLED AND EPOXYED THREADED ROD MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 6" EMBEDMENT.
- ④ TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ⑤ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑥ 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS. SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUD, MIN., REQUIRED AT END OF SHEARWALL.
- ⑦ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑧ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑨ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING.
- ⑩ LTP4'S (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- ⑪ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- ⑫ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ⑬ LVL RIMS PERMITTED AT "W6", "W4", & "W3" ONLY.
- ⑭ PROVIDE (3) ROWS 16d @ 6" o.c. AT LVL RIMS.
- ⑮ MINIMUM RIM OR JOIST 3/2" WIDE. SEE DETAIL E FOR SPACING REQUIREMENTS.

Shearwall Schedule - (Sheathed One & Two Sides) 12



DESIGN:	BNB
DRAWN:	RJ/CFG
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:

DPD:

PROJECT TITLE:

JASON

4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

ISSUE: _____

Permit

SHEET TITLE:

Typical Wood Framing Details

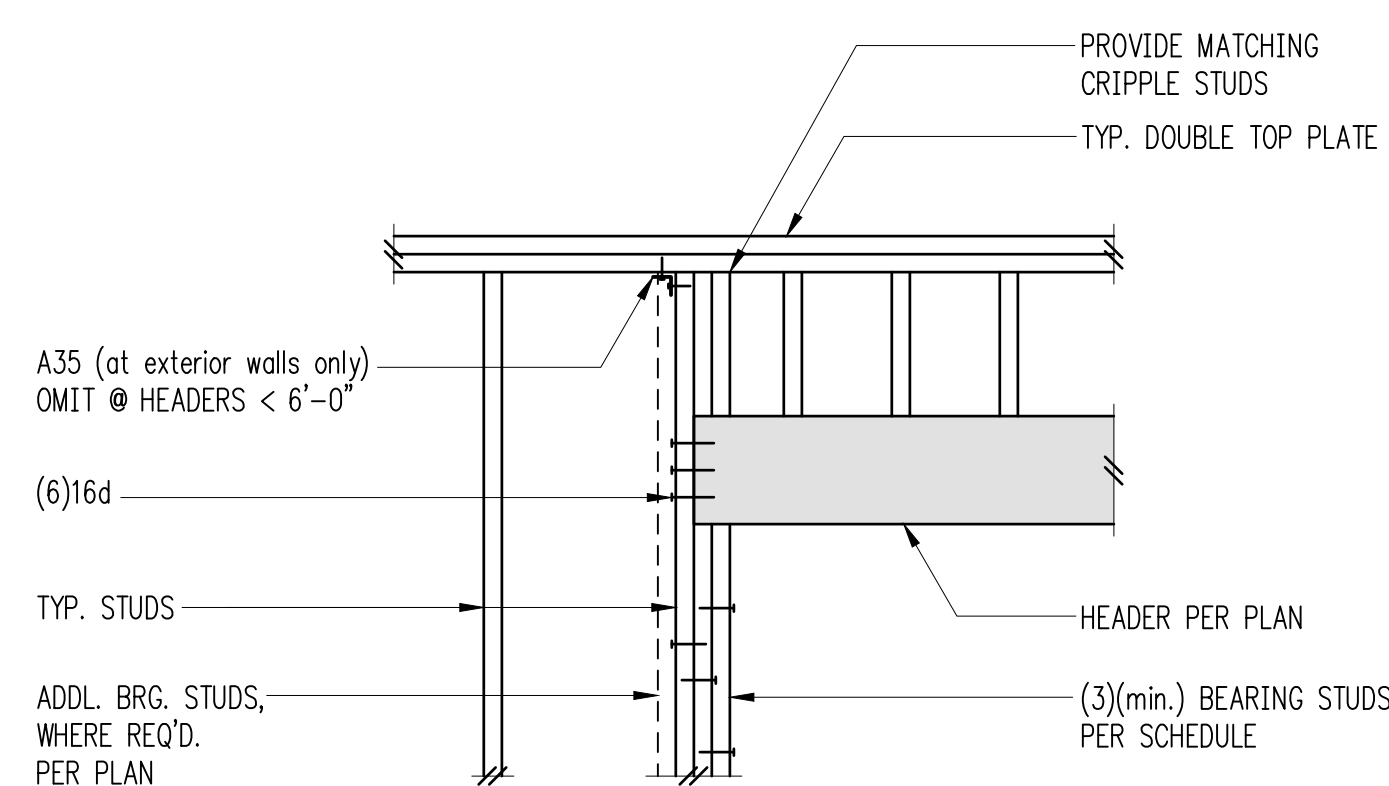
SCALE:	3/4" = 1'-0" U.N.O.
DATE:	10-04-2024
PROJECT NO:	10315-2024-06
SHEET NO:	

S4.1

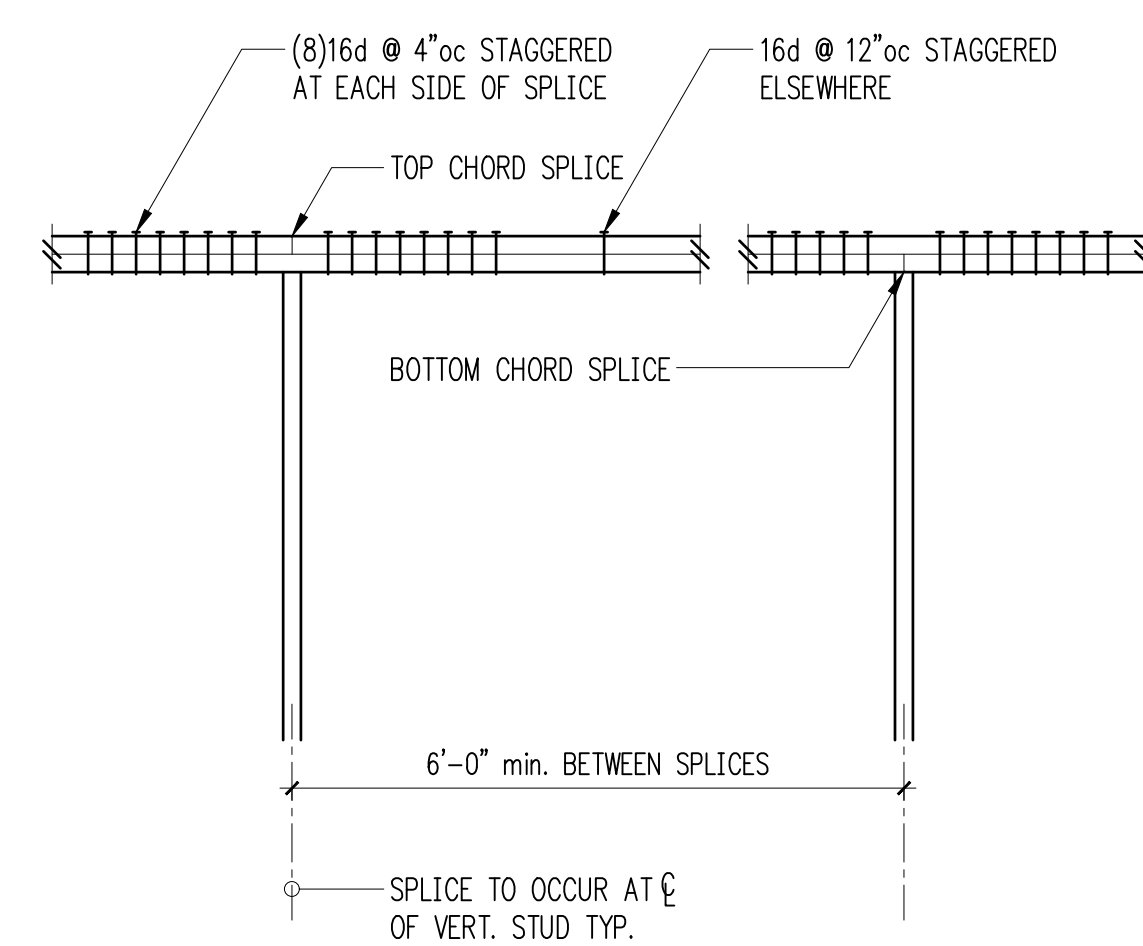
34.2



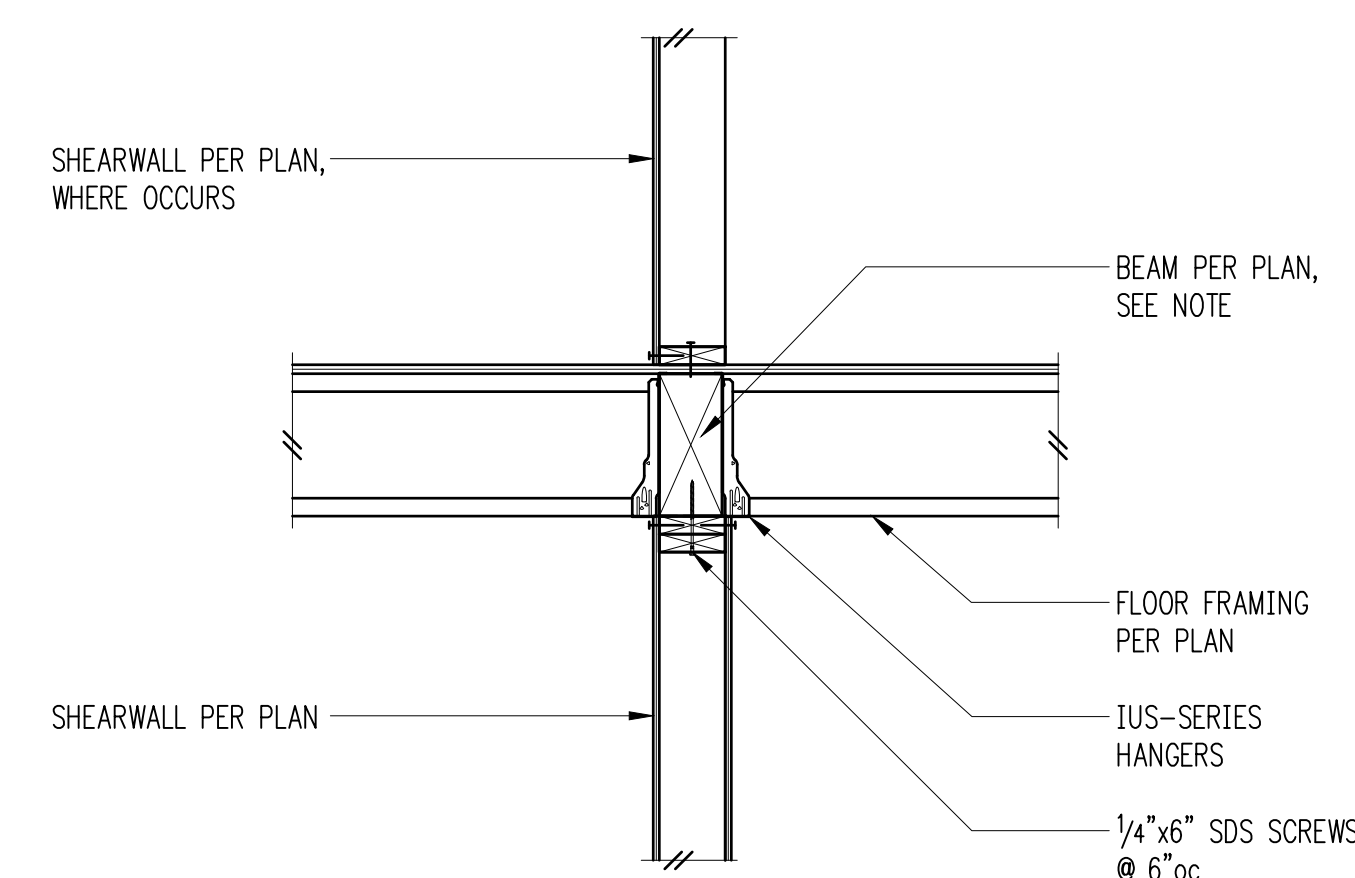
IGN:	BNB
OWN:	RJ/CFG
WORKED:	ABB
LOVED:	ABB



