

PROJECT CONTACTS:

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CIVIL ENGINEER.....D.R. STRONG CONSULTING ENGINEERS, INC.
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PROJECT DESCRIPTION:

SITE ADDRESS:.....8427 SE 47TH ST
TAX PARCEL NUMBER:.....7598100421
NUMBER OF LOTS:.....1
ZONING:.....R-9.6
SITE AREA:.....11,523 S.F. (0.265 ACRES)
GROSS PROJECT AREA:.....11,345 S.F. (0.260 ACRES)
PROPOSED GROSS FLOOR AREA:.....3,977 S.F.
PROPOSED IMPERVIOUS AREA:.....4,775 S.F. (41.2%)
REPLACED IMPERVIOUS AREA:.....70 S.F. (0.6%)
PROPOSED PERVIOUS AREA:.....6,752 S.F. (58.2%)
EXISTING LOT COVERAGE:.....0 S.F. (0.0%)
PROPOSED LOT COVERAGE:.....2,907 S.F. (25.2%)
PROPOSED BUILDING HEIGHT:.....23.12 FT
NUMBER OF PARKING SPACES:.....2 MIN

GENERAL EROSION CONTROL NOTES:

ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S. THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.
AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS WILL BE STABILIZED WITH COMPOST AMENDED SOILS AND HYDROSEEDING OR SOD. EXPOSED SOILS SHALL BE WORKED DURING THE WEEK UNTIL THEY HAVE BEEN STABILIZED. SOIL STOCKPILES WILL BE LOCATED WITHIN THE DISTURBED AREA SHOWN ON THE SWPPP SITE MAP. SOIL EXCAVATED FOR THE FOUNDATION WILL BE BACKFILLED AGAINST THE FOUNDATION AND GRADED TO DRAIN AWAY FROM THE BUILDING. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. ONCE THE DISTURBED LANDSCAPE AREAS ARE GRADED, THE GRASS AREAS WILL BE AMENDED USING BMP 15.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH. ALL STOCKPILES WILL BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.

CONSTRUCTION SEQUENCE

- 1. ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY INSPECTOR.
2. FLAG OR FENCE CLEARING LIMITS.
3. CALL ONE-CALL UTILITY LOCATE SERVICE PRIOR TO ANY EXCAVATION WORK.
4. GRADE INSTALL ROCK CONSTRUCTION ENTRANCE IF NECESSARY.
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT RESIDENCE AND OTHER SITE IMPROVEMENTS.
7. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OR COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. MAINTAIN ACCESS TO OFF-SITE ROADS AND DRIVEWAYS AT ALL TIMES DURING THE DURATION OF THE PROJECT.
9. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
10. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE AFTER ACCEPTANCE BY INSPECTOR.

SOIL AMENDMENT NOTE:

AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. SEE LANDSCAPE PLANS FOR TURF AND PLANTING BED AREAS. STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 167 C.Y. OF AMENDMENT FOR AN AREA OF 6,752 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED).
P.E. CERTIFICATION FOR SECTION B:
I HEREBY STATE THAT THIS CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN FOR 8427 SE 47TH STREET HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS. I UNDERSTAND THAT THE CITY OF MERCER ISLAND DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE SUFFICIENCY, SUITABILITY, OR PERFORMANCE OF CONSTRUCTION SWPPP BMPS PREPARED BY ME.

CONSTRUCTION NOTES:

- 1. ALL UTILITIES TO BE DISCONNECTED OR REMOVED PRIOR TO THE START OF THE PROJECT. COORDINATE WITH UTILITY COMPANIES PRIOR TO DISCONNECTION OR REMOVAL.

LEGAL DESCRIPTION:

SCHMIDTS VITUS E SEATTLE ACRE TRS LOT 1 LESS E 220 FT & N 110 FT OF W 70 FT OF E 290 FT; TOW LOT 2 LESS E 220 FT AKA LOT 1 OF MERCER ISLAND SUBD APPROVED 03-30-66

SURVEYOR'S NOTES: (BY SURVEYOR)

- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS ORDER NO. 0193784-ETU DATED OCTOBER 15, 2020 AND ORDER NO. 0193785-ETU DATED OCTOBER 14, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 10, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON JUNE 4, 2021.
3. PROPERTY AREA = 28,644.14± SQUARE FEET (0.6576± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

BENCHMARK:

FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6' IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

NE 1/4 SECTION 18, TOWNSHIP 24 N, RANGE 5 E, W.M.

LORENZINI SFR

EARTHWORK VOLUME CALCULATIONS

Table with columns: CUT VOLUME (CU. YDS.), FILL VOLUME (CU. YDS.), NET VOLUME (CU. YDS.). Rows: SITE, DET. TANK EXCAVATION, TOTAL 530 FILL.

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

GRADING NOTE:

TOTAL AREA TO BE DISTURBED ON-SITE.....11,345 S.F.
TOTAL AREA TO BE DISTURBED OFF-SITE.....265 S.F.
FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.

VERTICAL DATUM: (BY SURVEYOR)

NAVD 88

BASIS OF BEARINGS: (BY SURVEYOR)

NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CUL-DE-SAC, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 66 OF PLATS, PAGE 28.

METHOD OF SURVEY: (BY SURVEYOR)

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

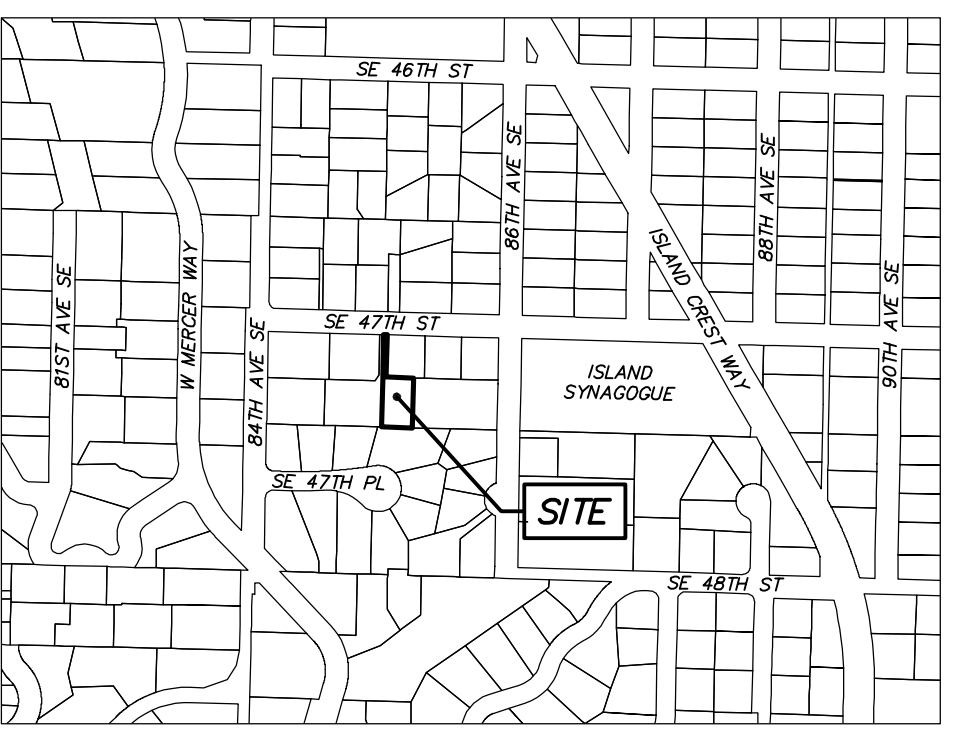
BENCHMARK:

FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6' IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.

TESC LEGEND:

FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012/ 2014 SWMMWW

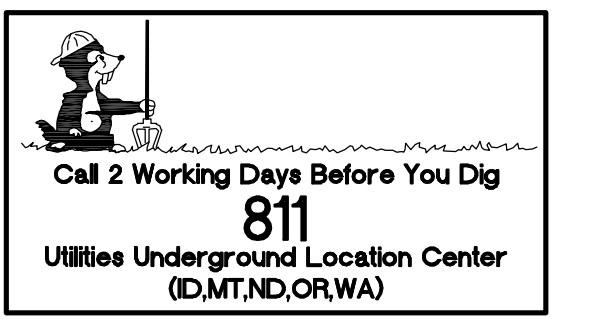
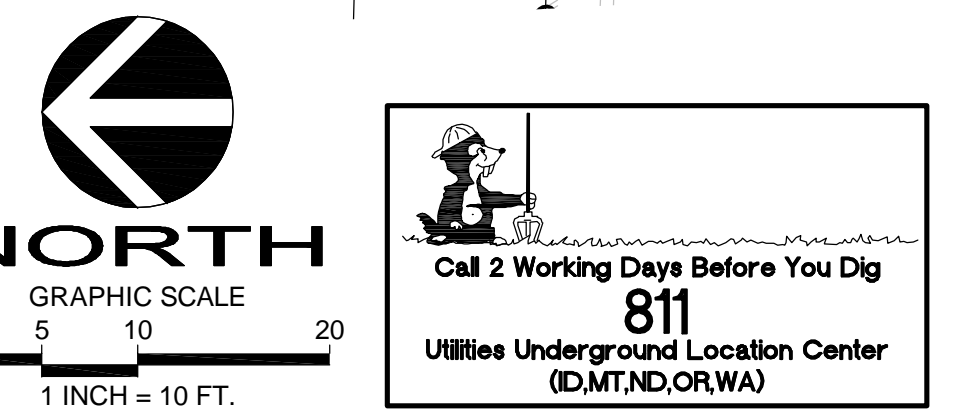
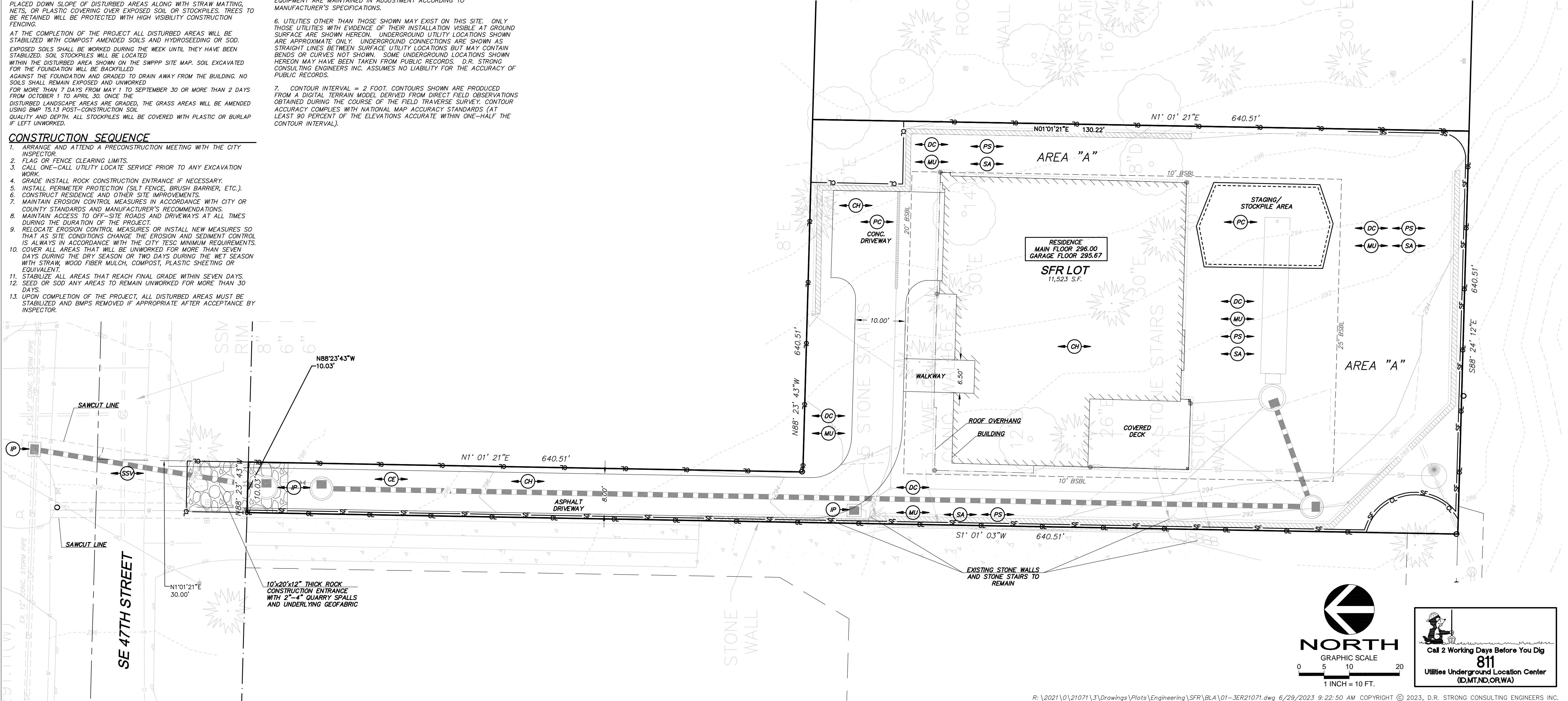
- CL CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED (BMP C103)
SF SILT FENCE IS PROPOSED (BMP C233)
CE STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
SSV STREET SWEEPING & VACUUMING
IP INLET PROTECTION (BMP C220)
DC DUST CONTROL (BMP C140)
MU MULCHING, MATTING, & COMPOST BLANKETS (BMP C121, BMP C125)
PS PERMANENT SEEDING AND PLANTING (BMP C120)
SA POST-CONSTRUCTION SOIL QUALITY & DEPTH (BMP 15.13) SEE DETAIL ON SHEET C2
CH CONCRETE HANDLING (BMP C151)
PC PLASTIC COVERING (BMP C123)



VICINITY MAP
SCALE 1"= ±500'

SHEET INDEX:

- C1 OF 6 COVER SHEET & T.E.S.C. PLAN
C2 OF 6 T.E.S.C. NOTES & DETAILS
C3 OF 6 TREE RETENTION PLAN
C4 OF 6 STORM DRAINAGE PLAN
C5 OF 6 STORM DRAINAGE PROFILE
C5 OF 6 NOTES & DETAILS
1 OF 2 BOUNDARY AND TOPOGRAPHIC SURVEY
2 OF 2 BOUNDARY AND TOPOGRAPHIC SURVEY



DRS D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 © 425.827.3065 F 425.827.2423

LORENZINI SFR COVER SHEET & T.E.S.C. PLAN 8427 SE 47TH STREET MERCER ISLAND WASHINGTON 98040 PARCEL NO. 7598100421

TODD SHERMAN DESIGN BUILT HOMES 11400 SE 8TH STREET, SUITE 415 BELLEVUE, WASHINGTON 98004 206-909-8187



Table with columns: DATE, REVISION, REVISION, DATE, REVISION. Contains revision history for the drawings.

