GENERAL NOTES

1. CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH THE 2015 IBC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 UPC, 2015 IPMC, 2008 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.

2. DIMENSIONS
A. 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.
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
C. 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: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

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

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

11. FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C., AND ARE TO REMAIN.

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.

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

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

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

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

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

18. ROOFING:
PROVIDE NEW ROOFING TO MATCH EXISTING.

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

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

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

22. SMOKE DETECTORS:
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION, TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.

23. FIREBLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2015 IRC SECTION R302.11, SPECIFICALLY: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, 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.

ENERGY NOTES

CODE:	2015 W.S.E.C. & 2015 IRC, WAC 51-11R	CLIMATIC ZONE:	ZONE #4C -MARINE
SPACE HEAT TYPE:	NATURAL GAS, FORCED AIR SYSTEM	THERMAL STANDARDS FOR OPENINGS:	UNLIMITED OPTION
INSULATION VALUES:	WALLS:	R-21	
PRESCRIPTIVE METHOD	FLAT ATTICS/CEILINGS:	R-49	
	VAULTED CEILINGS:	R-38	
	FLOORS (OVER UNHEATED SPACES):	R-30	
	SLAB-ON-GRADE:	R-10	

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

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

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

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

CRAWL SPACE: 6 MIL POLYETHELENE

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: AIR SOURCE HEAT PUMP W/ MIN HSPF OF 9.0

TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

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

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

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

LIGHTING: RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.

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

WHOLE HOUSE VENTILATION: WHOLE HOUSE VENTILATION SYSTEM:
a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 320 CFM RUNNING INTERMITTENTLY PER 2015 IRC TABLES M1507.3.3 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND CONNECTED TO A 24 HOUR CLOCK TIMER 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 INSULATED W/ R-4 MIN IN HEATED AREAS.
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 EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

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

PROJECT DATA

PROJECT ADDRESS:	4307 E MERCER WAY MERCER ISLAND 98040
PROPERTY TAX ID NUMBER:	546110-0090
SCOPE OF WORK:	RENOVATION OF EXISTING GARAGE INTO NEW LIVING ROOM. ADDITION OF NEW CARPORT. INSTALLATION OF NEW NANA-DOOR AND NANA-WINDOW. INTERIOR REMODEL OF EXISTING BEDROOM INTO NEW MASTER BATH, INCLUDING NEW BUMPOUT UNDER EXISTING ROOF.
ZONING:	R-15
CONSTRUCTION TYPE:	TYPE V B
SEISMIC ZONE:	3
NUMBER OF STORIES:	1 STORY + DAYLIGHT BASEMENT
FIRE PROTECTION:	NONE
BUILDING HEIGHT	MAX. 30 FT ABOVE AVERAGE BUILDING ELEV.
GROSS FLOOR AREA	12,000 SF OR 40 % LOT AREA, WHICHEVER IS LESS
LOT AREA:	11,183 SF
SETBACKS:	FRONT LOT LINE = 20 FT REAR LOT LINE = 25 FT SIDE LOT LINES = LOTS >90' WIDTH: SUM OF 17% LOT WIDTH, BOTH >5 FT

PROJECT TEAM

OWNER:	CONTRACTOR:
ANDRE MARSHALL 4307 E. MERCER WAY MERCER ISLAND, WA 98040 PHONE: ANDREMARSHALLJR@GMAIL.COM	BETTER BUILDERS 4800 CALIFORNIA AVE SW SEATTLE, WA 98116 PHONE: 206.588.2075 CONTACT:
ARCHITECT:	STRUCTURAL:
STURMAN ARCHITECTS, INC. 9 - 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN	CASH M. CARR TECHNICAL SERVICES - - PHONE: - CONTACT: CASH M. CARR

SHEET INDEX

GROSS FLOOR AREA

MAX GFA FOR R-15 IS EITHER 12,000 SQUARE FEET OR 40% OF THE LOT AREA, WHICHEVER IS LESS

40% OF 11,183 SF = 4,473.2 SF, SO THIS IS THE MAX ALLOWABLE GFA.

2741.5 SF OF GROSS FLOOR AREA IS LESS THAN MAXIMUM 4,473.2 SF

LEGAL DESCRIPTION

MERCERWOOD PARK ADD LESS POR WLY OF LN RNG S 07-01-36 W FR PT ON RD MGN 8 FT NE OF MOST WLY COR
PLAT BLOCK:
PLAT LOT: 9

CUT/FILL

CUT = 0 C.Y.

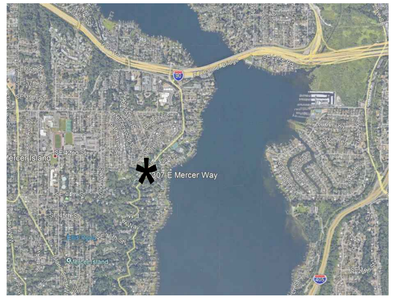
FILL = 0 C.Y.

2015 WSEC CREDITS

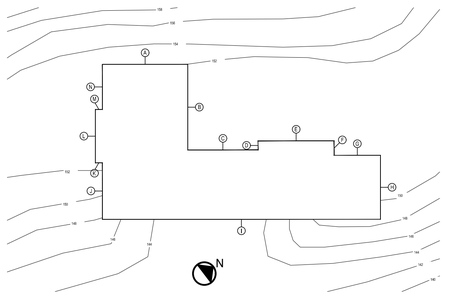
THIS PROJECT IS ADDING LESS THAN 500 SF OF CONDITIONED FLOOR AREA SO A CREDIT OF .5 IS REQUIRED.

CREDITS	OPTION	DESCRIPTION
.5	5A	EFFICIENT WATER HEATING
TOTAL CREDITS .5		

VICINITY MAP



ABE KEY PLAN NO SCALE



LOT COVERAGE (IMPERVIOUS AREA)

	GROSS LOT S.F.	MAIN STRUCT. & ROOF S.F.	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING IMPERVIOUS AREA	11,183 SF	2440 SF	2240 SF	4680 SF	41.8 %
PROPOSED IMPERVIOUS AREA		2725.8 SF	1102.5 SF	3828.3 SF	34.2 %
NET GAIN/LOSS IMPERVIOUS AREA		+285.8 SF	-1137.5 SF	-851.7 SF	-7.6 %
% ALLOWED IMPERVIOUS AREA				3914.05 SF ALLOWABLE	35 %

SITE STEPS	DECK	PATIO	FRONT WALK	TOTAL HARDSCAPE	% HARDSCAPE
77.4 SF	595.4 SF	483 SF	0 SF	1155.8 SF	10.3 %
75 SF	595.4 SF	0 SF	141 SF	811.4 SF	7.3 %
-2.4 SF	+0 SF	-483 SF	+141 SF	-344.4 SF	-3 %
				1571.2 SF ALLOWABLE	9 %

HIGHEST EL: 168.0'
LOWEST EL: 140.0'
ELEVATION DIFFERENCE= 28.0'

28.0' DIVIDED BY 146.35' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .19

LOT SLOPE IS 19%, WHICH IS GREATER THAN 15% SO LOT COVERAGE ALLOWED IS 35%.

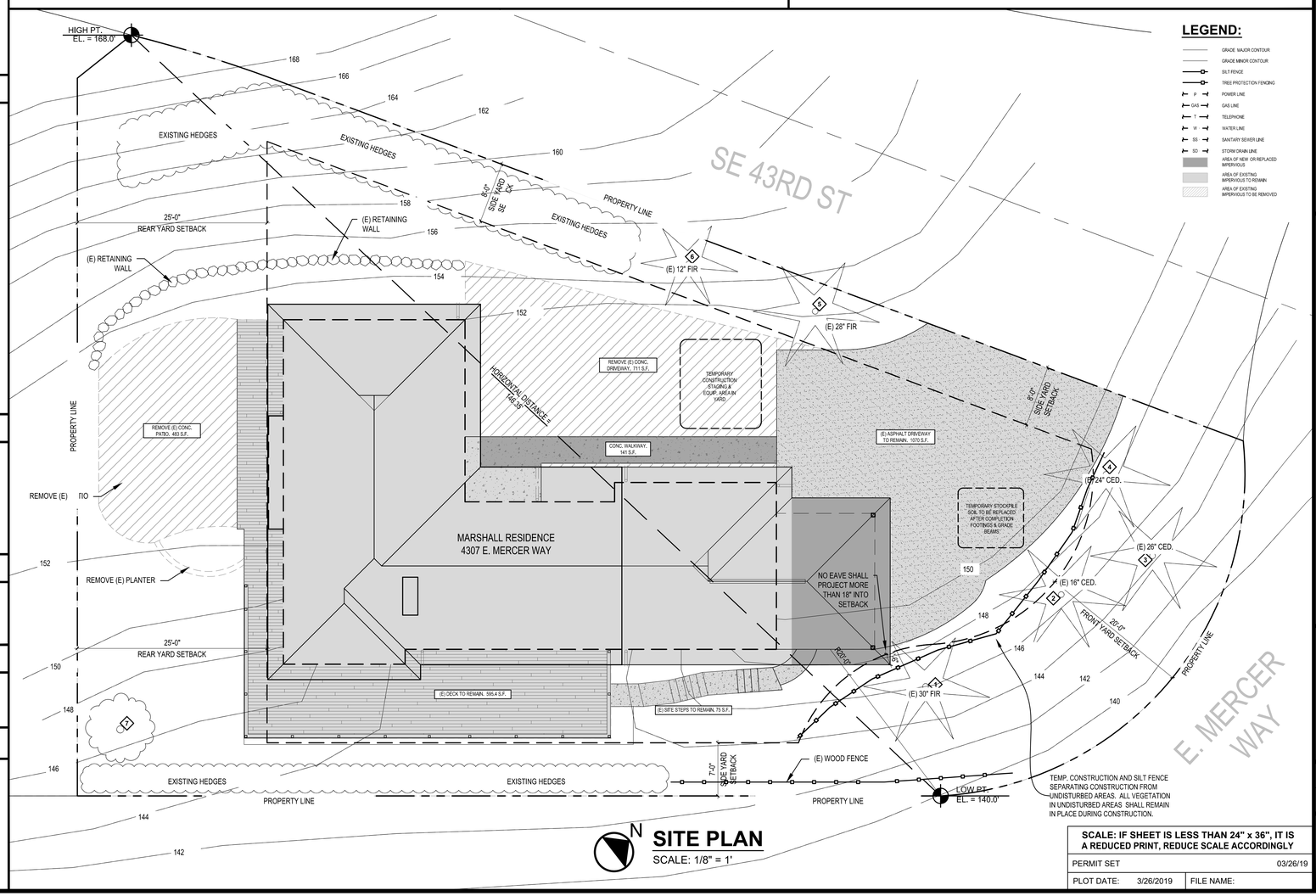
ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

AVERAGE BUILDING ELEVATION

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	24	152.0	3648
B	24	152.0	3648
C	19.71	152.0	2995.92
D	2.54	152.0	386.08
E	21.31	152.0	3239.12
F	4.06	152.0	617.12
G	13	152.0	1976
H	17.92	151.0	2705.92
I	77.94	142.0	11067.48
J	15.83	151.0	2390.33
K	2	152.5	305
L	14.94	152.0	2270.88
M	2	152.0	304
N	12.67	152.0	1925.84
	251.92	**2116.5**	**37479.69**
37479.69	**148.78**	Average Building Elevation	
251.92			

BUILDING AREA

	LOWER FLOOR	MAIN FLOOR	HEATED SUB-TOTAL	ATTACHED GARAGE/CARPORT	GRAND TOTAL	UNHEATED DECKS
EXISTING HOUSE:	789.5 SF	1454.3 SF	2243.8 SF	468.4 SF	2712.2 SF	595.4 SF
PROPOSED CHANGES:	-/+ 0 SF	+ 497.7 SF	+ 497.7 SF	-235.9 SF	+ 261.8 SF	+0 SF
PROPOSED HOUSE:	789.5 SF	1952 SF	2741.5 SF	232.5 SF	2974 SF	595.4 SF



LEGEND:
GRADE MAJOR CONTOUR
GRADE MINOR CONTOUR
SILT FENCE
TREE PROTECTION FENCING
P POWER LINE
GAS GAS LINE
T TELEPHONE
W WATER LINE
SS SANITARY SEWER LINE
SD STORM DRAIN LINE
AREA OF NEW OR REPLACED IMPERVIOUS
AREA OF EXISTING IMPERVIOUS TO REMAIN
AREA OF EXISTING IMPERVIOUS TO BE REMOVED

N

SITE PLAN
SCALE: 1/8" = 1'

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

PERMIT SET	03/26/19
PLOT DATE: 3/26/2019	FILE NAME:

STURMAN ARCHITECTS
TEL (425) 451-7003
9 103rd Avenue NE
Suite 203
Bellevue, WA 98004

5562 REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

MARSHALL RESIDENCE
PERMIT SET
4307 EAST MERCER WAY
MERCER ISLAND, WA 98040

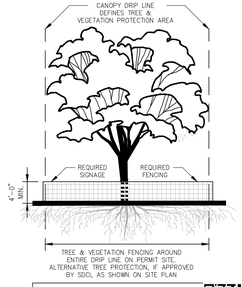
GENERAL NOTES
SITE PLAN

REVISIONS:

DRAWN BY: KE
CHECKED BY: BJS

SHEET
A1.0
OF

TREE & VEGETATION PROTECTION



TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE,/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
7. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

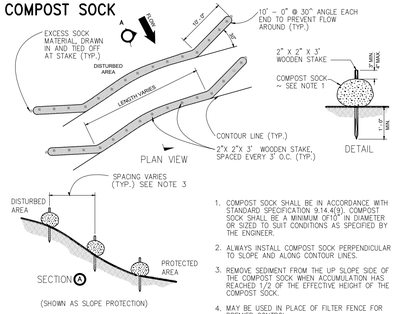
VEGETATION PROTECTION

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
4. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

LINK TO MORE TREE PROTECTION INFORMATION:

SYMBOL: (VEG)

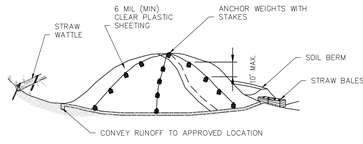
COMPOST SOCK



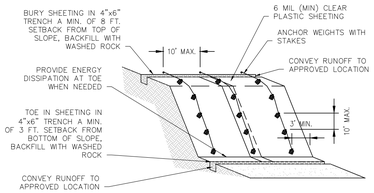
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: (CS)

STOCKPILE AND EXPOSED SLOPE COVERING



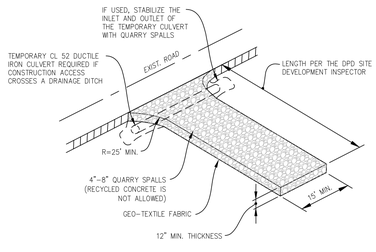
STOCKPILES



SLOPES

SYMBOL: (SP)

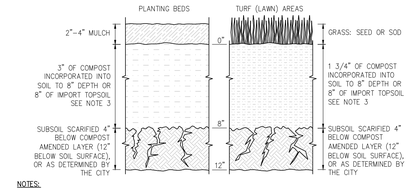
STABILIZED CONSTRUCTION ACCESS



STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

SOIL AMENDMENT

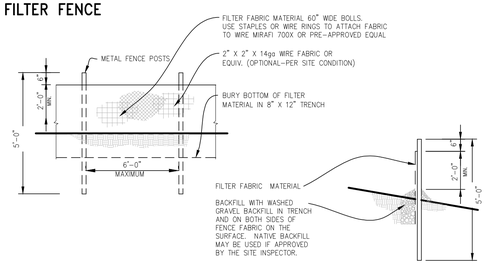


NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

EROSION AND SEDIMENTATION CONTROL NOTES

1. NOT USED
2. NOT USED
3. PERIMETER PROTECTION MAY BE USED AS THE SOLE FORM OR TREATMENT WHEN THE FLOWPATH MEETS THE CRITERIA LISTED BELOW. IF THESE ARE NOT MET, PERIMETER PROTECTION SHALL ONLY BE USED AS A BACKUP TO A SEDIMENT TRAP OR POND.

AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH LENGTH
1.5H:1V OR LESS	67% OR LESS	100 FEET
2H:1V OR LESS	50% OR LESS	115 FEET
4H:1V OR LESS	25% OR LESS	150 FEET
6H:1V OR LESS	16.7% OR LESS	200 FEET
10H:1V OR LESS	10% OR LESS	250 FEET

4. THE CONTRACTOR SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS: DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMP'S APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL VEGETATION SHALL BE MAINTAINED FOR EROSION AND SEDIMENT CONTROL.
5. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
6. EVERY EFFORT SHALL BE MADE TO CLOSE UTILITY TRENCHES BY THE END OF THE DAY AND MATERIAL EXCAVATED DURING UNDERGROUND UTILITY CONSTRUCTION SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES (WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS).
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE IN OPERATION, AND THE POTENTIAL FOR EROSION HAS PASSED.
8. AT A MINIMUM, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED MONTHLY, OR FOLLOWING EACH RUNOFF-PRODUCING STORM, TO ENSURE PROPER OPERATION OF ALL EROSION AND SEDIMENT CONTROL FACILITIES. SEDIMENT SHALL BE REMOVED FROM BMP'S WHEN IT REACHES D-FOOT DEPTH.
9. THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION MAY RESULT IN ALL WORK ON SITE BEING STOPPED.
10. THE WASHINGTON STATE CLEAN AIR ACT REQUIRES THE USE OF ALL KNOWN AVAILABLE, AND REASONABLE MEANS OF CONTROLLING AIR POLLUTION, INCLUDING DUST. DUST CAN BE CONTROLLED BY WETTING EXPOSED SOILS, WASHING TRUCK WHEELS BEFORE THEY LEAVE THE SITE, AND INSTALLING AND MAINTAINING ROCK CONSTRUCTION ENTRANCES. CONSTRUCTION VEHICLE TRACK-OUT IS A MAJOR SOURCE OF DUST AND ANY EVIDENCE OF TRACK-OUT CAN TRIGGER FINES FROM THE DEPARTMENT OF ECOLOGY OF THE PUGET SOUND AIR POLLUTION CONTROL AGENCY.
11. NOT USED
12. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BMP'S WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY.

PRIOR TO BEGINNING CLEARING OR GRADING

13. INSTALL THE SLIT FENCE AS INDICATED ON THE SITE PLAN & SHEET C1.0

14. PLACE A THICK LATER OF STRAW OR MULCH ON ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY IMPORTANT IN THE SOUTH, LOW END OF THE LOT.

15. INSTALL PRE MANUFACTURED SILT SOCKS IN THE TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN PROTECTION MUST BE CHECKED PERIODICALLY, & CLEANED AS NECESSARY, TO PREVENT THE SILT SOCKS FROM BECOMING OVERLOADED WITH SILT & DEBRIS FROM SURFACE RUNOFF.

16. CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN ON SHEET C1.0 OF THE DRAWINGS, WHEREVER TRUCKS WILL DRIVE OFF AF PAVED SURFACES TO IMPORT OR EXPORT DEBRIS & SOIL.

DURING GRADING AND CONSTRUCTION

17. COVER ANY SOIL STOCKPILES WITH PLASTIC SHEETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY.

18. ALLOW NO RUNOFF FROM THE EXCAVATION FOR THE SOUTHERN ADDITION TO FLOW ACROSS THE GROUND SURFACE TOWARD THE SOUTH. THIS MAY REQUIRE CREATING A SOIL BERM ALONG THE SOUTHERN EDGE OF THE EXCAVATION. IF SILTY RUNOFF COLLECTS IN THE EXCAVATION, IT MAY NEED TO BE PUMPED TO A TEMPORARY HOLDING TANK FOR DISPOSAL OFF SITE.

19. FOLLOWING CONSTRUCTION OF THE FOUNDATION WALLS, PROCEED IMMEDIATELY WITH INSTALLATION OF DRAINAGE & WATER PROOFING, THEN COMPLETION OF BACKFILLING.

20. SPREAD STRAW OR MULCH AGAIN ON ALL BARE SOIL OUTSIDE OF THE BACKFILLED FOUNDATIONS, UNLESS PERMANENT LANDSCAPING & VEGETATION WILL BE IMMEDIATELY ESTABLISHED.

CONSTRUCTION STORMWATER CONTROL (CSC) NOTES

1. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
2. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
3. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
4. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES.
5. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
6. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
7. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION SEQUENCE

1. SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE ALL CRITICAL AREAS AND CLEARING LIMITS.
3. POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE E.S.C. SUPERVISOR.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.
7. GRADE AND STABILIZE CONSTRUCTION ROADS.
8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. INSTALL UTILITIES.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE ACCEPTED STANDARD BMP's.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. SEED OR SOD ANY AREAS OF THE PROJECT, STABILIZE ALL DISTURBED AREA AND REMOVE BMP's IFF APPROPRIATE
15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP's IF APPROPRIATE.

COVER MEASURES

TEMPORARY EROSION CONTROL SEED MIX:			
	% WEIGHT	% PURITY	% GERMINATION
ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR LOLIUM PERENNE)	40	98	90
REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)	10	92	85

COVER METHODS INCLUDE THE USE OF MULCH, EROSION CONTROL NETS AND BLANKETS, PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMARILY INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAYS TO A FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS.

PERMANENT SEED MIX:				
	% WEIGHT	% PURITY	% GERMINATION	REMARKS
PERENNIAL RYE BLEND (LOLIUM PERENNE)	70	98	90	THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING EXPOSURE, SOIL TYPE, SLOPE, AND EXPECTED FOOT TRAFFIC.
CHEWINGS AND RED FESCUE BLEND (FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA)	30	98	90	

MULCH STANDARDS AND GUIDELINES:			
MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES	REMARKS
STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	2"-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE	COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY REQUIRES GREATER THICKNESS THAN BLOWN STRAW. STRAW SHOULD BE CRIMPED TO AVOID WIND BLOW. THE THICKNESS OF STRAW MAY BE REDUCED BY HALF WHEN USED IN CONJUNCTION WITH SEEDING.
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	2" MINIMUM THICKNESS	THIS IS A COST-EFFECTIVE WAY TO DISPOSE OF DEFRIS FROM CLEARING AND GRUBBING, AND IT ELIMINATES THE PROBLEMS ASSOCIATED WITH BURNING. GENERALLY, IT SHOULD NOT BE USED ON SLOPES ABOVE APPROXIMATELY 10% BECAUSE OF ITS TENDENCY TO BE TRANSPORTED BY RUNOFF. IT IS NOT RECOMMENDED WITHIN 200 FEET OF SURFACE WATERS. IF SEEDING IS EXPECTED SHORTLY AFTER MULCH, THE DECOMPOSITION OF THE CHIPPED VEGETATION MAY TIE UP NUTRIENTS IMPORTANT TO GRASS ESTABLISHMENT.

INTERCEPTOR DIKE AND SWALE NOTES AND FIGURES

INTERCEPTOR DIKES AND SWALES ARE REQUIRED IN THE FOLLOWING SITUATIONS:

1. AT THE TOP OF ALL SLOPES IN EXCESS OF 3H:1V AND WITH MORE THAN 20 FEET OF VERTICAL RELIEF.

2. AT INTERVALS ON ANY SLOPE THAT EXCEEDS THE DIMENSIONS SPECIFIED IN THIS SECTION FOR THE HORIZONTAL SPACING OF DIKES AND SWALES.

3. INTERCEPTOR DIKES AND SWALES SHALL BE SPACED HORIZONTALLY AS FOLLOWS:

AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH
20H:1V OR LESS	3-5%	300 FEET
(10 TO 20)H:1V	5-10%	200 FEET
(4 TO 10)H:1V	10-25%	100 FEET
(2 TO 4)H:1V	25-50%	50 FEET

4. FOR SLOPES STEEPER THAN 2H:1V WITH MORE THAN 10 FEET OF VERTICAL RELIEF, BENCHES MAY BE CONSTRUCTED OR CLOSER SPACED INTERCEPTOR DIKES OR SWALES CAN BE USED. WHICHEVER MEASURE IS CHOSEN, THE SPACING AND CAPACITY OF THE MEASURES MUST BE DESIGNED BY THE ENGINEER AND THE DESIGN MUST INCLUDE PROVISIONS FOR EFFECTIVELY INTERCEPTING THE HIGH VELOCITY RUNOFF ASSOCIATED WITH STEEP SLOPES.

5. IF THE DIKES OR SWALES INTERCEPTS RUNOFF FROM THE DISTURBED AREAS, IT SHALL DISCHARGE TO A STABLE CONVEYANCE SYSTEM THAT ROUTES THE RUNOFF TO AN ACCEPTABLE BMP. IF THE DIKE OR SWALE INTERCEPTS RUNOFF THAT ORIGINATES FROM UNDISTURBED AREAS, IT SHALL DISCHARGE TO A STABLE CONVEYANCE SYSTEM THAT ROUTES THE RUNOFF DOWNSLOPE OF ANY DISTURBED AREAS AND RELEASE THE WATER AT A STABILIZED OUTLET.

6. CONSTRUCTION TRAFFIC OVER TEMPORARY DIKES AND SWALES SHALL BE MINIMIZED.

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

PERMIT SET 03/26/19

PLOT DATE: 3/26/2019 FILE NAME:

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9 103rd Avenue NE
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Bellevue, WA 98004

5562 REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

MARSHALL RESIDENCE
PERMIT SET
4307 EAST MERCER WAY
MERCER ISLAND, WA 98040

EROSION & CONSTRUCTION STORMWATER CONTROL NOTES AND DETAILS

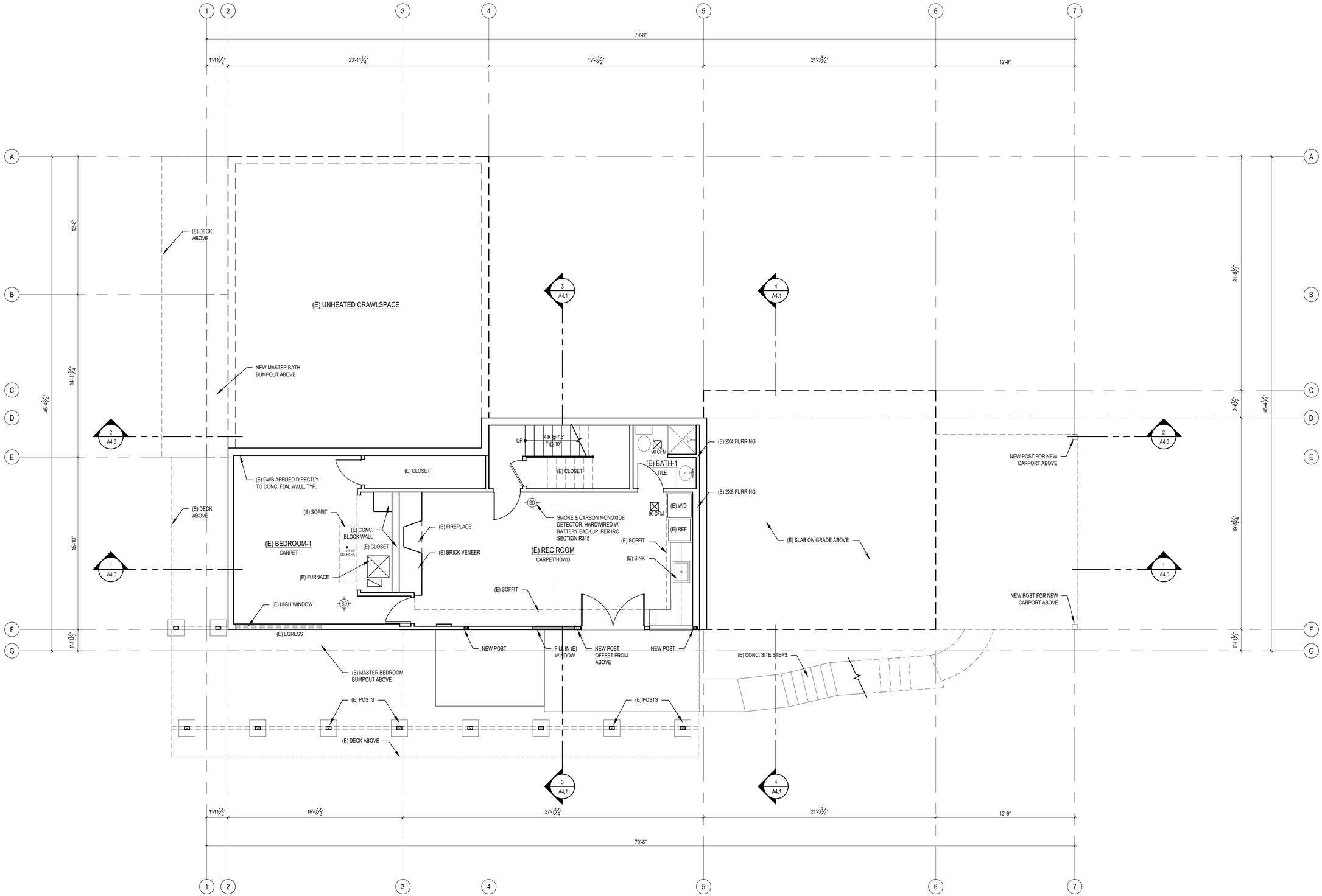
REVISIONS:

DRAWN BY: KE

CHECKED BY: BJS

SHEET **C1.0**

OF



LOWER FLOOR PLAN

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

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BRADLEY J. STURMAN
STATE OF WASHINGTON

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PERMIT SET

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LOWER FLOOR PLAN

REVISIONS:

DRAWN BY: KE

CHECKED BY: BJS

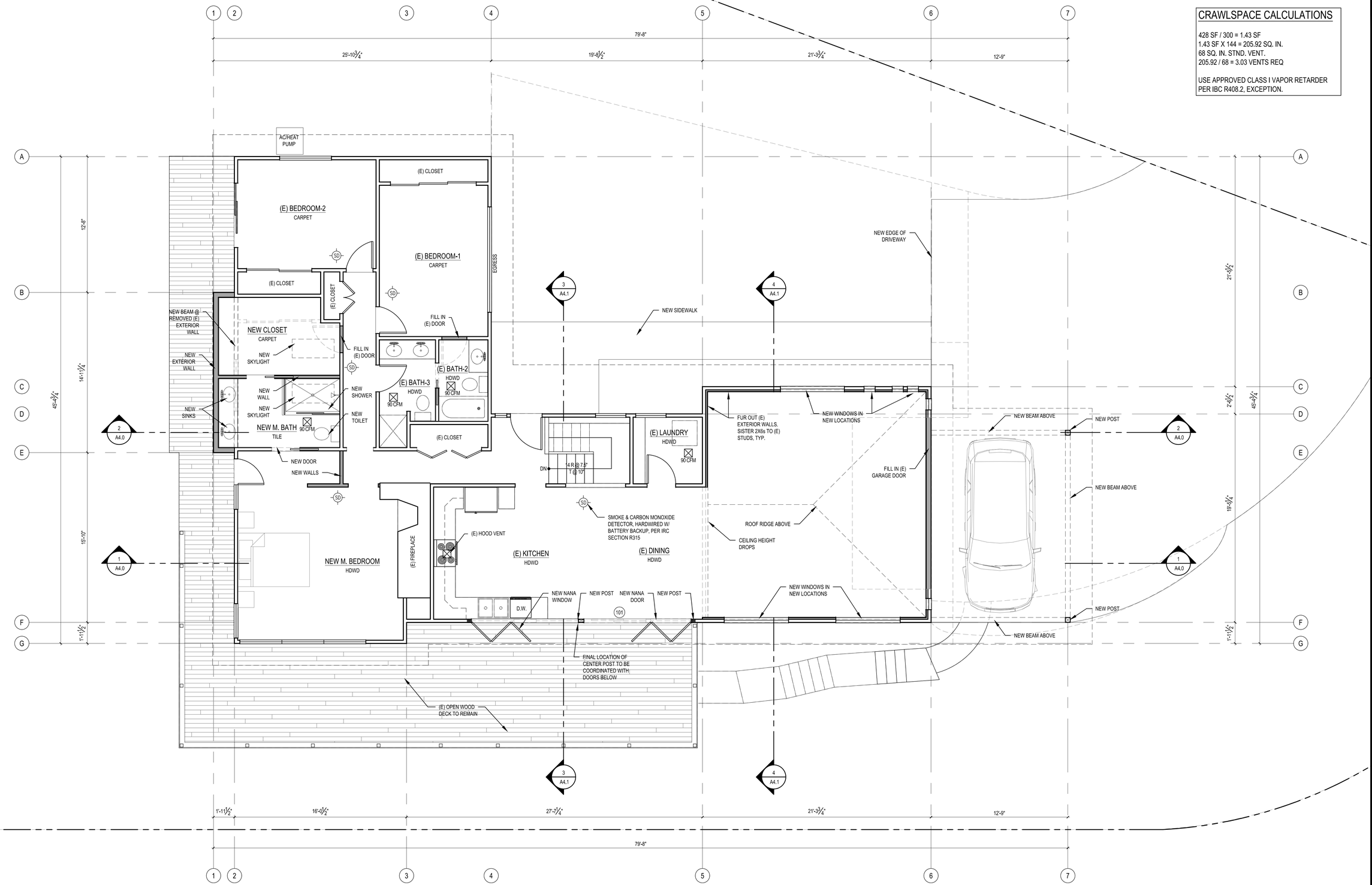
SHEET A2.0

OF

CRAWLSPACE CALCULATIONS

428 SF / 300 = 1.43 SF
1.43 SF X 144 = 205.92 SQ. IN.
68 SQ. IN. STND. VENT.
205.92 / 68 = 3.03 VENTS REQ

USE APPROVED CLASS I VAPOR RETARDER PER IBC R408.2, EXCEPTION.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'

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

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STATE OF WASHINGTON

www.sturmanarchitects.com

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PERMIT SET
4307 EAST MERCER WAY
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MAIN FLOOR PLAN

REVISIONS:

DRAWN BY: KE

CHECKED BY: BJS

SHEET A2.1

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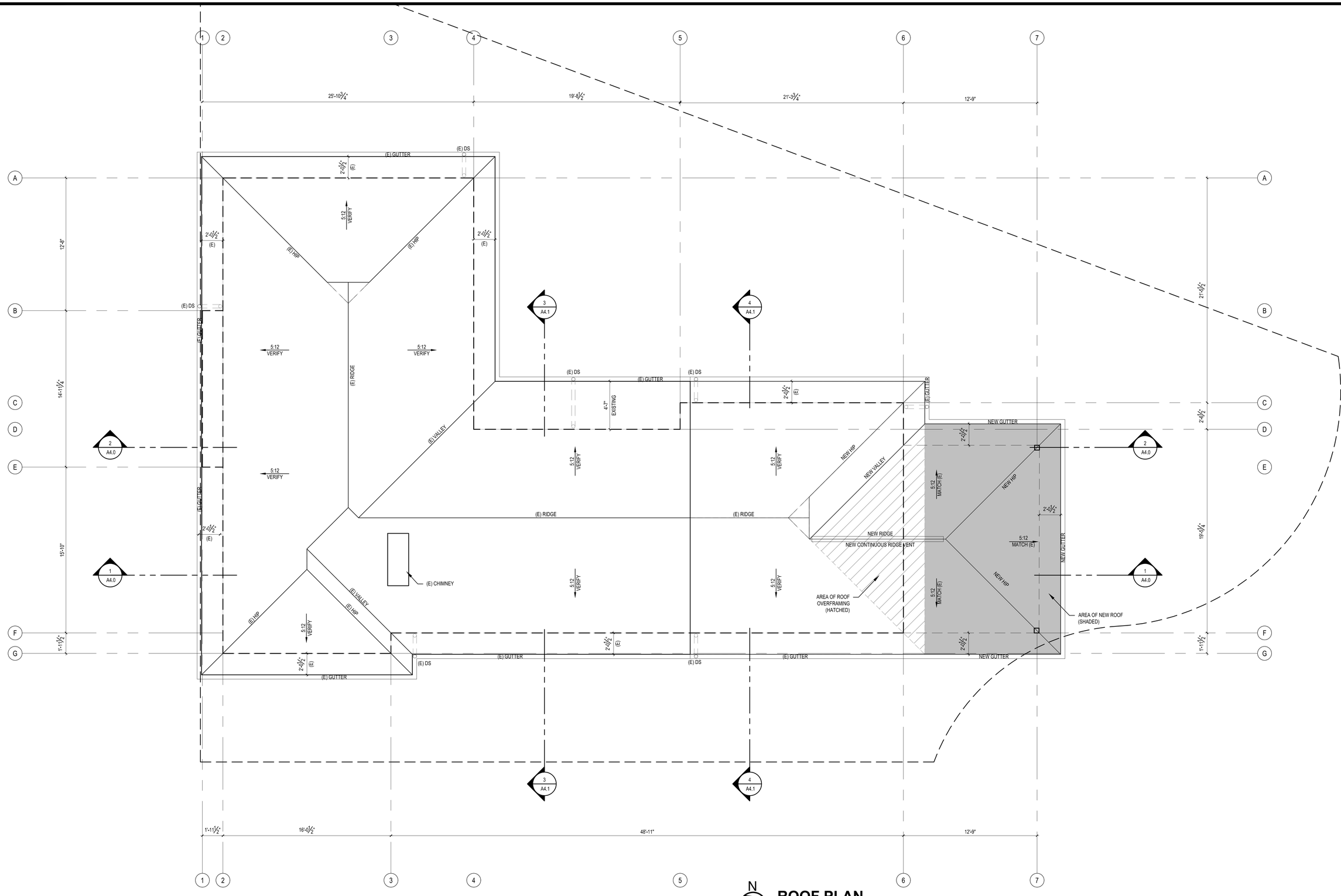

ROOF PLAN

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

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

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ROOF PLAN

REVISIONS:

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SHEET A2.2

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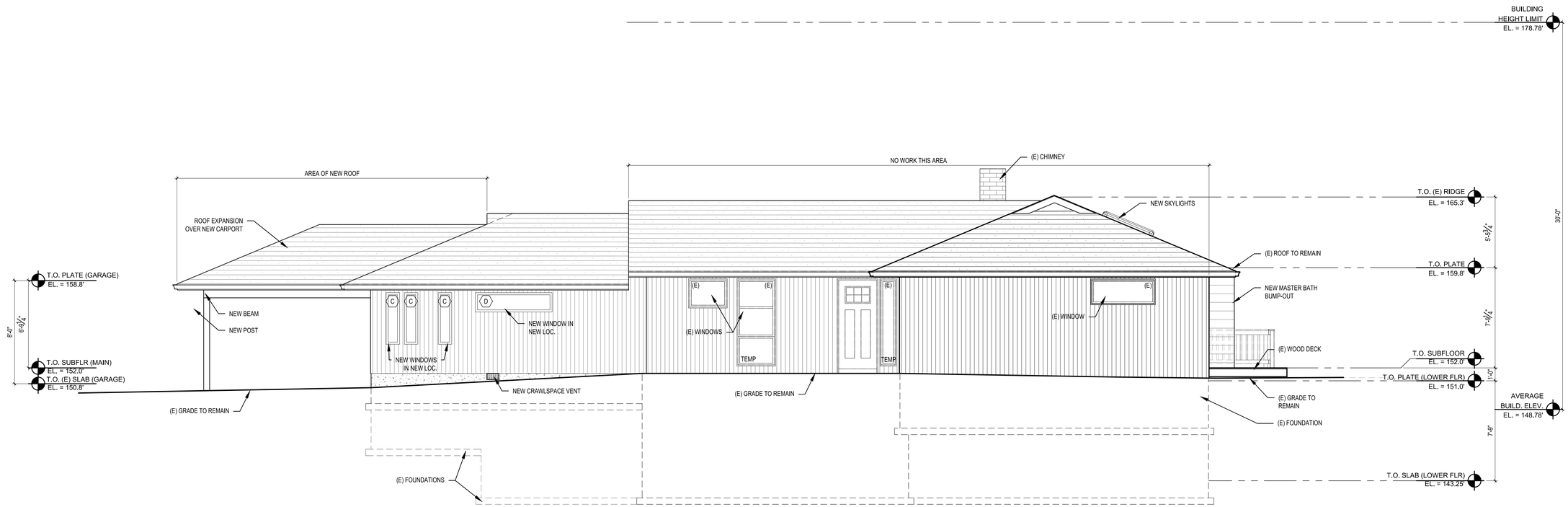
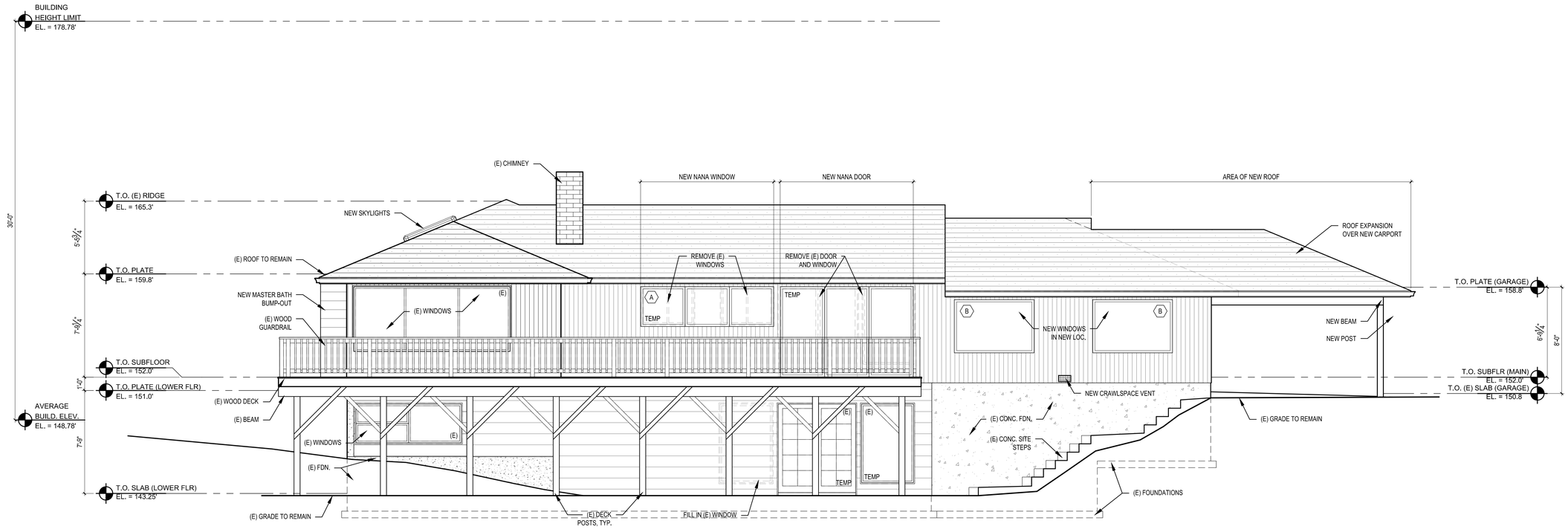