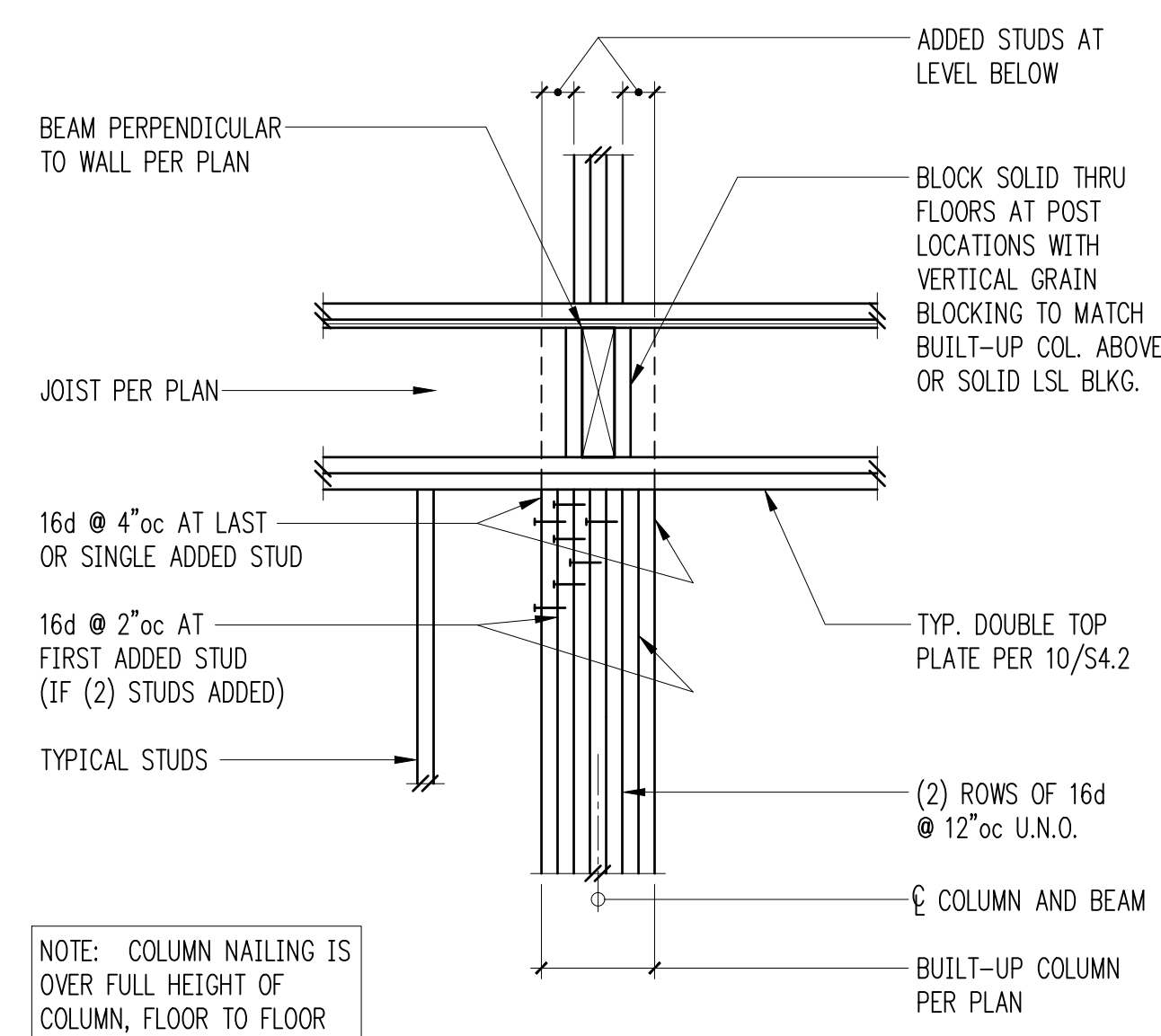
Typical Header Support w/ Bearing Studs 2



