



**BUILDING AREA**

|                 | MAIN FLOOR | UPPER FLOOR | HEATED SUB-TOTAL | GARAGE/WORKSHOP | GRAND TOTAL | UNHEATED PATIO | UNHEATED DECK |
|-----------------|------------|-------------|------------------|-----------------|-------------|----------------|---------------|
| PROPOSED HOUSE: | 3025 SF    | 4021 SF     | 7046 SF          | 861 SF          | 7907 SF     | 1001 SF        | 766 SF        |

**LOT COVERAGE AND HARDSCAPE**

|                               | GROSS LOT S.F. | MAIN ROOF STRUCT | DRIVES/PARKING | TOTAL LOT COVERAGE  | % LOT COVERAGE | FRONT WALK | TRASH/SIDEWALK | PATIO   | SIDE PATH | RETAINING WALL | TOTAL HARDSCAPE      | % HARDSCAPE |
|-------------------------------|----------------|------------------|----------------|---------------------|----------------|------------|----------------|---------|-----------|----------------|----------------------|-------------|
| EXISTING LOT COVERAGE AREA    | 20,076 SF      | 0 SF             | 847 SF         | 847 SF              | 4.2%           | 0 SF       | 0 SF           | 0 SF    | 0 SF      | 0 SF           | 0 SF                 | 0%          |
| NET GAIN/LOSS IMPERVIOUS AREA |                | +5252 SF         | +2428 SF       | +7680 SF            | +38.2%         | +62 SF     | +138 SF        | +446 SF | +65 SF    | +59 SF         | +770 SF              | +3.8%       |
| PROPOSED LOT COVERAGE AREA    |                | 5252 SF          | 3275 SF        | 8527 SF             | 42.5%          | 62 SF      | 138 SF         | 446 SF  | 65 SF     | 59 SF          | 770 SF               | 3.8%        |
| % ALLOWED IMPERVIOUS AREA     |                |                  |                | 8030.4 SF ALLOWABLE | 40%            |            |                |         |           |                | 1806.84 SF ALLOWABLE | 9%          |
| FLAG LOT EXCEPTION            |                |                  |                | 9034.2 SF ALLOWABLE | 45%            |            |                |         |           |                |                      |             |

HIGHEST EL.: 33.0'  
 LOWEST EL.: 21.5'  
 ELEVATION DIFFERENCE = 11.5'  
 11.5' DIVIDED BY 326.67' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .035

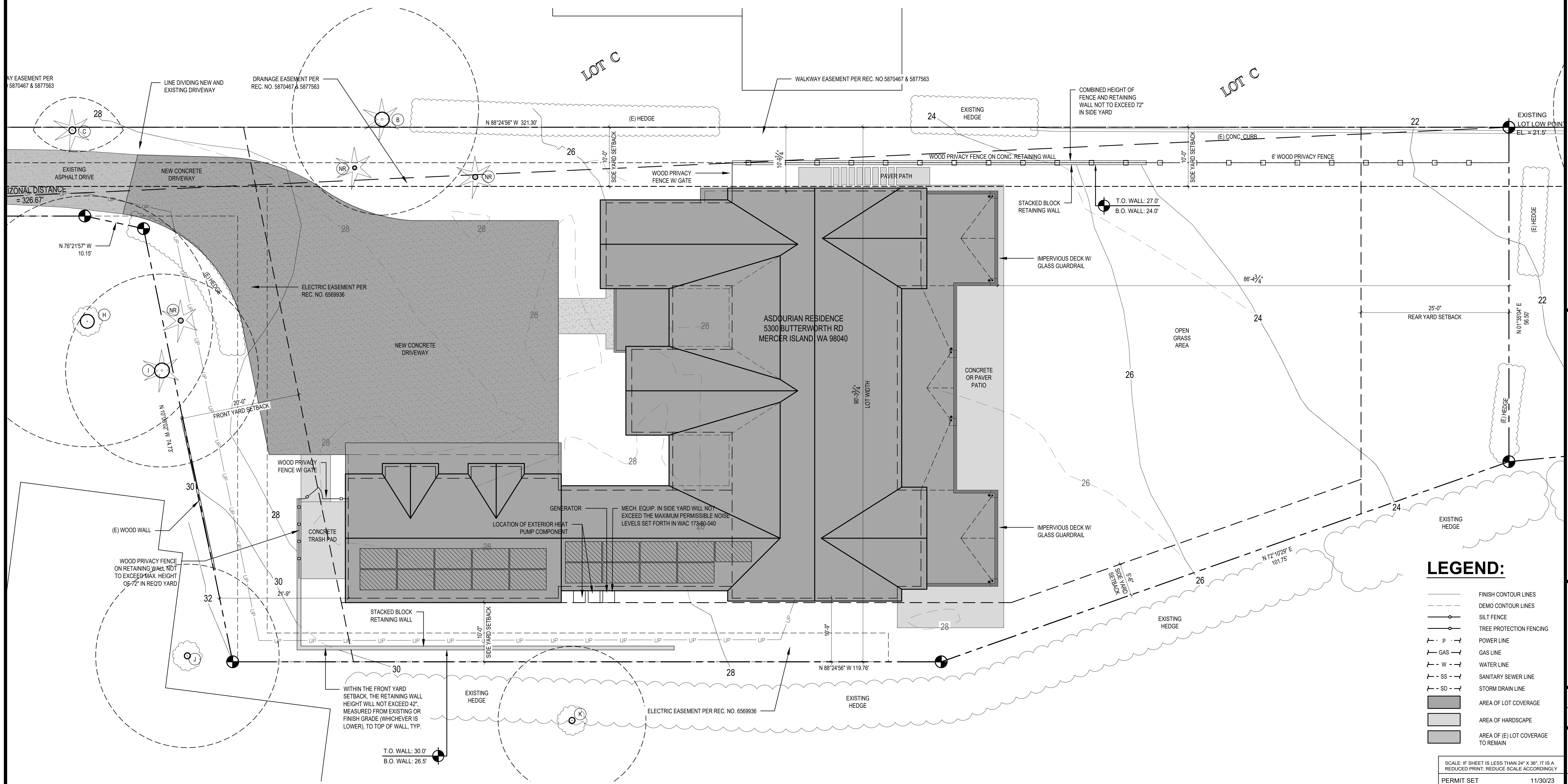
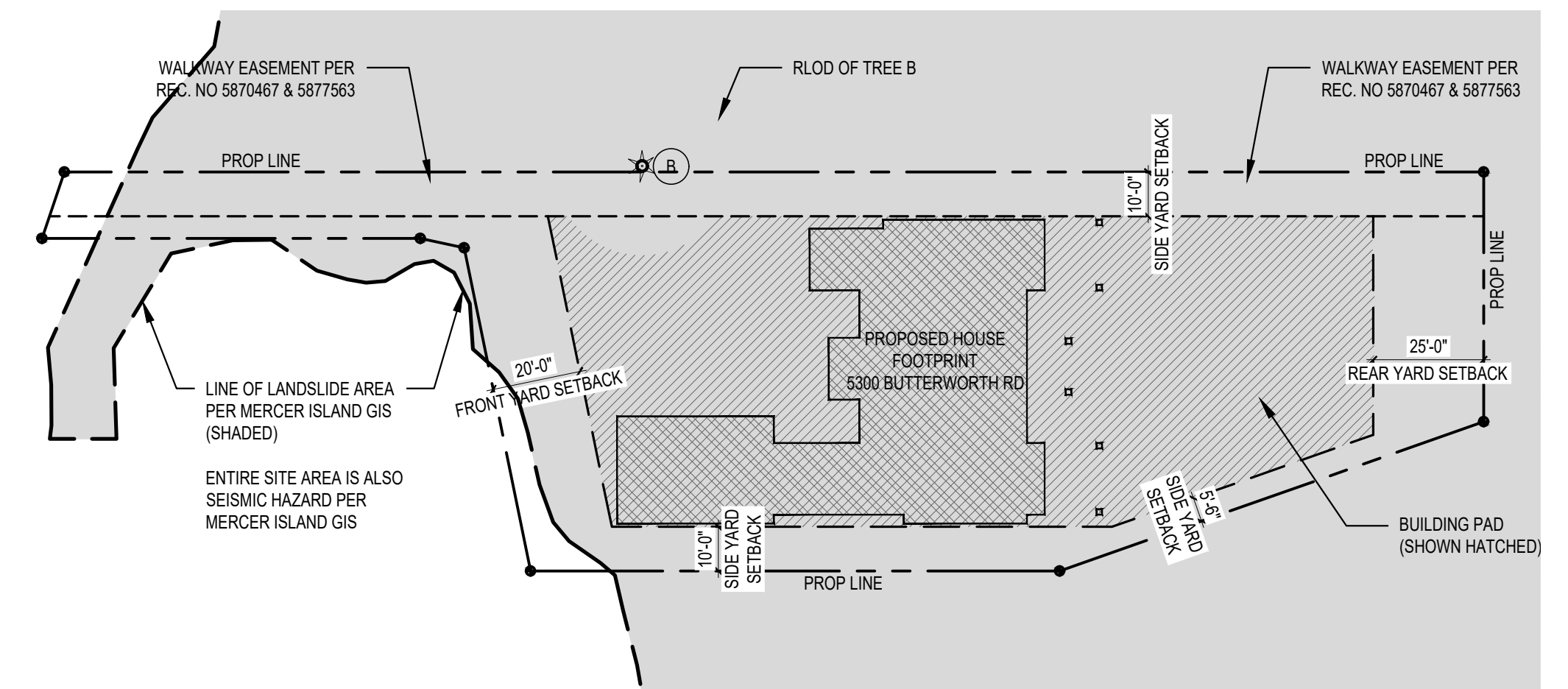
PER CODE 19.02.020.F.3.a.(b)  
 A DEVELOPMENT PROPOSAL ON A FLAG LOT THAT REQUIRES A DRIVEWAY THAT OCCUPIES MORE THAN 25% OF THE OTHERWISE ALLOWED LOT COVERAGE AREA. THE ALLOWED REDUCTION IN THE REQUIRED LANDSCAPING AREA AND INCREASE IN MAXIMUM LOT COVERAGE SHALL NOT EXCEED 5%, OR THE AREA OF THE DRIVEWAY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

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

**GROSS FLOOR AREA**

|                  | BASEMENT EXCLUSION | NEW FLOOR AREA | NET LOT AREA | ALLOWED MAX. % GFA COVERAGE | ALLOWED GROSS FLOOR AREA | PROPOSED GROSS FLOOR AREA | STAIR ALLOWANCE | 12" CEILING OF BED-2 | 12" CEILING OF STAIRS | 12" CEILING OF REC ROOM | 12" CEILING OF PRIMARY | TOTAL GFA COVERAGE |
|------------------|--------------------|----------------|--------------|-----------------------------|--------------------------|---------------------------|-----------------|----------------------|-----------------------|-------------------------|------------------------|--------------------|
| MAIN FLOOR       |                    | 3025 SF        | 20,076 SF    | 40.0% OR 12,000 SF          | 8030.4 SF                | 7907 SF                   | -138 SF         | +52 SF               | +51.5 SF              | +65.5 SF                | +72 SF                 | 8010 SF OR 39.9%   |
| SECOND FLOOR     |                    | 4021 SF        |              |                             |                          |                           |                 |                      |                       |                         |                        |                    |
| GARAGE           |                    | 861 SF         |              |                             |                          |                           |                 |                      |                       |                         |                        |                    |
| GROSS FLOOR AREA |                    | 7907 SF        |              |                             |                          |                           |                 |                      |                       |                         |                        |                    |

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



**LEGEND:**

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

**ASDOURIAN RESIDENCE**  
 PERMIT SET  
 5300 BUTTERWORTH RD  
 MERCER ISLAND, WA 98040

**SITE PLAN**  
**SITE CALCS**

REVISIONS:

|   |      |             |
|---|------|-------------|
| 1 | DATE | DESCRIPTION |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

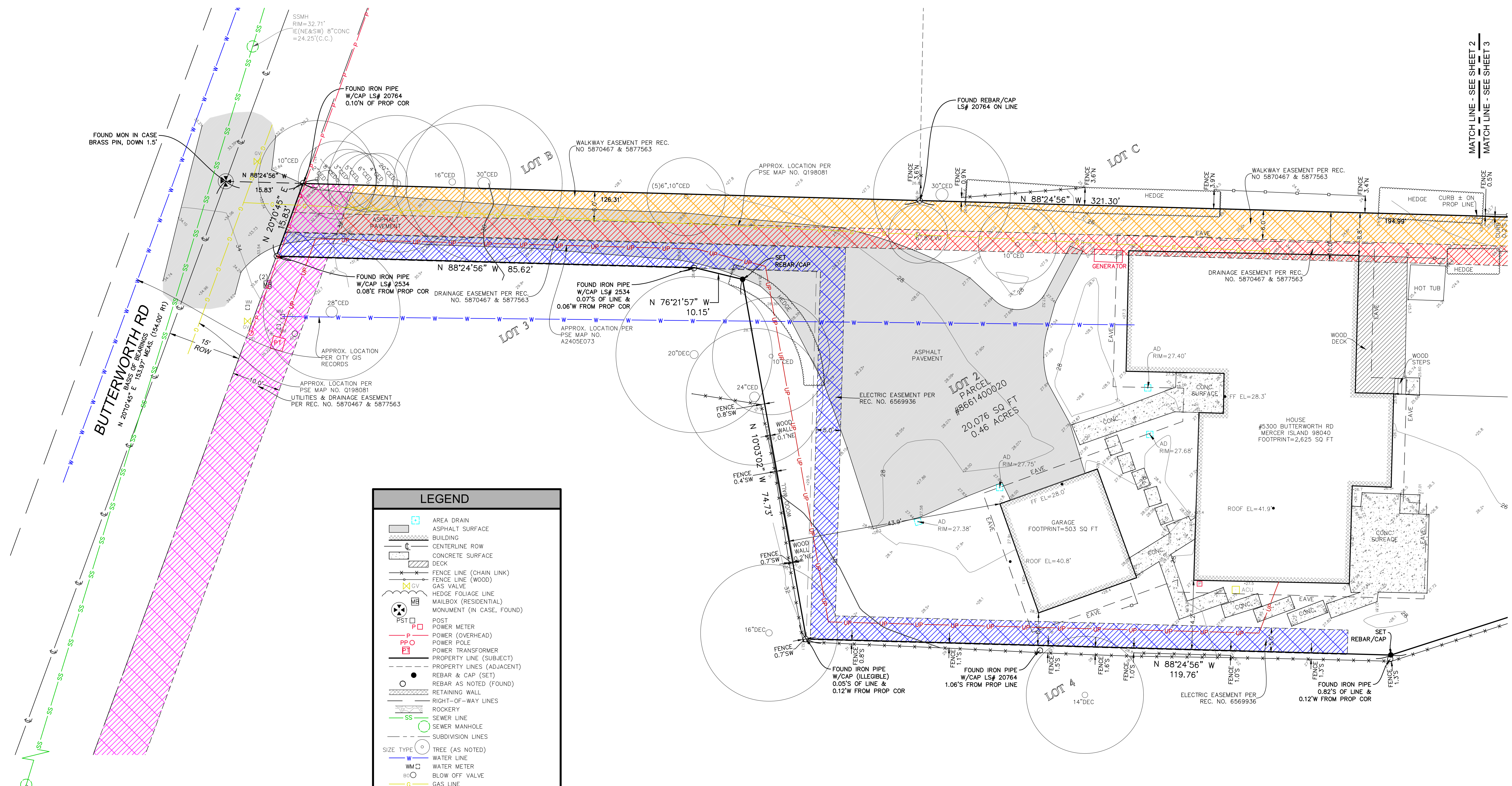
DRAWN BY: KE  
 CHECKED BY: BUS  
 SHEET: **A1.1**  
 PERMIT SET 11/30/23 PLOT DATE: 11/30/2023

**STURMAN ARCHITECTS**  
 9-1033 AVENUE NE, SUITE 203  
 BELLEVUE, WA 98004  
 TEL: 425-4517003  
 www.sturmanarchitects.com  
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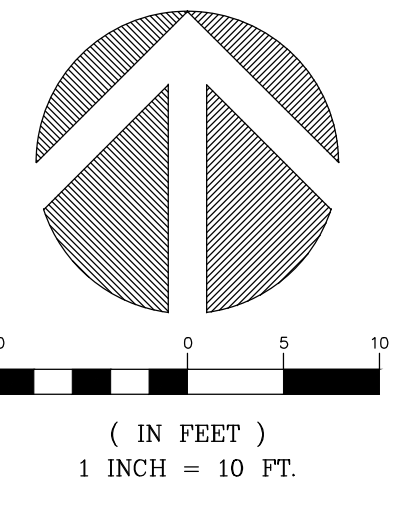
# TOPOGRAPHIC & BOUNDARY SURVEY

| INDEXING INFORMATION |                  |
|----------------------|------------------|
| SE 1/4 NE 1/4        | SECTION: 19      |
|                      | TOWNSHIP: 24N    |
|                      | RANGE: 05E, W.M. |
|                      | COUNTY: KING     |



| LEGEND |  |
|--------|--|
|        | AREA DRAIN   |
|        | ASPHALT SURFACE  |
|        | BUILDING   |
|        | CENTERLINE ROW   |
|        | CONCRETE SURFACE   |
|        | DECK   |
|        | FENCE LINE (CHAIN LINK)                                      |
|        | FENCE LINE (WOOD)  |
|        | HEDGE FOLIAGE LINE   |
|        | MAILBOX (RESIDENTIAL)  |
|        | MONUMENT (IN CASE, FOUND)                                    |
|        | POST   |
|        | POWER METER  |
|        | POWER (OVERHEAD)   |
|        | POWER POLE   |
|        | POWER TRANSFORMER  |
|        | PROPERTY LINE (SUBJECT)                                      |
|        | PROPERTY LINES (ADJACENT)                                    |
|        | REBAR & CAP (SET)  |
|        | REBAR AS NOTED (FOUND)                                       |
|        | RETAINING WALL   |
|        | RIGHT-OF-WAY LINES   |
|        | ROCKERY  |
|        | SEWER LINE   |
|        | SEWER MANHOLE  |
|        | SUBDIVISION LINES  |
|        | TREE (AS NOTED)  |
|        | WATER LINE   |
|        | WATER METER  |
|        | BLOW OFF VALVE   |
|        | GAS LINE   |
|        | POWER (UNDERGROUND)  |
|        | WALKWAY EASEMENT PER REC. NO. 5870467 & 5877563              |
|        | DRAINAGE EASEMENT PER REC. NO. 5870467 & 5877563             |
|        | SEWER EASEMENT PER REC. NO. 5750958 & 5758750                |
|        | UTILITIES & DRAINAGE EASEMENT PER REC. NO. 5870467 & 5877563 |
|        | ELECTRIC EASEMENT PER REC. NO. 6569936                       |

**STEEP SLOPE/BUFFER DISCLAIMER:**  
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



MATCH LINE - SEE SHEET 2  
 MATCH LINE - SEE SHEET 3

TOPOGRAPHIC & BOUNDARY SURVEY  
 PARCEL NO. 8661400020

ASDOURIAN RESIDENCE

5300 BUTTERWORTH RD  
 MERCER ISLAND, WA 98040



**TERRANE**  
 10801 Main Street, Suite 102  
 Bellevue, WA 98004  
 p: 425-458-4488 | e: info@terrane.net

|                  |          |
|------------------|----------|
| JOB NUMBER:      | 230068   |
| DATE:            | 02/10/23 |
| DRAFTED BY:      | TGC      |
| CHECKED BY:      | JGM/TBH  |
| SCALE:           | 1" = 10' |
| REVISION HISTORY |          |
|                  |          |
| SHEET NUMBER     |          |
| 2 OF 3           |          |

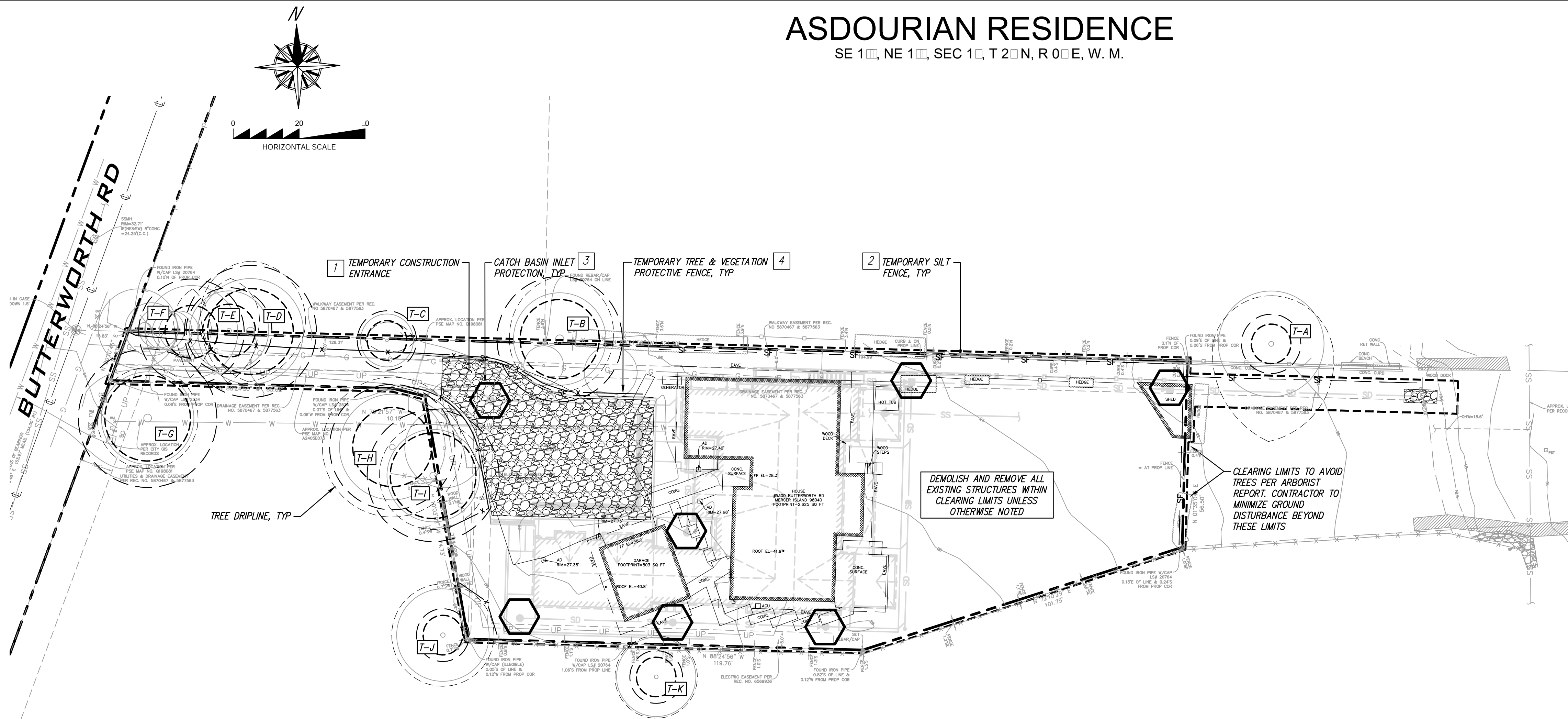
We are the measure | terrane.net





# ASDOURIAN RESIDENCE

SE 1<sup>st</sup>, NE 1<sup>st</sup>, SEC 1<sup>st</sup>, T 2<sup>nd</sup>N, R 0<sup>th</sup>E, W. M.



**DEMOLITION & TESC PLAN**  
SCALE: 1"=20'

### TESC LEGEND:

- REMOVE TREE
- CATCH BASIN INLET PROTECTION
- SAWCUT
- TEMPORARY SILT FENCE
- TEMPORARY TREE & VEGETATION PROTECTIVE FENCE
- CLEARING LIMITS
- TEMPORARY CONSTRUCTION ENTRANCE

### DEMOLITION & TESC CALLOUTS:

- TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL 1, SHEET C2.1). COORDINATE WITH SITE INSPECTOR FOR LOCATION AND EXTENTS.
- TEMPORARY SILT FENCE, TYP (SEE DETAIL 2, SHEET C2.1 AND TESC NOTE 4). ALTERNATIVELY, STRAW WATTLES MAY BE USED TO LESSEN IMPACTS ON TREE ROOT SYSTEMS. IMPLEMENTATION OF SEDIMENT CONTROL SYSTEMS TO BE COORDINATED WITH PROJECT ARBORIST FOR AREAS WITHIN TPZ.
- CATCH BASIN INLET PROTECTION, TYP (SEE DETAIL 3, SHEET C2.1).
- TEMPORARY TREE & VEGETATION PROTECTIVE FENCE, TYP (SEE DETAIL 4, SHEET C2.1). SEE DEMOLITION & TESC NOTES, THIS SHEET, FOR ADDITIONAL TREE PROTECTION GUIDELINES.
- SOILS OF DISTURBED PVIOUS AREAS THROUGHOUT THE DURATION OF THE PROJECT ARE TO BE AMENDED, TYP.

### DEMOLITION & TESC NOTES:

- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON TREE PROTECTION.
- PRIOR TO BEGINNING ANY CONSTRUCTION, COORDINATE INSTALLATION OF TREE PROTECTION FENCING WITH GENERAL CONTRACTOR, CITY AND OWNERS REPRESENTATIVE PROJECT ARBORIST. COORDINATE GRADING AND SOIL PREPARATION ACTIVITIES AROUND EXISTING TREES TO REMAIN WITH GENERAL CONTRACTOR, OWNERS REPRESENTATIVE, PROJECT ARBORIST AND CITY.
- TREE PROTECTION BARRIERS SHALL BE INITIALLY ERECTED AT 5 FEET OUTSIDE OF THE DRIP LINE PRIOR TO MOVING ANY HEAVY EQUIPMENT ON SITE.
- TREE PROTECTION FENCING SHALL ONLY BE MOVED WHERE NECESSARY TO INSTALL IMPROVEMENTS, BUT ONLY AS CLOSE AS THE LIMITS OF DISTURBANCE, AS INDICATED IN THE ARBORIST REPORT.
- EXCAVATION LIMITS SHOULD BE LAID OUT IN PAINT ON THE GROUND TO AVOID OVER EXCAVATING.
- EXCAVATIONS WITHIN THE DRIP LINES SHALL BE MONITORED BY A QUALIFIED TREE PROFESSIONAL SO NECESSARY PRECAUTIONS CAN BE TAKEN TO DECREASE IMPACTS TO TREE PARTS. A QUALIFIED ARBORIST SHALL MONITOR EXCAVATIONS WHEN WORK IS REQUIRED AND ALLOWED UP TO THE "LIMITS OF DISTURBANCE."
- TO ESTABLISH SUB GRADE FOR FOUNDATIONS, CURBS AND PAVEMENT SECTIONS NEAR THE TREES, SOIL SHOULD BE REMOVED PARALLEL TO THE ROOTS AND NOT AT 90-DEGREE ANGLES TO AVOID BREAKING AND TEARING ROOTS THAT LEAD BACK TO THE TRUNK WITHIN THE DRIP-LINE. ANY ROOTS DAMAGED DURING THESE EXCAVATIONS SHOULD BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW.
- AREAS EXCAVATED WITHIN THE DRIP LINES OF RETAINED TREES SHOULD BE THOROUGHLY IRRIGATED WEEKLY DURING DRY PERIODS.
- PREPARATIONS FOR FINAL LANDSCAPING SHALL BE ACCOMPLISHED BY HAND WITHIN THE DRIP LINES OF RETAINED TREES. PLANTINGS WITHIN THE DRIP LINES SHALL BE LIMITED. LARGE EQUIPMENT SHALL BE KEPT OUTSIDE OF THE TREE PROTECTION ZONES.
- FILTER/SILT FENCING WITHIN THE TPZ OF RETAINED TREES SHALL BE INSTALLED IN A MANNER THAT DOES NOT SEVER ROOTS. INSTALL SO THAT FILTER/SILT FENCING SITS ON THE GROUND AND IS WEIGHED IN PLACE BY SANDBAGS OR GRAVEL. DO NOT TRENCH TO INSERT FILTER/SILT FENCING INTO THE GROUND. REFER TO PROJECT ARBORIST TREE PROTECTION SPECIFICATIONS ON C2.1.

### TABLE OF TREES:

REFERENCE ARBORIST REPORT



**Table of Trees**  
5300 Butterworth Rd, Mercer Island, WA

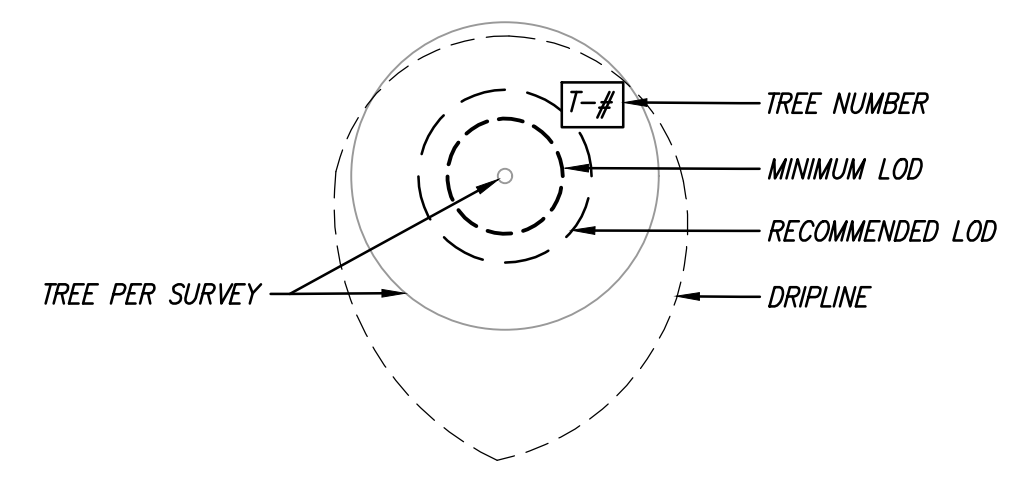
Arborist: Charlie Vogelheim  
Date of Inventory: 3/9/2023  
Table Prepared: 3/10/2023

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers. DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Guide for Plant Appraisal, 10th Edition. Letters are used to identify trees on neighboring property with overhanging canopies. Minimum Limit of Disturbance (MLOD) is defined as 5 times trunk diameter or 6 feet, whichever is greater. Recommended Limit of Disturbance (RLOD) is 8 times trunk diameter or greater depending on tree species and/or condition. Dripline is measured from the center of the tree to the outermost extent of the canopy.

| Tree ID | Scientific Name          | Common Name                 | DSH (inches) | Health Condition | Structural Condition | Dripline Radius (feet) |      |      |      | Exceptional Threshold | Exceptional        | 24-inch DSH or Greater | MLOD (feet) | RLOD (feet) | Proposed Action  | Notes |
|---------|--------------------------|-----------------------------|--------------|------------------|----------------------|------------------------|------|------|------|-----------------------|--------------------|------------------------|-------------|-------------|--|-------|
|         |                          |                             |              |                  |                      | N                      | E    | S    | W    |                       |                    |                        |             |             |  |       |
| A       | <i>Salix matutina</i>    | Corkscrew willow 'Tortuosa' | 14.0         | Good             | Fair                 | 14.6                   | 18.6 | 29.6 | 17.6 | -                     | -                  | 6                      | 9           | -           | Lean to south, narrow structural branch attachments.   |       |
| B       | <i>Thuja plicata</i>     | Western Redcedar            | 29.1         | Good             | Good                 | 19.2                   | 16.2 | 16.2 | 15.2 | 30.0                  | Yes                | 12                     | 19          | -           | Corrected lean to north, codominant at base.   |       |
| C       | <i>Thuja plicata</i>     | Western Redcedar            | 13.9         | Good             | Fair                 | 5.6                    | 8.6  | 3.6  | 6.6  | 30.0                  | -                  | 6                      | 9           | -           | Codominant at base with 6 stems. Maintained as 20 foot hedge.  |       |
| D       | <i>Thuja plicata</i>     | Western Redcedar            | 30.0         | Good             | Good                 | 21.3                   | 16.3 | 15.3 | 14.3 | 30.0                  | Exceptional - Size | Yes                    | 13          | 20          | Lean too north, corrected at 30 feet. Cracks in asphalt to the south suggest surface roots, wildlife hole at 6 feet. |       |
| E       | <i>Thuja plicata</i>     | Western Redcedar            | 20.0         | Good             | Good                 | 15.8                   | 8.8  | 15.8 | 8.8  | 30.0                  | -                  | 8                      | 13          | -           |  |       |
| F       | <i>Thuja plicata</i>     | Western Redcedar            | 24.0         | Good             | Good                 | 13.0                   | 6.0  | 14.0 | 5.0  | 30.0                  | Yes                | 10                     | 16          | -           |  |       |
| G       | <i>Thuja plicata</i>     | Western Redcedar            | 32.0         | Good             | Good                 | 15.3                   | 15.3 | 15.3 | 15.3 | 30.0                  | Exceptional - Size | Yes                    | 13          | 21          | Corrected lean to East, surface roots.   |       |
| H       | <i>Cercis canadensis</i> | Redbud                      | 28.0         | Good             | Good                 | 21.2                   | 21.2 | 21.2 | 21.2 | -                     | Yes                | 12                     | 19          | -           | Surface roots, soil has been blown away.   |       |
| I       | <i>Thuja plicata</i>     | Western Redcedar            | 30.0         | Good             | Good                 | 16.3                   | 16.3 | 16.3 | 16.3 | 30.0                  | Exceptional - Size | Yes                    | 13          | 20          |  |       |
| J       | <i>Cercis canadensis</i> | Redbud                      | 12.0         | Good             | Good                 | 15.5                   | 15.5 | 15.5 | 15.5 | -                     | -                  | 6                      | 8           | -           | Surface roots, obstructed view.  |       |
| K       | <i>Cercis canadensis</i> | Redbud                      | 12.0         | Good             | Good                 | 12.5                   | 12.5 | 12.5 | 12.5 | -                     | -                  | 6                      | 8           | -           | Surface roots, obstructed view.  |       |

### TREE LEGEND:

REFER TO TABLE OF TREES PER ARBORIST REPORT



CALL 48 HOURS BEFORE YOU DIG  
811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

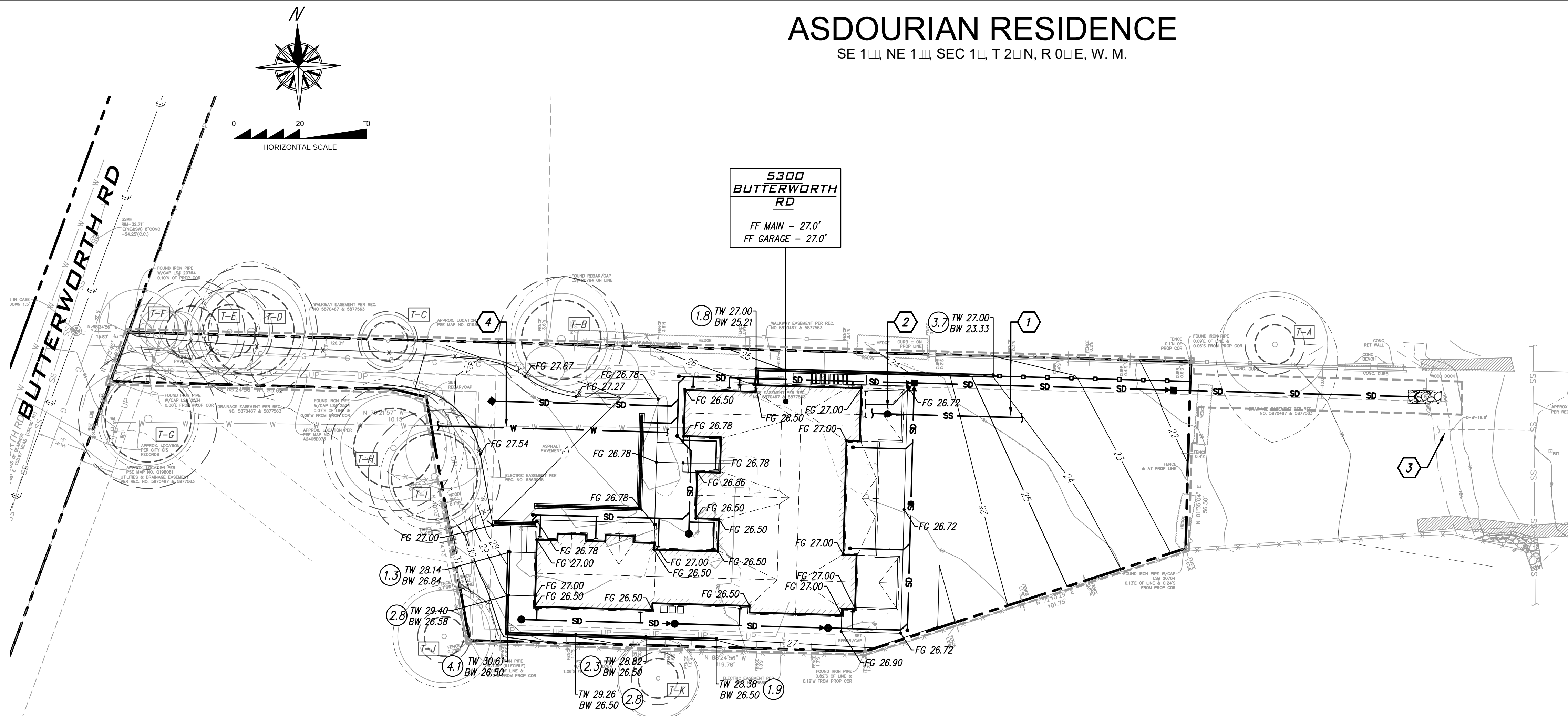
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|--|----------|
| BY   |          |
| DESCRIPTION  |          |
| DATE   |          |
| R#   |          |
|  |          |
| CITY OF MERCER ISLAND BUILDING PERMIT<br><b>DEMOLITION &amp; TESC PLAN</b>   |          |
|  |          |
| PROJ. NO.  | 23109    |
| DSN. BY:   | CC       |
| DWN. BY:   | CC       |
| CHL. BY:   | SC       |
| <b>ASDOURIAN RESIDENCE</b><br>5300 BUTTERWORTH RD<br>MERCER ISLAND, WA 98040 |          |
| DATE:  | 11/22/23 |
| SCALE:   | AS SHOWN |
| DRAWING NO.:   | C2.0     |
|  | 2 OF 2   |





# ASDOURIAN RESIDENCE

SE 1<sup>st</sup>, NE 1<sup>st</sup>, SEC 1<sup>st</sup>, T 2<sup>nd</sup>N, R 0<sup>th</sup>E, W. M.



**GRADING & UTILITY PLAN**  
SCALE: 1"=20'

### UTILITY CALLOUTS:

1. INSTALL 6" PVC SANITARY SIDE SEWER @ 2.0% (MIN), PER CITY OF MERCER ISLAND STD. PLAN NO. S-3 AND S-18 (SEE DETAIL 1 AND 2, SHEET C3.3 AND UTILITY NOTE 2).
2. INSTALL SANITARY SEWER CLEANOUT, PER CITY OF MERCER ISLAND STD. PLAN NO. S-19, TYP (SEE DETAIL 3, SHEET C3.3).
3. EXISTING 6" SIDE SEWER SERVICE (SS-LL-07248) FOR 5300 BUTTERWORTH RD, PER CITY OF MERCER ISLAND GIS.
4. SEE UTILITY NOTE 1.