① NORTHWEST EXT. ELEVATION

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



② SOUTHEAST EXT. ELEVATION

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

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ARCHITECTS

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EXTERIOR ELEVATIONS

REVISIONS:

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SHEET
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OF

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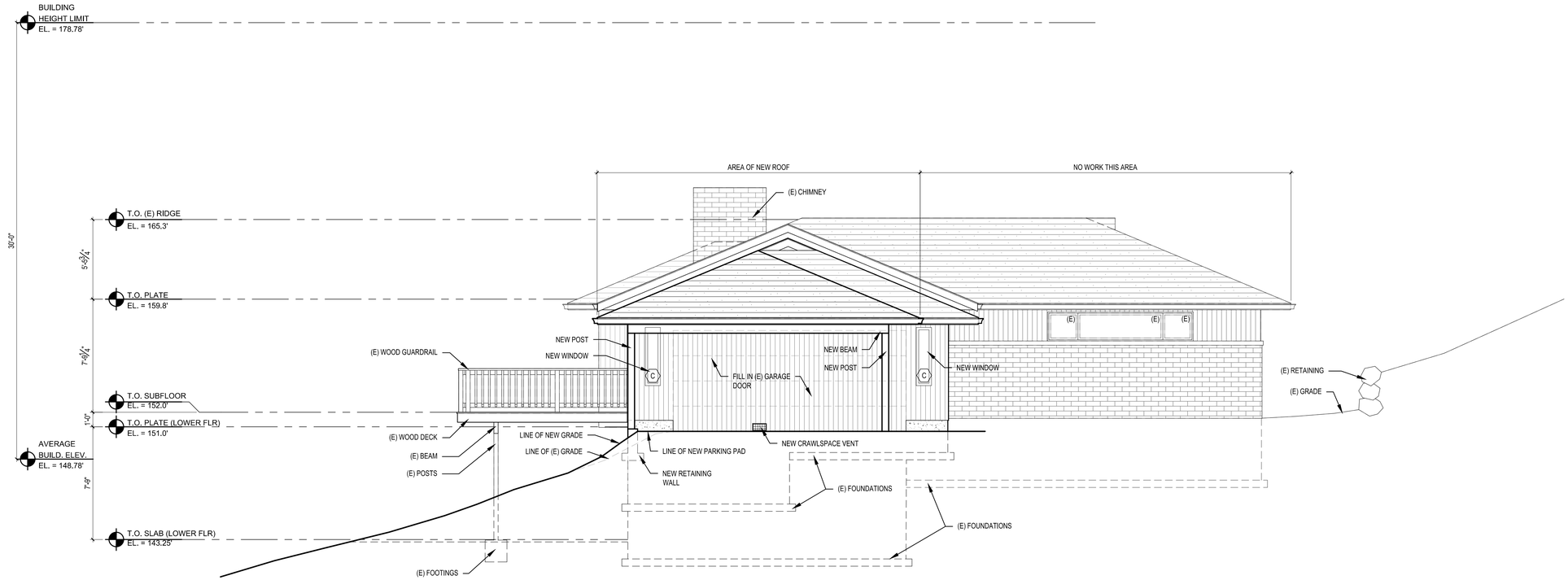
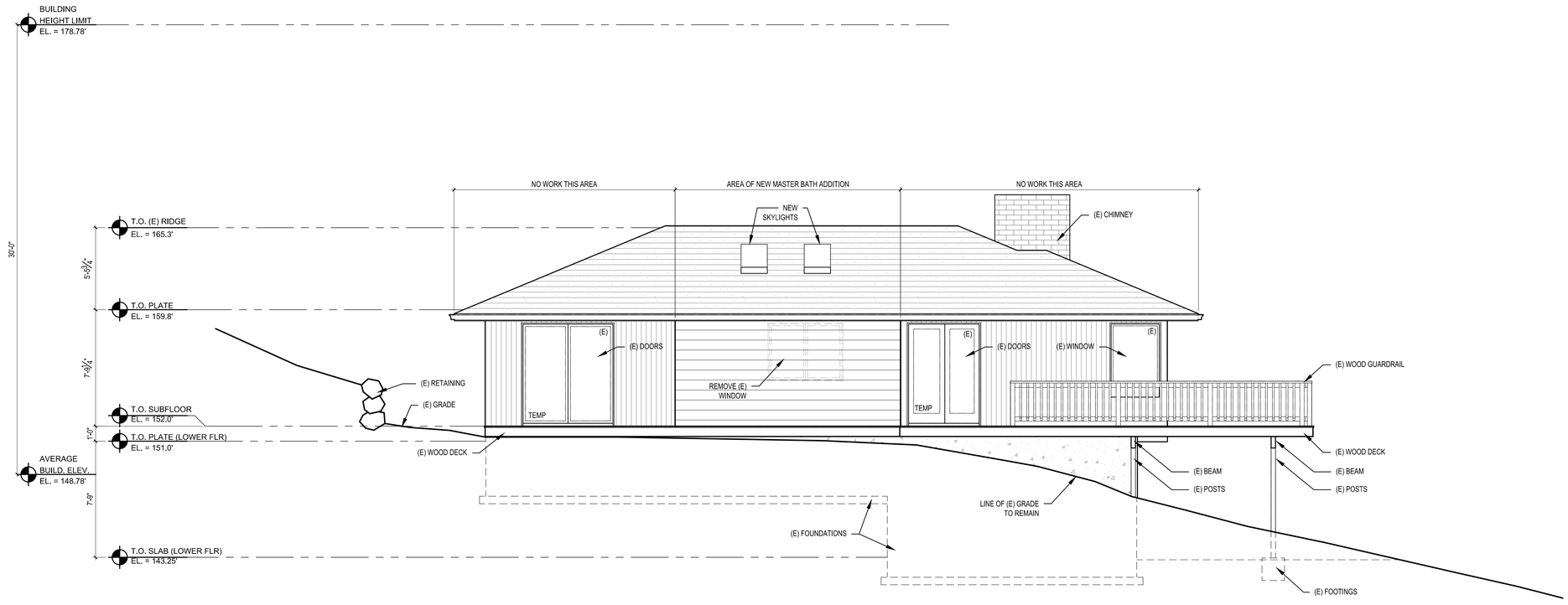


③ NORTHEAST EXT. ELEVATION

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



④ SOUTHWEST EXT. ELEVATION

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

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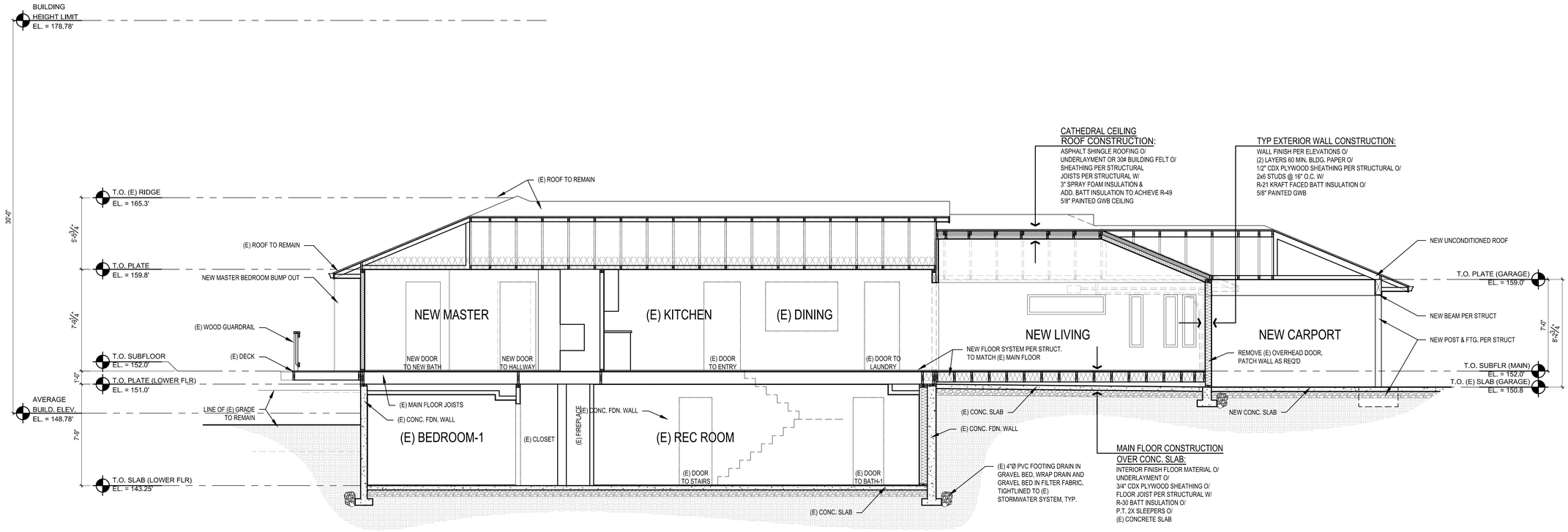
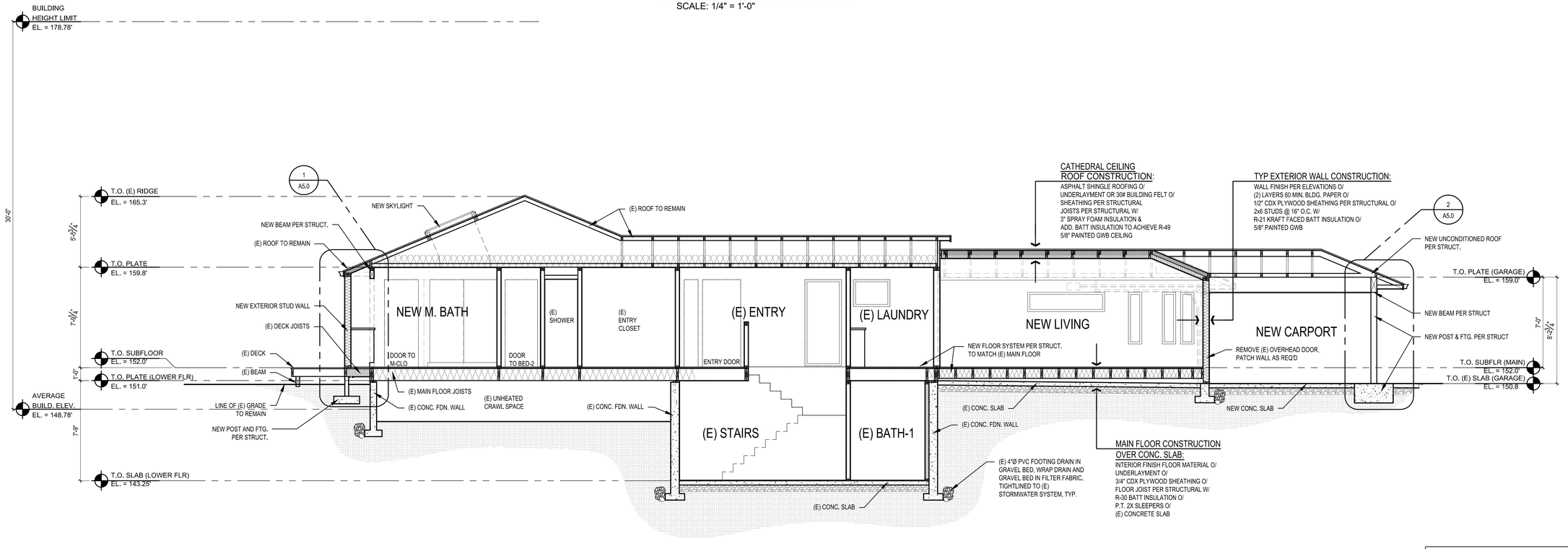


