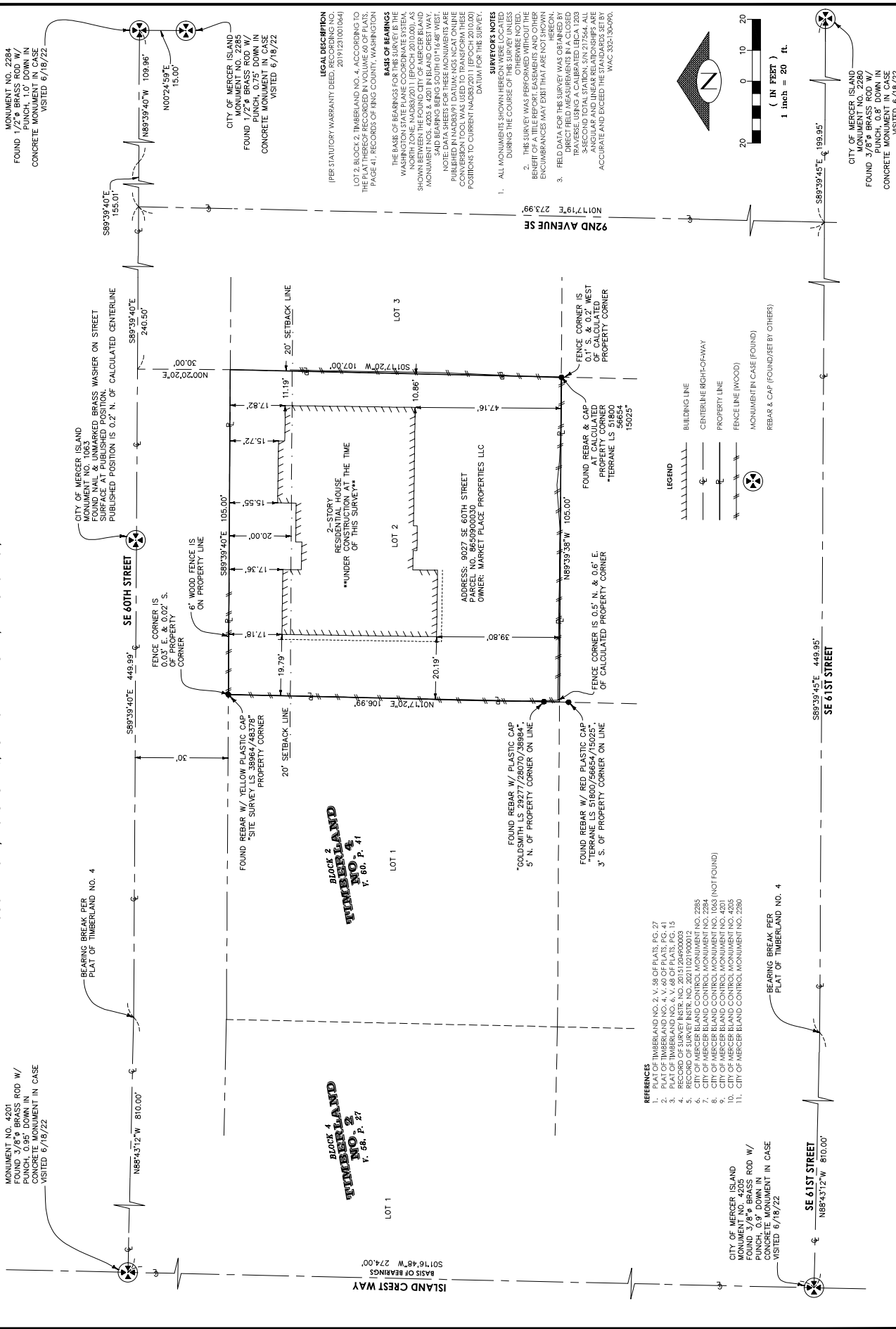


# EXHIBIT A

SOUTHWEST 1/4 SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN



MONUMENT NO. 2284  
FOUND 1/2" BRASS ROD W/  
PUNCH, 1.0' DOWN IN  
CONCRETE MONUMENT IN CASE  
VISITED 6/18/22

CITY OF MERCER ISLAND  
MONUMENT NO. 1063  
FOUND NAIL & UNMARKED BRASS WASHER ON STREET  
SURFACE AT PUBLISHED POSITION.  
PUBLISHED POSITION IS 0.2' N. OF CALCULATED CENTERLINE

SE 60TH STREET  
S89°39'40"E 449.95'  
FENCE CORNER IS  
0.03' E. & 0.02' S.  
OF PROPERTY CORNER  
6" WOOD FENCE IS  
ON PROPERTY LINE

SE 61ST STREET  
N88°43'12" W 810.00'  
BEARING BREAK PER  
PLAT OF TIMBERLAND NO. 4

SE 60TH STREET  
S89°39'40"E 449.95'  
FOUND REBAR W/ YELLOW PLASTIC CAP  
"SITE SURVEY LS 38984/48378"  
PROPERTY CORNER  
20' SETBACK LINE

SE 59TH STREET  
S89°39'45"E 449.95'  
MONUMENT IN CASE (FOUND)  
REBAR & CAP (FOUND/SET BY OTHERS)

ISLAND CREST WAY  
S0176°48' W 274.00'  
BASIS OF BEARINGS  
LOT 1

**BLOCK 4  
TIMBERLAND  
NO. 2  
V. 58, P. 27**

**BLOCK 2  
TIMBERLAND  
NO. 4  
V. 60, P. 41**

RESIDENTIAL HOUSE  
UNDER CONSTRUCTION AT THE TIME  
OF THIS SURVEY

CITY OF MERCER ISLAND  
MONUMENT NO. 2285  
FOUND 1/2" BRASS ROD W/  
PUNCH, 0.75' DOWN IN  
CONCRETE MONUMENT IN CASE  
VISITED 6/18/22

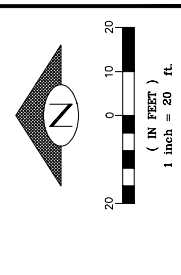
LEGAL DESCRIPTION  
[PER STATUTORY WARRANTY DEED, RECORDING NO.  
20191231001064]

BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE  
WASHINGTON STATE PLAT AND MERIDIAN SYSTEM  
NORTH ZONE, NAD83/2011 (EPOCH 2010.00), AS  
SHOWN BETWEEN THE FOUND CITY OF MERCER ISLAND  
MONUMENT NO. 1063 AND MONUMENT NO. 1064, WEST  
MONUMENT BEARING 88°01'33" N, 101.01' W.  
NOTE: DATA SHEETS FOR THESE MONUMENTS ARE  
PUBLISHED IN NAD83/11 DATUM; NGS NCAI ONLINE  
CORRECTIONS DO NOT APPLY TO THESE MONUMENTS  
POSITIONS TO CURRENT NAD83/11 EPOCH 2010.00  
DATUM FOR THIS SURVEY.

SURVEYORS NOTES  
1. ALL MONUMENTS SHOWN HEREON WERE LOCATED  
DURING THE COURSE OF THIS SURVEY UNLESS  
OTHERWISE NOTED.  
2. THIS SURVEY WAS PERFORMED WITHOUT THE  
BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER  
ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN  
HEREON.  
3. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY  
DIRECT FIELD MEASUREMENTS IN A CLOSED  
TRaverse USING A CALIBRATED LEICA 1203  
TOTAL STATION. ANGULAR AND LINEAR MEASUREMENTS  
ACCURATE AND EXCEED THE STANDARDS SET BY  
WAC 352-130-090.

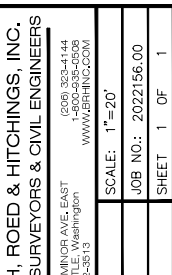
- REFERENCES
- PLAT OF TIMBERLAND NO. 2, V. 58 OF PLATS, PG. 27
  - PLAT OF TIMBERLAND NO. 4, V. 60 OF PLATS, PG. 15
  - PLAT OF TIMBERLAND NO. 4, V. 60 OF PLATS, PG. 15
  - RECORD OF SURVEY INSTR. NO. 201912049500003
  - RECORD OF SURVEY INSTR. NO. 20211021900012
  - CITY OF MERCER ISLAND CONTROL MONUMENT NO. 2285
  - CITY OF MERCER ISLAND CONTROL MONUMENT NO. 2284
  - CITY OF MERCER ISLAND CONTROL MONUMENT NO. 4201
  - CITY OF MERCER ISLAND CONTROL MONUMENT NO. 4201
  - CITY OF MERCER ISLAND CONTROL MONUMENT NO. 2280

CITY OF MERCER ISLAND  
MONUMENT NO. 4205  
FOUND 3/8" BRASS ROD W/  
PUNCH, 0.9' DOWN IN  
CONCRETE MONUMENT IN CASE  
VISITED 6/18/22



- LEGEND
- BUILDING LINE
  - CENTERLINE RIGHT-OF-WAY
  - PROPERTY LINE
  - FENCE LINE (WOOD)
  - MONUMENT IN CASE (FOUND)
  - REBAR & CAP (FOUND/SET BY OTHERS)

<p><b>RECORDERS CERTIFICATE</b></p> <p>FILED FOR RECORD THIS _____ DAY OF _____ OF SURVEYS, 20__ AT _____ M IN BOOK _____ AT PAGE _____ AT _____ AT THE REQUEST OF BUSH, ROED &amp; HITCHINGS, INC.</p>	<p><b>SURVEYORS CERTIFICATE</b></p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ IN _____</p>	<p><b>RECORD OF SURVEY</b></p> <p>9027 SE 60TH STREET MERCER ISLAND, WA 98040</p>	<p><b>BUSH, ROED &amp; HITCHINGS, INC.</b> LAND SURVEYORS &amp; CIVIL ENGINEERS 2009 MINOR AVE. EAST SEATTLE, WASHINGTON 206 332-4144 206 332-0338 206 332-0339 WWW.BUSHROED.COM</p> <p>DWN. BY: LWR CHK. BY: PLS DATE: 7/10/22</p> <p>SCALE: 1" = 20' JOB NO.: 2022156.00 SHEET 1 OF 1</p>
---	--	---	---



**From:** Joshua Thurman <[joshthurman@gmail.com](mailto:joshthurman@gmail.com)>

**Sent:** Thursday, July 21, 2022 3:24 PM

**To:** Ryan Harriman <[ryan.harriman@mercerisland.gov](mailto:ryan.harriman@mercerisland.gov)>; Wallace, Alan <[awallace@williamskastner.com](mailto:awallace@williamskastner.com)>; Barbara Bro <[Barbarasbro@gmail.com](mailto:Barbarasbro@gmail.com)>

**Subject:** Fwd: BRH Update Memo

BRH summary

Ryan, we are forwarding this summary from BRH which was sent to our attorney, Alan Wallace. Alan has been in communication with Mr. Park.

Please see the attached

----- Forwarded message -----

From: **Barbara Bro** <[barbarasbro@gmail.com](mailto:barbarasbro@gmail.com)>

Date: Thu, Jul 21, 2022 at 3:04 PM

Subject: BRH Update Memo

To: Josh Thurman <[joshthurman@gmail.com](mailto:joshthurman@gmail.com)>

---

**From:** James Harper <[JamesH@brhinc.com](mailto:JamesH@brhinc.com)>

**Sent:** Thursday, July 21, 2022 12:12 PM

**To:** Wallace, Alan <[awallace@williamskastner.com](mailto:awallace@williamskastner.com)>

**Subject:** FW: 9027 SE 60th Street, Mercer Island - BRH#2022156

Good morning Alan,

I have calculated and overlaid BRH work with the **Terrane survey**. I see BRH found a Terrane pin at our southeast corner position and agrees with that position. I also note that BRH found a Terrane pin 3' south of our calculated SW corner. I believe this to be the same pin shown on the Terrane survey as an intentional 3' offset. So all seems in accord between BRH & Terrane. I find no departure between the two surveys on paper.

I have also calculated and overlaid BRH work with the **Goldsmith survey**, and the departures are significant. Please review the attached exhibit.

In short, the Goldsmith survey does not reflect the angle points within the centerlines of either SE 60<sup>th</sup> Street or SE 61<sup>st</sup> Street, which occur at the 90th avenue intersections, nor the platted bearing break in 60<sup>th</sup>. This results in a northerly shift of the east-west right-of-way lines controlling this block. See the approximate 5 feet departure is noted on the **attached exhibit for Goldsmith**.

Similarly, **SITE Surveying** does not reflect the platted bearing break in 60<sup>th</sup>, however this does not result in any departure for that portion of 60<sup>th</sup> adjacent to our subject parcel, as this bearing break occurs west of there. Additionally, SITE

Surveying has produced an angular relationship between 60<sup>th</sup> & 92<sup>nd</sup> that differs substantially from BRH & the PLAT. The resulting west margin of ROW then differs from BRH by 1.0 feet at the midpoint, and 2.1' at the south end of the block. From there, the necessary pro-rated calculations to determine the north-south lot lines within this block produce easterly departures from BRH survey of 1.2' for the west and east property lines of our subject parcel. We see the location of the front and rear fences shown by SITE surveyors differ by 4-5 feet, based on the position relative to their property lines. If those fences are the same as standing today, we can say that those fences are depicted incorrectly by SITE surveying. The R.O.W. lines and north & south property lines are generally in accord with BRH survey. See the attached exhibit for SITE Surveyors.

Thank you,

**James M. Harper, PLS**

Senior Associate

**Bush, Roed & Hitchings, Inc.** Direct: (206) 720-3565

15400 SE 30<sup>th</sup> Place, Ste 100 Cell: (206) 841-9785

Bellevue, WA 98007 Email: [jamesh@brhinc.com](mailto:jamesh@brhinc.com)

Privileged or confidential information may be contained in this message. If you are not the intended recipient, you may not copy or communicate this message to anyone. If you received this message in error, please destroy this message and notify the sender by reply email.

--  
**Josh Thurman**  
206 321 3129



# EXHIBIT B

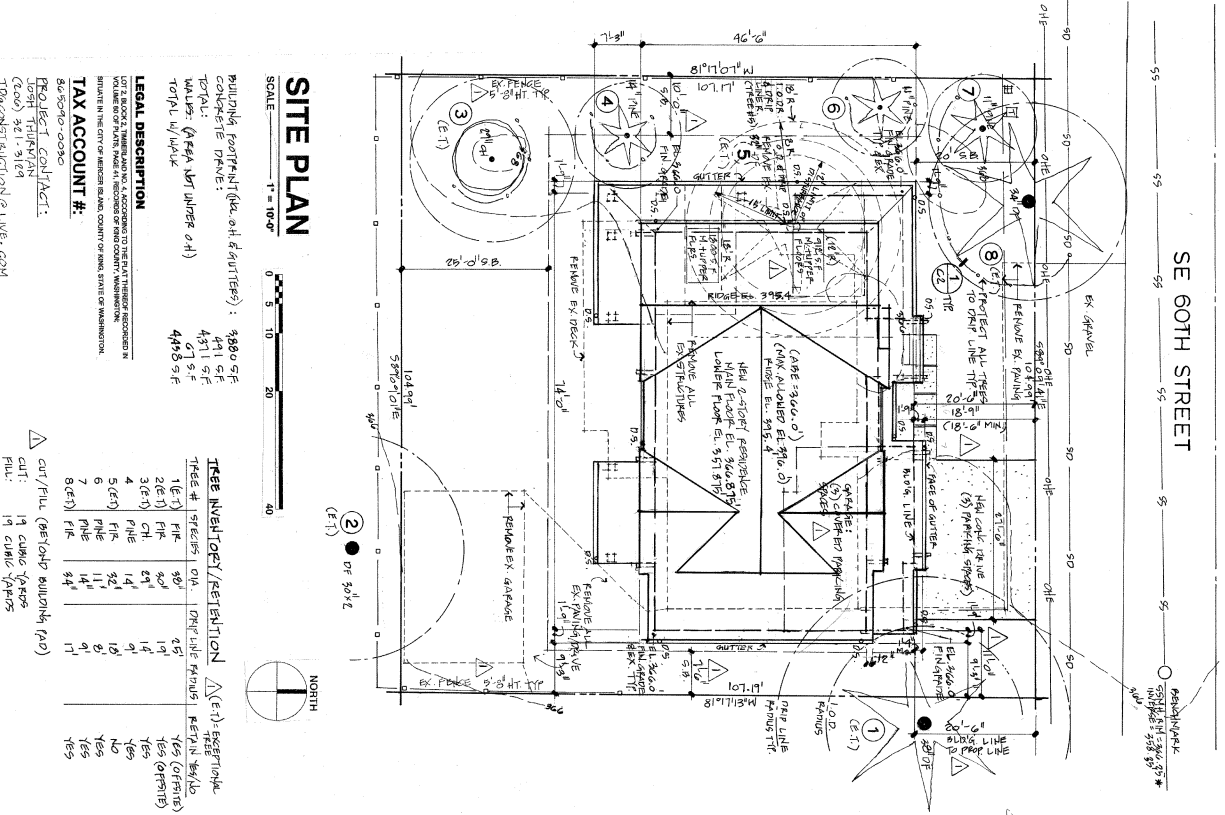


# EXHIBIT C



A New Residence For:  
**TIMBERLAND**  
9027 SE 60TH ST. MERCER ISLAND, WA 98040

**Drawn By:** T.O.  
**Checked By:**  
**Approved By:**  
**Issue Date:** 1/16/10  
**Revision:**  
**No. Description Date**  
**Scale:** 1/4" = 1'-0"  
**Sheet No.**  
**Project:** 84-2000-0000  
**Drawn:** A1



**SITE PLAN**  
SCALE: 1" = 10'-0"  
1 0 5 10 20 40

**BUILDING FOOTPRINT (See all drawings):** 3880 SF  
**CONCRETE DRIVE:** 491 SF  
**WALKWAY (See all drawings):** 471 SF  
**TOTAL WALKWAY:** 495 SF

**LEGAL DESCRIPTION**  
LOT 2, BLOCK 2, MERCEUR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KING COUNTY, WASHINGTON.  
84-2000-0000

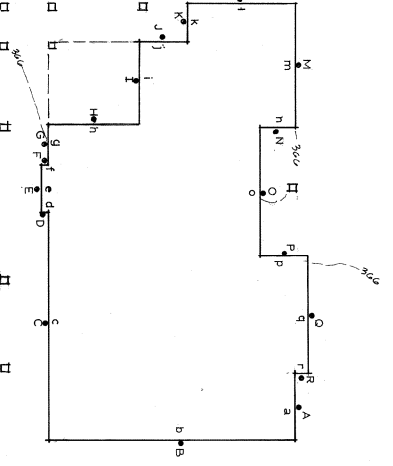
**TAX ACCOUNT #:**  
84-2000-0000

**PROJECT CONTRACT:**  
JOSEPH TRINTEVAIAN  
CCO, 3421-3170  
TRACONSULTATION @ LWB.COM

**TREE INVENTORY/RETENTION**

TREE #	SPACES	DBH LINE MEASUREMENT	RETAIN	REASON
1 (E-1)	PIR	36"	YES	(OFFSITE)
2 (E-1)	PIR	24"	YES	(OFFSITE)
3 (E-1)	PIR	14"	YES	(OFFSITE)
4 (E-1)	PIR	32"	NO	(OFFSITE)
5 (E-1)	PIR	11"	YES	(OFFSITE)
6 (E-1)	PIR	14"	YES	(OFFSITE)
7 (E-1)	PIR	34"	YES	(OFFSITE)