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: MAJ
DATE: 07.01.22
PROJECT NO.: 21071

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MERCER ISLAND
WASHINGTON 98040
PARCEL NO. 7598100421

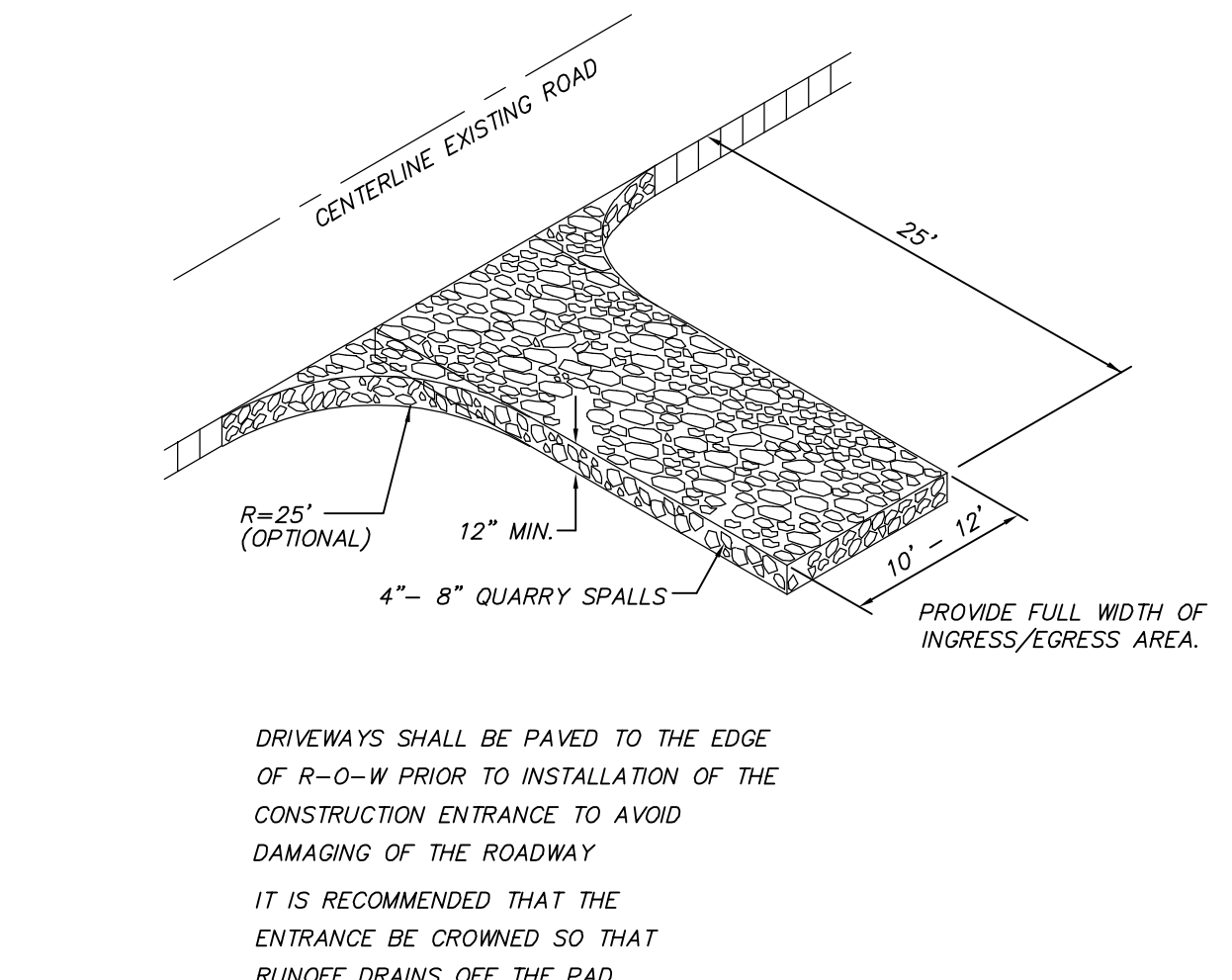
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DATE	REVISION	REV. BY	REV. FOR
11.30.22	1	MAJ	PER AGENCY COMMENTS
03.29.23	2	MAJ	PER AGENCY COMMENTS
06.07.23	3	MAJ	PER AGENCY COMMENTS
06.29.23	4	MAJ	PER AGENCY COMMENTS

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: MAJ
DATE: 07.01.22
PROJECT NO.: 21071

DRAWING: C2
SHEET: 2 OF 6



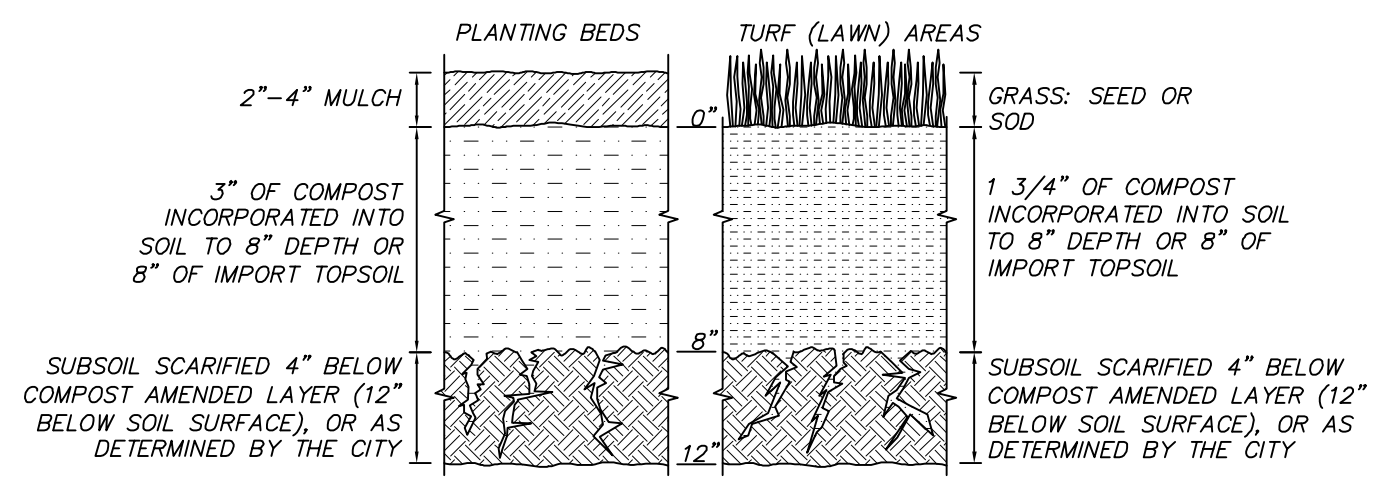
SOIL AMENDMENT NOTES

- SOIL RETENTION:** RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE, IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- SOIL QUALITY:** ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 - MULCH PLANTING BEDS WITH 2-4 INCHES OF ORGANIC MATERIAL.
 - USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIODETERIORATION (BMP 17.3.0), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65% AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
- IMPLEMENTATION OPTIONS:** THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 - STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.
- MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

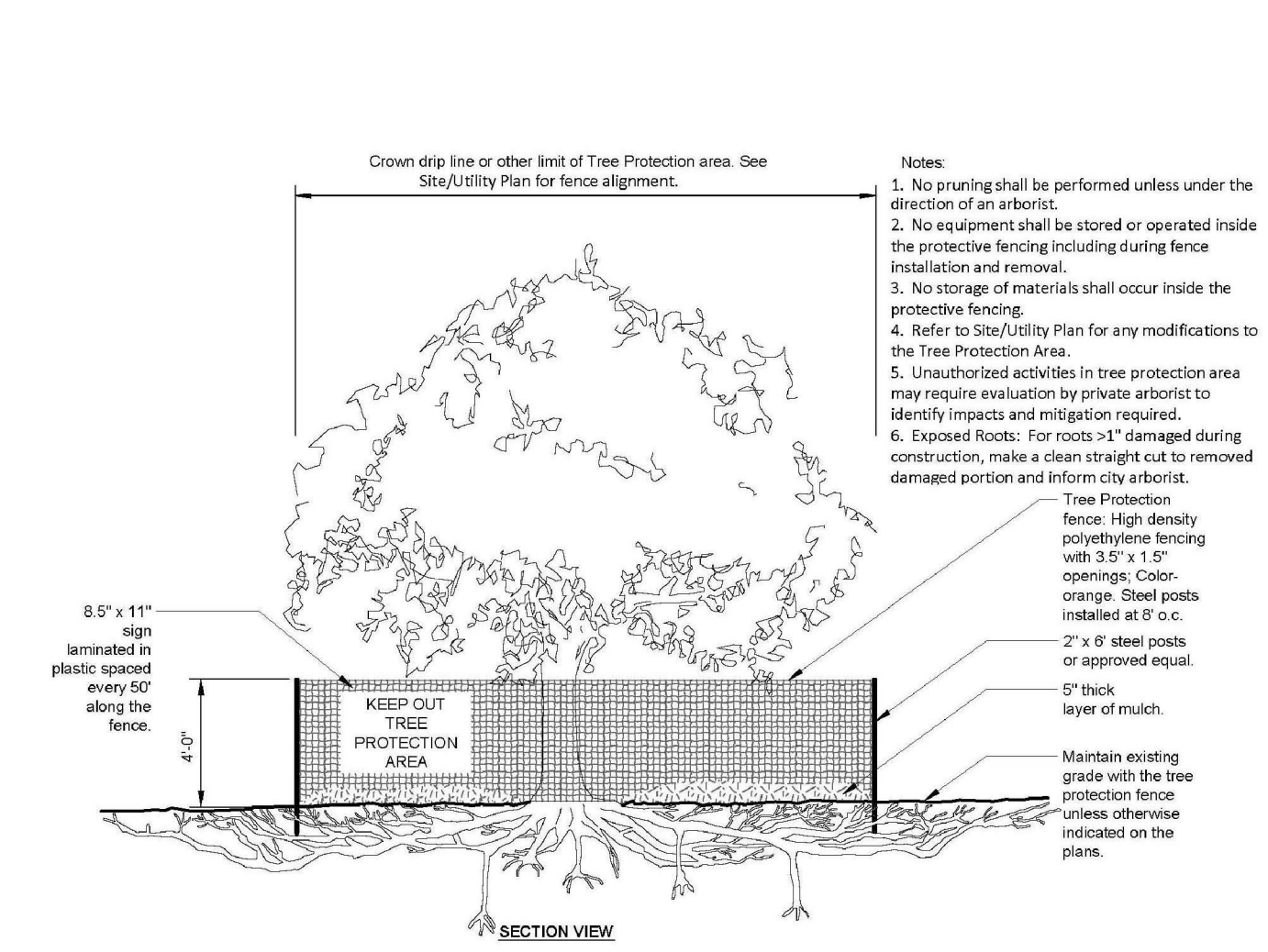
- MAINTENANCE:**
- ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
 - PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
 - LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
 - REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

EROSION AND SEDIMENT CONTROL NOTES

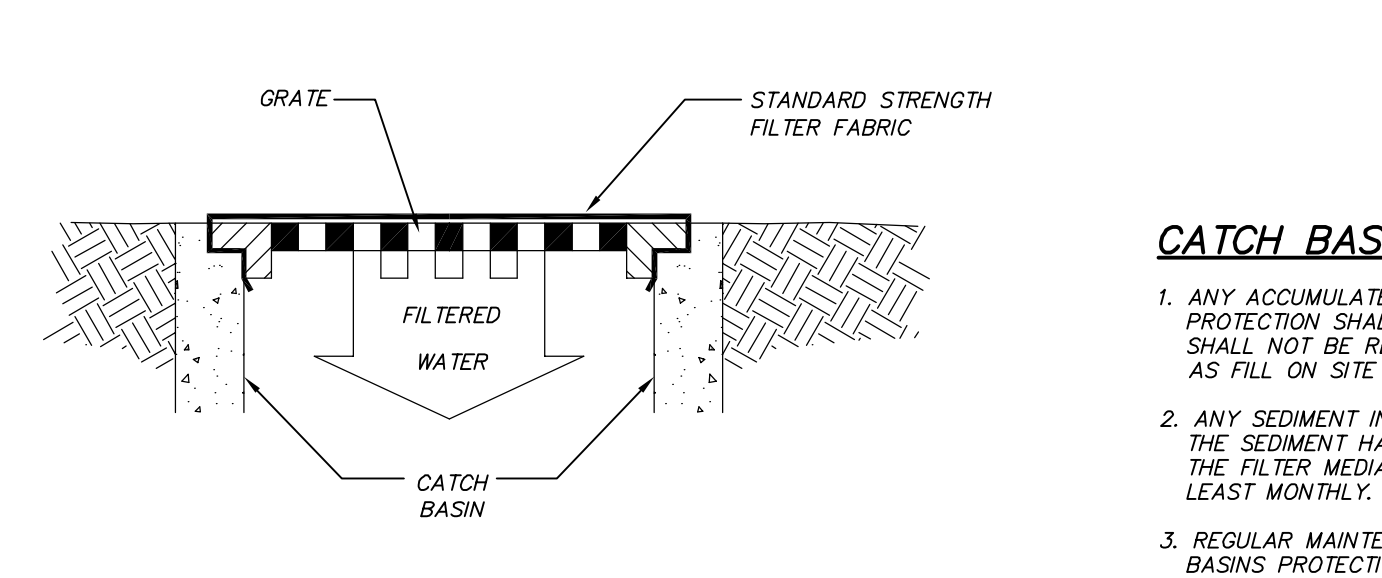
- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S. THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.
- ALL SOIL STOCKPILES TO BE COVERED WITH PLASTIC SHEETING UNTIL SUCH TIME THAT THE SOIL IS EITHER USED OR REMOVED. PILES SHOULD BE SITUATED AND LOCATED SUCH THAT SEDIMENT DOES NOT RUN INTO THE STREET OR ONTO ADJOINING PROPERTIES.
- ALL EXPOSED SOIL AREAS SHALL BE COVERED OR PROTECTED USING AN APPROPRIATE BMP. STABILIZE DENUDATED AREAS OF THE SITE BY MULCHING, SEEDING, PLANTING, OR SODDING.
- ALL ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY APPROPRIATE USE OF VEGETATION BUFFER STRIPS, SEDIMENT BARRIERS, OR FILTERS, DIKES, MULCHING, OR BY A COMBINATION OF THESE MEASURES AND OTHER APPROPRIATE BMP'S.
- PROVIDE FOR PERIODIC STREET CLEANING TO REMOVE ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OFF-SITE. SEDIMENT SHOULD BE REMOVED BY SHOVELING OR SWEEPING AND CAREFULLY REMOVED TO A SUITABLE DISPOSAL AREA WHERE IT WILL NOT BE RE-ERODED.
- ALL INSTALLED EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED REGULARLY BY THE GENERAL CONTRACTOR ESPECIALLY AFTER ANY LARGE STORM. MAINTENANCE, INCLUDING REMOVAL AND PROPER DISPOSAL OF SEDIMENT SHOULD BE A NECESSARY TO INSURE THAT SEDIMENT AND EROSION IS CONTROLLED ON SITE.