① BUILDING SECTION

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



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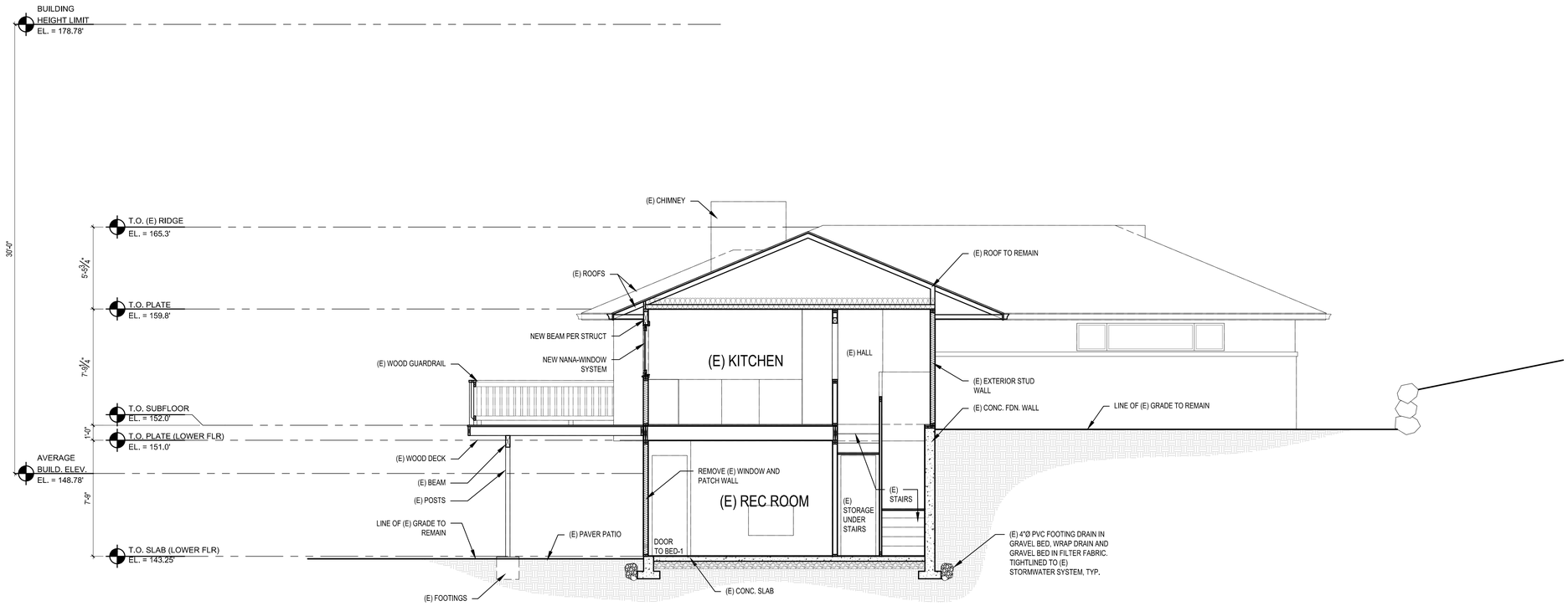
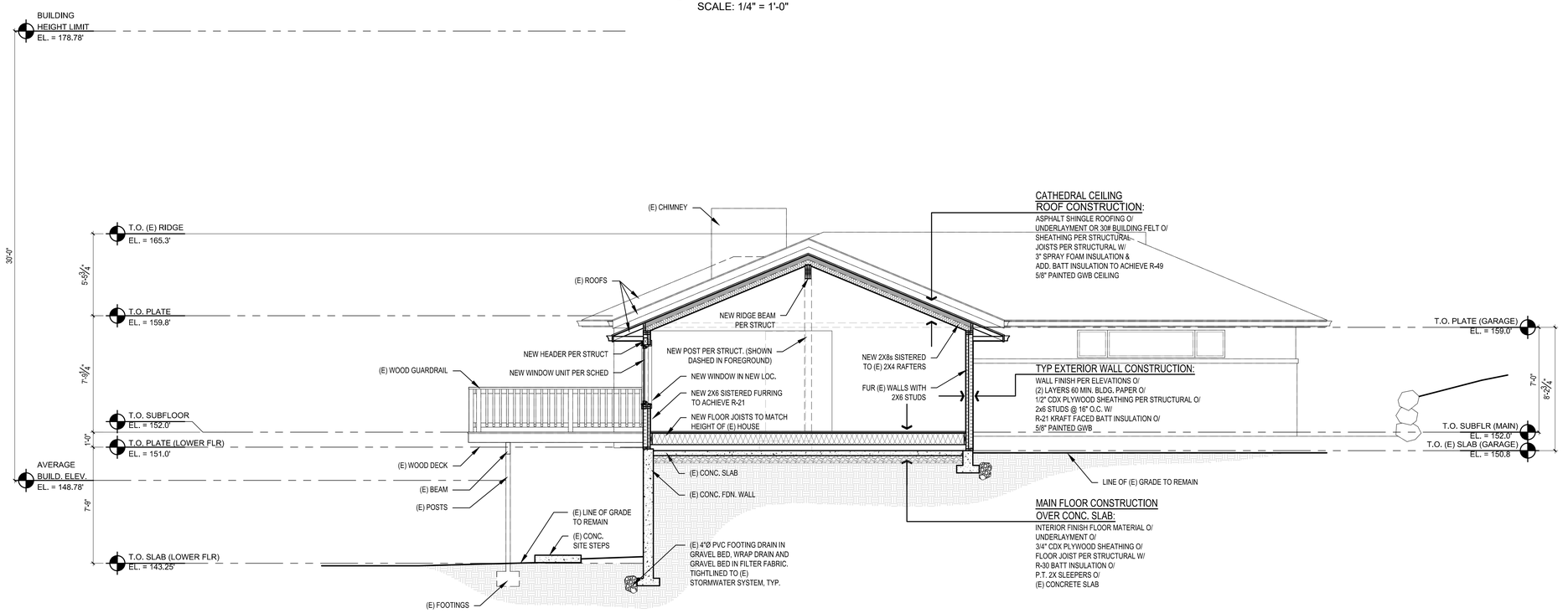


③ BUILDING SECTION

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



④ BUILDING SECTION

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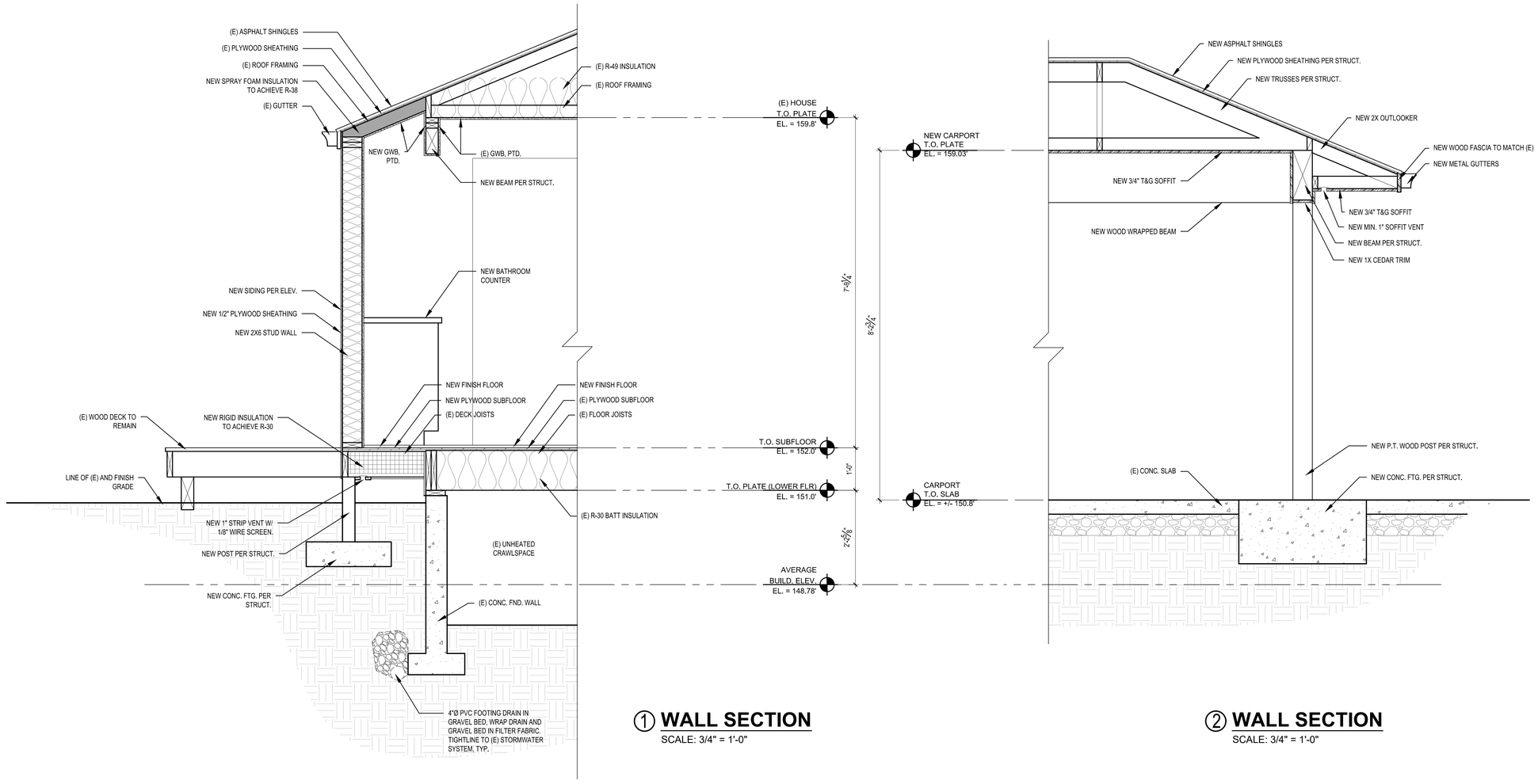

① WALL SECTION
SCALE: 3/4" = 1'-0"

② WALL SECTION
SCALE: 3/4" = 1'-0"

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Bellevue, WA 98004

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WALL SECTIONS EXTERIOR DETIALS

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CASH M. CARR
TECHNICAL SERVICES

ENGINEERING PLAN

DRAWN BY: CASH M. CARR

DATE: 2/27/2018

PAGE NUMBER: 1

0 1' 2' 3' 4' 5'
SCALE: 1/4" = 1'

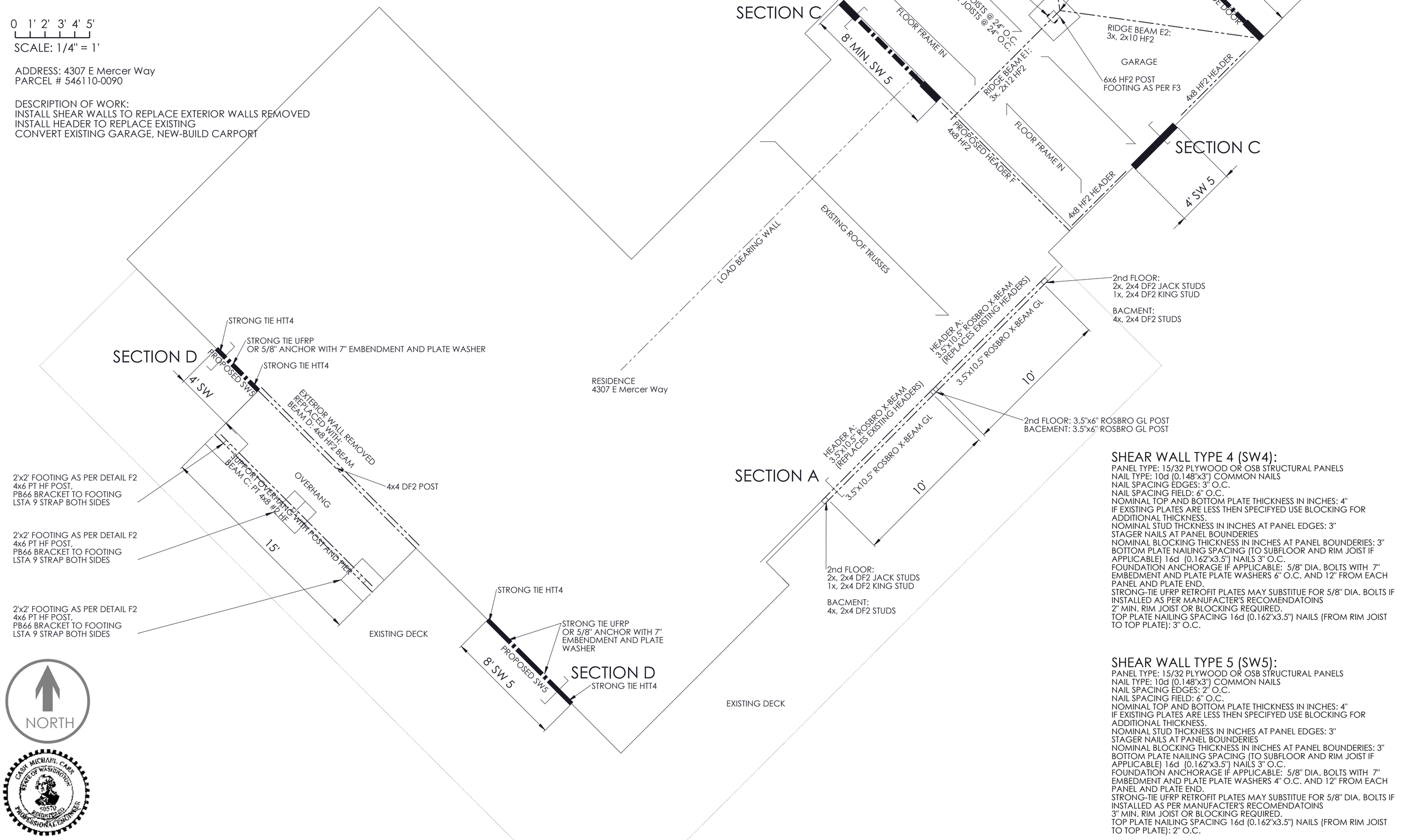
ADDRESS: 4307 E Mercer Way
PARCEL # 546110-0090

DESCRIPTION OF WORK:
INSTALL SHEAR WALLS TO REPLACE EXTERIOR WALLS REMOVED
INSTALL HEADER TO REPLACE EXISTING
CONVERT EXISTING GARAGE, NEW-BUILD CARPORT

DESIGN CRITERIA

SOIL: 1500 psf
SNOW: 25 psf
ROOF LIVE LOAD: 20 psf
FLOOR LOADS: 40 psf
DECK LOADS: 60 psf
FLOOR LIVE LOAD: 40 psf
DESIGN WIND SPEED, 3-SECOND GUST: 110 mph
WIND EXPOSURE CATAGORY: B
WIND CALCULATION METHOUD: 2015SBC, ASCE 7-10
WIND SPEED UP FACTOR (Kzt): 1.0
SEISMIC ANALYSIS PROCEDURE USED: 2012SBC, ASCE 7-10
SEISMIC DESIGN CATAGORY: D
SITE CLASS: D

NOTES:
1. CONCRETE MIN. STRENGTH 2500 PSI
2. ALL GLB SHALL HAVE A MODULUS OF ELASTICITY OF 1800psi OR GREATER
3. ALL GLB SHALL HAVE A MINIMUM Fb OF 1850 PSI.
4. ALL TIMBER SHALL BE HF2 OR BETER UNLESS OTHERWISE SPECIFIED.
5. ALL TIMBER SHALL BE PRESURE TREATED WHERE WITHIN 6" OF GROUND.
6. CODES REFEENCED: 2015 IBC, 2015 IRC.



SHEAR WALL TYPE 4 (SW4):

PANEL TYPE: 15/32 PLYWOOD OR OSB STRUCTURAL PANELS
NAIL TYPE: 10d (0.148"x3") COMMON NAILS
NAIL SPACING EDGES: 3" O.C.
NAIL SPACING FIELD: 6" O.C.
NOMINAL TOP AND BOTTOM PLATE THICKNESS IN INCHES: 4"
IF EXISTING PLATES ARE LESS THEN SPECIFYED USE BLOCKING FOR ADDITIONAL THICKNESS.
NOMINAL STUD THCKNESS IN INCHES AT PANEL EDGES: 3"
STAGER NAILS AT PANEL BOUNDERIES
NOMINAL BLOCKING THICKNESS IN INCHES AT PANEL BOUNDERIES: 3"
BOTTOM PLATE NAILING SPACING (TO SUBFLOOR AND RIM JOIST IF APPLICABLE) 16d (0.162"x3.5") NAILS 3" O.C.
FOUNDATION ANCHORAGE IF APPLICABLE: 5/8" DIA. BOLTS WITH 7" EMBEDMENT AND PLATE PLATE WASHERS 6" O.C. AND 12" FROM EACH PANEL AND PLATE END.
STRONG-TIE UFRP RETROFIT PLATES MAY SUBSTITUE FOR 5/8" DIA. BOLTS IF INSTALLED AS PER MANUFACTER'S RECOMENDATOINS
2" MIN. RIM JOIST OR BLOCKING REQUIRED.
TOP PLATE NAILING SPACING 16d (0.162"x3.5") NAILS (FROM RIM JOIST TO TOP PLATE): 3" O.C.