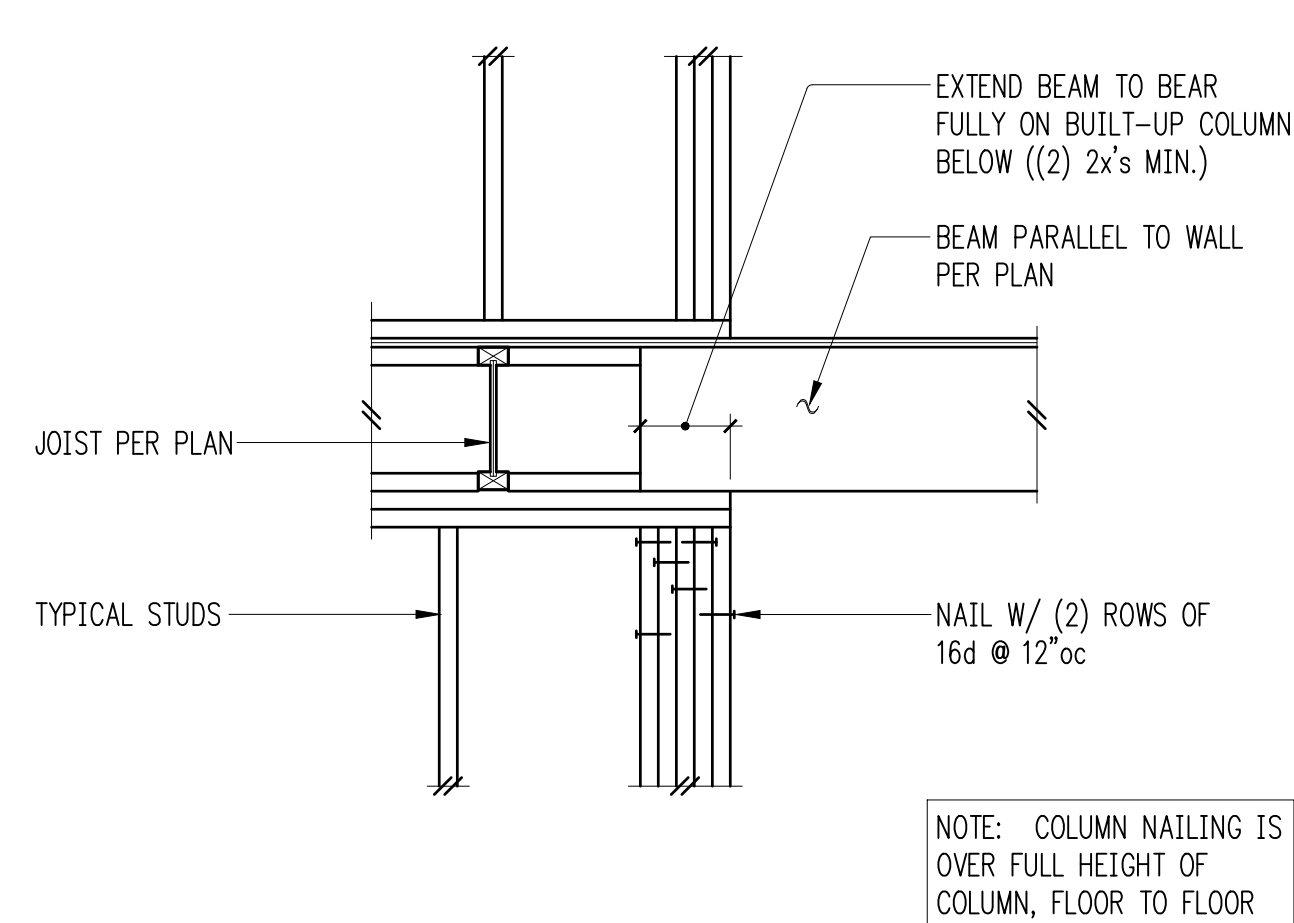
Typical Top Plate Splice 3



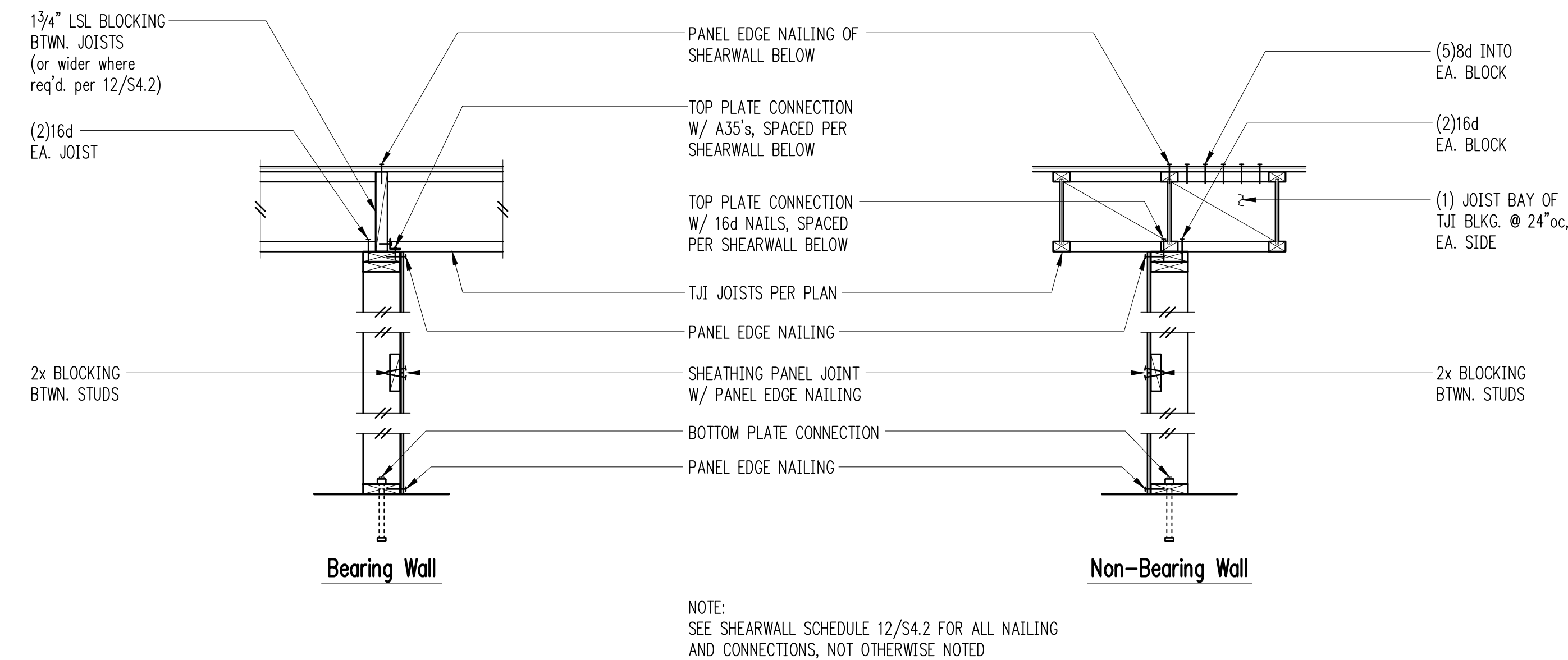
Solid Rim Over Shearwall 4



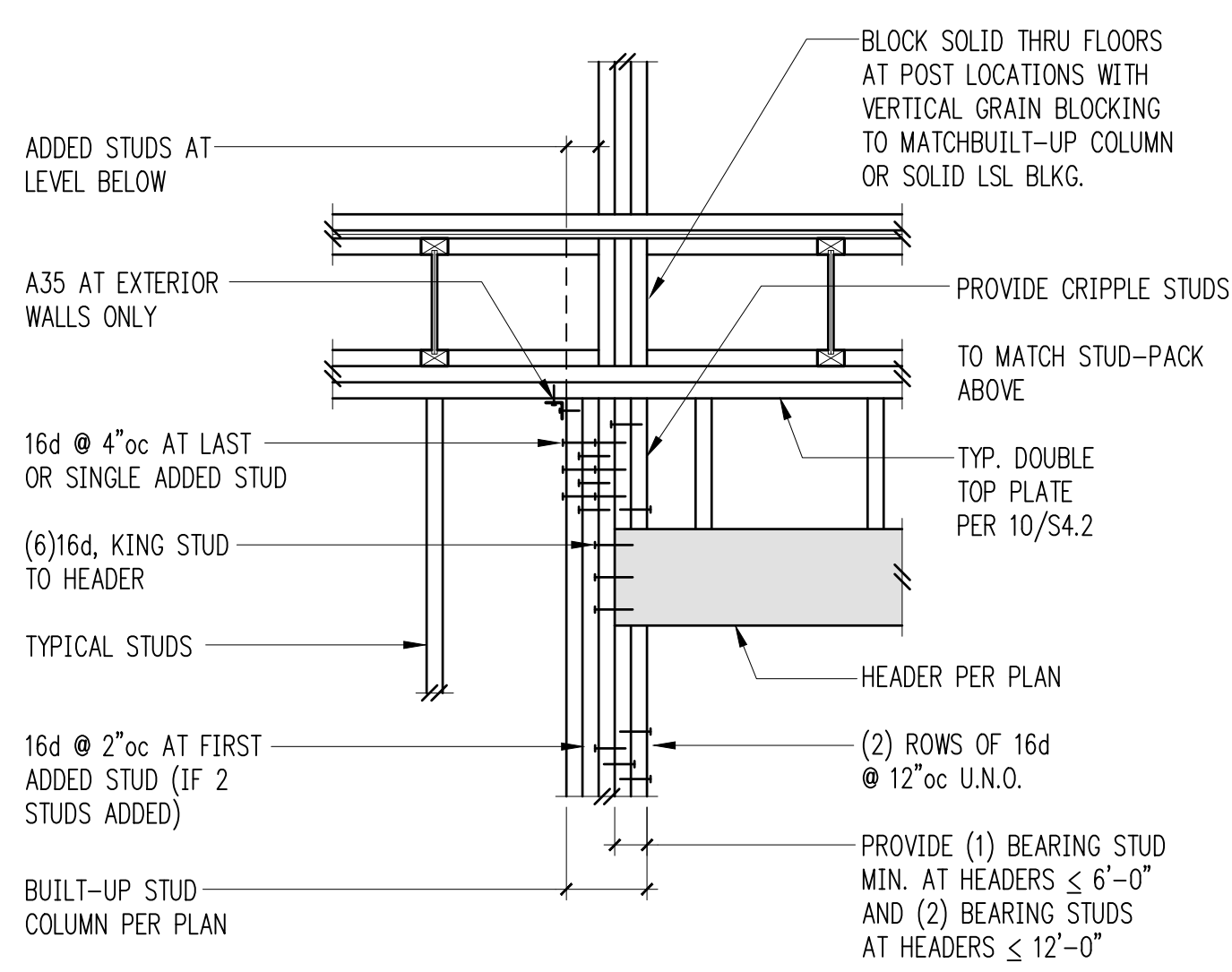
Detail at Multi-Stud Column at Perpendicular F.B.'s



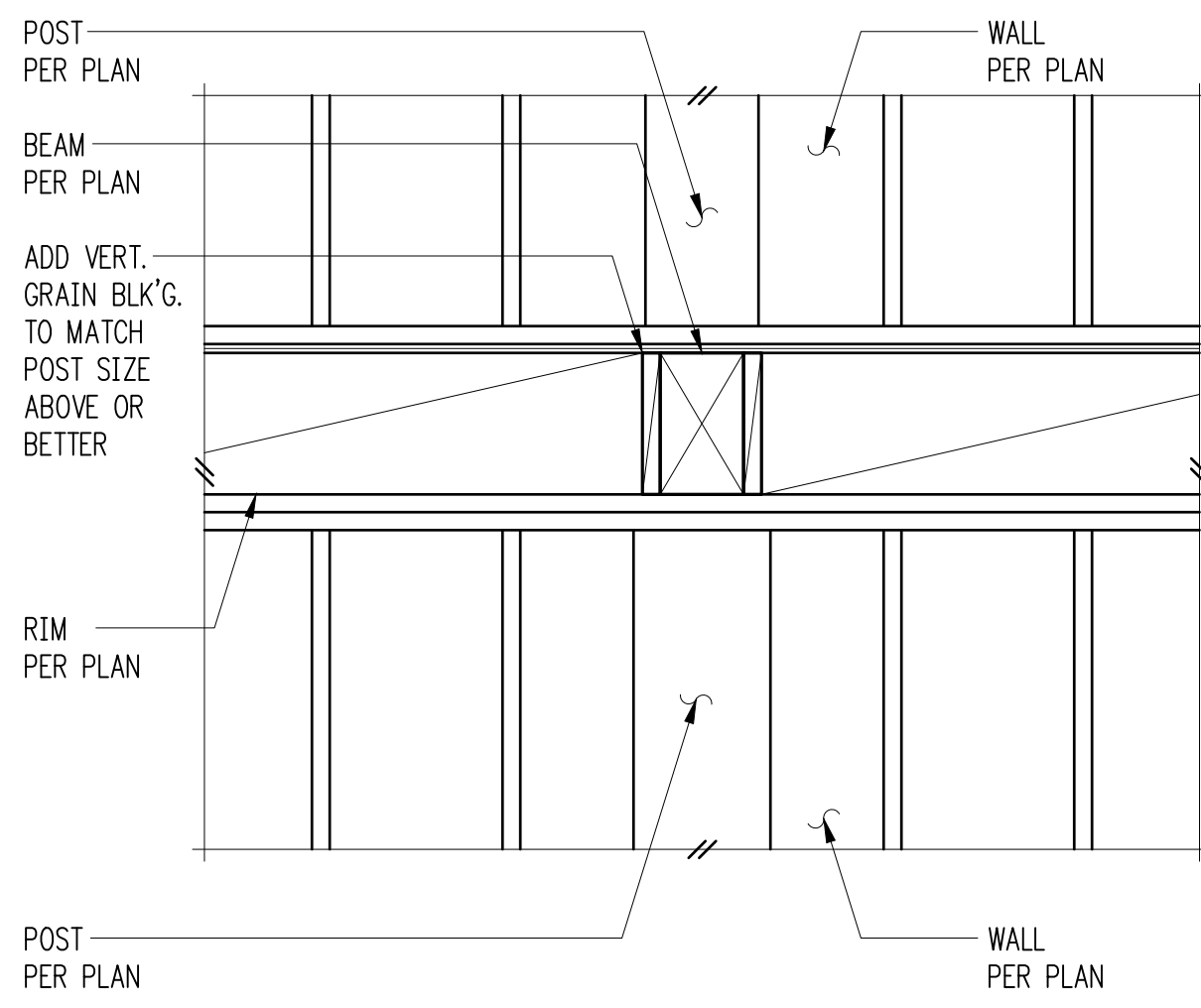
Detail at Multi-Stud Column at Parallel F.B.'s



Typical Shearwall Construction (w/ TJl's) 8

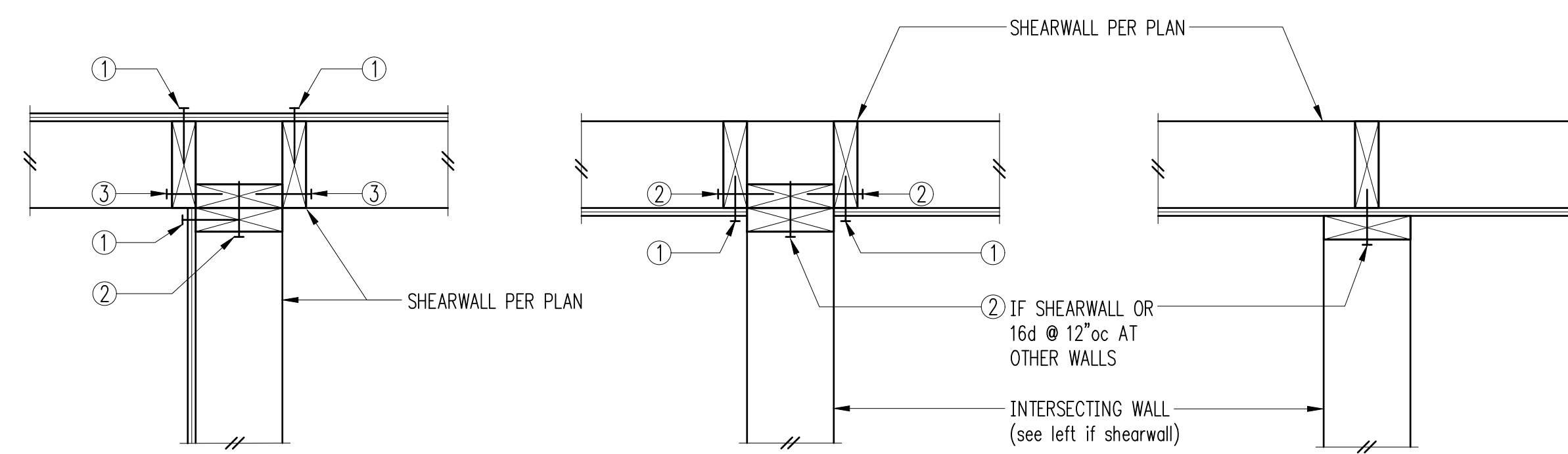


Typical Header Support w/ Multi-Stud Column 9



(Elevation–View)

Through-Floor Blocking at Solid Posts in Wall Framing 10



Plan-View

- ① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- ② BASE PLATE NAILING PER SHEARWALL SCHEDULE
- ③ 16d @ 4" oc