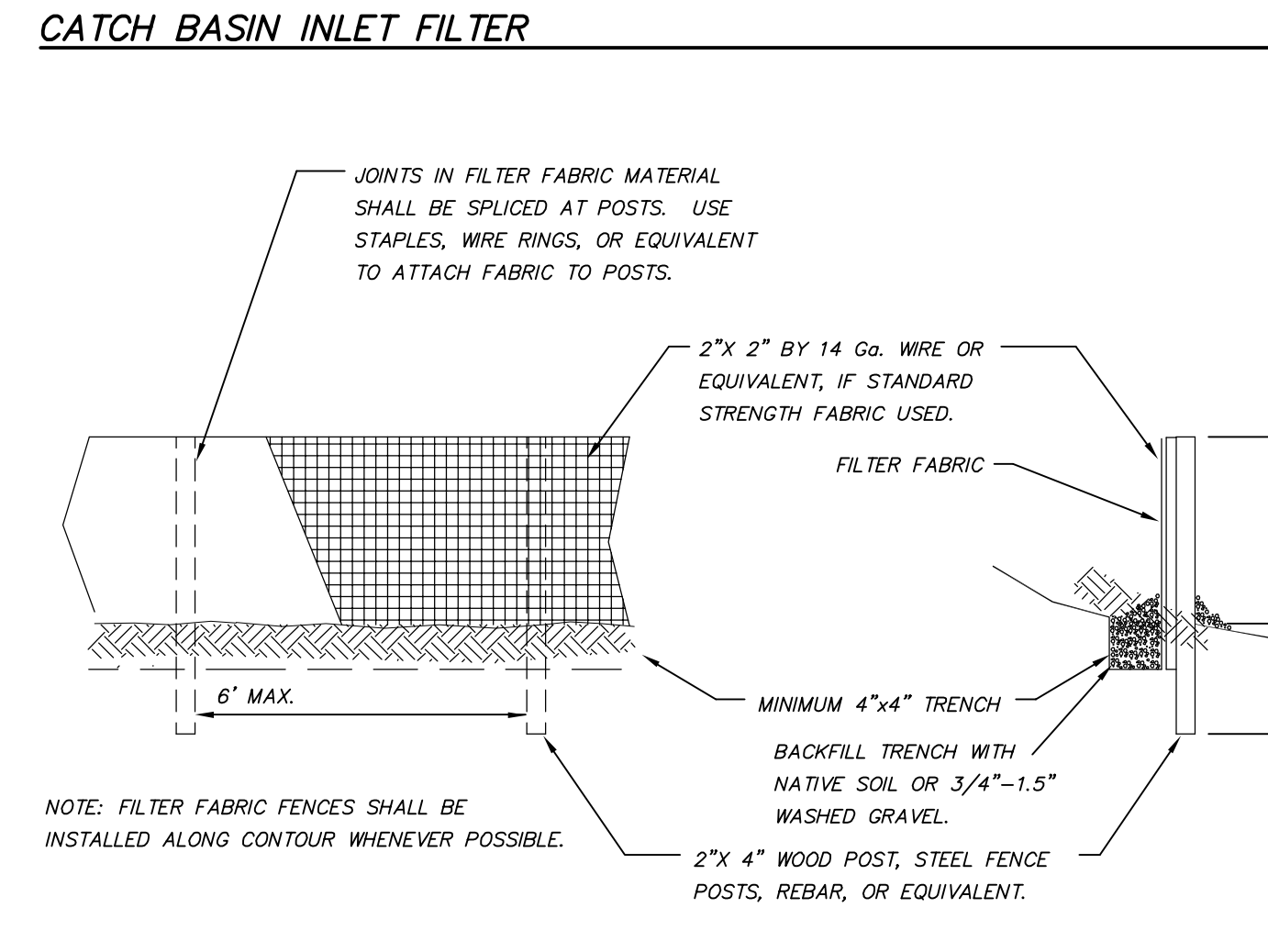
TREE PROTECTION FENCING



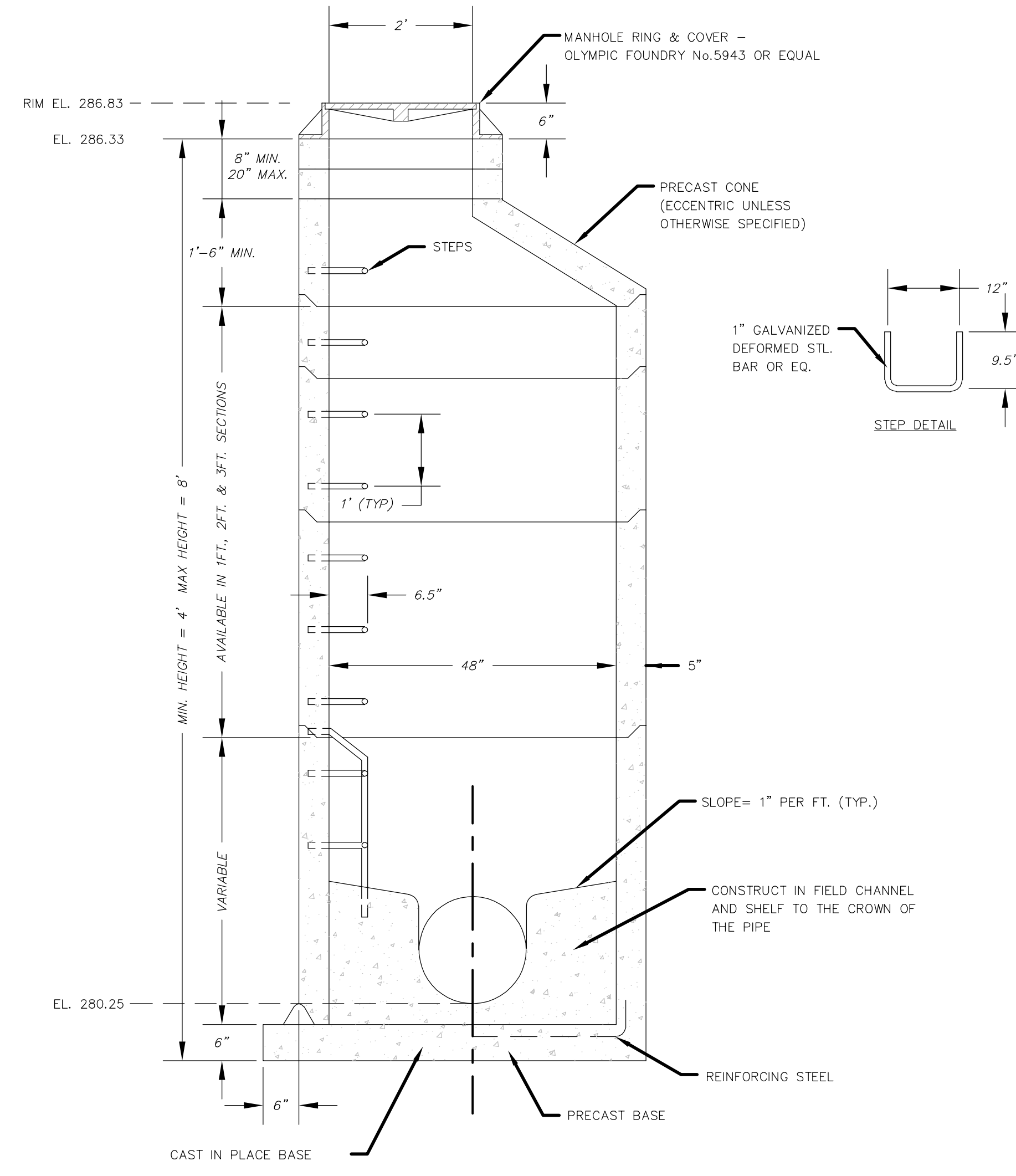
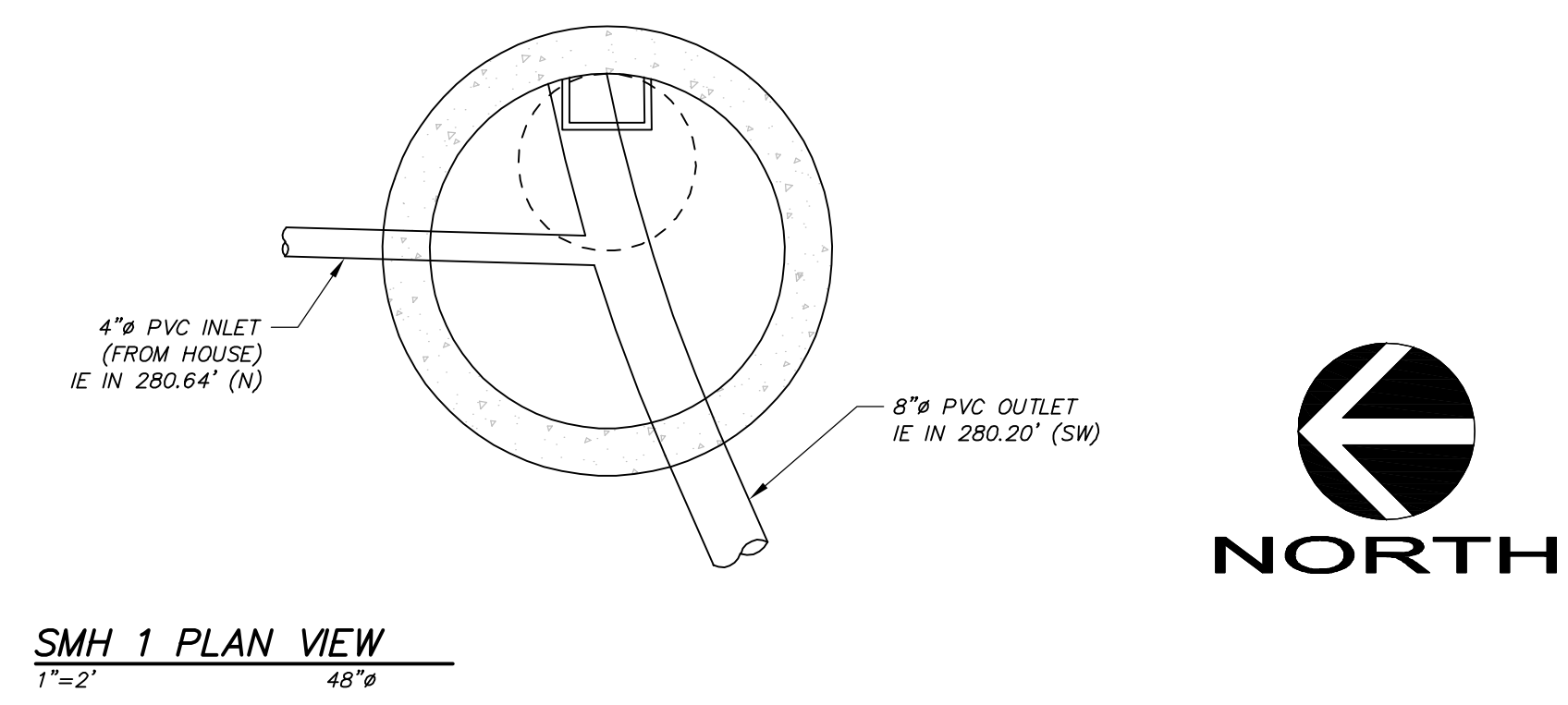
CATCH BASIN INSERT MAINTENANCE STANDARDS



CATCH BASIN INLET FILTER



SILT FENCE DETAIL



- NOTES:**
- ADJUSTING BLOCKS - MIN. 2 COURSES, MAX. 5 COURSES.
 - REINFORCE WALL SECTIONS WITH AT LEAST 0.12 SQ. INS. OF CIRCUMFERENTIAL STEEL PER LINEAL FOOT.
 - PIPE CHANNEL TO BE FORMED OF CLASS 5 (11/2) CONCRETE AFTER MANHOLE HAS BEEN SET IN PLACE AND PIPES HAVE BEEN GROUTED IN.
 - REINFORCE PRECAST BASE SECTION WITH NO. 4 BARS SPACED 8" O.C. BOTH WAYS AND SET 2" TO 4" BELOW TOP OF SLAB WITH BARS EXTENDING INTO WALL SECTION AND TIED TO LONGITUDINAL STEEL.
 - INSTALL DROP MANHOLE CONNECTION IF INVERT OF ANY INCOMING SEWER IS MORE THAN 2'-0" ABOVE TOP OF MAIN SEWER.
 - ALL RIGID PIPE ENTERING OR LEAVING THE MANHOLE SHALL BE PROVIDED WITH FLEXIBLE JOINTS WITHIN 1 1/2 PIPE DIA. OF THE MANHOLE STRUCTURE.

LORENZINI SFR



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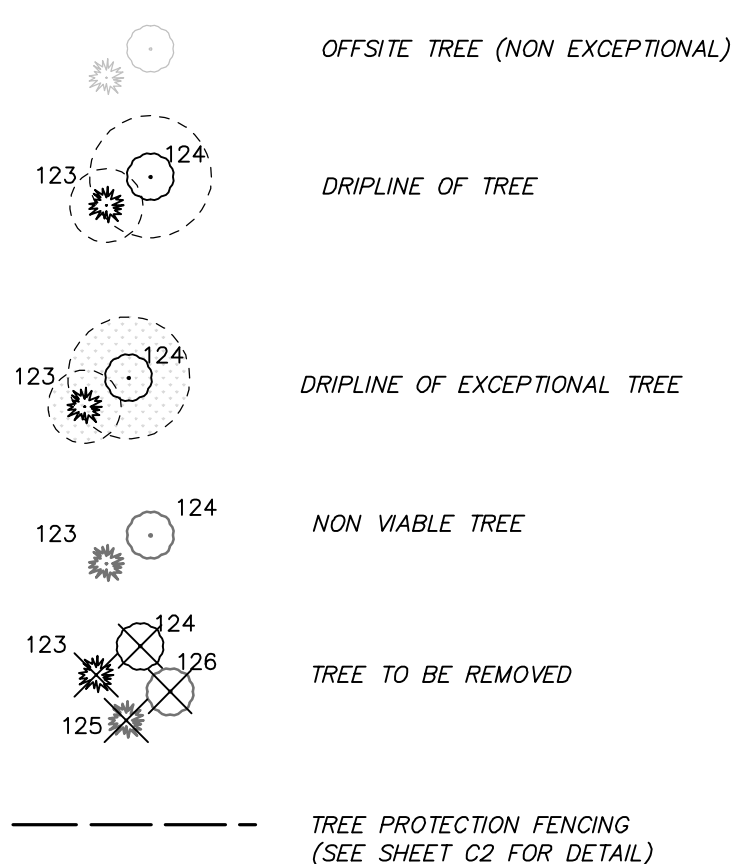
ONSITE TREES

Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LDD						
									Retain	Remove	Radius in feet						
									Viable	Non-viable	N	W	E	S			
1	251	Bigleaf maple	26	26	28 north only		OK	Asymmetric canopy towards north, typical of species, dead wood, moss and lichen	1		28	28	28	28	Y	1	1
2	260	Douglas fir	30	30	18		Poor	Topped @ 60', asymmetric canopy towards west, thin canopy	1		18	18	18	18	Y	1	
3	261	Douglas fir	41	41	18		OK	Topped @ 70', elongated branches, free flowing sap, asymmetric canopy towards west, typical of species	1		18	18	18	18	Y	1	6
4	262	Douglas fir	26	26	17		OK	Serpentine trunk, topped @ 50', strong leader, asymmetric canopy towards south, dead wood, broken branches, typical of species	1		17	17	17	17	Y	1	3
5	263	Douglas fir	40	40	18		Fair	Ivy @ root crown up to 50', topped @ 75', asymmetric canopy towards west, thin canopy, dead wood, broken branches, girdled by chain @ 15'	1		18	18	18	18	Y	1	
6	264	Douglas fir	21	21	16		Fair	Self-corrected lean towards south, topped @ 50', asymmetric canopy towards west, thin canopy, girdled by chain @ 15'	1		16	16	16	16	N	1	
7	265	Madrona	6.6	8.5	10 west only		OK	Co-dominant leaders with included bark x2 @ 3', asymmetric canopy towards west, ivy @ root crown up to 8', typical of species	1		10	10	10	10	Y	1	6

RIGHT-OF-WAY TREES

Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LDD						
									Retain	Remove	Radius in feet						
									Viable	Non-viable	N	W	E	S			
1	625	White pine	26	26	15		Y	Codominant leaders @ 8', lean left, self-corrected			1	15	15	15	15		

LEGEND

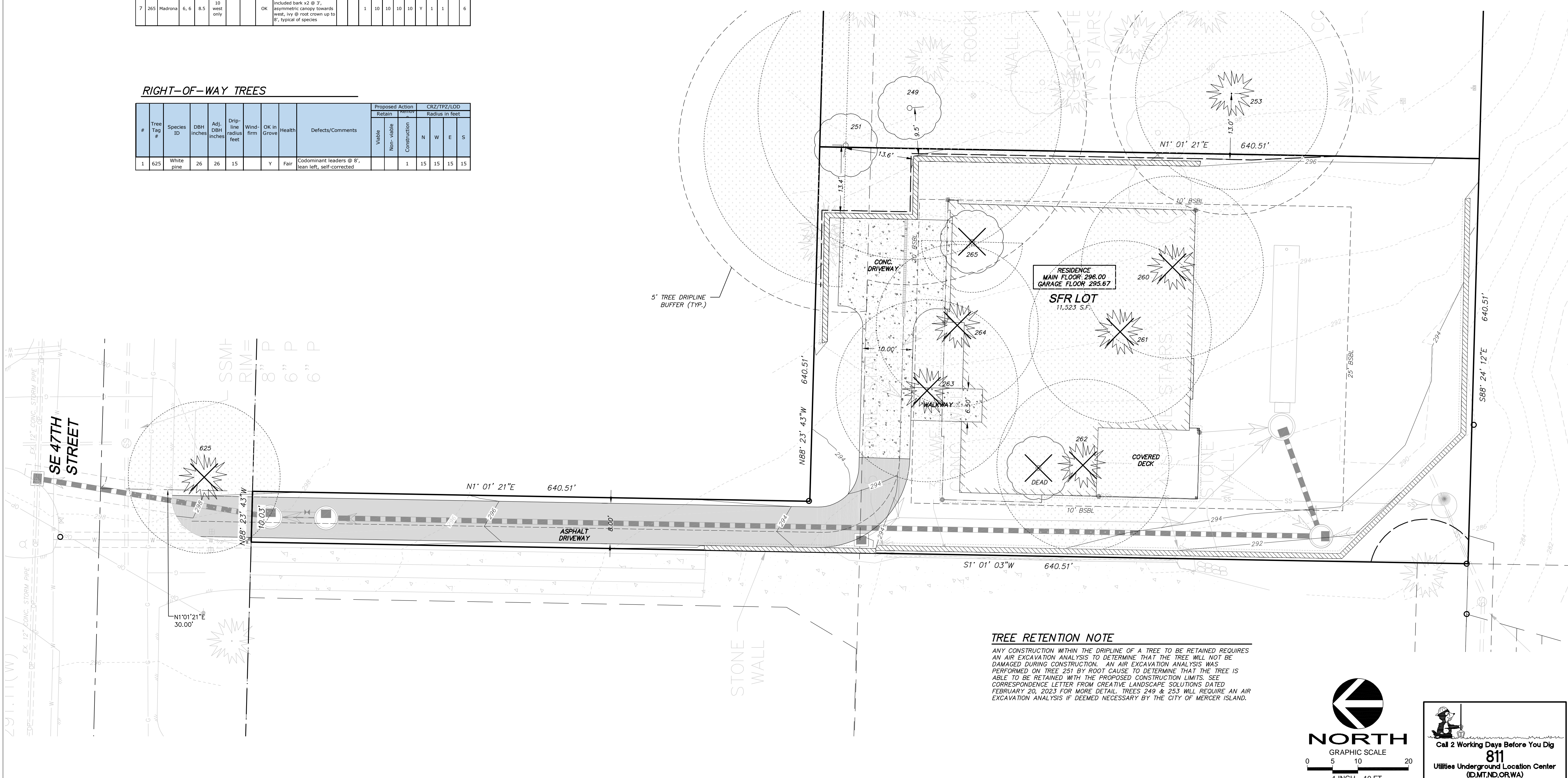


TREE RETENTION CALCULATION

TOTAL ONSITE TREES:	29
TOTAL NON-VIABLE ONSITE TREES:	7
TOTAL Viable ONSITE TREES:	22
ONSITE TREES REMOVED FOR SITE IMPROVEMENTS:	12
OFFSITE TREES REMOVED FOR SITE IMPROVEMENTS:	1
REQUIRED: 30% Viable TREES:	7
TOTAL NUMBER OF RETAINED TREE CREDITS:	1

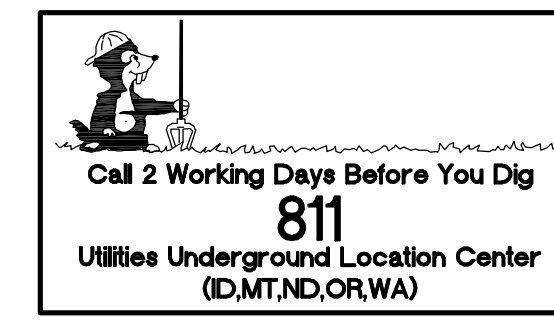
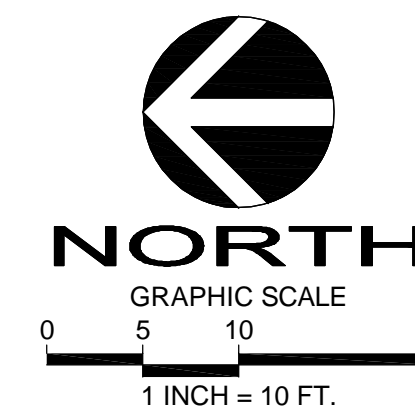
TREE REPLACEMENT CALCULATION (MICC 19.10.070)

DIAMETER OF REMOVED TREE	NUMBER OF TREES REMOVED	NUMBER OF REPLACEMENT TREES REQUIRED
10-24 INCHES (2:1)	0	0 (0 TOTAL)
24-36 INCHES (3:1)	1	3 (3 TOTAL)
> 36 INCHES (6:1)	2	6 (12 TOTAL)
OFFSITE > 36 INCHES (6:1)	1	3 (3 TOTAL)
		= 18 REQUIRED MITIGATION TOTAL
		ACTUAL MITIGATION TOTAL: 6
		TOTAL NUMBER OF TREES: 12
		TO PAY FEE IN LIEU OF



TREE RETENTION NOTE

ANY CONSTRUCTION WITHIN THE DRIPLINE OF A TREE TO BE RETAINED REQUIRES AN AIR EXCAVATION ANALYSIS TO DETERMINE THAT THE TREE WILL NOT BE DAMAGED DURING CONSTRUCTION. AN AIR EXCAVATION ANALYSIS WAS PERFORMED ON TREE 251 BY ROOT CAUSE TO DETERMINE THAT THE TREE IS ABLE TO BE RETAINED WITH THE PROPOSED CONSTRUCTION LIMITS. SEE CORRESPONDENCE LETTER FROM CREATIVE LANDSCAPE SOLUTIONS DATED FEBRUARY 20, 2023 FOR MORE DETAIL. TREES 249 & 253 WILL REQUIRE AN AIR EXCAVATION ANALYSIS IF DEEMED NECESSARY BY THE CITY OF MERCER ISLAND.