### UTILITY NOTES:

1. THE EXISTING WATER METER IS 3/4". PER CITY OF MERCER ISLAND GIS. SIZES OF WATER SERVICE (SERVICE FROM MAIN TO METER, METER, AND SERVICE FROM METER TO BUILDING) TO BE VERIFIED FOR ADEQUATE CAPACITY TO SUPPORT DOMESTIC AND FIRE DEMANDS (BY OTHERS).
2. LOCATE THE EX. SIDE SEWER AND UTILIZE IF LOCATION AND ELEVATION WORKS WITH THE PROPOSED PLAN (COORDINATE WITH PUBLIC WORKS INSPECTOR FOR RE-USE). THE EX. SIDE SEWER CONDITION MUST BE VIDEOED FOR INSPECTION AND COORDINATED WITH THE PUBLIC WORKS INSPECTOR.

| BY | DESCRIPTION | DATE | R# |
|----|-------------|------|----|
|    |             |      |    |
|    |             |      |    |
|    |             |      |    |
|    |             |      |    |

CITY OF MERCER ISLAND  
BUILDING PERMIT

**GRADING & UTILITY PLAN**

**PATRICK HARRON & ASSOCIATES, LLC**  
Civil Engineering & Planning  
11100 Interlarch A. St., Ste. 200, Seattle, WA 98168  
Phone: 206.601.1600  
Web: trc@trc.com

|                   |                |
|-------------------|----------------|
| PROJ. NO.<br>2310 | DSN. BY.<br>CC |
| OWN. BY.<br>CC    | CHK. BY.<br>SC |

**ASDOURIAN RESIDENCE**

ASDOURIAN RESIDENCE  
1300 BUTTERWORTH RD  
MERCER ISLAND, WA 9800

|                            |
|----------------------------|
| DATE:<br>11/22/23          |
| SCALE:<br>AS SHOWN         |
| DRAWING NO.<br><b>C3.0</b> |

**CALL 48 HOURS BEFORE YOU DIG**  
811

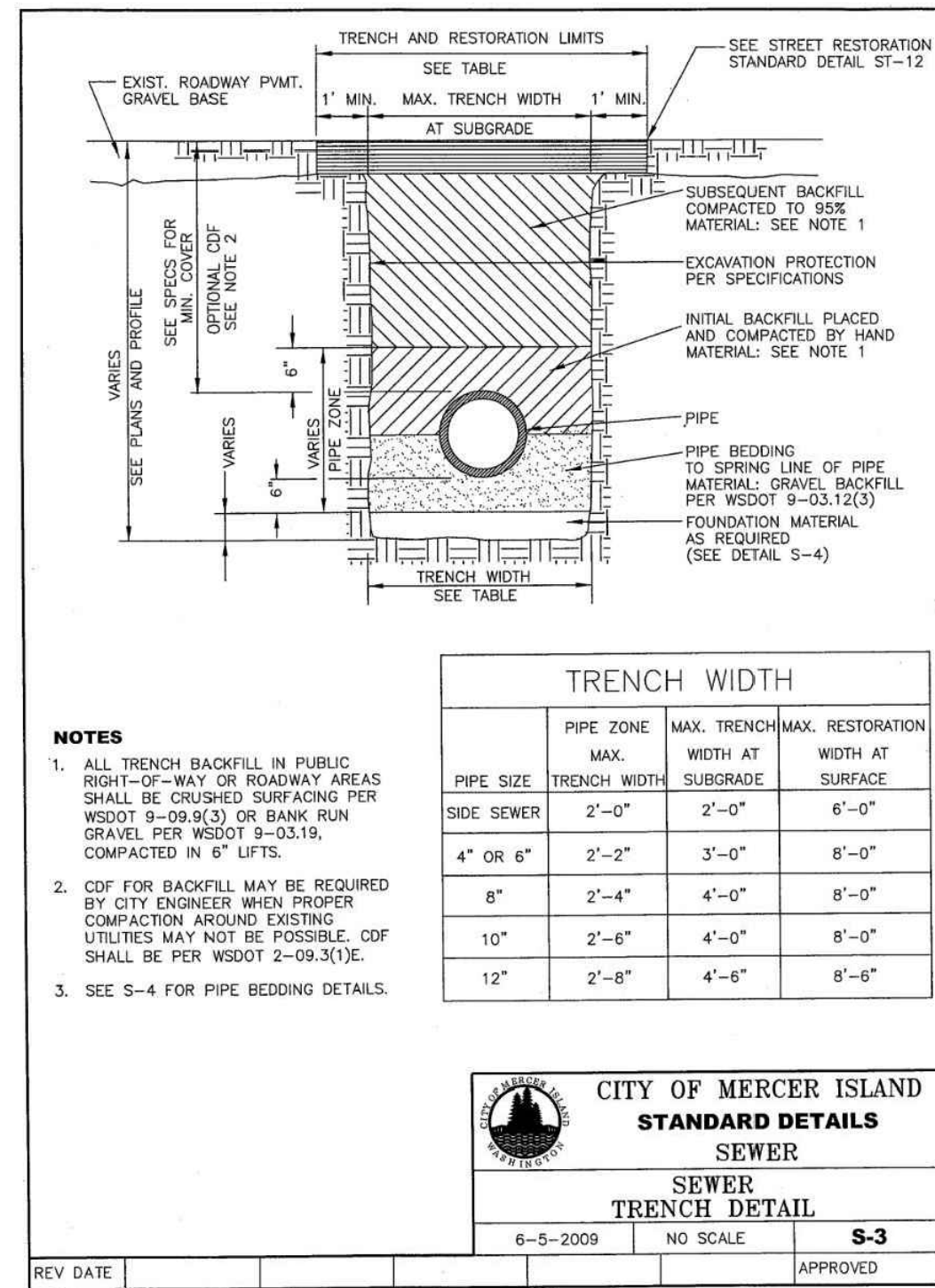
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



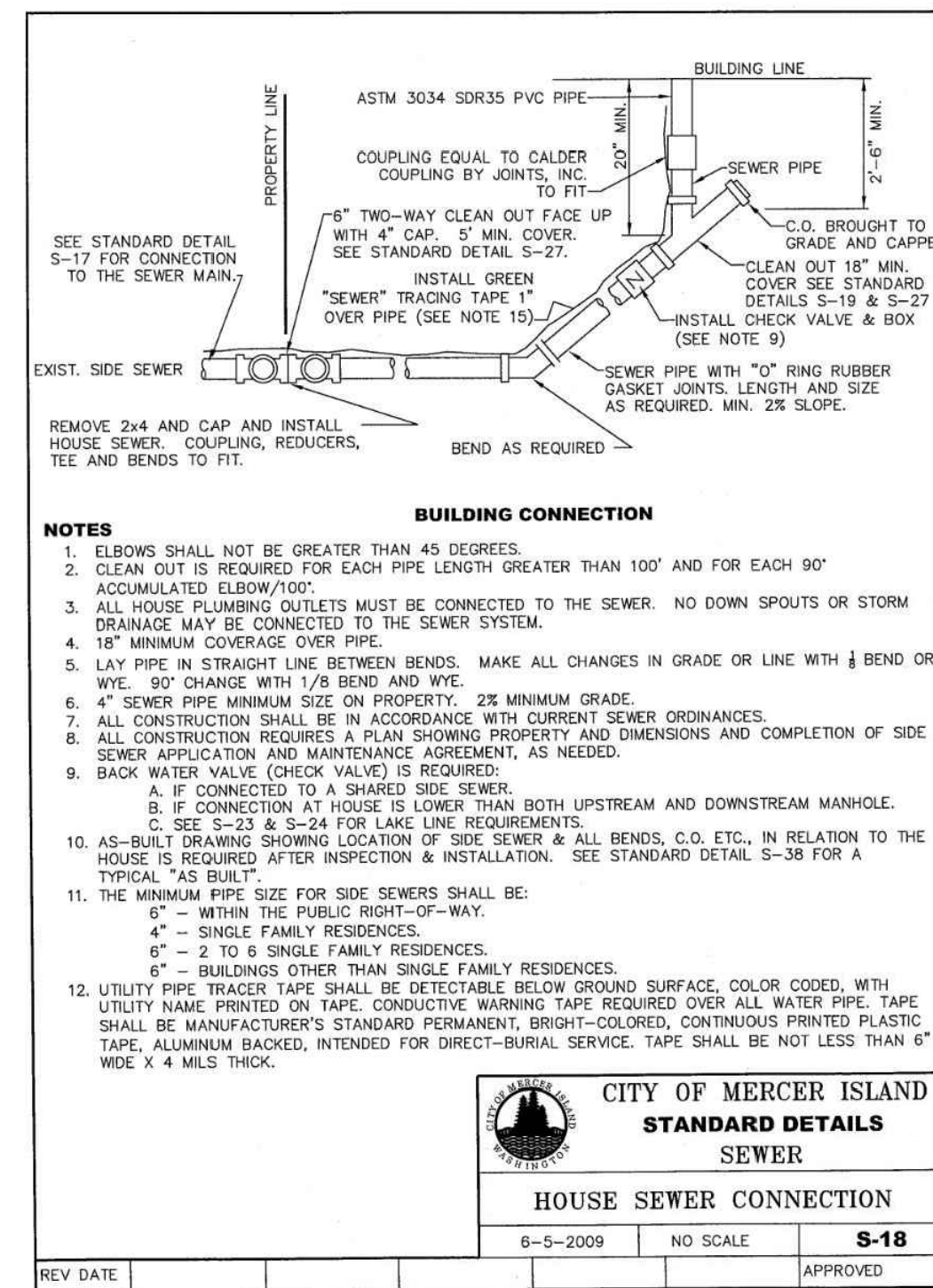


# ASDOURIAN RESIDENCE

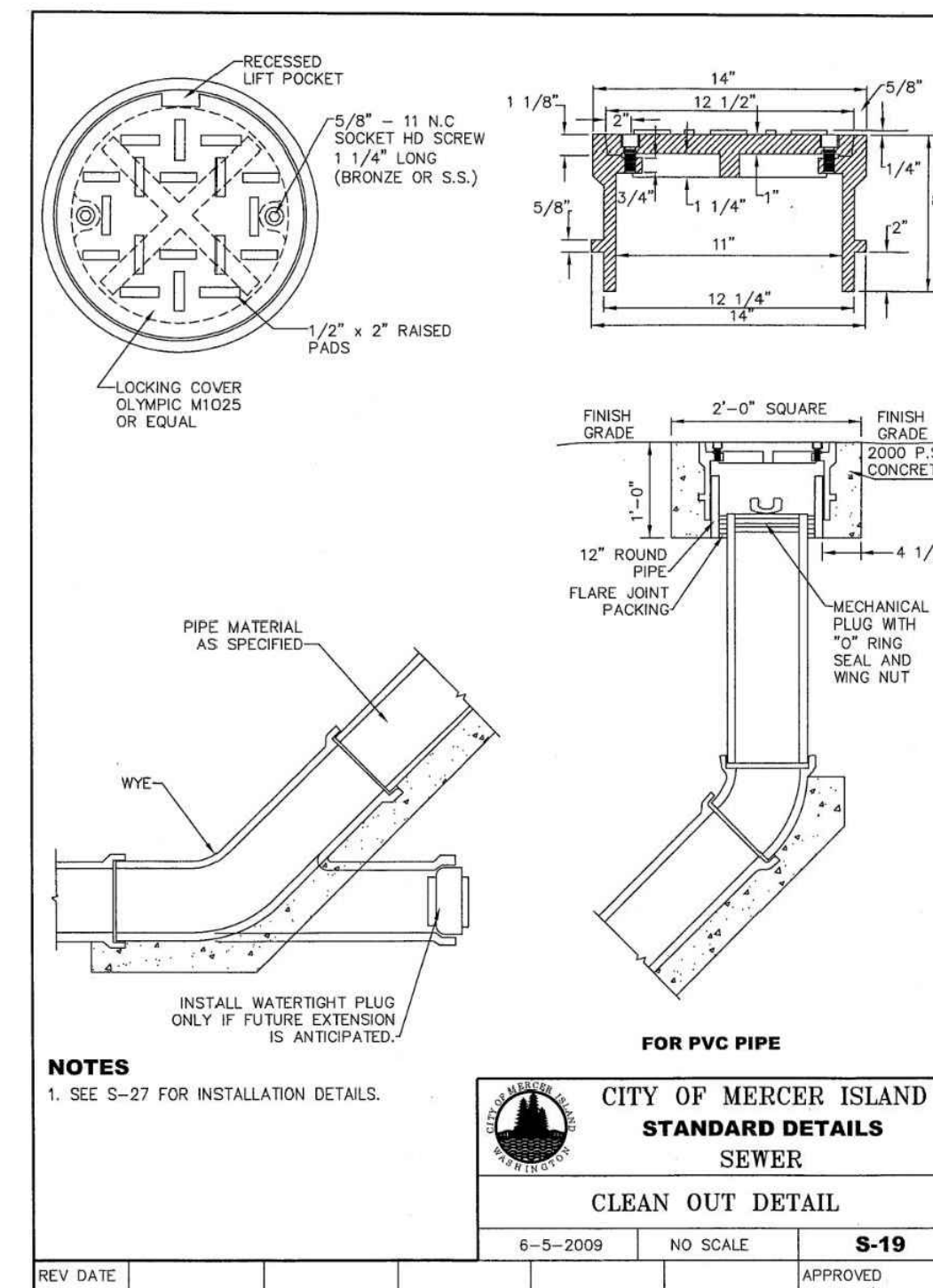
SE 1<sup>st</sup>, NE 1<sup>st</sup>, SEC 1<sup>st</sup>, T 2<sup>nd</sup>N, R 0<sup>th</sup>E, W. M.



1 **S-3**  
C3.0 SCALE: NTS



2 **S-18**  
C3.0 SCALE: NTS



3 **S-19**  
C3.0 SCALE: NTS

| R# | DATE | DESCRIPTION | BY |
|----|------|-------------|----|
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CITY OF MERCER ISLAND  
BUILDING PERMIT

UTILIT  DETAILS

11/22/23

**PATRICK HARRON & ASSOCIATES, LLC**  
CITY ENGINEERING & PLUMBING  
1100 Interloch A. St. S. Ste 200, Seattle, WA 98168  
Phone: 206.600.1600  
Web: trc.com

|                |             |
|----------------|-------------|
| PROJ. NO. 2310 | DSN. BY. CC |
| OWN. BY. CC    | CHK. BY. SC |

**ASDOURIAN RESIDENCE**

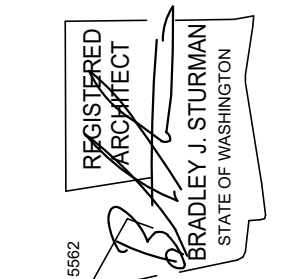
ASDOURIAN RESIDENCE  
300 BUTTERWORTH RD  
MERCER ISLAND, WA 800

|                         |
|-------------------------|
| DATE: 11/22/23          |
| SCALE: AS SHOWN         |
| DRAWING NO. <b>C3.3</b> |

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.





**WALL PARTITION TYPES:**

N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

**TYPICAL EXTERIOR WALL**  
 EXTERIOR WALL FINISH @ (2)  
 LAYERS 60# BLDG. PAPER @ 1/2"  
 CDX PLYWOOD @ 2x6 WOOD  
 STUDS AT 16" O.C. w/ 1/2"  
 GYPSUM WALLBOARD AT INTERIOR & R-21  
 BATT INSULATION EXCEPT AROUND GARAGE.

**TYPICAL INTERIOR PARTITION**  
 UNO ALL INTERIOR WALL SHALL BE 2x4  
 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM  
 WALLBOARD EACH SIDE.

**1HR. FIRE RATED WALL**  
 5/8" THK GWB, TYPE 'X' O/ 2x6 WD STUDS @ 16"  
 O.C. PANELS WALLED 7" O.C. + 1/8" CEM CTD  
 NAILS. JOINTS EXP OR FIN - PERIM CALKED-  
 UL DES U305 & U314- JOINTS FIN

**FALSE WOOD WALL BUILD-OUT**  
 WOOD FRAMED FALSE WALL ATTACHED TO  
 STRUCT. WALL, W/ 1/2" CDX PLYWOOD & STUCCO  
 SIDING @ RECD UNDERLAYMENTS

**PLAN NOTES:**

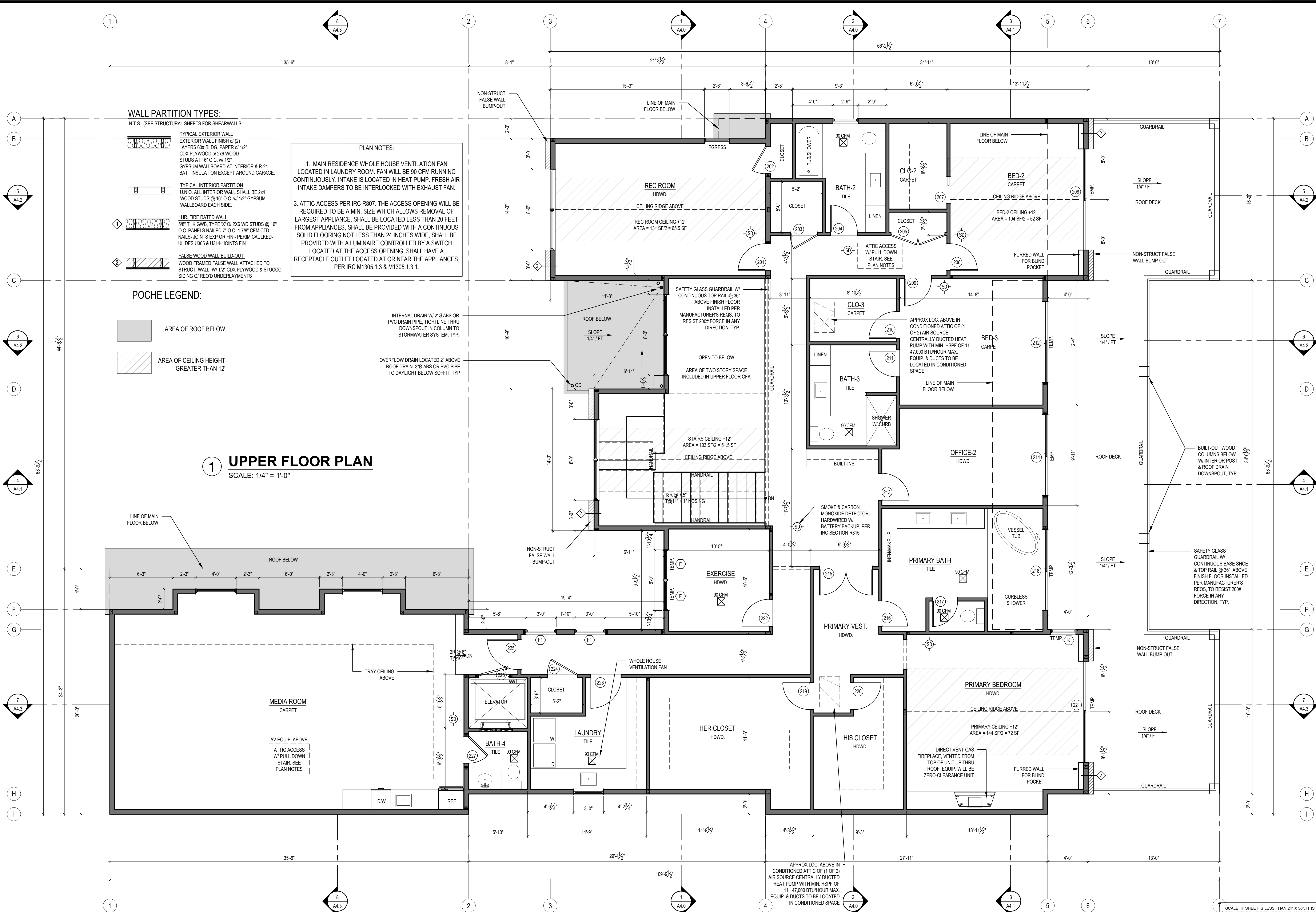
1. MAIN RESIDENCE WHOLE HOUSE VENTILATION FAN LOCATED IN LAUNDRY ROOM. FAN WILL BE 90 CFM RUNNING CONTINUOUSLY. INTAKE IS LOCATED IN HEAT PUMP. FRESH AIR INTAKE DAMPERS TO BE INTERLOCKED WITH EXHAUST FAN.
3. ATTIC ACCESS PER IRC R807. THE ACCESS OPENING WILL BE REQUIRED TO BE A MIN. SIZE WHICH ALLOWS REMOVAL OF LARGEST APPLIANCE. SHALL BE LOCATED LESS THAN 20 FEET FROM APPLIANCES. SHALL BE PROVIDED WITH A CONTINUOUS SOLID FLOORING NOT LESS THAN 24 INCHES WIDE. SHALL BE PROVIDED WITH A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE ACCESS OPENING. SHALL HAVE A RECEPTACLE OUTLET LOCATED AT OR NEAR THE APPLIANCES. PER IRC M1305.1.3 & M1305.1.3.1.

**POCHE LEGEND:**

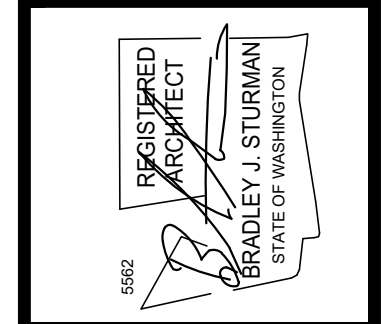
- AREA OF ROOF BELOW
- AREA OF CEILING HEIGHT GREATER THAN 12'

**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 11/30/23



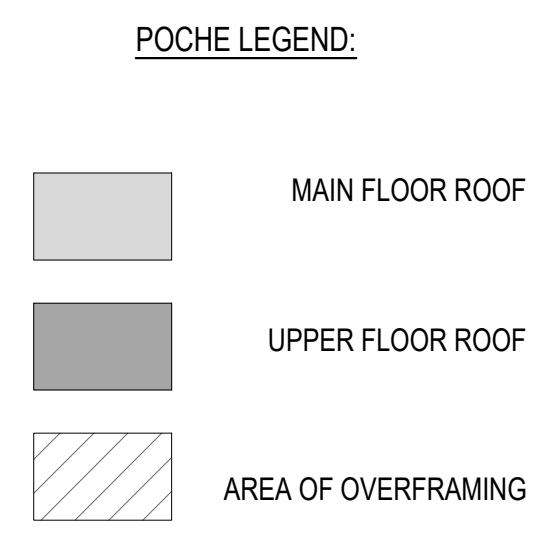
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| REVISIONS:  |             |
| DRAWN BY:   | KE          |
| CHECKED BY: | BJS         |
| SHEET       | <b>A2.2</b> |
| PERMIT SET  | 11/30/23    |
| PLOT DATE:  | 11/30/2023  |

**VARYING ROOF PITCHES:**  
 THERE ARE THREE ROOF PITCHES IN THIS PROJECT. FOR EACH PITCH, THERE IS A DIFFERENT EAVE OVERHANG DIMENSION TO ENSURE ALIGNMENT OF TOP OF FASCIA.

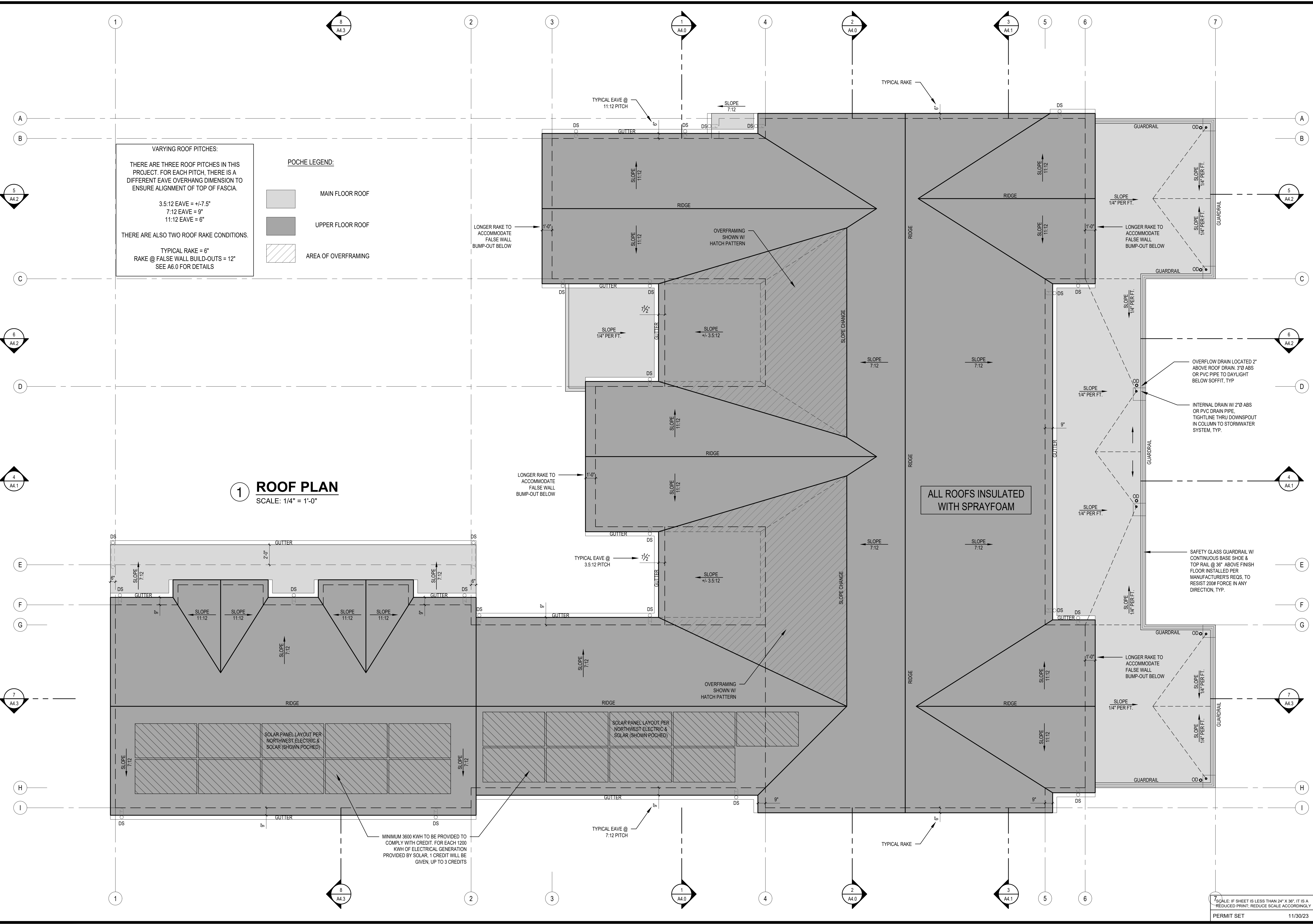
3.5:12 EAVE = +/-7.5"  
 7:12 EAVE = 9"  
 11:12 EAVE = 6"

THERE ARE ALSO TWO ROOF RAKE CONDITIONS.

TYPICAL RAKE = 6"  
 RAKE @ FALSE WALL BUILD-OUTS = 12"  
 SEE A6.0 FOR DETAILS



**1 ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



MINIMUM 3600 KWH TO BE PROVIDED TO COMPLY WITH CREDIT. FOR EACH 1200 KWH OF ELECTRICAL GENERATION PROVIDED BY SOLAR, 1 CREDIT WILL BE GIVEN, UP TO 3 CREDITS

SOLAR PANEL LAYOUT PER NORTHWEST ELECTRIC & SOLAR (SHOWN POCHED)

SOLAR PANEL LAYOUT PER NORTHWEST ELECTRIC & SOLAR (SHOWN POCHED)

ALL ROOFS INSULATED WITH SPRAYFOAM

SAFETY GLASS GUARDRAIL W/ CONTINUOUS BASE SHOE & TOP RAIL @ 36" ABOVE FINISH FLOOR INSTALLED PER MANUFACTURER'S REQS. TO RESIST 200# FORCE IN ANY DIRECTION, TYP.

INTERNAL DRAIN W/ 2"Ø ABS OR PVC DRAIN PIPE, TIGHTLINE THRU DOWNSPOUT IN COLUMN TO STORMWATER SYSTEM, TYP.

OVERFLOW DRAIN LOCATED 2" ABOVE ROOF DRAIN, 3"Ø ABS OR PVC PIPE TO DAYLIGHT BELOW SOFFIT, TYP.

LONGER RAKE TO ACCOMMODATE FALSE WALL BUMP-OUT BELOW

LONGER RAKE TO ACCOMMODATE FALSE WALL BUMP-OUT BELOW

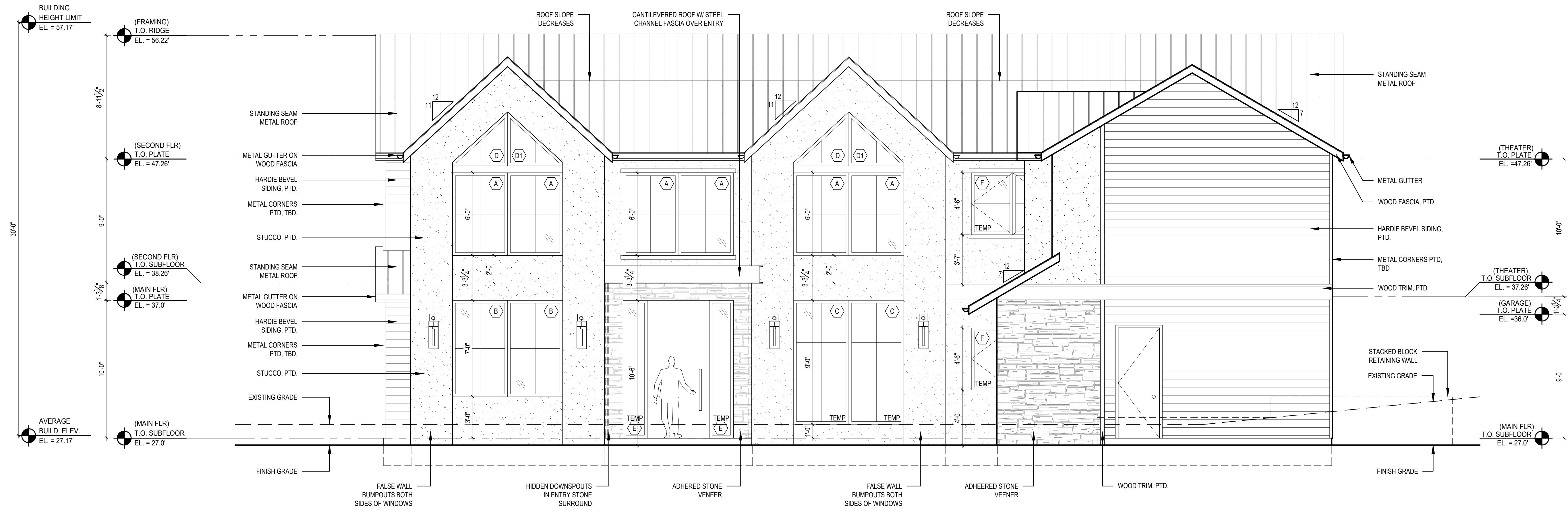
LONGER RAKE TO ACCOMMODATE FALSE WALL BUMP-OUT BELOW

TYPICAL EAVE @ 3.5:12 PITCH

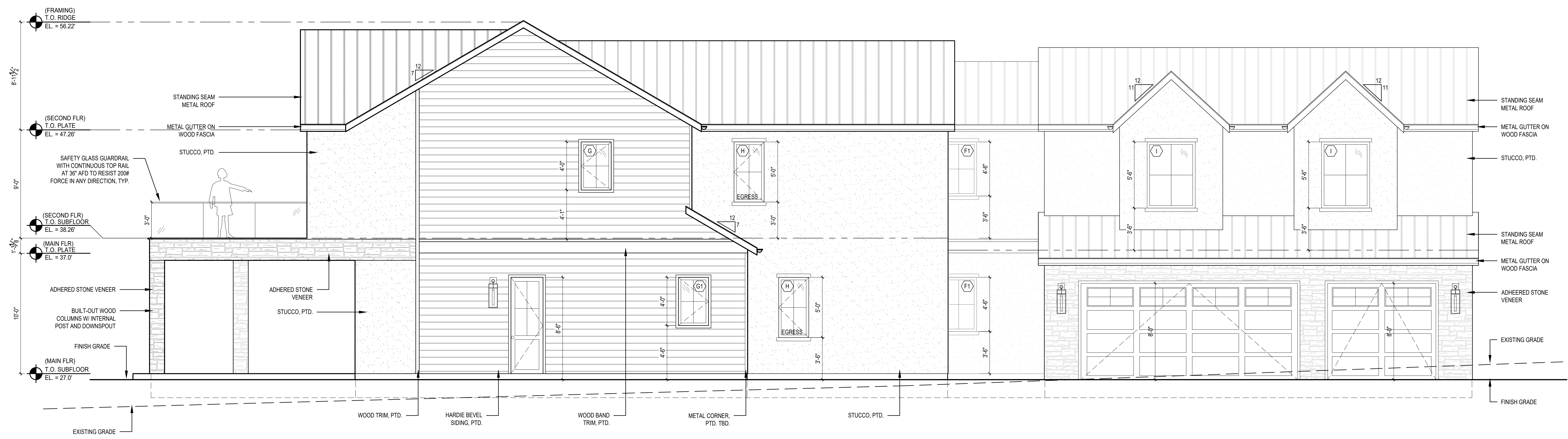
TYPICAL EAVE @ 7:12 PITCH

TYPICAL RAKE

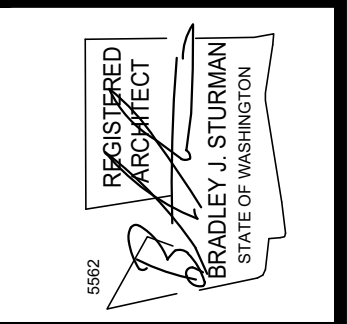
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



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



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



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**EXTERIOR ELEVATIONS**

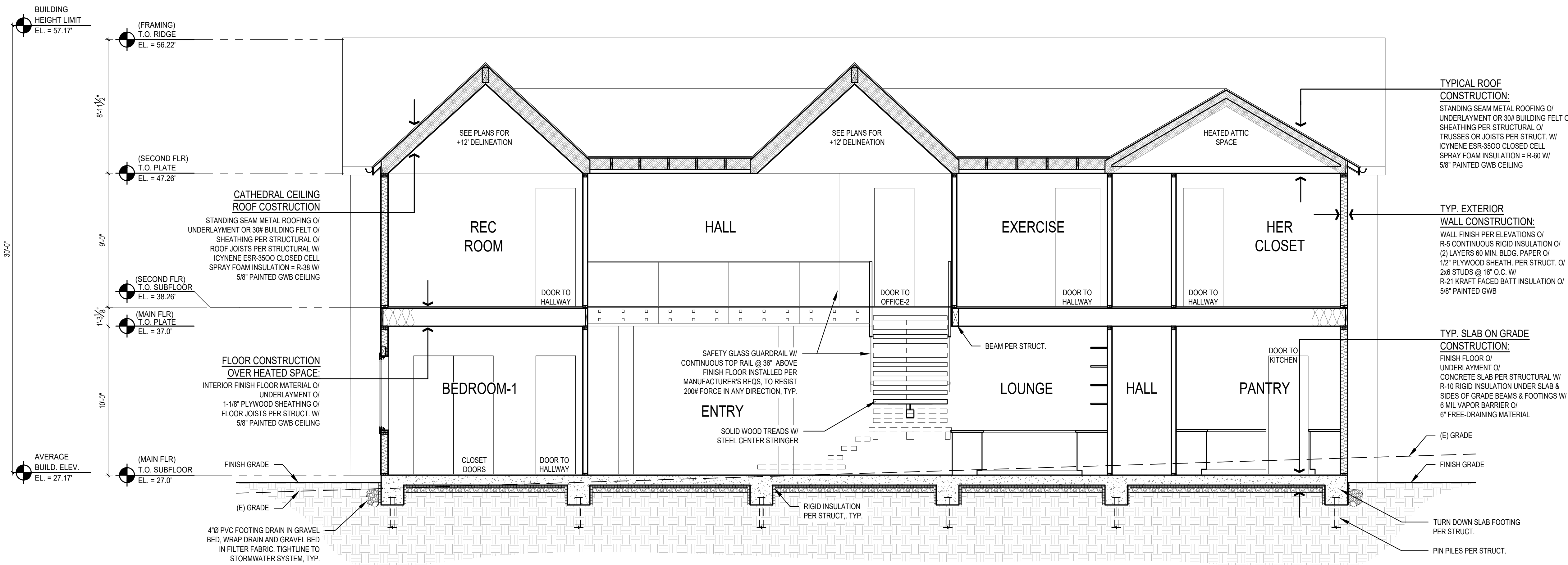
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| DRAWN BY:   | KE  |
| CHECKED BY: | BJS |
| SHEET       |     |

**A3.0**

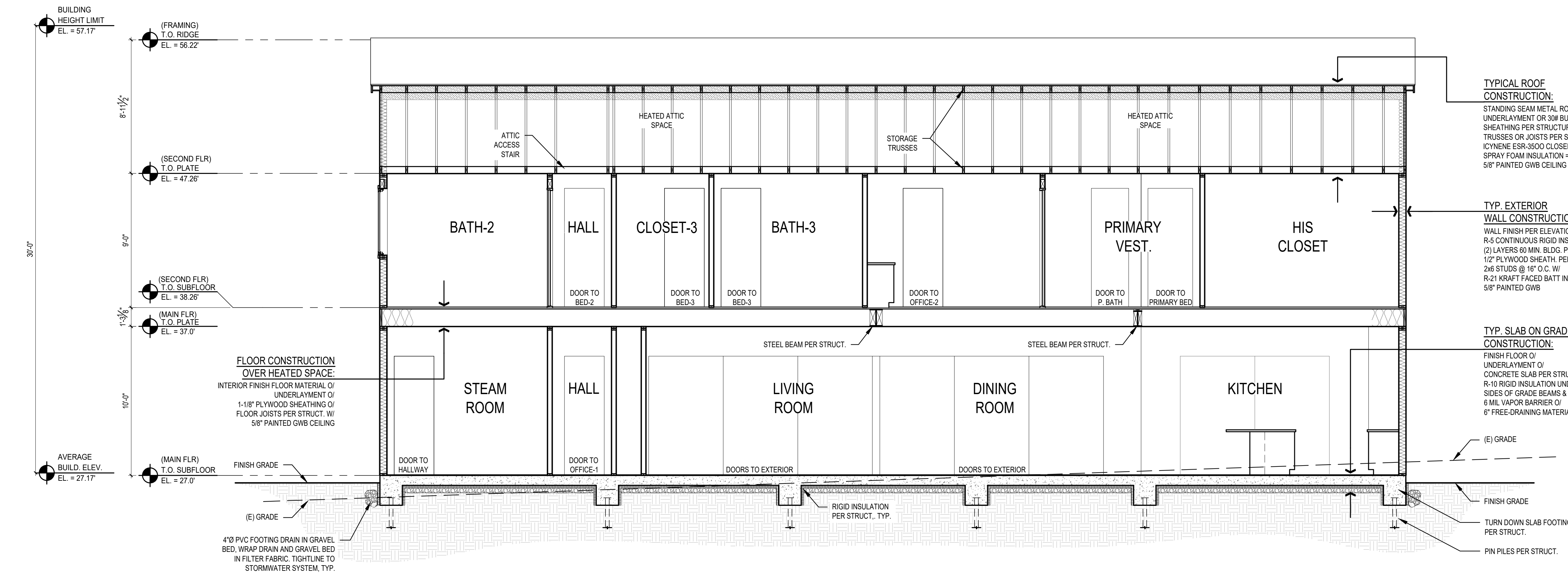
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PERMIT SET 11/30/23 PLOT DATE: 11/30/2023







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



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

**TYPICAL ROOF CONSTRUCTION:**  
STANDING SEAM METAL ROOFING O/  
UNDERLAYMENT OR 30# BUILDING FELT O/  
SHEATHING PER STRUCTURAL O/  
TRUSSES OR JOISTS PER STRUCT. W/  
ICYNENE ESR-3500 CLOSED CELL  
SPRAY FOAM INSULATION = R-60 W/  
5/8" PAINTED GWB CEILING

**TYP. EXTERIOR WALL CONSTRUCTION:**  
WALL FINISH PER ELEVATIONS O/  
R-5 CONTINUOUS RIGID INSULATION O/  
(2) LAYERS 60 MIN. BLDG. PAPER O/  
1/2" PLYWOOD SHEATH. PER STRUCT. O/  
2x6 STUDS @ 16" O.C. W/  
R-21 KRAFT FACED BATT INSULATION O/  
5/8" PAINTED GWB

**TYP. SLAB ON GRADE CONSTRUCTION:**  
FINISH FLOOR O/  
UNDERLAYMENT O/  
CONCRETE SLAB PER STRUCTURAL W/  
R-10 RIGID INSULATION UNDER SLAB &  
SIDES OF GRADE BEAMS & FOOTINGS W/  
6 MIL VAPOR BARRIER O/  
6" FREE-DRAINING MATERIAL

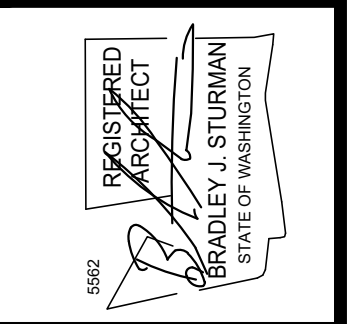
(E) GRADE  
FINISH GRADE  
TURN DOWN SLAB FOOTING PER STRUCT.  
PIN PILES PER STRUCT.

**TYPICAL ROOF CONSTRUCTION:**  
STANDING SEAM METAL ROOFING O/  
UNDERLAYMENT OR 30# BUILDING FELT O/  
SHEATHING PER STRUCTURAL O/  
TRUSSES OR JOISTS PER STRUCT. W/  
ICYNENE ESR-3500 CLOSED CELL  
SPRAY FOAM INSULATION = R-60 W/  
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(2) LAYERS 60 MIN. BLDG. PAPER O/  
1/2" PLYWOOD SHEATH. PER STRUCT. O/  
2x6 STUDS @ 16" O.C. W/  
R-21 KRAFT FACED BATT INSULATION O/  
5/8" PAINTED GWB

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FINISH FLOOR O/  
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CONCRETE SLAB PER STRUCTURAL W/  
R-10 RIGID INSULATION UNDER SLAB &  
SIDES OF GRADE BEAMS & FOOTINGS W/  
6 MIL VAPOR BARRIER O/  
6" FREE-DRAINING MATERIAL

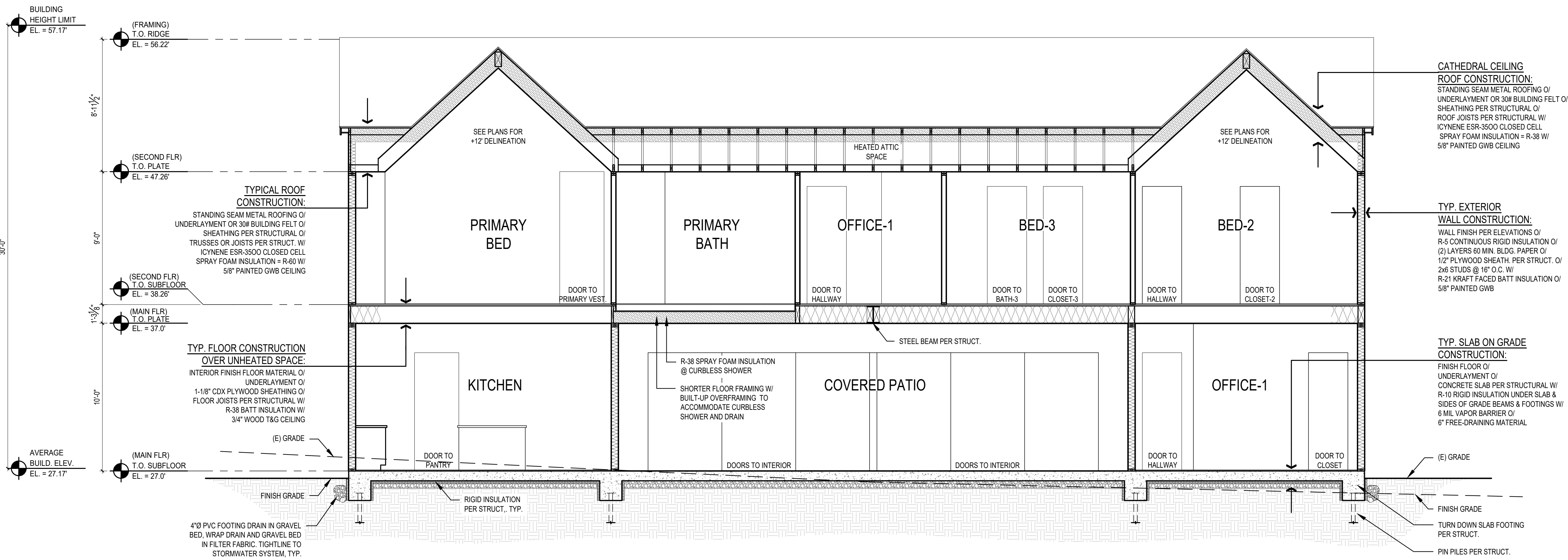
(E) GRADE  
FINISH GRADE  
TURN DOWN SLAB FOOTING PER STRUCT.  
PIN PILES PER STRUCT.