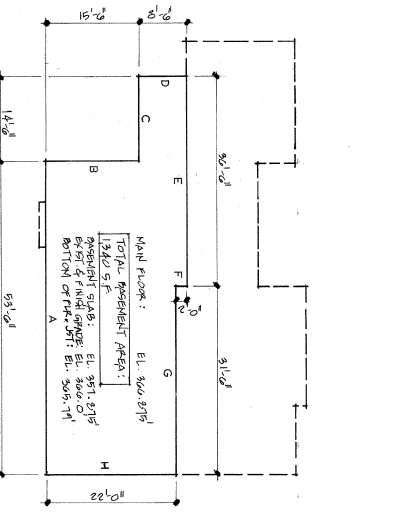
cut/PIR (see notes) (see notes)  
PIR: 19 CUBIC YARDS  
cut: 19 CUBIC YARDS



**AVERAGE BUILDING ELEVATION CALCULATION**  
MIDPOINT Elev. WALL SEGMENT LENGTH

A	360.0	3.0	11.5'	AxB = 4140.0
B	360.0	4.0	4.0'	BxB = 15912.0
C	360.0	4.0	4.0'	CxC = 15912.0
D	360.0	4.0	4.0'	DxD = 4971.5
E	360.0	4.0	4.0'	ExE = 2932.0
F	360.0	4.0	4.0'	FxF = 4971.5
G	360.0	4.0	4.0'	GxG = 2932.0
H	360.0	4.0	4.0'	HxH = 2932.0
I	360.0	4.0	4.0'	IxI = 2932.0
J	360.0	4.0	4.0'	JxJ = 2932.0
K	360.0	4.0	4.0'	KxK = 2932.0
L	360.0	4.0	4.0'	LxL = 2932.0
M	360.0	4.0	4.0'	MxM = 2932.0
N	360.0	4.0	4.0'	NxN = 2932.0
O	360.0	4.0	4.0'	OxO = 2932.0
P	360.0	4.0	4.0'	PxP = 2932.0
Q	360.0	4.0	4.0'	QxQ = 2932.0
R	360.0	4.0	4.0'	RxR = 2932.0
TOTAL:		250.5	91.053	

$91.053 \div 250.5 = 360.0$  (Average Midpt. Elevation)



**BASEMENT FLOOR AREA CALCULATION**

MULTIPLIER	LENGTH	COVERED	RESULT
A	53'-0"	100%	53.0
B	14'-0"	100%	14.0
C	41'-0"	100%	41.0
D	8'-0"	100%	8.0
E	41'-0"	100%	41.0
F	91'-0"	100%	91.0
G	26'-0"	100%	26.0
TOTAL:			194.0

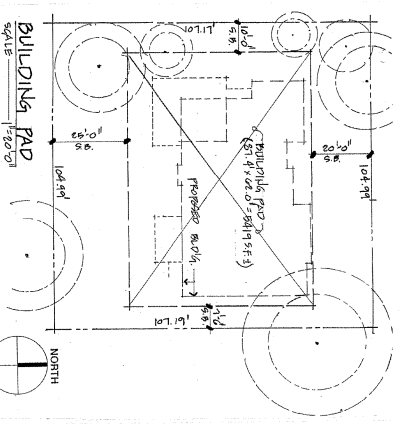
BASEMENT FLOOR AREA: 194.0 SF  
TOTAL FLOOR AREA: 3880.0 SF  
TOTAL AREA: 4074.0 SF

**LOT SLOPE CALCULATIONS**

Highest Elevation Point of Lot: 360.0  
Lowest Elevation Point of Lot: 360.0  
Elevation Difference: 0.0  
Horizontal Distance Between High and Low Points: 15.0  
Lot Slope: 0.0%

**LOT COVERAGE CALCULATIONS**

Item	Area (Sq. Ft.)	% of Lot
A. Allowed Lot Coverage	40.0	1.04%
B. Allowed Lot Coverage Area	1133.0	29.18%
C. Gross Building Area	3880.0	100.00%
D. Net Lot Area	1133.0	29.18%
E. Main Structure Roof Area	3880.0	100.00%
F. Accessory Building Foot Area	0.0	0.00%
G. Vehicular Drive ( driveway, access easements, parking)	40.0	1.04%
H. Total Project Lot Coverage Area	4371.0	112.65%
I. Total Lot Coverage Area (Removal)	4371.0	112.65%
J. Total Project Lot Coverage Area = (H-I) +	0.0	0.00%
K. Proposed adjustment for single story	0.0	0.00%
L. Proposed lot Coverage: (K)/Divisor	33.84	0.87%

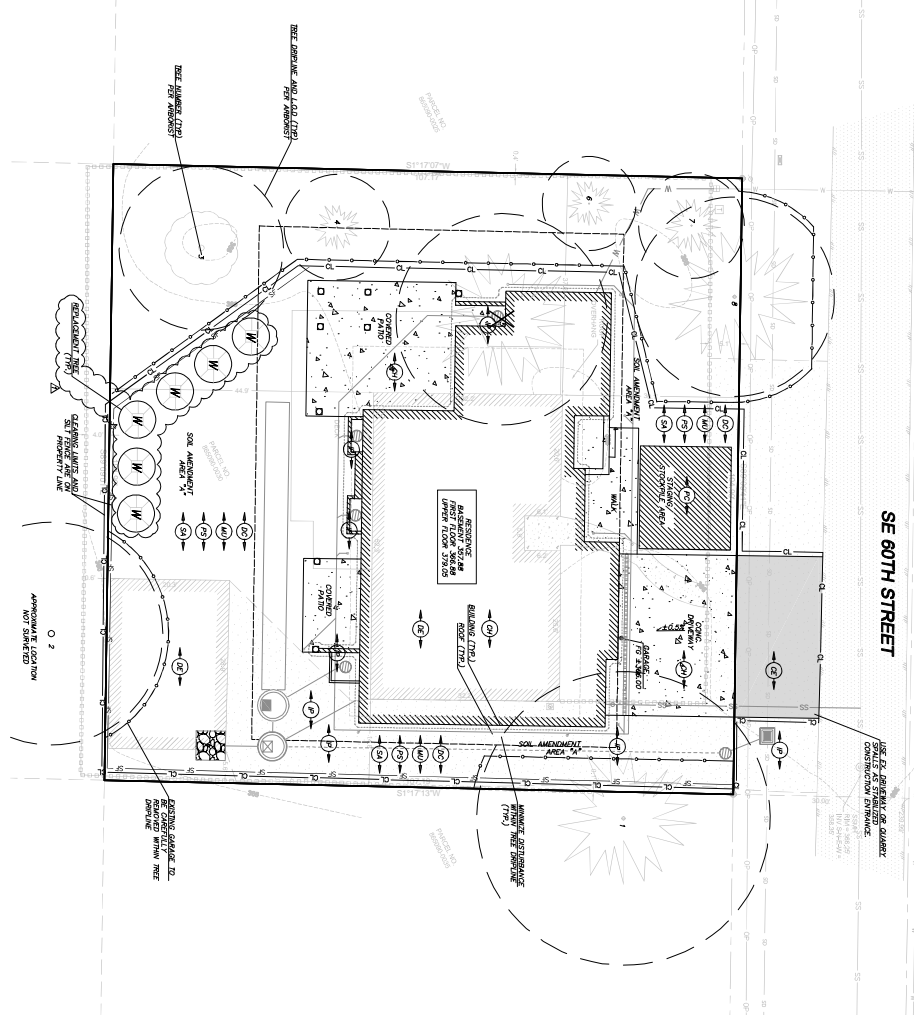


**GROSS FLOOR AREA CALCULATIONS**

A. Lot Area	1133.0	Square Feet
B. Allowed Gross Floor Area (Refer to "Allowed GFA")	4074.0	Square Feet
C. Proposed Gross Floor Area	4074.0	Square Feet



SE 1/4, SW 1/4, SECTION 19, TOWNSHIP 24 N, RANGE 5 E, W.M.  
**TIMBERLAND RESIDENCE**



Symbol	Description
---	CONSTRUCTION LIMITS TO BE FOLLOWS AS NOTED ON THIS PLAN.
- - - -	CONSTRUCTION LIMITS TO BE FOLLOWS AS NOTED ON THIS PLAN.
---	SOIL AMENDMENT
---	GRADE
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION
---	FOUNDATION



**PROJECT DESCRIPTION:**  
RESIDENCE COVER SHEET & C.S.W.P.P. PLAN  
11,800 S.F. COVER SHEET  
1,500 S.F. C.S.W.P.P. PLAN  
RESIDENTIAL DEVELOPMENT

**PROJECT CONTACTS:**  
SEATTLE, WA 98104  
THURMAN DEVELOPMENT GROUP, INC.  
2212 QUEEN ANNE AVENUE, # 2123  
SEATTLE, WA 98108  
PH: 206.321.3128

**ARCHITECT:**  
ANTONIO PARRONCHI ARCHITECTS  
1100 NE 20TH AVENUE, SUITE 100  
SEATTLE, WA 98102  
PH: 206.321.3128

**DRAWN BY:**  
DAN STRONG CONSULTING ENGINEERS, INC.  
3800 158TH AVENUE, SUITE 200  
SEATTLE, WA 98148  
PH: 206.321.3128

**DATE:**  
1/21/20

**GENERAL EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE PROJECT IS FULLY COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.

2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM EROSION DAMAGE.

3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL POLLUTION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL POLLUTION DAMAGE.

4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL LOSS AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL LOSS DAMAGE.

5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL DEGRADATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL DEGRADATION DAMAGE.

6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL CONTAMINATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL CONTAMINATION DAMAGE.

7. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM EROSION DAMAGE.

8. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL POLLUTION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL POLLUTION DAMAGE.

9. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL LOSS AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL LOSS DAMAGE.

10. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL DEGRADATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL DEGRADATION DAMAGE.

11. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL CONTAMINATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL CONTAMINATION DAMAGE.

12. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM EROSION DAMAGE.

13. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL POLLUTION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL POLLUTION DAMAGE.

14. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL LOSS AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL LOSS DAMAGE.

15. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL DEGRADATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL DEGRADATION DAMAGE.

16. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL CONTAMINATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL CONTAMINATION DAMAGE.

Area	Soil Type	Amendment
Area 1	Clay	Compost
Area 2	Clay	Compost
Area 3	Clay	Compost
Area 4	Clay	Compost
Area 5	Clay	Compost
Area 6	Clay	Compost
Area 7	Clay	Compost
Area 8	Clay	Compost
Area 9	Clay	Compost
Area 10	Clay	Compost
Area 11	Clay	Compost
Area 12	Clay	Compost
Area 13	Clay	Compost
Area 14	Clay	Compost
Area 15	Clay	Compost
Area 16	Clay	Compost
Area 17	Clay	Compost
Area 18	Clay	Compost
Area 19	Clay	Compost
Area 20	Clay	Compost

Area	Volume
Area 1	1000
Area 2	1000
Area 3	1000
Area 4	1000
Area 5	1000
Area 6	1000
Area 7	1000
Area 8	1000
Area 9	1000
Area 10	1000
Area 11	1000
Area 12	1000
Area 13	1000
Area 14	1000
Area 15	1000
Area 16	1000
Area 17	1000
Area 18	1000
Area 19	1000
Area 20	1000

**ON-SITE SOILS:**  
ALL SOILS ARE CLASSIFIED AS CLAY AND ARE SUITABLE FOR RESIDENTIAL DEVELOPMENT.

**CONSTRUCTION SEQUENCE:**  
1. EXISTING GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

**LEGAL DESCRIPTION:**  
SE 1/4, SW 1/4, SECTION 19, TOWNSHIP 24 N, RANGE 5 E, W.M.

Title	Inventor	Priority Date	Invention / Priority Report
1	Dan Strong	1/21/20	Foundation
2	Dan Strong	1/21/20	Foundation
3	Dan Strong	1/21/20	Foundation
4	Dan Strong	1/21/20	Foundation
5	Dan Strong	1/21/20	Foundation
6	Dan Strong	1/21/20	Foundation
7	Dan Strong	1/21/20	Foundation
8	Dan Strong	1/21/20	Foundation
9	Dan Strong	1/21/20	Foundation
10	Dan Strong	1/21/20	Foundation
11	Dan Strong	1/21/20	Foundation
12	Dan Strong	1/21/20	Foundation
13	Dan Strong	1/21/20	Foundation
14	Dan Strong	1/21/20	Foundation
15	Dan Strong	1/21/20	Foundation
16	Dan Strong	1/21/20	Foundation
17	Dan Strong	1/21/20	Foundation
18	Dan Strong	1/21/20	Foundation
19	Dan Strong	1/21/20	Foundation
20	Dan Strong	1/21/20	Foundation

Elevation	Contour
100	100
105	105
110	110
115	115
120	120
125	125
130	130
135	135
140	140
145	145
150	150
155	155
160	160
165	165
170	170
175	175
180	180
185	185
190	190
195	195
200	200
205	205
210	210
215	215
220	220
225	225
230	230
235	235
240	240
245	245
250	250

**CONSTRUCTION SEQUENCE:**

- EXISTING GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

**GENERAL EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE PROJECT IS FULLY COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.

2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM EROSION DAMAGE.

3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL POLLUTION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL POLLUTION DAMAGE.

4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL LOSS AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL LOSS DAMAGE.

5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL DEGRADATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL DEGRADATION DAMAGE.

6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL CONTAMINATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL CONTAMINATION DAMAGE.

**CONSTRUCTION SEQUENCE:**

- EXISTING GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

**GENERAL EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE PROJECT IS FULLY COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.

2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM EROSION DAMAGE.

3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL POLLUTION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL POLLUTION DAMAGE.

4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL LOSS AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL LOSS DAMAGE.

5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL DEGRADATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL DEGRADATION DAMAGE.

6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL CONTAMINATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL CONTAMINATION DAMAGE.

**CONSTRUCTION SEQUENCE:**

- EXISTING GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- GRADE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- FOUNDATION TO BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

**GENERAL EROSION CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE PROJECT IS FULLY COMPLETED AND THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.

2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM EROSION DAMAGE.

3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL POLLUTION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL POLLUTION DAMAGE.

4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL LOSS AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL LOSS DAMAGE.

5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL DEGRADATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL DEGRADATION DAMAGE.

6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL CONTAMINATION AND TO PROTECT NEIGHBORING PROPERTIES AND INFRASTRUCTURE FROM SOIL CONTAMINATION DAMAGE.

**THURMAN DEVELOPMENT GROUP, INC.**

2212 QUEEN ANNE AVENUE, # 2123  
SEATTLE, WA 98108  
206.321.3128

**TIMBERLAND RESIDENCE**

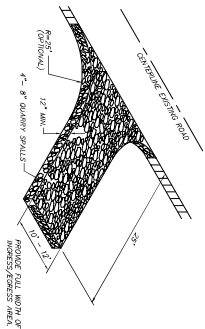
COVER SHEET & C.S.W.P.P. PLAN

8027 SE 60TH STREET  
MERCER ISLAND, WA 98040  
PARCEL NO. 885080-0030

**D.R.S. STRONG ENGINEERS**

CONSULTING PLANNING ARCHITECTS  
460 N. GARDNER / SEATTLE, WA

SE 1/4, SW 1/4, SECTION 19, TOWNSHIP 24 N, RANGE 5 E, W.M.  
**TIMBERLAND RESIDENCE**



ENTRANCES SHALL BE PAVED TO THE EDGE OF 6'-0\"/>

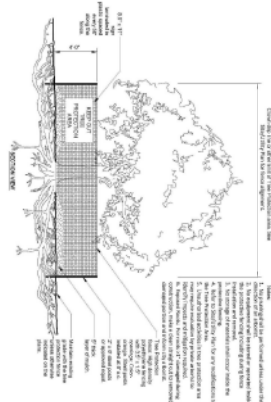
IT IS RECOMMENDED THAT THE ENTRANCE BE OPENED SO THAT GRAVEL SPILLS OFF THE PAV

**GRAVEL CONSTRUCTION ENTRANCE**

NIS

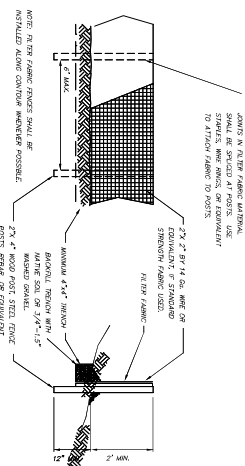
**EROSION AND SEDIMENT CONTROL NOTES**

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PRODUCTS, MATERIALS, METHODS, OR PROCEDURES DESCRIBED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE ESC MEASURES.
2. THE RESPONSIBILITY OF THE ESC PLAN AND THE CONSTRUCTION OF THE ESC MEASURES SHALL REMAIN WITH THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE ESC PLAN SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. CHANGES TO THE ESC PLAN SHALL BE APPROVED BY THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.
4. THE ESC PLAN SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE ESC PLAN SHALL BE REVISED AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION PROGRAM.
5. THE ESC PLAN SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE ESC PLAN SHALL BE REVISED AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION PROGRAM.
6. THE ESC PLAN SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE ESC PLAN SHALL BE REVISED AS NECESSARY TO REFLECT CHANGES TO THE CONSTRUCTION PROGRAM.



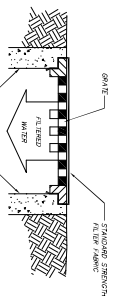
**TREE PROTECTION FENCING**

NIS



**SILT FENCE DETAIL**

NIS



**CATCH BASIN INLET FILTER**

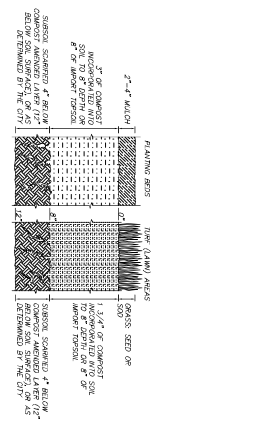
NIS

**CATCH BASIN INSERT MAINTENANCE STANDARDS**

1. ALL CATCH BASIN INSERTS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
2. ANY CATCH BASIN INSERT THAT IS DAMAGED OR DEFORMED SHALL BE REPLACED IMMEDIATELY.
3. THE CATCH BASIN INSERT SHALL BE CLEANED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
4. THE CATCH BASIN INSERT SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. IF THE CATCH BASIN INSERT IS DAMAGED OR DEFORMED, IT SHALL BE REPLACED IMMEDIATELY.

**SOIL AMENDMENT NOTES**

1. A TESTER SHALL BE RESPONSIBLE FOR OBTAINING AND OBTAINING THAT HAVE NOT BEEN COVERED BY THE ESC PLAN.
2. THE TESTER SHALL BE RESPONSIBLE FOR OBTAINING AND OBTAINING THAT HAVE NOT BEEN COVERED BY THE ESC PLAN.
3. THE TESTER SHALL BE RESPONSIBLE FOR OBTAINING AND OBTAINING THAT HAVE NOT BEEN COVERED BY THE ESC PLAN.
4. THE TESTER SHALL BE RESPONSIBLE FOR OBTAINING AND OBTAINING THAT HAVE NOT BEEN COVERED BY THE ESC PLAN.
5. THE TESTER SHALL BE RESPONSIBLE FOR OBTAINING AND OBTAINING THAT HAVE NOT BEEN COVERED BY THE ESC PLAN.



**SOIL AMENDMENT**

NIS

NO REVISIONS THIS SHEET

**C&J Working Group**  
 811  
 11000 1st Avenue  
 Denver, CO 80231

© 2023 C&J Working Group, Inc. All rights reserved. This document is the property of C&J Working Group, Inc. and is not to be distributed, copied, or reproduced in any form without the prior written permission of C&J Working Group, Inc.