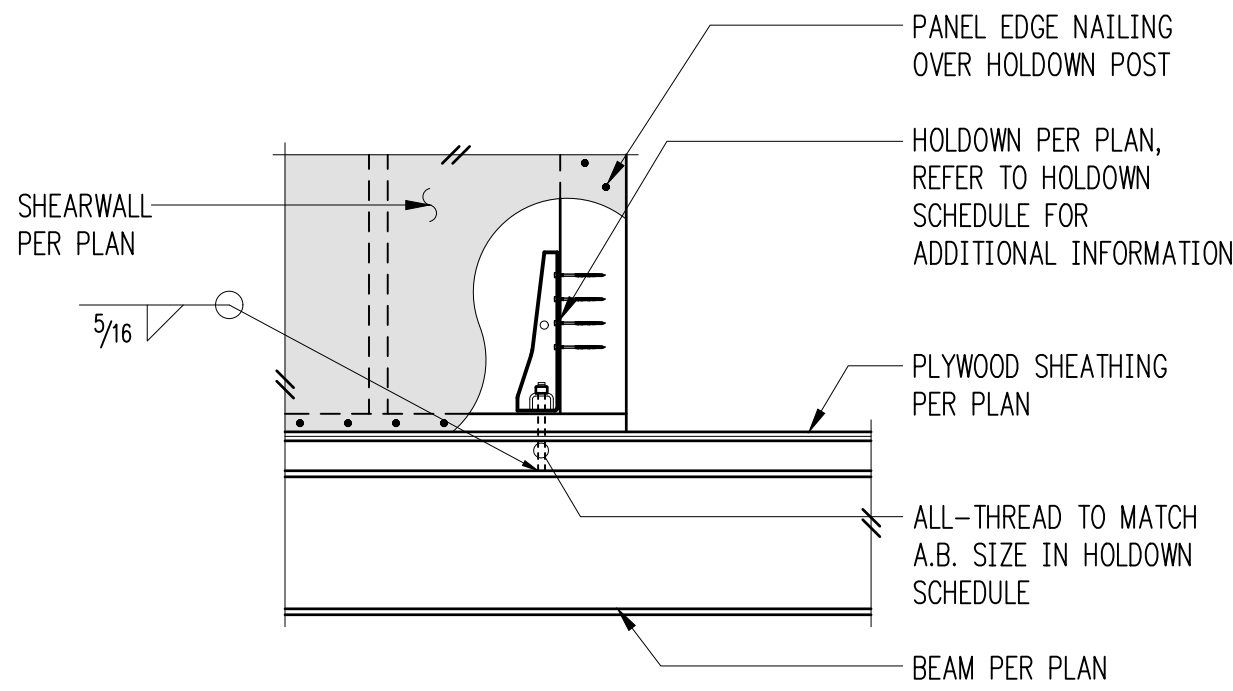
Typical Shearwall Intersections 12

PROJECT:
URMAN ARCHITECTS
 103rd Avenue NE Suite 203
 Bellevue, WA 98004

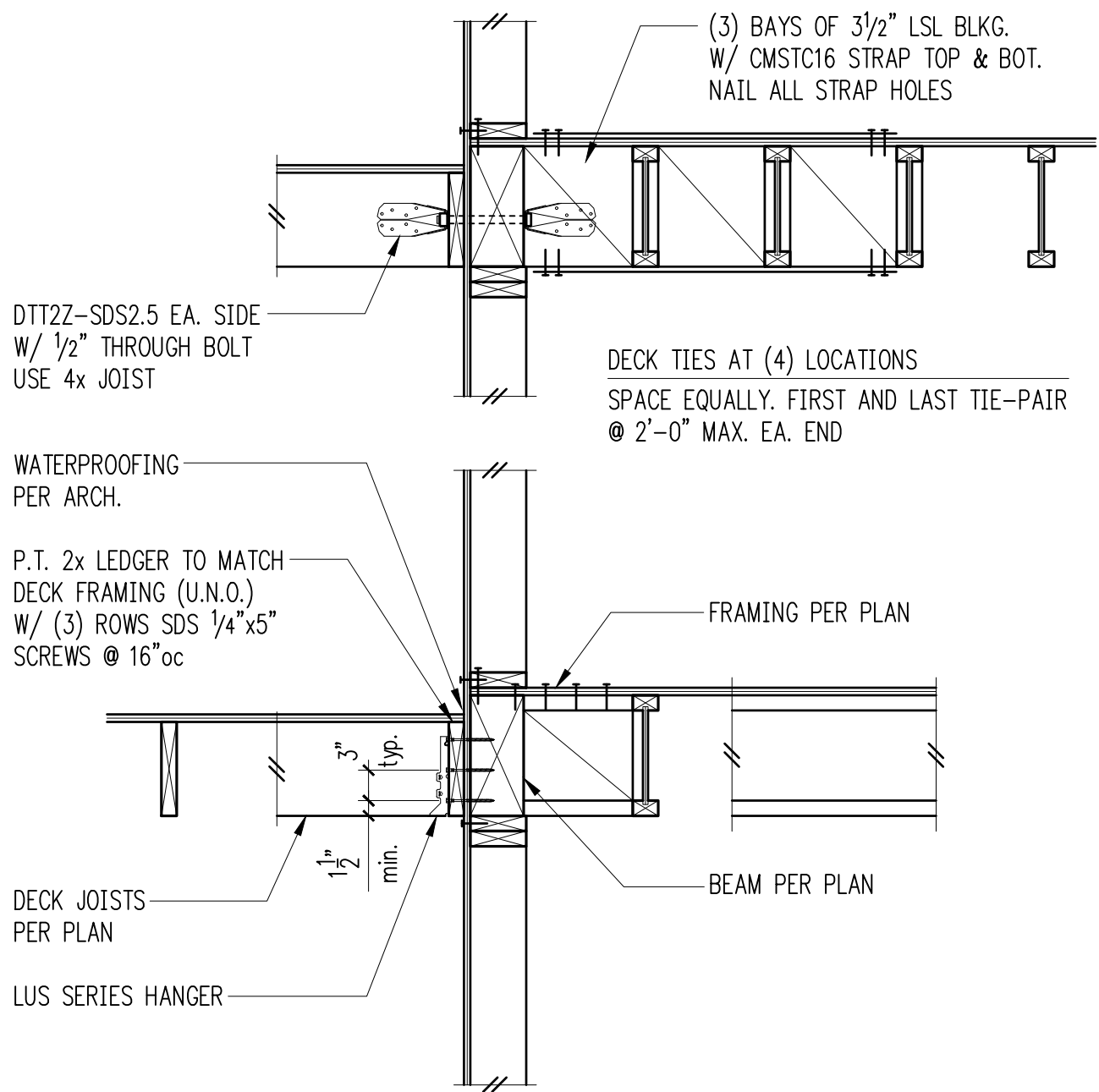
Permit

Typical Wood Framing Details

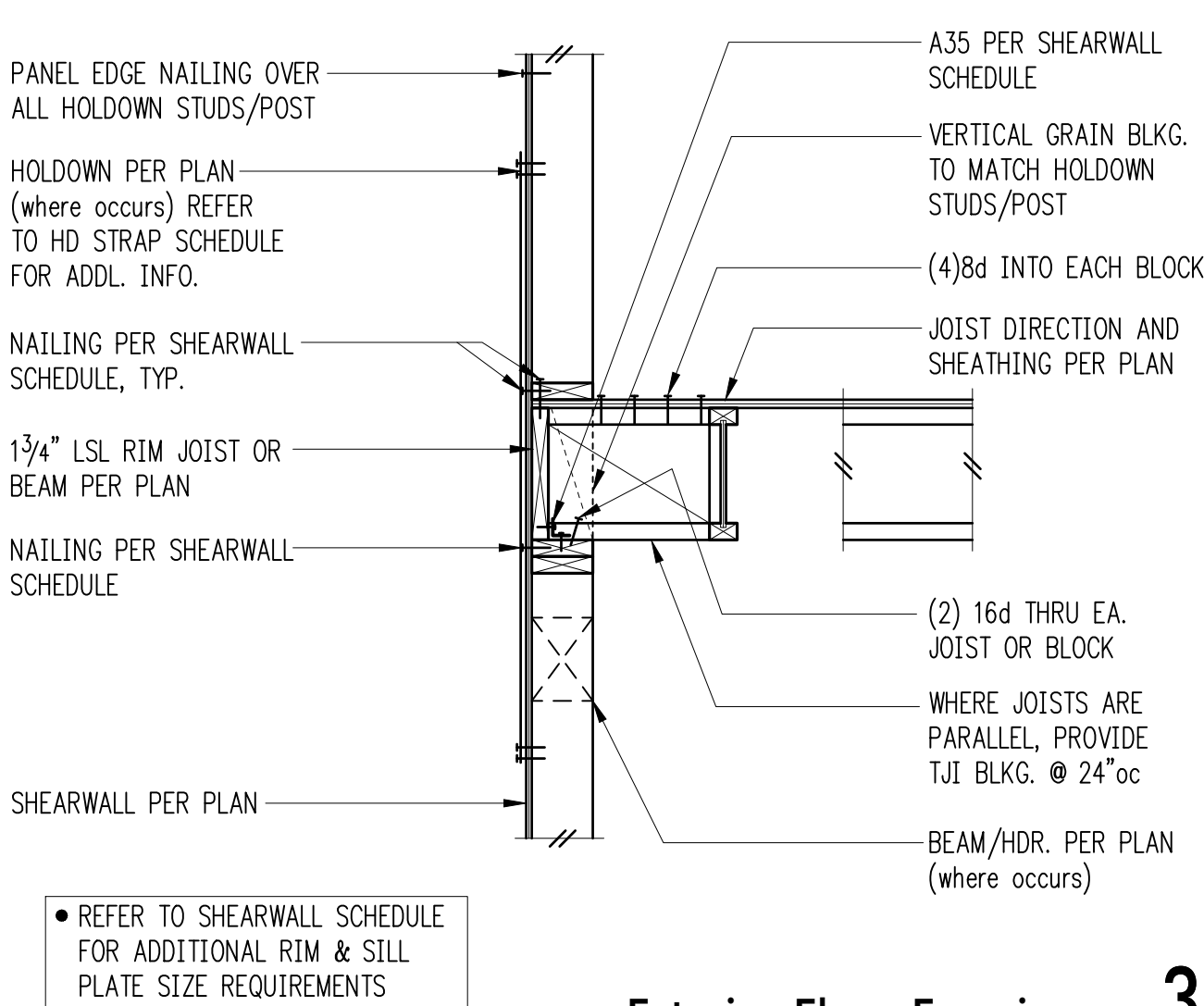
S4.3



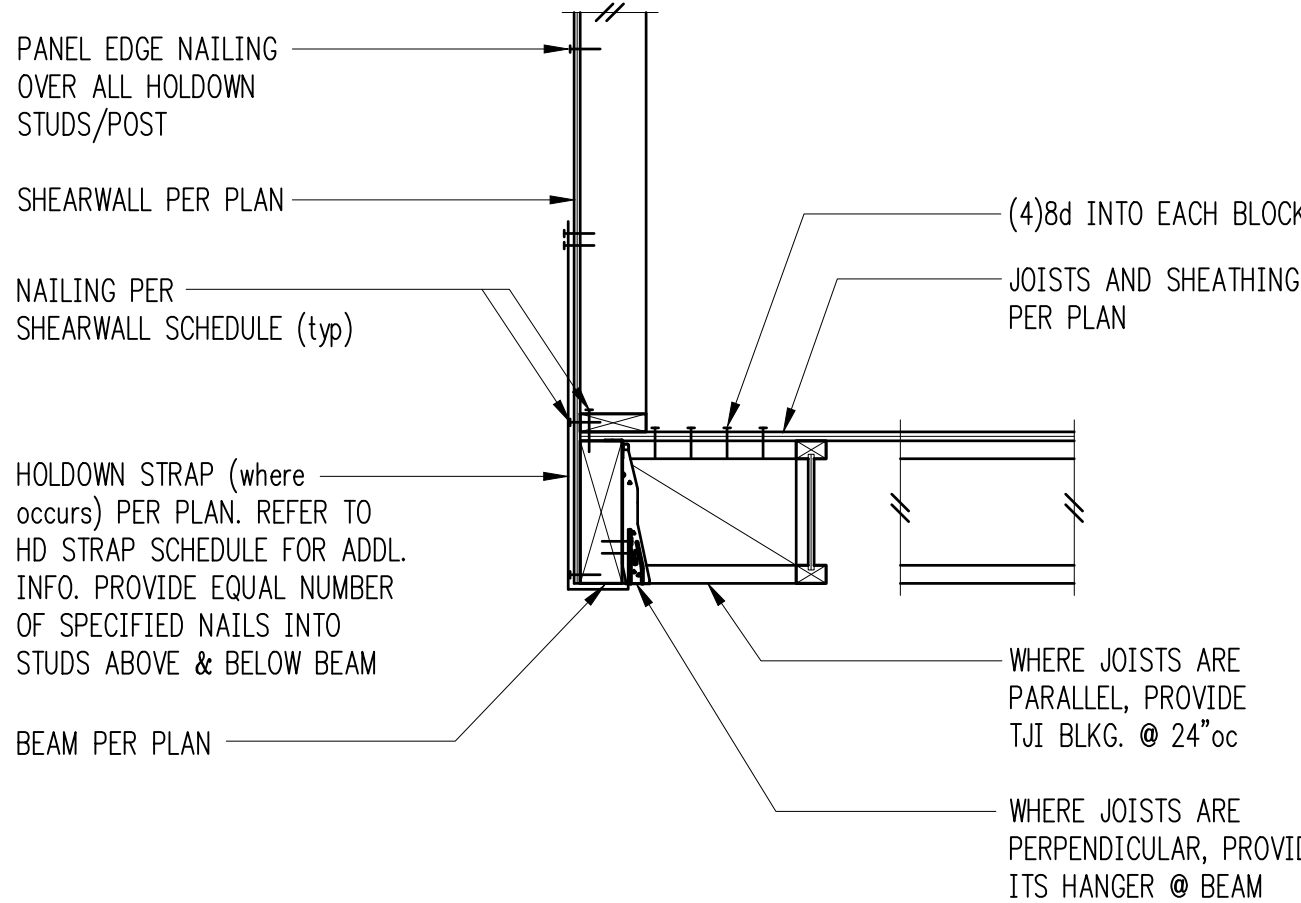
Holddown at WF Beam - HDU 1



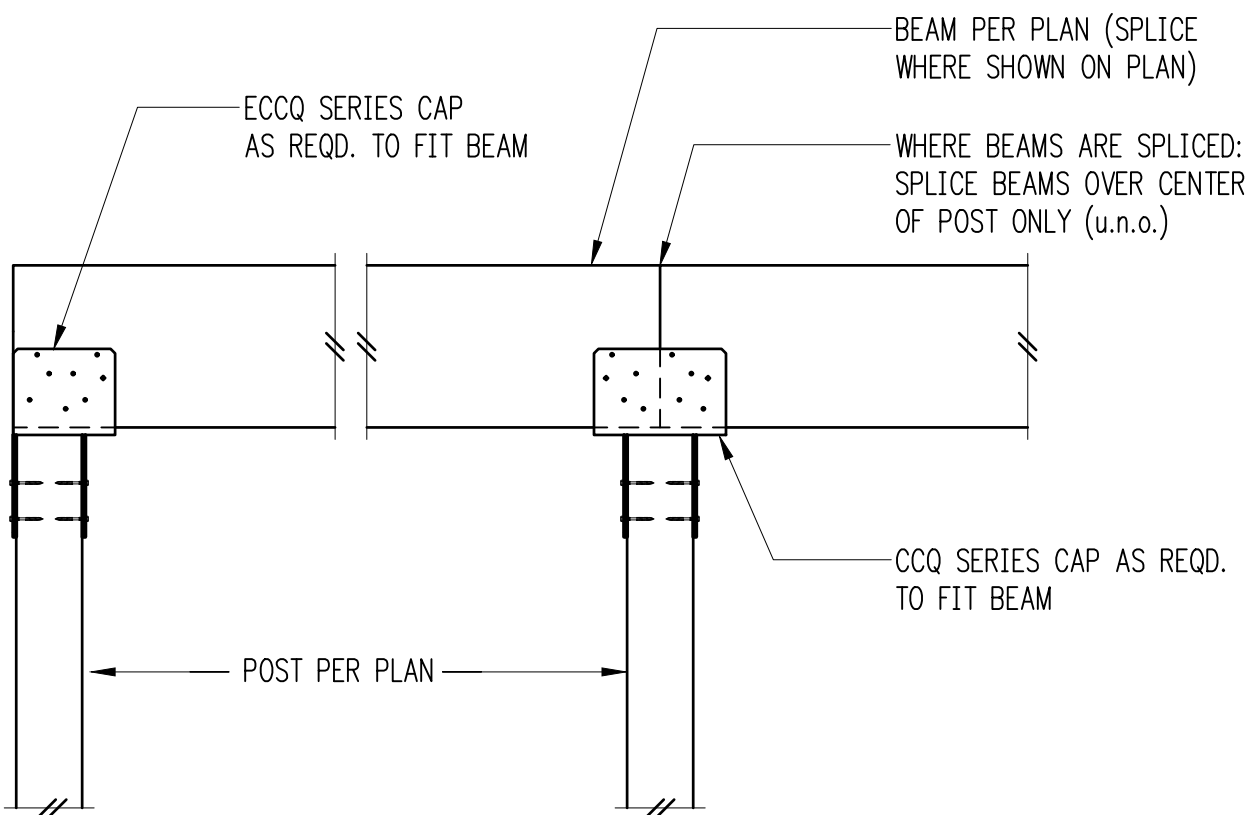
Typical Deck Ledger Detail 2



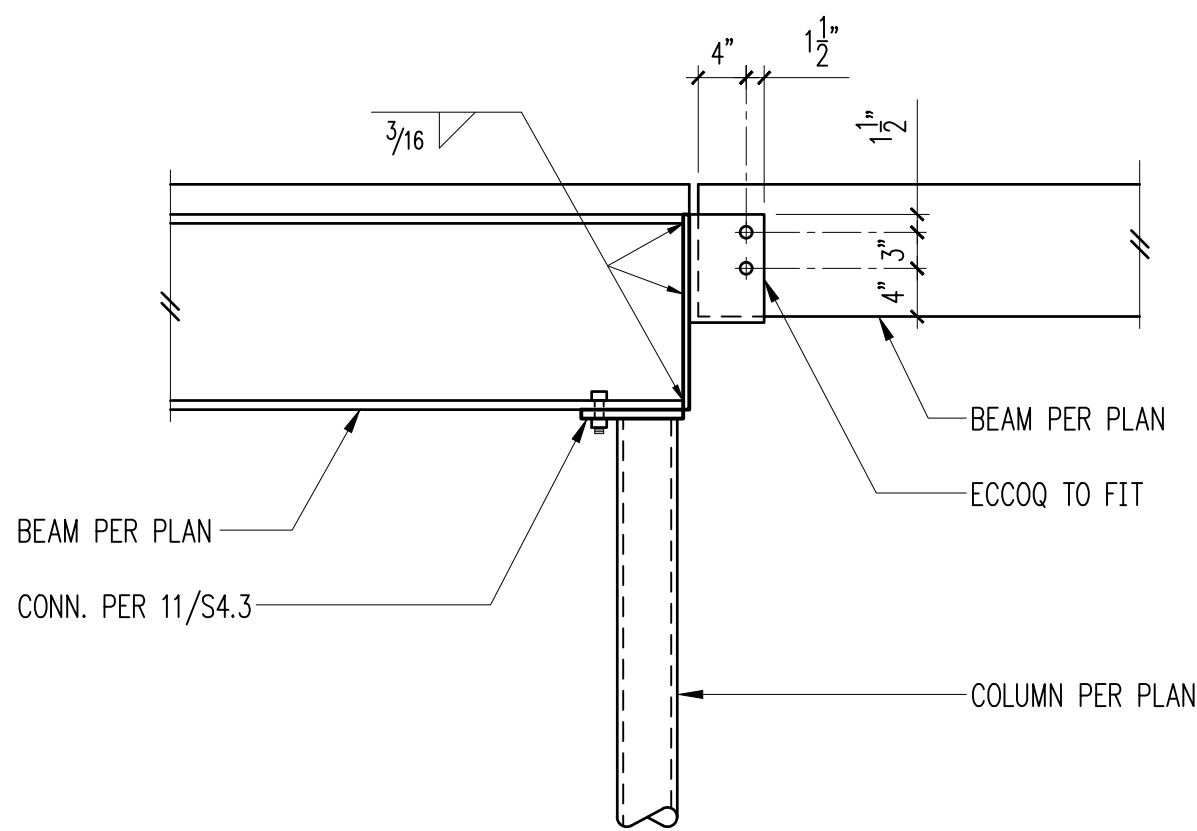
Exterior Floor Framing 3