LORENZINI SFR
TREE RETENTION PLAN
8427 SE 47TH STREET
MERCER ISLAND
WASHINGTON 98040
PARCEL NO. 7598100421

TODD SHERMAN
DESIGN BUILT HOMES
11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
206-909-8187



DATE	REVISION	REVIS. PER	AGENCY COMMENTS
11.30.22	APR	MAJ	
03.29.23	MAJ	MAJ	
06.07.23	MAJ	MAJ	
06.29.23	MAJ	MAJ	

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: MAJ
DATE: 07.01.22
PROJECT NO.: 21071

DRAWING: C3
SHEET: 3 OF 6

NE 1/4 SECTION 18, TOWNSHIP 24 N, RANGE 5 E, W.M.
LORENZINI SFR



LORENZINI SFR
 DRAINAGE PLAN
 8427 SE 47TH STREET
 MERCER ISLAND
 WASHINGTON 98040
 PARCEL NO. 7598100421

TODD SHERMAN
 DESIGN BUILT HOMES
 11400 SE 8TH STREET, SUITE 415
 BELLEVUE, WASHINGTON 98004
 206-909-8187



DATE	REVISION	REVISED BY	PER AGENCY COMMENTS
11.30.22		MAJ	PER AGENCY COMMENTS
03.29.23		MAJ	PER AGENCY COMMENTS
06.07.23		MAJ	PER AGENCY COMMENTS
06.29.23		MAJ	PER AGENCY COMMENTS

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 07.01.22
 PROJECT NO.: 21071
 DRAWING: C4
 SHEET: 4 OF 6

Table 1

ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA.

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in) ⁽¹⁾		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3

GENERAL NOTES:

- SITE PLAN PROVIDED BY CLIENT ON APRIL 22, 2022.
- WALL/ FOOTING/ LAWN UNDERDRAIN DRAINAGE SYSTEM AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE WALL/FOOTING/ UNDERDRAIN DRAINAGE SYSTEM AND DOWN SLOPE OF THE WALL/BUILDING FOUNDATION AND DOWNSTREAM OF THE DETENTION TANK.
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN, OR NOT SHOWN IN THEIR PROPER LOCATION.
- CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR TO VERIFY CONDITION AND GOOD WORKING ORDER OF ALL EXISTING UTILITIES TO BE RECONNECTED OR RE-USED PRIOR TO START OF CONSTRUCTION.
- SOILS ON THE SITE CONSISTS OF KITSAP SILT LOAM (KpB) PER THE NRCS WEB SOIL SURVEY.
- ROOF DRAINS SHALL BE 4" OR 6" PVC AS SHOWN AND HAVE A MINIMUM SLOPE OF 2.00%.
- ALWAYS CALL 811 TWO WORKING DAYS BEFORE YOU DIG.

AREA BREAKDOWN:

LOT SIZE: 11,523 S.F. (0.265 AC.)
 EX. HARD SURFACES ON LOT: NONE
 NEW HARD SURFACES ON LOT:
 MAIN HOUSE ROOF: 2,867 S.F.
 DRIVEWAY: 1,771 S.F.
 WALKS & PATIOS: 40 S.F.
 TOTAL NEW ON LOT: 4,678 S.F. (40.6%)
 NEW HARD SURFACES:
 LOT PERVIOUS: 4,678 S.F.
 TOTAL PERVIOUS: 6,845 S.F.
 OFFSITE DRIVEWAY:
 TOTAL PROJECT HARD SURFACES: 4,775 S.F.
 TOTAL P.G.H.S.: 1,908 S.F.

LAWN AND LANDSCAPE AREA NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 75.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.
SOIL AMENDMENT NOTE:
 AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. SEE LANDSCAPE PLANS FOR TURF AND PLANTING BED AREAS. STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 167 C.Y. OF AMENDMENT FOR AN AREA OF 6,752 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED).

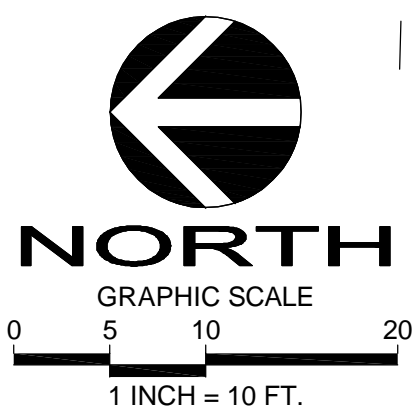
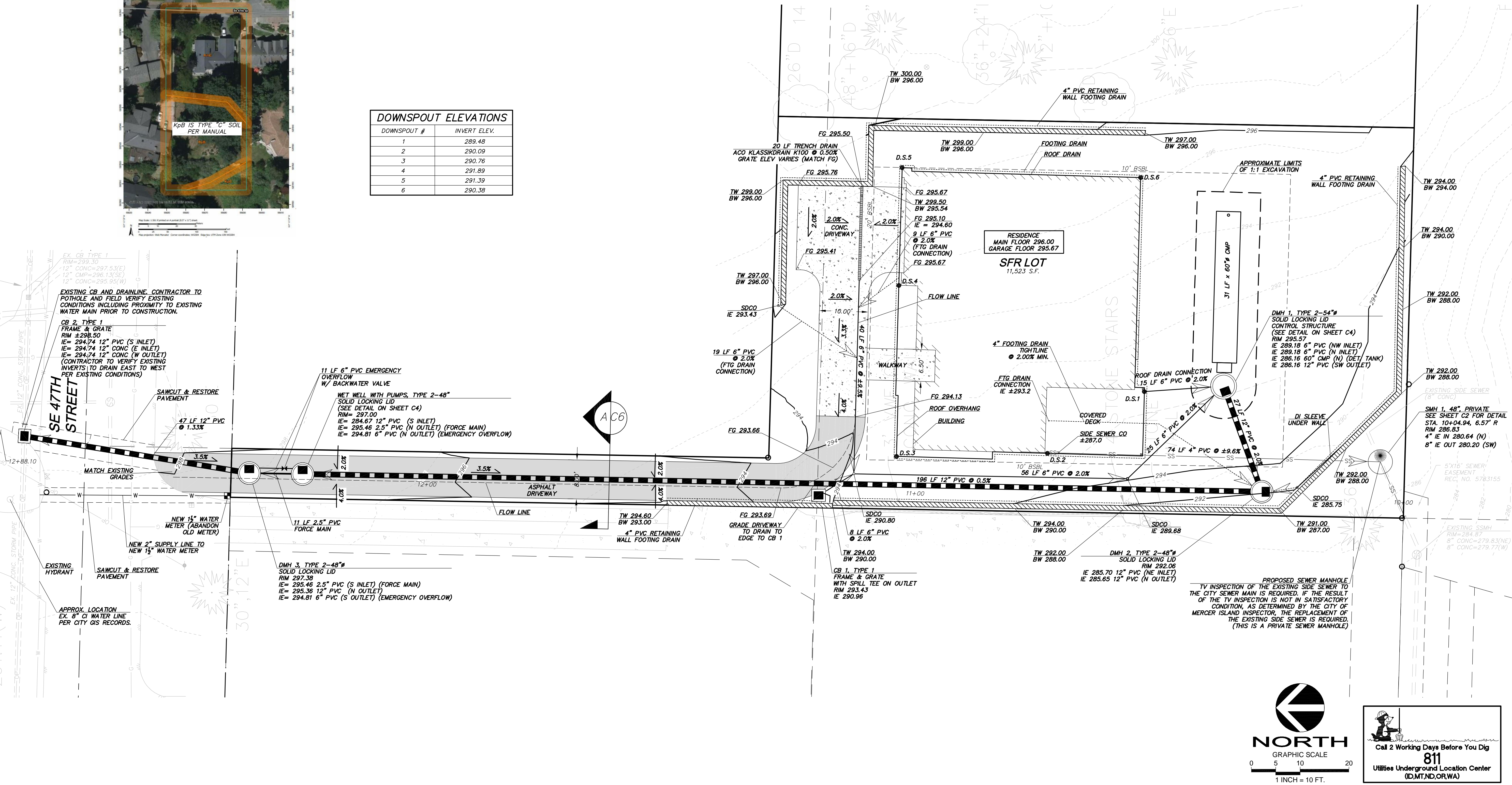
STORM DRAINAGE NOTES:

- FRAME AND GRATE FOR CONTROL STRUCTURE SHALL BE SET DIRECTLY OVER THE LADDER AND OFFSET SO THAT THE OVERFLOW PIPE SHALL BE VISIBLE AT THE EDGE OF THE ACCESS OPENING.
- THE FLOW CONTROL MANHOLE SHALL BE A STANDARD TYPE II CATCH BASIN. LADDER RUNS SHALL BE UNIFORMLY SPACED 12" TO 16 1/2" VERTICALLY.
- ALL STEEL PIPE AND PARTS SHALL BE GALVANIZED.
- THE STORAGE PIPE SHALL GENERALLY HAVE A MINIMUM OF 2 FEET OF COVER.
- 6" & 8" PVC PIPE SHALL MEET ASTM D3034 SDR-35
- FOOTING/ WALL DRAINAGE SYSTEM AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE FOOTING/ WALL DRAINAGE SYSTEM AND DOWN SLOPE OF THE BUILDING FOUNDATION. PROVIDE BACKWATER VALVES WHERE NOTED. A PUMP MAY BE REQUIRED FOR THE POOL FOOTING DRAINS.
- APPLICANTS ARE REQUIRED TO CALL FOR INSPECTIONS. IF THE WORK DOES NOT CONFORM TO THE APPROVED PLANS, OR THE INSPECTION REVEALS OTHER CONDITIONS THAT REQUIRE MODIFICATIONS OR ADDITIONAL INFORMATION, THAT PORTION OF THE WORK WILL BE STOPPED, NO FINAL OCCUPANCY SHALL BE PERMITTED UNTIL ALL ON-SITE STORMWATER MANAGEMENT BMPs AND OTHER DRAINAGE CONTROL FACILITIES ARE COMPLETED, INSPECTED AND APPROVED.
- APPLICANTS MAY BE REQUIRED TO OBTAIN A STREET OPENING PERMIT IF DRAINAGE WORK IS TO BE DONE IN THE CITY'S RIGHT-OF-WAY. IF THE IMPROVEMENTS INCLUDE A CONCRETE DRIVEWAY THAT IS TO EXTEND INTO THE PUBLIC RIGHT-OF-WAY, A PUBLIC PLACE USE PERMIT IS REQUIRED FOR THAT PORTION OF THE DRIVEWAY LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- FIELD ADJUST AREA DRAIN LOCATIONS. GRADE TO DRAIN.
- SLEEVE ALL PIPES UNDER/ THROUGH WALLS.



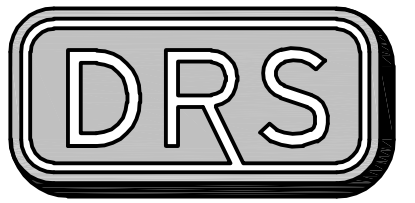
DOWNSPOUT ELEVATIONS

DOWNSPOUT #	INVERT ELEV.
1	289.48
2	290.09
3	290.76
4	291.89
5	291.39
6	290.38



811
 Call 2 Working Days Before You Dig
 Utilities Underground Location Center
 (D.M.T.N.D.OR.WA)

LORENZINI SFR



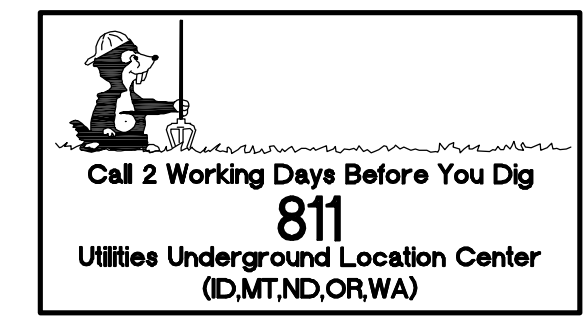
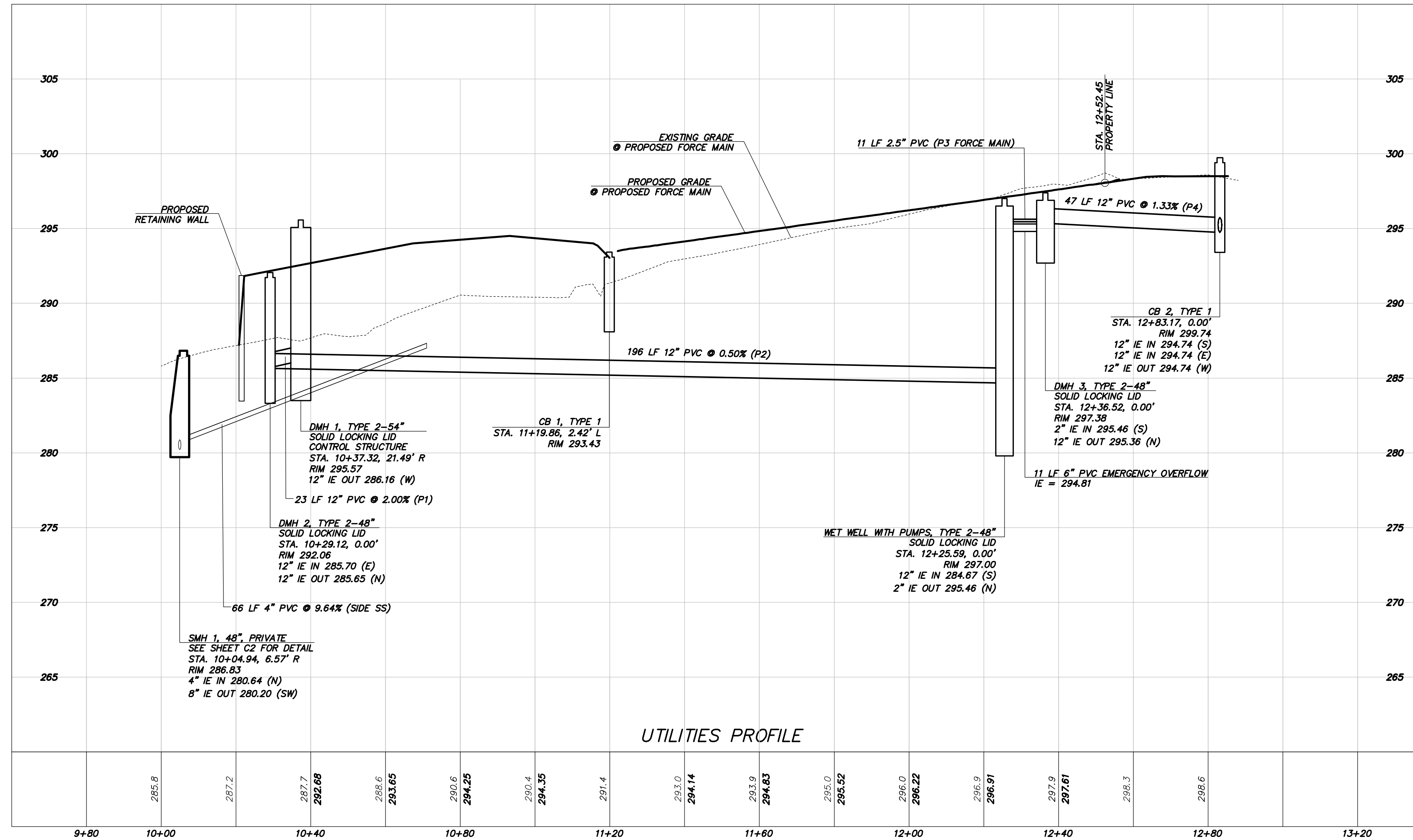
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