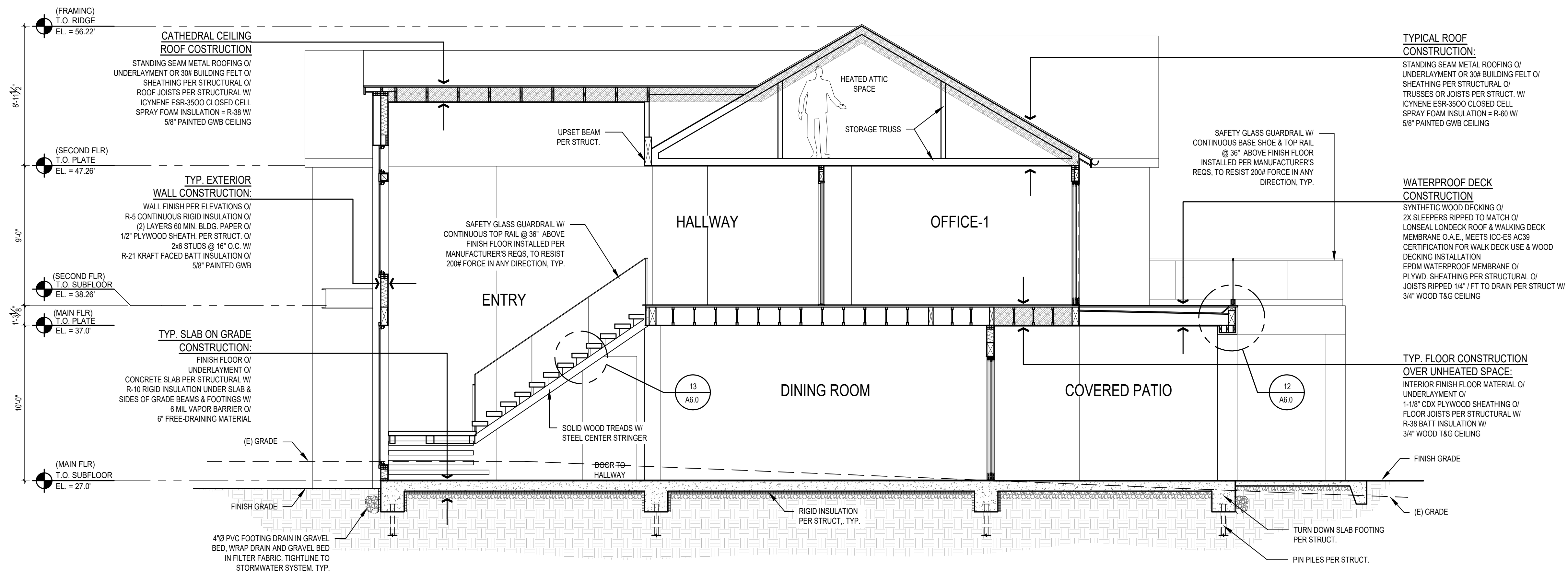
REVISIONS:

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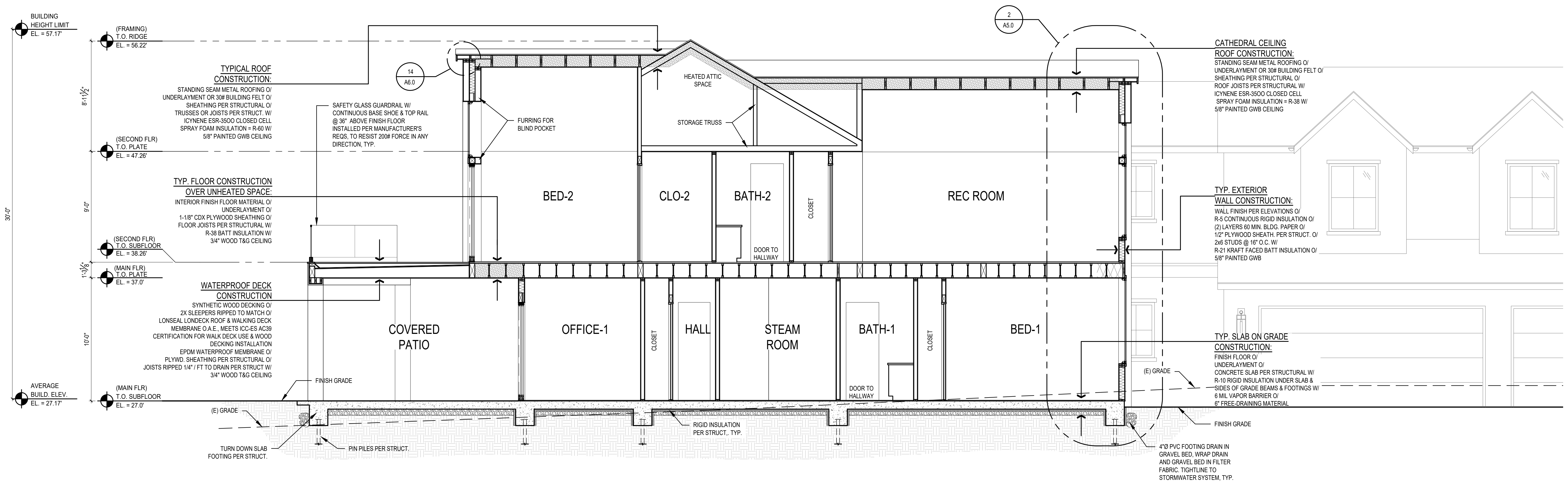
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CHECKED BY: BUS



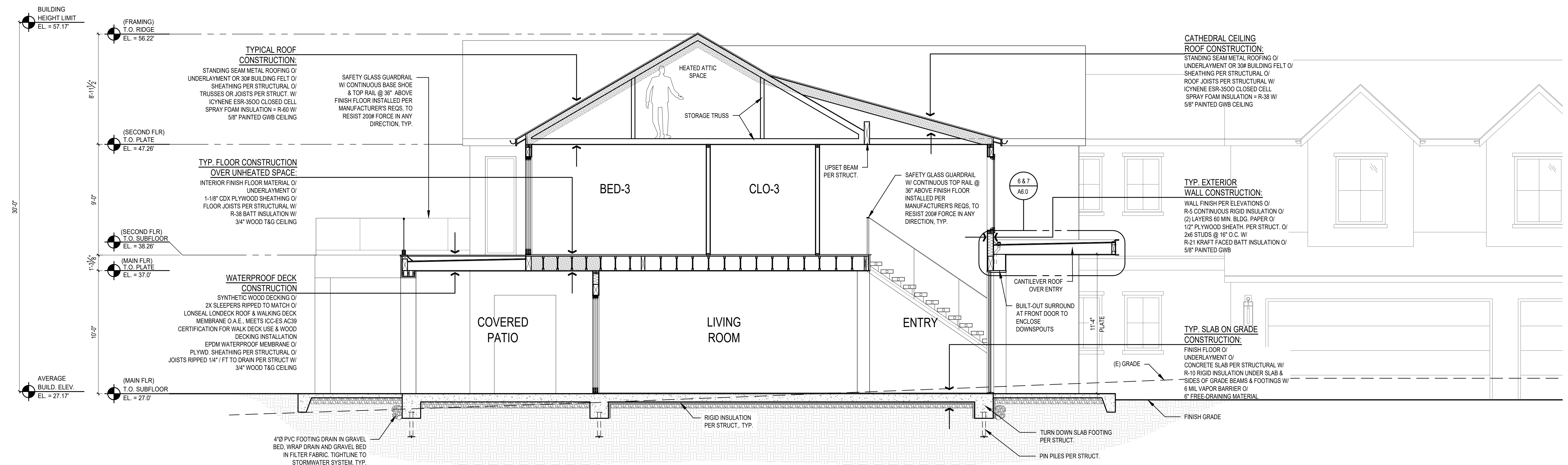
**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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

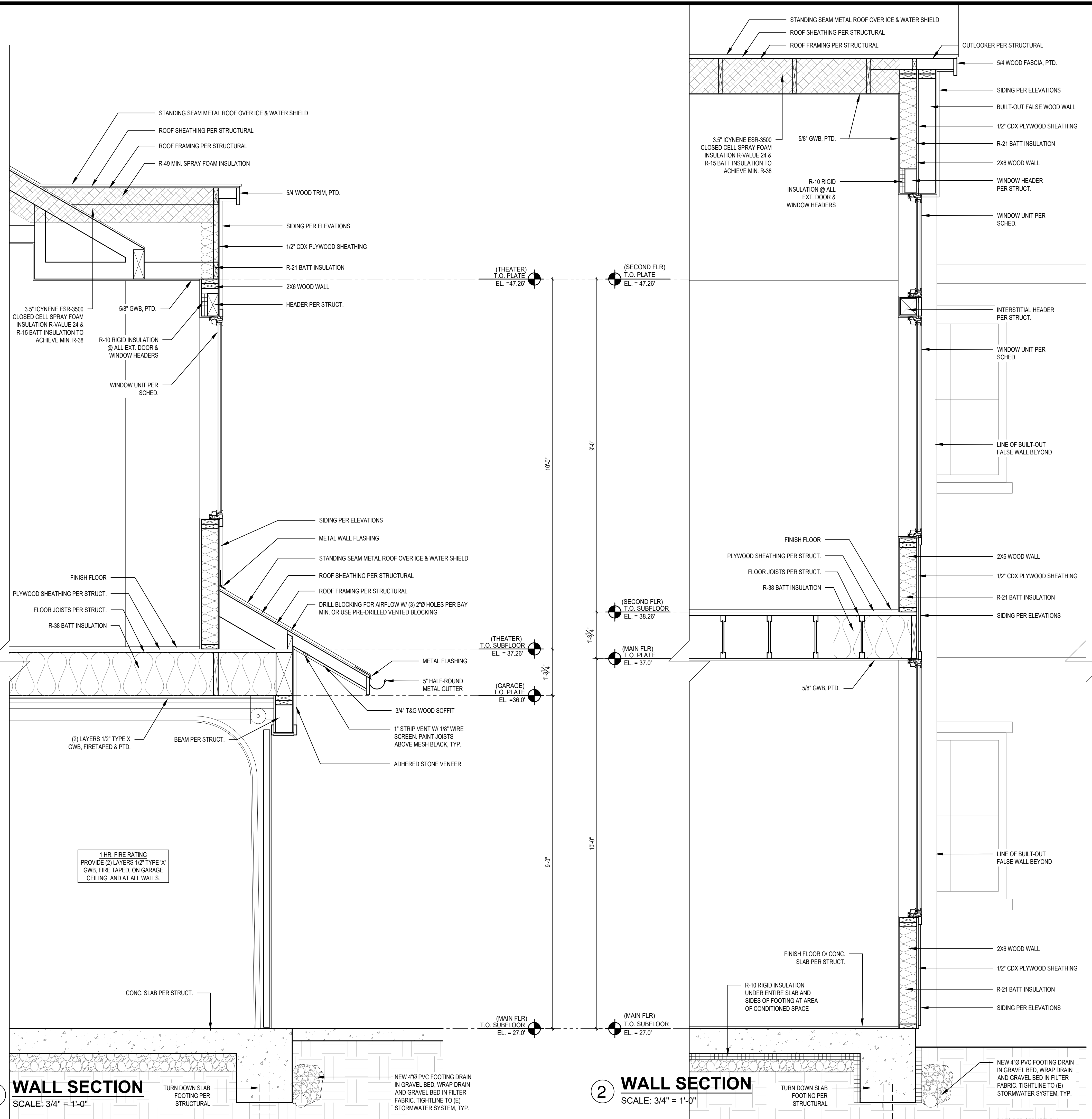


**5 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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





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

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

**WINDOW SCHEDULE - ASDOURIAN**

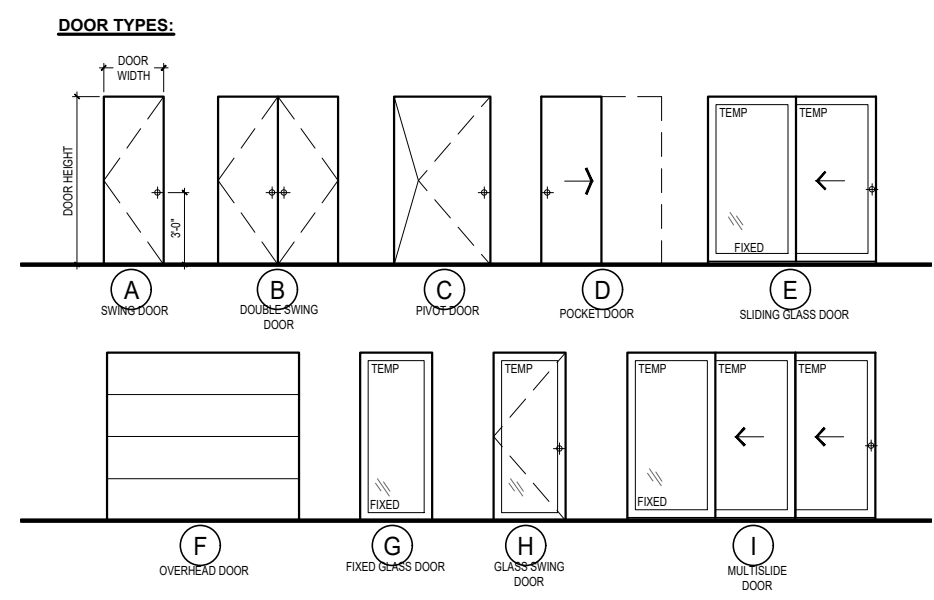
| TAG | DESCRIPTION | R.O. SIZE |        | TEMP. | QTY | AREA (SF) | U-VAL (MIN.) | GLAZING       | REMARKS & NOTES            |
|-----|-------------|-----------|--------|-------|-----|-----------|--------------|---------------|----------------------------|
|     |             | WIDTH     | HEIGHT |       |     |           |              |               |                            |
| A   | FIXED       | 4'-0"     | 6'-0"  |       | 6   |           | 0.28         | LOW E / CLEAR |                            |
| B   | FIXED       | 4'-0"     | 7'-0"  |       | 2   |           | 0.28         | LOW E / CLEAR |                            |
| C   | FIXED       | 4'-0"     | 9'-0"  | Y     | 2   |           | 0.28         | LOW E / CLEAR | TEMPERED GLASS             |
| D   | FIXED R     | 4'-0"     | 3'-11" |       | 2   |           | 0.28         | LOW E / CLEAR | TRIANGLE WINDOW            |
| D1  | FIXED L     | 4'-0"     | 3'-11" |       | 2   |           | 0.28         | LOW E / CLEAR | TRIANGLE WINDOW            |
| E   | FIXED       | 1'-6"     | 10'-0" | Y     | 2   |           | 0.28         | LOW E / CLEAR | TEMPERED GLASS, SIDE LIGHT |
| F   | CASEMENT    | 3'-0"     | 4'-6"  | Y     | 7   |           | 0.28         | LOW E / CLEAR | TEMPERED GLASS             |
| F1  | FIXED       | 3'-0"     | 4'-6"  |       | 4   |           | 0.28         | LOW E / CLEAR |                            |
| G   | CASEMENT    | 2'-6"     | 4'-0"  |       | 2   |           | 0.28         | LOW E / CLEAR |                            |
| H   | CASEMENT    | 2'-6"     | 5'-0"  |       | 2   |           | 0.28         | LOW E / CLEAR | EGRESS                     |
| I   | FIXED       | 4'-0"     | 5'-6"  |       | 2   |           | 0.28         | LOW E / CLEAR |                            |
| J   | FIXED       | 10'-0"    | 4'-0"  |       | 2   |           | 0.28         | LOW E / CLEAR | TRIANGLE WINDOW            |
| K   | FIXED       | 2'-6"     | 8'-0"  | Y     | 1   |           | 0.28         | LOW E / CLEAR | TEMPERED GLASS             |

**DOOR SCHEDULE - ASDOURIAN**

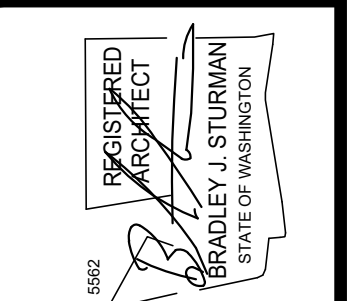
| DOOR NO.           | LOCATION          | SIZE     | WIDTH  | HEIGHT | DOOR TYPE | TEMP. GLASS | DOOR THK. | U-VAL (MIN.) | REMARKS                        |
|--------------------|-------------------|----------|--------|--------|-----------|-------------|-----------|--------------|--------------------------------|
|                    |                   |          |        |        |           |             |           |              |                                |
| <b>MAIN FLOOR</b>  |                   |          |        |        |           |             |           |              |                                |
| 101                | ENTRY             | 4'-6"    | 10'-0" |        | PIVOT     | Y           | 1-3/4"    | 0.28         |                                |
| 102                | BEDROOM-2         | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 103                | BEDROOM-2 CLOSET  | PR 2'-8" | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 104                | BATH-1            | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 105                | STEAM ROOM        | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 106                | STEAM ROOM        | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 107                | HALL CLOSET       | PR 2'-4" | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 108                | EXT HALL          | 2'-8"    | 8'-0"  |        | SW        | Y           | 1-3/4"    | 0.28         |                                |
| 109                | HALL CLOSET       | PR 2'-8" | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 110                | OFFICE-1          | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 111                | OFFICE-1 CLOSET   | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 112                | OFFICE-1          | 10'-0"   | 8'-0"  |        | SLIDE     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 113                | LIVING ROOM       | 15'-0"   | 8'-0"  |        | MULTI     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 114                | DINING ROOM       | 15'-0"   | 8'-0"  |        | MULTI     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 115                | KITCHEN           | 5'-0"    | 8'-0"  |        | FIXED     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 116                | KITCHEN           | 10'-0"   | 8'-0"  |        | SLIDE     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 117                | POWDER            | 2'-6"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 118                | MUD ROOM          | 3'-0"    | 8'-0"  |        | POCKET    |             | 1-3/4"    |              |                                |
| 119                | ELEVATOR          | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 120                | GARAGE            | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              | 20 MIN FIRERATED, SELF-CLOSING |
| 121                | GARAGE            | 18'-0"   | 8'-0"  |        | OVER      |             | 1-3/4"    |              |                                |
| 122                | GARAGE            | 9'-0"    | 8'-0"  |        | OVER      |             | 1-3/4"    |              |                                |
| 123                | GARAGE            | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 124                | MECHANICAL        | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 125                | GARAGE            | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| <b>UPPER FLOOR</b> |                   |          |        |        |           |             |           |              |                                |
| 201                | REC ROOM          | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 202                | REC ROOM CLOSET   | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 203                | HALL CLOSET       | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 204                | BATH-2            | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 205                | HALL CLOSET       | PR 2'-8" | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 206                | BEDROOM-2         | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 207                | BEDROOM-2 CLOSET  | 2'-8"    | 8'-0"  |        | POCKET    |             | 1-3/4"    |              |                                |
| 208                | BEDROOM-2         | 10'-0"   | 8'-0"  |        | SLIDE     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 209                | BEDROOM-3         | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 210                | BEDROOM-3 CLOSET  | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 211                | BATHROOM-3        | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 212                | BEDROOM-3         | 8'-0"    | 8'-0"  |        | SLIDE     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 213                | OFFICE-2          | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 214                | OFFICE-2          | 8'-0"    | 8'-0"  |        | SLIDE     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 215                | PRIMARY VESTIBULE | PR 2'-6" | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 216                | PRIMARY BATH      | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 217                | PRIMARY BATH      | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 218                | PRIMARY BATH      | 8'-0"    | 8'-0"  |        | FIXED     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 219                | HER CLOSET        | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 220                | HIS CLOSET        | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 221                | PRIMARY BEDROOM   | 10'-0"   | 8'-0"  |        | SLIDE     | Y           | 1-3/4"    | 0.28         | TEMPERED GLASS                 |
| 222                | EXERCISE          | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 223                | LAUNDRY           | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 224                | HALL CLOSET       | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 225                | MEDIA ROOM        | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 226                | ELEVATOR          | 3'-0"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |
| 227                | BATH-4            | 2'-8"    | 8'-0"  |        | SW        |             | 1-3/4"    |              |                                |

**WINDOW & DOOR SCHEDULE NOTES:**

- 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.
- ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
- 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 11/30/23

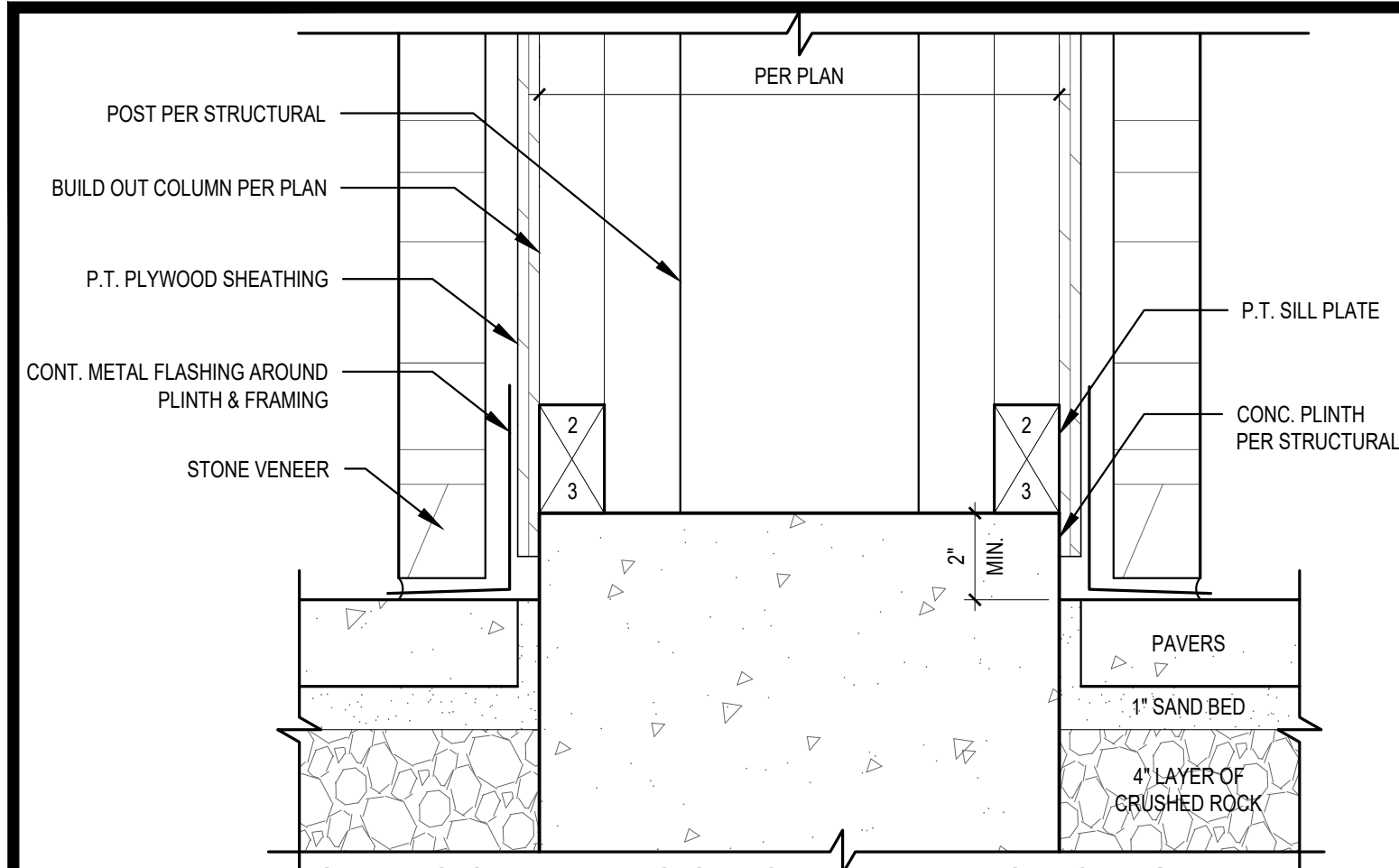


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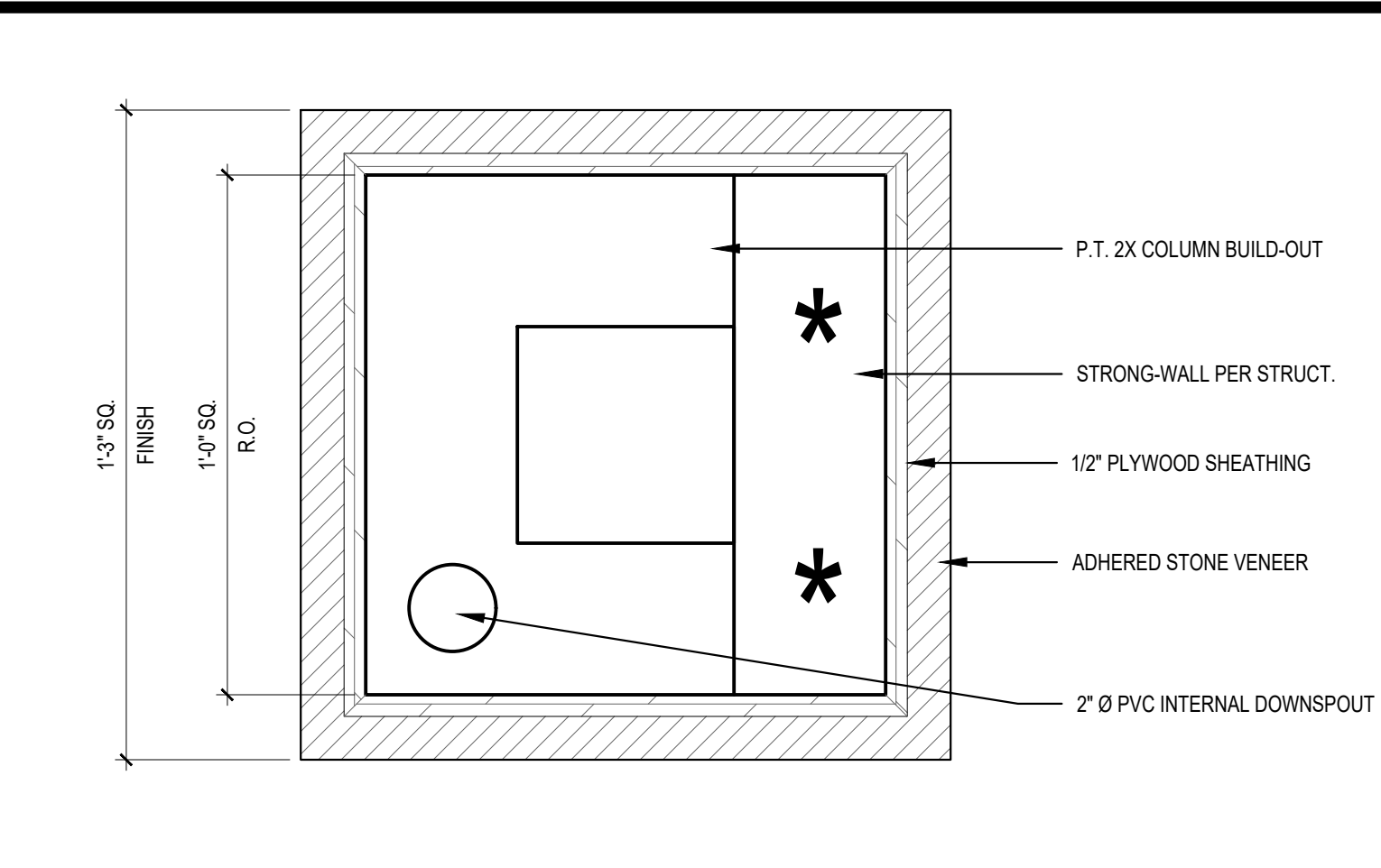
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MERCER ISLAND, WA 98040

**WALL SECTIONS**  
**DOOR AND WINDOW SCHEDULES**

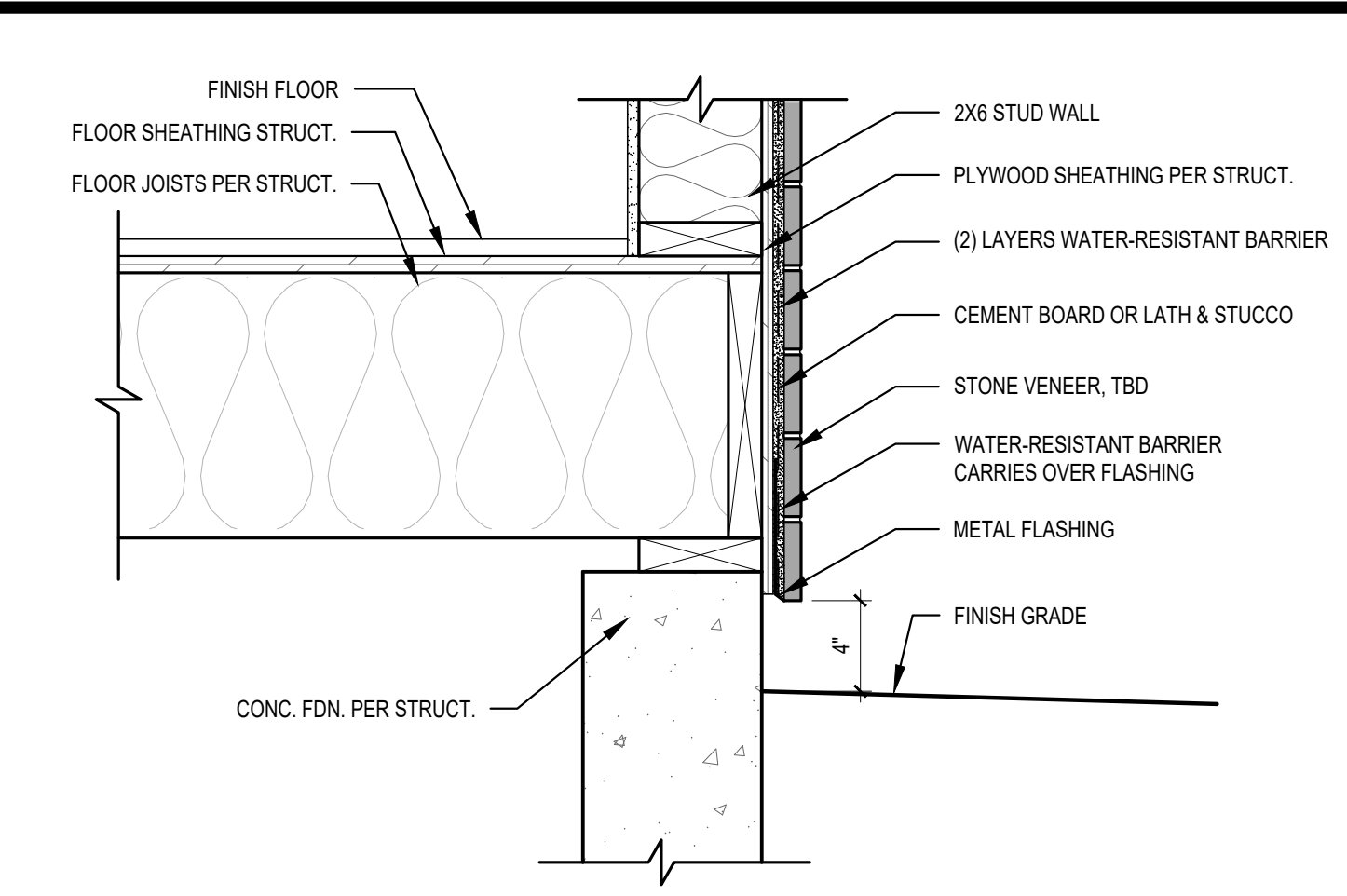
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DRAWN BY: KE  
CHECKED BY: BUS  
SHEET **A5.0**  
PLOT DATE: 11/30/2023



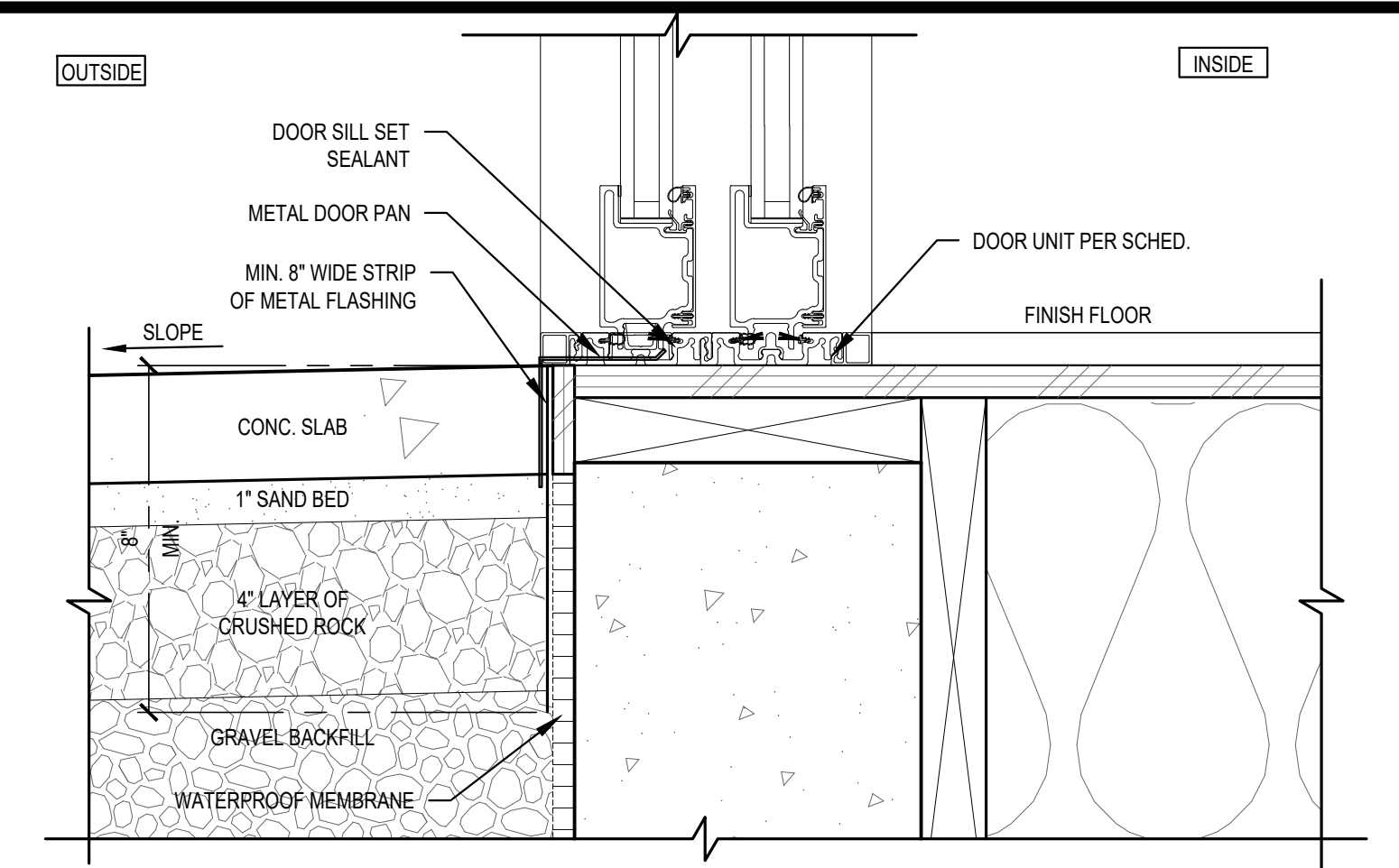
**1 BUILT-OUT COLUMN CONC. PLINTH SECTION**  
SCALE: 3" = 1'-0"



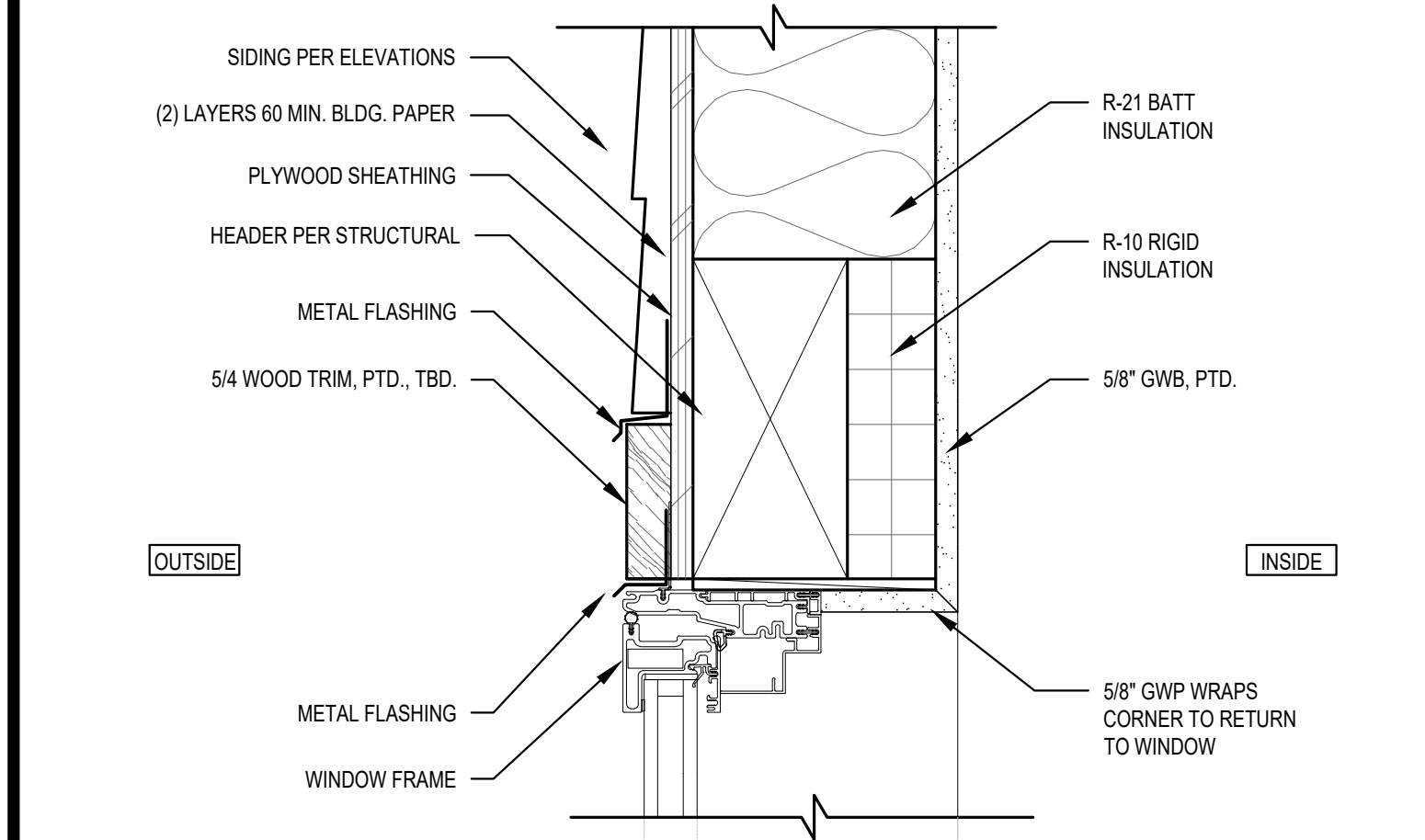
**2 BUILT-OUT EXTERIOR COLUMN PLAN**  
SCALE: 3" = 1'-0"



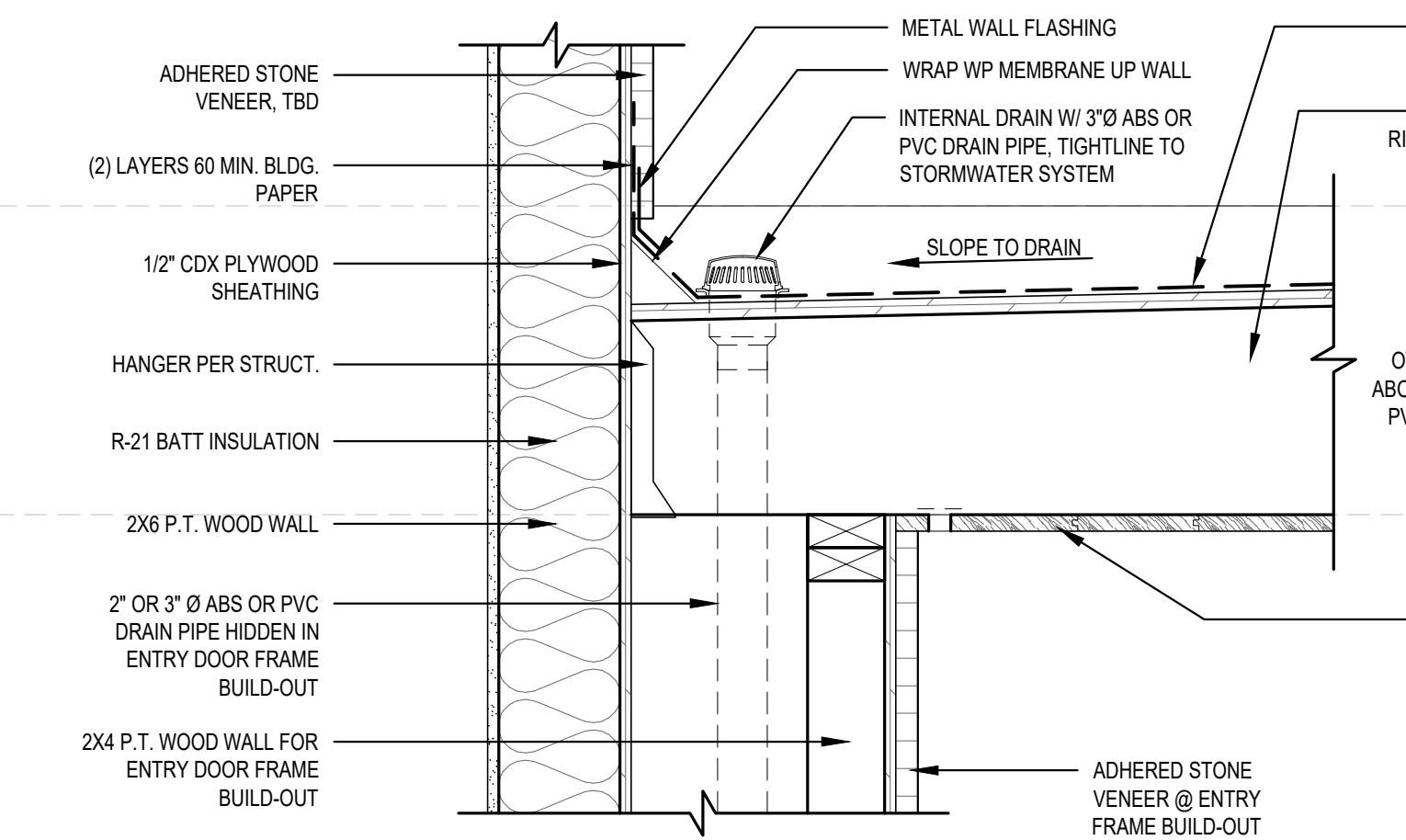
**3 TYP. STONE VENEER AT STUD WALL**  
SCALE: 1 1/2" = 1'-0"



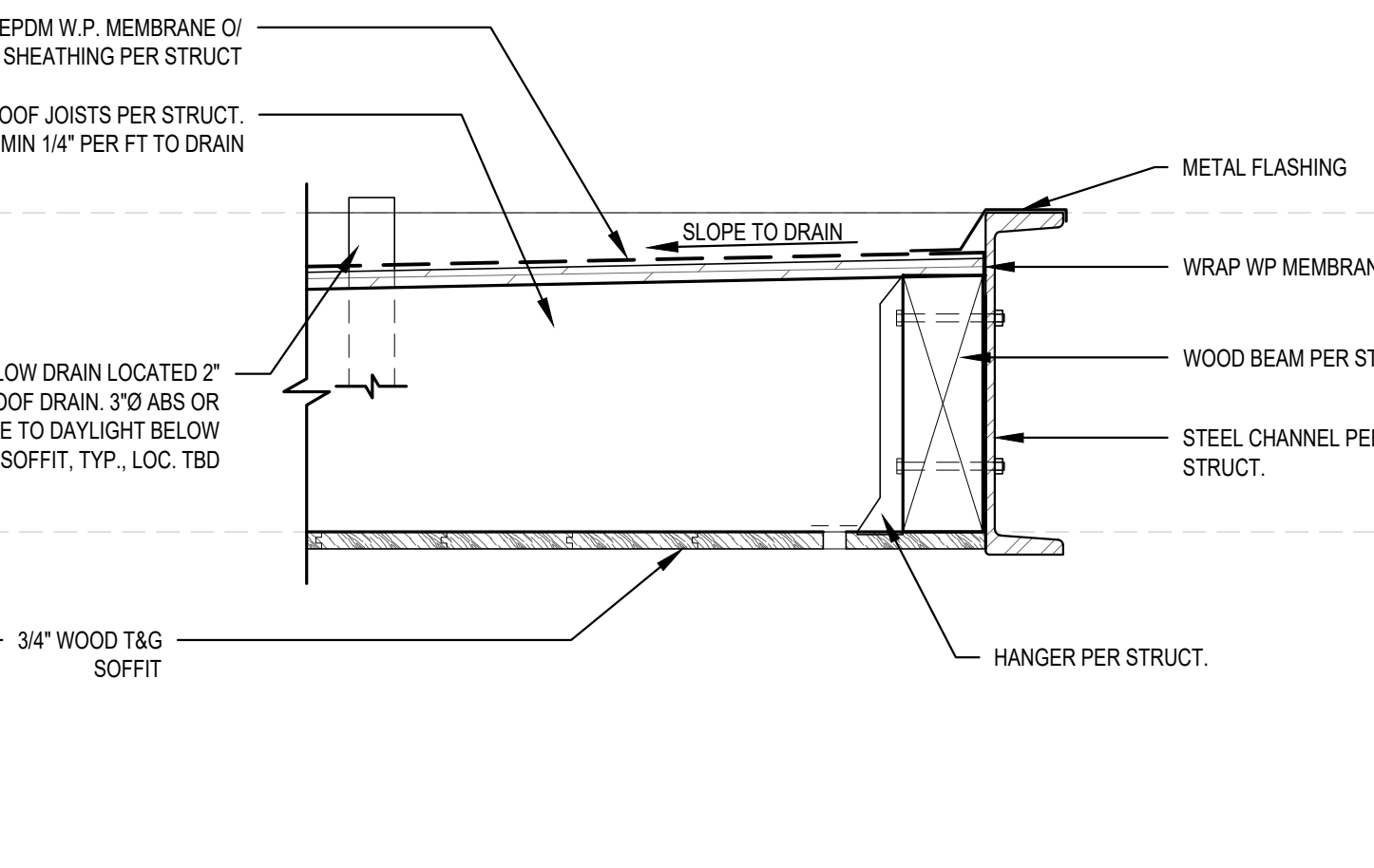
**4 FLASHING DETAIL @ FLUSH THRESHOLD**  
SCALE: 3" = 1'-0"



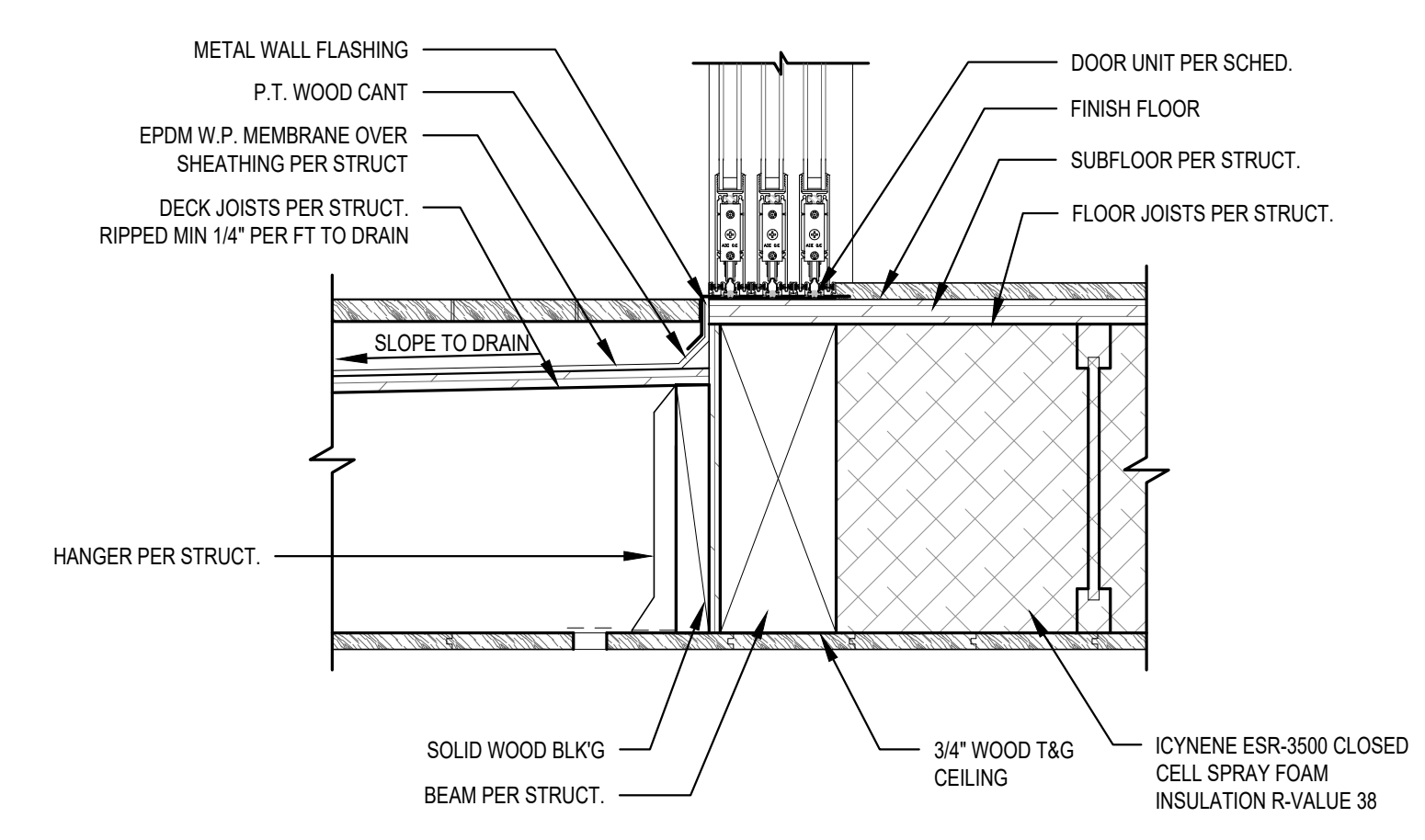
**5 TYP. WINDOW HEAD DETAIL**  
SCALE: 3" = 1'-0"  
SIM. AT WINDOW JAMB



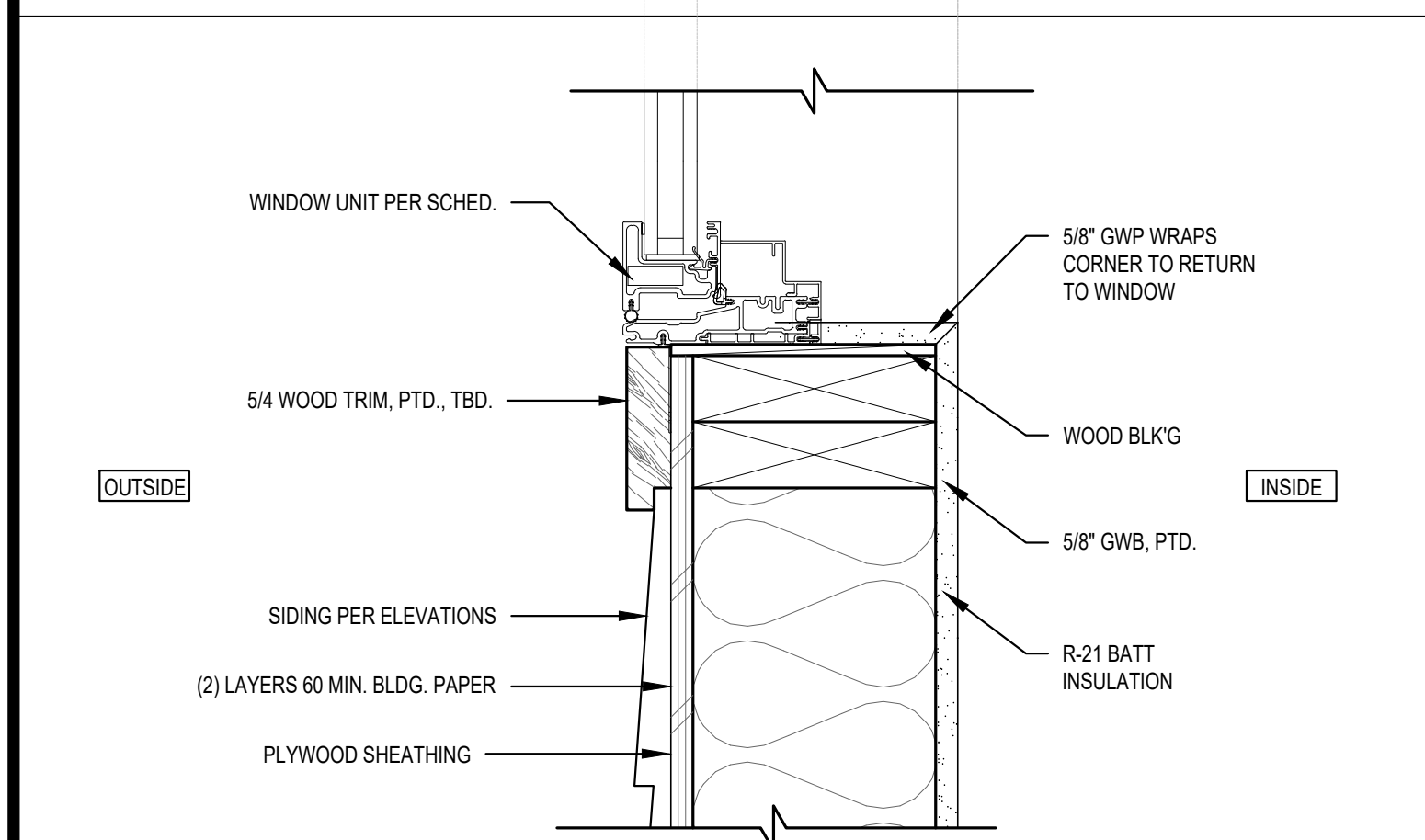
**6 ENTRY ROOF DETAIL @ HOUSE**  
SCALE: 1-1/2" = 1'-0"