SHEAR WALL TYPE 5 (SW5):

PANEL TYPE: 15/32 PLYWOOD OR OSB STRUCTURAL PANELS
NAIL TYPE: 10d (0.148"x3") COMMON NAILS
NAIL SPACING EDGES: 2" O.C.
NAIL SPACING FIELD: 6" O.C.
NOMINAL TOP AND BOTTOM PLATE THICKNESS IN INCHES: 4"
IF EXISTING PLATES ARE LESS THEN SPECIFYED USE BLOCKING FOR ADDITIONAL THICKNESS.
NOMINAL STUD THCKNESS IN INCHES AT PANEL EDGES: 3"
STAGER NAILS AT PANEL BOUNDERIES
NOMINAL BLOCKING THICKNESS IN INCHES AT PANEL BOUNDERIES: 3"
BOTTOM PLATE NAILING SPACING (TO SUBFLOOR AND RIM JOIST IF APPLICABLE) 16d (0.162"x3.5") NAILS 3" O.C.
FOUNDATION ANCHORAGE IF APPLICABLE: 5/8" DIA. BOLTS WITH 7" EMBEDMENT AND PLATE PLATE WASHERS 4" O.C. AND 12" FROM EACH PANEL AND PLATE END.
STRONG-TIE UFRP RETROFIT PLATES MAY SUBSTITUE FOR 5/8" DIA. BOLTS IF INSTALLED AS PER MANUFACTER'S RECOMENDATOINS
3" MIN. RIM JOIST OR BLOCKING REQUIRED.
TOP PLATE NAILING SPACING 16d (0.162"x3.5") NAILS (FROM RIM JOIST TO TOP PLATE): 2" O.C.

CASH MICHAEL CARR
STATE OF WASHINGTON
50570
REGISTERED
PROFESSIONAL ENGINEER

CASH M. CARR
TECHNICAL SERVICES

NOTE:

CARPORT PLAN

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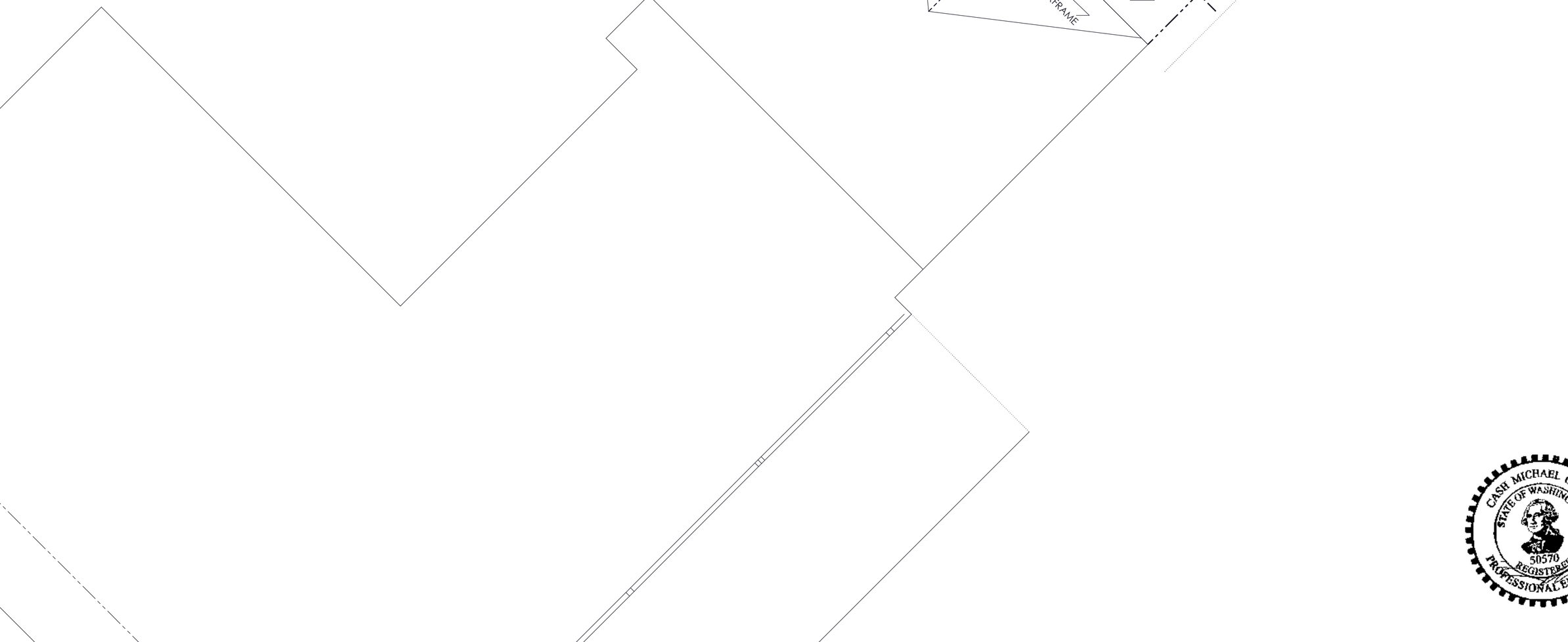
DATE: 2/27/2018

PAGE NUMBER: 2

0 1' 2' 3' 4' 5'
SCALE: 1/4" = 1'

NOTE: TRUSSES TO BE DESINGED BY MANUFATERER



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TECHNICAL SERVICES

RETROFIT SHEAR WALL DETAIL

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DATE: 2/27/2018

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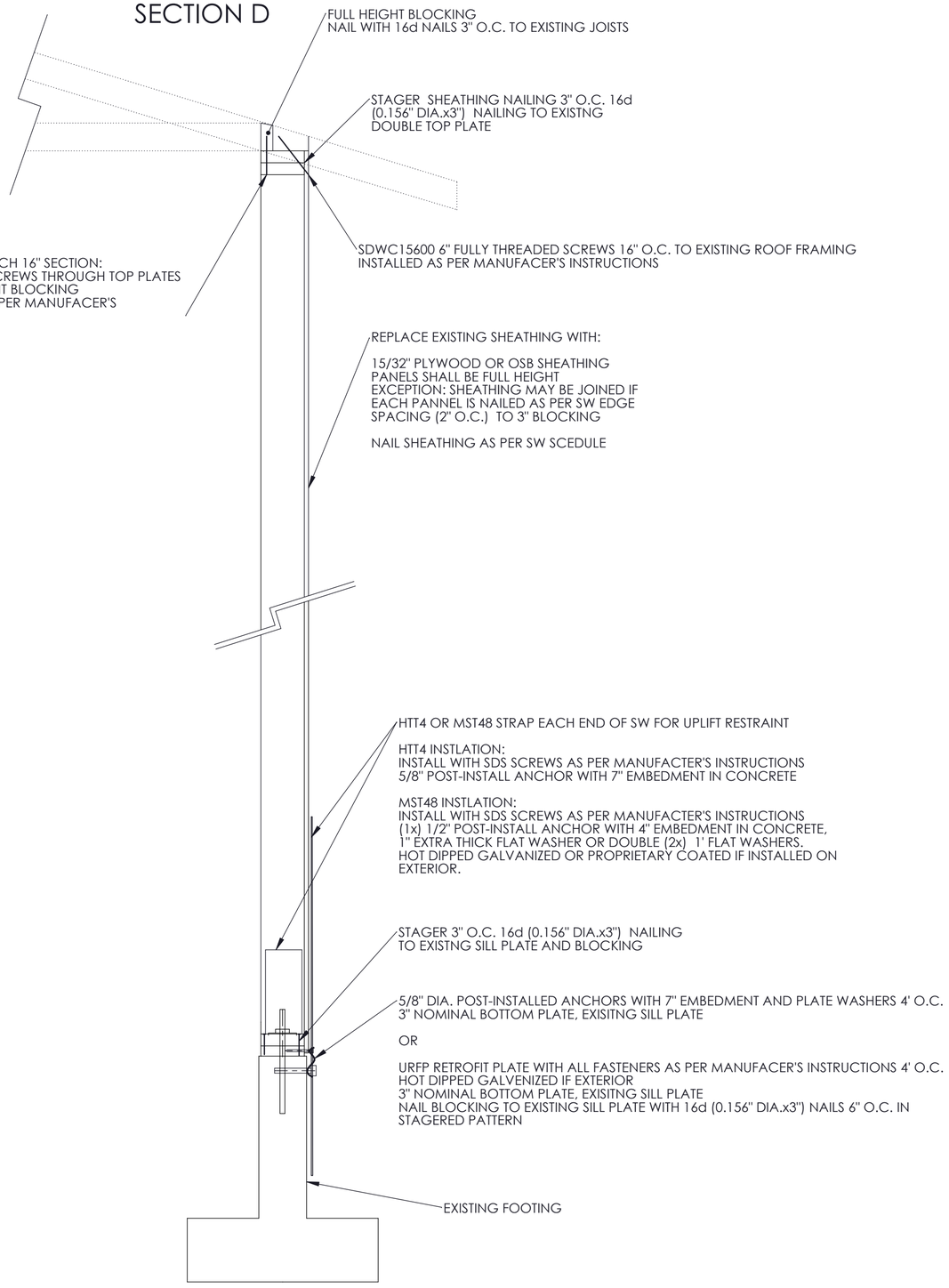
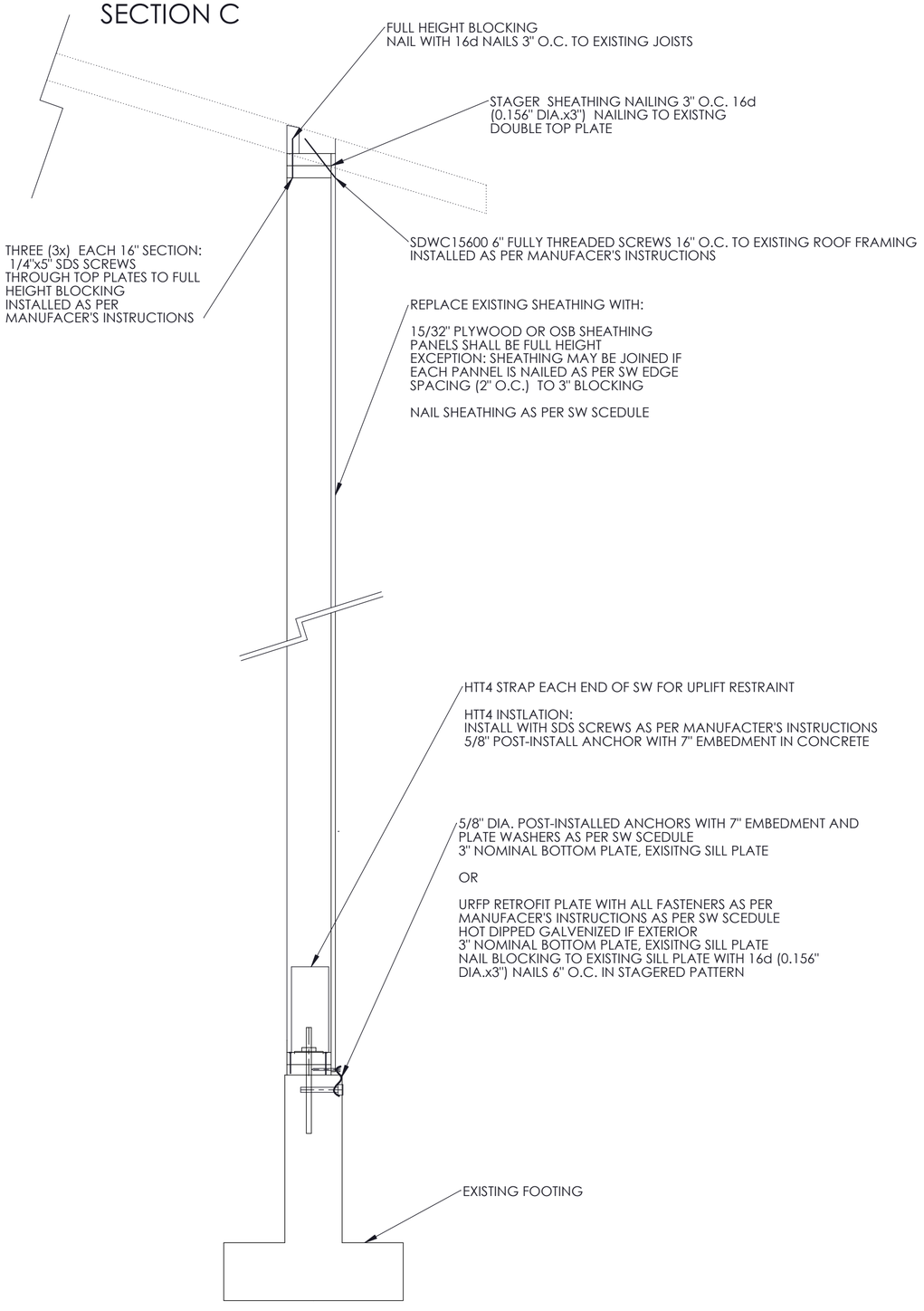
SOUTH SW RETROFIT

SECTION D



GARAGE SW RETROFIT

SECTION C



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SCALE: 1" = 1'