LORENZINI SFR

STORM DRAINAGE PROFILE
8427 SE 47TH STREET
MERCER ISLAND
WASHINGTON 98040
PARCEL NO. 7598100421

TODD SHERMAN
DESIGN BUILT HOMES

11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
206-909-8187

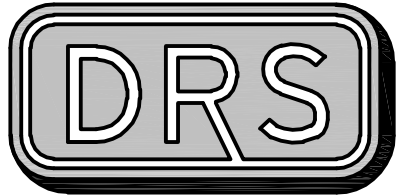


DATE	REVISION	PER AGENCY COMMENTS
11-30-22	REVIS.	PER AGENCY COMMENTS
03-29-23	REVIS.	PER AGENCY COMMENTS
05-08-23	REVIS.	PER AGENCY COMMENTS
06-07-23	REVIS.	PER AGENCY COMMENTS
06-29-23	REVIS.	PER AGENCY COMMENTS

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: MAJ
DATE: 07.01.22
PROJECT NO.: 21071

DRAWING: C5
SHEET: 5 OF 6

LORENZINI SFR



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

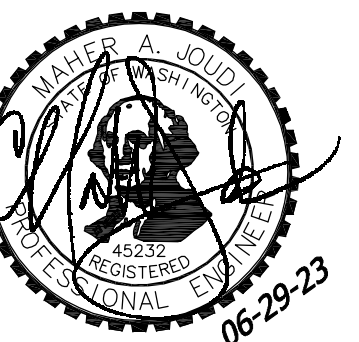
620 - 7th Avenue Kirkland, WA 98033
0 425.827.3665 F 425.827.2423

LORENZINI SFR

NOTES & DETAILS
8427 SE 47TH STREET
MERCER ISLAND
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206-909-8187



DETENTION TANK PUMP SYSTEM NOTES:

- THERE IS A TOTAL OF 12.39 FT. OF ELEVATION HEAD FROM THE PUMP TO DMH 3 AND 12.90 FT OF TDH THROUGH THE PIPE AND FITTINGS AT 20 GPM.
- PUMP LINE SHALL BE CLASS 200 PVC AND MEET THE REQUIREMENTS OF ASTM D2241 SDR-21.
- EACH PUMP SHALL PROVIDE 20 GPM @ 12.90 FT OF HEAD.
- PUMPS SHALL OPERATE IN AN "ON-DEMAND" CONFIGURATION, WITH EACH PUMP ALTERNATELY SELECTED BY THE CONTROL PANEL AS THE "LEAD PUMP" OR "LAG PUMP". CONTROLS FOR EACH PUMP SHALL INCLUDE: PUMP ON; PUMP OFF; HIGH WATER LEVEL ALARM.
- DUPLEX CONTROL PANEL SHALL HAVE AUDIO/VISUAL ALARM ON SEPARATE CIRCUITS AND BE MOUNTED IN DIRECT LINE OF SIGHT OF THE PUMP ACCESS LID.
- PROVIDE LIFT CHAIN OR RAIL SYSTEM FOR PUMP ACCESS.
- FLOATS/ PUMP CONTROL SWITCHES SHALL BE MOUNTED INDEPENDENT OF THE PUMP AND TRANSPORT LINES.
- THE STORMWATER PUMPING SYSTEM SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEM.
- PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY/ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM AND EMERGENCY OVERFLOW.
- IT IS REQUIRED THAT THE PUMP AND PUMP CONTROLS ARE RATED FOR CLASS 1 DIVISION 1 ENVIRONMENT (EXPLOSION PROOF).
- IT IS REQUIRED THAT AUTOMATIC EMERGENCY BACKUP POWER GENERATOR BE PROVIDED FOR PUMP AND ALARM CIRCUITS (BY OTHERS).
- IT IS HIGHLY RECOMMENDED THAT THE PROPERTY OWNER(S) CONTRACT WITH A PRIVATE SECURITY/ MONITORING SERVICE TO MONITOR AND TROUBLESHOOT THE PUMP SYSTEM IN THE EVENT OF A TOTAL SYSTEM FAILURE (E.G., POWER OUTAGE AND GENERATOR FAILURE).

RESTRICTOR CATCH BASIN NOTES:

- USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR 6" A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
- OUTLET PIPE: MIN. 6 INCH.
- METAL PARTS: CORROSION RESISTANT NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP;
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
 - FRAME IS CLEAR OF CURB;
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
- PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3"-0" VERTICAL SPACING).
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE. (TO PREVENT GALVANIC CORROSION). IT MAY BE SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MARKING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
- THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FEET.

PUMP SYSTEM OPERATION AND MAINTENANCE:

SYSTEM OPERATION:
IN A PUMP-TO-GRAVITY STORMWATER SYSTEM, A PUMP IS USED TO CONVEY STORMWATER COLLECTED IN A PUMP CHAMBER (WET WELL) TO THE APPROVED DISCHARGE LOCATION. THE WET WELL CONTAINS A PUMP OPERATING IN AN "ON-DEMAND" CONFIGURATION. THIS SYSTEM CONTAINS MINIMAL EMERGENCY STORAGE IN THE EVENT OF A SYSTEM FAILURE. A 2.5-INCH DIAMETER FORCE MAIN FROM THE WET WELL DISCHARGES TO A DRAIN MANHOLE LOCATED AT THE NORTHERN PROPERTY LINE OF THE LOT. THE DISCHARGE PIPE IN THE MANHOLE INCLUDES A DOWN ELBOW TO PROVIDE ENERGY DISSIPATION.

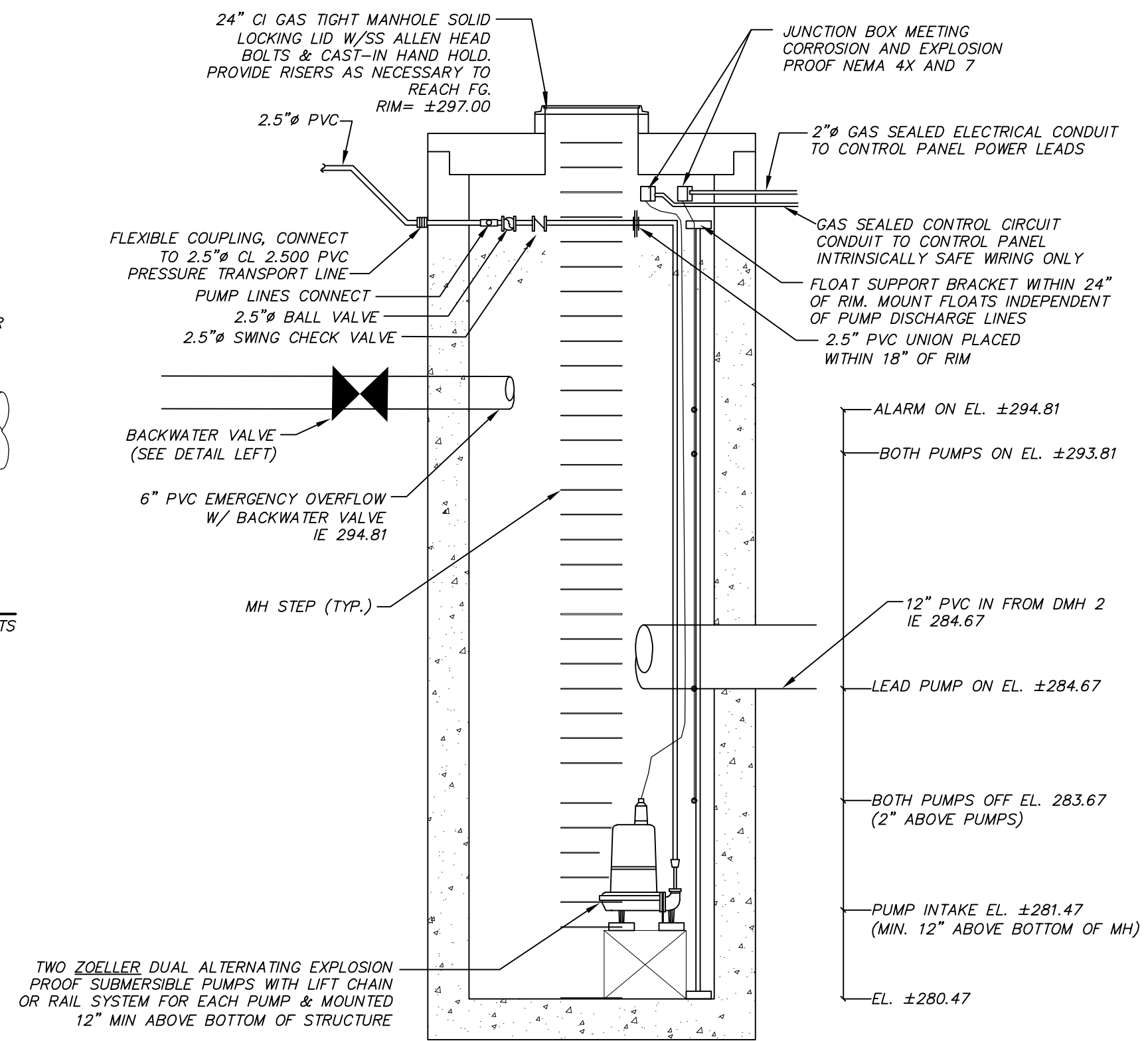
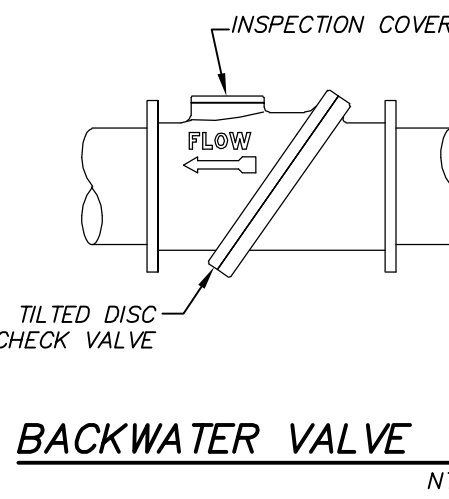
CONTROLS FOR THE PUMP INCLUDE: PUMP ON; PUMP OFF; AND HIGH WATER LEVEL ALARM. WHEN STORMWATER IN THE WET WELL RISES TO THE LEVEL OF THE "ON" FLOAT SETTING, THE PUMP IS ACTIVATED AND PUMPS THE LEVEL OF THE STORMWATER DOWN UNTIL IT REACHES THE "OFF" FLOAT SETTING. IF THE WATER LEVEL EXCEEDS THE "ALARM" LEVEL, A RED LIGHT AND AN AUDIBLE BUZZER WILL TURN ON AT THE CONTROL PANEL. PRESSING THE "SILENCE" BUTTON ON THE CONTROL PANEL WILL ONLY SILENCE THE AUDIBLE ALARM AND IS NOT A SOLUTION TO THE ALARM CONDITION. THE ALARM LIGHT WILL REMAIN LIT UNTIL THE ALARM CONDITION HAS BEEN RESOLVED. WE RECOMMEND THAT THE CONTROL PANEL BE EQUIPPED FOR REMOTE MONITORING BY A PRIVATE O&M FIRM TO ENSURE RESOLUTION OF ALARM CONDITIONS IN A TIMELY MANNER. CODE REQUIRES THAT THE PUMP AND ALARM BE ON DIFFERENT CIRCUITS SO THAT IF THE PUMP BREAKER TRIPS, THE ALARM CAN STILL OPERATE.

RECOMMENDED MAINTENANCE:

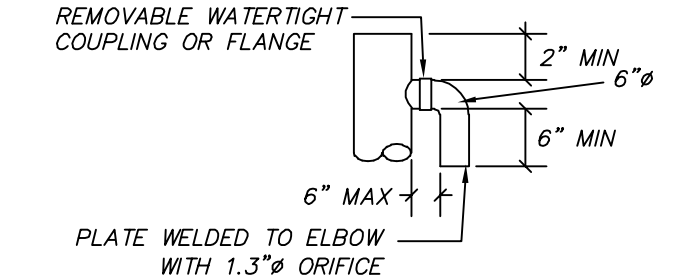
THE PUMP SHOULD BE SUBMERGED DURING NORMAL OPERATION BECAUSE HEAT GENERATED BY THE PUMP IS DISSIPATED IN THE SURROUNDING WATER. OTHERWISE, THE PUMP COULD BURN OUT IF ALLOWED TO OPERATE IN A NON-SUBMERGED CONDITION. CHECK TO SEE THAT THE FLOAT SWITCHES ARE CLEAN AND FREE IN THEIR MOVEMENTS, AND TEST THE HIGH ALARM FLOAT BY LIFTING IT, OR BY PUSHING DOWN ON THE LOW ALARM FLOAT (IF PRESENT). IF THE ALARM DOES NOT SOUND AND THE CIRCUIT BREAKER IS NOT TRIPPED, CONTACT A QUALIFIED ELECTRICIAN FOR SERVICING. PERFORM FLOAT TESTING QUARTERLY DURING THE FIRST YEAR OF OPERATION, THEN AT SEMI-ANNUALLY THEREAFTER.

STANDARD DETENTION SYSTEM NOTES:

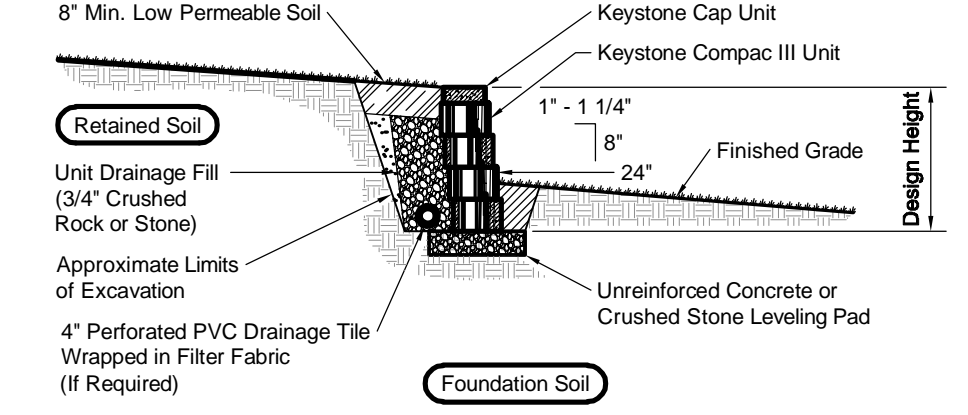
- CALL DEVELOPMENT SERVICES (206-275-7805) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
- PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCP), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36). CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE, CORRUGATED STEEL PIPE IS NOT ALLOWED.
- FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