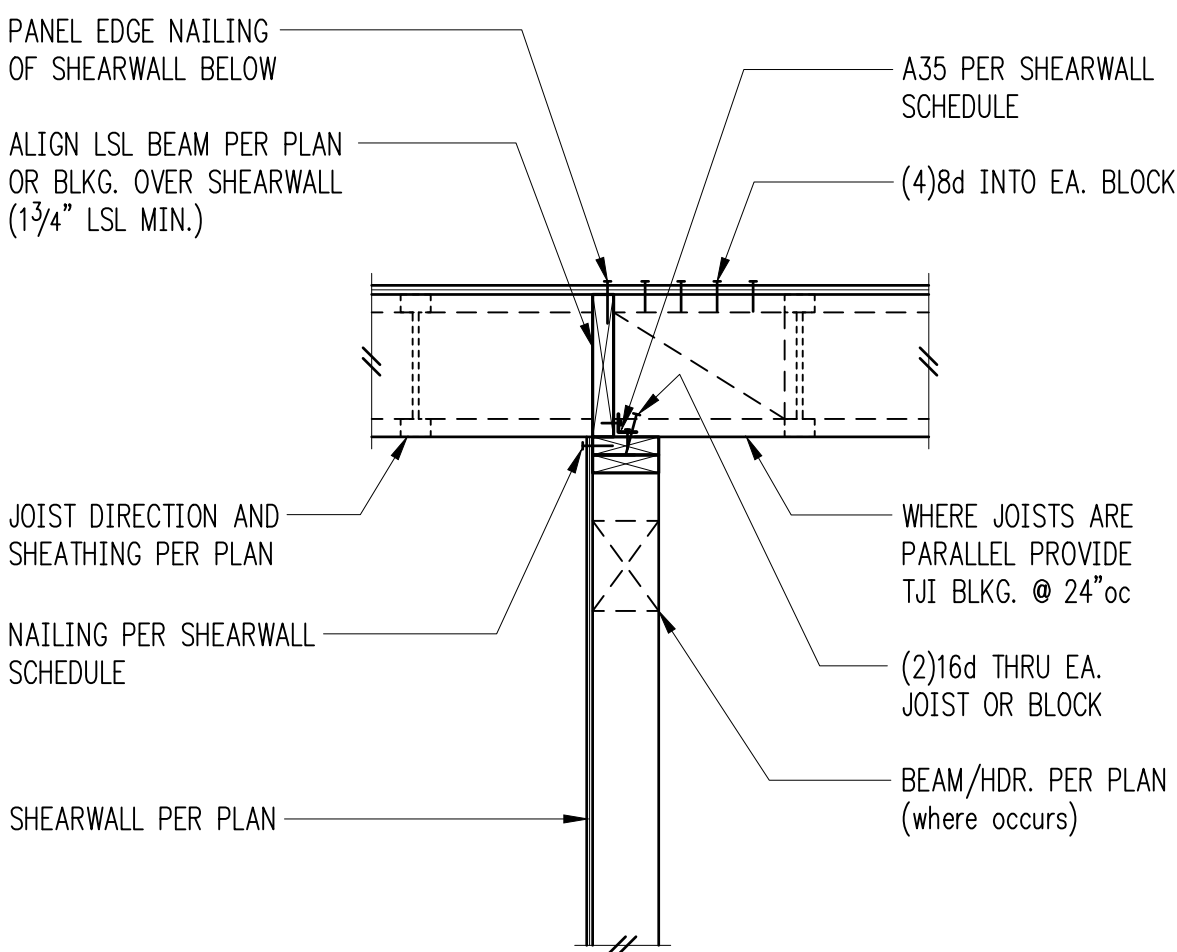
Exterior Floor Beam (w/TJIs) 4



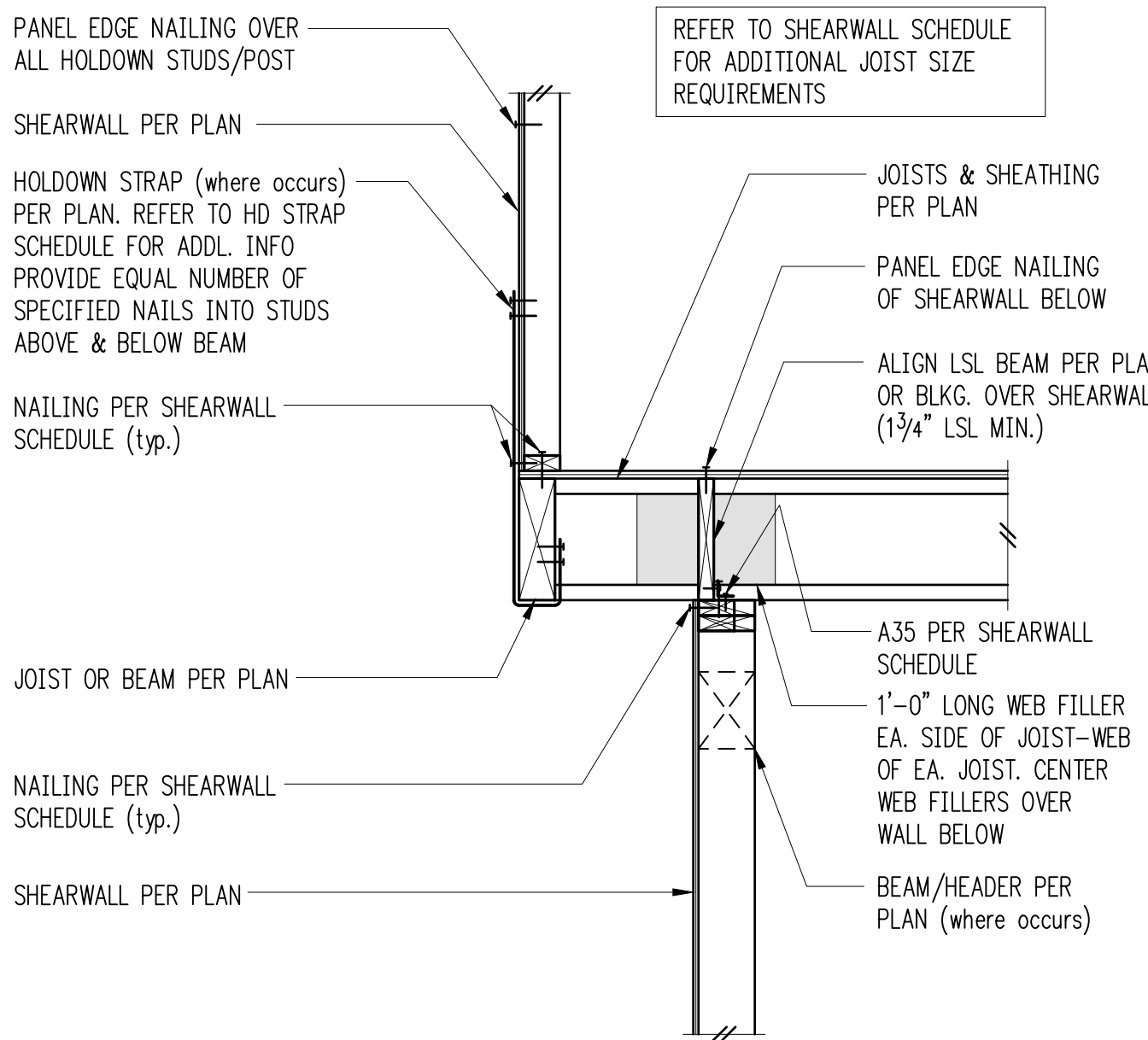
CC/CCQ Series Connection 5



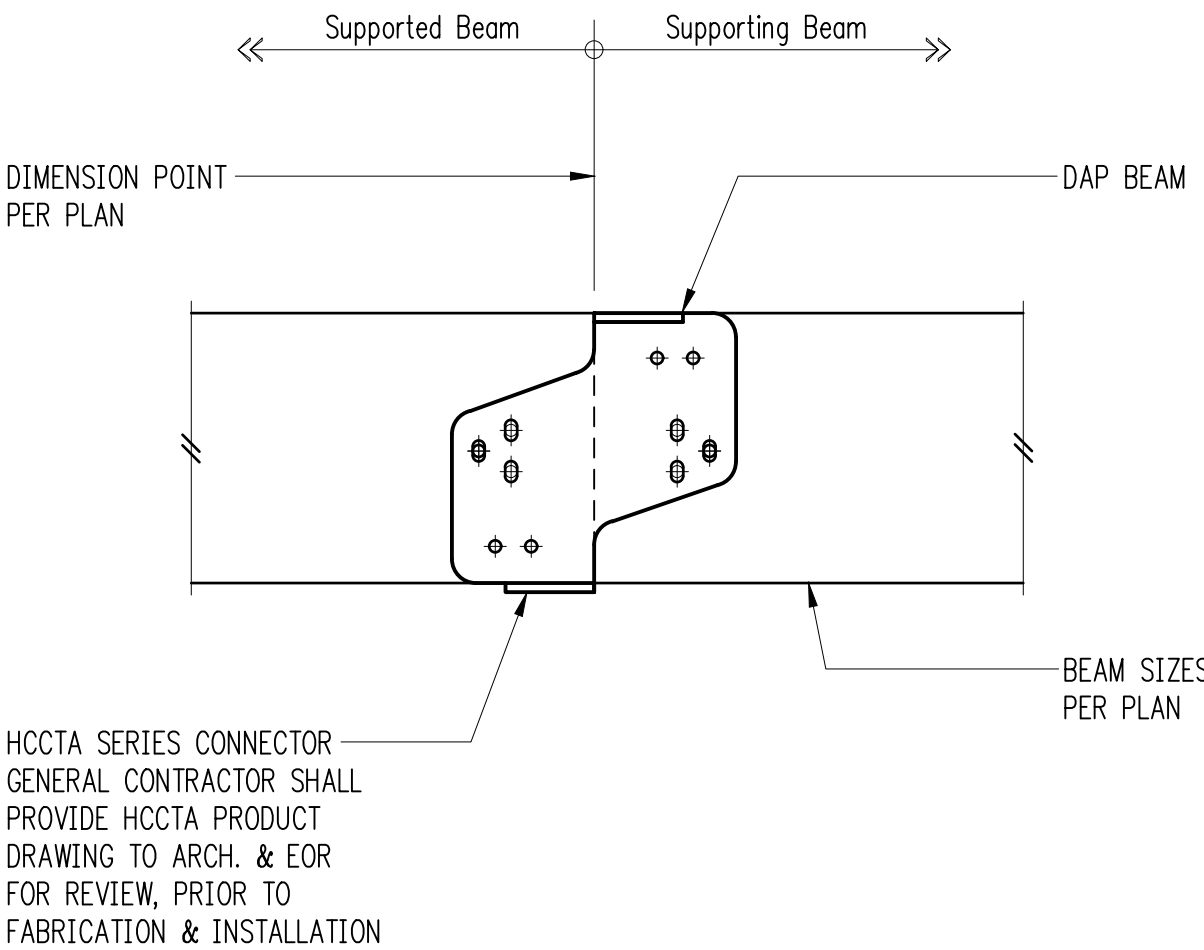
Beam/Plate Connection - Steel/Wood 6



Interior Shearwall Below (w/TJI's) 7

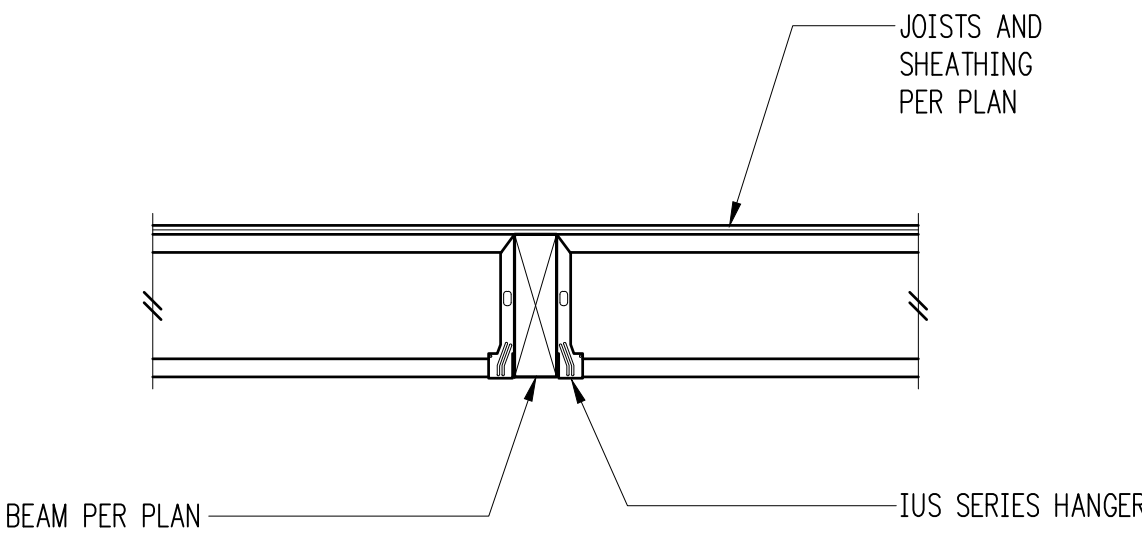


Offset Interior Shearwall (w/TJI's) 8

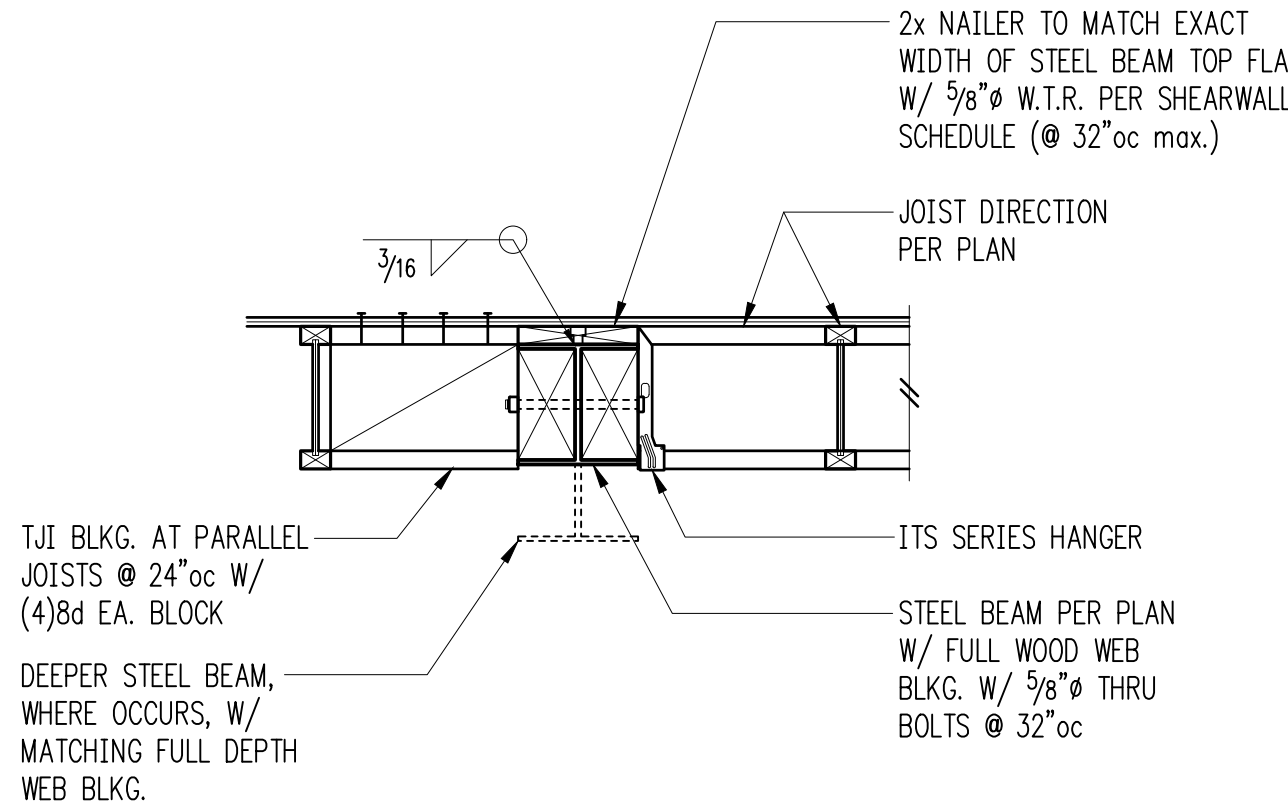


9

Hinge Connector 10



Typical Flush Beam 11



Steel Beam (w/TJI) Parallel to Framing 12



DESIGN:	BNB
DRAWN:	RJ/CFG
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:	
DPD:	

PROJECT TITLE:
JASON
4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

ISSUE:
Permit
SHEET TITLE:
Wood Framing Details

SCALE:
3/4" = 1'-0" U.N.O.
DATE:
10-04-2024
PROJECT NO:
10315-2024-06
SHEET NO:



2



4



6



0

MEM
am

8

REVISIONS:

DPD:

PROJECT TITLE:
JASON
4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

ISSUE:

Permit

SHEET TITLE:

Wood Framing Details

SCALE: $\frac{3}{4}" = 1'-0"$ U.N.O.