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TECHNICAL SERVICES

PROPOSED GARAGE DOOR FRAME IN SW DETAIL

PROPOSED FOOTING DETAILS

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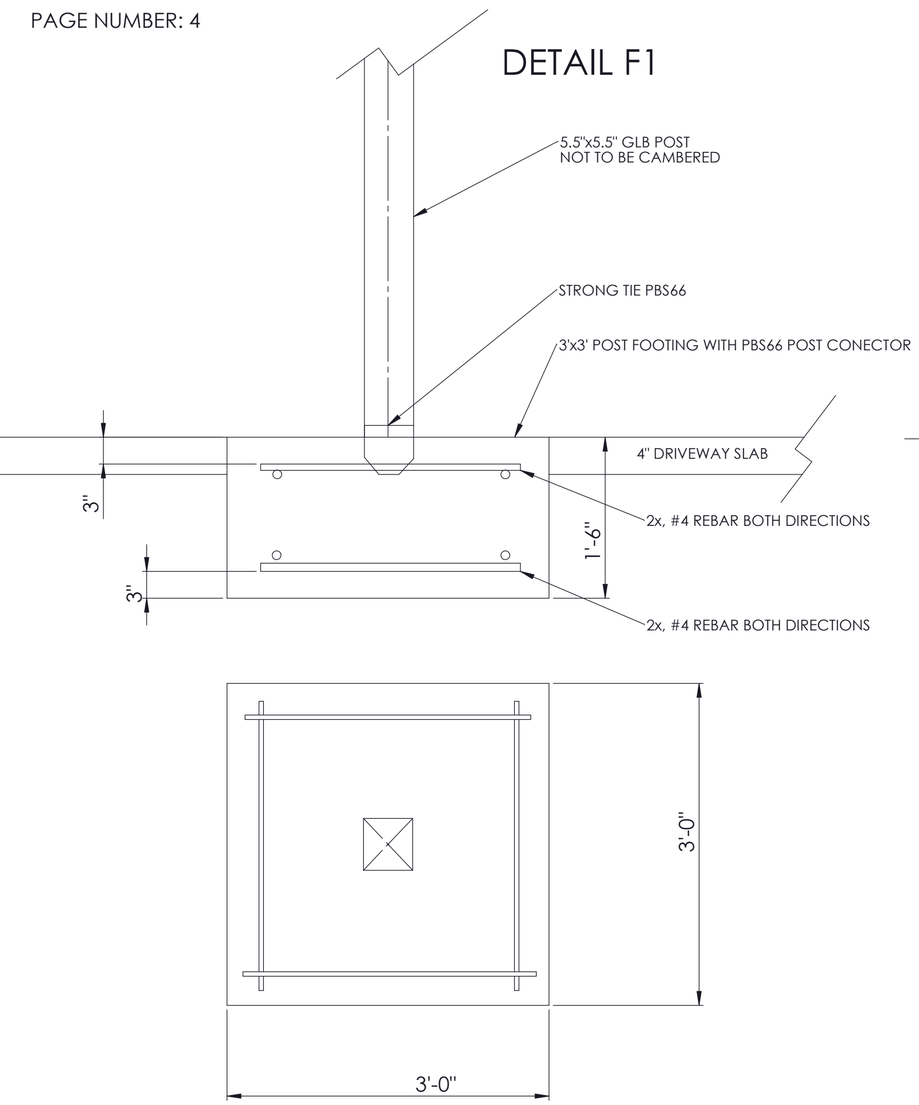
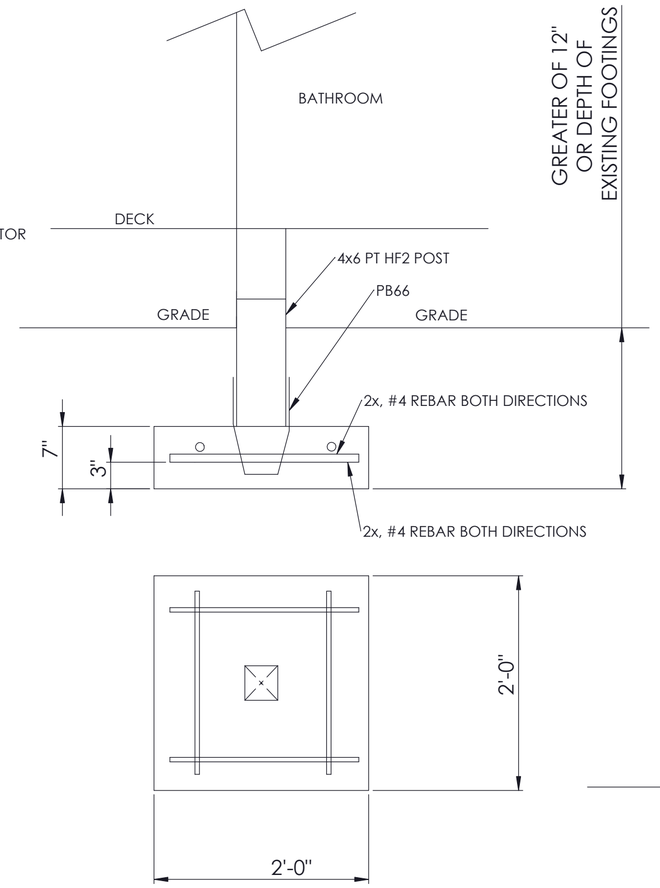
DETAIL F1

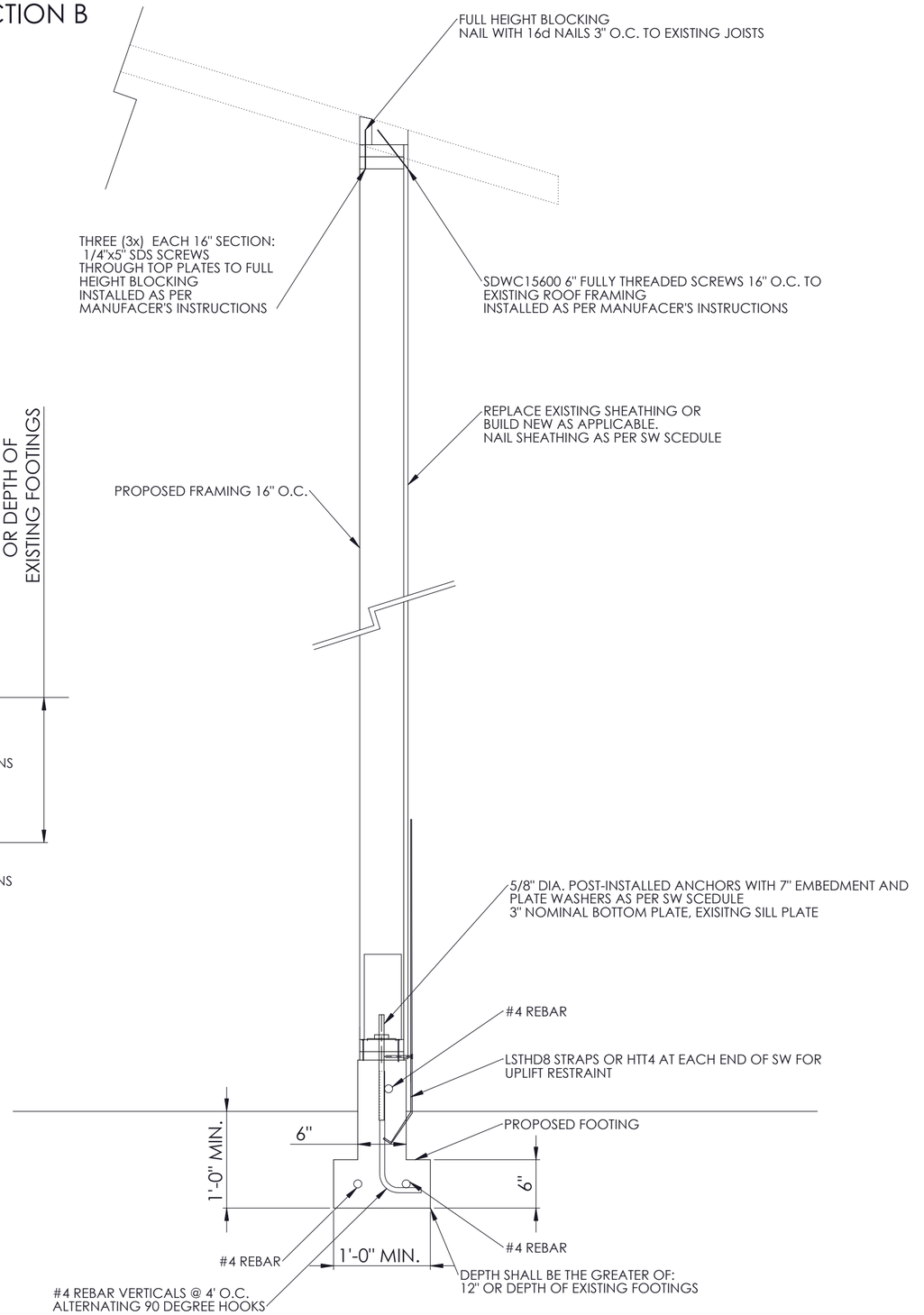


DETAIL F2



GARAGE FRAME-IN SW RETROFIT

SECTION B



SCALE: 1" = 1'

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FOOTING DETAIL F3
HIP ROOF BEAM DETAL
FLOOR FRAME -IN

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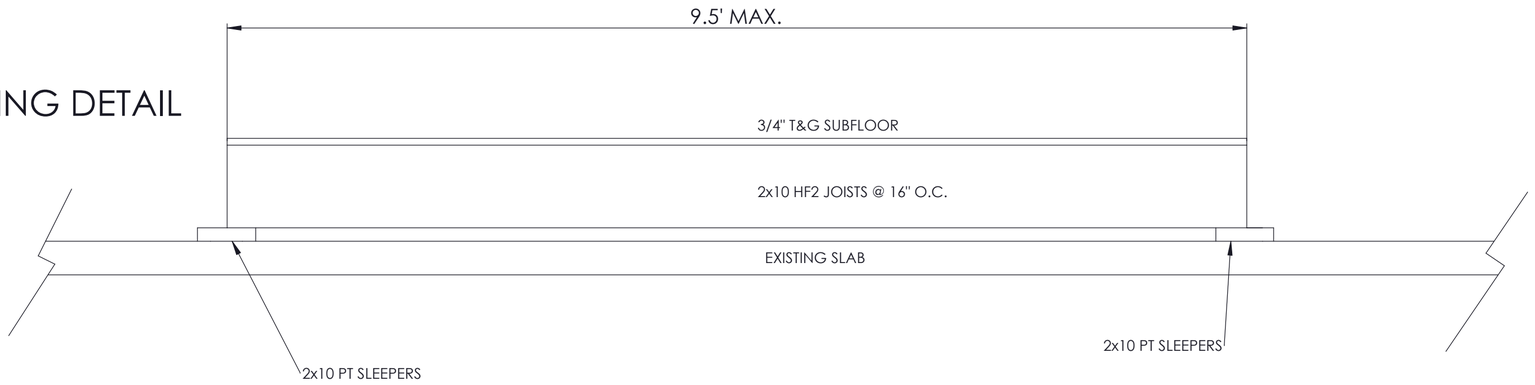
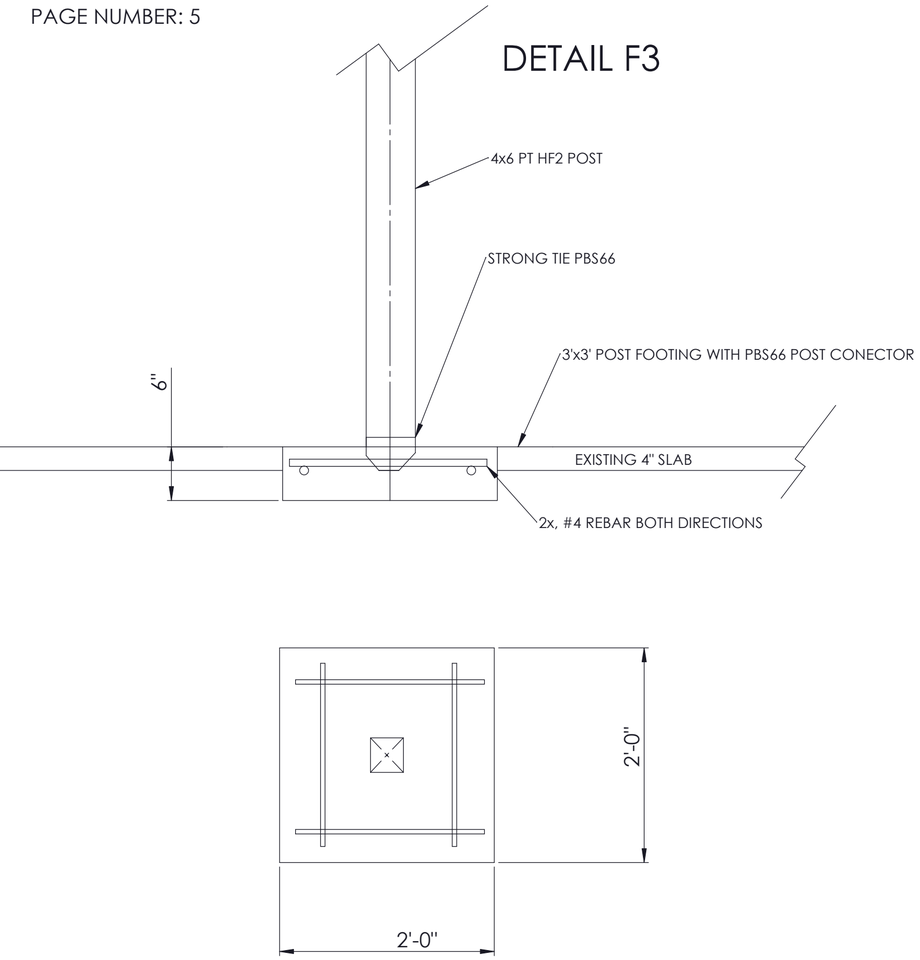
FLOOR FRAMING DETAIL



DETAIL F3



SCALE: 1" = 1'