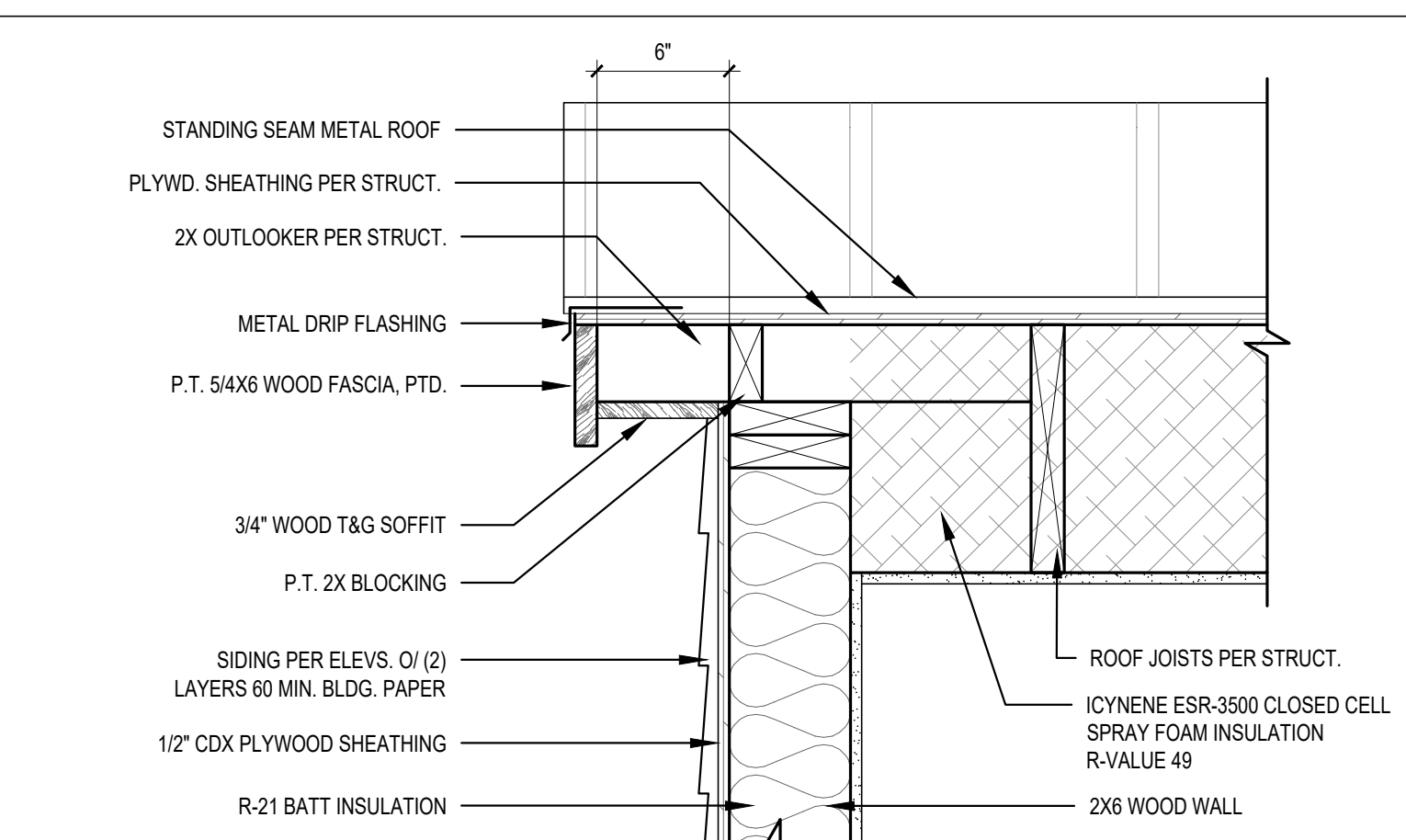
**7 ENTRY ROOF FASCIA DETAIL**  
SCALE: 1-1/2" = 1'-0"



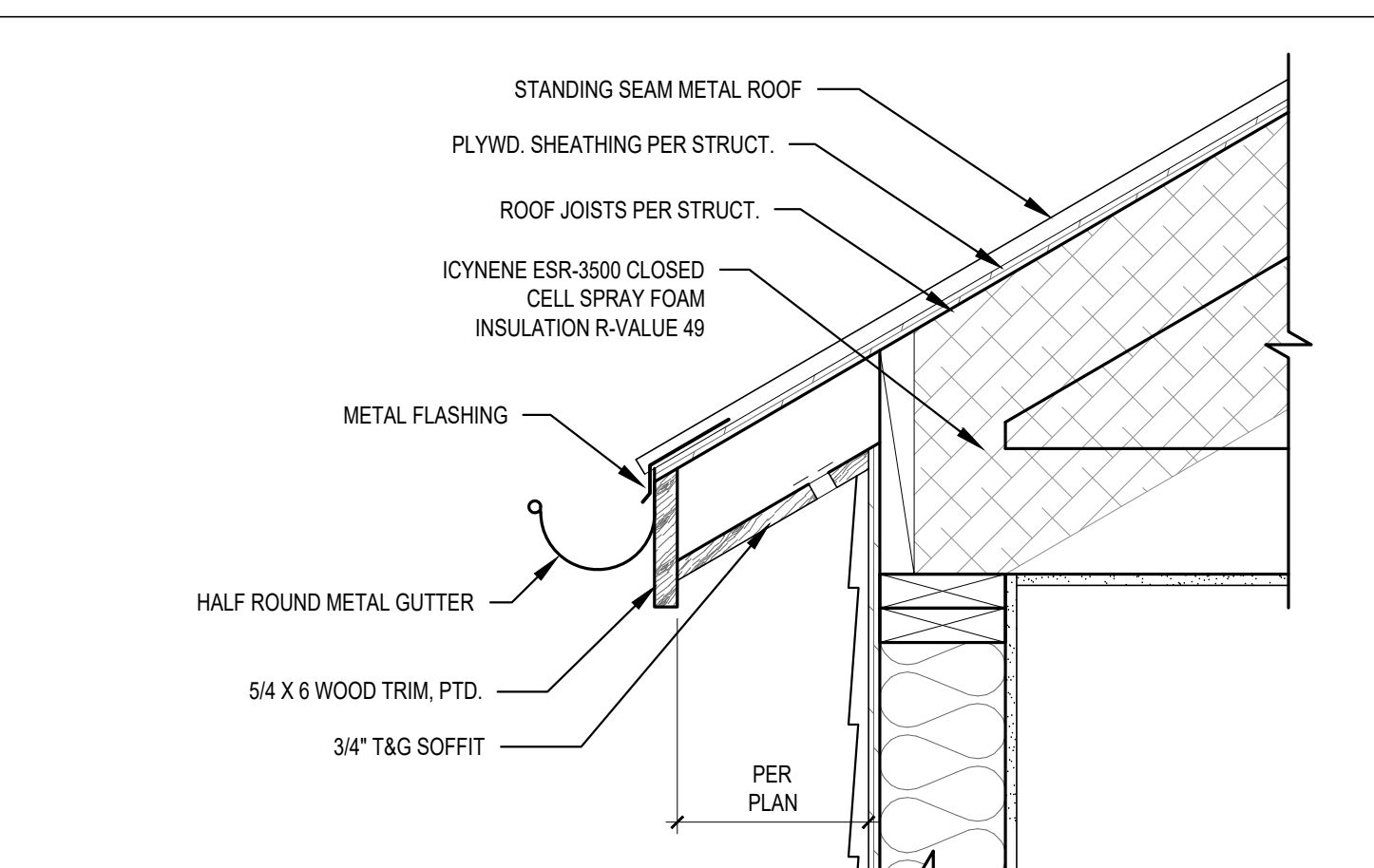
**8 THRESHOLD @ DECK SECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"



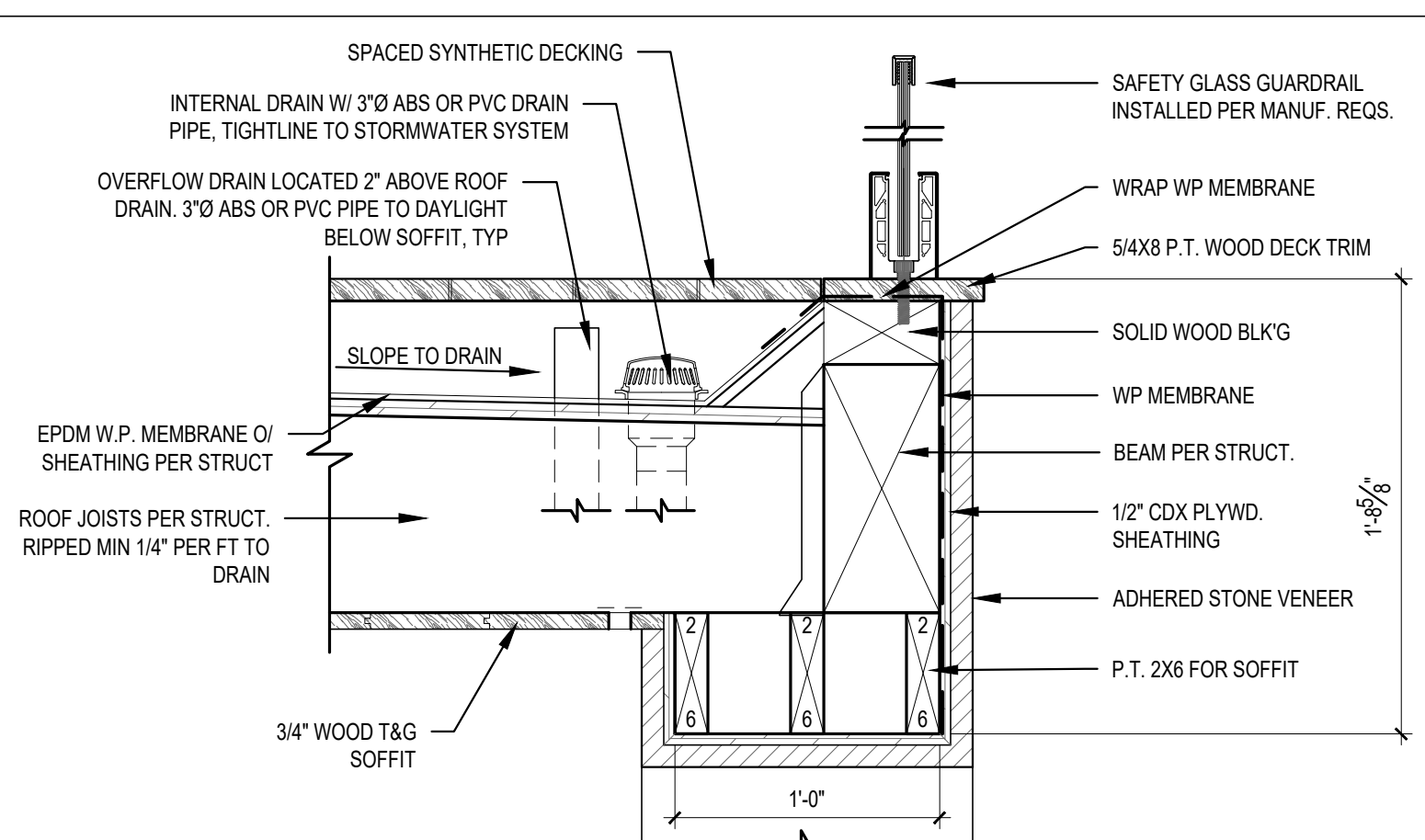
**9 TYP. WINDOW SILL DETAIL**  
SCALE: 3" = 1'-0"



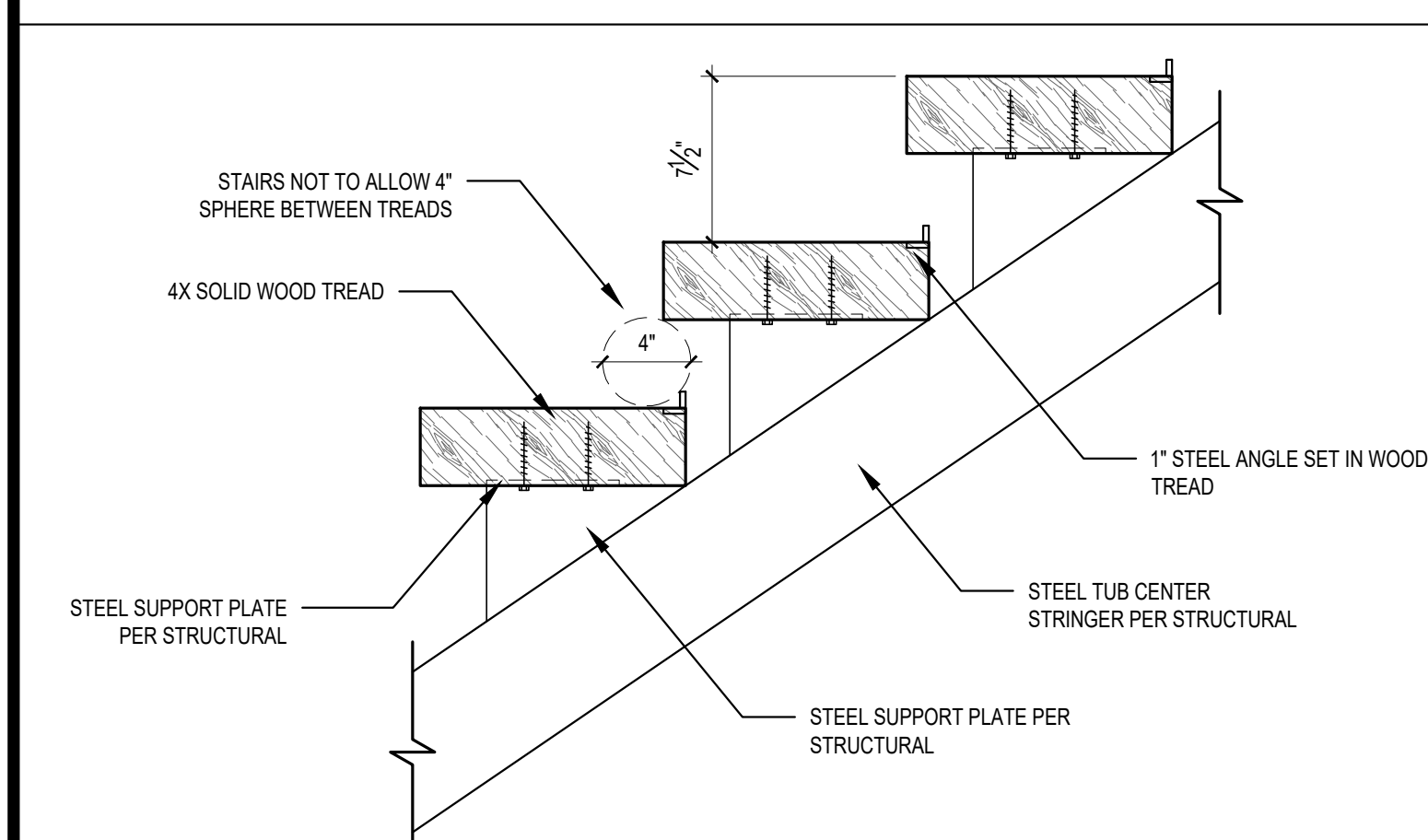
**10 TYPICAL RAKE DETAIL**  
SCALE: 1-1/2" = 1'-0"



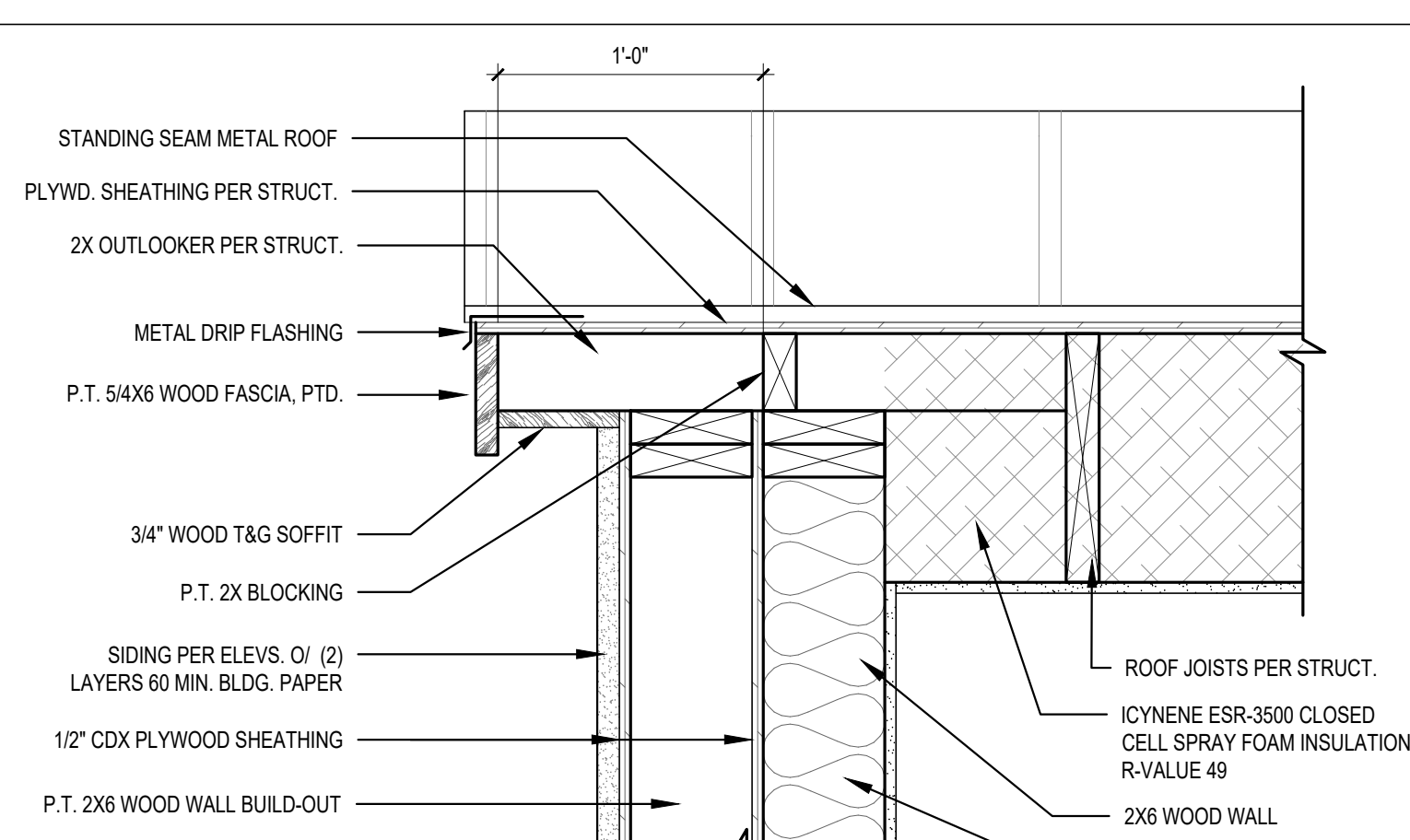
**11 TYPICAL EAVE DETAIL**  
SCALE: 1-1/2" = 1'-0"



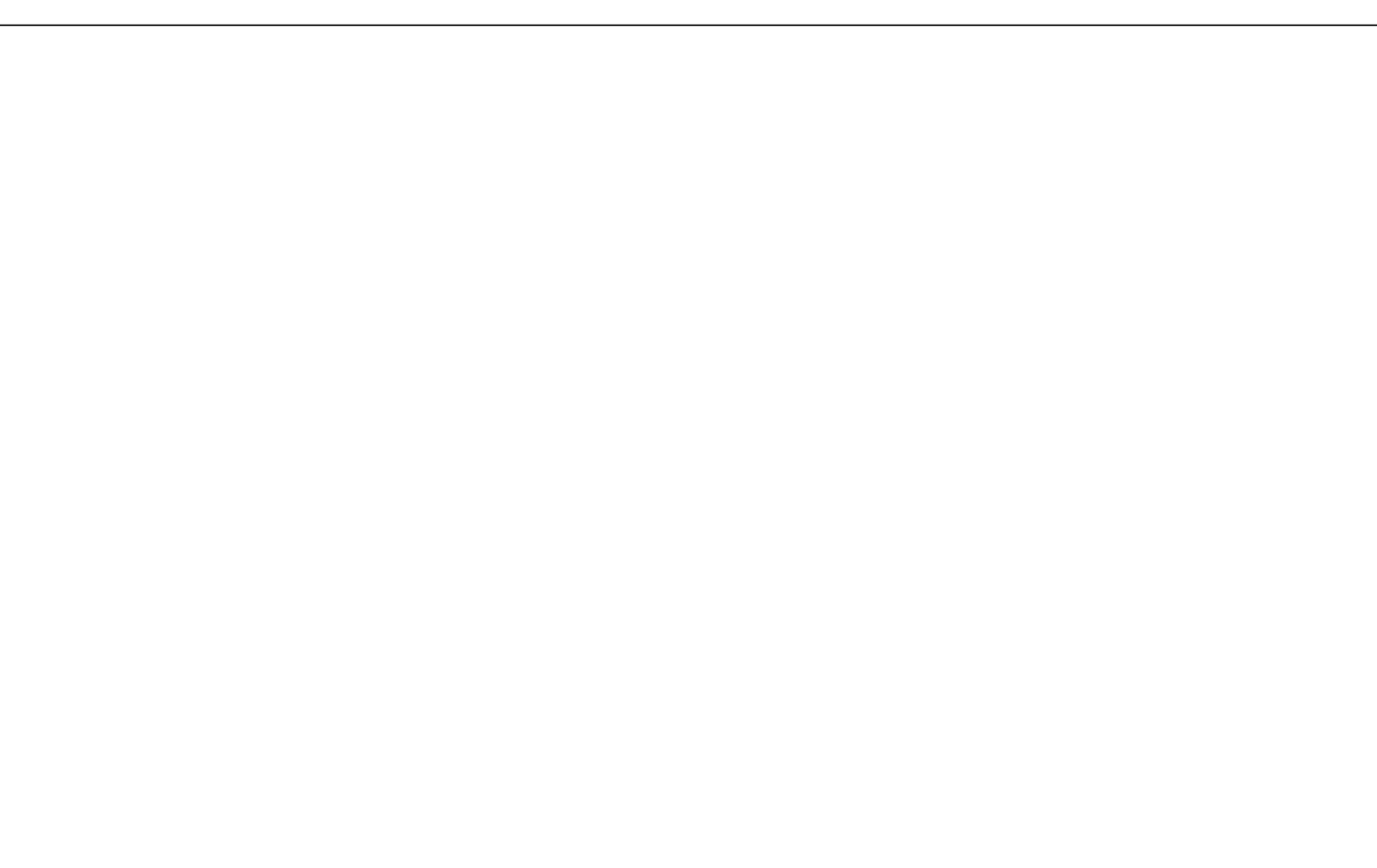
**12 DECK FASCIA/GUARDRAIL ATTACHMENT**  
SCALE: 1-1/2" = 1'-0"



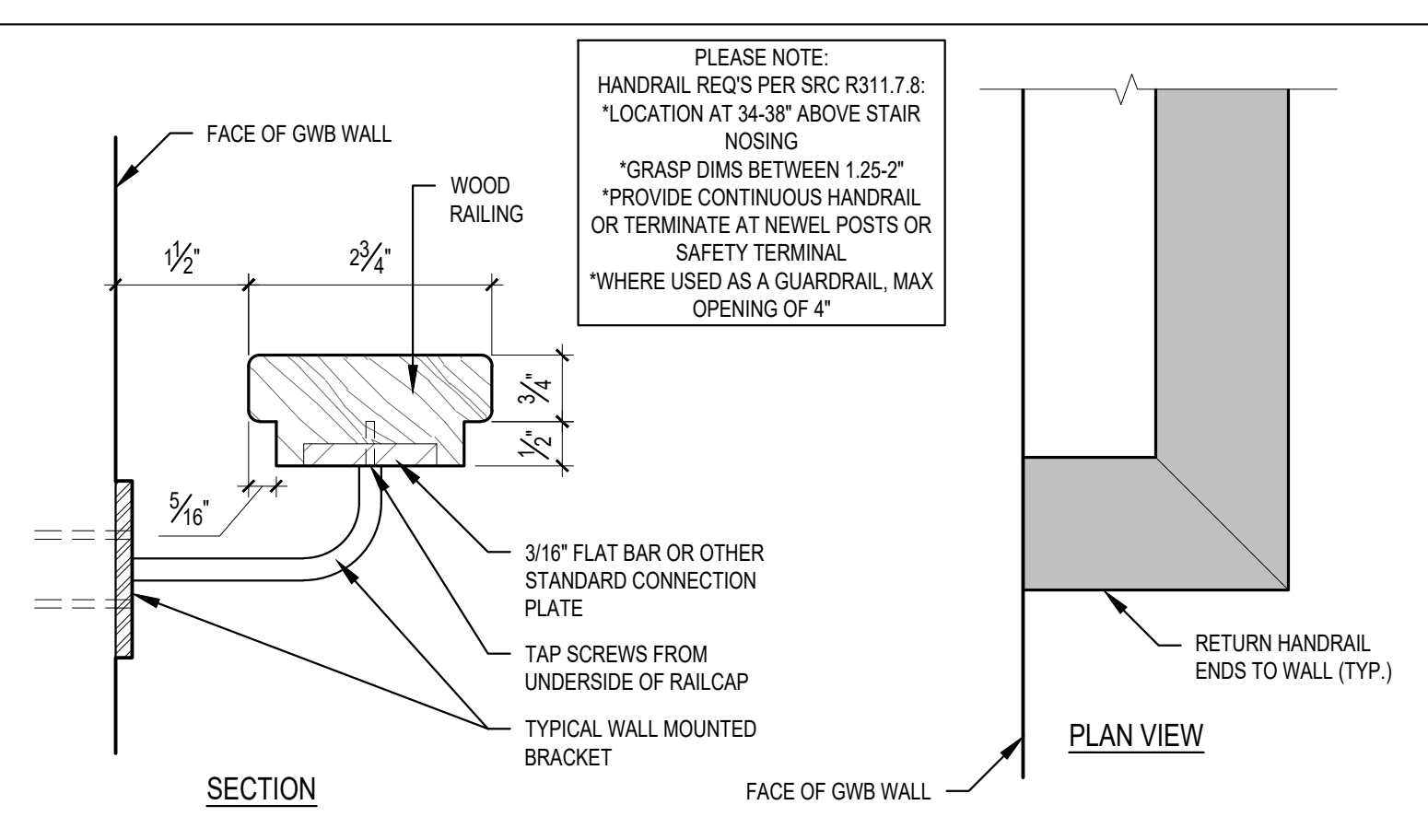
**13 TYP. INTERIOR STAIR DETAIL**  
SCALE: 1-1/2" = 1'-0"



**14 RAKE DETAIL @ EXT. WALL BUILD-OUTS**  
SCALE: 1-1/2" = 1'-0"



**15 NOT USED**  
SCALE: 1-1/2" = 1'-0"



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

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

**STURMAN ARCHITECTS**

9-1033 AVENUE NE, SUITE 203  
BELLEVUE, WA 98004  
TEL: 425-4517003

REGISTERED ARCHITECT  
BRADLEY J. STURMAN  
STATE OF WASHINGTON

**ASDURIAN RESIDENCE**  
PERMIT SET  
5300 BUTTERWORTH RD  
MERCER ISLAND, WA 98040

**ARCHITECTURAL DETAILS**

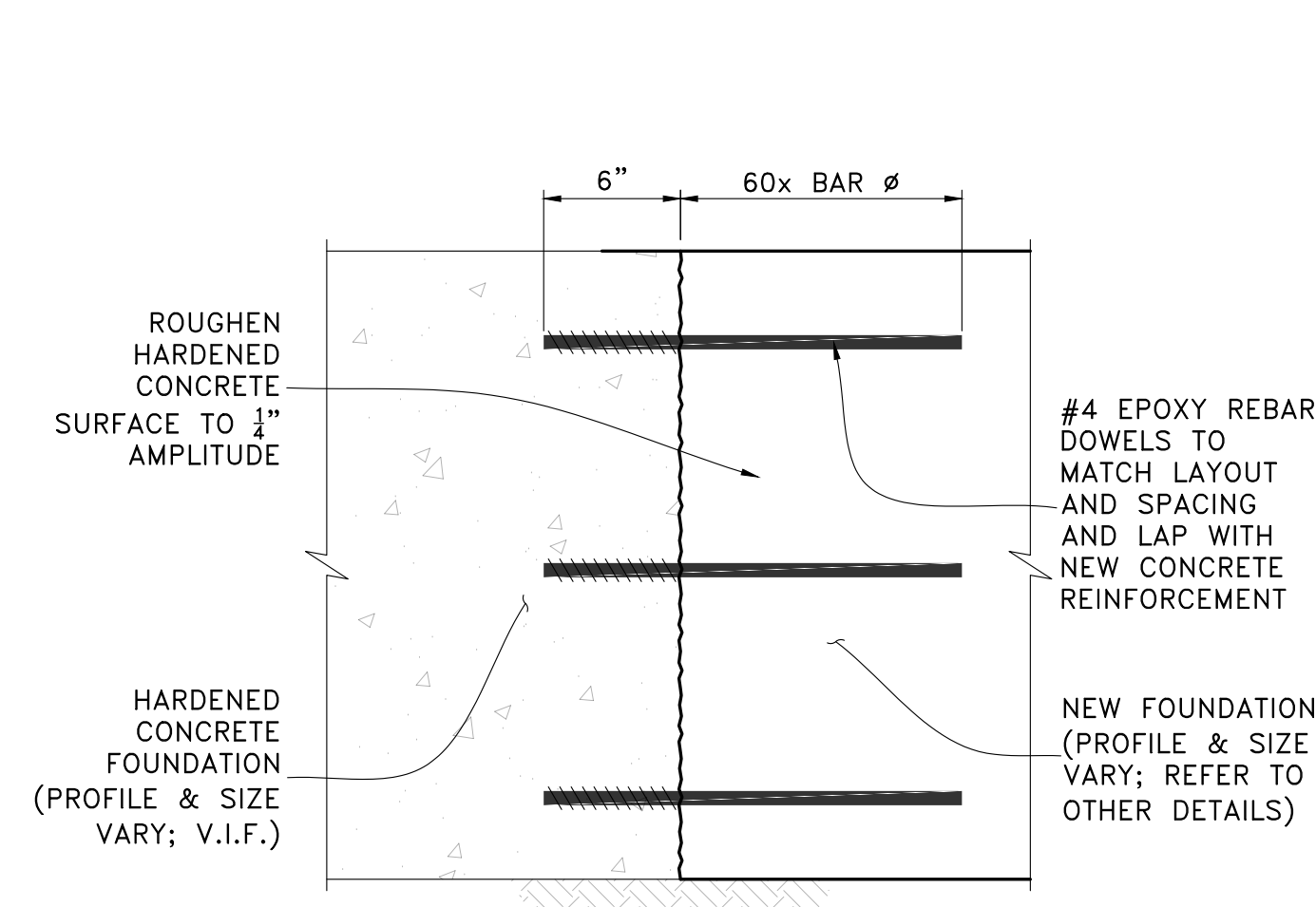
REVISIONS:

|   |      |             |
|---|------|-------------|
| 1 | DATE | DESCRIPTION |
|   |      |             |
|   |      |             |
|   |      |             |
|   |      |             |

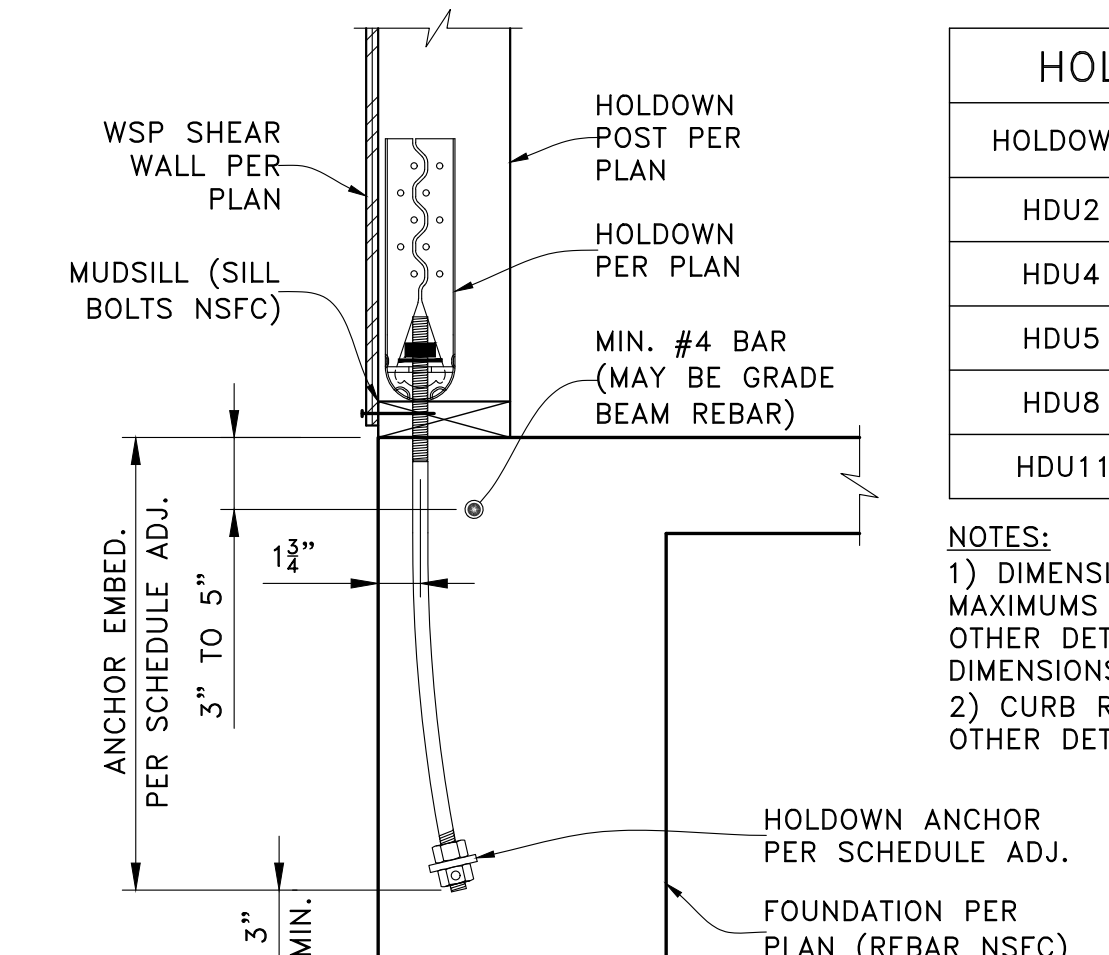
DRAWN BY: KE  
CHECKED BY: BJS  
SHEET  
**A6.0**  
PERMIT SET 11/30/23 PLOT DATE: 11/30/2023







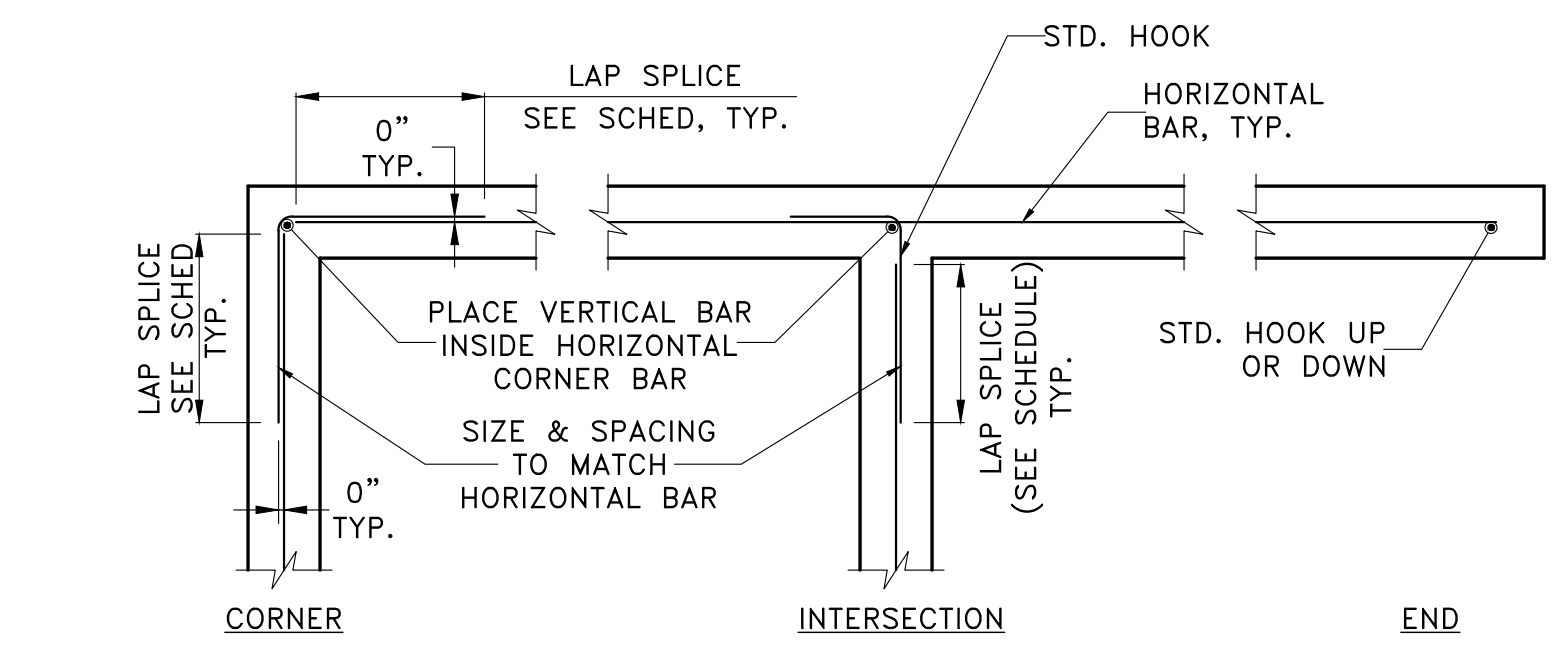
TYPICAL FRESH TO HARDENED CONCRETE  
SCALE: NTS



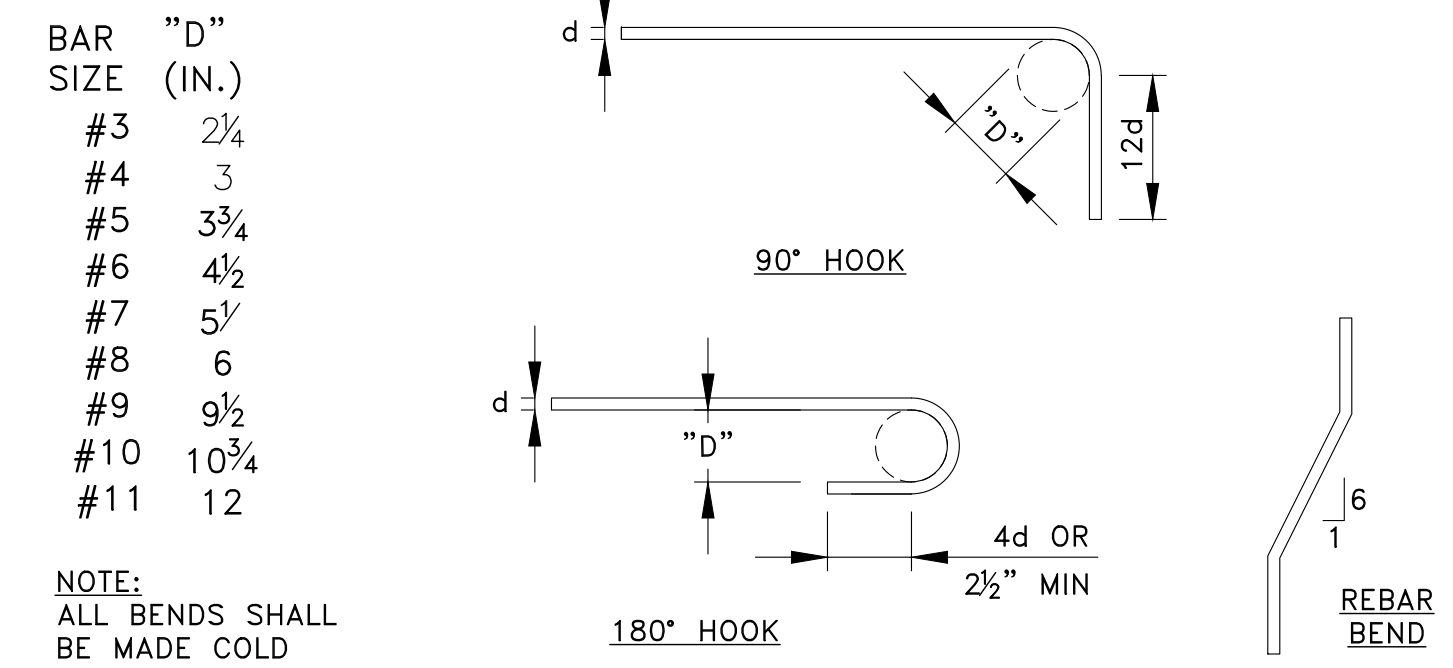
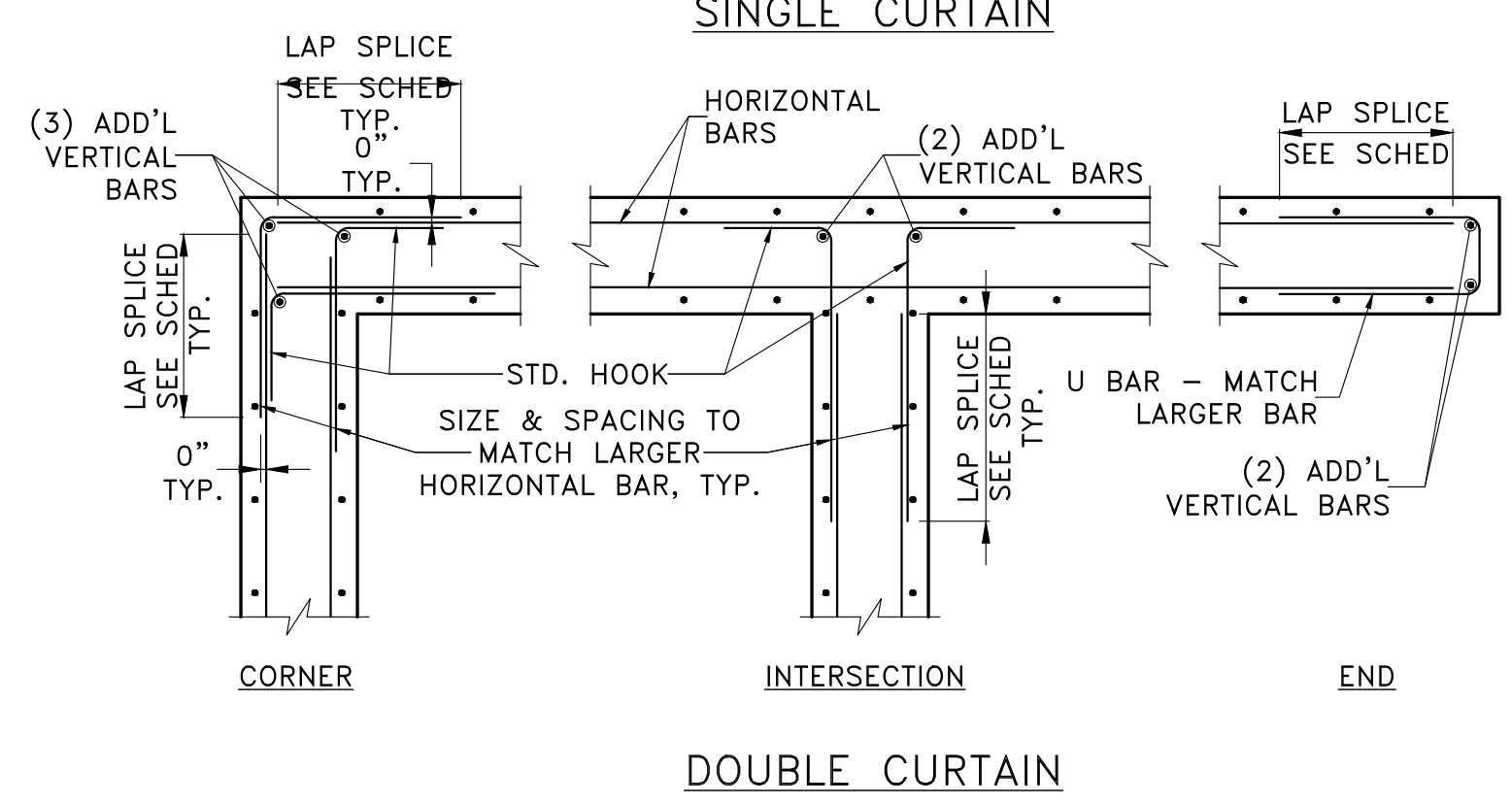
TYPICAL HOLDDOWN AT FOUNDATION  
SCALE: NTS

| HOLDOWN SCHEDULE |                      |                  |
|------------------|----------------------|------------------|
| HOLDOWN          | ANCHOR               | ANCHOR EMBEDMENT |
| HDU2             | SB $\frac{3}{8}$ x24 | 18"              |
| HDU4             | SB $\frac{3}{8}$ x24 | 18"              |
| HDU5             | SB $\frac{3}{8}$ x24 | 18"              |
| HDU8             | SB $\frac{3}{8}$ x24 | 18"              |
| HDU11            | SB1x30               | 24"              |