DATE: 10-04-2024

PROJECT NO: 10315-2024-06

SHEET NO: _____

S4.5

12

5

9

2

6

10

3

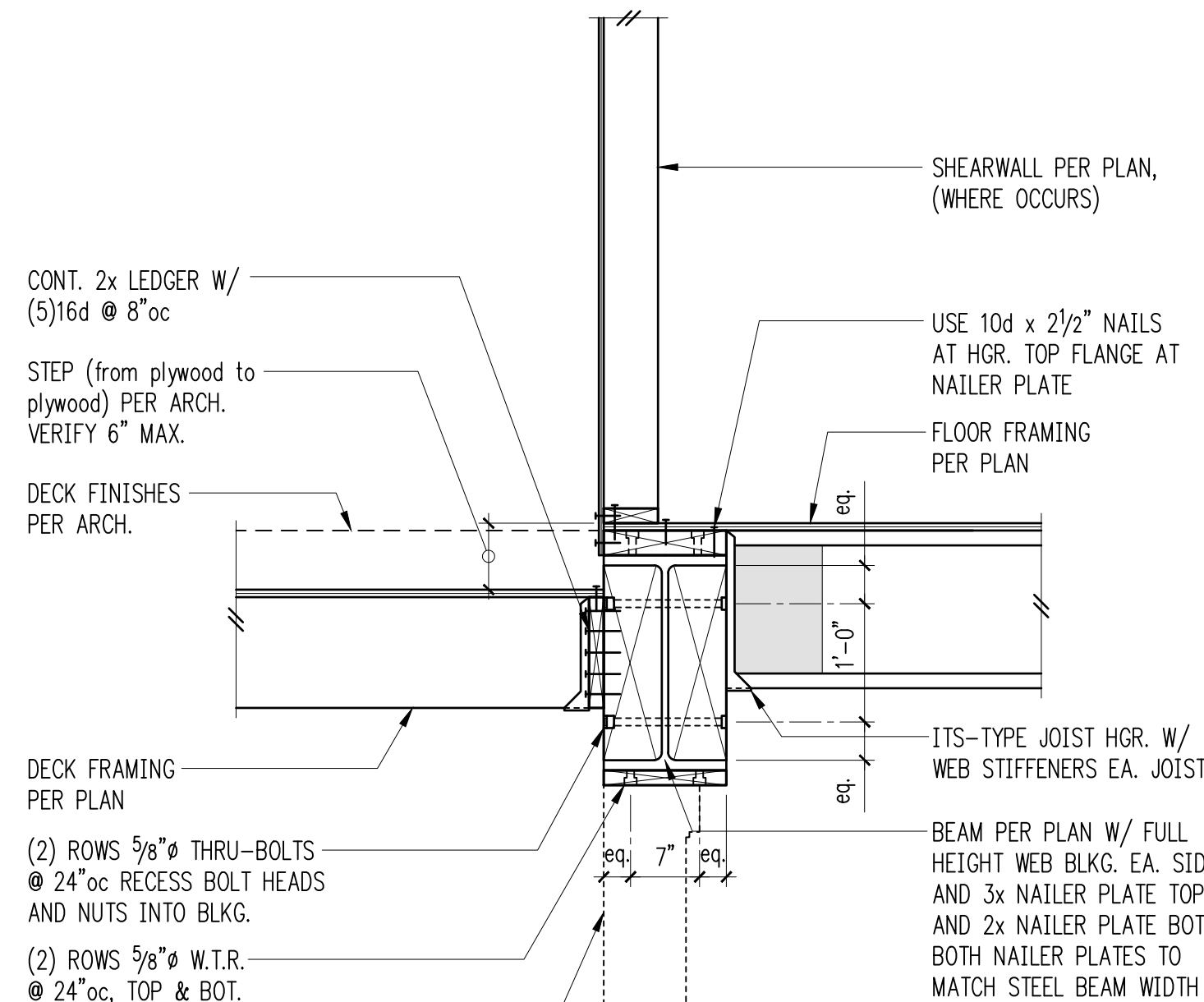
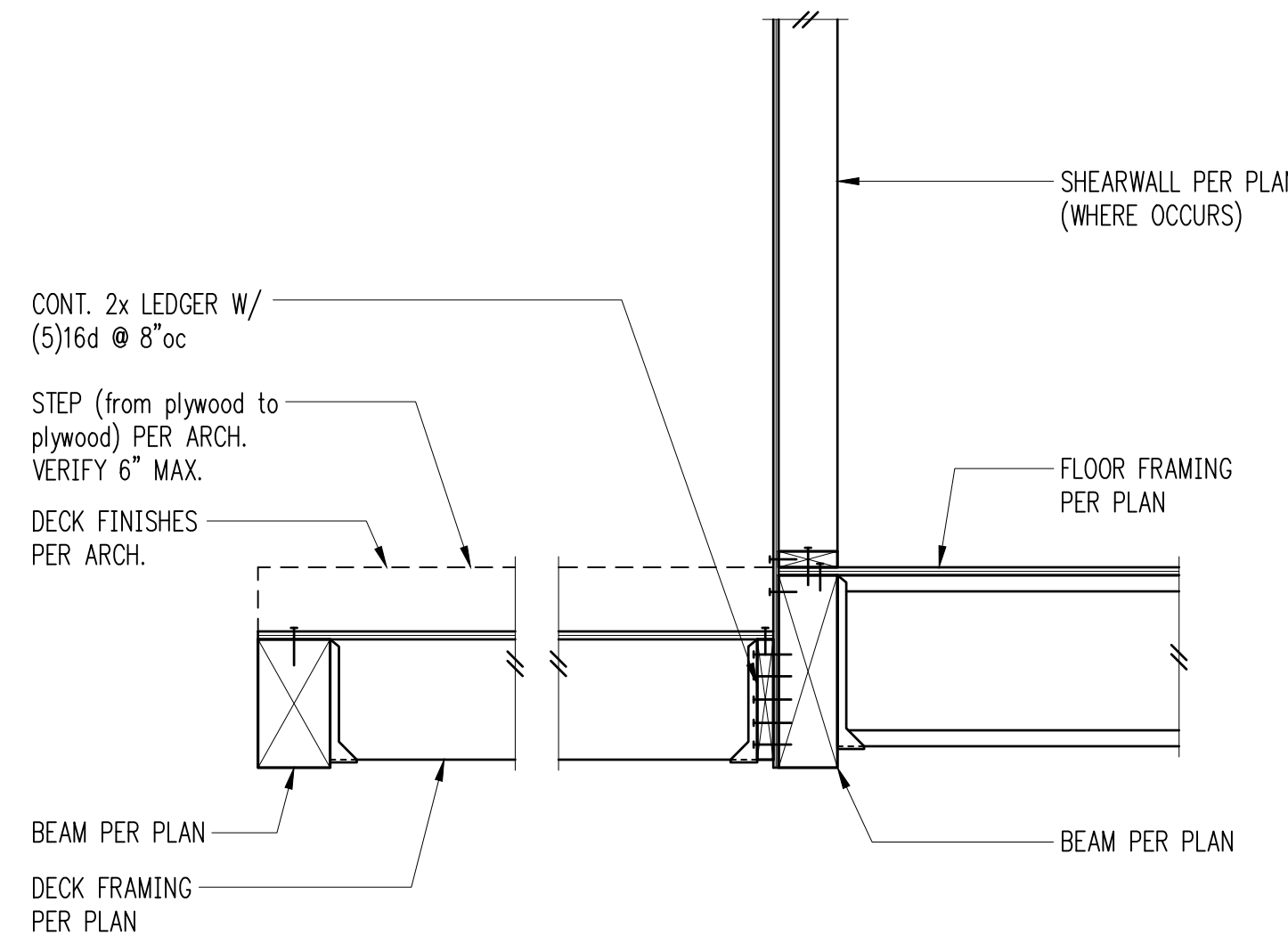
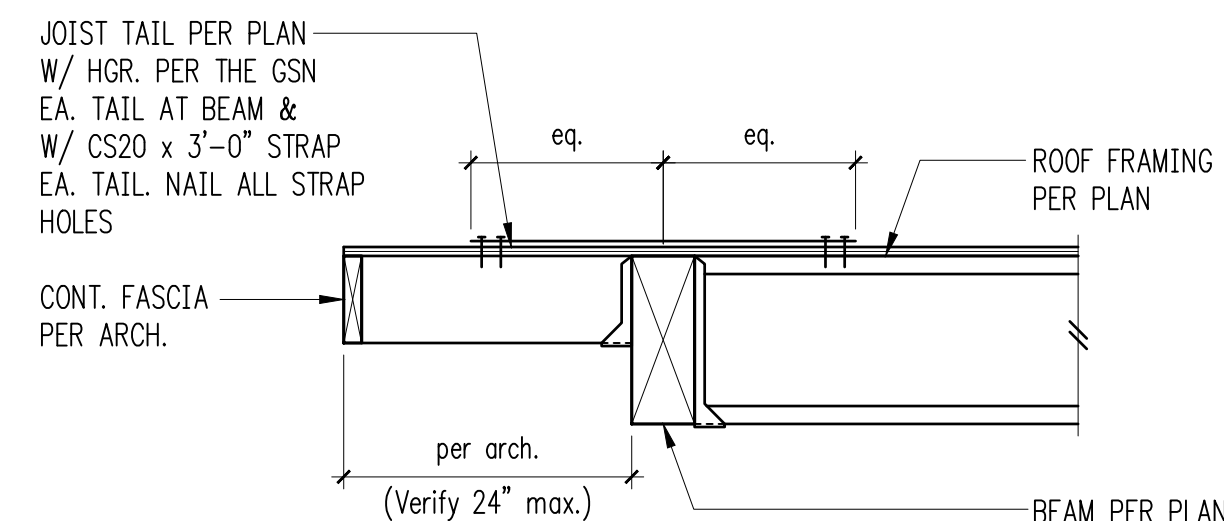
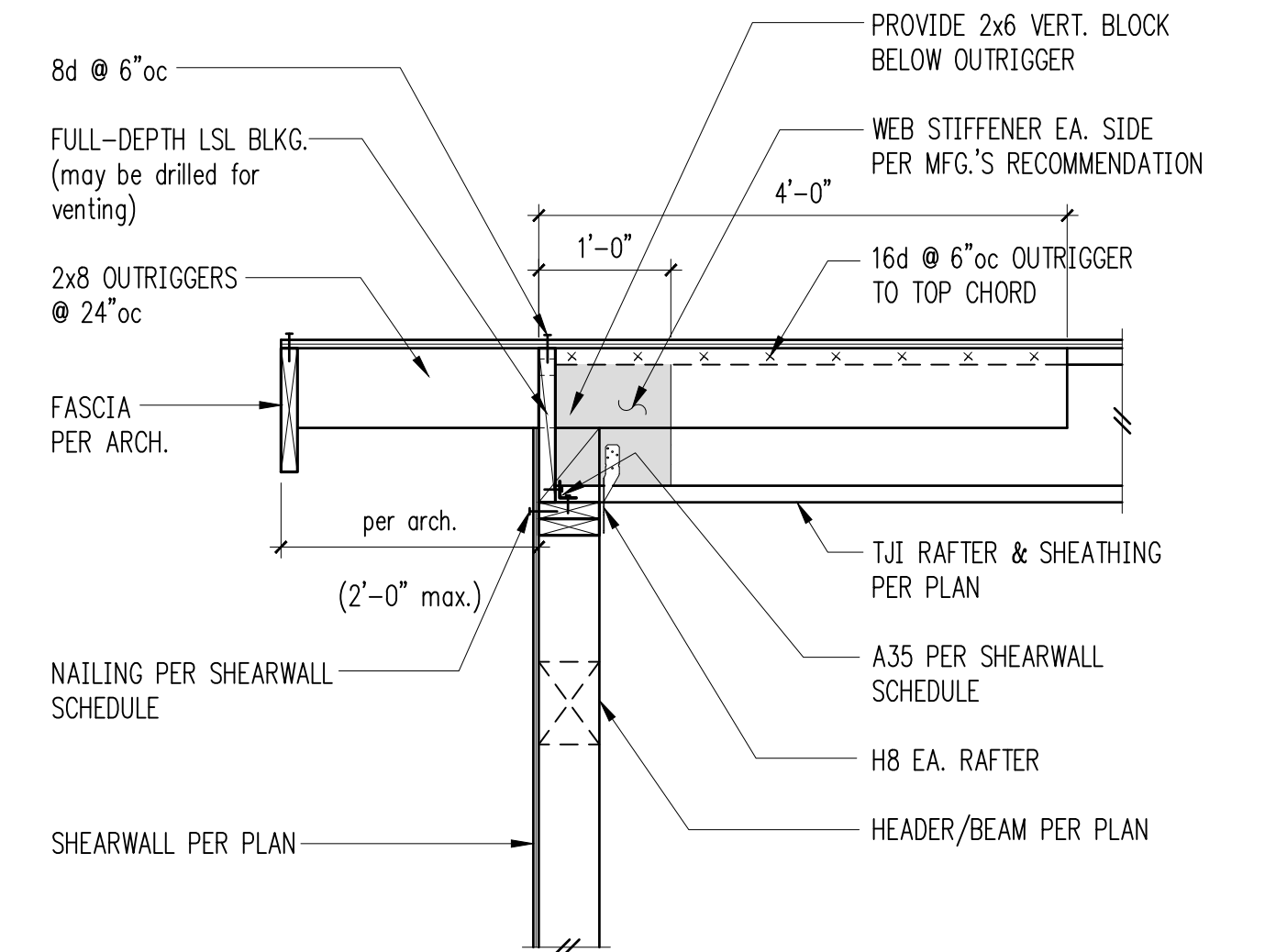
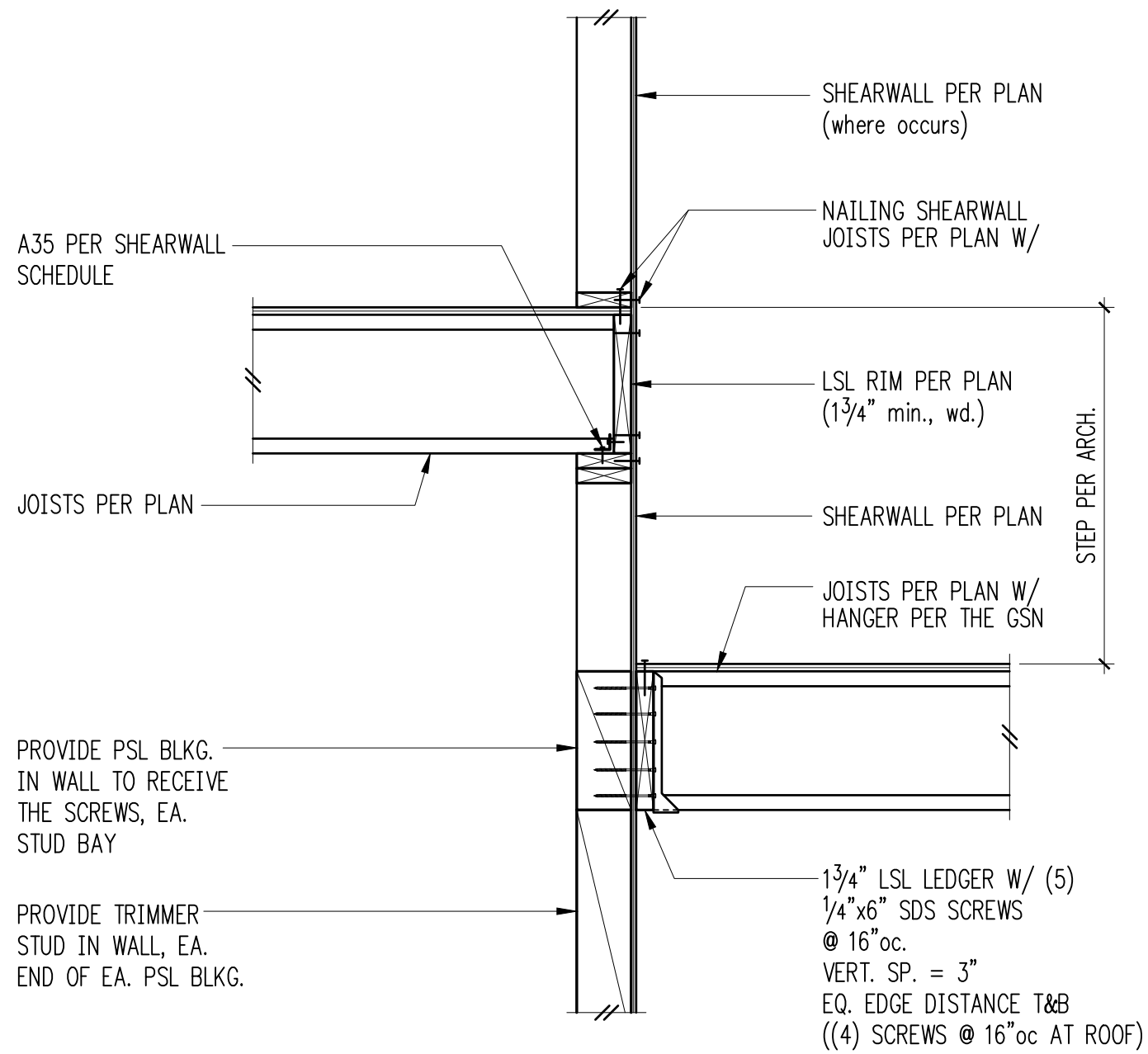
7

1

4

8

2



DESIGN:	BNB
DRAWN:	RJ/CFG
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:

DPD:

PROJECT TITLE:

JASON

4006 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
STURMAN ARCHITECTS
9- 103rd Avenue NE Suite 203
Bellevue, WA 98004

ISSUE:

Permit

SHEET TITLE:

Wood Framing Details

SCALE: $\frac{3}{4}" = 1'-0"$ U.N.O.

DATE: 10-04-2024

PROJECT NO: 10315-2024-06

SHEET NO:

S4.6