DRAWING: C2  
 SHEET: 2 OF 4

DATE: 02.26.20  
 REVISION: CITY COMMENTS 01.28.20  
 PROJECT NO.: 19108

DESIGNED BY: PFC  
 PROJECT ENGINEER: MJP  
 DATE: 1/21/20

**THURMAN DEVELOPMENT GROUP, INC.**  
 2212 QUEEN ANNE AVENUE N, # 273  
 SEATTLE, WA 98108  
 206.321.3128

**DRS CONSULTING ENGINEERS**  
 800 7th Avenue, Suite 1000  
 Denver, CO 80202

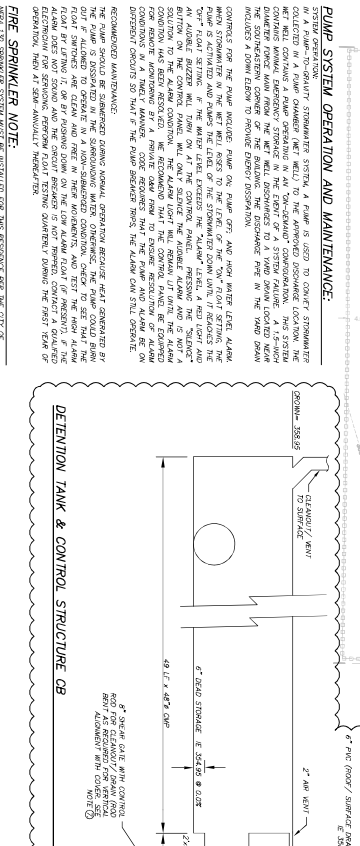
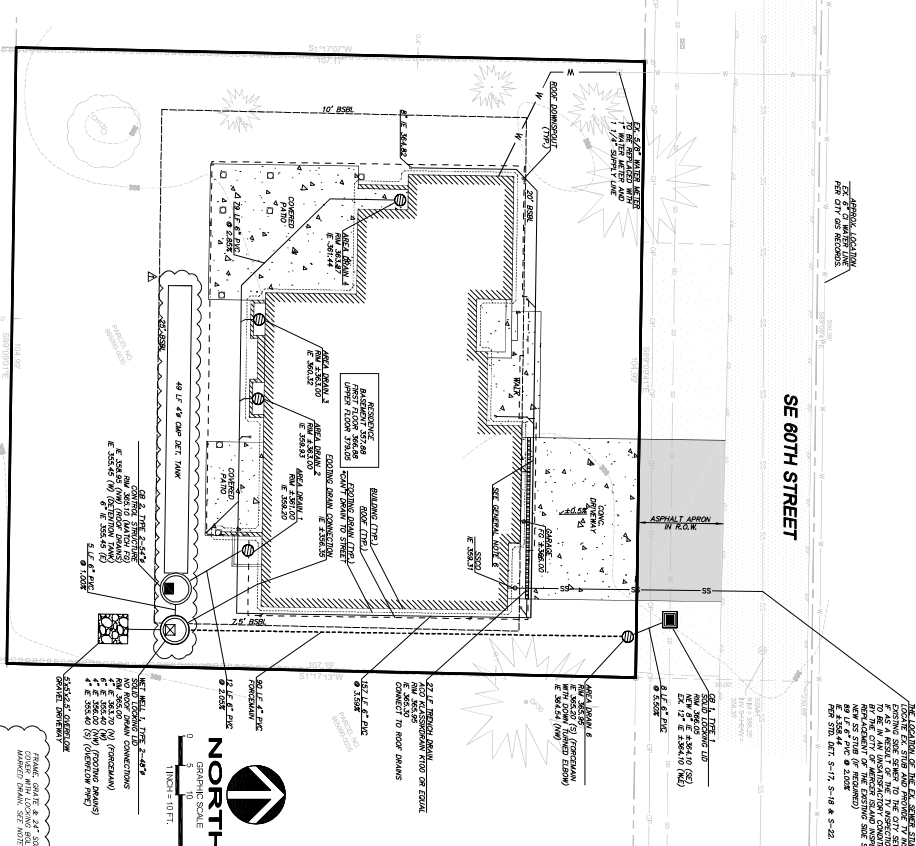
**TIMBERLAND RESIDENCE**  
 C.S.W.P.P. NOTES & DETAILS  
 9027 SE 60TH STREET  
 MERCER ISLAND, WA 98040  
 PARCEL NO. 885080-0030

SE 1/4, SW 1/4, SECTION 19, TOWNSHIP 24 N, RANGE 5 E, W.M.  
**TIMBERLAND RESIDENCE**

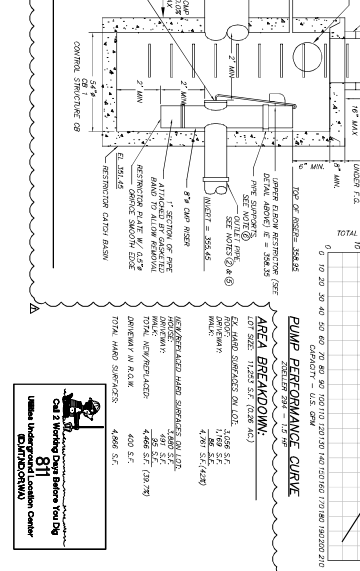
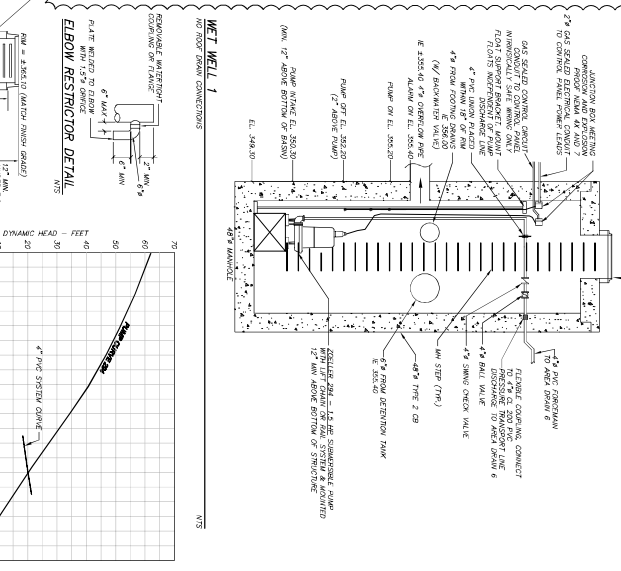
- SOE SWEEP NOTES**
1. FROM THE 1/2" SCALE PLAN, THE LOCATION OF THE SWEEP SHALL BE DETERMINED BY THE LOCATION OF THE SWEEP POINT AND THE SWEEP RADIUS.
  2. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  3. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  4. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  5. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  6. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  7. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  8. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  9. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.
  10. THE SWEEP SHALL BE PERFORMED IN A CIRCULAR PATH, WITH THE SWEEP POINT AT THE CENTER OF THE SWEEP.

- GENERAL NOTES**
1. THE PLAN PROVIDED BY THE CITY OF SEATTLE IS TO BE USED AS A GUIDE ONLY. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  2. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  3. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  4. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  5. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  6. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  7. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  8. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  9. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.
  10. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SYSTEM.

- RESTRICTION NOTES**
1. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  2. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  3. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  4. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  5. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  6. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  7. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  8. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  9. THE RESTRICTIONS SHALL BE AS FOLLOWS:
  10. THE RESTRICTIONS SHALL BE AS FOLLOWS:



- PUMP SYSTEM NOTES**
1. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  2. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  3. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  4. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  5. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  6. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  7. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  8. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  9. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.
  10. THE PUMP SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 100 GPM.



**THURMAN DEVELOPMENT GROUP, INC.**

2212 QUEEN ANNE AVENUE N, # 273  
 SEATTLE, WA 98108  
 206.321.3128

**TIMBERLAND RESIDENCE**

DRAINAGE PLAN

9027 SE 60TH STREET  
 MERCER ISLAND, WA 98040  
 PARCEL NO. 885080-0030

**DRS**

DRAINAGE ENGINEERS

800 7TH AVENUE, SUITE 1000  
 SEATTLE, WA 98101

DATE: 02.26.20  
 CITY COMMENTS: 01.28.20

DESIGNED BY: PFC  
 CHECKED BY: DLR  
 DATE: 1/21/20  
 PROJECT NO.: 19108

DRAWING: C3  
 SHEET: 3 OF 4

PROJECT NO.: 19108

DATE: 1/21/20

PROJECT NO.: 19108

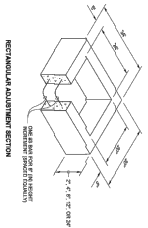
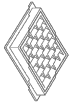
DATE: 02.26.20

CITY COMMENTS: 01.28.20

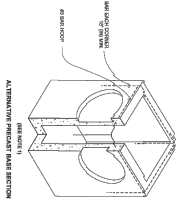
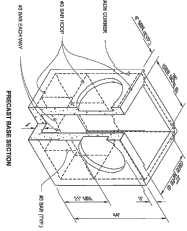


**SE 1/4, SW 1/4, SECTION 19, TOWNSHIP 24 N, RANGE 5 E, W.M.  
TIMBERLAND RESIDENCE**

DRAWN BY: LISA CHYDOR



PIPE ALLOWANCES	
PIPE MATERIAL	MINIMUM THICKNESS
4" DIAMETER	1/4"
6" DIAMETER	1/4"
8" DIAMETER	1/4"
10" DIAMETER	1/4"
12" DIAMETER	1/4"
14" DIAMETER	1/4"
16" DIAMETER	1/4"
18" DIAMETER	1/4"
20" DIAMETER	1/4"
24" DIAMETER	1/4"
30" DIAMETER	1/4"
36" DIAMETER	1/4"
42" DIAMETER	1/4"
48" DIAMETER	1/4"
54" DIAMETER	1/4"
60" DIAMETER	1/4"
72" DIAMETER	1/4"
84" DIAMETER	1/4"
96" DIAMETER	1/4"
108" DIAMETER	1/4"
120" DIAMETER	1/4"

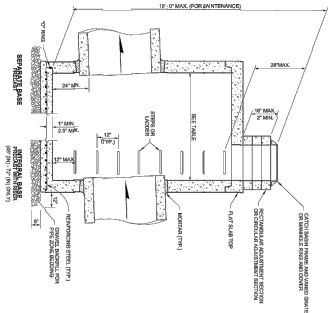


- NOTES
- The installation specifications to the catch basin is the PRECAST BASIN SECTION. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.



**CATCH BASIN TYPE 1  
STANDARD PLAN B.5.30.02**

DRAWN BY: PENELECCE

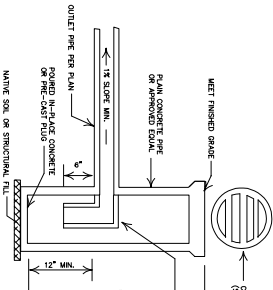


PIPE ALLOWANCES	
PIPE MATERIAL	MINIMUM THICKNESS
4" DIAMETER	1/4"
6" DIAMETER	1/4"
8" DIAMETER	1/4"
10" DIAMETER	1/4"
12" DIAMETER	1/4"
14" DIAMETER	1/4"
16" DIAMETER	1/4"
18" DIAMETER	1/4"
20" DIAMETER	1/4"
24" DIAMETER	1/4"
30" DIAMETER	1/4"
36" DIAMETER	1/4"
42" DIAMETER	1/4"
48" DIAMETER	1/4"
54" DIAMETER	1/4"
60" DIAMETER	1/4"
72" DIAMETER	1/4"
84" DIAMETER	1/4"
96" DIAMETER	1/4"
108" DIAMETER	1/4"
120" DIAMETER	1/4"

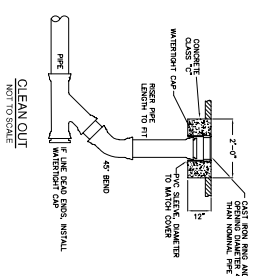
- NOTES
- The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.
  - The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench. The catch basin is precast and installed in the trench.



**CATCH BASIN TYPE 2  
STANDARD PLAN B.5.30.03**



- NOTES
- AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.
  - AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.
  - AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.
  - AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.



- NOTES
- AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.
  - AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.
  - AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.
  - AREA DRAIN TO BE 12" (MIN) DIA. AND LOCATED AS SHOWN.

NO WORKING THIS SHEET

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

DATE: 02/26/20  
PROJECT NO.: 19108

GENERAL NOTES

CODE BUILDING

WOOD TRUSSES

FOUNDATION

CONCRETE

REINFORCING STEEL

FRAMING

LUMBER STRENGTHS

JOIST SPACING

FIELD LUMBER TRUSSES

TRUSS MEMBER

LOADS AND USE

1 - Footing and

2 - Slab on grade

3 - Slab on grade

4 - Slab on grade

5 - Slab on grade

6 - Slab on grade

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND BRACING HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS TO BE AS SHOWN ON THE DRAWINGS.

2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC/ACI.

3. REINFORCING STEEL SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

STRUCTURAL STEEL

4. ALL WELDING SHALL BE PERFORMED BY A WELDER QUALIFIED TO WELD TO THE DESIGN SPECIFICATIONS.

PLYWOOD

5. ALL PLYWOOD SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

STRUCTURAL STEEL

2015 WASHINGTON ENERGY CODE

PERFORMANCE REQUIREMENTS FOR SHADE OCCUPANCY - CLIMATE ZONE 5 AND WAREHOUSE 4

Table with 4 columns: Glazing Area, Glazing Area, Glazing Area, Glazing Area

PERFORMANCE REQUIREMENTS FOR SHADE OCCUPANCY - CLIMATE ZONE 5 AND WAREHOUSE 4

1. REVISIONS TO THE SPECIFICATIONS SHALL BE APPROVED BY THE ARCHITECT.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.

3. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC/ACI.

4. REINFORCING STEEL SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

5. ALL WELDING SHALL BE PERFORMED BY A WELDER QUALIFIED TO WELD TO THE DESIGN SPECIFICATIONS.

6. ALL PLYWOOD SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND BRACING HAVE BEEN INSTALLED.

2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC/ACI.

3. REINFORCING STEEL SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

STRUCTURAL STEEL

4. ALL WELDING SHALL BE PERFORMED BY A WELDER QUALIFIED TO WELD TO THE DESIGN SPECIFICATIONS.

PLYWOOD

5. ALL PLYWOOD SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

STRUCTURAL STEEL

2015 WASHINGTON ENERGY CODE

PERFORMANCE REQUIREMENTS FOR SHADE OCCUPANCY - CLIMATE ZONE 5 AND WAREHOUSE 4

Table with 4 columns: Glazing Area, Glazing Area, Glazing Area, Glazing Area

PERFORMANCE REQUIREMENTS FOR SHADE OCCUPANCY - CLIMATE ZONE 5 AND WAREHOUSE 4

1. REVISIONS TO THE SPECIFICATIONS SHALL BE APPROVED BY THE ARCHITECT.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.

3. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC/ACI.

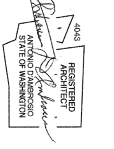
4. REINFORCING STEEL SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

5. ALL WELDING SHALL BE PERFORMED BY A WELDER QUALIFIED TO WELD TO THE DESIGN SPECIFICATIONS.

6. ALL PLYWOOD SHALL BE PROVIDED BY AN APPROVED SUPPLIER.

ANTONIO D'AMBROSIO Architect AIA

3172 East Mercer Way Mercer Island, WA 98040 Phone: 206 232 8823 Fax: 206 232 8279



A New Residence For: TIMBERLAND 9027 SE 60th ST. MERCER ISLAND, WA 98040

Drawn By: M. D. T. D. Checked By: Approved By: Issue Date: 1/11/10 Revision: No. Description Date Scale: Sheet No.

A2



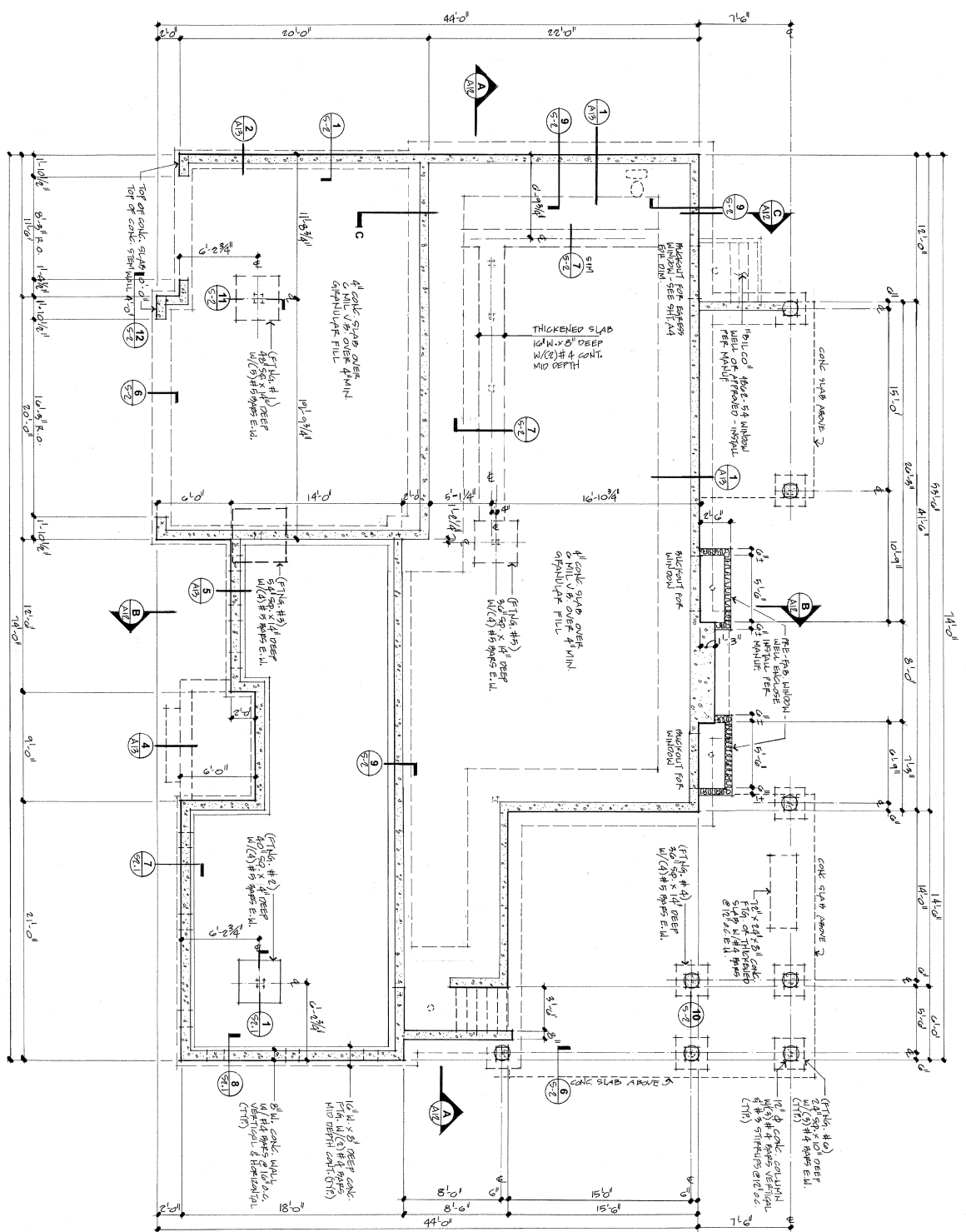
A New Residence For:  
**TIMBERLAND**  
9027 SE 60<sup>TH</sup> ST. MERCER ISLAND, WA 98040