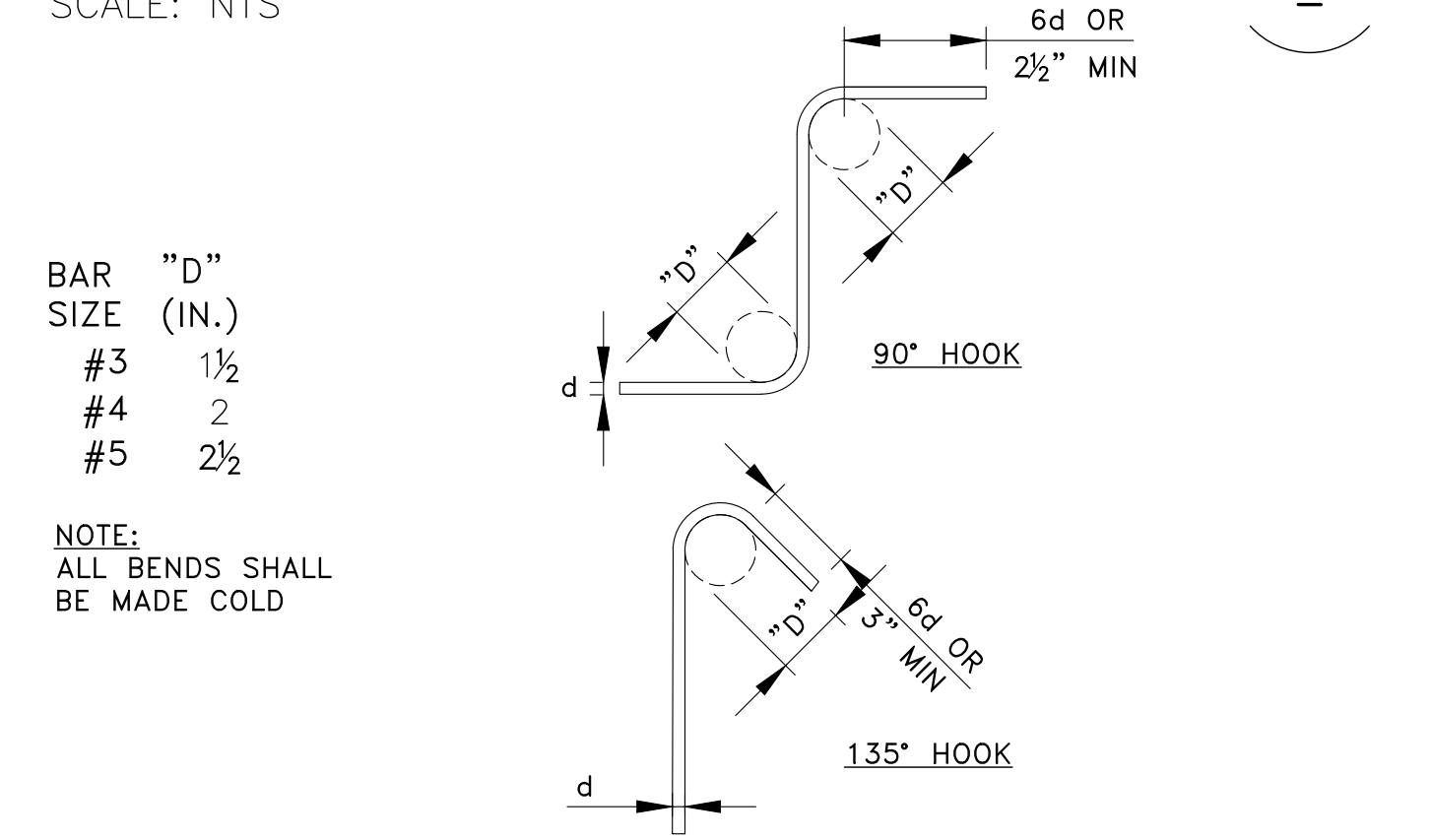
NOTES:  
1) DIMENSIONS SHOWN HEREIN ARE MINIMUMS/MAXIMUMS FOR HOLDDOWN ANCHORS; REFER TO OTHER DETAILS FOR ACTUAL FOOTING DIMENSIONS.  
2) CURB REQUIRED ONLY WHERE OCCURS ON OTHER DETAILS FOR CLEARANCE FROM GRADE.



TYPICAL CONCRETE WALL & FOOTING CORNERS, INTERSECTIONS & ENDS  
SCALE: NTS



TYPICAL REINFORCEMENT BENDS  
SCALE: NTS



TYPICAL TIE & STIRRUP HOOKS  
SCALE: NTS

| BAR SIZE | STRAIGHT BAR DEVELOPMENT LENGTH (Ld), INCHES | LAP SPLICE LENGTH, INCHES | HOKED BAR DEVELOPMENT LENGTH (Ldh), INCHES |
|----------|--|---------------------------|--|
| #3       | 17   | 22                        | 9  |
| #4       | 22   | 29                        | 11   |
| #5       | 28   | 36                        | 14   |
| #6       | 33   | 43                        | 17   |

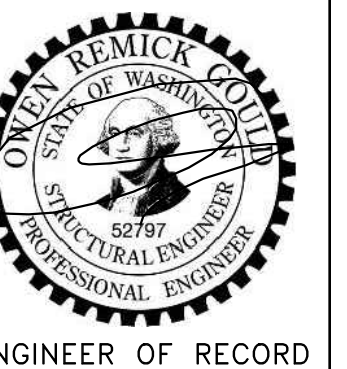
MODIFICATION FACTORS:  
THE LENGTHS NOTED ABOVE SHALL BE MULTIPLIED BY THE FOLLOWING FACTORS AS APPLICABLE:  
1.3 FOR TOP BARS (MORE THAN 12" CONC. CAST BELOW)  
1.3 FOR LIGHT WEIGHT CONCRETE  
1.5 FOR BARS WITH LESS THAN 2 BAR DIAMETERS CLEAR SPACING OR FOR BARS WITH LESS THAN 1 BAR DIAMETER OF CONCRETE COVER  
1.5 FOR EPOXY COATED BARS U.O.N.  
THE MODIFICATION FACTORS NOTED ABOVE SHALL BE COMBINED WHEN MULTIPLE CONDITIONS OCCUR. FOR EXAMPLE, FOR TOP BARS IN LIGHT WEIGHT CONCRETE, THE SPLICE LENGTH NOTED ABOVE SHALL BE MULTIPLIED BY 1.3x1.3=1.69

NOTES:  
1. SPLICES OF REINFORCEMENT SHALL BE STAGGERED AT LEAST 2'-0"  
2. SPLICES IN WALLS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION  
3. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS  
4. HOKED BAR DEVELOPMENT LENGTH APPLIES TO BARS TERMINATING IN A STANDARD HOOK (REFER TO OTHER DETAILS).

TYPICAL DEVELOPMENT LENGTH & LAP SPLICE SCHEDULE - CONCRETE  
SCALE: NTS

|            |            |
|------------|------------|
| PERMIT SET |            |
| REV        | DATE       |
| 11-01-23   | PERMIT SET |

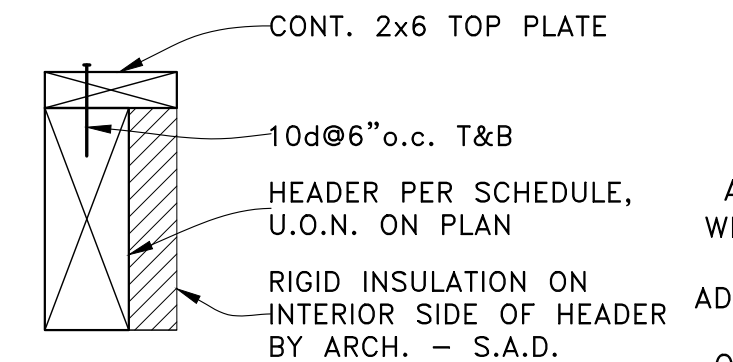
PROJECT: NEW SINGLE-FAMILY DWELLING  
5300 Butterworth Road  
Mercer Island, WA 98040  
CLIENT: Ryan & Ashley Asdourian  
5300 Butterworth Road  
Mercer Island, WA 98040



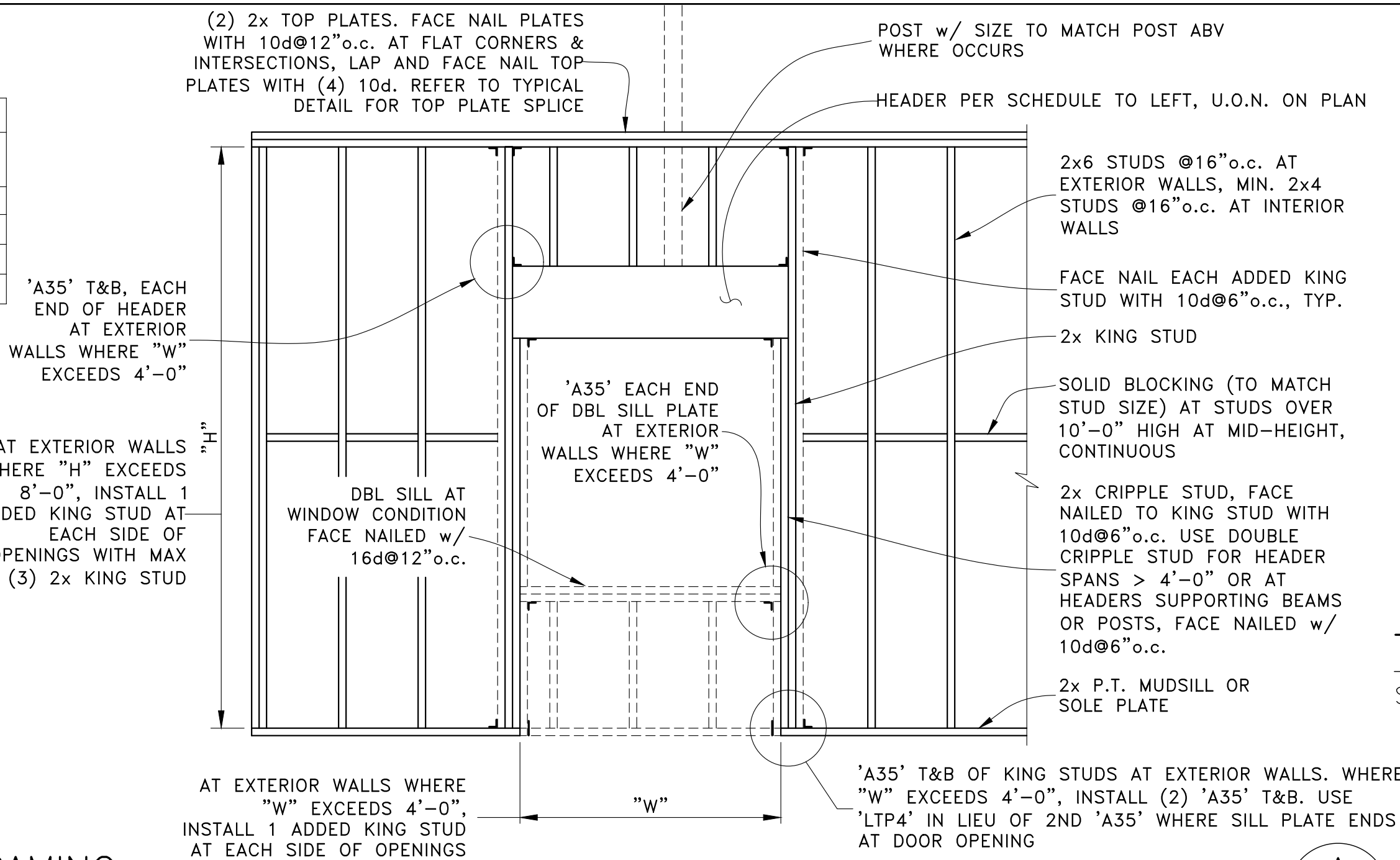
ENGINEER OF RECORD  
O.G. ENGINEERING, PLLC  
3201 1st Ave S, Suite 101, Seattle, WA 98134  
(206) 290-4608  
owen@ogengineer.com

SHEET TITLE: TYPICAL DETAILS  
SCALE: AS NOTED  
JOB NO. 23010  
SHEET NO. S2

| HEADER SCHEDULE, U.O.N. |             |
|-------------------------|-------------|
| "W"<br>MAX. OPENING     | MIN. HEADER |
| 4'-0"                   | 4x6         |
| 6'-0"                   | 4x8         |
| 8'-0"                   | 4x10        |
| 10'-0"                  | 4x12        |

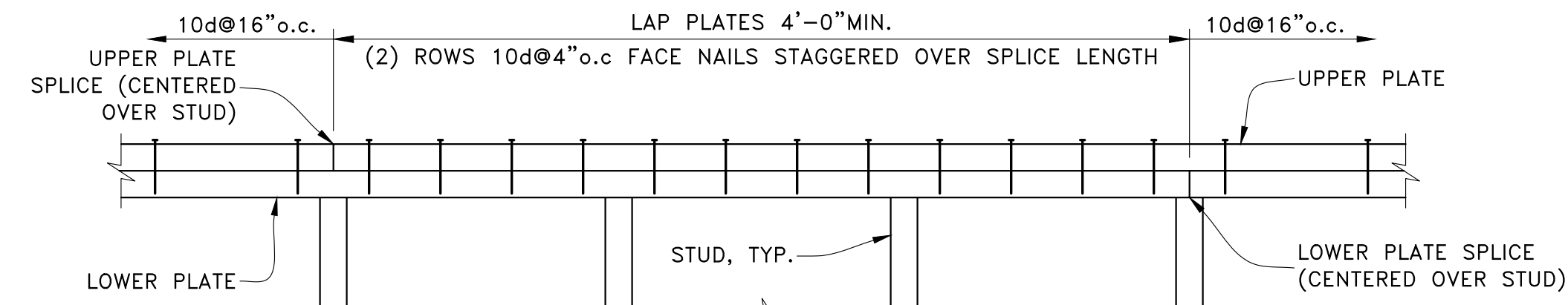


EXTERIOR HEADER @ 2x6 WALLS



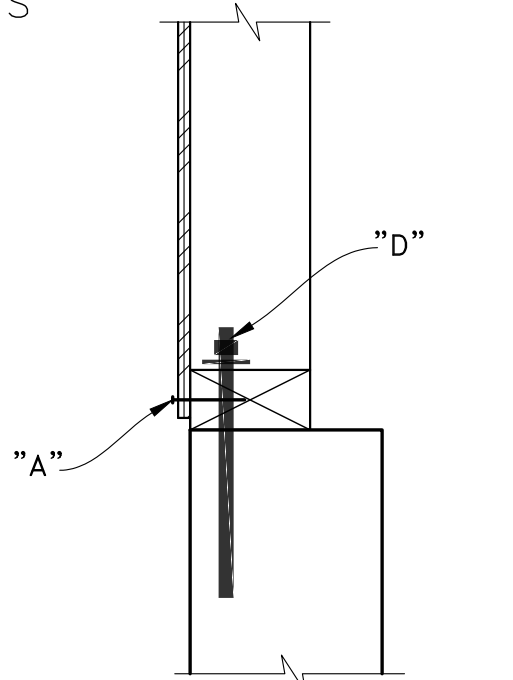
TYPICAL STUD WALL FRAMING

SCALE: NTS

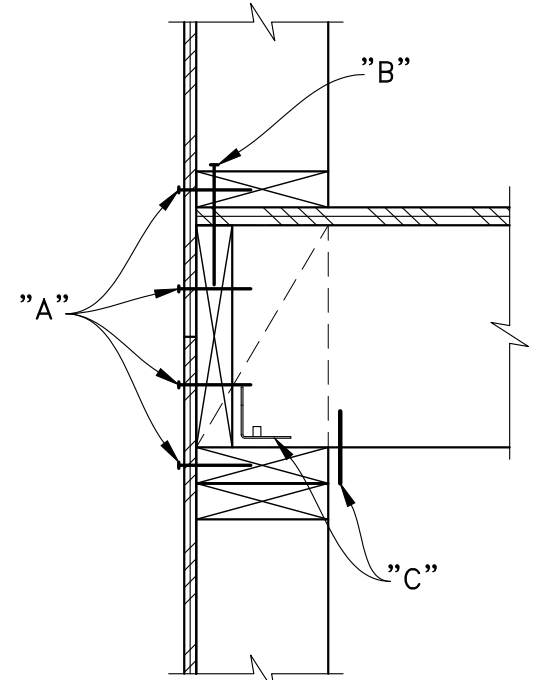


TYPICAL DOUBLE TOP PLATE SPLICE

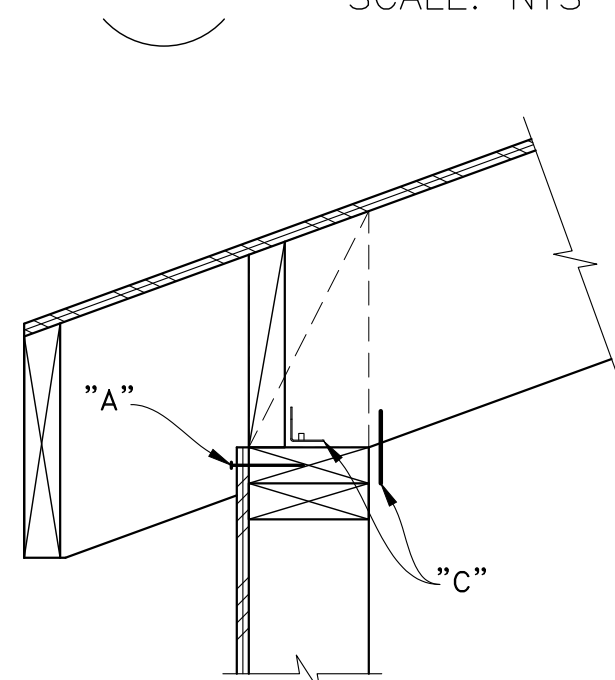
SCALE: NTS



FOUNDATION LEGEND



UPPER FLOOR LEGEND



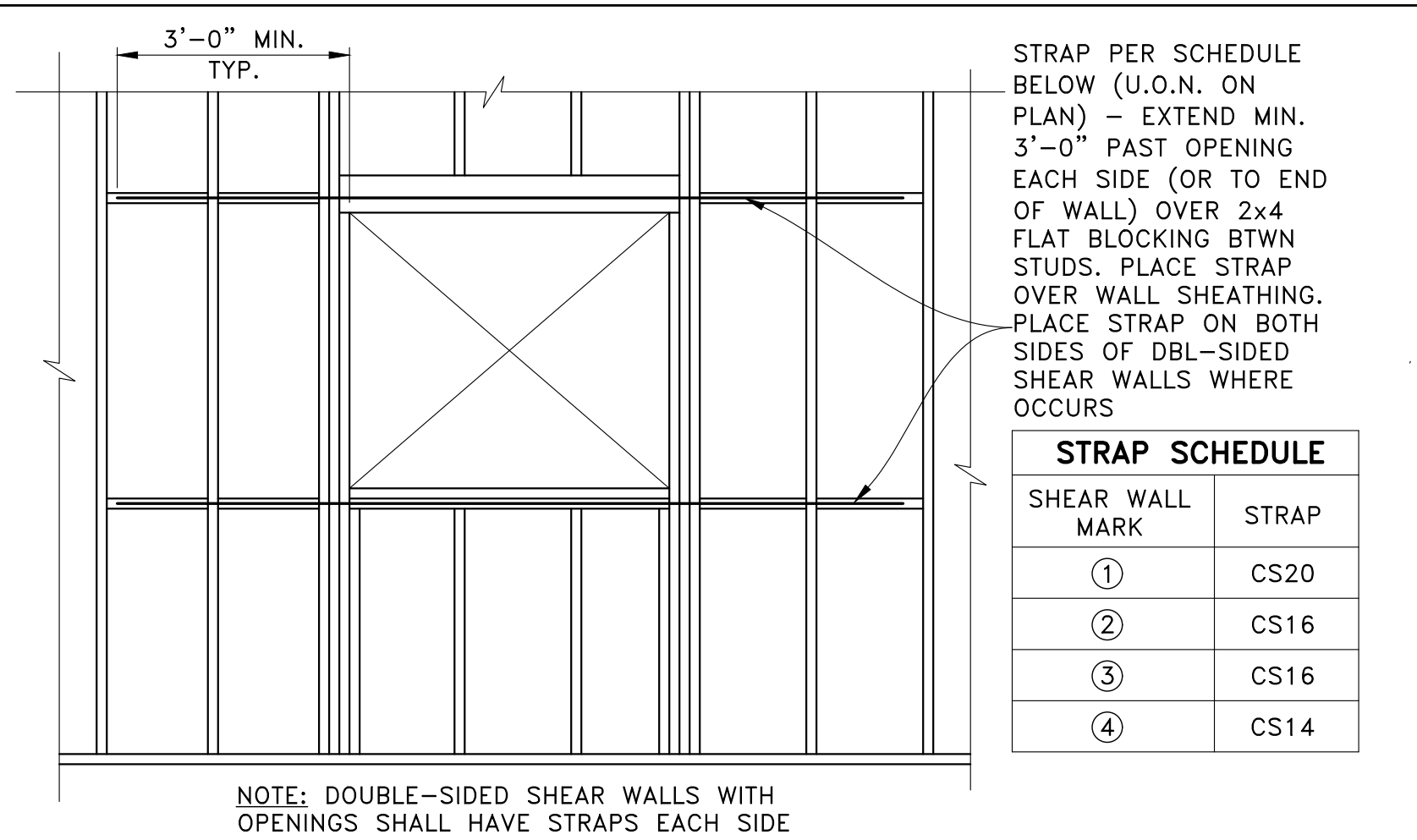
ROOF LEGEND

| SHEAR WALL SCHEDULE (1/2" SHEATHING-RATED WOOD STRUCTURAL PANELS) |                |                         |                   |                                  |                                  |  |
|---|----------------|-------------------------|-------------------|----------------------------------|----------------------------------|--|
| SHEAR WALL MARK   | CAPACITY (PLF) | EDGE NAILING "A"        | FIELD NAILING "B" | FRAMING AT ADJOINING PANEL EDGES | SOLE PLATE FASTENERS "B"         | FRAMING CLIPS "C"                      |
| ①   | 310            | 10d@6"o.c.              | 10d@12"o.c.       | 2x NOMINAL                       | 'SDS25600' @ 8"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 16"o.c. <sup>5</sup> |
| ②   | 460            | 10d@4"o.c.              | 10d@12"o.c.       | 2x NOMINAL                       | 'SDS25600' @ 8"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 8"o.c. <sup>5</sup>  |
| ③   | 600            | 10d@3"o.c. <sup>1</sup> | 10d@12"o.c.       | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 8"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 8"o.c. <sup>5</sup>  |
| ④   | 770            | 10d@2"o.c. <sup>1</sup> | 10d@12"o.c.       | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 4"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 8"o.c. <sup>5</sup>  |
| DBL SIDED ②   | 920            | 10d@4"o.c. <sup>1</sup> | 10d@12"o.c.       | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 4"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 4"o.c. <sup>5</sup>  |
| DBL SIDED ③   | 1200           | 10d@3"o.c. <sup>1</sup> | 10d@12"o.c.       | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 4"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 4"o.c. <sup>5</sup>  |
| DBL SIDED ④   | 1540           | 10d@2"o.c. <sup>1</sup> | 10d@12"o.c.       | 3x OR 2-2x NOMINAL <sup>3</sup>  | 'SDS25600' @ 3"o.c. <sup>4</sup> | 'A34' OR 'LTP4' @ 4"o.c. <sup>5</sup>  |

- NOTES
- 1) STAGGER ROWS OF EDGE NAILING 1/2" APART. ON DBL SIDED WALLS, STAGGER EDGE NAILS ON PANELS ON OPPOSITE SIDES OF WALL.
  - 2) NAILING TO ALL INTERMEDIATE FRAMING MEMBERS IN FIELD OF PANEL.
  - 3) PANEL EDGE NAILING SHALL BE STAGGERED. 2-2x FRAMING MEMBERS SUPPORTING PANEL EDGES SHALL BE FACE NAILED WITH 10d, SPACING TO MATCH PANEL EDGE NAILING, STAGGERED. STAGGER PANEL EDGES IN OPPOSITE PANELS MIN. 2'-0" APART ON DBL SIDED SHEAR WALLS.
  - 4) SCREWS SHALL HAVE MIN. 2" PENETRATION INTO RIM JOIST/ BLOCKING - USE LONGER SCREWS IF NECESSARY.
  - 5) FRAMING CLIPS ARE ONLY REQUIRED WHERE SPECIFIED ON FRAMING DETAILS.
  - 6) SEE GENERAL NOTES 7.6 & 7.8 FOR MORE INFORMATION.
  - 7) USE GRADE STRUCTURAL 1 WSPs WHERE 'STRUCT 1' IS NOTED ADJ. TO SHEAR WALL CALLOUTS ON PLAN. INCREASE FREQUENCY OF SOLE PLATE FASTENERS, FRAMING CLIPS & SILL ANCHOR BOLTS BY MIN. 15% AT STRUCT 1 SHEAR WALLS.

SHEAR WALL SCHEDULE (S.W.S.)

SCALE: NTS

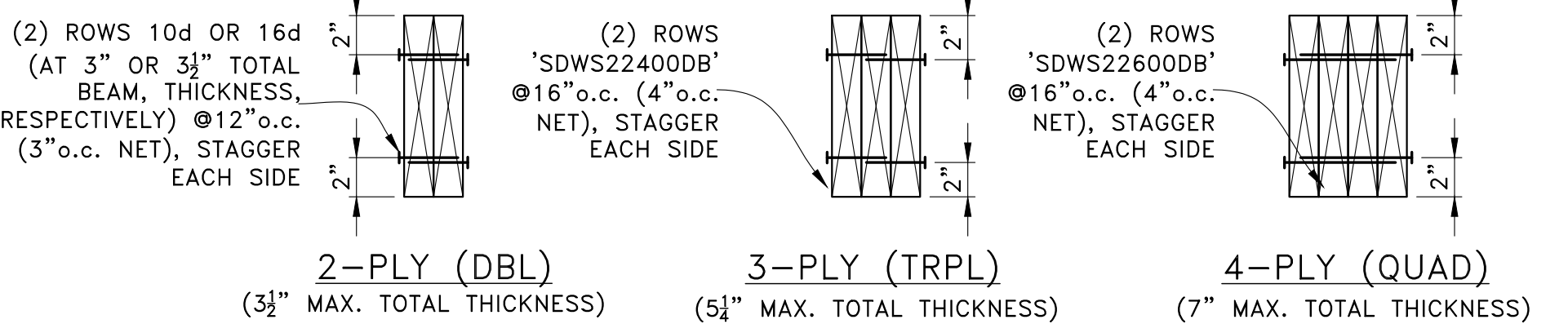


TYPICAL SHEARWALL STRAP AROUND OPENINGS

SCALE: NTS

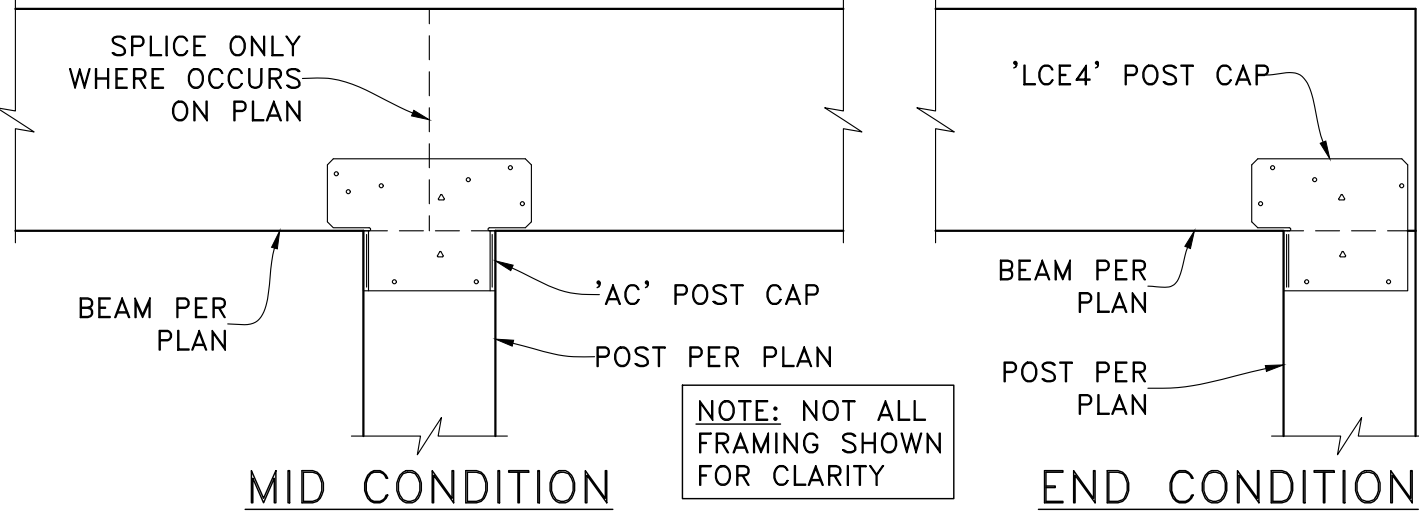
STRAP PER SCHEDULE BELOW (U.O.N. ON PLAN) - EXTEND MIN. 3'-0" PAST OPENING EACH SIDE (OR TO END OF WALL) OVER 2x4 FLAT BLOCKING BTWN STUDS. PLACE STRAP OVER WALL SHEATHING. PLACE STRAP ON BOTH SIDES OF DBL-SIDED SHEAR WALLS WHERE OCCURS

| SHEAR WALL MARK | STRAP |
|-----------------|-------|
| ①               | CS20  |
| ②               | CS16  |
| ③               | CS16  |
| ④               | CS14  |



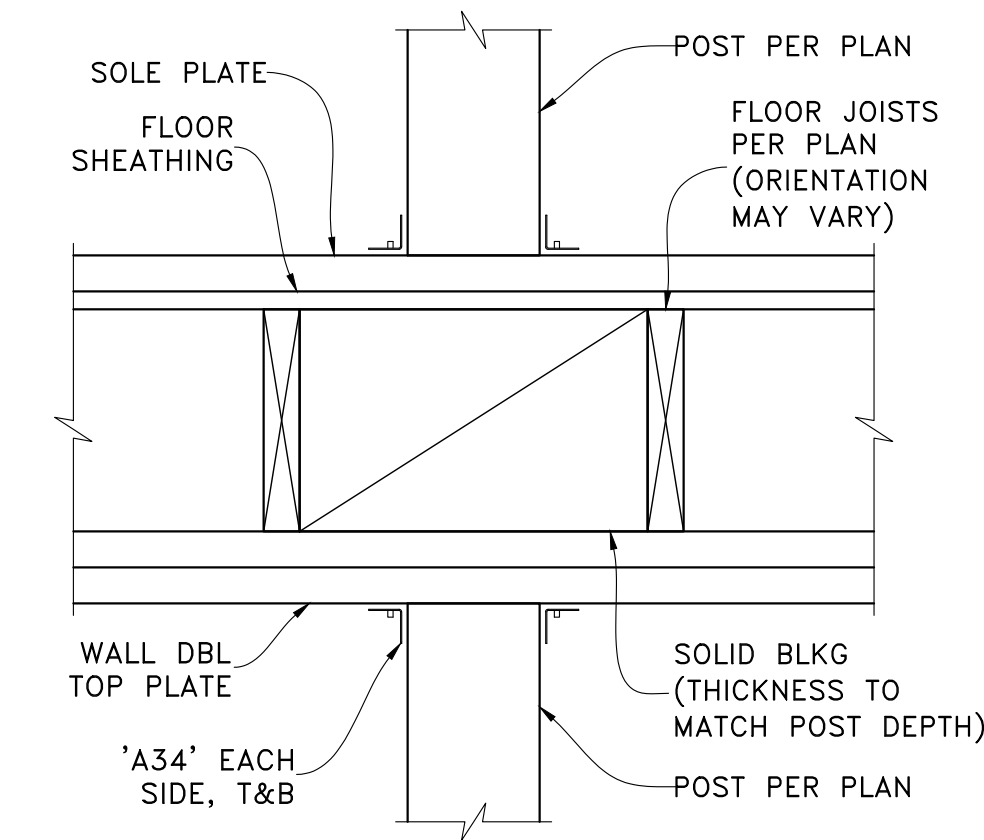
TYPICAL MULTI-PLY BEAM FASTENING

SCALE: NTS



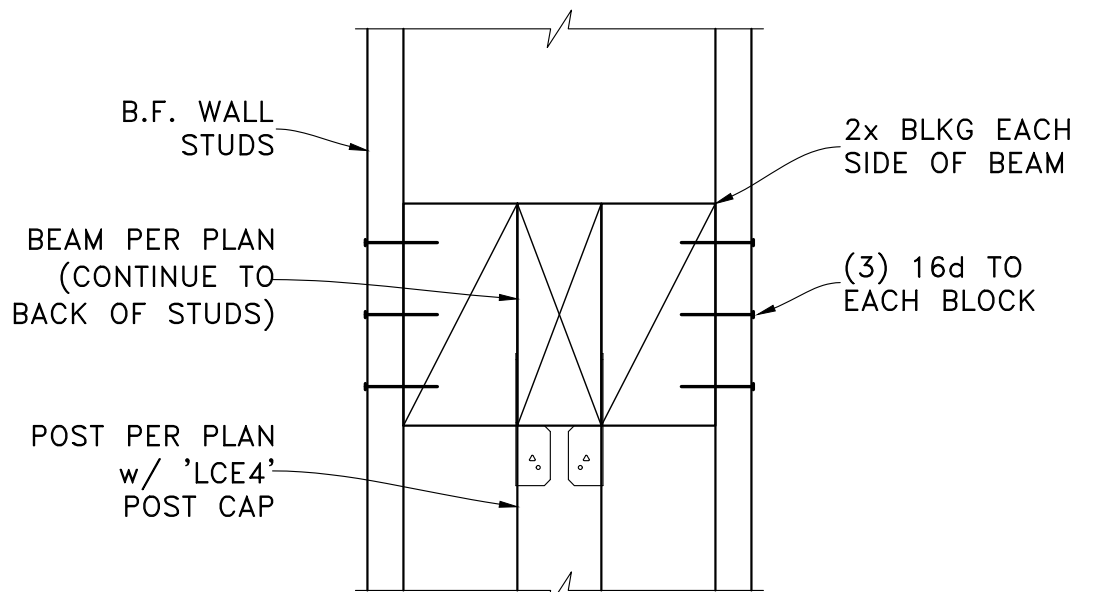
BEAM TO ISOLATED POST

SCALE: NTS



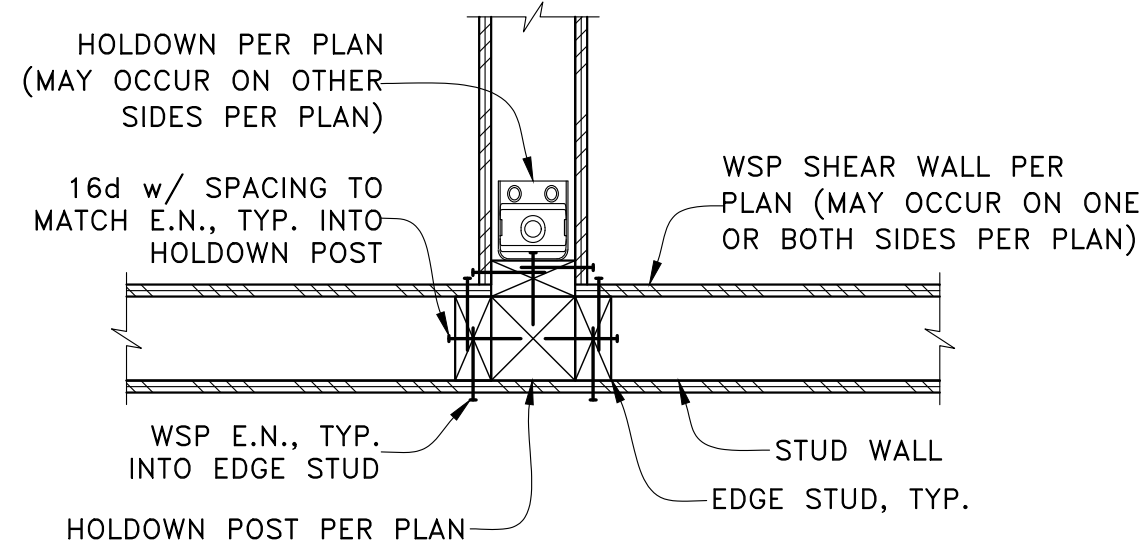
POST IN WALL AT FLOOR

SCALE: NTS



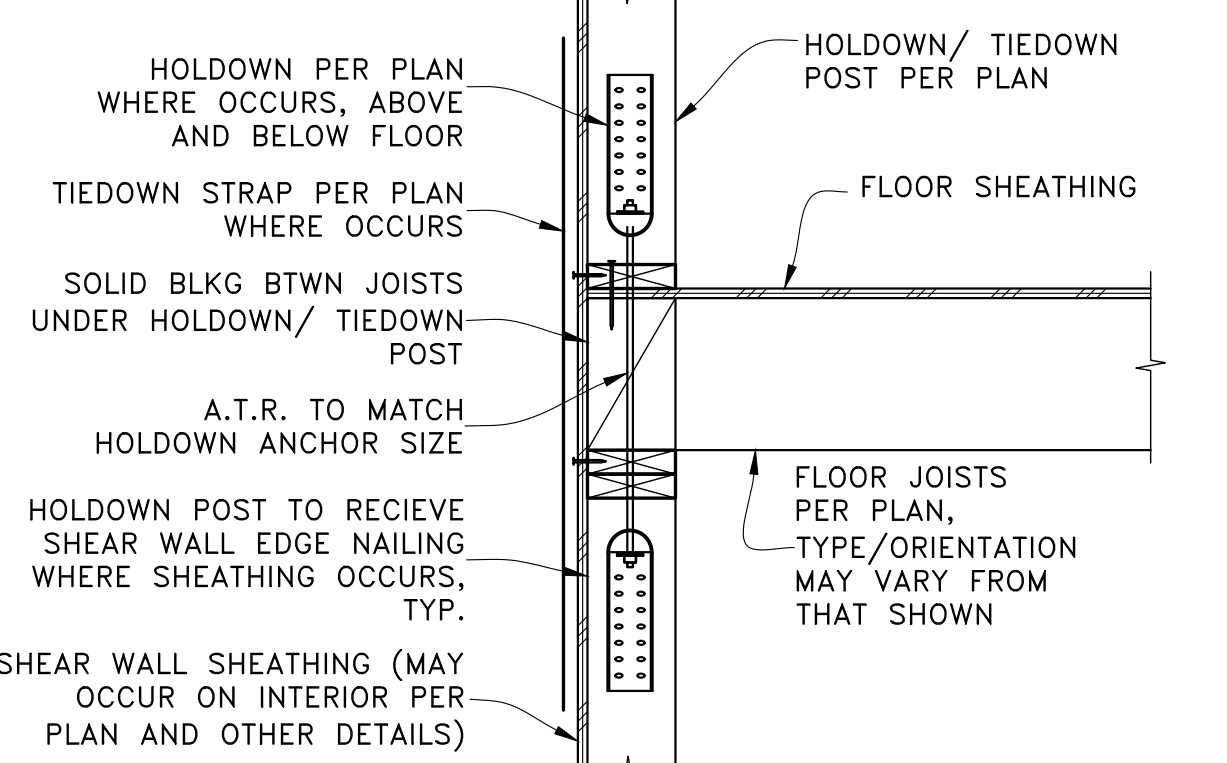
POST IN BALLOON-FRAMED WALL

SCALE: NTS



HOLDOWN AT CORNER

SCALE: NTS



TYPICAL UPPER FLOOR HOLDOWN OR TIEDOWN STRAP

SCALE: NTS

PERMIT SET

| REV.     | DATE | DESCRIPTION |
|----------|------|-------------|
| 11-01-23 |      | PERMIT SET  |

PROJECT: NEW SINGLE-FAMILY DWELLING  
5300 Butterworth Road  
Mercer Island, WA 98040

CLIENT: Ryan & Ashley Asdourian  
5300 Butterworth Road  
Mercer Island, WA 98040



ENGINEER OF RECORD

O.G. ENGINEERING, PLLC  
3201 1st Ave S, Suite 101, Seattle, WA 98134  
(206) 290-4608  
owen@ogengineer.com