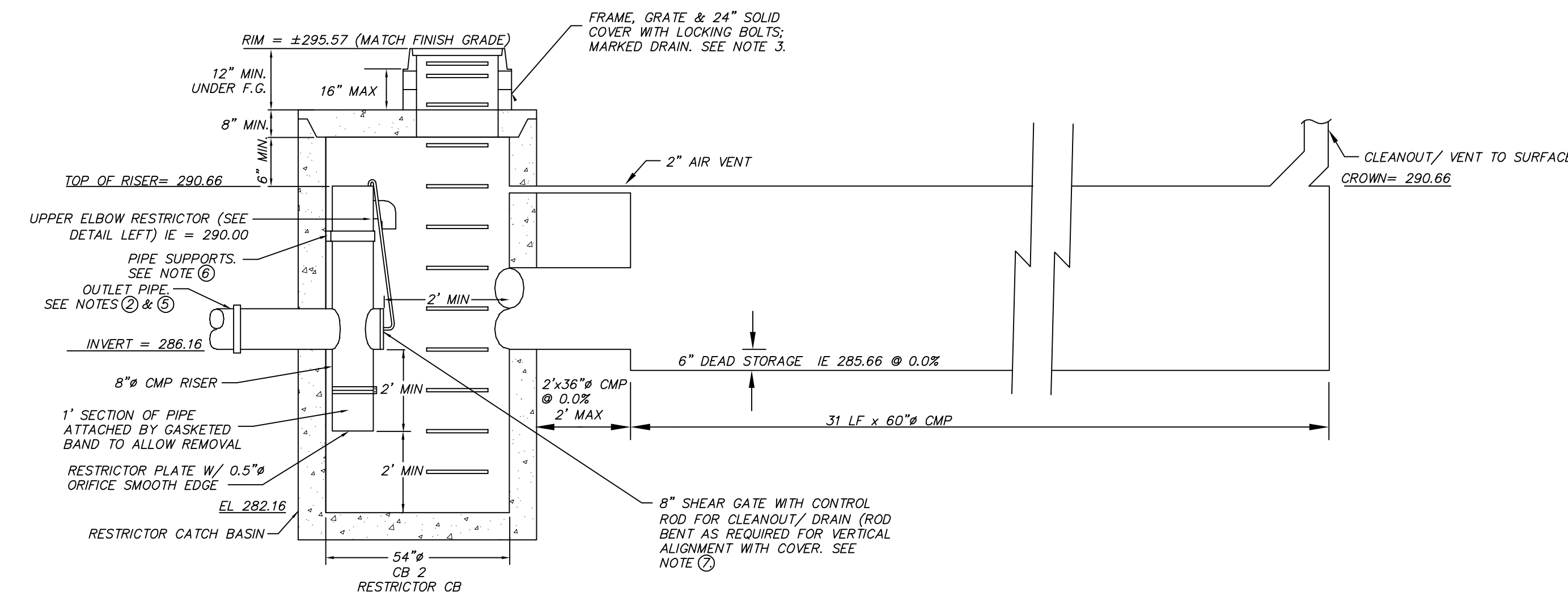
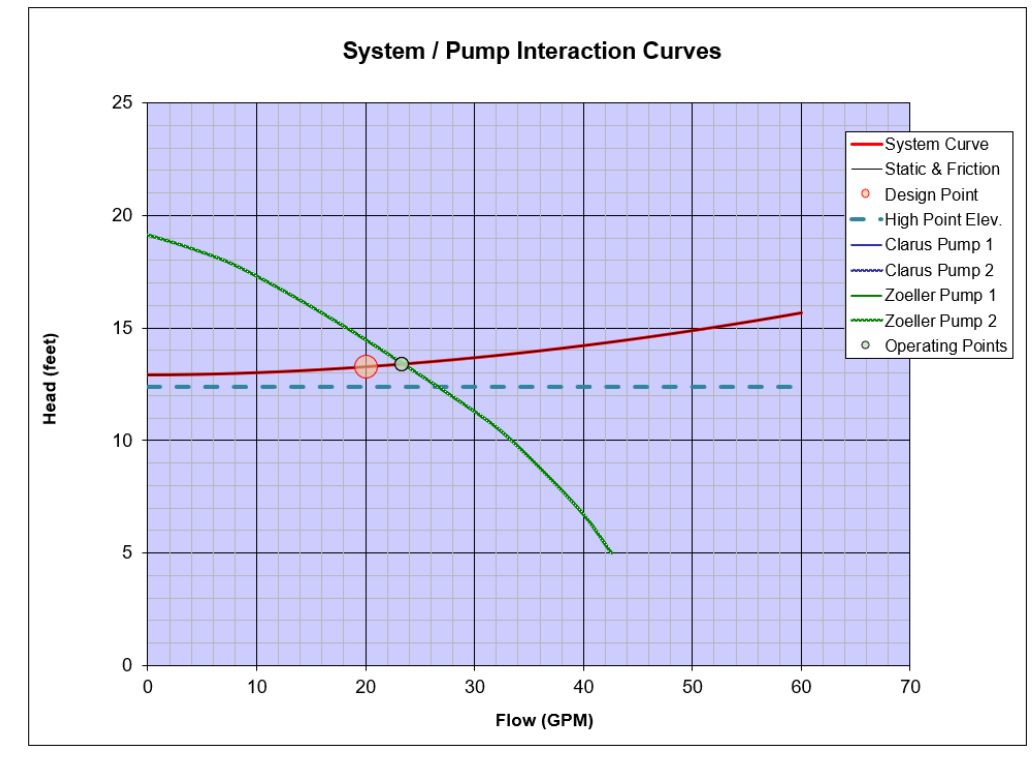
WET WELL NTS



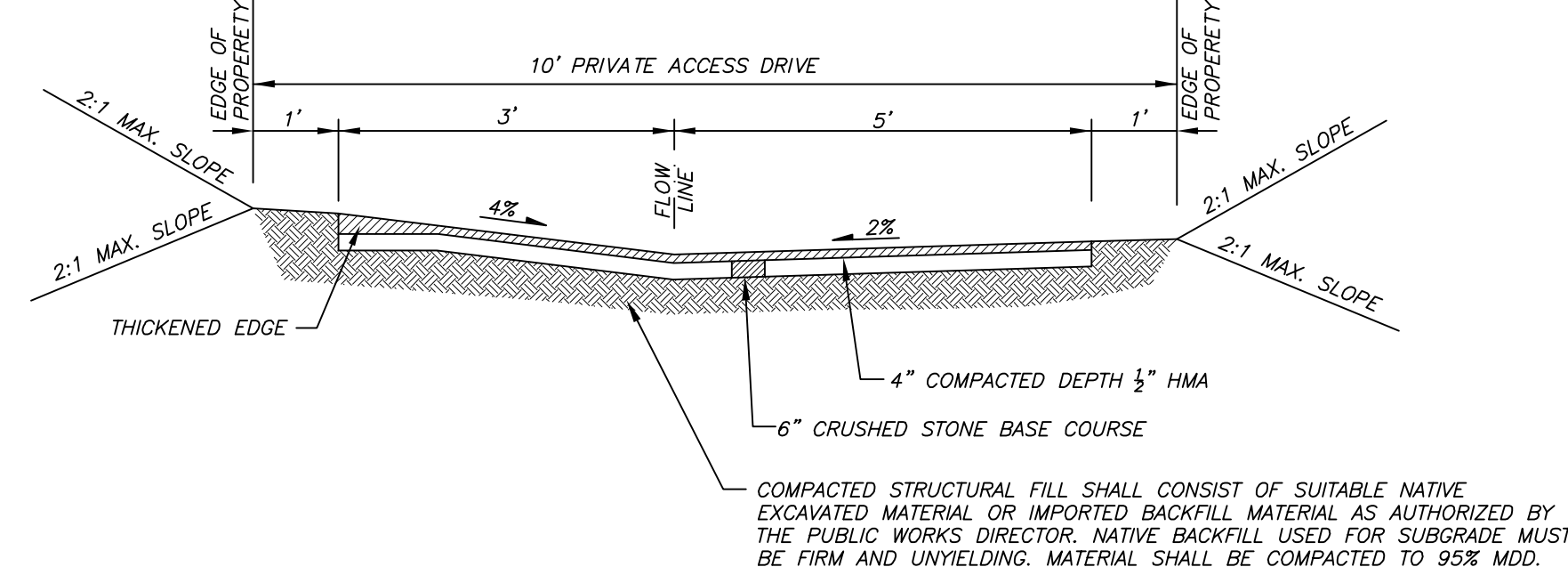
ELBOW RESTRICTOR DETAIL NTS



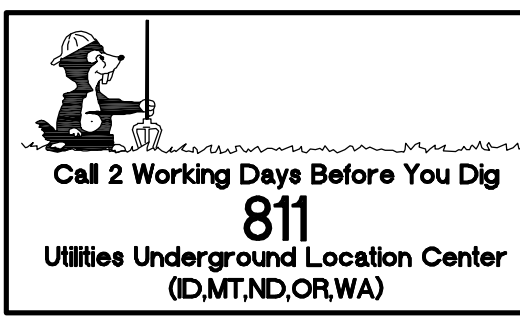
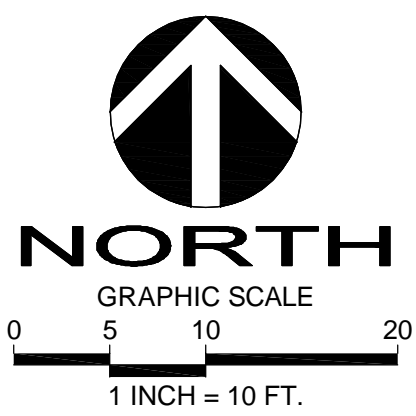
TYPICAL KEYSTONE GRAVITY WALL SECTION NTS



DETENTION TANK & RESTRICTOR CB NTS



PRIVATE ACCESS DRIVE CROSS-SECTION NTS

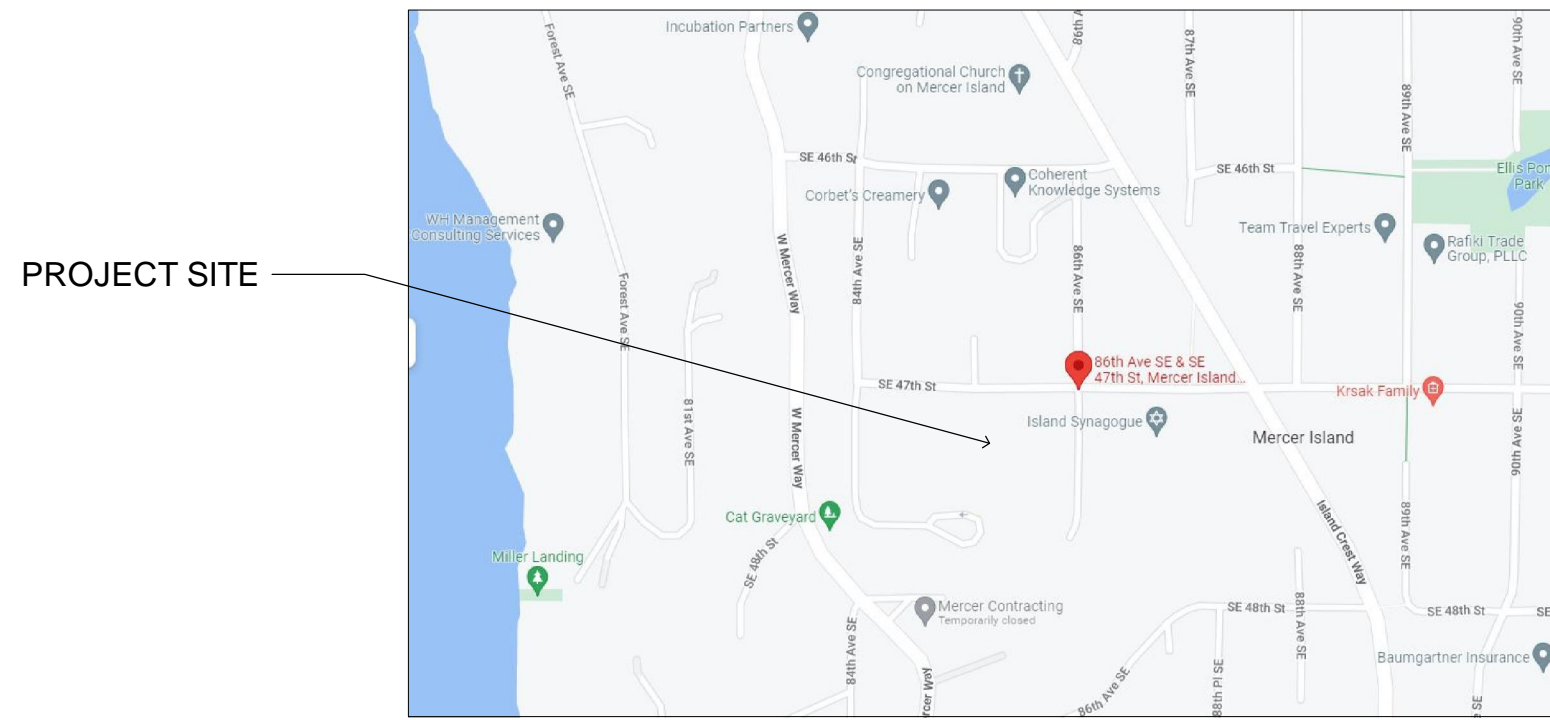


DATE	REVISION	REV. BY	AGENCY COMMENTS
11.30.22	APR	MAJ	MAJ
03.29.23	REV. 5	PER AGENCY COMMENTS	MAJ
05.08.23	REV. 6	PER AGENCY COMMENTS	MAJ
06.07.23	REV. 7	PER AGENCY COMMENTS	MAJ
06.29.23	REV. 8	PER AGENCY COMMENTS	MAJ

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: MAJ
DATE: 07.01.22
PROJECT NO.: 21071

DRAWING: C6
SHEET: 6 OF 6

VICINITY MAP



CODE ALTERNATIVE (FIRE REQUIREMENTS)

1. NFPA 13R Fire Sprinkler System (separate permit required)
2. NFPA 72 Monitored Fire Alarm "Chapter 29 and CoMI Standards" (Separate Permit Required)
3. Type X 1hr Rated On All Ceilings
4. Solid Core Doors

HARDSCAPE

A. GROSS LOT AREA:	11,523 SF
B. NET LOT AREA:	11,523 SF
C. AREA BORROWED FROM LOT COVERAGE:	0 SF
D. ALLOWED HARDSCAPE AREA+9% OF LOT AREA + C:	9% OF LOT
E. ALLOWED HARDSCAPE AREA:	1,037.07 SF
F. TOTAL EXISTING HARDSCAPE AREA:	
1. UNCOVERED DECKS	0 SF
2. UNCOVERED PATIOS	0 SF
3. WALKWAYS	0 SF
4. STAIRS	0 SF
5. ROCKERIS AND RETAINING WALLS	31 SF
6. OTHER	0 SF
7. TOTAL EXISTING HARDSCAPE (F1+F2+F3+F4+F5+F6)	31 SF
G. (TOTAL HARDSCAPE REMOVED):	0 SF
H. TOTAL NEW HARDSCAPE AREA:	
1. UNCOVERED DECKS	0 SF
2. UNCOVERED PATIOS	0 SF
3. WALKWAYS	0 SF
4. STAIRS	0 SF
5.ROCKERIES AND RETAINING WALLS	274 SF
6.OTHER	0 SF
7.TOTAL NEW HARDSCAPE (H1+H2+H3+H4+H5+H6)	274 SF
I. TOTAL PROJECT HARDSCAPE AREA = (F7 - G) + 7	305 SF
J. TOTAL PROJECT HARDSCAPE AREA = (I/B)X100	2.6%

LOT COV'G

LOT AREA:	11,523 SF
GROSS FLOOR AREA (INCL ROOF):	2,757 SF
VEHICULAR USE AREA:	1,821 SF
TOTAL LOT COVERAGE AREA:	4,578 SF
% OF LOT AREA:	=39.73%
ALLOWED LOT COV'G. AREA:	4,609 SF
ALLOWED % OF LOT AREA:	=40.00%

PARCEL NUMBER

759810-0421

SITE ADDRESS

84XX SE 47TH STREET
LARENZINI BLA LOT
MERCER ISLAND, WA 98040

OWNER

DESIGN BUILT HOMES
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CIVIL ENGINEER

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PH: 425 827 3063
EM: MAHER.JOUDI@DRSTRONG.COM

GROSS FLOOR AREA

LOT AREA:	11,523 SF
UPPER FLOOR AREA (LESS STAIR):	2,187 SF
MAIN FLOOR AREA (INCL GARAGE):	2,378 SF
TOTAL GROSS FLOOR AREA	4,565 SF
% OF LOT AREA:	=39.62%
ALLOWED LOT AREA:	4,609 SF
ALLOWED % OF LOT AREA:	=40.00%