Drawing Title:  
**FOUNDATION PLAN**

Drawn By:	T.O.
Checked By:	
Approved By:	
Issue Date:	1/1/16
Revision:	
No.	Description
Date	

**A3**

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

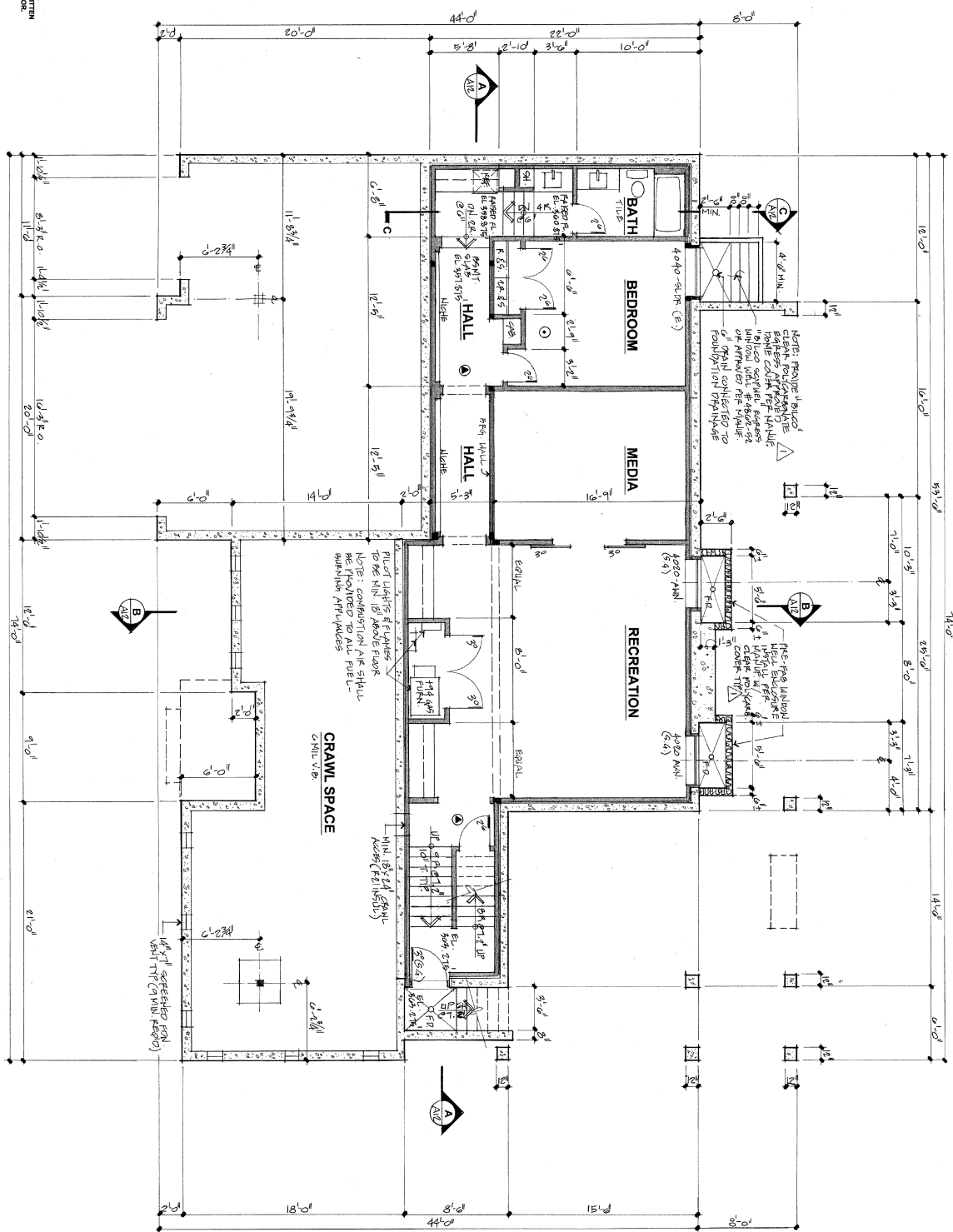


**ENERGY CREDITS:**

- 14. ENERGY EFFICIENT LIGHTING: 0.5 CREDIT
- 15. ENERGY EFFICIENT WATER FIXTURES: 0.5 CREDIT
- 16. ENERGY EFFICIENT APPLIANCES: 0.5 CREDIT
- 17. ENERGY EFFICIENT WINDOWS: 0.5 CREDIT
- 18. ENERGY EFFICIENT ROOFING: 0.5 CREDIT
- 19. ENERGY EFFICIENT INSULATION: 0.5 CREDIT
- 20. ENERGY EFFICIENT MECHANICAL SYSTEMS: 0.5 CREDIT
- 21. ENERGY EFFICIENT ELECTRICAL SYSTEMS: 0.5 CREDIT
- 22. ENERGY EFFICIENT THERMAL MASS: 0.5 CREDIT
- 23. ENERGY EFFICIENT DAYLIGHTING: 0.5 CREDIT
- 24. ENERGY EFFICIENT VENTILATION: 0.5 CREDIT
- 25. ENERGY EFFICIENT COOLING SYSTEMS: 0.5 CREDIT
- 26. ENERGY EFFICIENT HEATING SYSTEMS: 0.5 CREDIT
- 27. ENERGY EFFICIENT STORAGE: 0.5 CREDIT
- 28. ENERGY EFFICIENT CONTROLS: 0.5 CREDIT
- 29. ENERGY EFFICIENT DESIGN: 0.5 CREDIT
- 30. ENERGY EFFICIENT CONSTRUCTION: 0.5 CREDIT
- 31. ENERGY EFFICIENT MAINTENANCE: 0.5 CREDIT
- 32. ENERGY EFFICIENT OPERATIONS: 0.5 CREDIT
- 33. ENERGY EFFICIENT MONITORING: 0.5 CREDIT
- 34. ENERGY EFFICIENT REPORTING: 0.5 CREDIT
- 35. ENERGY EFFICIENT CERTIFICATION: 0.5 CREDIT
- 36. ENERGY EFFICIENT RECORDS: 0.5 CREDIT
- 37. ENERGY EFFICIENT TRAINING: 0.5 CREDIT
- 38. ENERGY EFFICIENT AWARENESS: 0.5 CREDIT
- 39. ENERGY EFFICIENT COMMUNITY: 0.5 CREDIT
- 40. ENERGY EFFICIENT PARTNERSHIP: 0.5 CREDIT
- 41. ENERGY EFFICIENT INNOVATION: 0.5 CREDIT
- 42. ENERGY EFFICIENT LEADERSHIP: 0.5 CREDIT
- 43. ENERGY EFFICIENT EXCELLENCE: 0.5 CREDIT
- 44. ENERGY EFFICIENT ACHIEVEMENT: 0.5 CREDIT
- 45. ENERGY EFFICIENT DISTINCTION: 0.5 CREDIT
- 46. ENERGY EFFICIENT HONOR: 0.5 CREDIT
- 47. ENERGY EFFICIENT REPUTATION: 0.5 CREDIT
- 48. ENERGY EFFICIENT CREDIT: 0.5 CREDIT
- 49. ENERGY EFFICIENT LEGACY: 0.5 CREDIT
- 50. ENERGY EFFICIENT IMPACT: 0.5 CREDIT
- 51. ENERGY EFFICIENT CHANGE: 0.5 CREDIT
- 52. ENERGY EFFICIENT IMPROVEMENT: 0.5 CREDIT
- 53. ENERGY EFFICIENT PROGRESS: 0.5 CREDIT
- 54. ENERGY EFFICIENT SUCCESS: 0.5 CREDIT
- 55. ENERGY EFFICIENT TRIUMPH: 0.5 CREDIT
- 56. ENERGY EFFICIENT VICTORY: 0.5 CREDIT
- 57. ENERGY EFFICIENT TRIUMPH: 0.5 CREDIT
- 58. ENERGY EFFICIENT VICTORY: 0.5 CREDIT
- 59. ENERGY EFFICIENT TRIUMPH: 0.5 CREDIT
- 60. ENERGY EFFICIENT VICTORY: 0.5 CREDIT

**MECHANICAL & ENERGY NOTES:**

1. ALL DUCTS SHALL BE DOUBLE GATED 1" - 2" MAX.
2. ALL OPENINGS IN THE EXTERIOR WALLS SHALL BE SEALED OR BUT INSULATION SHALL BE CAREFULLY INSTALLED TO AVOID TRAPPING OR SPRING THE VAPOR BARRIER. ALL JOINTS SHALL BE SEALED WITH AN APPROVED AIR SEALING COMPOUND.
3. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
4. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
5. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
6. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
7. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
8. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
9. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
10. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
11. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
12. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
13. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
14. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
15. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
16. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
17. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
18. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
19. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
20. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
21. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
22. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
23. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
24. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
25. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
26. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
27. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
28. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
29. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
30. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
31. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
32. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
33. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
34. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
35. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
36. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
37. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
38. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
39. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
40. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
41. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
42. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
43. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
44. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
45. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
46. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
47. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
48. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
49. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
50. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
51. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
52. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
53. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
54. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
55. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
56. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
57. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
58. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
59. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.
60. ALL DUCTS SHALL BE INSTALLED WITH A MINIMUM OF 1" CLEARANCE FROM OTHER MATERIALS.



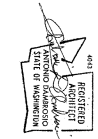
**LOWER FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
 LOWER FLOOR (PRELIMINARY)  
 1.34.05.F



**ANTONIO DAMBROSIO**  
 Architect  
 AIA

3710 East Mercer Way  
 Mercer Island, WA 98040  
 Phone: 206.232.8272  
 Fax: 206.232.8272



A New Residence For:  
**TIMBERLAND**  
 9027 SE 60<sup>TH</sup> ST. MERCER ISLAND, WA 98040

Drawing Title: Lower Floor Plan  
 Drawn By: TD  
 Checked By:  
 Approved By:  
 Issue Date: 1/17/20  
 Revisions:  
 No. Description Date  
 1. PRELIMINARY 5/8/20

Scale: 1/8" = 1'-0"  
**A4**

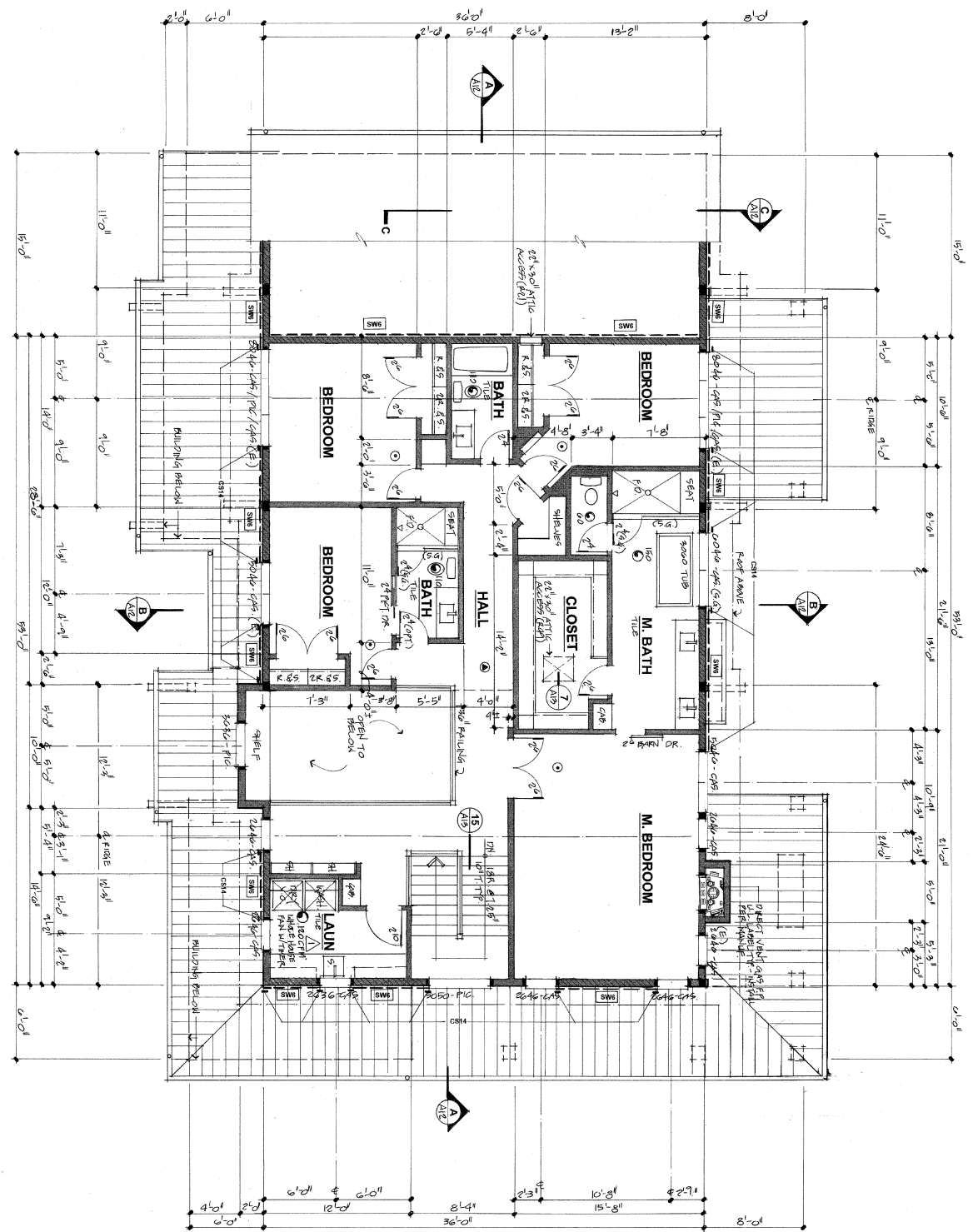


**UPPER FLOOR PLAN**

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

UPPER FLOOR: (Overall Dimensions 51'-0" x 128'-0")

UPPER FLOOR: (Overall Dimensions 128'-0" x 51'-0")



**A6**

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

Sheet No. \_\_\_\_\_

Drawn By: J.T.

Checked By: \_\_\_\_\_

Approved By: \_\_\_\_\_

Issue Date: 1/17/20

Revisions:

No.	Description	Date
1	REVISION - 4/28/20	

A New Residence For:

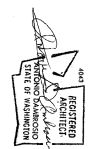
**TIMBERLAND**

9027 SE 60<sup>TH</sup> ST. MERCER ISLAND, WA 98040



3710 East Mercer Way  
Mercer Island, WA 98040  
Phone: 206.232.8222  
Fax: 206.232.8222

**ANTONIO D'AMBROSIO**  
Architect  
AIA



A New Residence For:  
**TIMBERLAND**  
9027 SE 60<sup>th</sup> ST. MERCER ISLAND, WA 98040

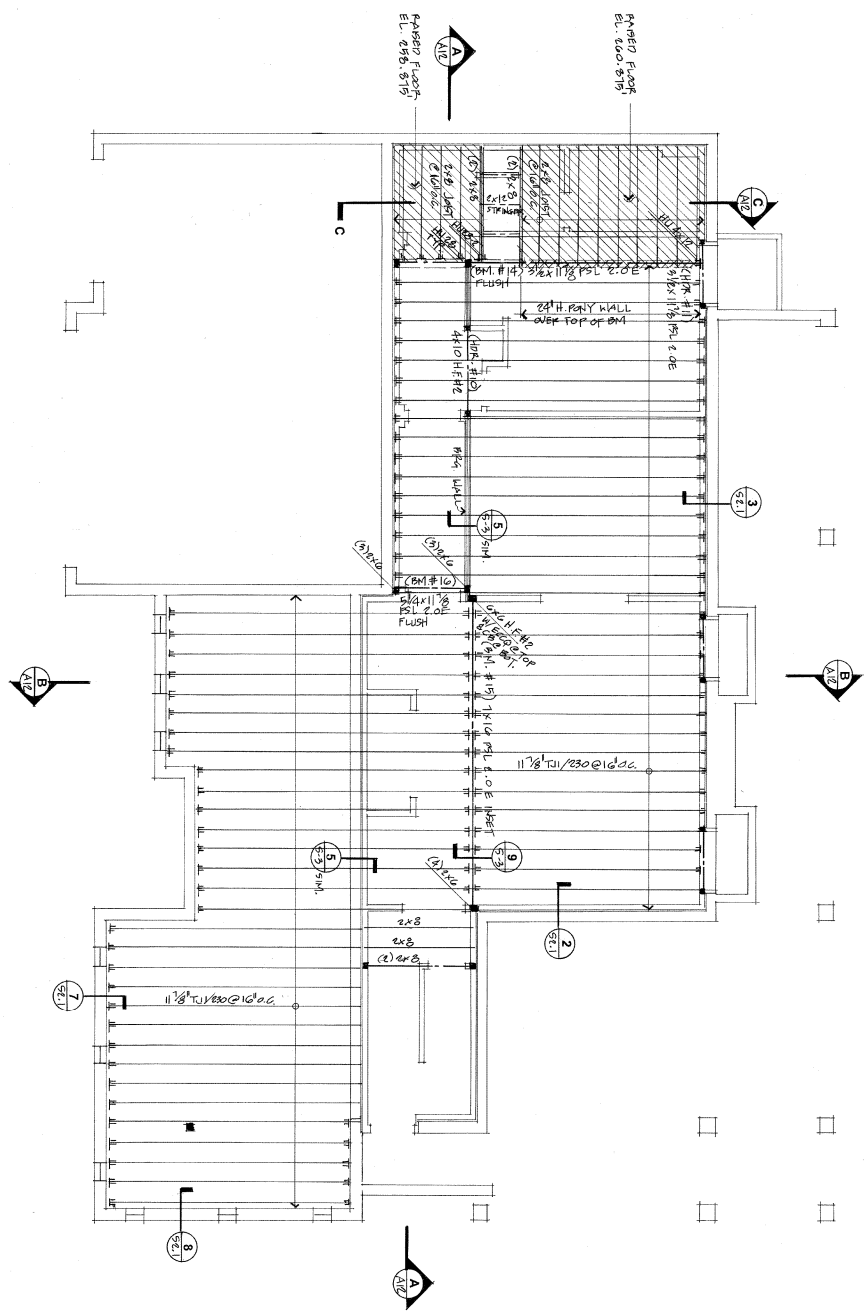
Drawing Title:  
Main Floor Framing Plan

Drawn By: T.O.  
Checked By:  
Approved By:  
Issue Date: 1/17/20  
Revision:  
No. Description Date

Scale: 1/4" = 1'-0"  
Sheet No.