TYPICAL DETAILS

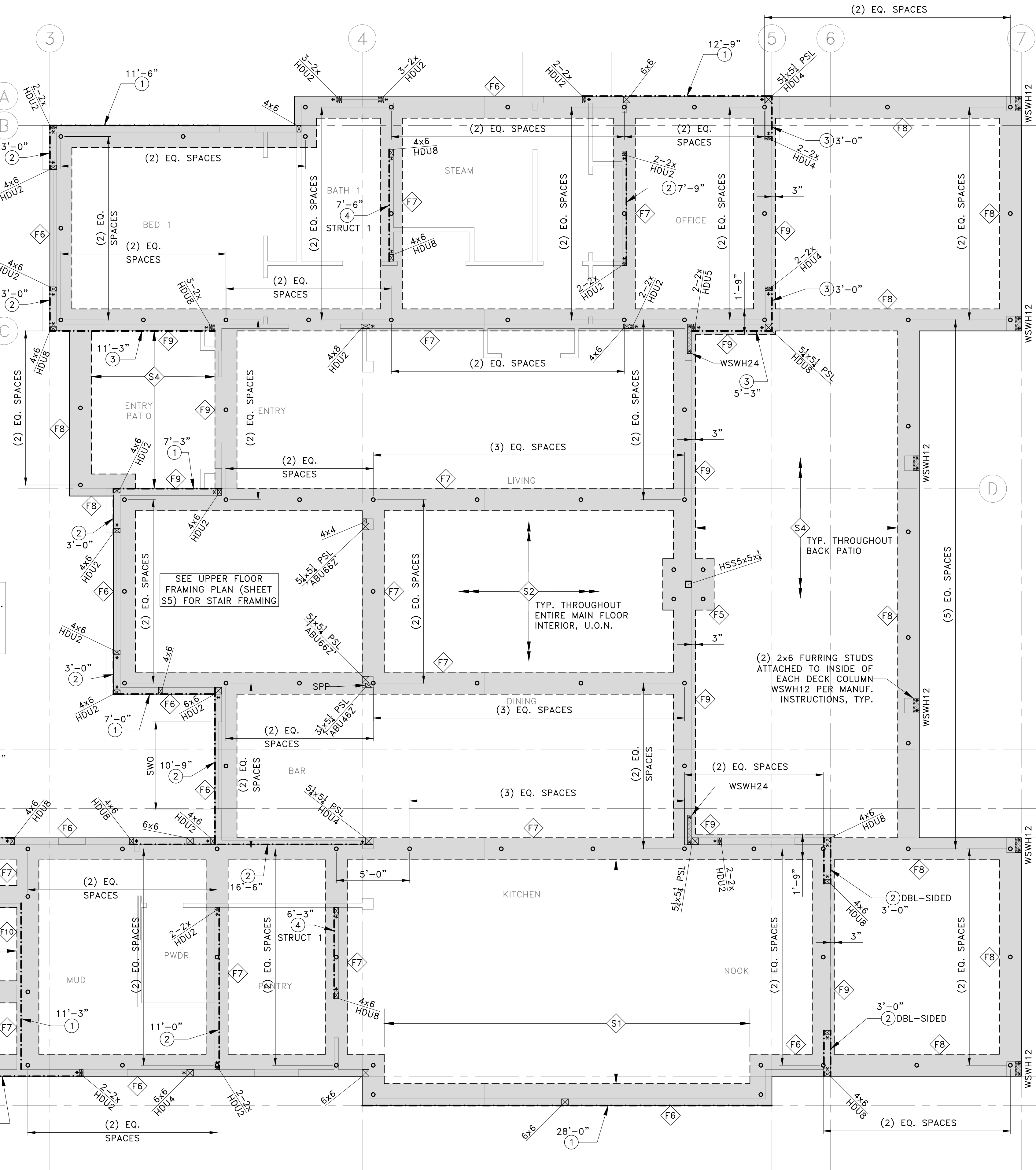
| PLAN LEGEND |   | FOUNDATION SCHEDULE |   |
|-------------|---|---------------------|---|
|             | CONCRETE SPREAD FOOTING OR GRADE BEAM w/ PIN PILES PER FOUNDATION SCHEDULE ADJACENT AND NOTES ON THIS PLAN  |                     | 8" LONG-SPAN INTERIOR SUSPENDED SLAB w/ #5@12"o.c. PRIMARY BOTTOM BARS RUNNING IN NORTH/SOUTH DIRECTION                           |
|             | STUD WALL ABOVE FLOOR   |                     | 8" TYPICAL INTERIOR SUSPENDED SLAB w/ #4@12"o.c. PRIMARY BOTTOM BARS RUNNING IN NORTH/SOUTH DIRECTION                             |
|             | WALL OR FOUNDATION BELOW FLOOR  |                     | 8" GARAGE INTERIOR SUSPENDED SLAB w/ #5@12"o.c. PRIMARY BOTTOM BARS RUNNING IN NORTH/SOUTH DIRECTION                              |
|             | WINDOW BY ARCH (S.A.D.)   |                     | 8" BACK PATIO SUSPENDED SLAB w/ #5@12"o.c. PRIMARY BOTTOM BARS RUNNING IN EAST/WEST DIRECTION                                     |
|             | 1/2" W.S.P. SHEAR WALL TYPE (X) w/ MIN. LENGTH 'L'. USE GRADE STRUCTURAL 1 SHEATHING WHERE 'STRUCT 1' IS INDICATED ON PLAN & INCREASE SHEAR FASTENERS AND CONNECTORS PER (H) AND DETAIL (S3) CALLOUTS ON PLAN   |                     | 3'-6" SQ. PILE CAP w/ (4) PIN PILES CENTERED ON HSS COLUMN PER INTERSECTING GRADE BEAM REBAR CAGE SHALL CONTINUE THROUGH PILE CAP |
|             | STEP IN FLOOR   |                     | 18"WIDE PERIMETER GRADE BEAM PER (A) S7   |
|             | POST ABOVE OR BELOW FLOOR BEARING ON MUDSILL, U.O.N. ON PLAN. ALL 'ABUZ' POST BASES SHALL HAVE THE 1" STANDOFF SPACE PACKED SOLID WITH MIN. 7000psi NON-SHRINK, NON-METALLIC GROUT AFTER INSTALLATION, AND SHALL HAVE 3/8" EPOXY ANCHORS w/ 12" EMBED. INTO CONCRETE. REFER TO (S3) |                     | 18"WIDE INTERIOR GRADE BEAM PER (A) S7  |
|             | POST & HOLDOWN OR TIEDOWN STRAP PER (B) S2  |                     | 18"WIDE BACK PATIO EDGE GRADE BEAM PER (C) S7   |
|             | STEEL RECTANGULAR HSS COLUMN ABOVE FLOOR PER (B) S7   |                     | 18"WIDE (U.O.N.) PATIO INTERFACE GRADE BEAM PER (C) S7  |
|             | SIMPSON STRONG WALL WSWHXX (WHERE XX IS THE PANEL WIDTH) PER ATTACHED MANUFACTURER'S DETAIL SHEET. IN LIEU OF WSWH ANCHOR BOLTS, USE 'SB1x30' ANCHORS w/ 6" ANCHOR PROJECTION ABOVE T.O. CONCRETE (AS OPPOSED TO THE STANDARD 6" FOR OTHER 'SB' ANCHORS)                            |                     | 18"WIDE ELEVATOR PIT GRADE BEAM PER (D) S7  |
|             | SISTER POSTS w/ 'SDWS22600DB' @12"o.c. CENTERED ON LAP  |                     | 8" THICK ELEVATOR PIT SLAB PER (D) S7   |
|             | STRAP AROUND SHEAR WALL WITH OPENINGS PER (B) S3  |                     |   |

**PIN PILE INSTALLATION AND TESTING NOTES**

- 1) PILES SHALL BE FABRICATED FROM 4" SCHEDULE 40 GALVANIZED STEEL PIPE, GRADE ASTM A53. PILE SPLICES SHALL BE MADE WITH COMPRESSION-FITTED SLEEVE COUPLERS (BY FABRICATOR).
- 2) ALL PILES SHALL BE DRIVEN CONTINUOUSLY TO REFUSAL USING A HYDRAULIC JACKHAMMER, WHICH DETERMINES THE MINIMUM PILE LENGTH AND EMBEDMENT DEPTH. REFUSAL IS DEFINED AS 1 INCH OF PENETRATION IN 10 SECONDS USING AN 1100 LB HAMMER, OR 1 INCH OF PENETRATION IN 4 SECONDS USING A 2000 LB HAMMER.
- 3) ALL PILES SHALL BE INSTALLED USING A HYDRAULIC IMPACT HAMMER CARRIED ON LEADS THAT ALLOW THE HAMMER TO SIT ON TOP OF THE PILE DURING DRIVING.
- 4) A TOTAL OF 3% OF THE PILES (ONE PILE MINIMUM, FIVE MAXIMUM) SHALL BE LOAD TESTED TO VERIFY THE DESIGN CAPACITIES. ALL LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN ASTM D1143. THE MAXIMUM TEST LOAD SHALL BE 20 TONS.
- 5) THE GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT ON SITE DURING PIN PILE INSTALLATION AND LOAD TESTING.

**PLAN NOTES**

- 1) A MIN. 2'-0" WIDE IMPORTED STRUCTURAL FILL LAYER SHALL BE PLACED ALL AROUND THE FOUNDATION PERIMETER. FILL SHALL EXTEND TO THE BOTTOM OF THE GRADE BEAMS.
- 2) RIGID INSULATION (BY OTHERS, S.A.D.) AROUND THE OUTSIDE OF THE FOUNDATION PERIMETER SHALL HAVE A MIN. COMPRESSIVE RESISTANCE AT YIELD OF 25psi (SUCH AS OWEN'S CORNING FOAMULAR NGX 250 OR APPROVED EQUAL).
- 3) ALL WALL FRAMING AND SHEATHING MATERIALS LESS THAN 2" ABOVE EXTERIOR SLABS, DRIVEWAYS OR OTHER FLATWORK SHALL BE P.T.



NORTH

PERMIT SET

|          |  |
|----------|--|
| PROJECT: | NEW SINGLE-FAMILY DWELLING                       |
| CLIENT:  | Ryan & Ashley Asdourian                          |
| ADDRESS: | 5300 Butterworth Road<br>Mercer Island, WA 98040 |

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ENGINEER OF RECORD

SHEET TITLE: MAIN FLOOR WALL & FOUNDATION PLAN

|            |          |
|------------|----------|
| SCALE:     | AS NOTED |
| SHEET NO.: | S4       |
| JOB NO.:   | 23010    |



**PLAN LEGEND**  
(CONTINUED FROM SHEET S5)

**FRAMING SCHEDULE**  
(CONTINUED FROM SHEET S5)

| BBH | 'HDU2' HORIZ. HOLDOWN @ INSIDE OF UFB25 (USE 'SDS25112' SCREWS) w/ 8" #4" FULL-THREAD LAG SCREW TO UFB13  | CALLOUT | JOIST/B EAM  | HANGER<br>(U.O.N. ON PLAN)                      | REFER TO DETAIL(S)<br>(OR SEE NOTES BLW)  |
|-----|---|---------|--|---|---|
| BFS | B.F. EXTERIOR WALL STUDS FROM UPPER FLR PAST PRIMARY ROOF TO OVER-FRAMED ROOF. STUDS > 9'-0" TALL SHALL BE 1 1/2x5 1/2 LVL w/ 'A35' T&B                           | RDB18   | 5 1/2x11 1/2 PSL (UPSET, U/S FLUSH w/ U/S RDJ3)                          | HUC610  | OUTSIDE FACE OF RDB18 FLUSH WITH OUTSIDE FACE OF WSWH BLW. RDJ3 HANG OFF 1 1/2x8 1/2 LVL LEDGER SCREWED TO RDB18 PER (K/S8)   |
| BLF | (4) ROWS OF (4) 16d FACE NAILS @3"o.c. E/W THRU SIDE OF UFB26 TO UFB7   | RDB19   | (2) 1 1/2 LVL (RIP 1 1/2" DEEP JOISTS TO SLOPE, 8 1/2" MIN DEPTH, FLUSH) | HUC48   | (K/S8)  |
|     |   | UFH20   | 5 1/2x10 1/2 GLB (DROPPED SLIDING DOOR HEADER)                           | HUC610 (SIX 1/2"x1" FILLET WELDS TO STEEL POST) | (A/S3)  |
| CWP | 3 1/2x5 1/2 PSL CATHEDRAL WINDOW CRIPPLE POST SISTERED TO 3 1/2x5 1/2 PSL KING POST w/ 'SDS25600' FACE SCREWS @12"o.c. KING POST SHALL HAVE 'LS50' EACH SIDE, T&B | UFH21   | 5 1/2x14 PSL (FLUSH HEADER)  | N/A   | UFH22 OVER WALL OPNG BELOW NSFC ON PLAN   |
| SKR | GARAGE SKIRT ROOF PER (FRAMING NSFC ON PLAN) (J/S8)   | UFH22   | 5 1/2x9 GLB (DROPPED HEADER)   | N/A   | (A/S3)  |
| SWO | STRAP AROUND SHEAR WALL WITH OPENINGS PER (B/S3)  | UFB23   | 5 1/2x14 PSL (FLUSH)   | MGU5.50/14 (ONE FLANGE CONCEALED)               | (D/S8) (K/S8)   |
|     |   | UFB24   | 5 1/2x14 PSL (FLUSH)   | INV. HUC612                                     | (D/S8)  |
|     |   | UFB25   | 1 1/2x14 LSL (FLUSH)   | HU11  | (B/S8) 10d@3"o.c. @ FLR SHEATHING TO FULL-LENGTH OF BEAM WHERE LOCATED ABOVE SHEAR WALL, 6"o.c. ELSEWHERE   |
|     |   | UFB26   | 3 1/2x14 LSL (FLUSH)   | N/A   | (B/S8)  |
|     |   | UFJ27   | 9 1/2" TJI 210 @16"o.c.  | IUS2.06/9.5                                     | (X/SX)  |
|     |   | UFH28   | 3 1/2x9 GLB (DROPPED HEADER)   | N/A   | (A/S3) (A/S10) WHERE OCCURS   |
|     |   | UFB29   | 5 1/2x14 PSL (FLUSH)   | N/A   | (X/SX)  |
|     |   | UFH30   | 4x10 (DROPPED HEADER)  | N/A   | (A/S3)  |
|     |   | SS31    | HSS6x6x3/8 STAIR STRINGER  | SEE DETAILS (TBD)                               | CJP WELD ALL AROUND AT BENDS. FILLET WELD ALL AROUND TO INTERSECTING SS31. WELDED END PLATE SCREWED TO SIDE OF UFB29. WELDED BASE PLATE EPOXY-BOLTED TO SLAB @ BASE   |
|     |   | LB32    | L6x4x5/8 STAIR LANDING EDGE BEAM   | SEE DETAILS (TBD)                               | FILLET WELD ALL AROUND TO INTERSECTING SS31, BUTT WELD ALL AROUND AT MITERED CORNERS. (2) 'SDWS22500DB' @3"o.c. VERT. SPACING TO EACH PASSING STUD OR POST IN ADJ. WALL WHERE OCCURS ON BACK SIDE OF FASCIA FLANGE. |
|     |   | LRF33   | C15x33.9 STEEL FASCIA  | N/A   | INSTALL (2) STAGGERED ROWS 1/2" WELDED, THRD STUDS THRU-BOLTED TO LRB14 @12"o.c. NET (PLACE BTWN RAFTERS), ROWS LOCATED 3" FROM T&B OF LRB14  |

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| 11-01-23    |
| PERMIT SET  |
| DESCRIPTION |
| DATE        |

PROJECT: NEW SINGLE-FAMILY DWELLING  
5300 Butterworth Road  
Mercer Island, WA 98040

CLIENT: Ryan & Ashley Asdourian  
5300 Butterworth Road  
Mercer Island, WA 98040



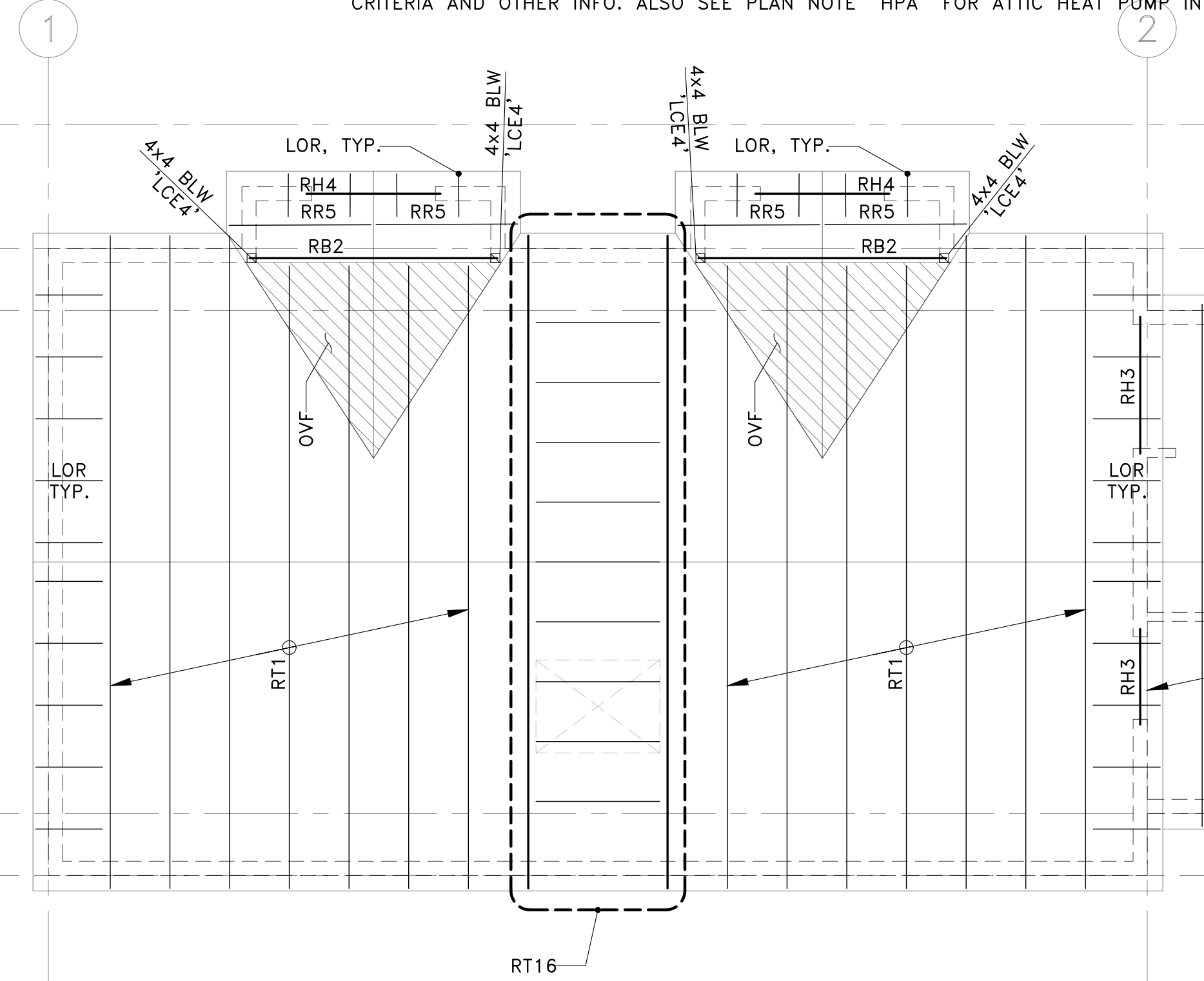
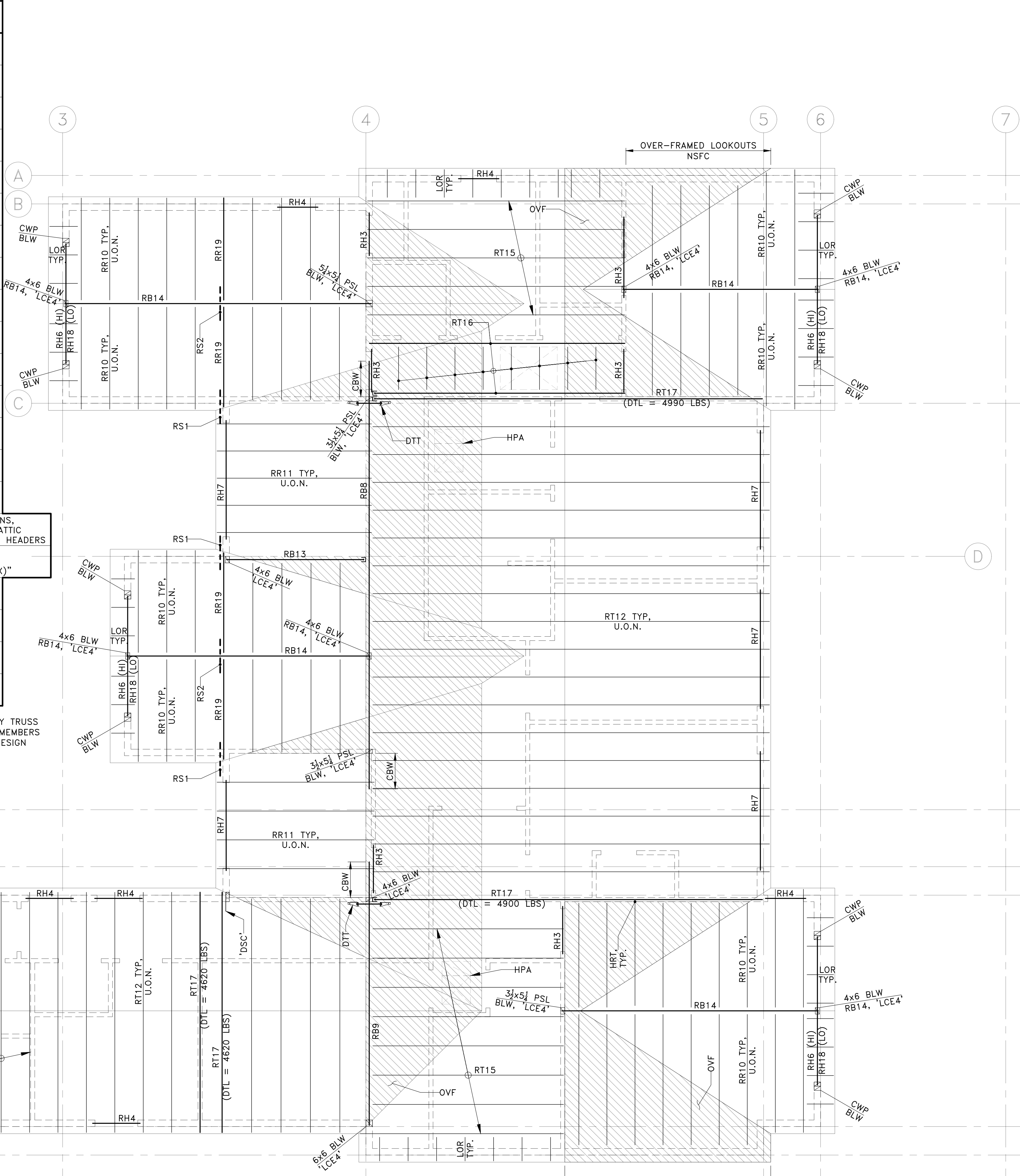
ENGINEER OF RECORD

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owen@ogengineer.com

SHEET TITLE: UPPER FLOOR FRAMING LEGEND & SCHEDULE CONTINUED

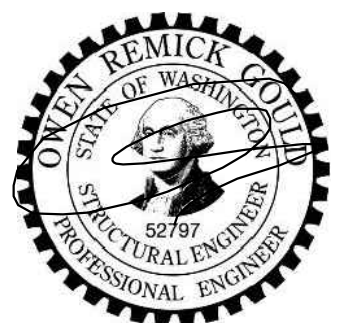
| PLAN LEGEND |   | FRAMING SCHEDULE |  |                                      |  |
|-------------|---|------------------|--|--------------------------------------|--|
|             |   | CALLOUT          | JOIST/BAM  | HANGER<br>(U.O.N. ON PLAN)           | REFER TO DETAIL(S)<br>(OR SEE NOTES BLW) |
|             | WALL BELOW ROOF   | RT1*             | COMMON ATTIC TRUSS w/ TRAY CEILING @24"o.c.                  | BY SUPPLIER                          | SIM (F/S9) (K/S9)                        |
|             | POST BELOW ROOF PER (E-G/S3)  | RB2              | 3x9 PSL (UPSET, U/S FLUSH w/ TOP PLATE HEIGHT)               | N/A                                  | (X/SX)                                   |
|             | METAL STRAP ON OR BELOW ROOF PER PLAN   | RH3              | 4x8 (DROPPED INTERIOR HEADER)                                | N/A                                  | (A/S3)                                   |
|             | OVER-FRAMING PER (L/S9)   | RH4              | 4x8 (DROPPED EXTERIOR HEADER)                                | N/A                                  | (A/S3)                                   |
|             | 'HDU2' DRAG TRUSS TIE TO ABUTTING DBL TOP PLATE PER (X/SX)  | RR5              | 2x6 @24"o.c. (GARAGE DORMER RAFTERS)                         | LRU26Z                               | (A-B/S9)                                 |
| RS1         | 'CS16' STRAP o/ ROOF SHEATHING, LAP MIN. 18" o/ DRAG RAFTER & CONTINUE o/ EAVE BLKG FOR MIN. (2) RAFTER BAYS w/ (2) 'A35' @ EACH BLOCK TO TOP PLATE   | RH6              | HSS8x4x1/2 (BENT STEEL HEADER o/ CATHEDRAL CEILING WINDOWS)  | N/A                                  | (M/S9)                                   |
| RS2         | 'LSTA30' STRAP o/ ROOF SHEATHING o/ T.O. DRAG RAFTER ACROSS RIDGE BEAM  | RH7              | 3x9 GLB (DROPPED EXTERIOR HEADER)                            | N/A                                  | (A/S3)                                   |
| CBW         | EXTEND UPSET BEAM 30" PAST POST TO INSTALL (4) 'A35' CLIPS FROM SIDE OF BEAM TO T.O. DBL TOP PLATE BLW  | RB8              | 5x12 PSL (UPSET, U/S FLUSH w/ TOP PLATE HEIGHT)              | N/A                                  | (X/SX)                                   |
| CWP         | 3x5 PSL CATHEDRAL WINDOW CRIPPLE POST SISTERED TO 3x5 PSL KING POST w/ 'SDS25600' FACE SCREWS @12"o.c. KING POST SHALL HAVE 'LS50' EACH SIDE, T&B   | RB9              | 5x11 PSL (UPSET, U/S FLUSH w/ TOP PLATE HEIGHT)              | N/A                                  | (X/SX)                                   |
| HPA         | HEAT PUMP (BY OTHERS) IN ATTIC; S.A.D. FOR EXACT LOCATION AND WEIGHT  | RR10             | 2x12 @24"o.c. (CATHEDRAL CEILING RAFTERS)                    | LRU212Z (STRAIGHT) LS90 (SKEWED)     | (A-C/S9)                                 |
| HRT         | HANG CATHEDRAL CEILING RAFTERS OFF SIDE OF DRAG TRUSS BOTTOM CHORD WITH 'LUS' (DEPTH TO MATCH BOTTOM CHORD)   | RR11             | 2x10 @24"o.c. (SHED ROOF RAFTERS)                            | LRU210Z                              | (A/S9)                                   |
| LOR         | LOOKOUT RAFTERS PER (B/S9) (G/S9) (K/S9)  | RT12*            | COMMON GABLE ATTIC TRUSS @24"o.c.                            | BY SUPPLIER                          | (F/S9) (K/S9)                            |
|             |   | RB13             | TRPL 1 1/2x11 1/2 LSL (UPSET, U/S FLUSH w/ TOP PLATE HEIGHT) | HU610                                | (X/SX)                                   |
|             |   | RB14             | 5x11 1/2 PSL (FLUSH RIDGE)                                   | N/A                                  | (C/S9)                                   |
|             |   | RT15*            | COMMON TRUNCATED ATTIC TRUSS @24"o.c.                        | BY SUPPLIER                          | (X/SX)                                   |
|             |   | RT16*            | ATTIC STAIR TRUSS SYSTEM                                     | BY SUPPLIER                          | (X/SX)                                   |
|             |   | RT17*            | DRAG TRUSS   | BY SUPPLIER (AVOID POST CAP @ RB8/9) | (H/S9)                                   |
|             | FLUSH-FRAMED RAFTER/JOIST OR BEAM CONNECTION; SEE FRAMING SCHEDULE FOR HANGERS, U.O.N. ON PLAN OR DETAILS (RAFTER/JOIST HANGERS NOT SHOWN ON PLAN FOR CLARITY)  | RH18             | 5x5 1/2 (DROPPED TRANSOM HEADER)                             | HUC66 (TO FACE OF CRIPPLE POST)      | (M/S9)                                   |
|             | RAFTER/JOIST OR BEAM BEARING ON DROPPED BEAM OR HEADER (BEARING WALL SIM). POST DOWN TO HEADER WHERE OCCURS (POST WIDTH TO MATCH BEAM, NOT SHOWN FOR CLARITY). INSTALL FULL-DEPTH BLKG EACH SIDE OF RAFTER/JOIST OR BEAM OVER SUPPORT | RR19             | 2x12 DRAG RAFTER   | LRU212Z                              | N/A                                      |
|             |   | RT20*            | ATTIC TRUSS o/ ELEVATOR SHAFT @24"o.c.                       | BY SUPPLIER                          | (F/S9) (I/S9)                            |

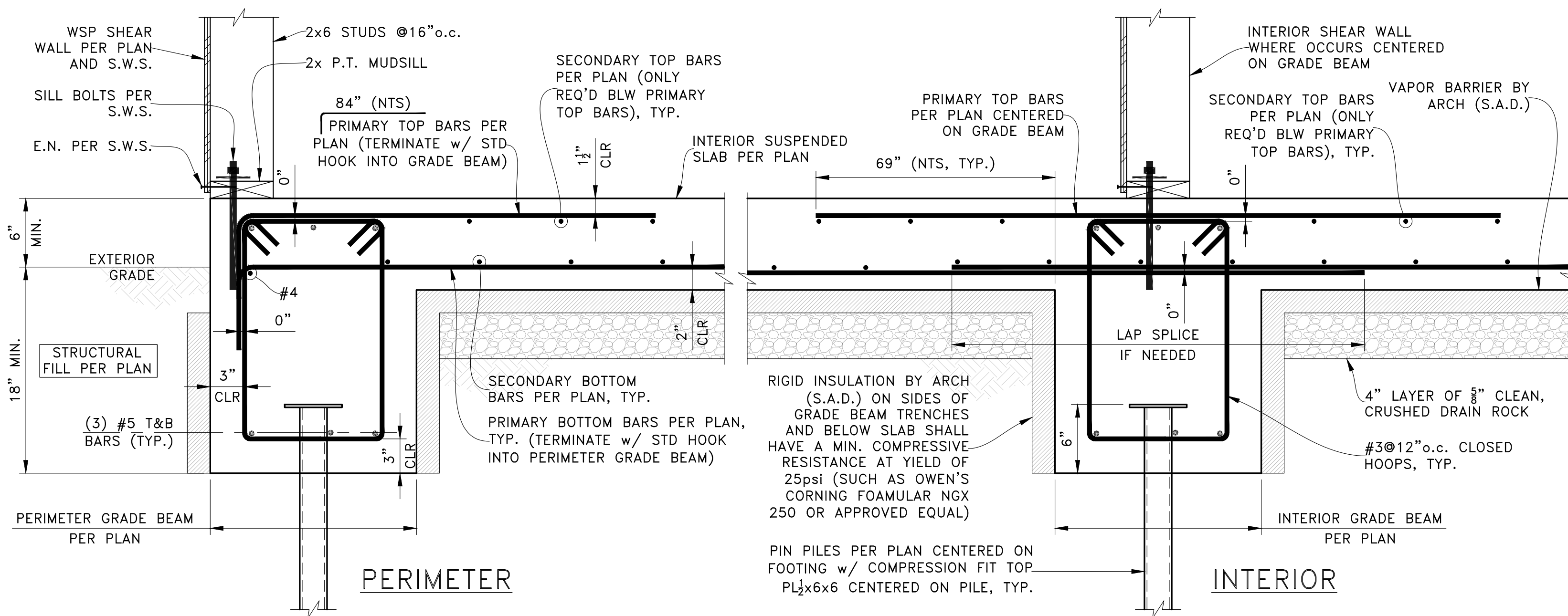
SHEET NOTES  
1. S.A.D. FOR EXTENT AND DIMENSIONS OF VAULTED CEILINGS AND ATTIC SPACES



\*ALL METAL-PLATE CONNECTED WOOD TRUSSES, STRUCTURAL FASCIA MEMBERS, THEIR CONNECTIONS TO OTHER TRUSSES/FASCIAS AND TRUSS EAVE BLKG ARE DESIGN-BUILD BY TRUSS SUPPLIER. PROFILE, DIMENSIONS, SPANS AND SUPPORT CONDITIONS MAY VARY BETWEEN MEMBERS OF THE SAME CALLOUT (S.A.D.). REFER TO SHEET S1, GENERAL NOTE 7.10 FOR TRUSS DESIGN CRITERIA AND OTHER INFO. ALSO SEE PLAN NOTE "HPA" FOR ATTIC HEAT PUMP INFO.

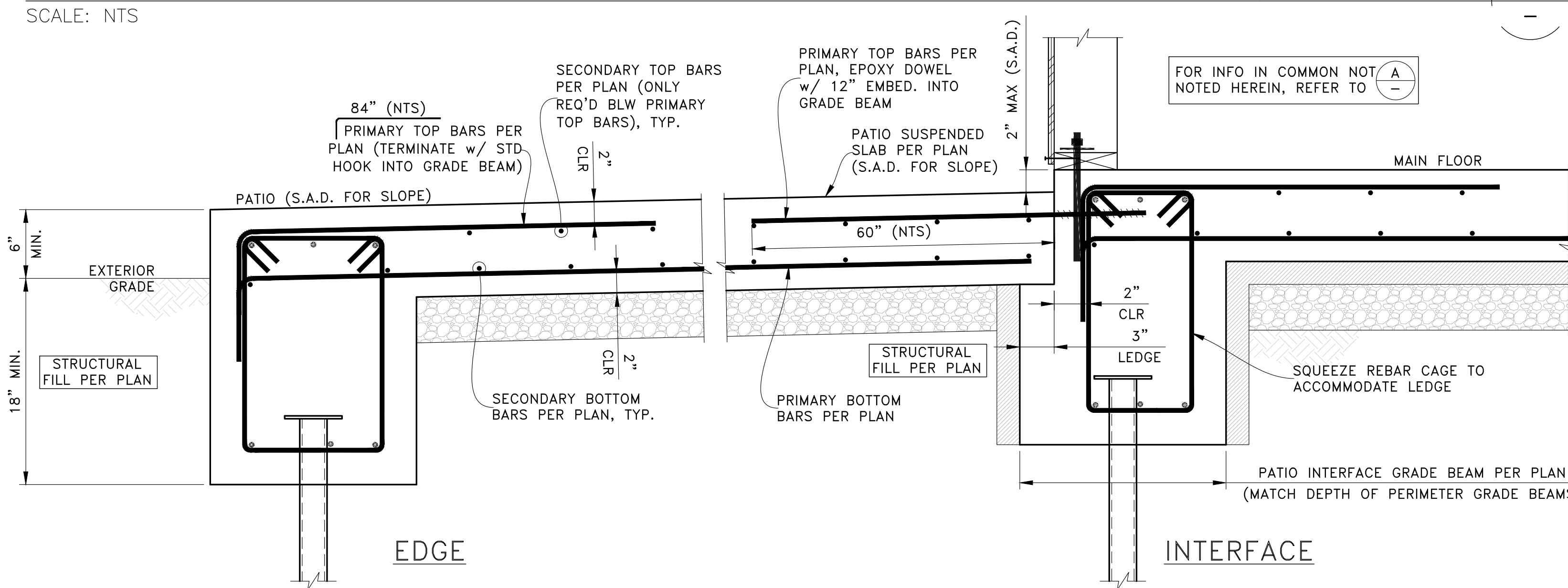
NORTH

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| PERMIT SET   |  |
| PROJECT: <b>NEW SINGLE-FAMILY DWELLING</b><br>5300 Butterworth Road<br>Mercer Island, WA 98040                                   | CLIENT: <b>Ryan &amp; Ashley Asdourian</b><br>5300 Butterworth Road<br>Mercer Island, WA 98040 |
| <br>OWEN REMICK, P.E.<br>ENGINEER OF RECORD |  |
| O.G. ENGINEERING, PLLC<br>3201 1st Ave S, Suite 101, Seattle, WA 98134<br>(206) 290-4608<br>owen@ogengineer.com                  |  |
| <b>ROOF FRAMING PLAN</b><br>SHEET TITLE  |  |
| SCALE: AS NOTED  | SHEET NO. <b>S6</b>  |
| JOB NO. 23010  |  |



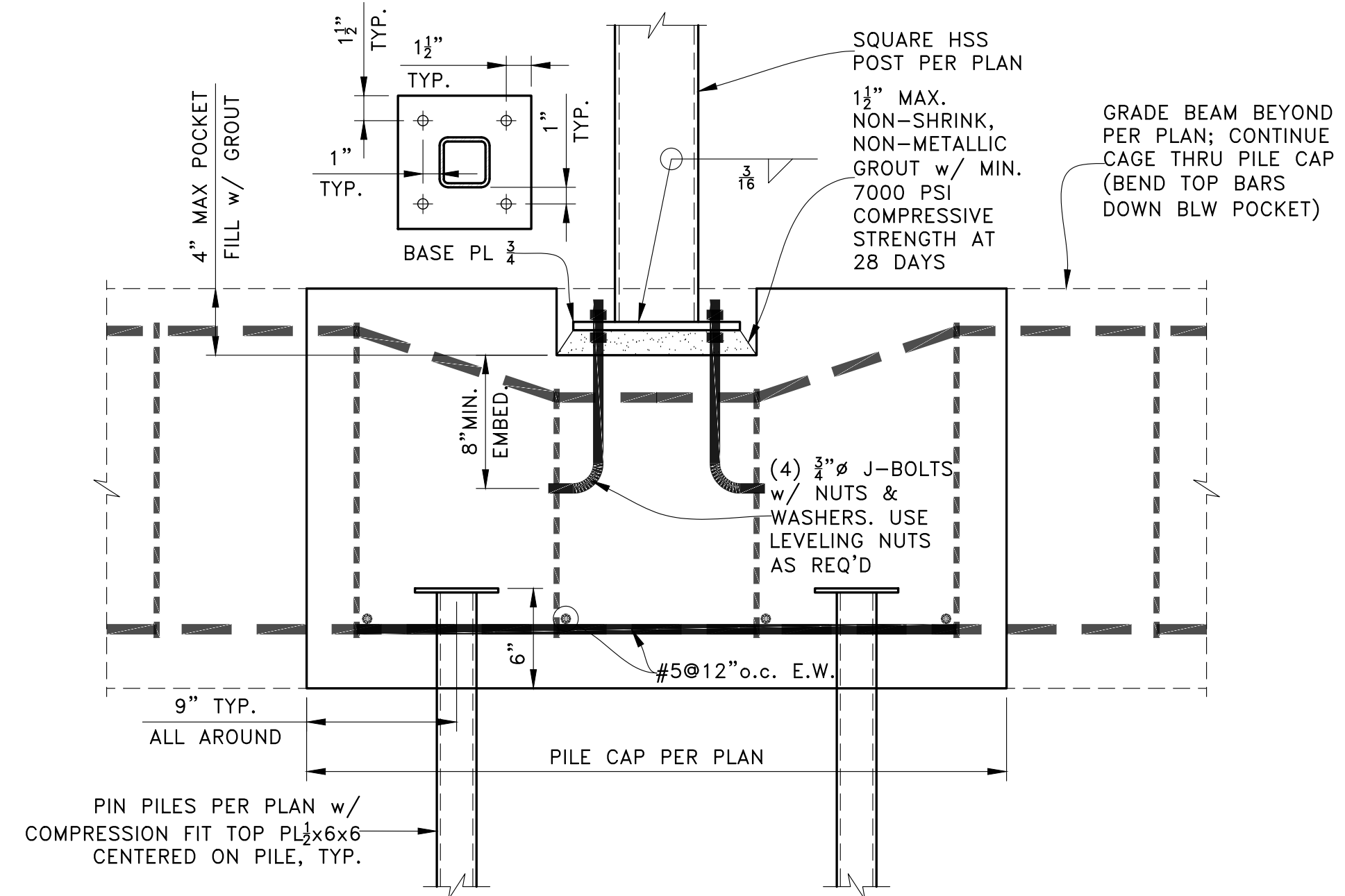
TYPICAL GRADE BEAMS AND INTERIOR SUSPENDED SLAB

SCALE: NTS



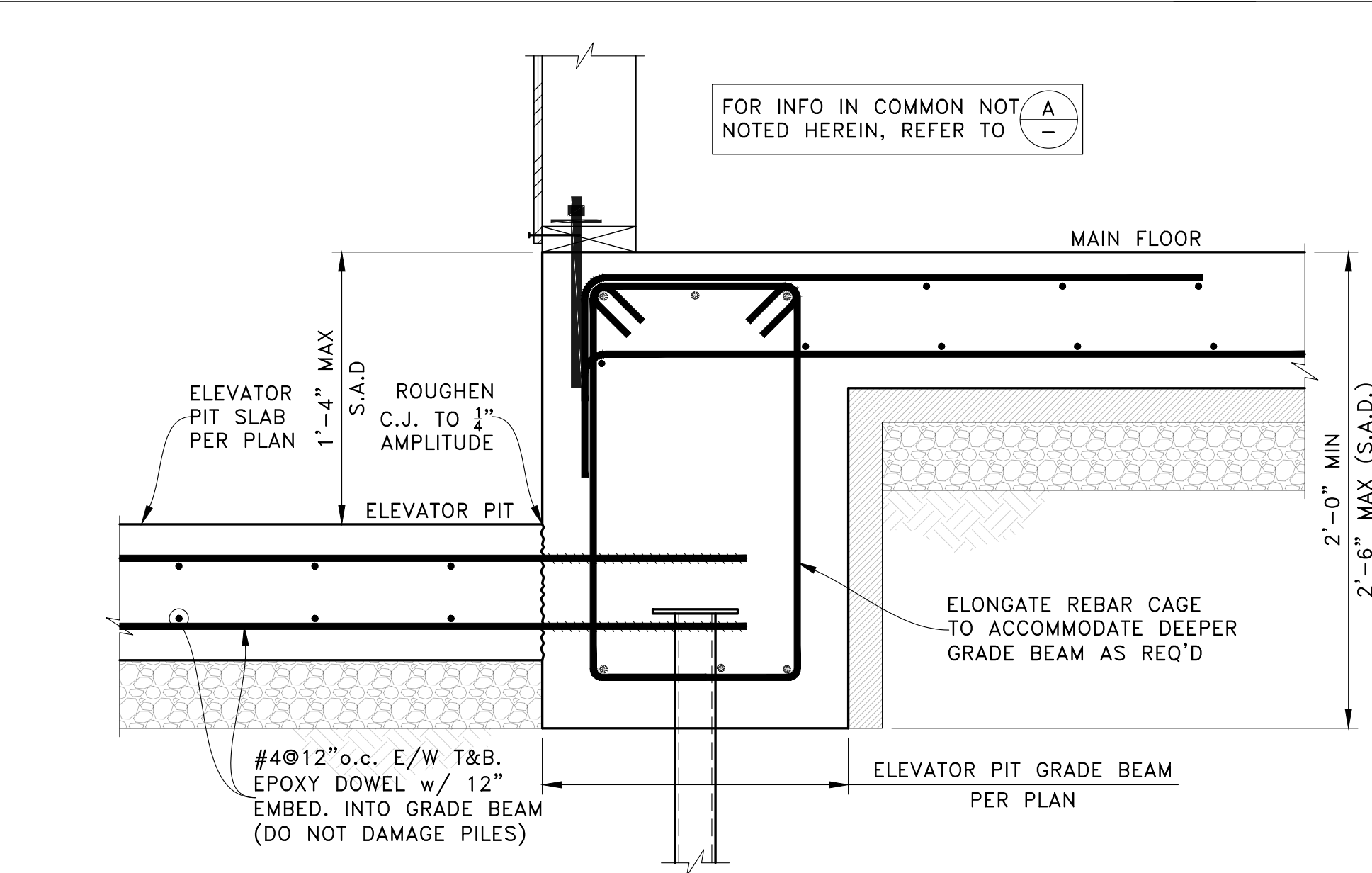
PATIO GRADE BEAMS & SUSPENDED SLAB

SCALE: NTS



PILE CAP AT STEEL POST

SCALE: NTS



ELEVATOR PIT & GRADE BEAMS

SCALE: NTS

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| PERMIT SET |             |
| REV        | DATE        |
| 11-01-23   | PERMIT SET  |
|            | DESCRIPTION |

PROJECT: NEW SINGLE-FAMILY DWELLING  
5300 Butterworth Road  
Mercer Island, WA 98040