FIRE AREA SUMMARY

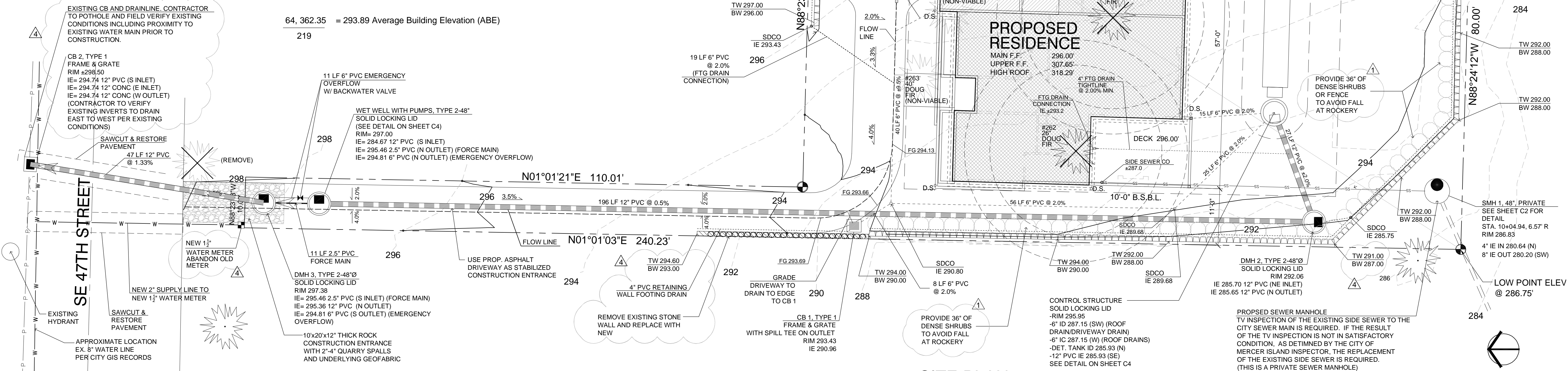
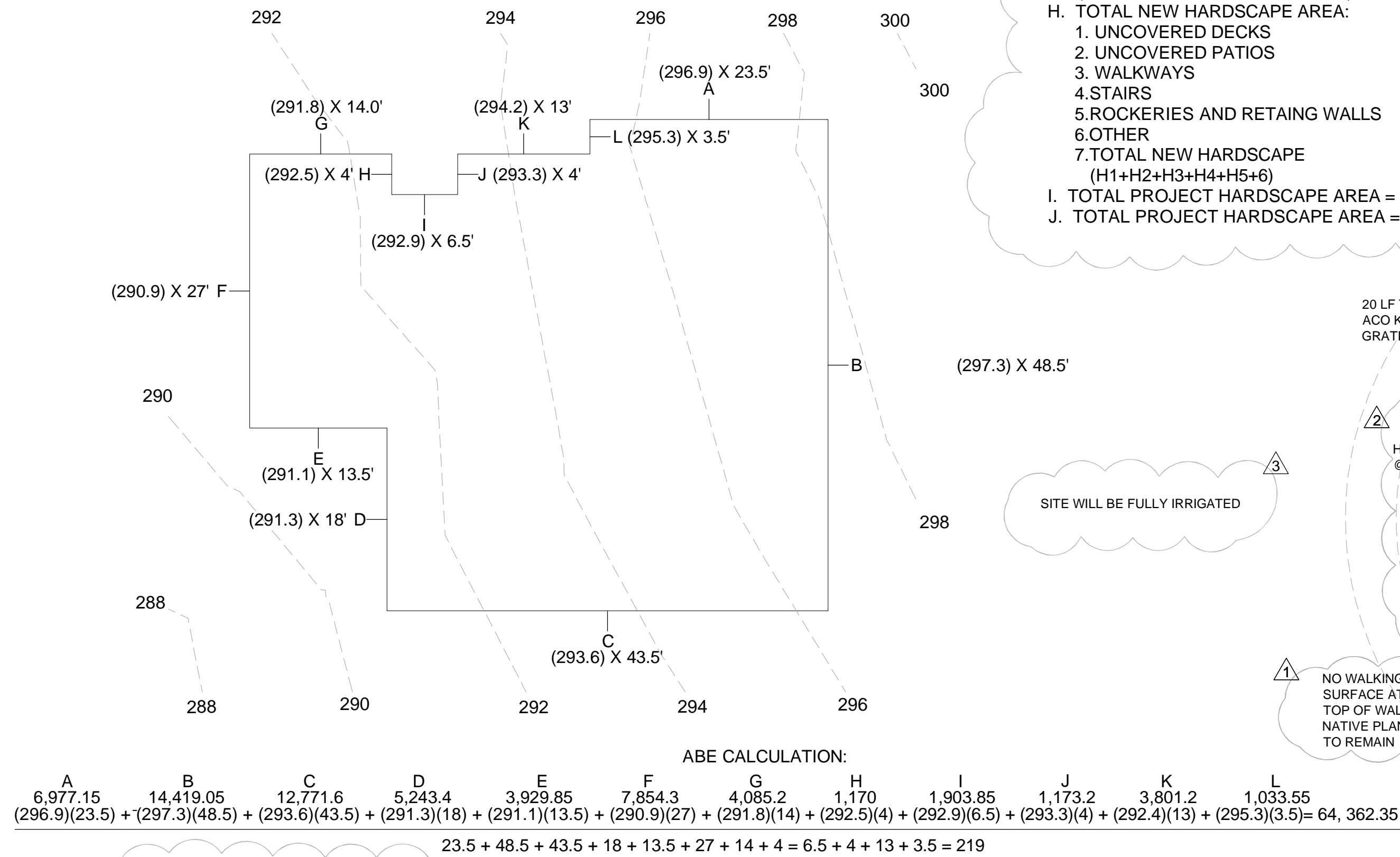
UPPER FLOOR AREA:	2,109 SF
MAIN FLOOR AREA:	1,868 SF
GARAGE FLOOR AREA	510 SF
UNHEARTED STORAGE AREA:	0 S.F.
COVERED AREA:	272 SF
TOTAL FIRE AREA:	4,759 S.F.

ZONING

R-9.6
MIN FRONT SETBACK: 20'
MIN REAR SETBACK: 25'
MIN SIDE SETBACK:
SUM OF 15' & NO LESS THAN 5'
MAX BLDG HEIGHT: 30'
MAX GROSS FLOOR AREA: 45%

LOT SLOPE

HIGHEST ELEV POINT OF LOT:	301.25
LOWEST ELEV POINT OF LOT:	286.75
ELEVATION DIFFERENCE:	14.50
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS:	152.2'
LOT SLOPE:	9.52%



SITE PLAN

SCALE: 1" = 10'

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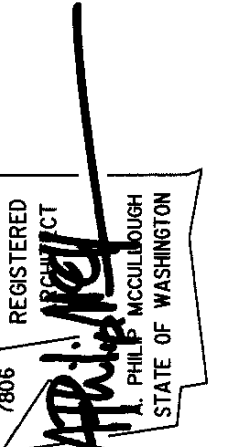
Revisions