**A7**

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



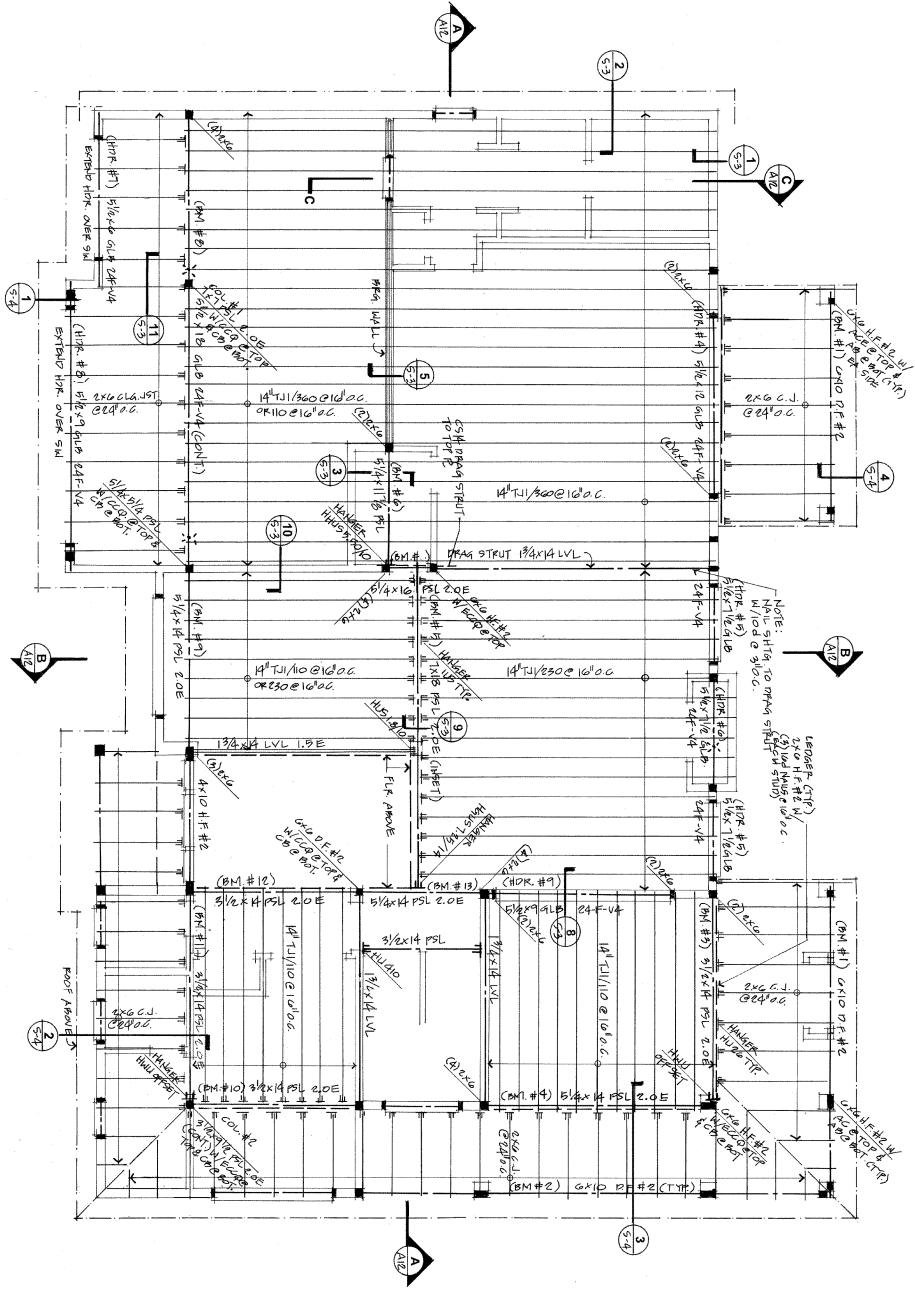


A New Residence For:  
**TIMBERLAND**  
9027 SE 60<sup>TH</sup> ST. MERCER ISLAND, WA 98040

Drawing Title: UPPER FLOOR FRAMING PLAN  
Scale: 1/4" = 1'-0"

Drawn By: TQ  
Checked By:  
Approved By:  
Issue Date: 1/11/10  
Revision:  
No. Description Date

Sheet No. **A8**

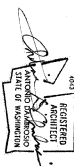


**UPPER FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"

NOTE:  
DO NOT SCALE DIMENSIONS.  
SEE ALL DIMENSIONS IN THE PLAN.







A New Residence For:  
**TIMBERLAND**

9027 SE 60<sup>TH</sup> ST. MERCER ISLAND, WA 98040

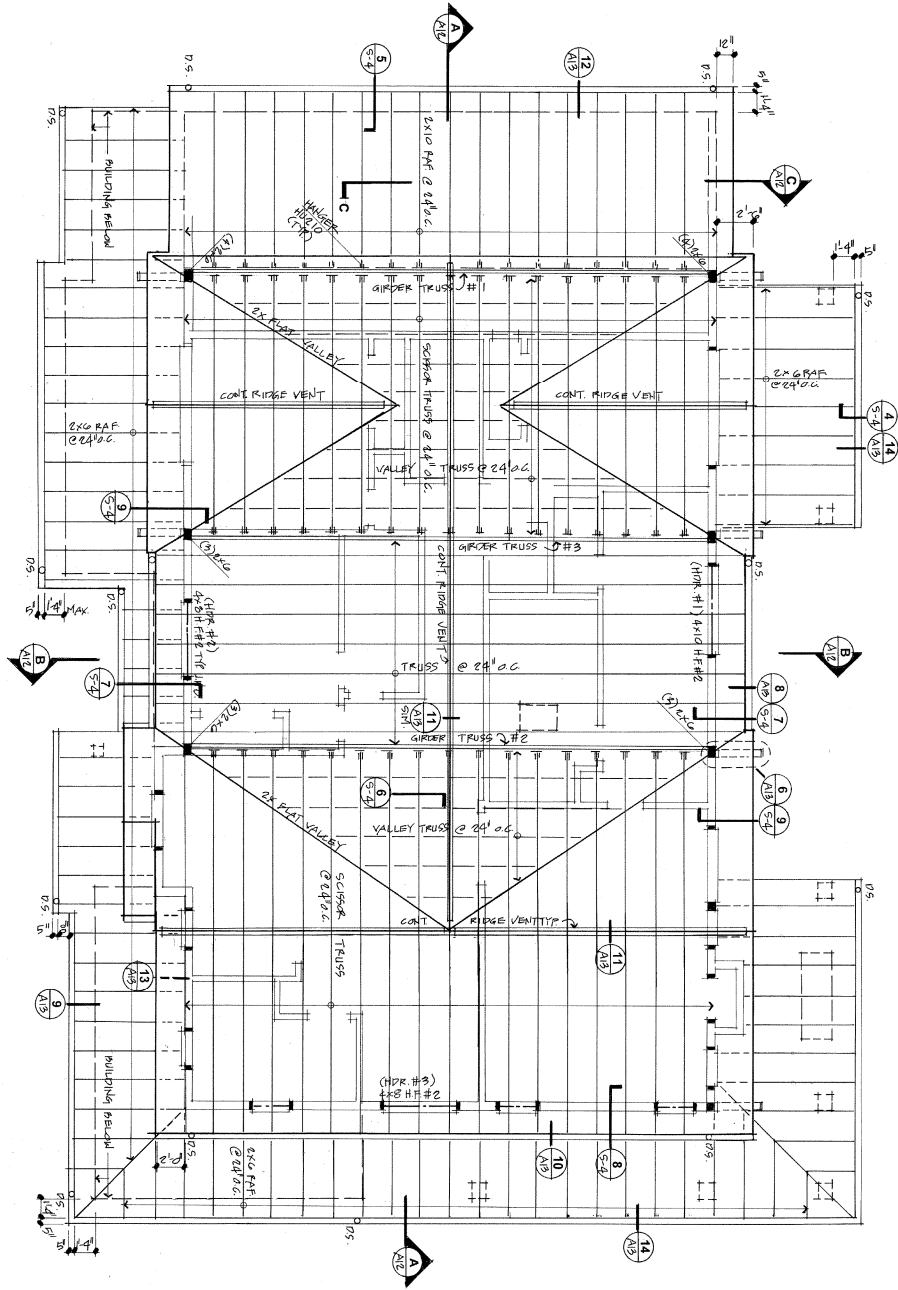
Drawing Title:  
Roof Framing Plan

Drawn By:	TJ
Checked By:	
Approved By:	
Issue Date:	1/17/20
Revised:	
No. Description	Date
Scale:	1/4" = 1'-0"
Sheet No.:	

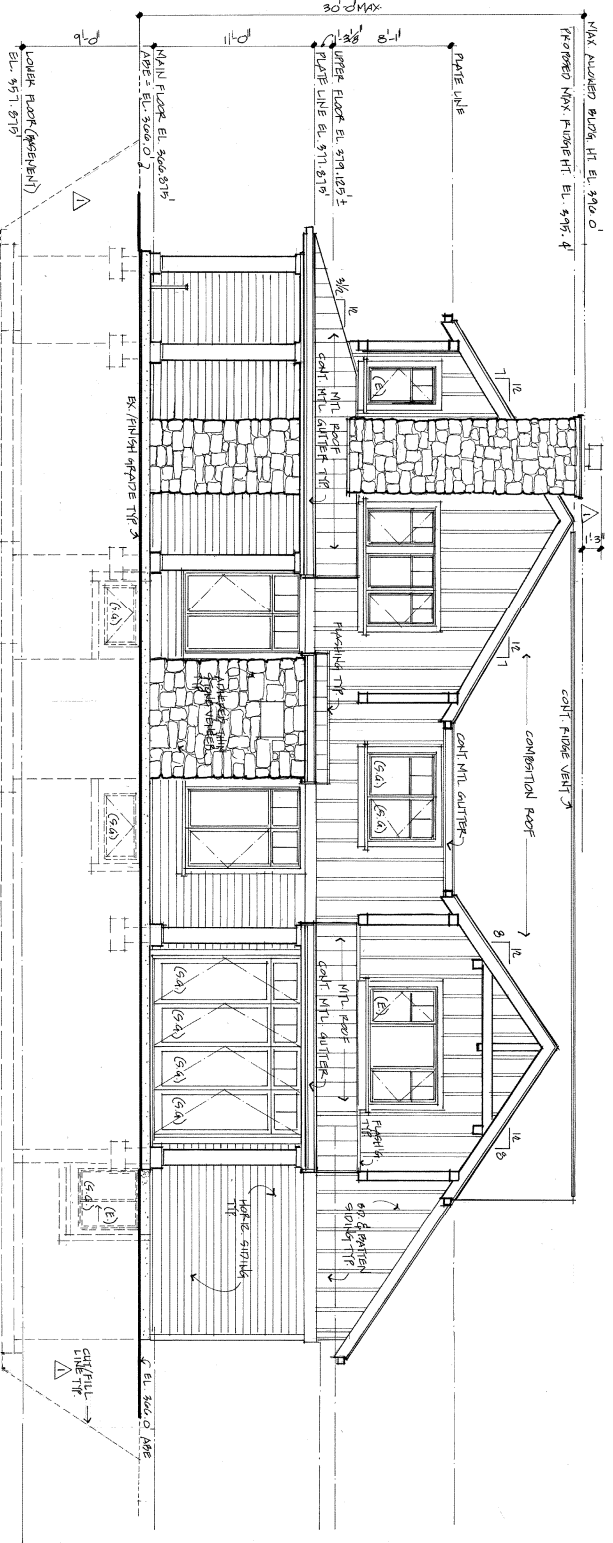
**ROOF VENTILATION:**  
 UPPER ROOF: 2403 SF @ 19.0 = 16,476 SF = 8,238 SF  
 8.25" N. 1/2" CORRUGATED RIDGE VENT @ 13.5 SP. N. 15.4 FT.  
 108' x 13.5' = 1,456 SQ. FT. ✓  
 MAKE W/ (2) 2" VENT THRU FULCRUMS  
 RAFT BRKd: 128 SF @ 150 = 19,200 SF  
 1.88" x 14.4" @ 123 SP. N. ✓  
 RAFT BRKd: 105 SF @ 150 = 15,750 SF  
 1.5" x 14.4" @ 105 SP. N. ✓  
 FRAMING: 5,952 SF @ 144 = 793,824 SF  
 12.0" x 11.5" @ 144 SP. N. ✓  
 10' x 12.0" = 1200 SQ. FT. ✓



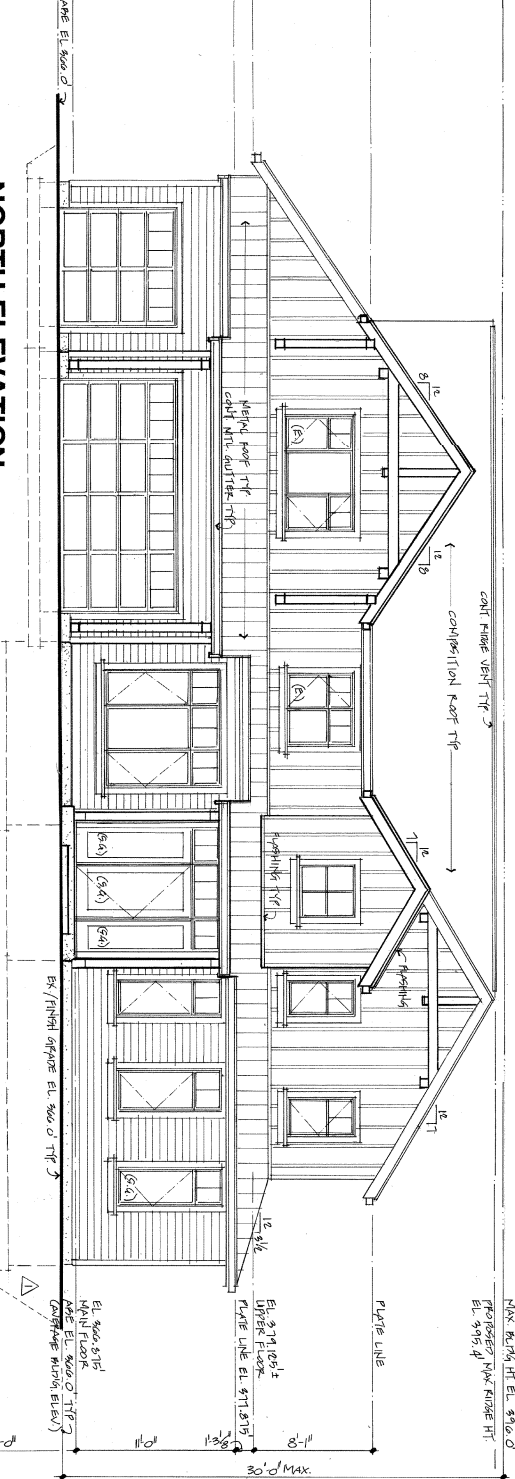
**ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"



**A9**



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



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

Drawn By:	JTO	
Checked By:		
Approved By:		
Issue Date:	1/11/20	
Revision:		
No.	Description	Date
Δ	RESUBMITAL \$1600	

Scale: 1/4" = 1'-0"  
 Sheet No:

**A10**

ANTONIO  
D'AMBROSIO  
Architect  
MA

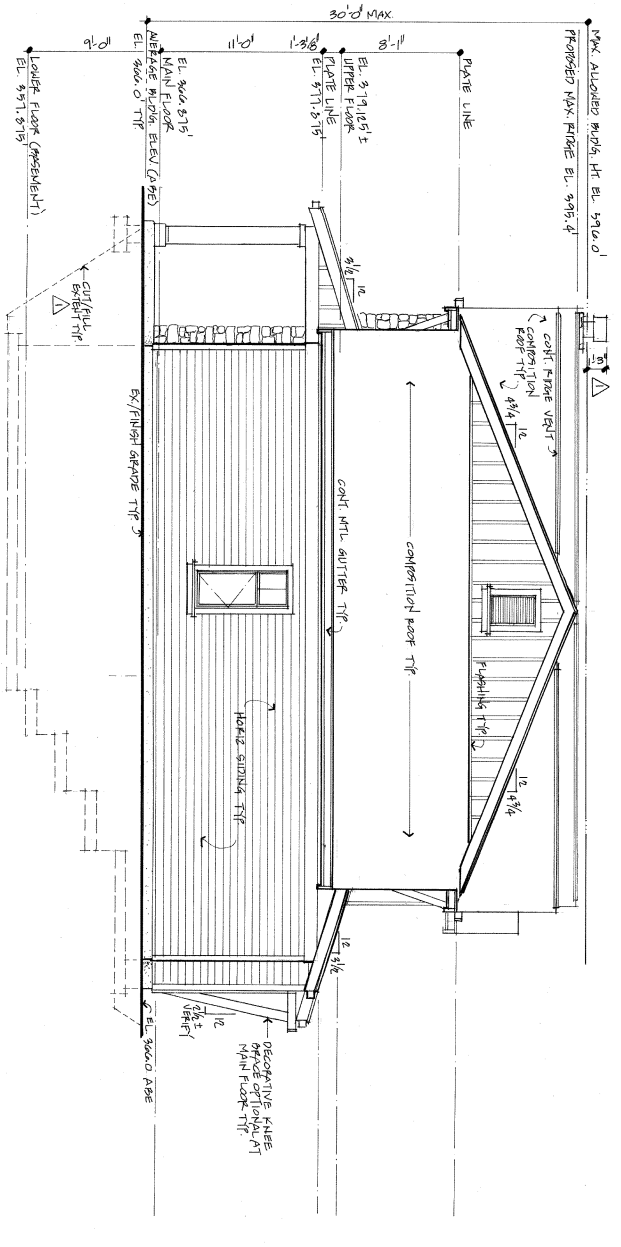
3712 East Mercer Way  
Mercer Island, WA 98040  
Phone: 206-232-8225  
Fax: 206-232-8272



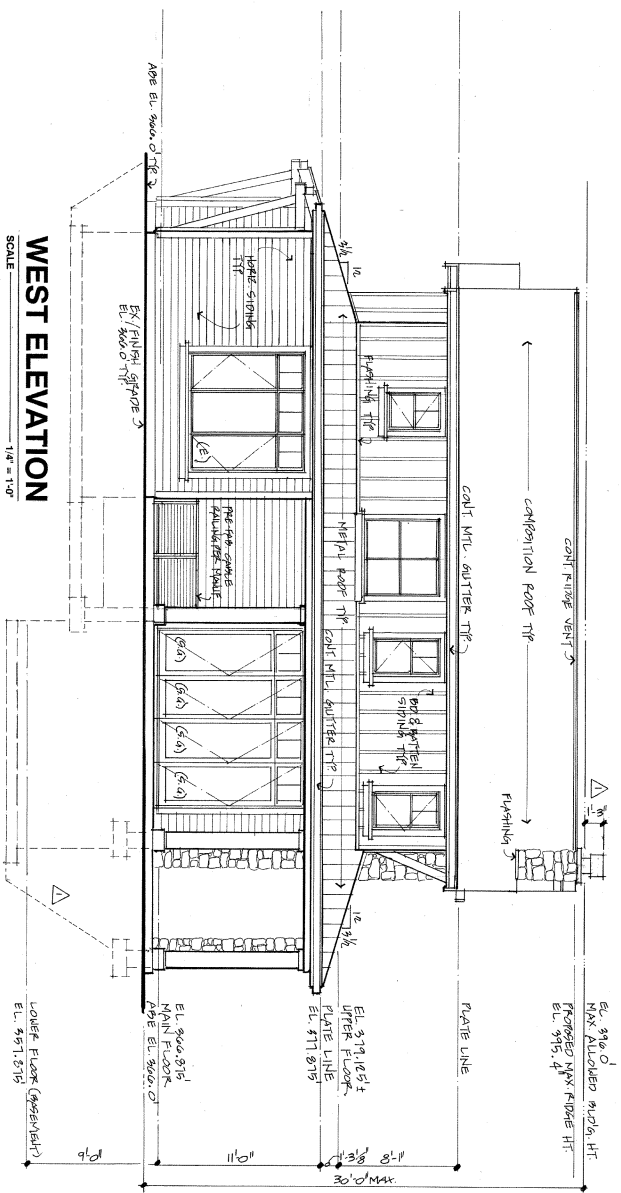
A New Residence For:  
**TIMBERLAND**  
9027 SE 60<sup>TH</sup> ST. MERCER ISLAND, WA 98040