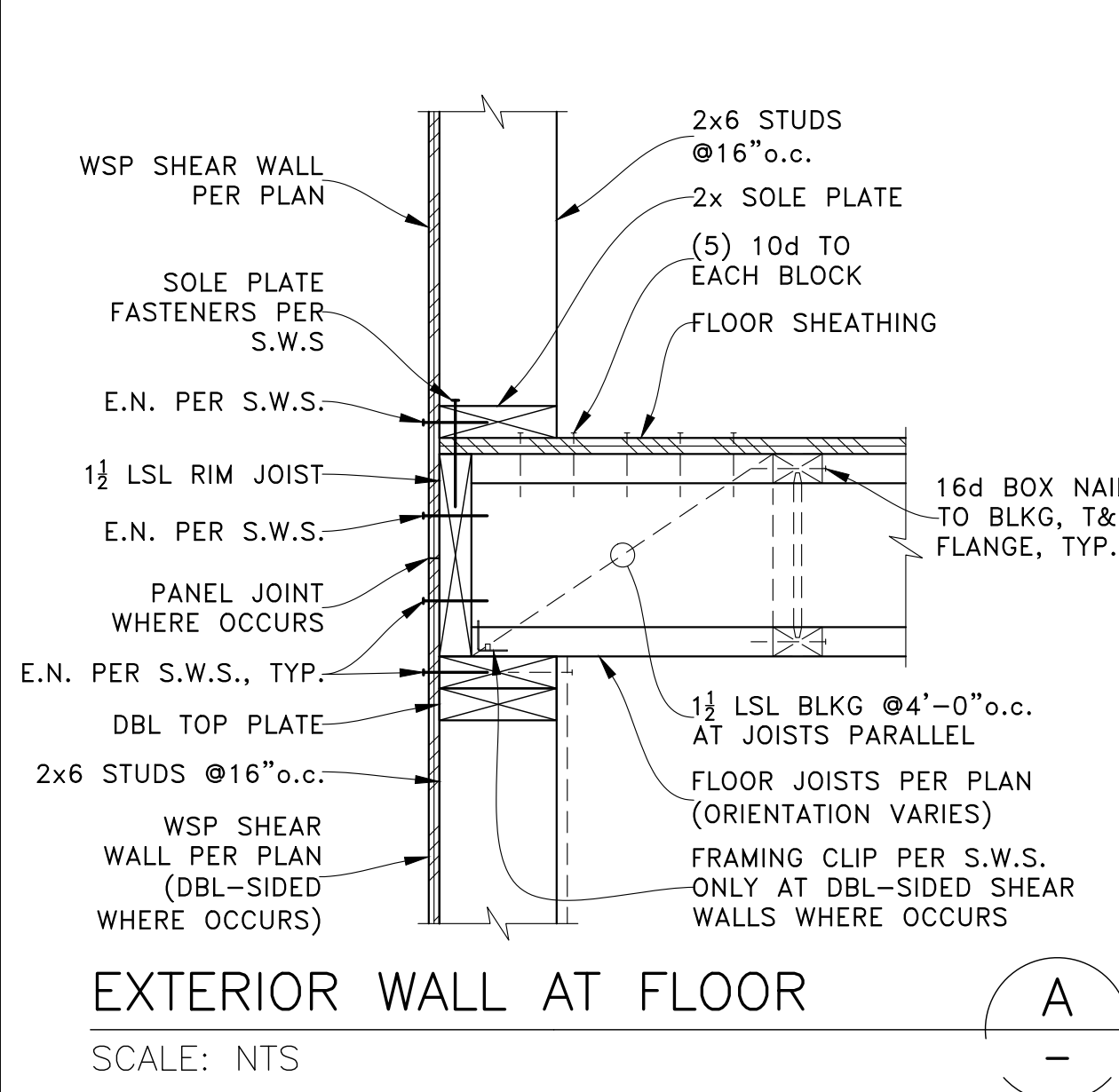
CLIENT: Ryan & Ashley Asdourian  
5300 Butterworth Road  
Mercer Island, WA 98040



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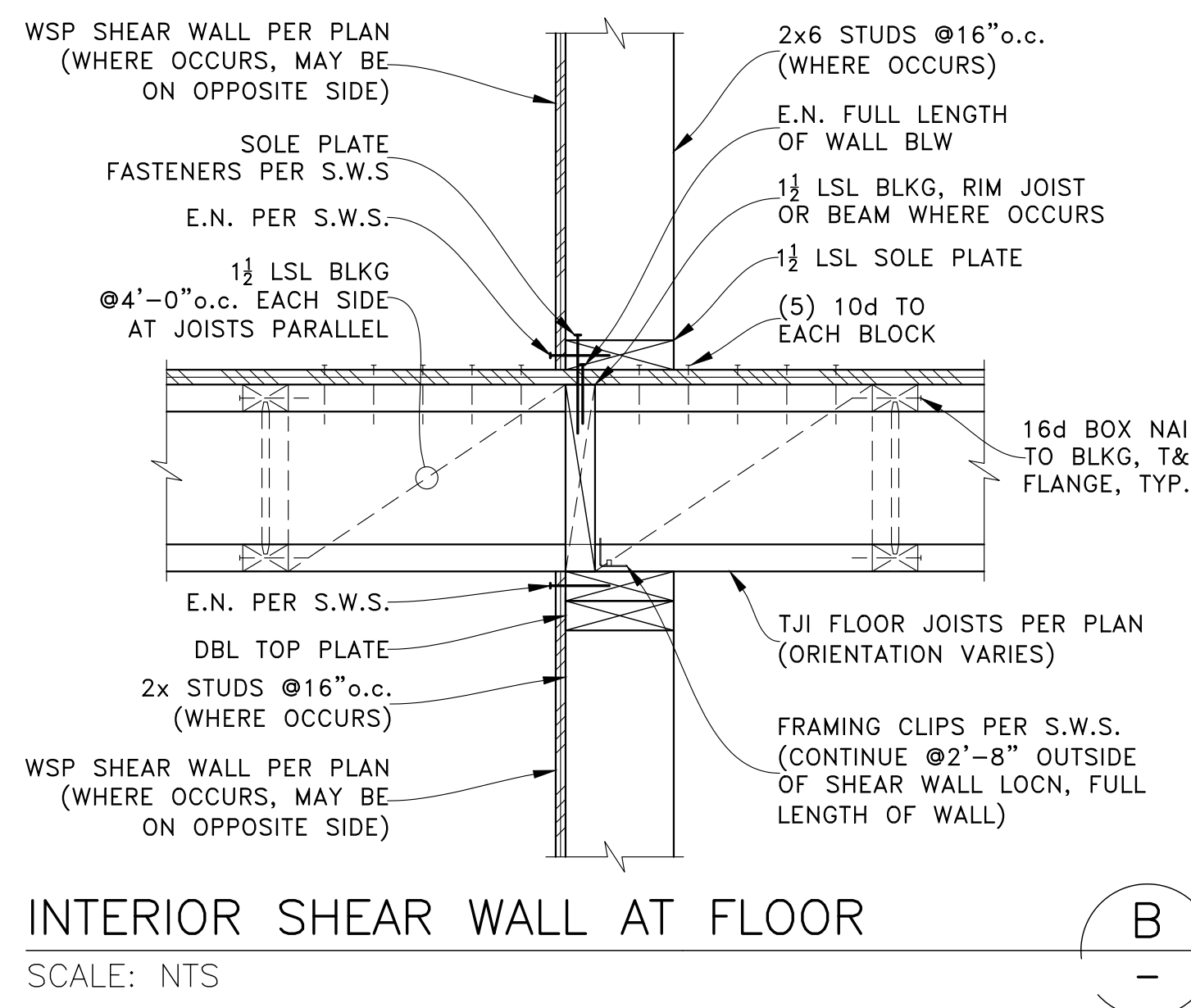
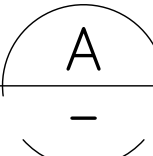
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SHEET TITLE: SECTIONS & DETAILS



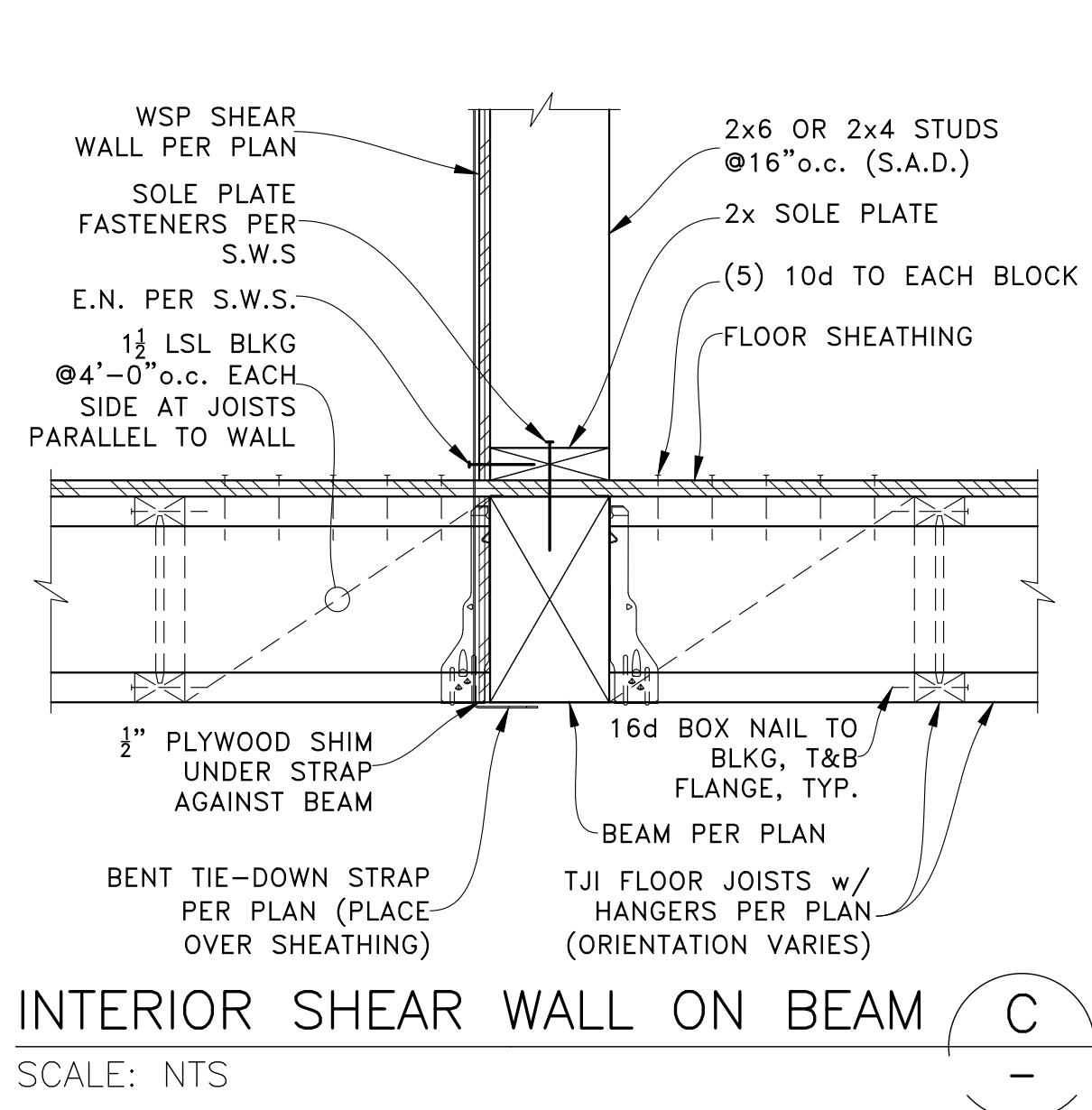
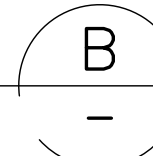
EXTERIOR WALL AT FLOOR

SCALE: NTS



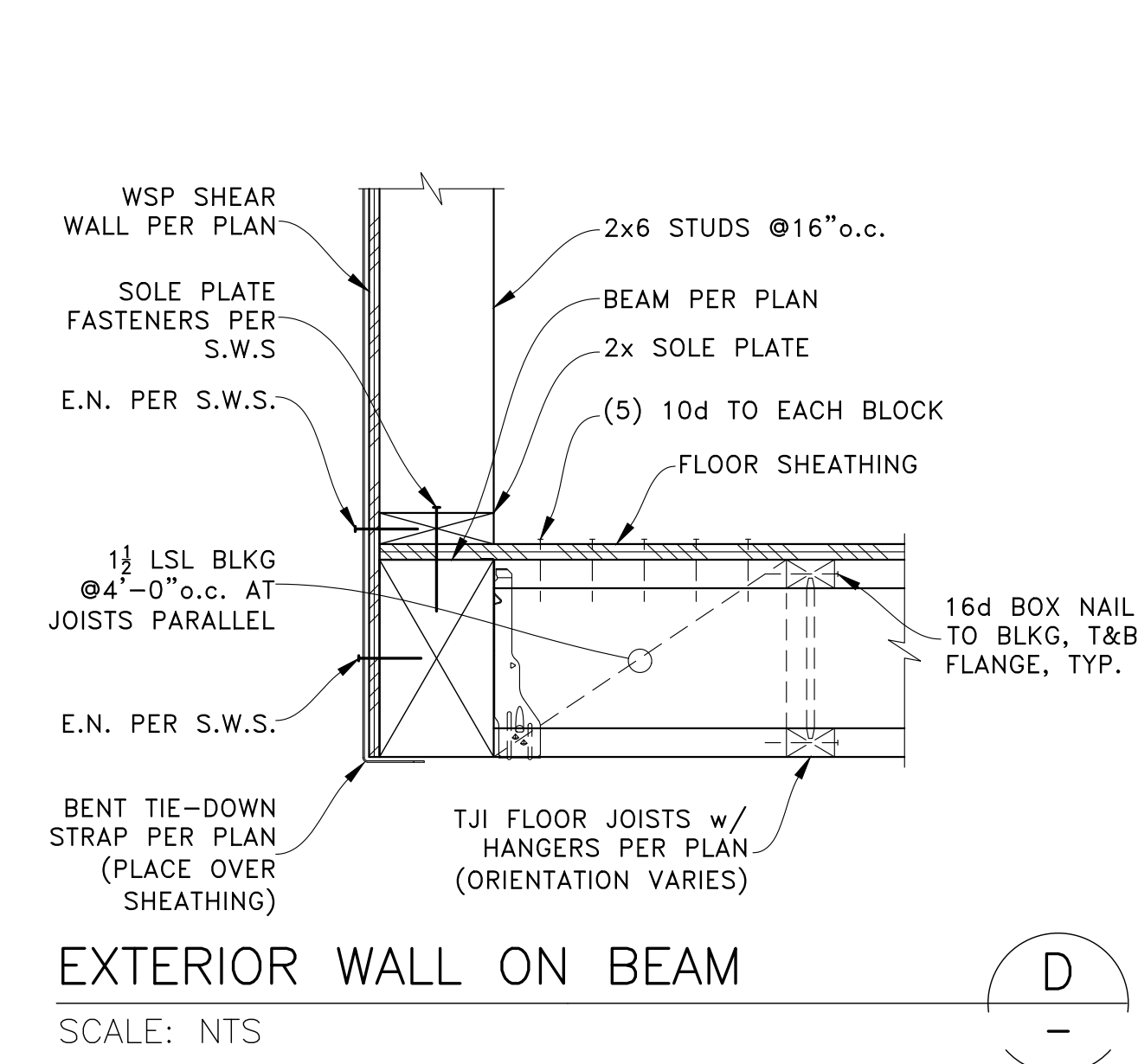
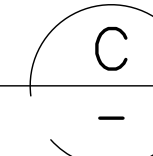
INTERIOR SHEAR WALL AT FLOOR

SCALE: NTS



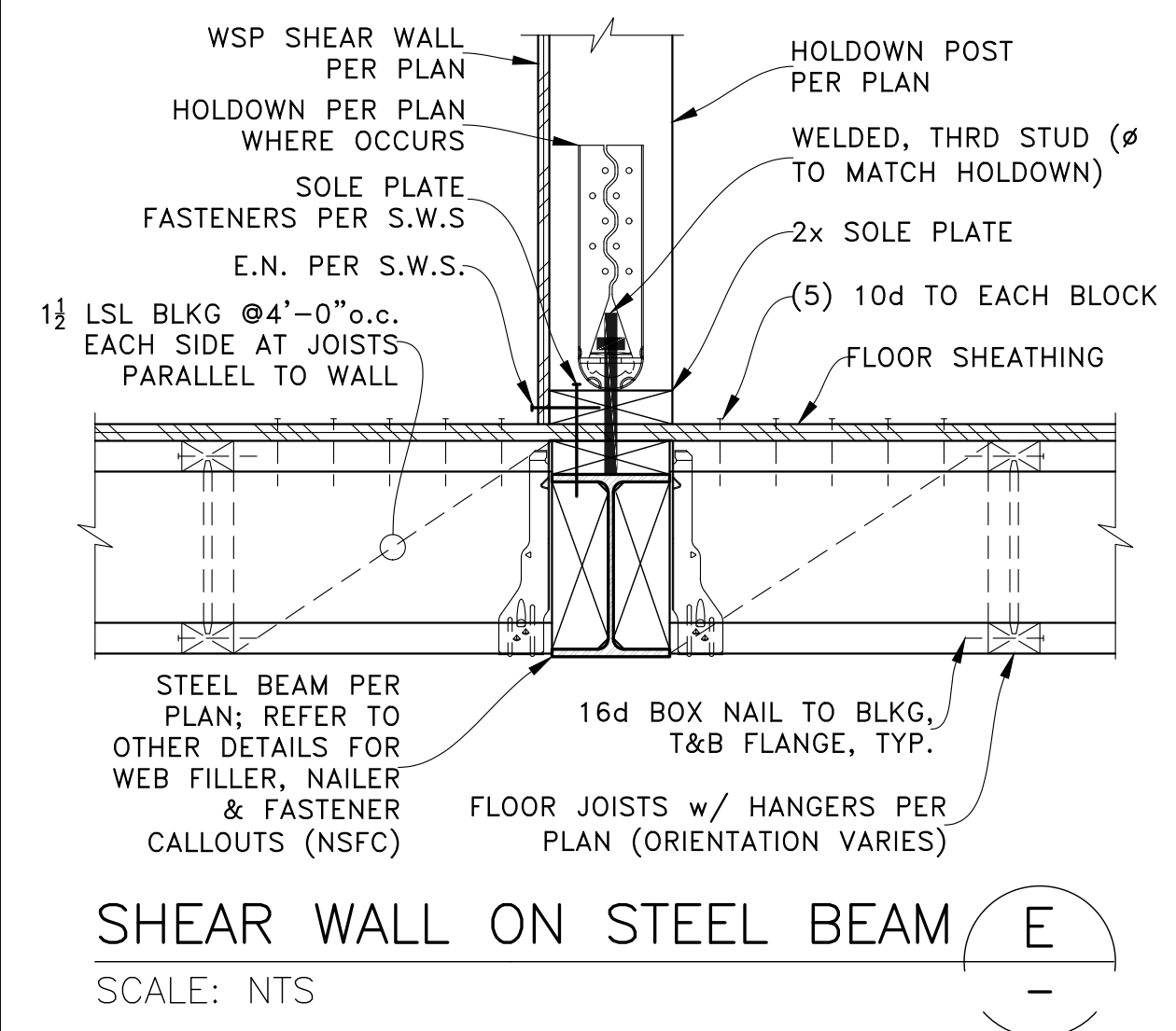
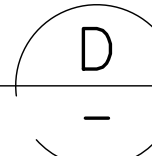
INTERIOR SHEAR WALL ON BEAM

SCALE: NTS



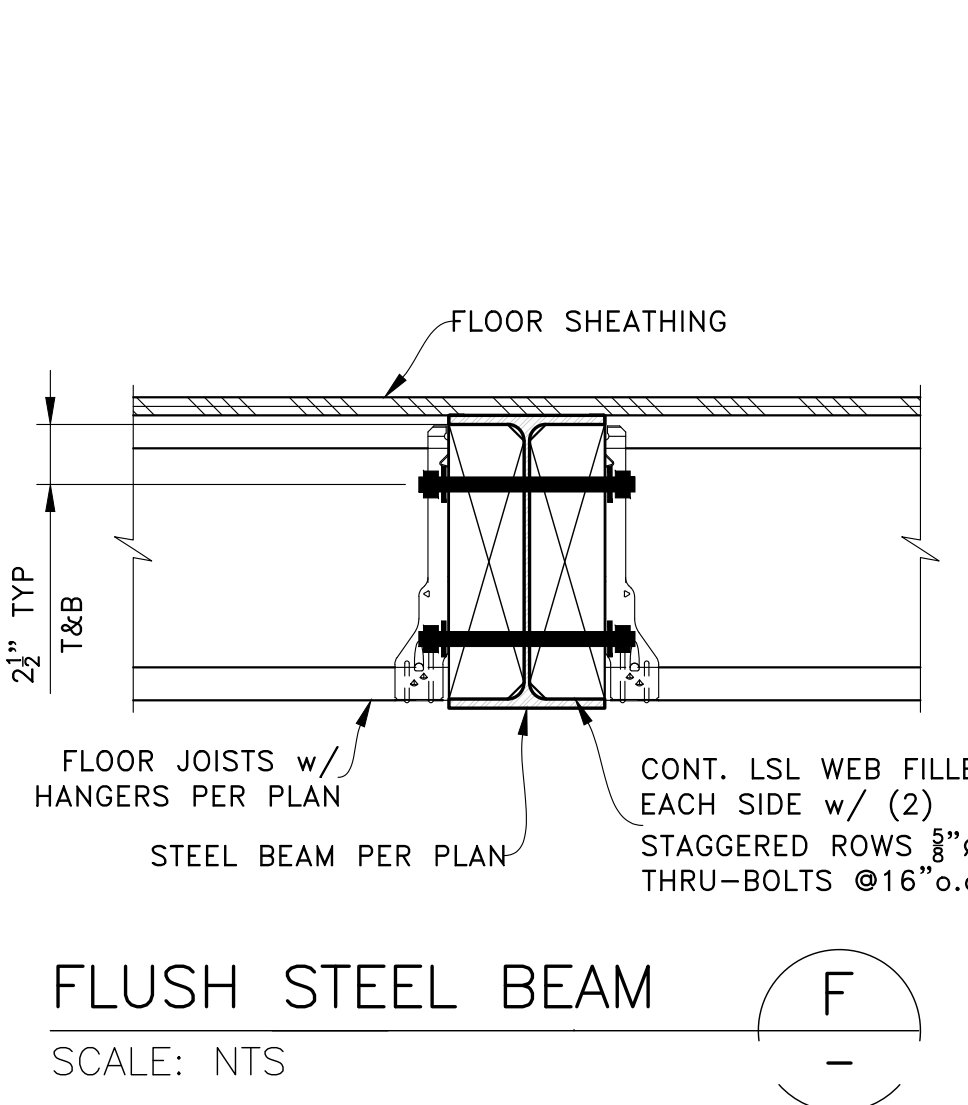
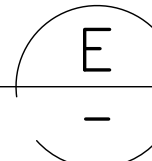
EXTERIOR WALL ON BEAM

SCALE: NTS



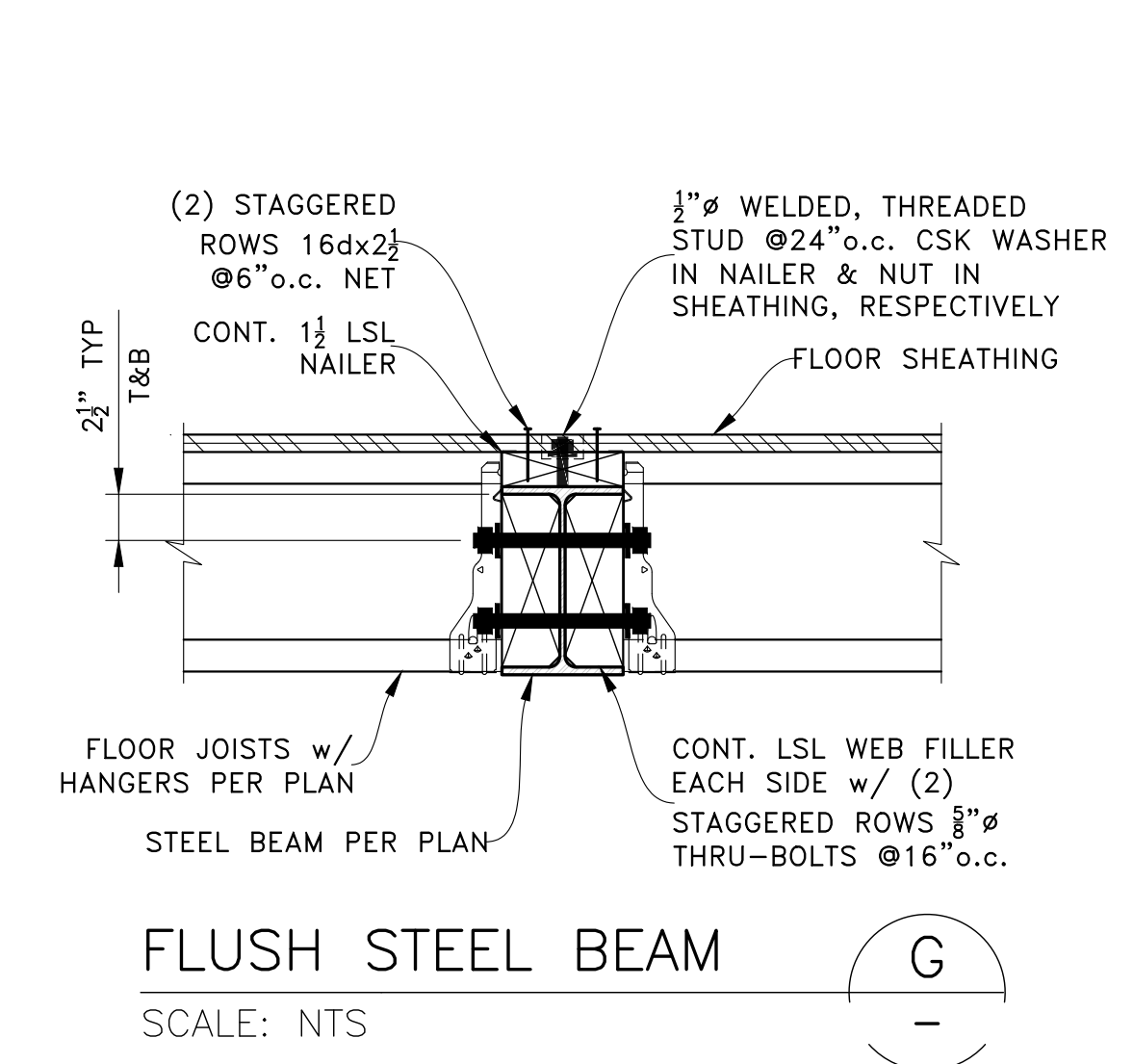
SHEAR WALL ON STEEL BEAM

SCALE: NTS



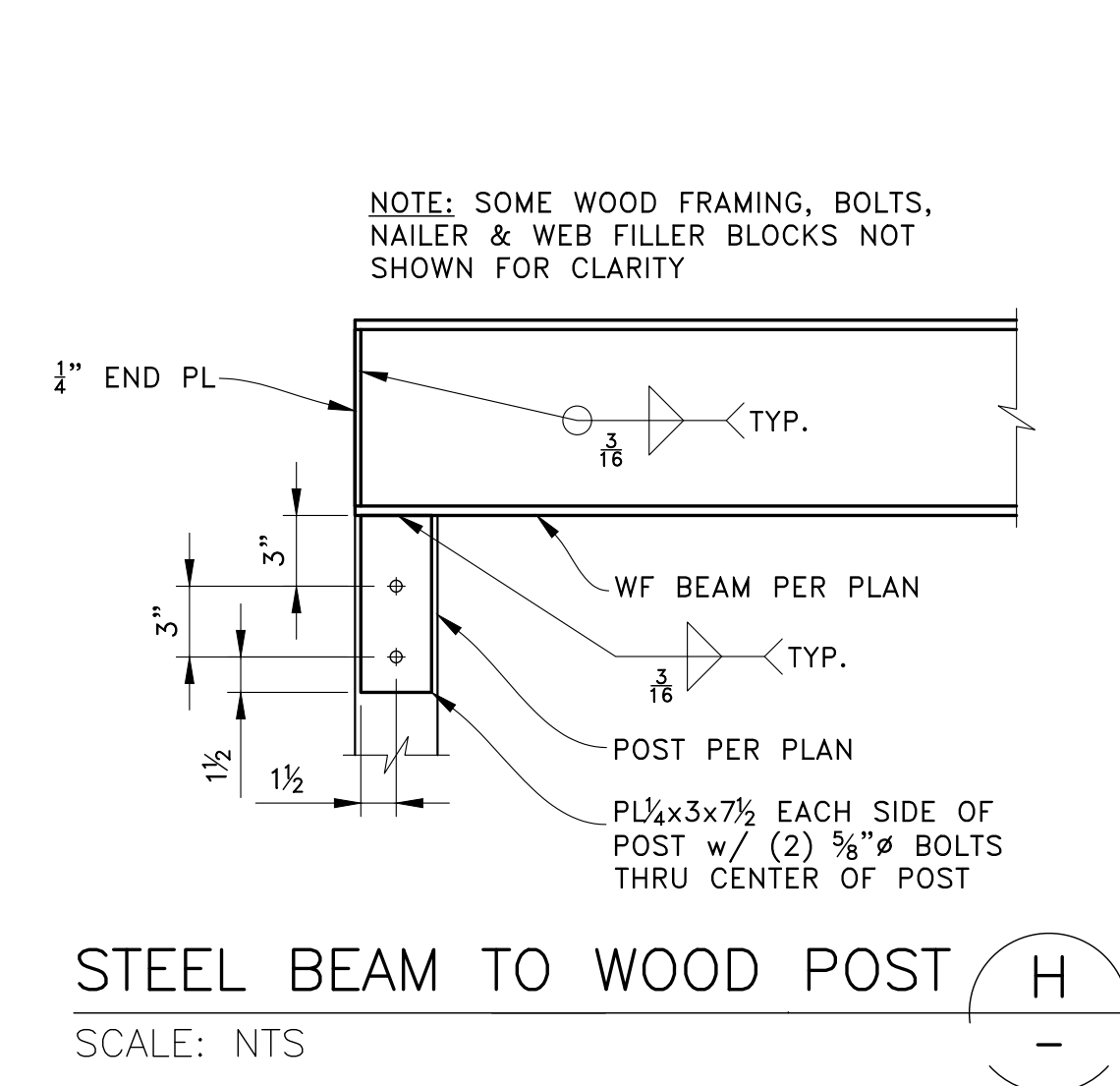
FLUSH STEEL BEAM

SCALE: NTS



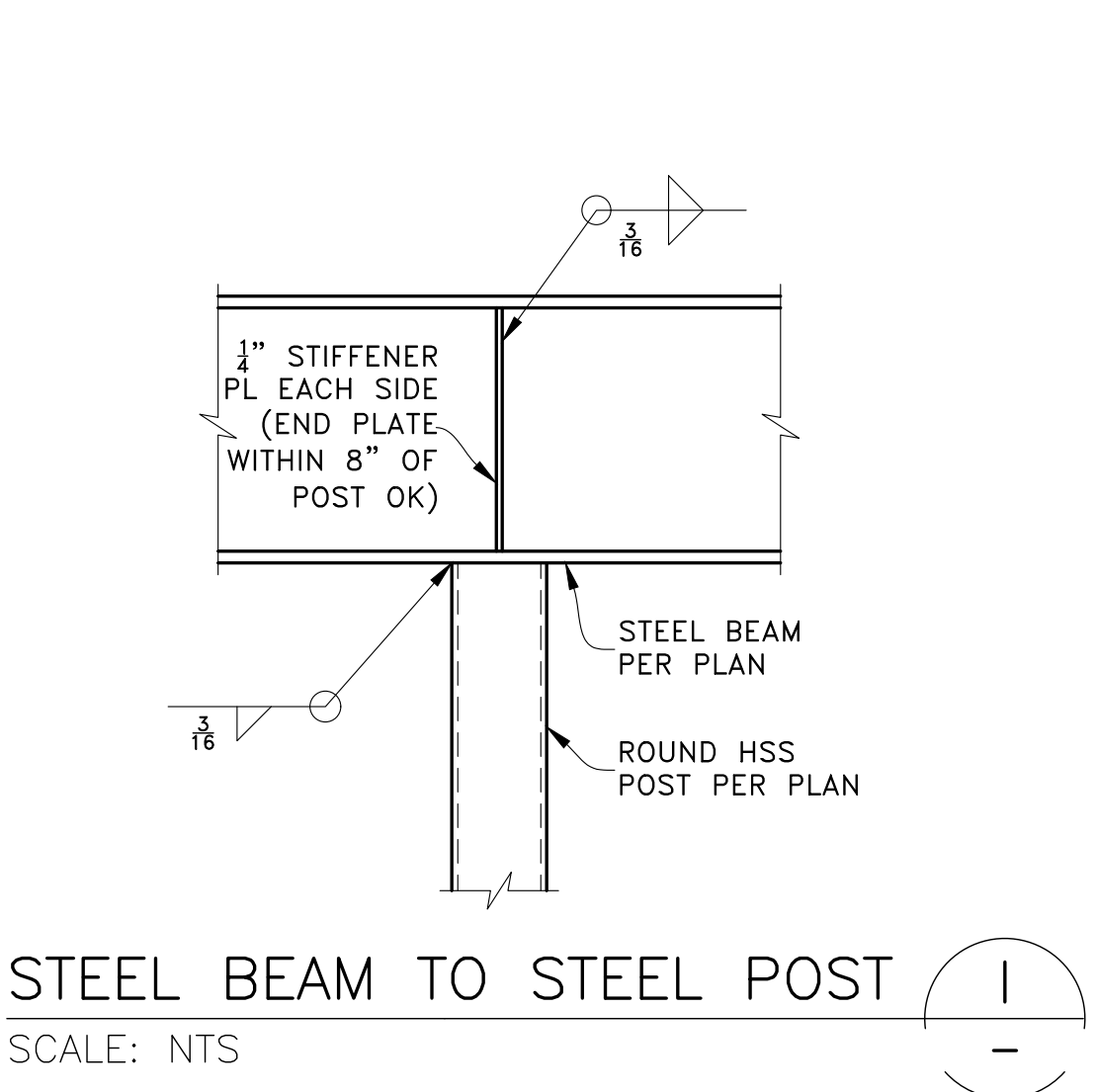
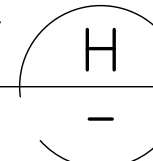
FLUSH STEEL BEAM

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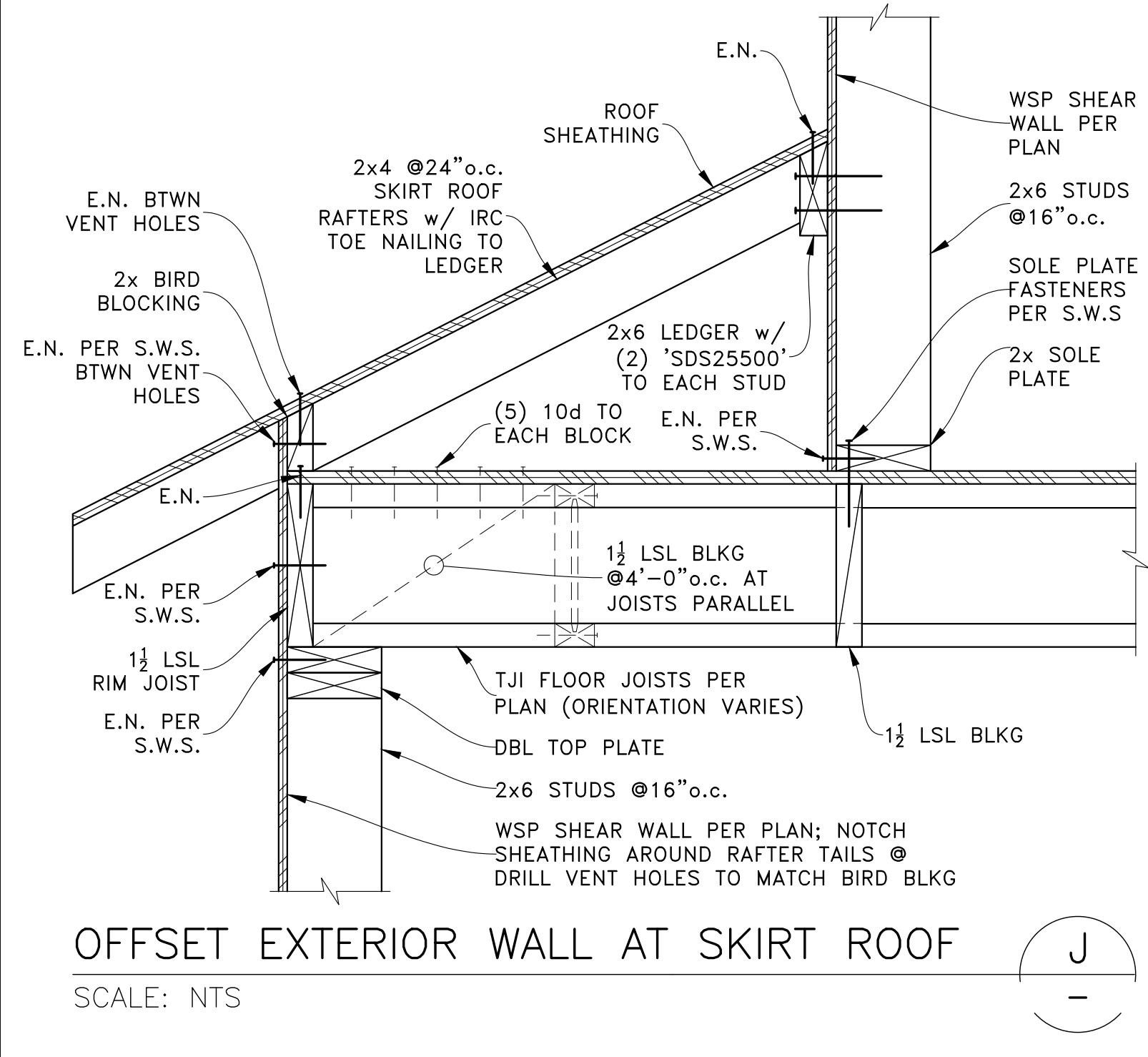
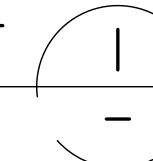
STEEL BEAM TO WOOD POST

SCALE: NTS



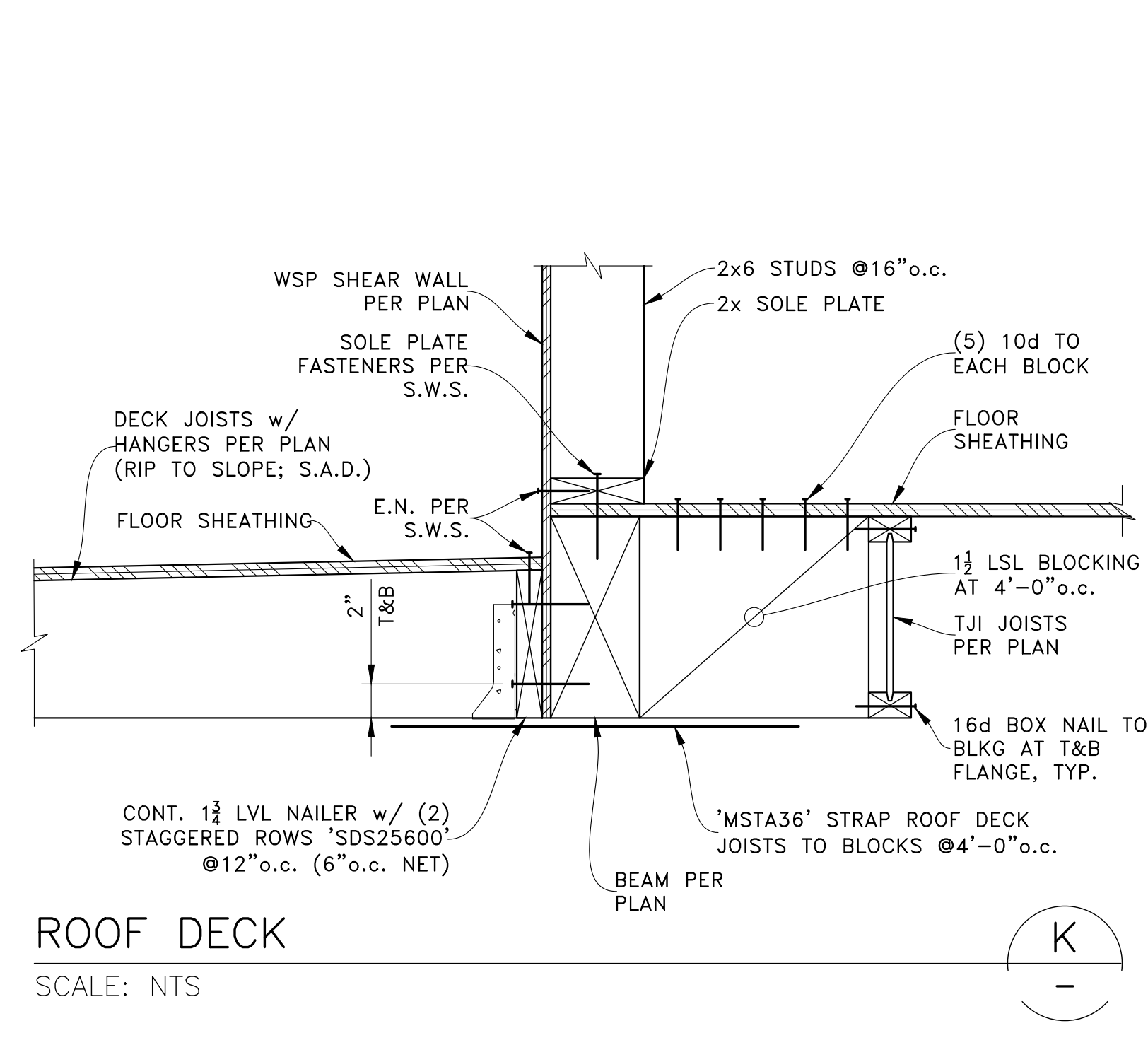
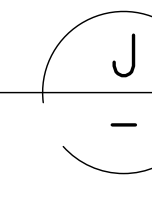
STEEL BEAM TO STEEL POST

SCALE: NTS



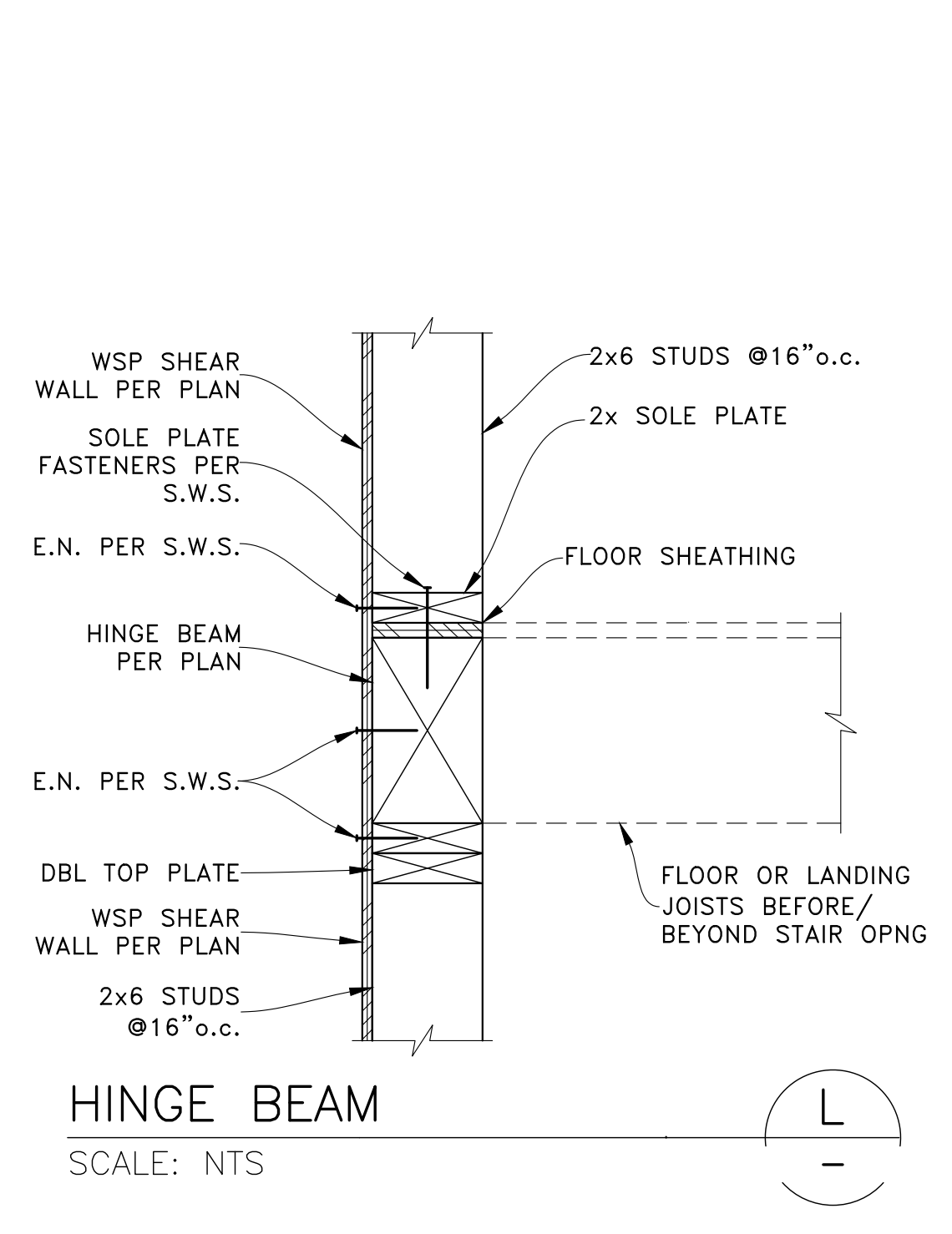
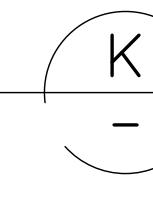
OFFSET EXTERIOR WALL AT SKIRT ROOF