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HEADER DETAIL

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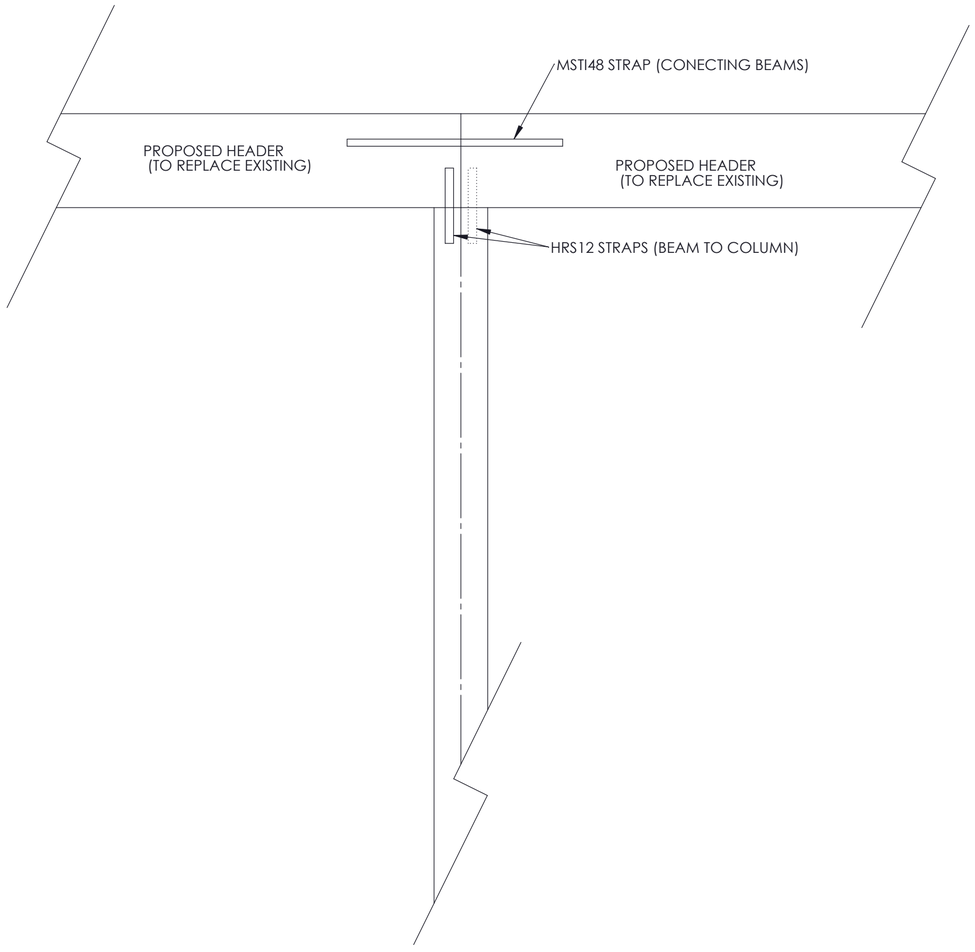
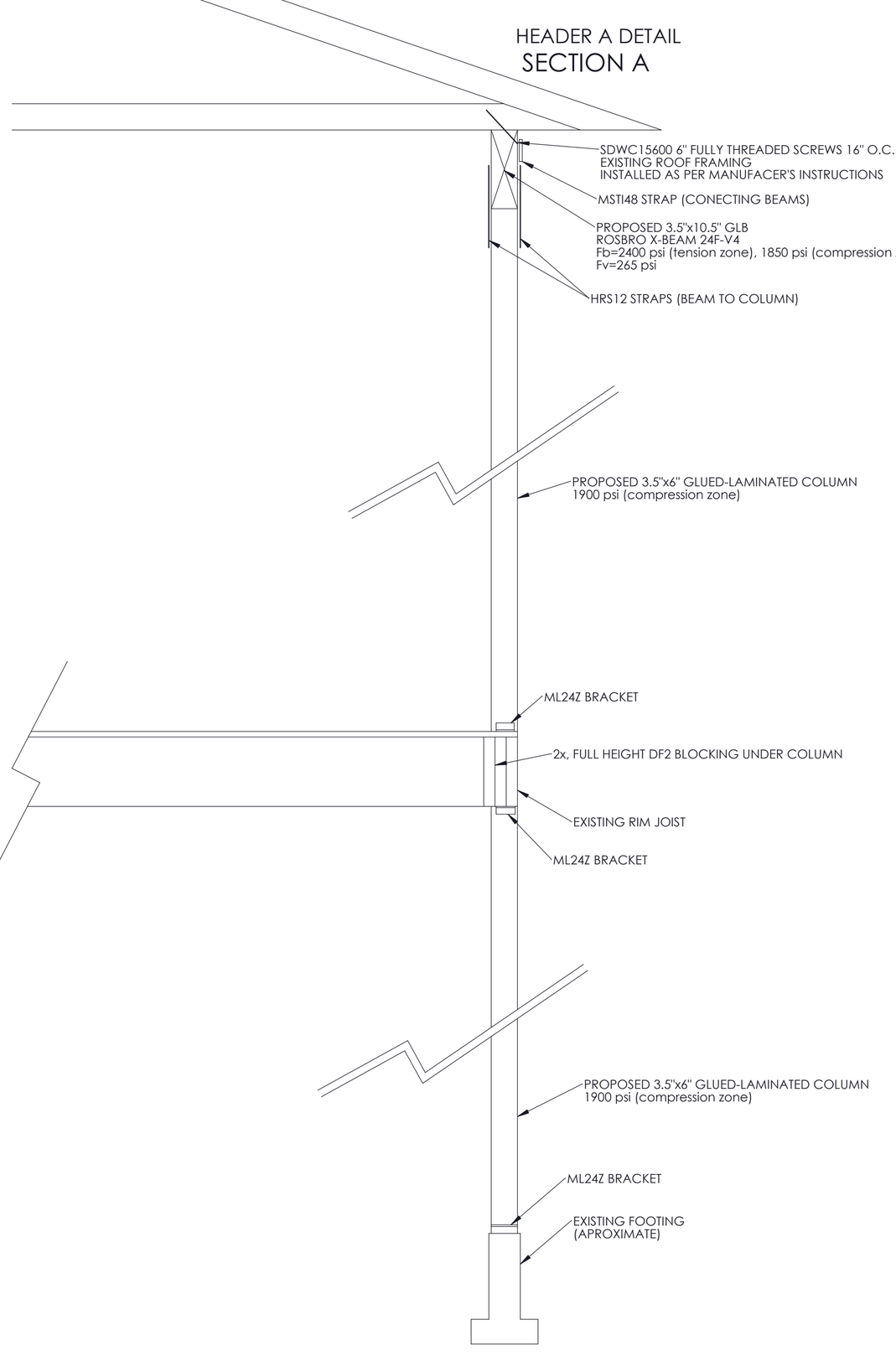
HEADER TO COLUMN CONECTION DETAIL B



HEADER A DETAIL
SECTION A



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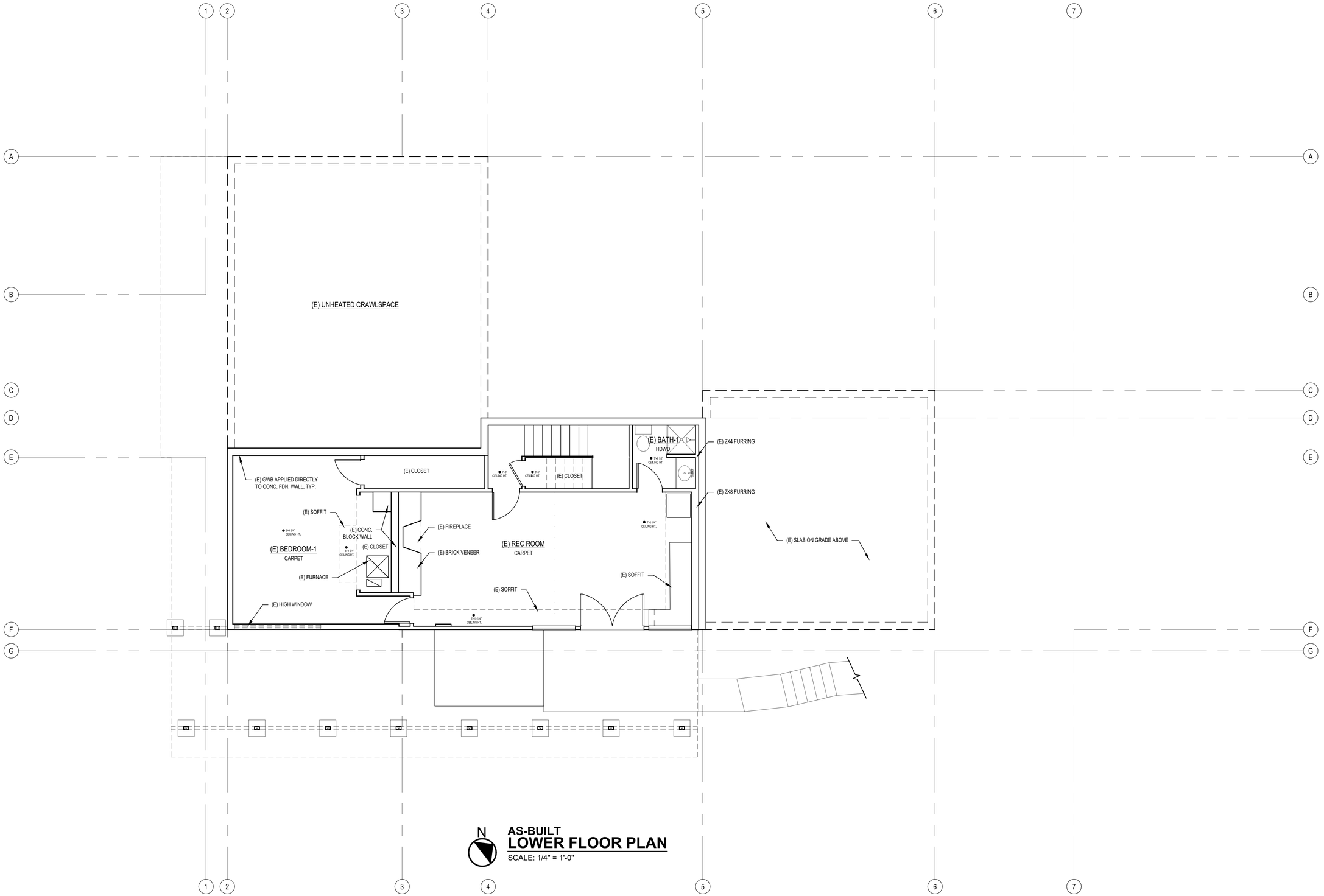
0 1' 2' 3' 4' 5'

SCALE: 1" = 1'



AS-BUILT
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

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PLOT DATE:	3/26/2019	FILE NAME:

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Suite 203
Bellevue, WA 98004

5562 REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com

MARSHALL RESIDENCE
PERMIT SET

4307 EAST MERCER WAY
MERCER ISLAND, WA 98040

AS-BUILT
LOWER FLOOR PLAN

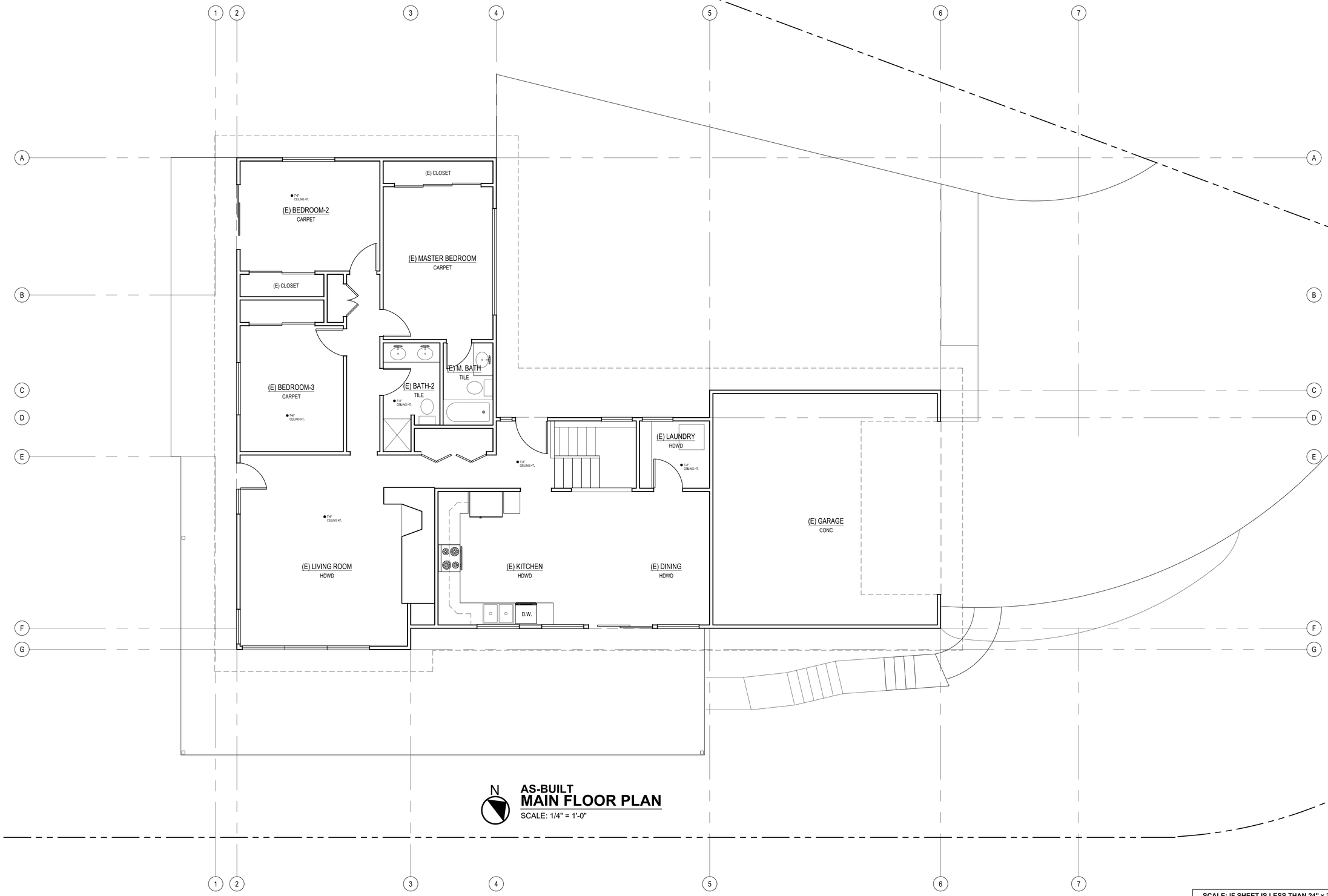
REVISIONS:

DRAWN BY: KE

CHECKED BY: BJS

SHEET
AB-1

OF



N

AS-BUILT
MAIN FLOOR PLAN

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

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ARCHITECTS

TEL (425) 451-7003

9 103rd Avenue NE
Suite 203
Bellevue, WA 98004

5562 REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

MARSHALL RESIDENCE
PERMIT SET
4307 EAST MERCER WAY
MERCER ISLAND, WA 98040

AS-BUILT
MAIN FLOOR PLAN

REVISIONS:

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CHECKED BY: BJS

SHEET
AB-2
OF

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