Drawing Title:	416X12085	
Scale:	1/4" = 1'-0"	
Drawn By:	T.O.	
Checked By:		
Approved By:		
Issue Date:	1/17/20	
Revision:		
No.	Description	Date
1	RESUBMITTED	4/14/20

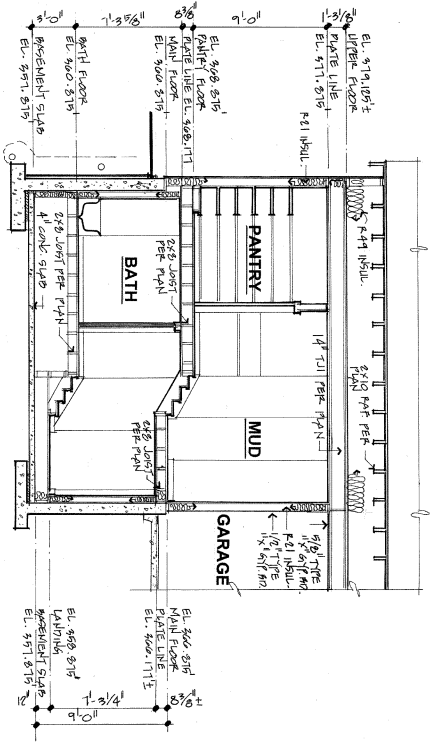
Sheet No.  
**A11**



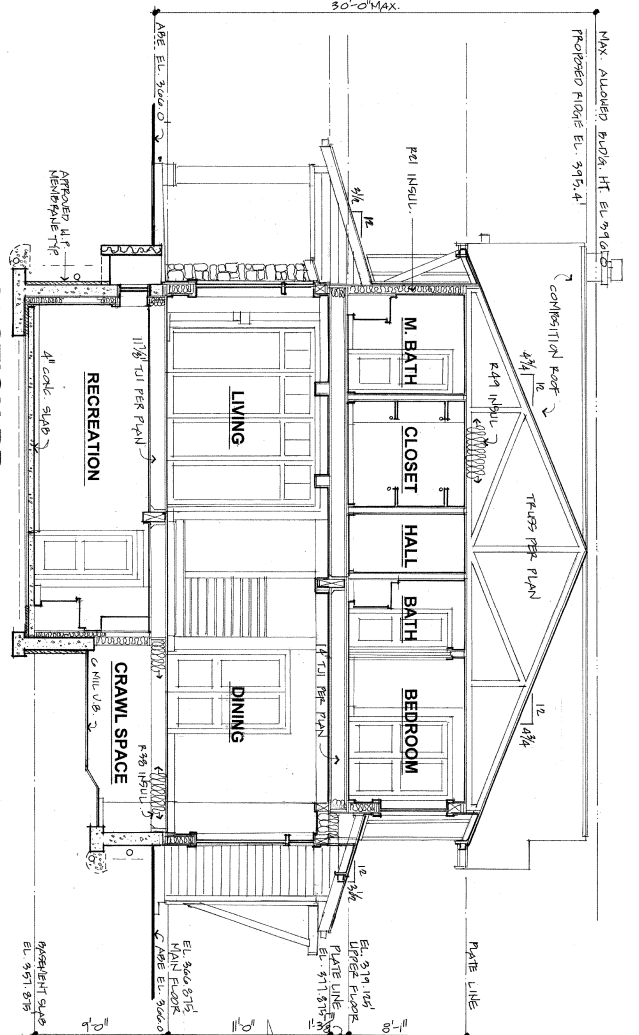
**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



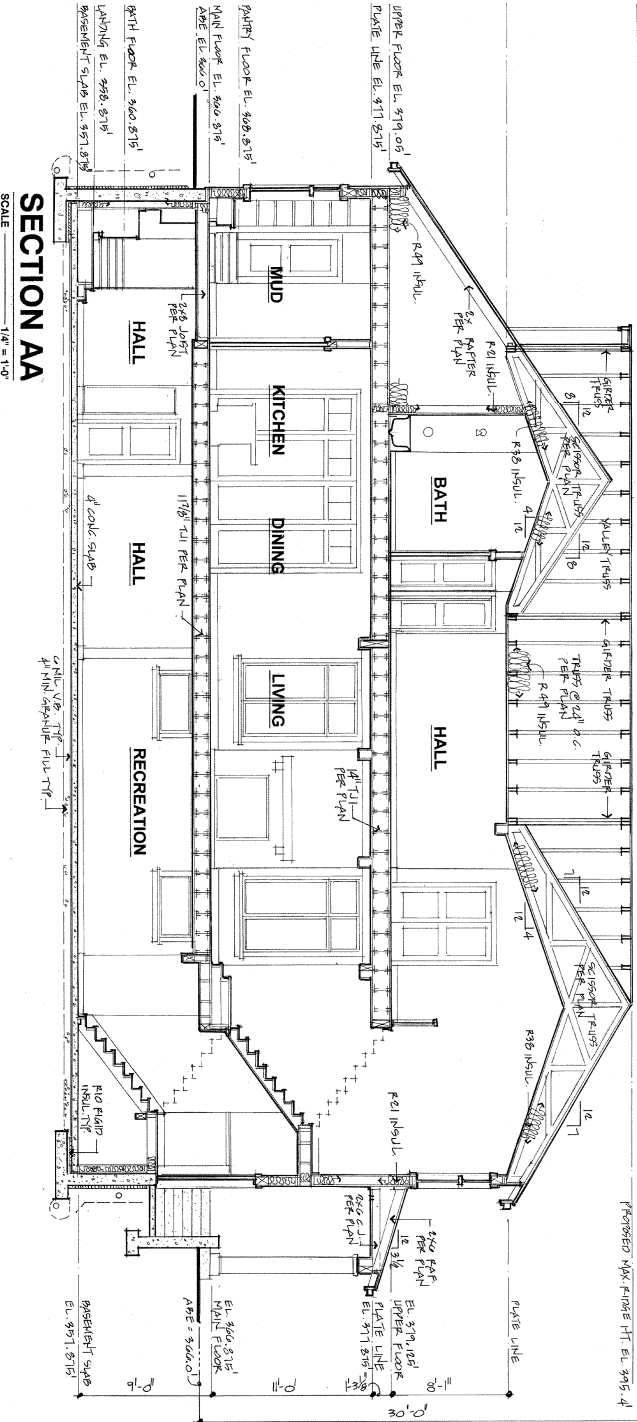
**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



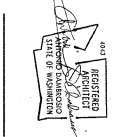
**SECTION CC**  
SCALE 1/4" = 1'-0"



**SECTION BB**  
SCALE 1/4" = 1'-0"

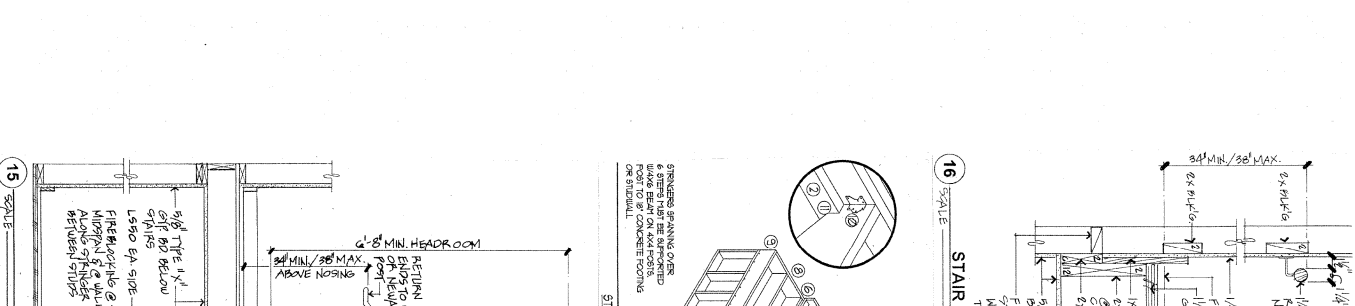
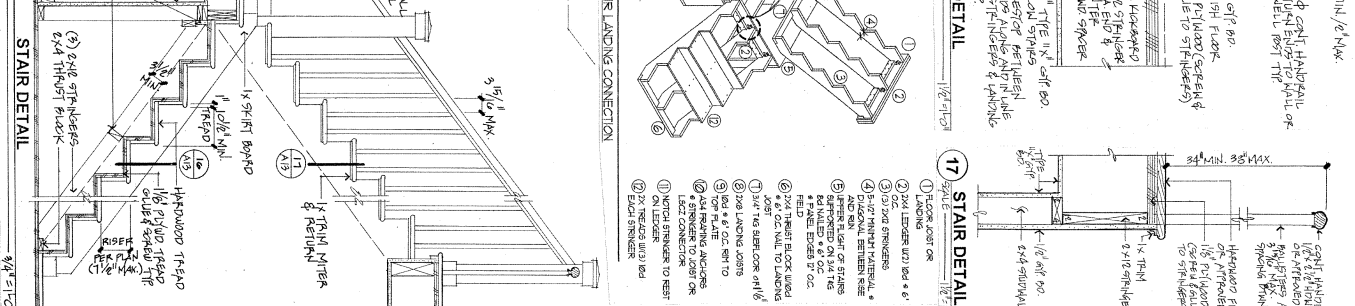
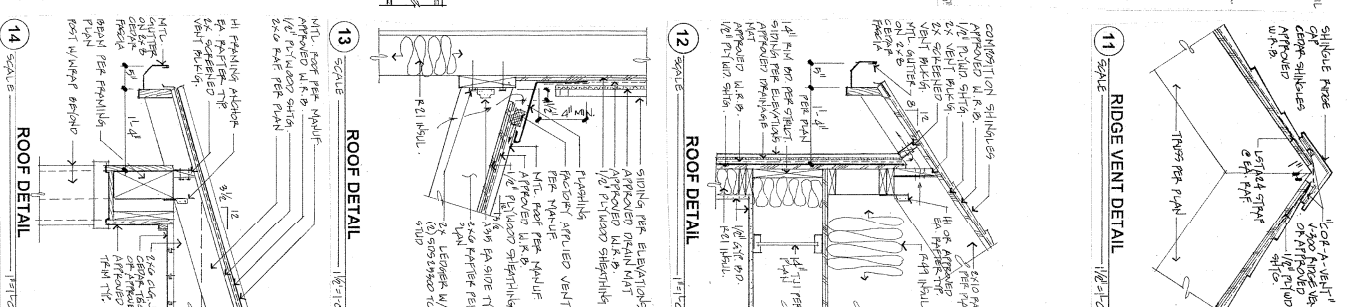
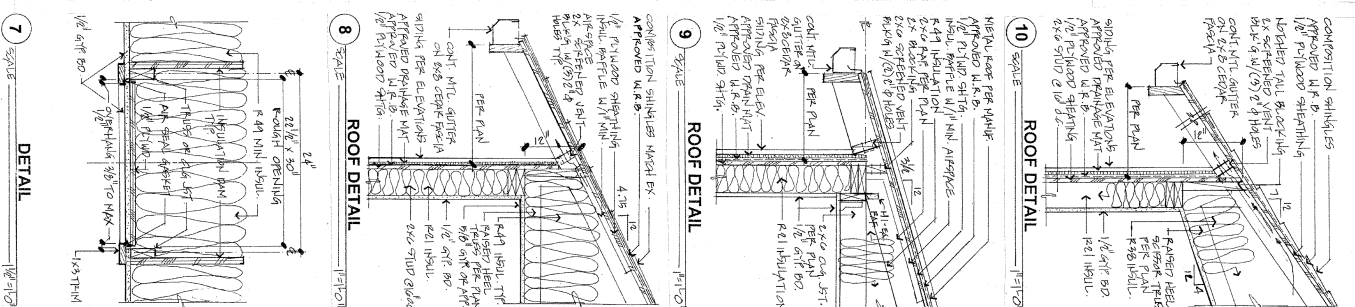
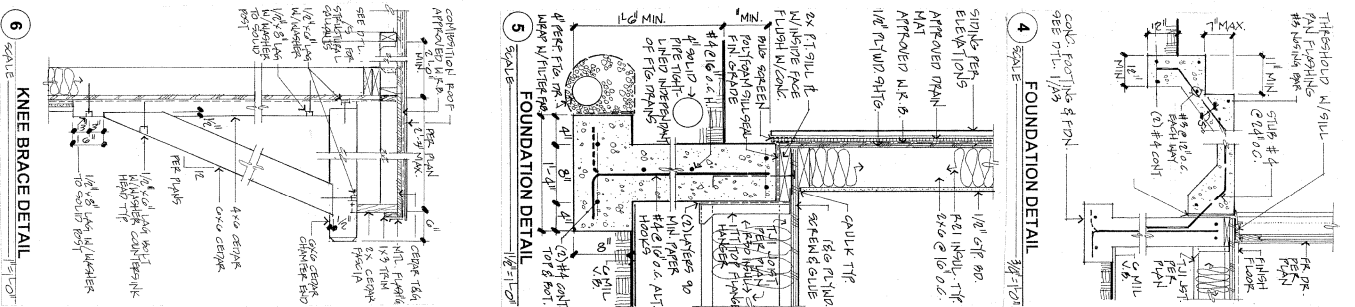
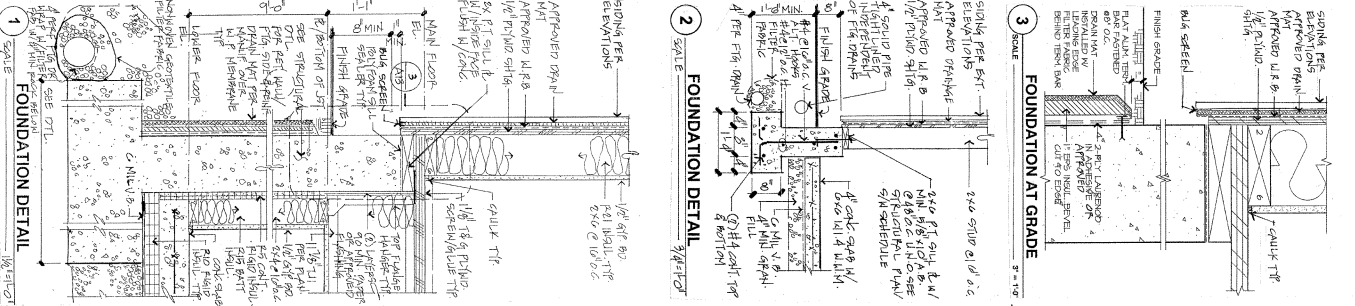


**SECTION AA**  
SCALE 1/4" = 1'-0"



Drawing Title:  
SECTION AA, BB, CC

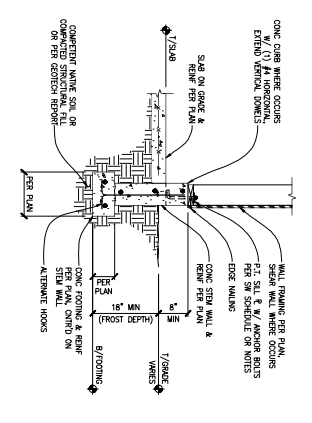
Drawn By:	Checked By:	Approved By:	Issue Date:
1/1/20			
Revisions:	No. Description Date		
Scale:	1/4" = 1'-0"		
Sheet No.:	A12		



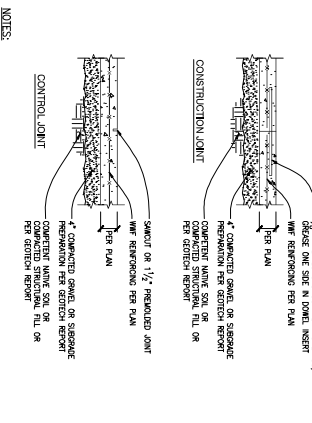




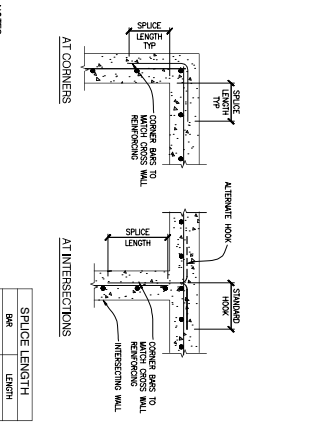




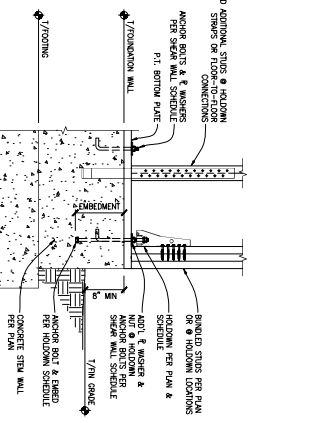
1  
**TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE**  
 SCALE: 1/4" = 1'-0"



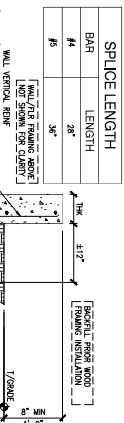
2  
**TYPICAL SLAB ON GRADE JOINT DETAILS**  
 SCALE: 1/4" = 1'-0"



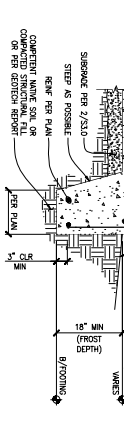
3  
**TYPICAL CORNER BARS AT CONCRETE WALLS - SINGLE MAT**  
 SCALE: 1" = 1'-0"



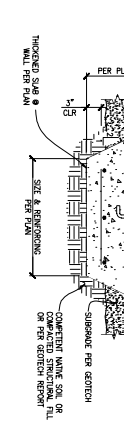
4  
**TYPICAL SHEAR WALL HOLDDOWN CONNECTIONS AT FOUNDATION CONCRETE WALL**  
 SCALE: 1/4" = 1'-0"



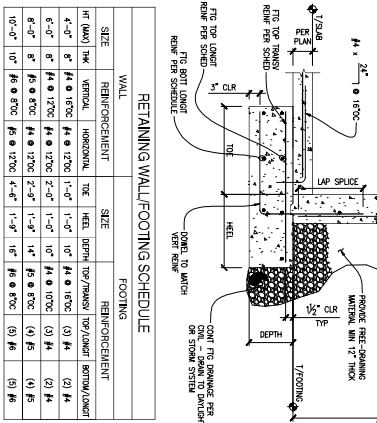
5  
**TYPICAL THICKENED SLAB EDGE FOOTING**  
 SCALE: 1/4" = 1'-0"



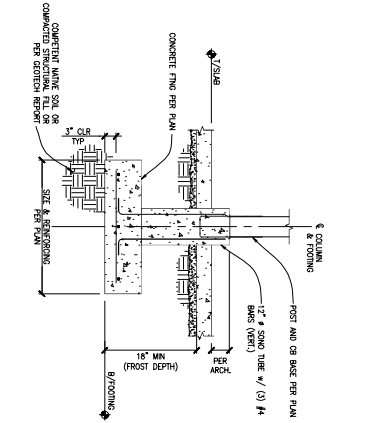
6  
**TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL**  
 SCALE: 1/4" = 1'-0"