SCALE: NTS



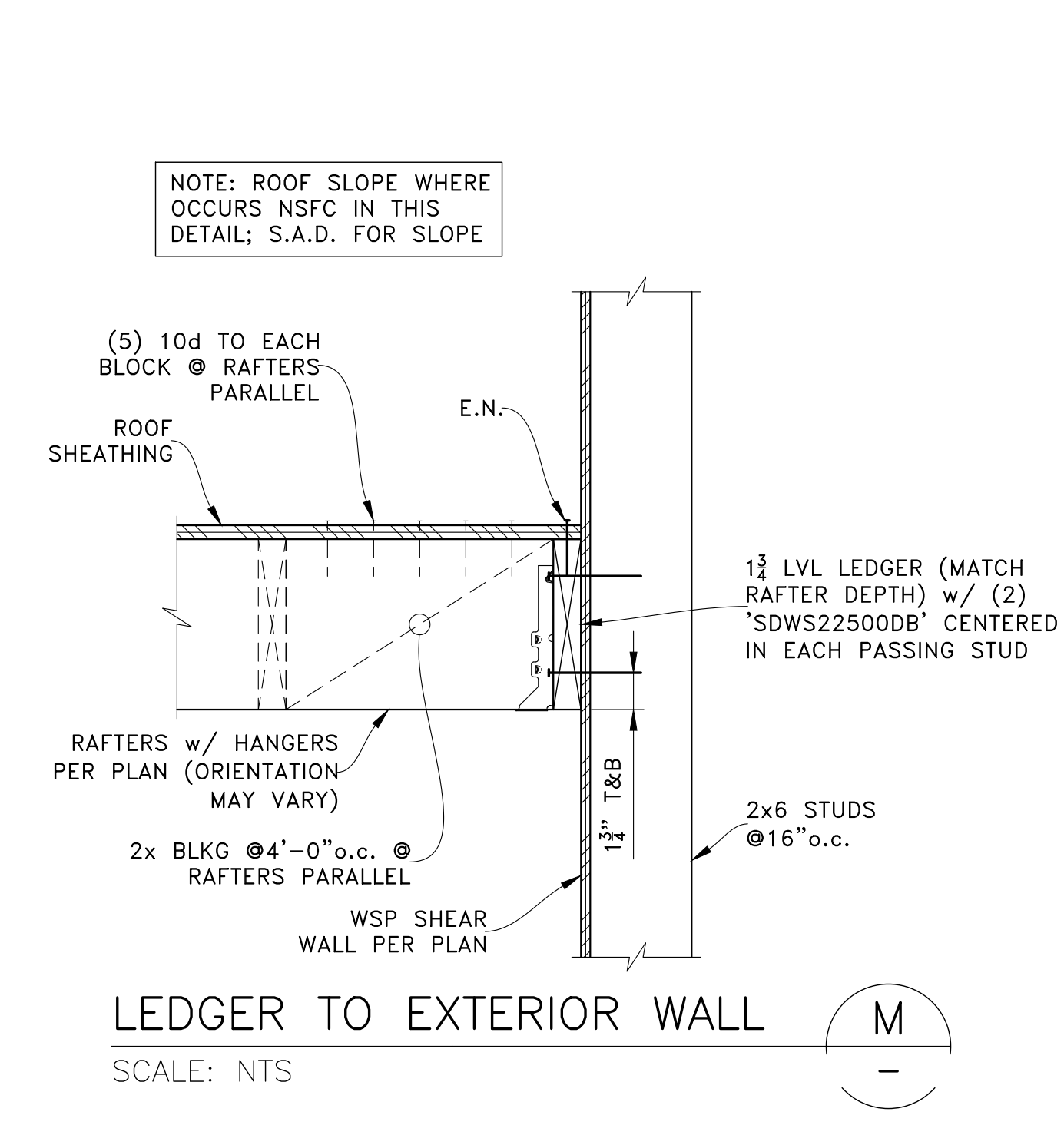
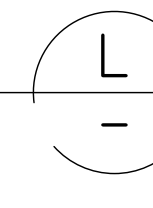
ROOF DECK

SCALE: NTS



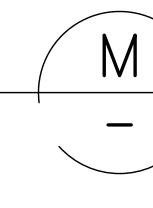
HINGE BEAM

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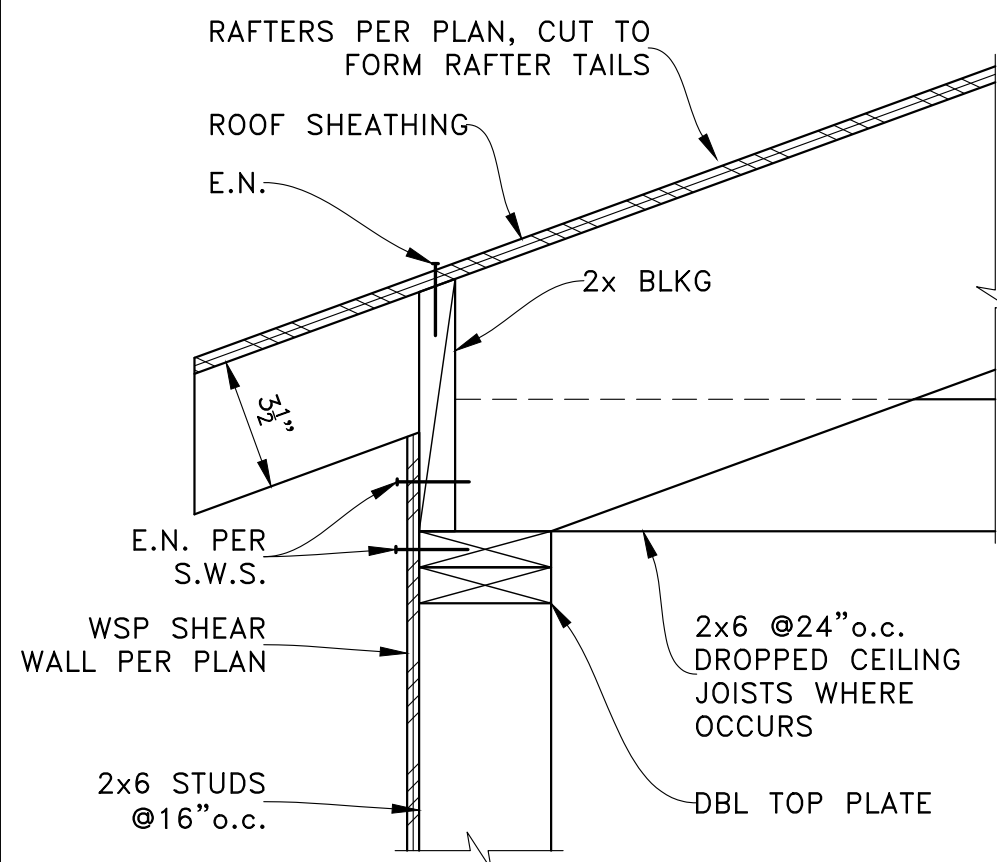
LEDGER TO EXTERIOR WALL

SCALE: NTS



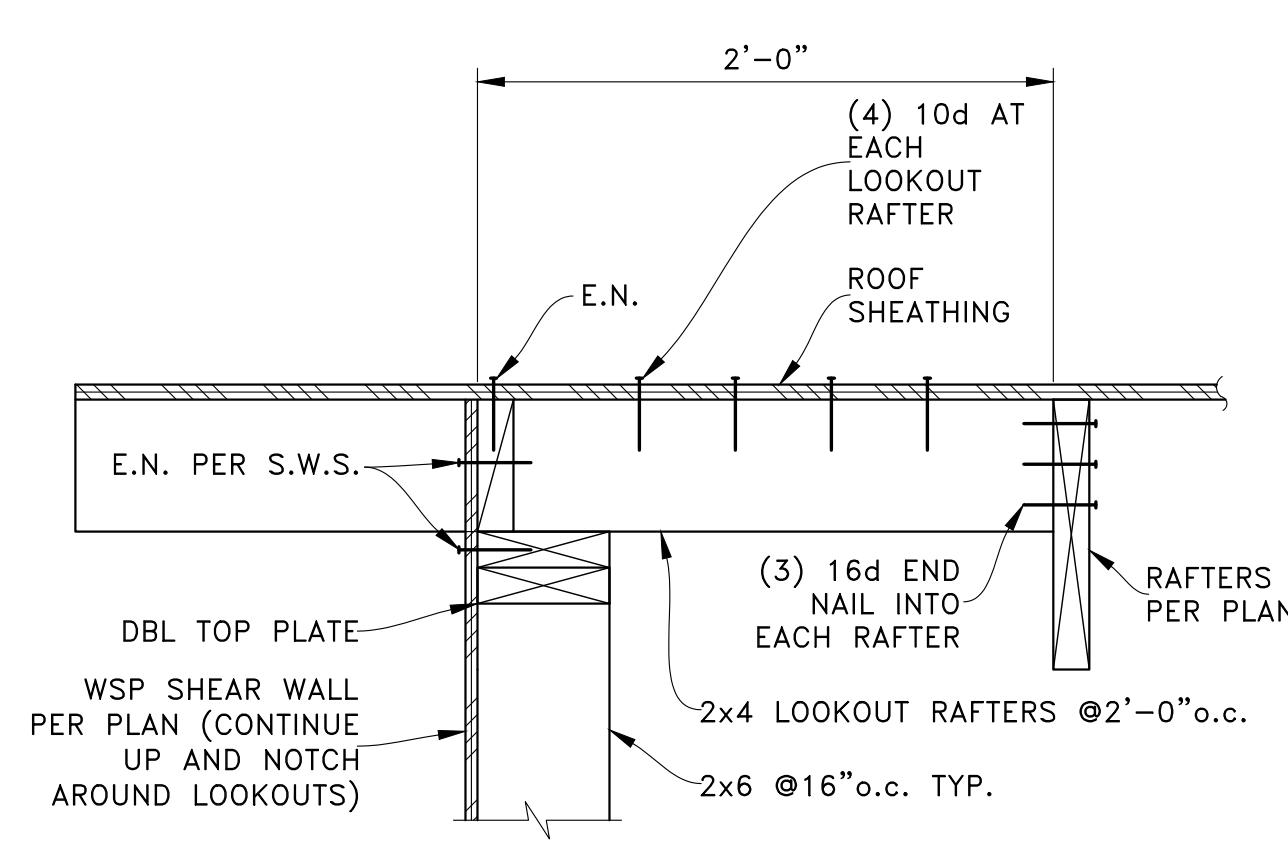
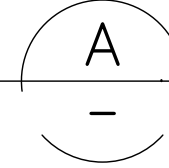
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| PERMIT SET  |              |
| 11-01-23  | PERMIT SET   |
| REV   | DATE         |
| DESCRIPTION   |              |
| PROJECT: NEW SINGLE-FAMILY DWELLING<br>5300 Butterworth Road<br>Mercer Island, WA 98040                         |              |
| CLIENT: Ryan & Ashley Asdourian<br>5300 Butterworth Road<br>Mercer Island, WA 98040                             |              |
|   |              |
| ENGINEER OF RECORD  |              |
| O.G. ENGINEERING, PLLC<br>3201 1st Ave S, Suite 101, Seattle, WA 98134<br>(206) 290-4608<br>owen@ogengineer.com |              |
| SHEET TITLE: SECTIONS & DETAILS   |              |
| SCALE: AS NOTED   | SHEET NO. S8 |
| JOB NO. 23010   |              |





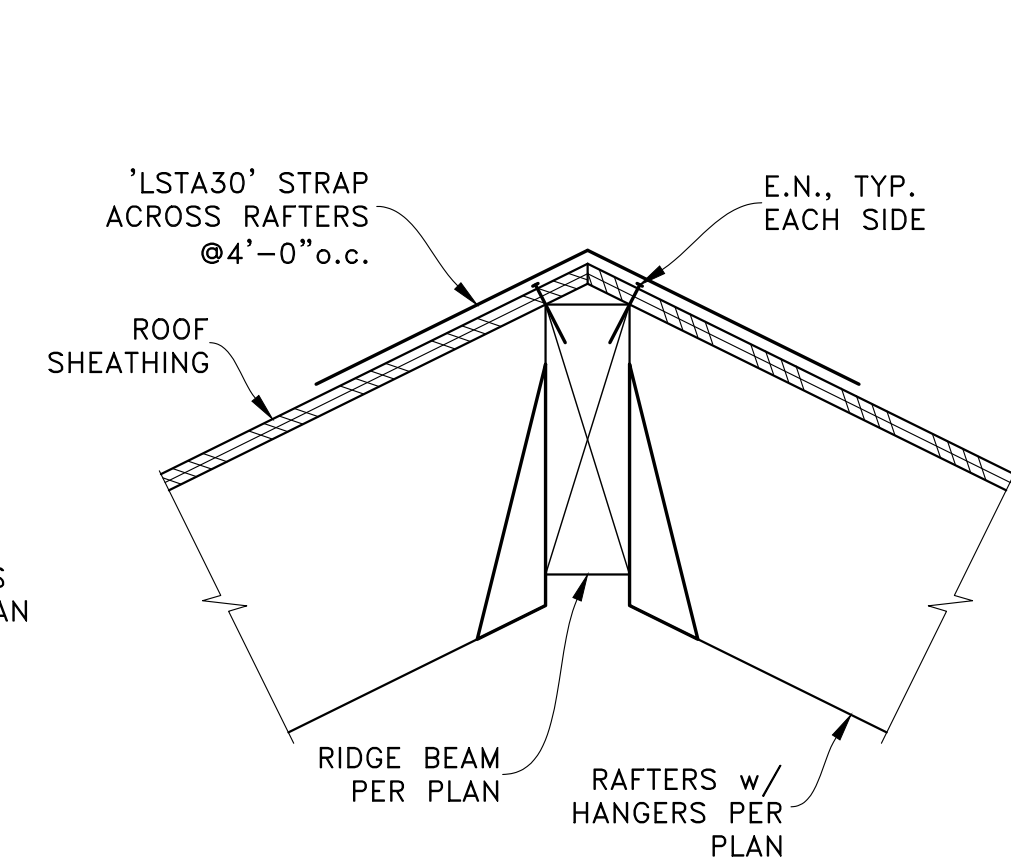
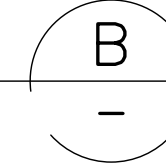
STICK ROOF EAVE

SCALE: NTS



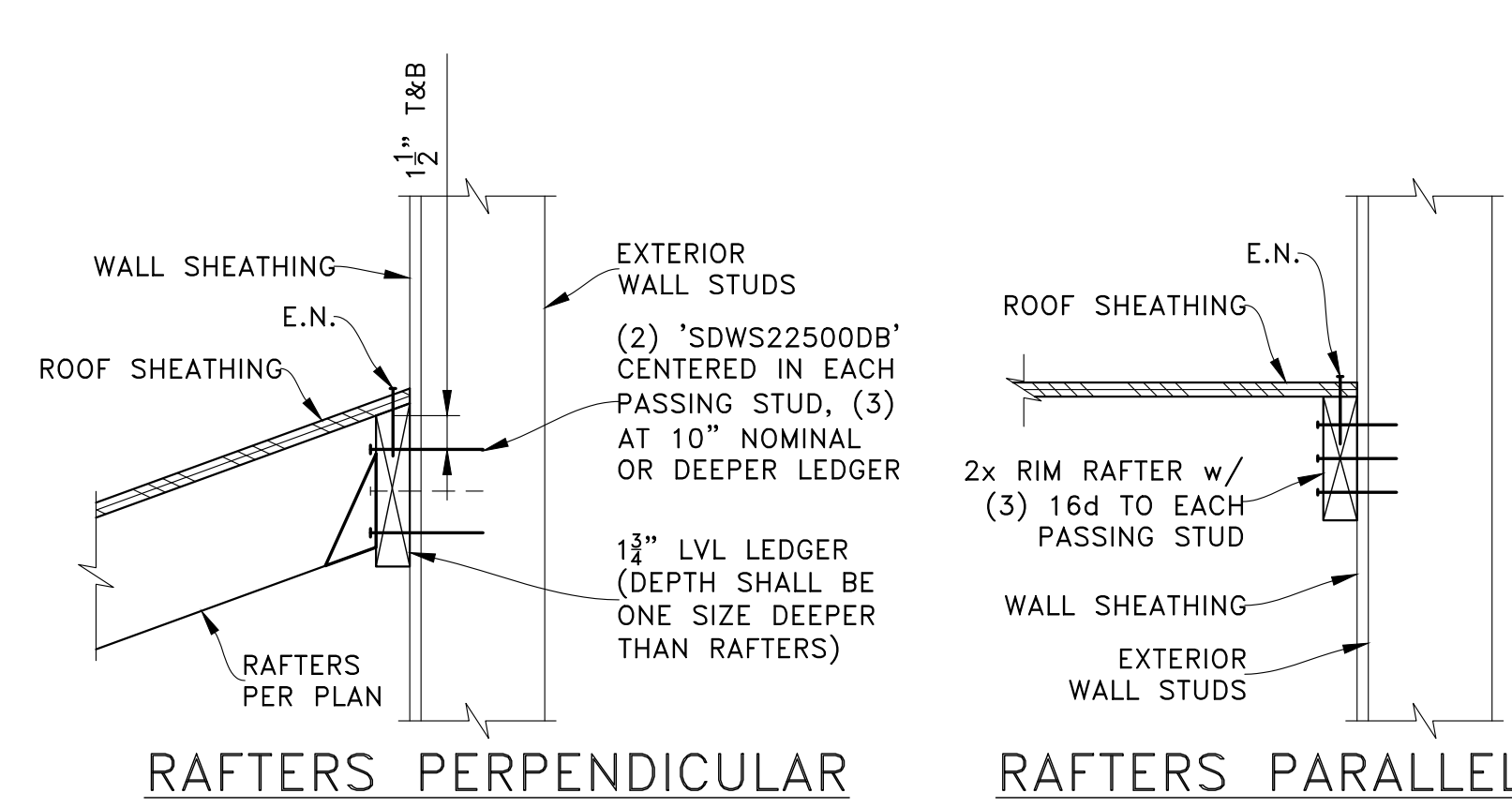
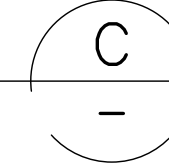
STICK ROOF RAKE

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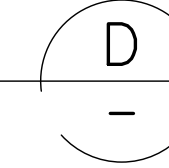
RIDGE BEAM

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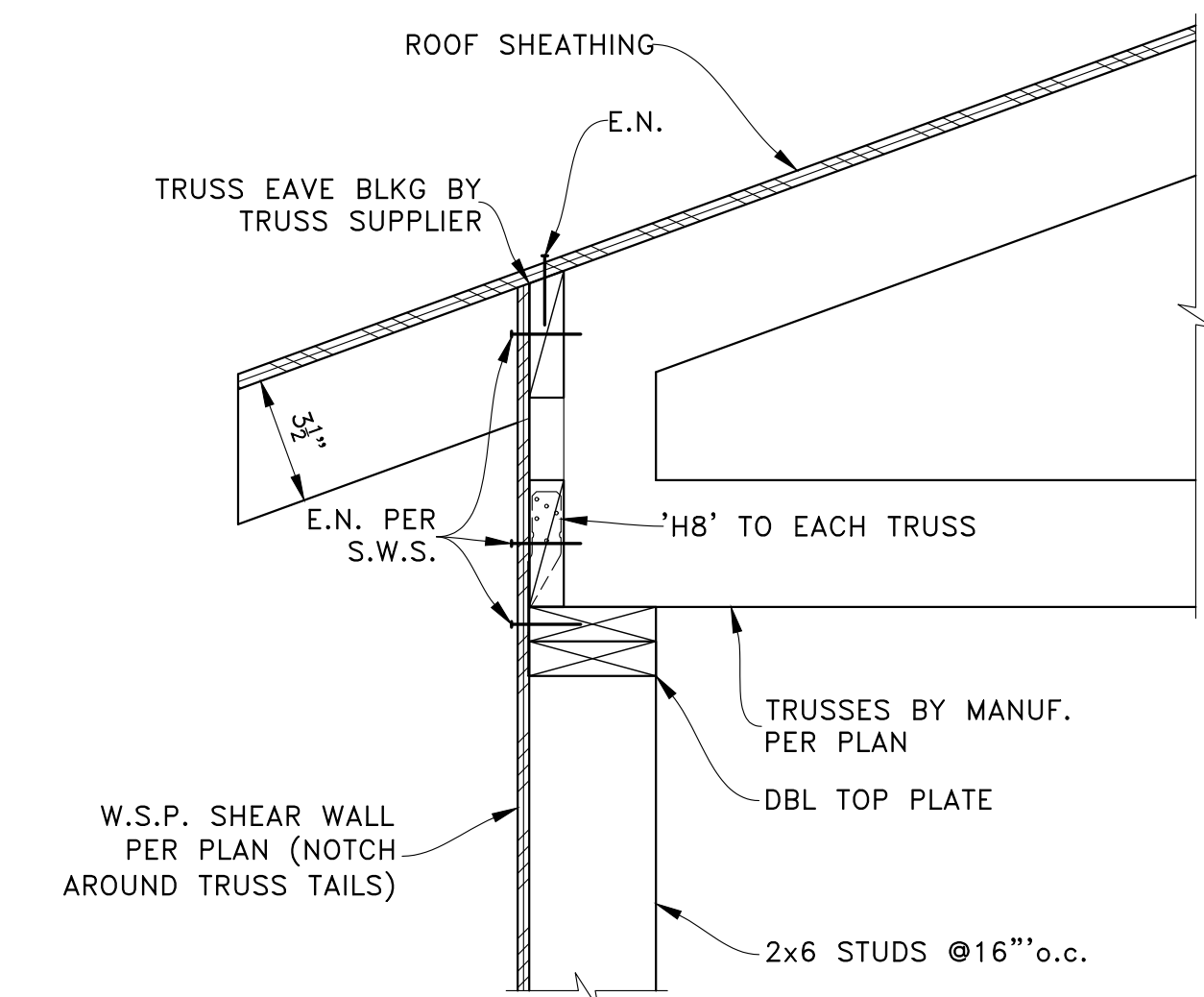


RAFTERS PERPENDICULAR

SCALE: NTS

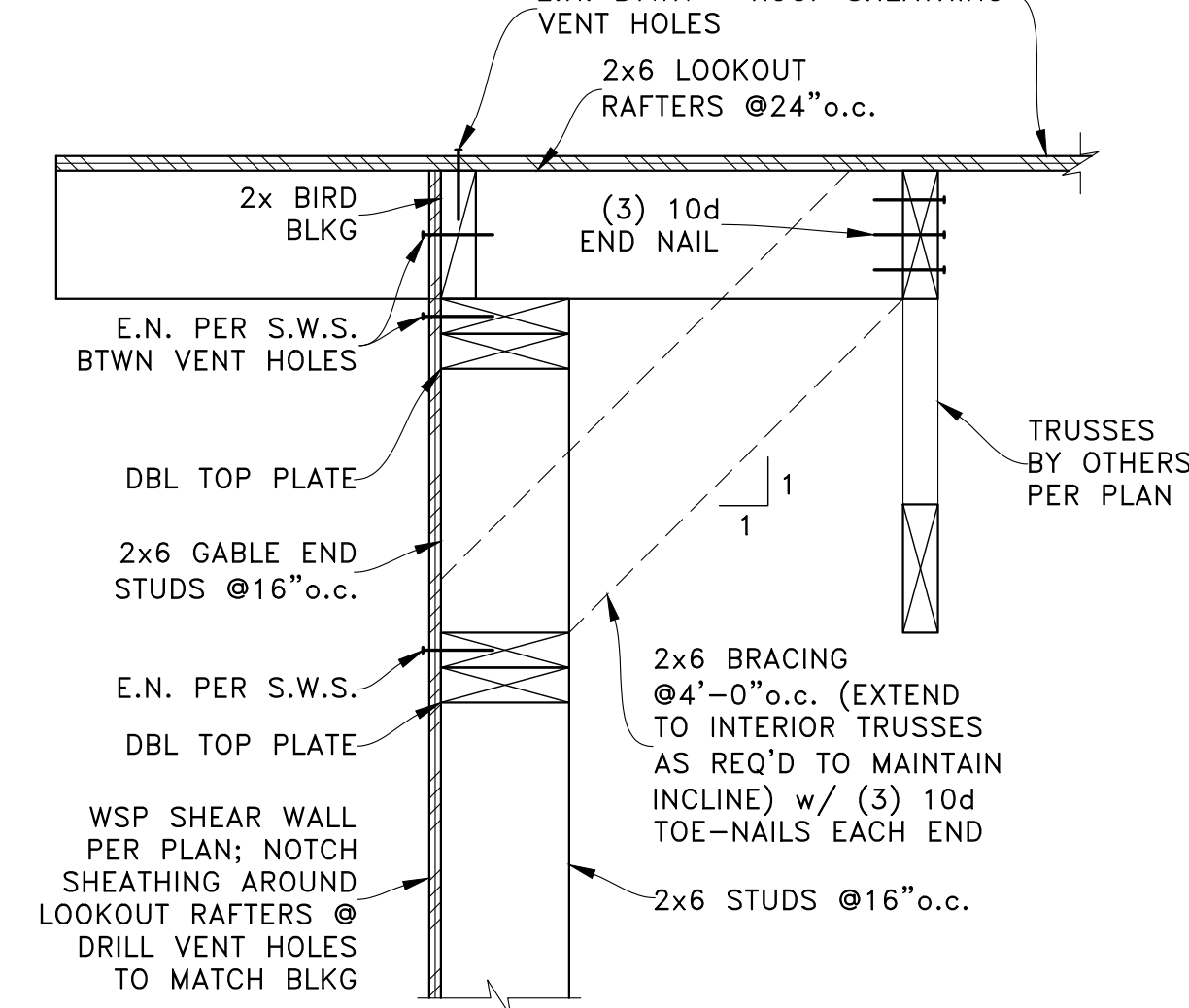
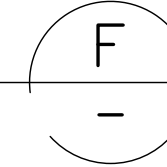


RAFTERS PARALLEL



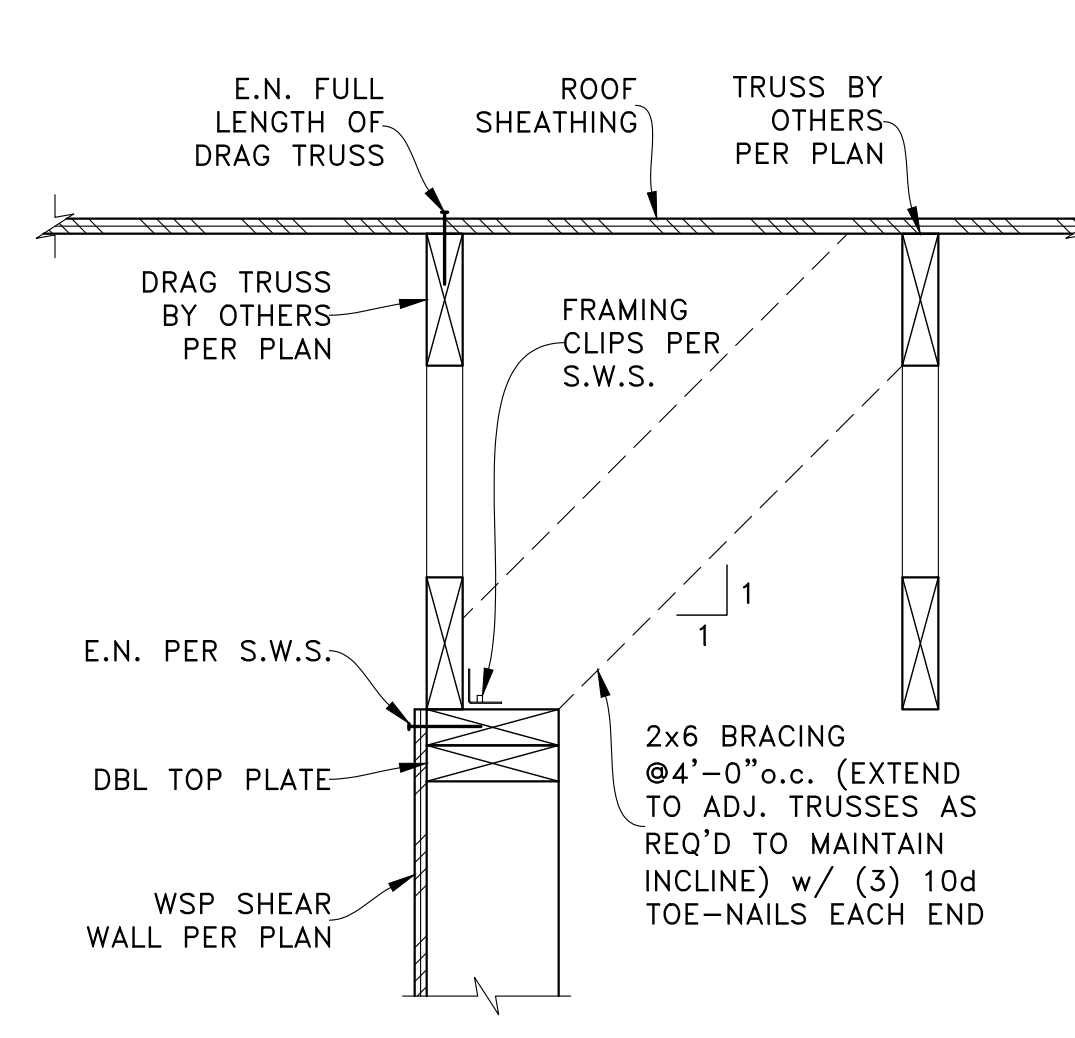
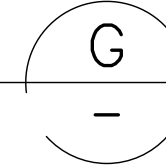
TRUSS ROOF EAVE

SCALE: NTS



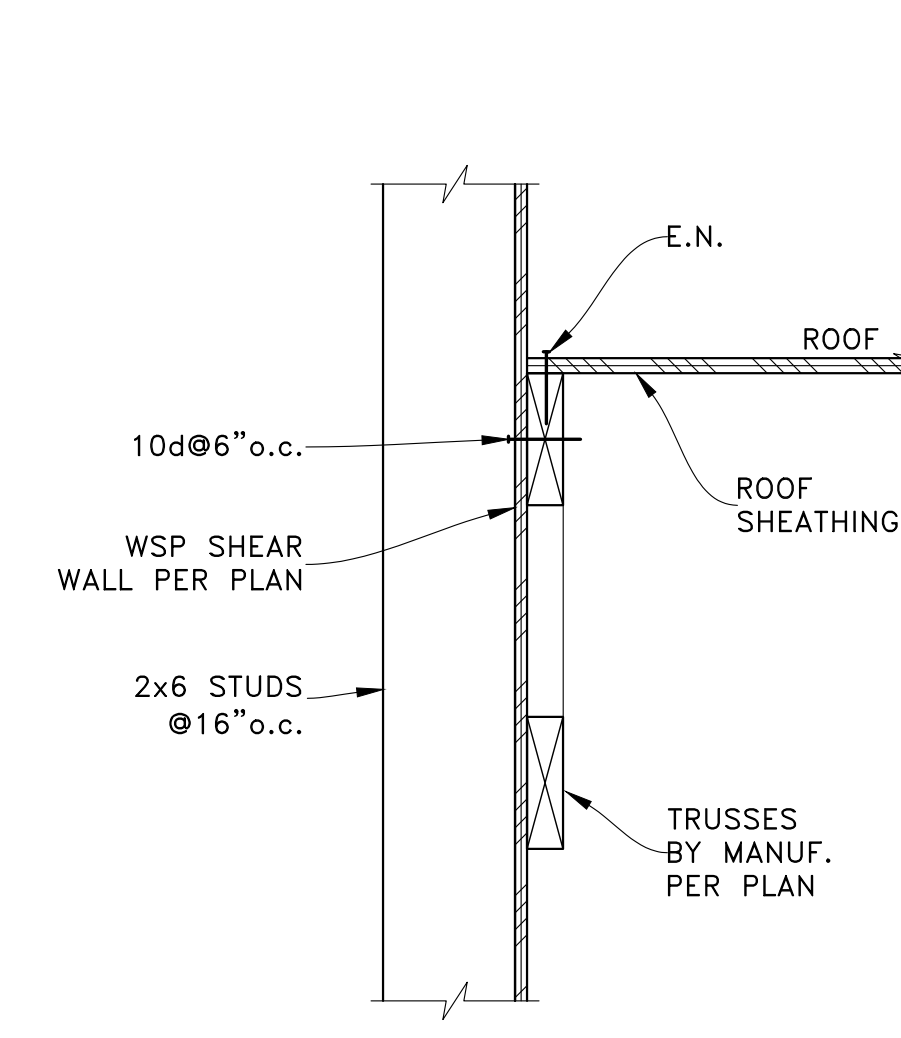
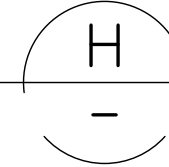
TRUSS ROOF RAKE

SCALE: NTS



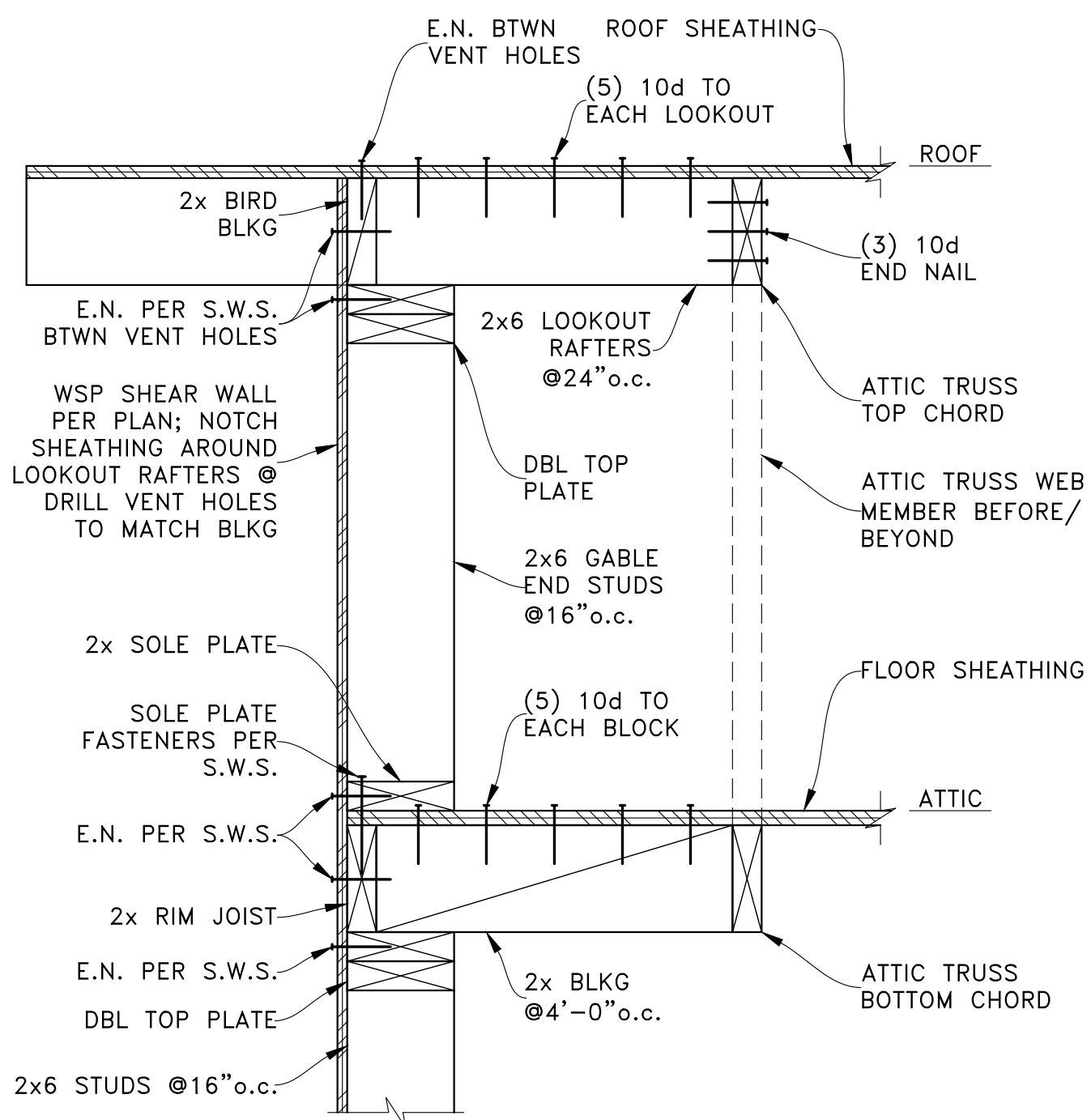
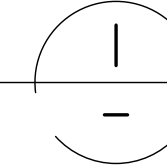
INTERIOR SHEAR WALL AT DRAG TRUSS

SCALE: NTS



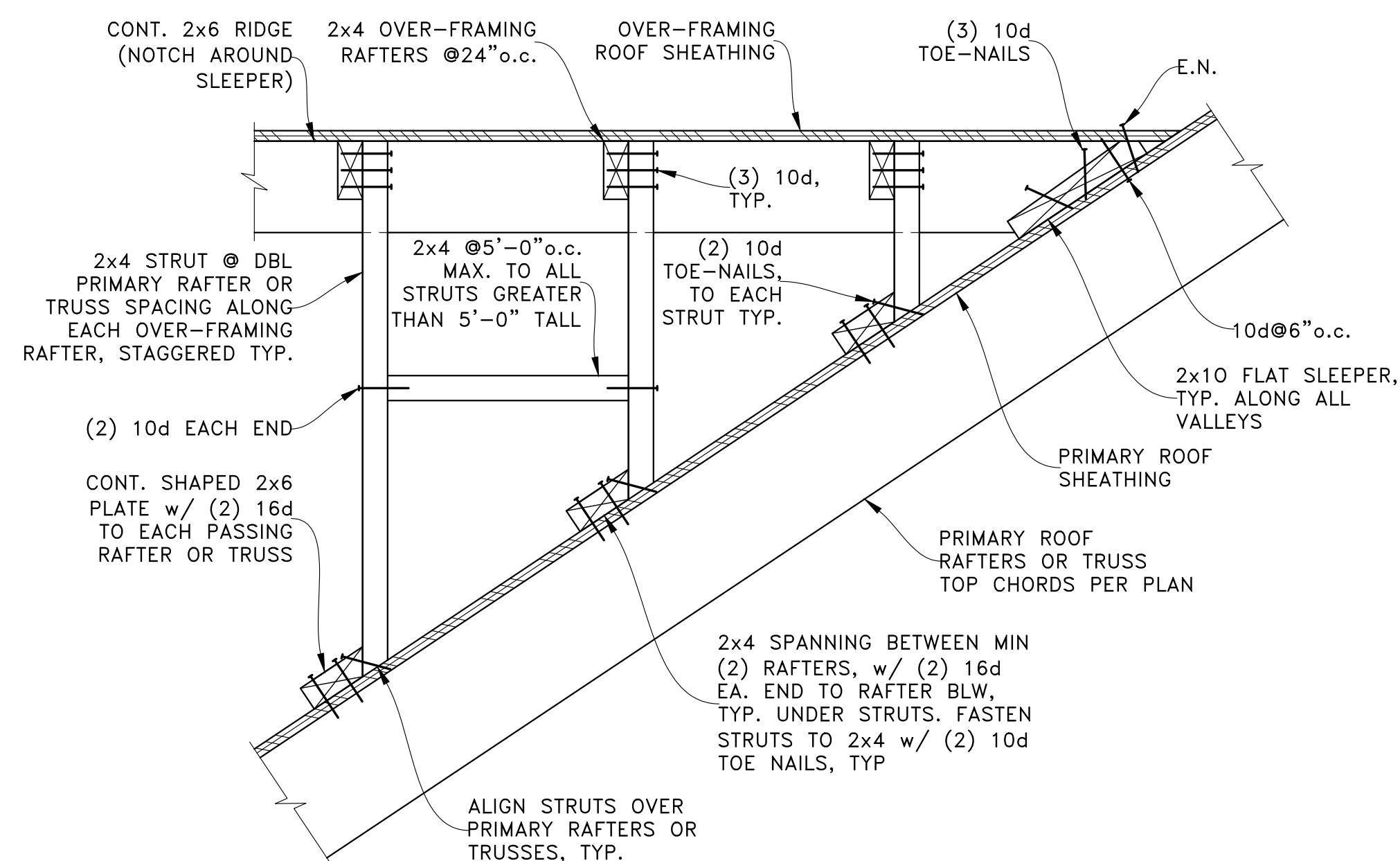
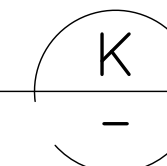
LOW ROOF TO WALL

SCALE: NTS



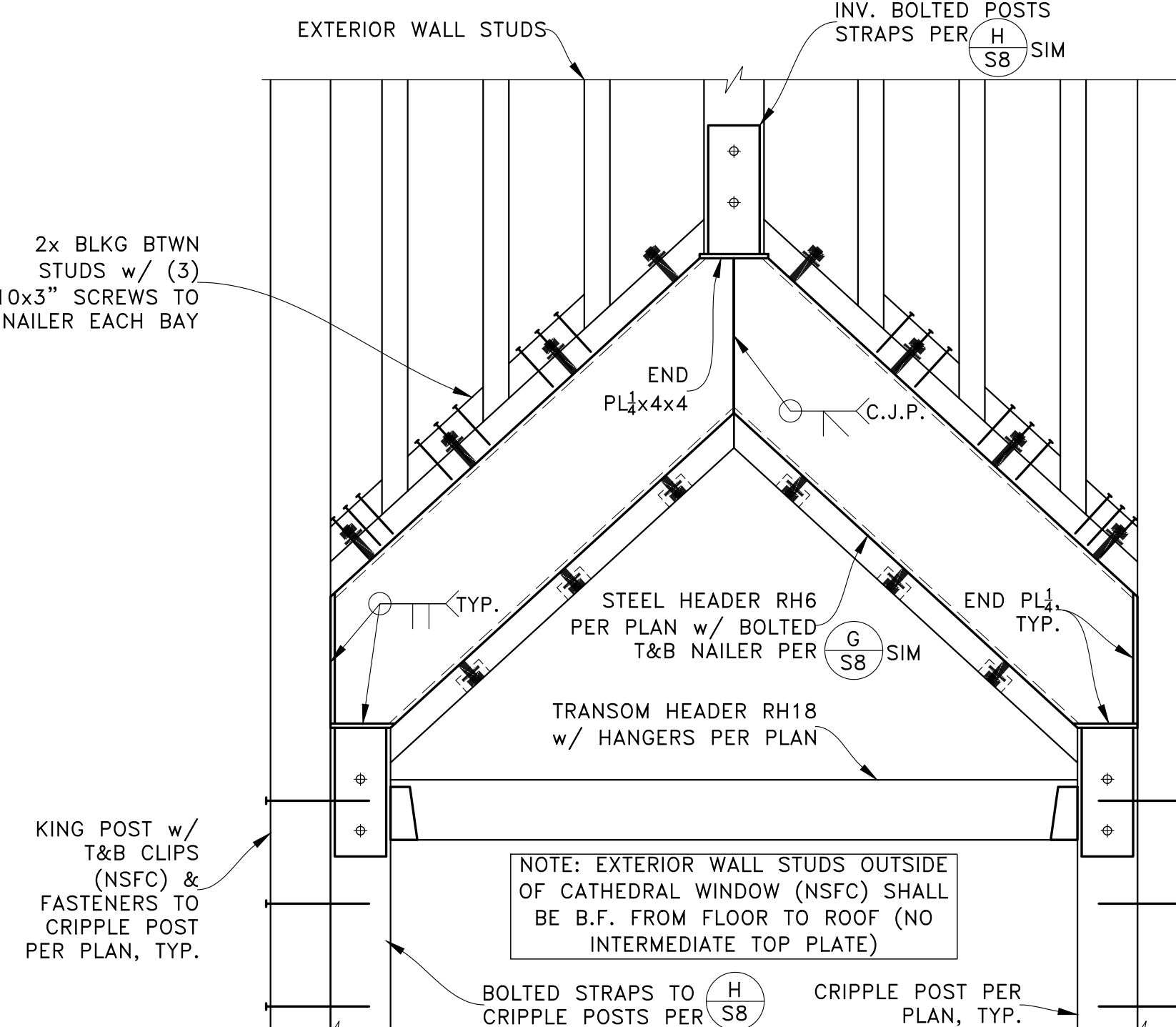
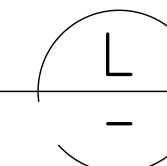
ATTIC TRUSS RAKE

SCALE: NTS



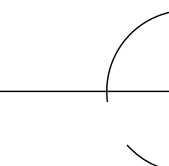
TYPICAL OVER-FRAMING

SCALE: NTS



CATHEDRAL WINDOW HEADER

SCALE: NTS



PERMIT SET

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| 11-01-23 |      | PERMIT SET  |

PROJECT: NEW SINGLE-FAMILY DWELLING  
5300 Butterworth Road  
Mercer Island, WA 98040  
CLIENT: Ryan & Ashley Asdourian  
5300 Butterworth Road  
Mercer Island, WA 98040



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SHEET TITLE: SECTIONS & DETAILS  
SCALE: AS NOTED  
JOB NO. 23010  
SHEET NO. S9