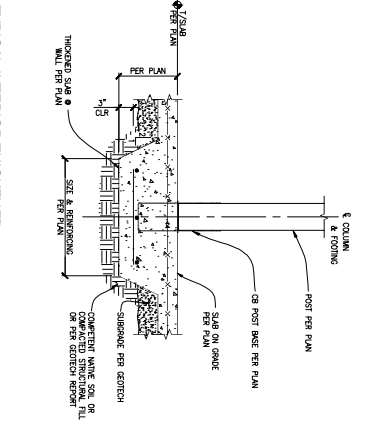
7  
**TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL**  
 SCALE: 1" = 1'-0"



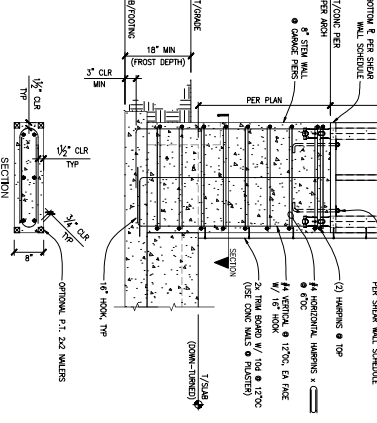
8  
**RETAINING WALL FOOTING SCHEDULE**  
**RETAINING WALL AND SCHEDULE**  
 SCALE: 1/4" = 1'-0"



9  
**NEW FOOTING/POST CONNECTION**  
 SCALE: 1/4" = 1'-0"



10  
**TYPICAL INTERIOR THICKENED SLAB FOOTING AND WOOD POST CONNECTION**  
 SCALE: 1" = 1'-0"



11  
**GARAGE PORTAL SHEAR WALL**  
 SCALE: 1/4" = 1'-0"

REVISION #	DATE	DESCRIPTION

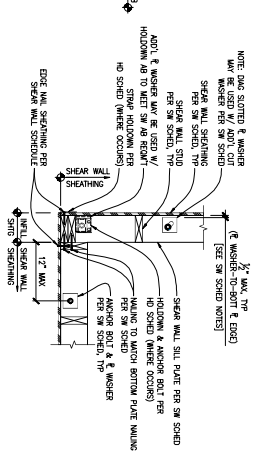
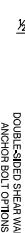
Drawn By: JAV  
 Checked By: SC  
 Date: 1-13-2020  
 CJC/BJN  
 19-061  
**S-2.0**  
 STRUCTURAL DETAILS





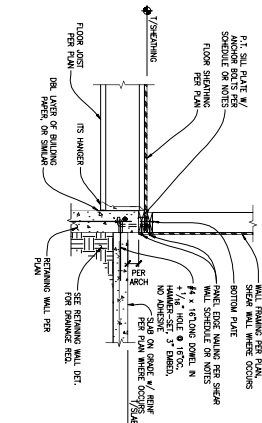
1/2" x 13" x 20" E & WUSERS  
 & WUSERS PER SW SCHED  
 ANCHOR BOLTS  
 1/2" x 13" ANCHOR BOLTS  
 W/ 1/2" x 13" ANCHOR BOLTS  
 4.5" x 4.5" x 2.0" BRK 2  
 4.5" x 4.5" x 2.0" BRK 2

DOUBLE-ENDED SHEAR WALL  
 ANCHOR BOLT OPTIONS

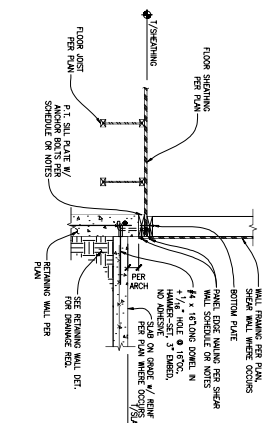


TYPICAL PLAN VIEW - SHEAR WALL HOLDDOWNS & ANCHOR BOLTS  
 SCALE: 1/4" = 1'-0"

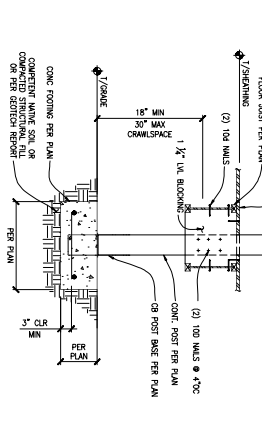
EXTERIOR SHEAR WALL WITH JOISTS PERPENDICULAR TO RETAINING WALL  
 SCALE: 1/4" = 1'-0"



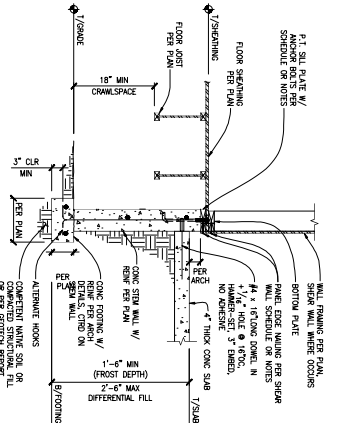
EXTERIOR SHEAR WALL WITH JOISTS PARALLEL TO RETAINING WALL  
 SCALE: 1/4" = 1'-0"



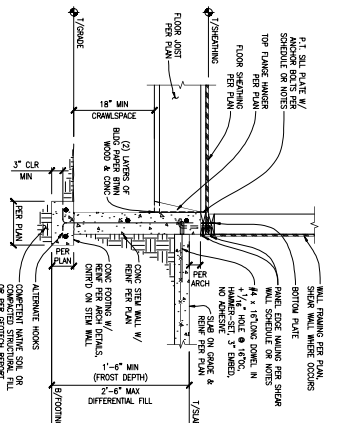
CB POST TO FOOTING CONNECTION  
 SCALE: 1/4" = 1'-0"



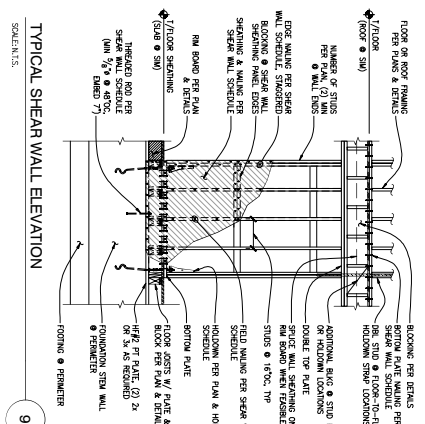
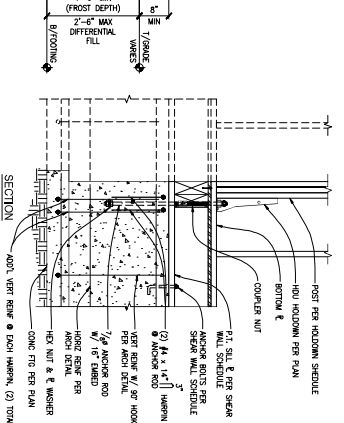
SHEAR WALL WITH JOISTS PARALLEL TO RAISED STEM WALL  
 SCALE: 1/4" = 1'-0"



CRAWL SPACE EXTERIOR SHEAR WALL WITH JOISTS PERPENDICULAR TO RAISED STEM WALL  
 SCALE: 1/4" = 1'-0"



HOLDDOWN AT SHEAR WALL WITH JOISTS PERPENDICULAR  
 SCALE: 1/4" = 1'-0"

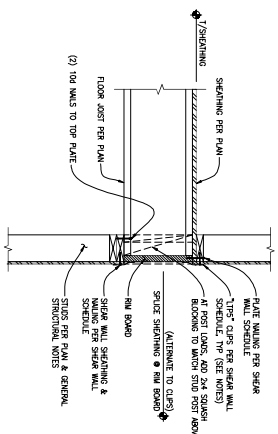


TYPICAL SHEAR WALL ELEVATION  
 DETAILS



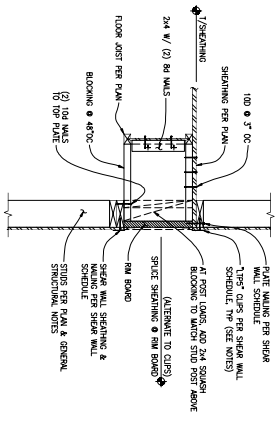
SHEAR WALL WITH JOISTS PARALLEL TO RAISED STEM WALL  
 SCALE: 1/4" = 1'-0"

NOTES:  
FOR S4, S TO S4, TO ELIMINATE SHEAR WALL CROSSING, THE SHEAR WALL SHALL BE LOCATED UP-OR-DOWN OF THE BOARD & WALL W/ (2) ROWS OF PANEL EDGE MAKING PER SHEAR WALL SCHEDULE.



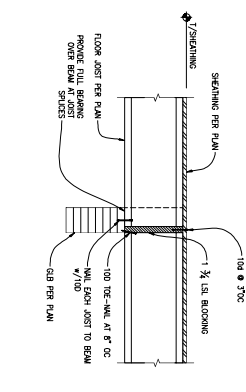
1 EXTERIOR WALL PARALLEL TO JOISTS  
SCALE: 1" = 1'-0"

NOTES:  
FOR S4, S TO S4, TO ELIMINATE SHEAR WALL CROSSING, THE SHEAR WALL SHALL BE LOCATED UP-OR-DOWN OF THE BOARD & WALL W/ (2) ROWS OF PANEL EDGE MAKING PER SHEAR WALL SCHEDULE.

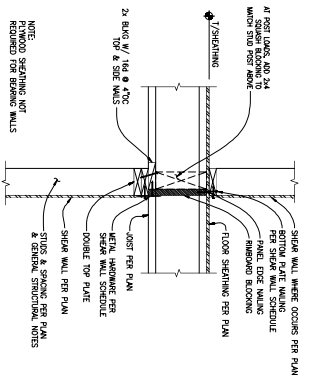
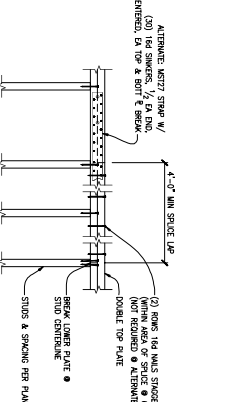


2 EXTERIOR WALL PARALLEL TO JOISTS  
SCALE: 1" = 1'-0"

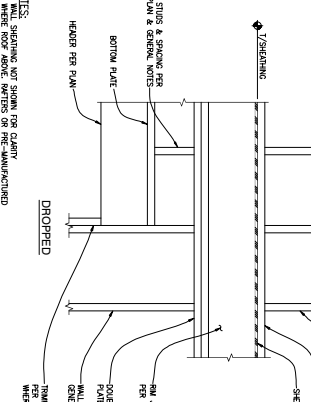
3 FLOOR JOIST/DROPPED BEAM CONNECTION  
SCALE: 1" = 1'-0"



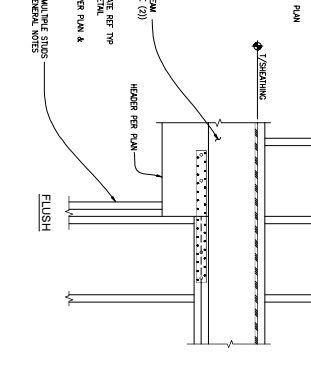
4 TYPICAL PLATE SPLICE DETAIL  
SCALE: 1" = 1'-0"



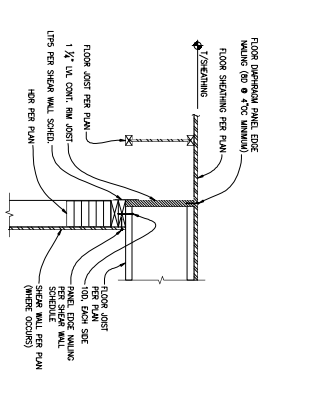
5 INTERIOR BEARING/SHEAR WALL CONN.  
SCALE: 1" = 1'-0"



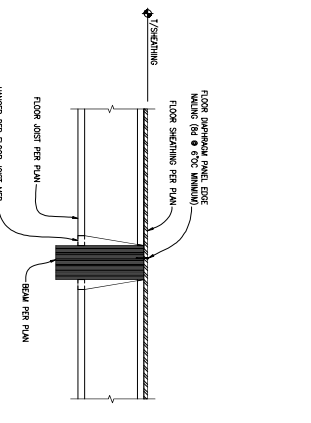
7 TYPICAL HEADER FRAMING  
SCALE: 1" = 1'-0"



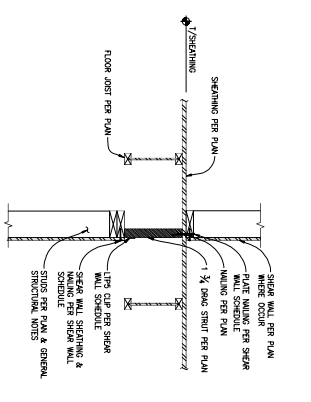
9 FLOOR JOIST/FLUSH BEAM CONNECTION  
SCALE: 1" = 1'-0"



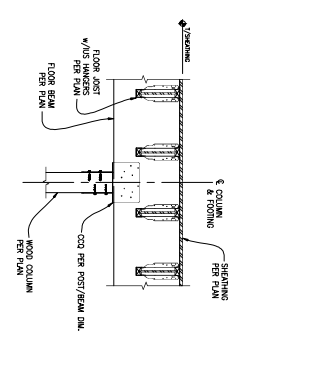
11 WOOD BEAM/WOOD COLUMN CONNECTION  
SCALE: 1/2" = 1'-0"



10 FLOOR JOIST/FLUSH BEAM CONNECTION  
SCALE: 1" = 1'-0"

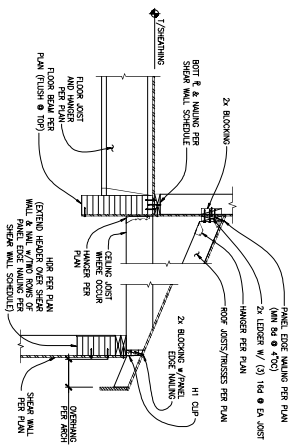


9 FLOOR JOIST/FLUSH BEAM CONNECTION  
SCALE: 1" = 1'-0"

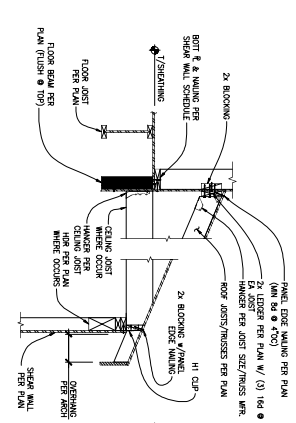


11 WOOD BEAM/WOOD COLUMN CONNECTION  
SCALE: 1/2" = 1'-0"

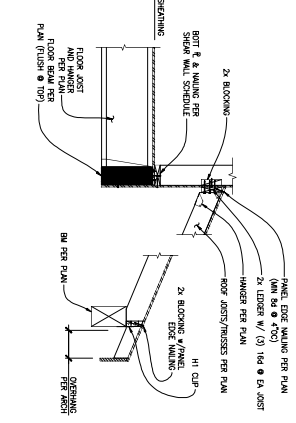
11 FLOOR JOIST TO SHEAR WALL CONNECTION  
SCALE: 1" = 1'-0"



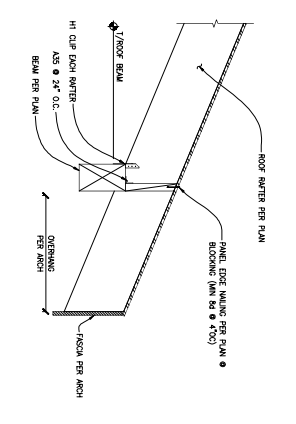
UPPER FLOOR SHEAR WALL TO MAIN FLOOR SHEAR WALL CONNECTION  
SCALE: 1/4" = 1'-0"



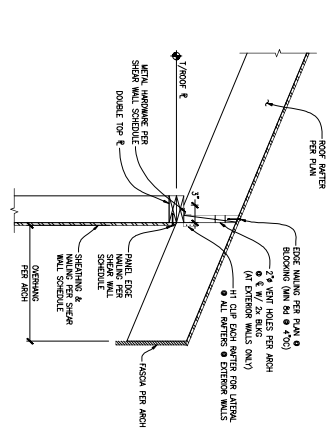
UPPER FLOOR SHEAR WALL TO MAIN FLOOR SHEAR WALL CONNECTION  
SCALE: 1/4" = 1'-0"



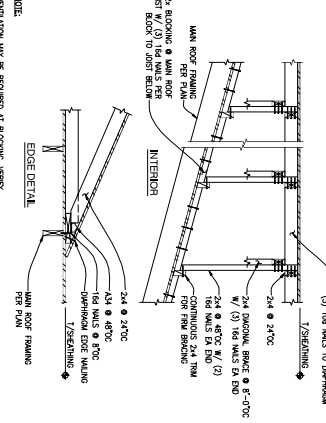
UPPER FLOOR SHEAR WALL TO MAIN FLOOR LOWER ROOF CONNECTION  
SCALE: 1/4" = 1'-0"



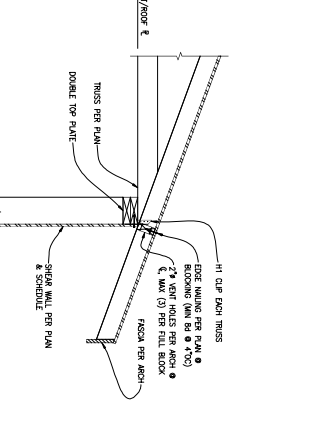
EXTERIOR ROOF RAFTERS TO ROOF BEAM CONNECTION  
SCALE: 1" = 1'-0"



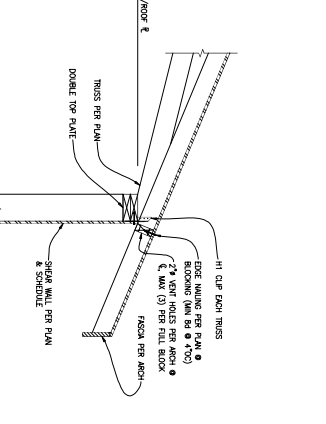
SHEAR WALL PERPENDICULAR TO ROOF RAFTER  
SCALE: 1" = 1'-0"



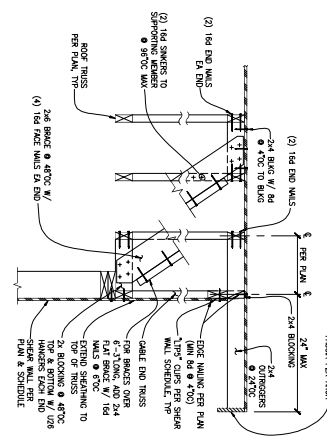
TYPICAL ROOF OVERFRAMING DETAIL  
SCALE: 1" = 1'-0"



EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS CONNECTION  
SCALE: 1" = 1'-0"



EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS  
SCALE: 1" = 1'-0"



EXTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS  
SCALE: 1" = 1'-0"



**CK ENGINEERING LLC**  
PROFESSIONAL STRUCTURAL ENGINEERING SERVICES  
191-05 36th Ave., W. Suite 205  
Lyndhurst, NJ 07639  
Phone: (201) 417-0670



**TIMBERLAND**  
9027 SE 60TH ST  
MERCER ISLAND, WA 98040

REVISION #	DATE	DESCRIPTION

Drawn By: JPK  
Checked By: SC  
Date: 1-13-2020  
C:\JOB NO.  
19-061

STRUCTURAL DETAILS  
S-4.0

# EXHIBIT D



21923 NE 11<sup>TH</sup> Street  
Sammamish, WA 98074  
Tel: (425) 298-4412 Fax: (425) 298-4414  
[tnw@sitesurveymapping.com](mailto:tnw@sitesurveymapping.com)

**CITY OF MERCER ISLAND**  
**Building Setback Survey Report for:**

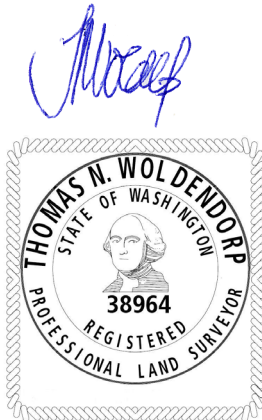
Josh Thurman  
Tel: 206.321.3129  
E-mail: [joshthurman@gmail.com](mailto:joshthurman@gmail.com)

Subject Property: 9027 SE 60<sup>th</sup> Street, Mercer Island, WA 98040  
Tax Parcel No: 865090-0030  
Site Surveying Project No: 19-497

**Certification**

---

This is to certify that on July 13, 2021, I staked the foundation forms for the proposed new residence at 9027 SE 60<sup>th</sup> Street. The foundation forms meet the dimensions from the property lines indicated on the approved site plan, under Permit #: 2001-170. The permit was reviewed by the City of Mercer Island and approved on March 3, 2021.



# EXHIBIT E

**From:** Benjamin Justus <[ben@lpjustus.com](mailto:ben@lpjustus.com)>  
**Date:** April 8, 2022 at 10:46:05 AM PDT  
**To:** Barbara Bro <[barbara.bro@rsir.com](mailto:barbara.bro@rsir.com)>  
**Cc:** Josh Thurman <[joshthurman@gmail.com](mailto:joshthurman@gmail.com)>  
**Subject:** **Re: Setback Report**

I had not heard back from Mr. Waldendorp, so I called him this morning. He answered and was cooperative and cordial. He remembered Lory Lybeck from doing past work at one of Lory's properties. Mr. Waldendorp explained basically the same thing he did to you, adding that he believes that other parcels on the same street also relied on the same mistaken 1975 survey, which is in the public record in connection with a property next to yours. He did not know whether other properties on the same block would have also been built into the setbacks, or, if so, whether that might benefit your situation. He did think seeking a variance was a good way to go, and he committed to support you. He did want to contact informally a former MI city planner that had left the city 2 years ago to go into private industry. I saw no issue with that, so I told him to please go ahead and report back. I think he will arrange a conference call with Josh and I after he speaks with this person. Thanks,

Benjamin Justus

LYBECK PEDREIRA & JUSTUS, PLLC

7900 Southeast 28<sup>th</sup> Street, Suite 500 | Mercer Island, WA 98040

Phone: (206) 687-7805 | Fax: (206) 230-7791 | [ben@lpjustus.com](mailto:ben@lpjustus.com)

# EXHIBIT F



Search all cases and statutes...

JX

[Opinion](#) Case details

From Casetext: Smarter Legal Research

# Turik v. Town of Surf City

North Carolina Court of Appeals

Apr 3, 2007

182 N.C. App. 427 (N.C. Ct. App. 2007)

[Copy Citations](#)

Red flags, copy-with-cite, case summaries, annotated statutes and more.

[Compare with Westlaw >](#)

251 \*251 642 S.E.2d 251 (N.C.App. 2007) 182 N.C.App. 427 Scott TURIK, D.D.S., Mary S. Tucker, Lana S. Warlick, and husband, Robert Warlick, Petitioners v. TOWN OF SURF CITY and Town of Surf City Board of Adjustment, Respondents. No. COA06-141. Court of Appeals of North Carolina. April 3, 2007

252 \*252 Appeal by petitioners from order entered 1 December 2005 by Judge Jay D. Hockenbury in Pender County Superior Court. Heard in the Court of Appeals 13 September 2006.

Robert W. Kilroy , Hampstead, for petitioners-appellants.

Lawyer B. Fountain, by Charles S. Fountain and Tracy Carter,

Search all cases and statutes...

JX

**Opinion** Case details

(collectively “petitioners”) appeal from a judgment affirming the order of the Town of Surf City Board of Adjustment (“the Board”) granting a variance of approximately 7.2 inches to Lloyd D. Hunter and Milton R. Hunter (“the Hunters”). We affirm.

429           \*429 The Hunters are owners of property located at 1220 South Shore Drive, Surf City, North Carolina. The Hunters hired Charles F. Riggs & Associates, Inc. to conduct a survey of the property in preparation for a construction project. According to the survey, the proposed construction complied with zoning requirements. The property is zoned R-10 and subject to a setback of 7.5 feet. The Hunters submitted the survey along with an application for a building permit to the Town of Surf City (“Surf City”). On 8 November 2004, Surf City issued the Hunters a building permit for construction of a duplex (“the Hunters’ duplex”) on the property.

After the Hunters began construction, Mary S. Tucker (“Ms. Tucker”), the owner of the adjacent property, notified the Surf City Inspections Department (“the Inspections Department”) that the piling for the Hunters’ duplex did not comply with the setback requirements for R-10 zoned property. Ms. Tucker also submitted a survey to the Inspections Department that was prepared in 1993 by John Pierce (“Pierce”), a licensed surveyor. The property lines on the survey Ms. Tucker submitted differed from the property lines on the survey the Hunters submitted with their construction permit application. Subsequently, Ms. Tucker hired Pierce to conduct another survey of the Hunter property. Pierce’s new survey differed from both the 1993 survey and the Hunters’ survey.

On 21 February 2005, Charles F. Riggs (“Mr. Riggs”) and Wilman Keith Andrews filed an Application for Variance Request on behalf of the Hunters and requested a variance of approximately 7.2 inches from the setback  
253 requirements. On 29 March 2005, \*253 the Board granted the variance request. Pursuant to N.C. Gen.Stat. § 160A-388(e2), the petitioners filed a petition for writ of certiorari for judicial review of the Board’s d

**Opinion** Case details

“On review of a superior court order regarding a board’s decision, this Court examines the trial court’s order for error[s] of law by determining whether the superior court: (1) exercised the proper scope of review, and (2) correctly applied this scope of review.” *Tucker v. Mecklenburg Cty. Zoning Bd. of Adjustment*, 148 N.C.App. 52, 55, 557 S.E.2d 631, 634 (2001) . When reviewing a decision of a municipal board the superior court should:

- 430 \*430 (1) review the record for errors of law; (2) ensure that procedures specified by law in both statute and ordinance are followed; (3) ensure that appropriate due process rights of the petitioner are protected, including the right to offer evidence, cross-examine witnesses, and inspect documents; (4) ensure that the decision is supported by competent, material, and substantial evidence in the whole record; and (5) ensure that the decision is not arbitrary and capricious.

*Knight v. Town of Knightdale*, 164 N.C.App. 766, 768, 596 S.E.2d 881, 883 (2004) (citations omitted). The Board sits as the fact finder, and the Superior Court reviews the Board’s findings as an appeals court. *321 News & Video, Inc. v. Zoning Bd. of Adjustment*, 174 N.C.App. 186, 188, 619 S.E.2d 885, 886 (2005) .

“When the petitioner questions (1) whether the agency’s decision was supported by the evidence or (2) whether the decision was arbitrary or capricious, then the reviewing court must apply the whole record test.” *Mann Media, Inc. v. Randolph Cty. Planning Bd.*, 356 N.C. 1, 13, 565 S.E.2d 9, 17 (2002) (quotations and citations omitted). “This Court is to inspect all of the competent evidence which comprises the ‘whole record’ so as to determine whether there was indeed substantial evidence to support the Board’s decision.” *Showcase Realty and Constr. Co. v. City of Fayetteville Bd. of Adjust.*, 155 N.C.App. 548, 550, 573 S.E.2d 737, 739 (2002) . “Substantial evidence is that which a reasonable mind would regard as adequ

## Opinion Case details

the matter anew and freely substitutes its own judgment for the agency's judgment." *Id.* (citations and quotations omitted).

### I. Whole Record Test

Petitioners argue that the superior court impermissibly made its own findings of fact when affirming the Board's decision to grant the variance request. We disagree.

The superior court reviewed the Board's decision by applying the whole record test. "The 'whole record' test does not allow the reviewing court to replace the [Board's] judgment as between two reasonably conflicting views, even though the court could justifiably have reached a  
431 different result had the matter been before it *de novo*.\*<sup>431</sup> *Piney Mt. Neighborhood Assoc. v. Town of Chapel Hill*, 63 N.C.App. 244, 257, 304 S.E.2d 251, 258 (1983) . "Further, whether the superior court substituted its judgment for that of the [Board] could not be determinative of the review by this Court, for our task is to review the [Board's] action, not that of the superior court...." *Id.*, 63 N.C.App. at 257, 304 S.E.2d at 259. In this case, the superior court did not substitute its own judgment for that of the Board's, but essentially repeated the Board's findings and summarized the procedural history of the case.

### II. Surf City Zoning Ordinance

Petitioners next argue that the superior court erred in upholding the zoning variance because the Board's decision was arbitrary and capricious  
254 and was unsupported by \*<sup>254</sup> competent evidence in the record. We disagree.

The record indicates the testimony before the Board included testimony from Steve Padgett, a Surf City Building Inspector, Mr. Riggs, and Ms. Tucker. Mr. Padgett testified that the survey submitted with the Hunters' construction permit application complied with the setback requirements for R-10 zoned property. After construction began

**Opinion** Case details

Mr. Riggs testified that he conducted a survey of the Hunters' property before the construction project began, and the survey did not reveal any discrepancies regarding the property line. Mr. Riggs also testified that he was "one hundred percent confident" that the survey he conducted was accurate.

During Ms. Tucker's testimony, she read a letter from Scott Turik ("Mr. Turik"), an adjacent landowner. In the letter, Mr. Turik stated that the Hunters' property was subject to a deed restriction which prohibited construction of a duplex on the property. Mr. Turik stated that he agreed not to oppose the construction of a duplex on the condition that the required setbacks were not changed. During the remainder of Ms. Tucker's testimony, she stated that after she notified the Inspections Department that the pilings for the duplex appeared to be too close to the property line, the Hunters attempted to reach a compromise with her regarding the property line. However, no compromise was reached. Ms. Tucker never  
432 testified about the effect the \*432 variance would have on her property. Specifically, there was no testimony that granting the variance would adversely affect the use of her property or any other properties.

The Surf City Zoning Ordinance ("the Ordinance") provides for a variance when "owing to special conditions a literal enforcement of the provisions of [the] ordinance would result in unnecessary hardship." The Ordinance further requires the Board to make the following findings of fact:

- a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district;
- b) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other

Search all cases and statutes...

JX

## Opinion Case details

11. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other land, structures or buildings in the same district. [R.p.52]

In it's decision, the Board made the following relevant findings:

12. That conditions and circumstances exist which are peculiar to the [Hunters'] property in that a boundary line dispute does not exist between other landowners in the same district. That other structures in this district have been constructed with no conflicting surveys which creates a unique situation with this property.

13. That the special conditions and circumstances of the (sic) this case do not result from the actions of the [Hunters] in that they obtained a valid survey from a surveyor licensed by the State of North Carolina and obtained all applicable permits to construct the duplex on their property.

14. That no special privilege is being granted to the [Hunters] in that the neighboring property (the Tucker Property) has experienced the same type of setback encroachment since 1993.

433 \*433 15. That the literal interpretation of the said setback  
requirement would deprive the [Hunters] of their property rights in  
common and enjoyed by others in the same zoning district in that  
255 \*255 other property owners are allowed to build on their property  
upon obtaining building permits issued by the Town pursuant to a  
valid survey and application for a building permit.

16. That the conflicting surveys have created an unnecessary hardship if the [Hunters] were required to demolish or substantially alter the existing structure which was built by them in good faith and in reliance on their existing property line.



**Opinion** Case details

conduct a survey of the property. Mr. Briggs' survey did not indicate any discrepancies regarding the Hunters' property lines. Based on Mr. Briggs' survey, the Hunters applied for a construction permit to build a duplex on their property. Only after the construction permit was granted and construction had begun were the Hunters notified that there was a possible discrepancy between the property lines indicated by their survey and the property lines indicated by Ms. Tucker's survey. Because of the conflicting surveys and because the Hunters and Ms. Tucker were unable to reach a compromise, the Hunters requested a variance of approximately 7.2 inches. This variance would allow the Hunters to continue their construction project that was started only after obtaining a legitimate construction permit. Further, there was no indication that granting the variance would harm neighboring properties or structures, neither would the variance give any special privileges to the Hunters. Based upon the evidence in the whole record, the superior court was correct in affirming the order of the Board because the Board's decision was not arbitrary or capricious and was supported by competent evidence.

Additionally, it is clear from the record that the Board followed the procedures for granting a variance as outlined in the Ordinance. The Board heard testimony from individuals who opposed the variance as well as those who supported the variance. Further, the Board reviewed relevant documents and made findings required by the Ordinance.

434 \*434 *III. Pecuniary Loss as Unnecessary Hardship*

Petitioners next argue that the Board's decision regarding whether strict application of the Ordinance would create an unnecessary hardship to the Hunters was based solely upon the potential pecuniary loss to the Hunters and that basis is insufficient to grant a variance. We disagree.

"[I]n the context of zoning, ... pecuniary loss alone is not enough to show an 'unnecessary hardship' requiring a grant of a variance." *Williams v.*

**Opinion** Case details

whether a parcel of property suffers from unnecessary hardship ... findings of fact and conclusions of law [must be made] as to the impact of the [ordinance] on the landowner's ability to make reasonable use of his property." *Id.* at 487, 548 S.E.2d at 798 .

This rule was recently applied in *Showcase Realty* . In that case, the property owner obtained a special use permit to build a storage facility on his land. *Id.* at 549, 573 S.E.2d at 738. The property owner's site plan provided for a front setback of 50 feet and a side setback of 30 feet as required by the City of Fayetteville Zoning Ordinance. *Id.* at 549, 573 S.E.2d at 739. Before the property owner began construction, the City of Fayetteville's Inspection Department ("Inspection Department" ) conducted an on-site investigation and approved the location where the concrete slabs were to be poured. *Id.* During a subsequent inspection, the Inspection Department questioned the distance from the construction site to the road. *Id.* Upon further investigation, it was discovered that the construction site did not comply with the required setbacks. *Id.* The Inspection \*256 Department found that the front setback was only 25 feet and the side setback was only 29 feet. *Id.* Based on the Inspection Department's findings, the property owner requested a zoning variance. The variance was granted by the Board of Adjustment and affirmed by the Superior Court. The petitioner, a neighboring property owner, appealed to this Court. After conducting a whole record review, this Court reversed the Board's decision and concluded that there was insufficient evidence to support the Board's finding of unnecessary hardship. *Id.* at 553, 573 S.E.2d at 741. This Court noted that the only evidence of unnecessary \*435 hardship to the property owner was the pecuniary loss he would suffer by relocating the concrete slabs in order to continue the construction project. *Id.*

*Showcase Realty* is distinguishable from the case before us for several reasons. Most notably, the variance requested in *Showcase Realty* was for a variance of 25 feet. The variance requested in the case *sub judice*



**Opinion** Case details

*Realty* indicated that it was difficult to determine the location of the shoulder of the road at the time of the initial inspection because of the road construction. In the case before us, there were no independent circumstances which may have made it difficult to conduct an accurate survey of the Hunters' property or any showing that the Hunters' survey was in fact inaccurate. Additionally, unlike *Showcase Realty*, the Board in the case before us considered other factors in addition to the apparent pecuniary loss the Hunters would suffer if their variance request was denied.

The case before us is also distinguishable from other cases in which our Courts have affirmed an order denying a variance request. In *Robertson v. Zoning Bd. of Adjust. for City of Charlotte*, 167 N.C.App. 531, 605 S.E.2d 723 (2004), this Court affirmed an order denying the petitioners' variance request where the petitioners created their own hardship by not requesting a sixty-percent variance before building a fence and the petitioners' hardship was "personal in nature" because it arose out of a dispute between neighbors. *Id.* at 535, 605 S.E.2d at 726. Likewise, in *Donnelly v. Bd. of Adjustment of the Village of Pinehurst*, 99 N.C.App. 702, 394 S.E.2d 246 (1990), this Court affirmed the denial of a variance request where the petitioner requested a variance after he built a fence on his property and a variance allowing the fence to remain on the petitioner's property was directly contrary to the applicable zoning ordinance. *Id.* at 708, 394 S.E.2d at 250. In the case before us, the Hunters followed the necessary procedures to obtain a building permit before they began construction on their property and the hardship that the Hunters faced was not one of their own making. Further, the variance requested by the Hunters was not directly contrary to the Ordinance and did not conflict with the general purpose of the Ordinance.

436      \*436 Upon thorough review of the whole record, we hold the Board's decision was based upon competent evidence and was not arbitrary or capricious. The Order of the Board is affirmed.

**Opinion** Case details

Judge GEER concurs.

Judge JACKSON concurs in a separate opinion. JACKSON , Judge concurring in a separate opinion.

I concur with the majority's decision to affirm the instant case. However, with respect to issue I, I believe that we must reiterate to the court below that when a trial court reviews a decision of a municipal board, it does so in the role of an appellate court and may not make additional findings of fact. <sup>257</sup> See *321 News & Video, Inc. v. Zoning Bd. of Adjust. of Gastonia*, 174 N.C.App. 186, 188, 619 S.E.2d 885, 886 (2005) . In the instant case, the trial court made several additional findings of fact which were not contained in the Board's decision, including:

4. That Charles F. Riggs & Associates, Inc. is a licensed professional land surveyor.

....

10. That Tucker submitted to the Town of Surf City a survey which was prepared in 1993 by a **licensed professional land surveyor John Pierce**, which survey conflicted with the recent survey submitted by the Hunters with their application for a building permit.<sup>1</sup>

<sup>1</sup> Bolded text indicates portion of finding that is in addition to findings of the Board.

....

13. That there are three different surveys done by two different licensed professional land surveyors which each show a different property line between the subject property and the <sup>437</sup> adjoining property, and the exact location of the property line cannot be

JX

**Opinion** Case details

property owned by Tucker encroached two (2) feet within the  
sideline setback for the subject property.

Although these additional findings of fact are not contrary to the findings of the Board, nor do they alter the outcome of this case, they still are improper. However, as our task is to review the Board's decision, not that of the superior court, I would hold that the additional findings of fact, while improper, do not affect the ultimate result. *See Piney Mt. Neighborhood Assoc. v. Town of Chapel Hill*, 63 N.C.App. 244, 257, 304 S.E.2d 251, 259 (1983) (Court affirmed action made by Town Council even when trial court made additional findings of fact which may have been contrary to those made by the Council, but did not substitute its judgment for that of the Council); *cf. Batch v. Town of Chapel Hill*, 326 N.C. 1, 387 S.E.2d 655 (1990) (Court reversed decision of trial court where it made additional findings which were contrary to that of the town council). Therefore, I concur in the majority's decision to affirm the Order of the Board.

Make your practice more  
effective and efficient with  
Casetext's legal research  
suite.

[Get a Demo](#)**Casetext research**[Sign Up](#) [Get a Demo](#)

Search all cases and statutes...

JX

**Opinion** Case details

Switch

Big firm

Coverage

SmartCite

Public records search

Partnerships and Resources

Law school access

Bar associations

About us

Jobs

Blog

News

Twitter

Facebook

LinkedIn

Instagram

Help articles

Customer support

Contact sales

Privacy



[Sign Up](#) [Get a Demo](#)

Search all cases and statutes...

JX

**Opinion**

Case details

 Download