11.28.2022	1	
03.28.2023	2	
06.07.2023	3	
06.27.2023	4	

Date: 07.11.2022

Job No:	xx-xxx
Project No:	00000
Drawn:	BAK
Approved:	APM

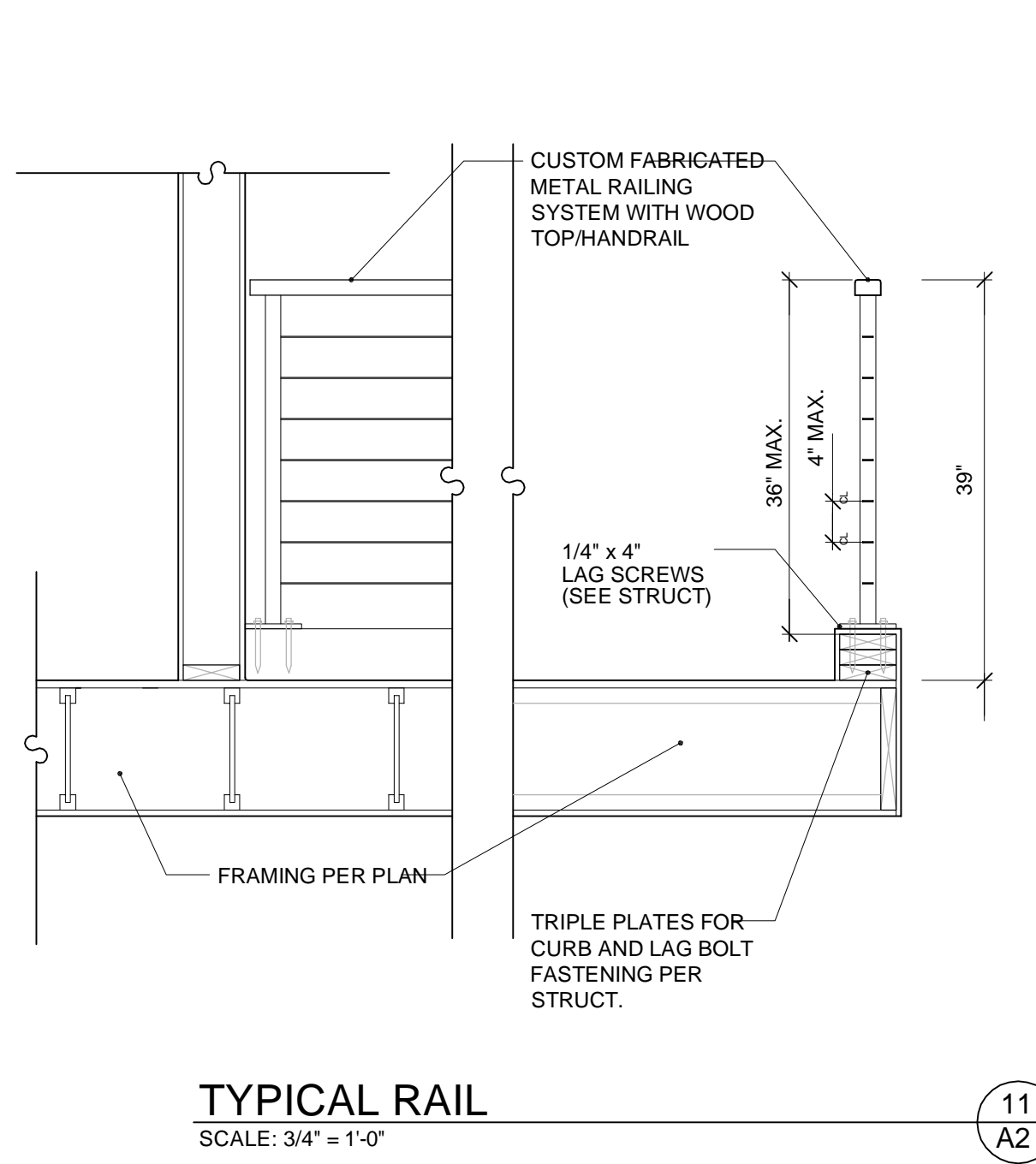
Owner
Design Built Homes



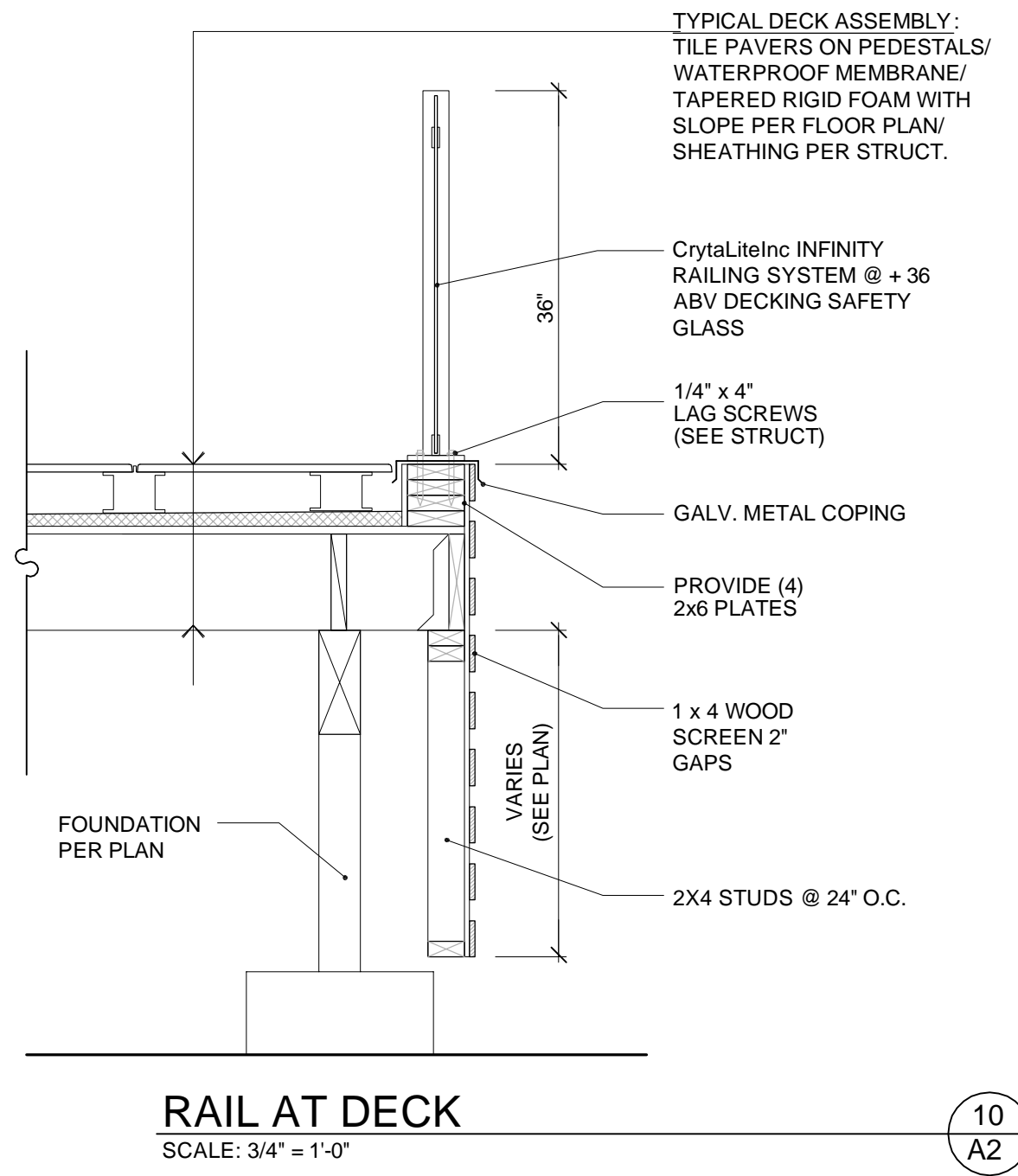
8427 SE 47th St
Lorenzini BlA Lot

Mercer Island, Washington

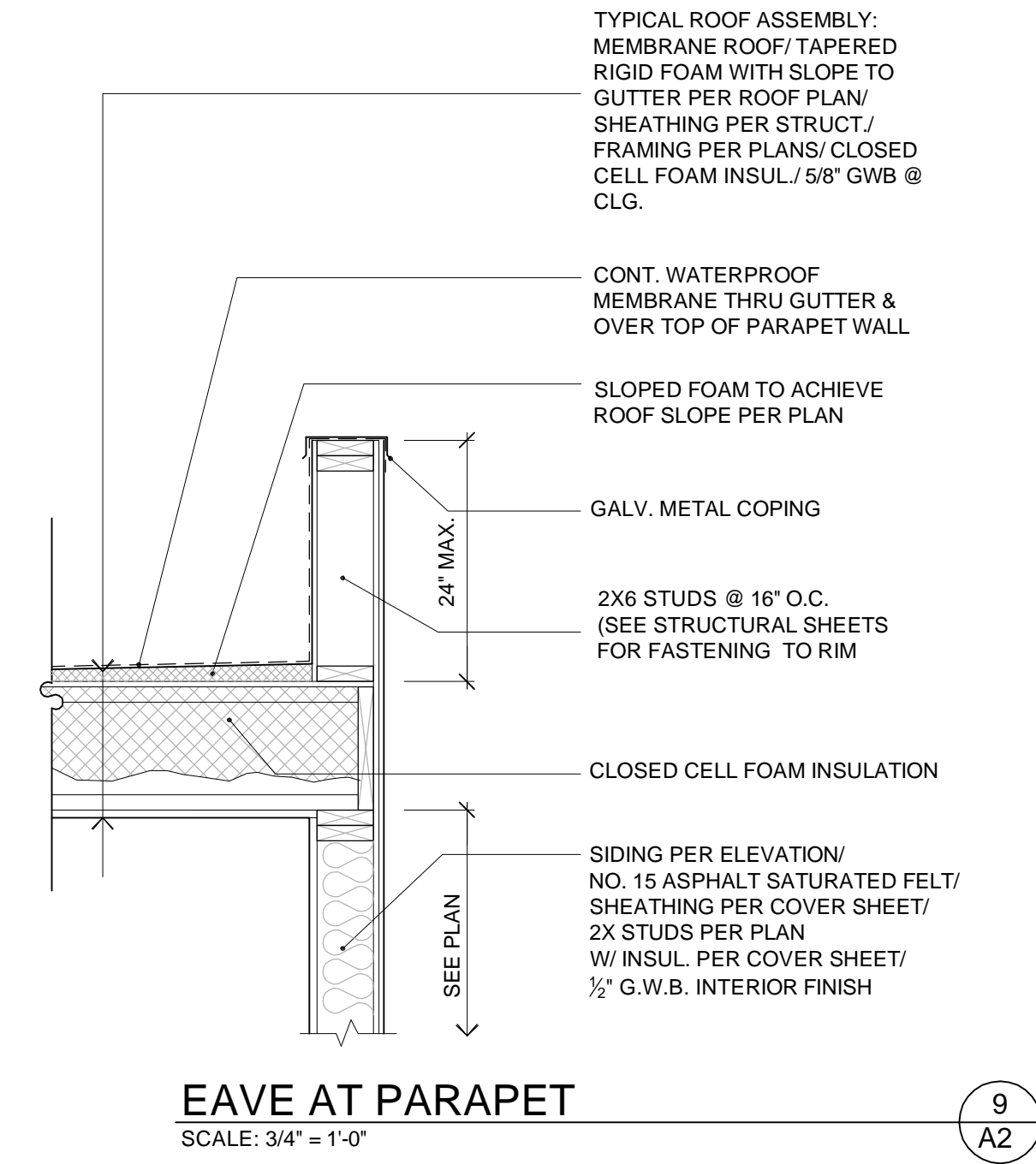
Permit Documents
Site Plan
A1



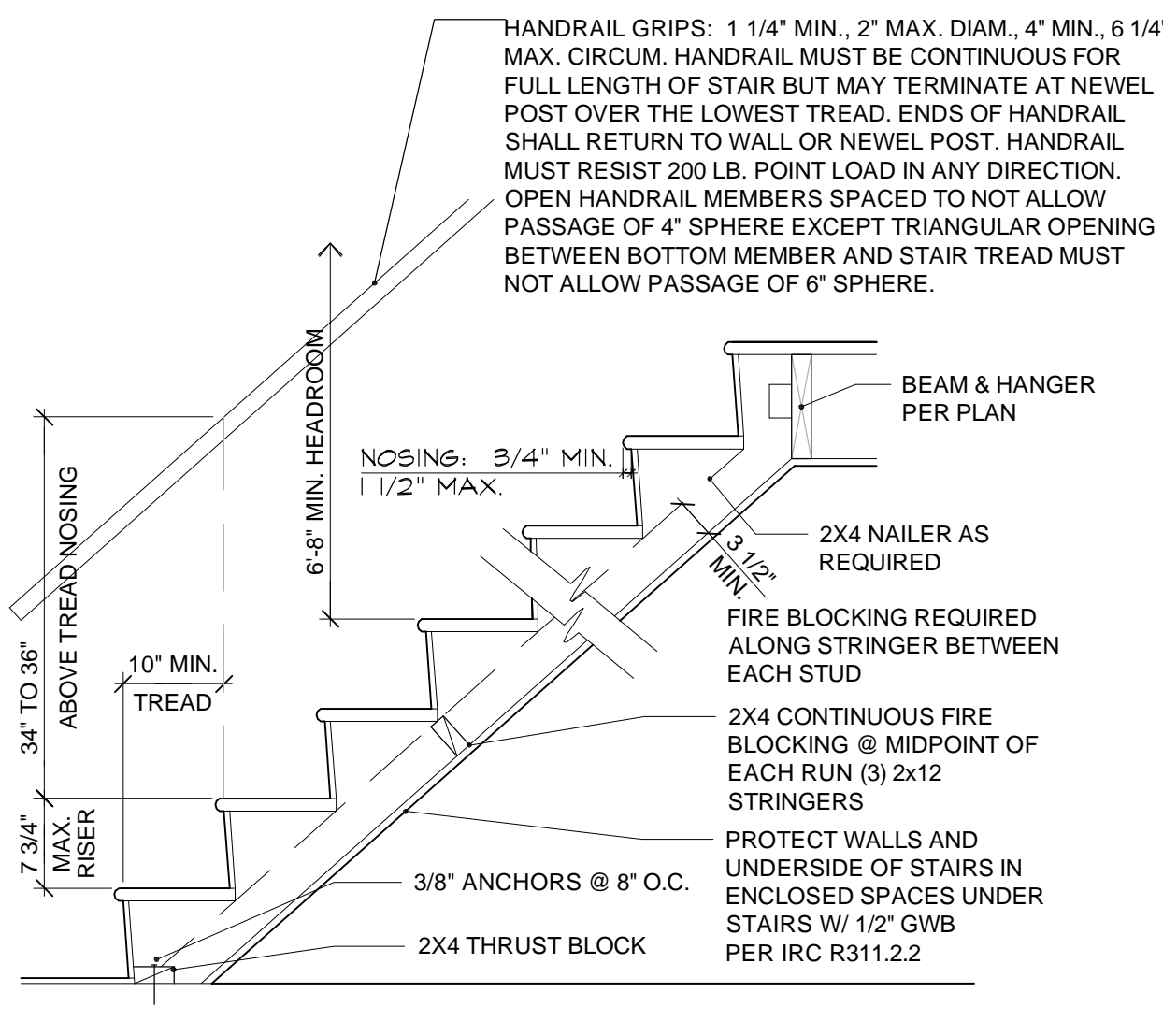
TYPICAL RAIL
SCALE: 3/4" = 1'-0"
11 A2



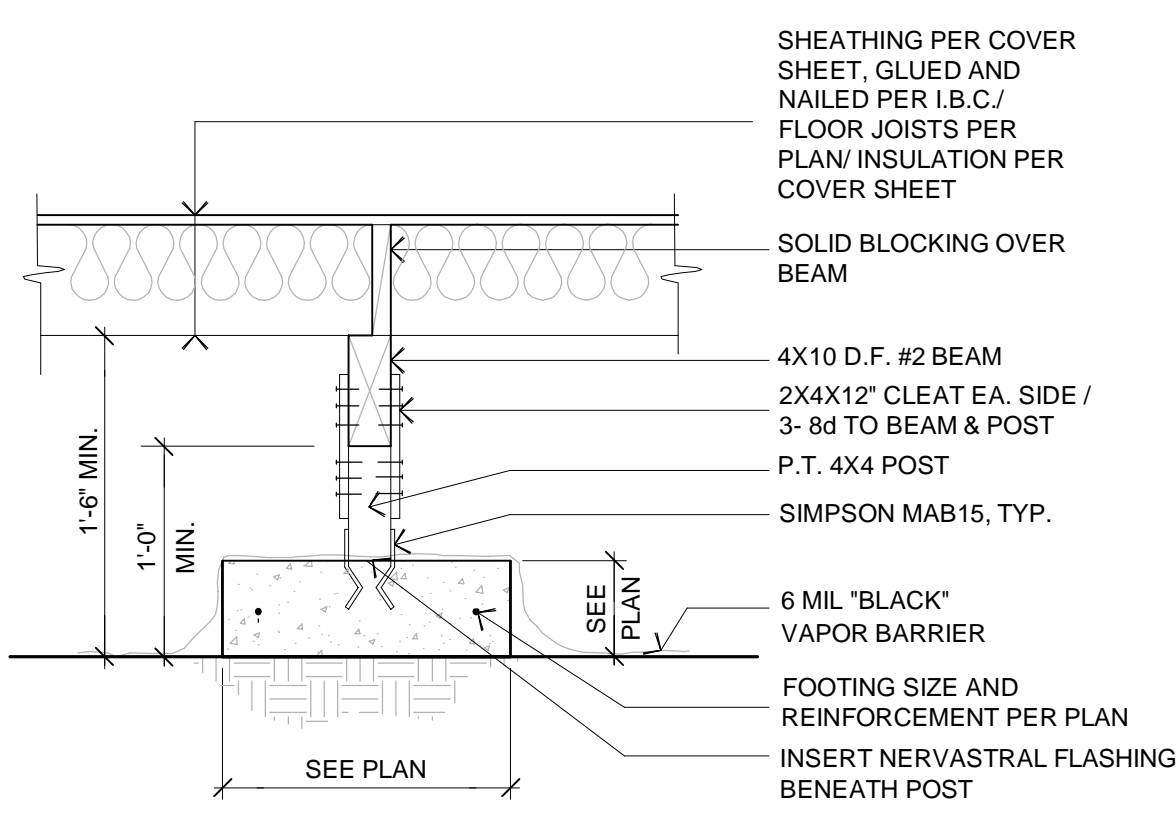
RAIL AT DECK
SCALE: 3/4" = 1'-0"
10 A2



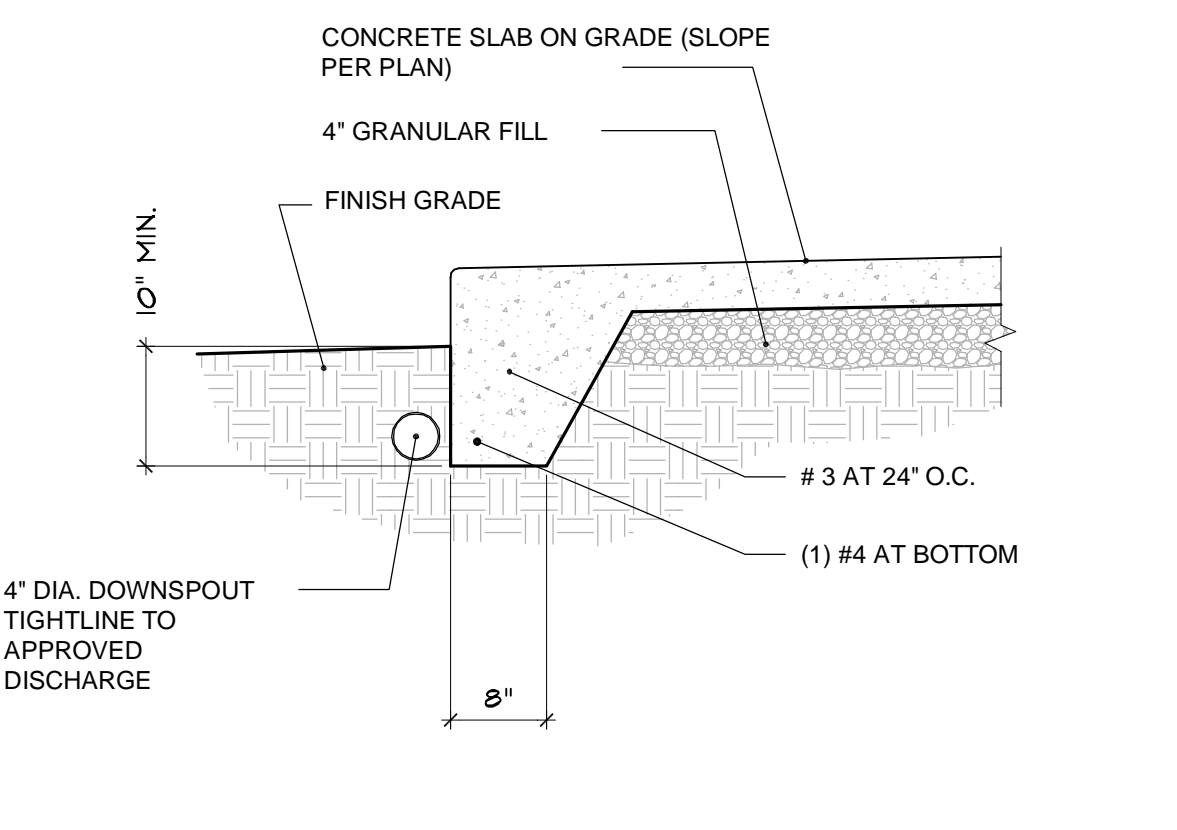
EAVE AT PARAPET
SCALE: 3/4" = 1'-0"
9 A2



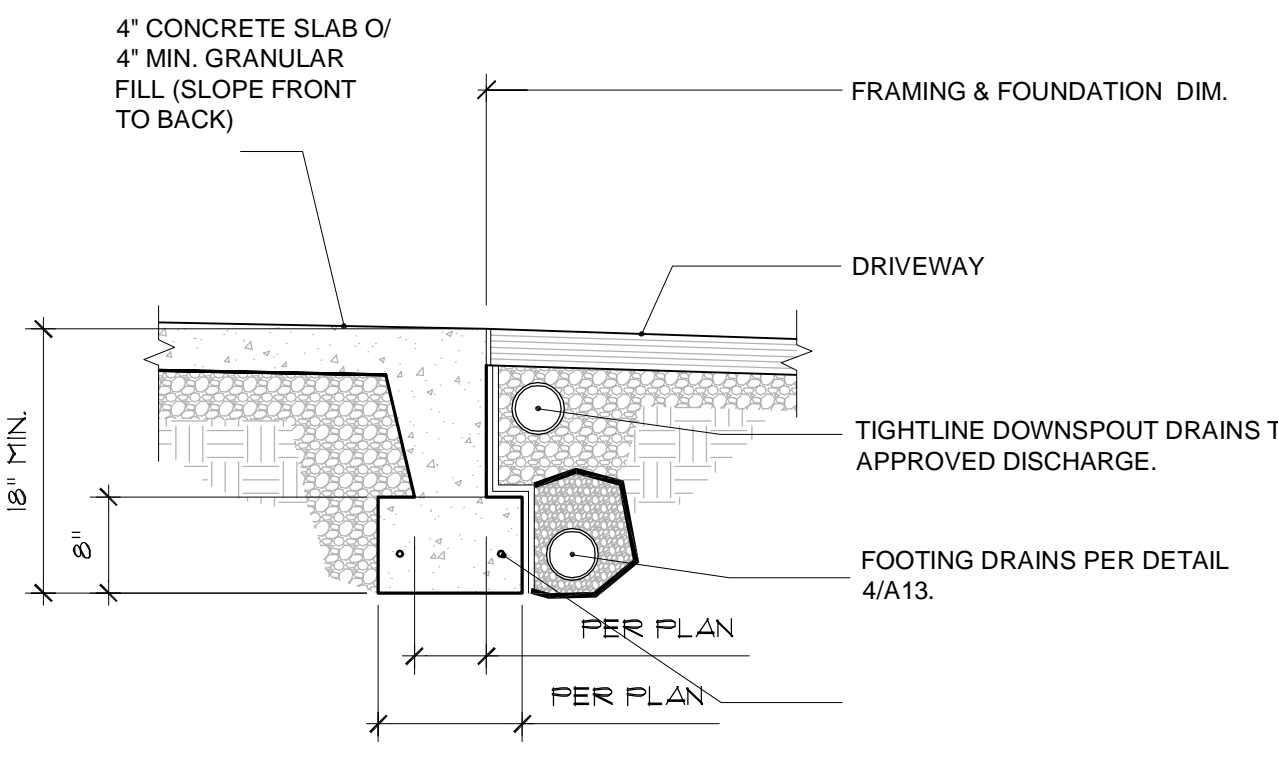
STAIR SECTION
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8 A2



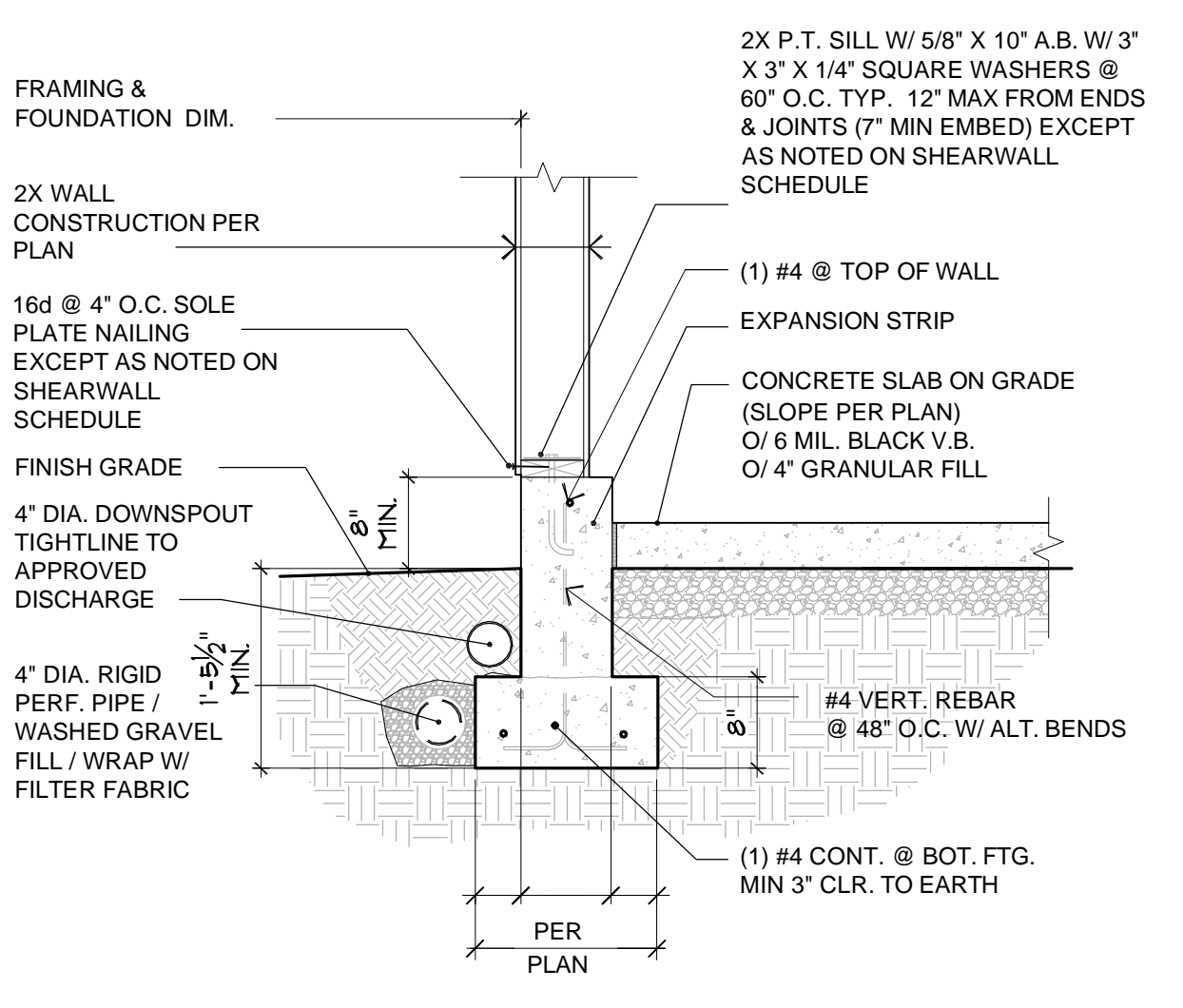
ISOLATED PAD FOOTING
SCALE: 3/4" = 1'-0"
7 A2



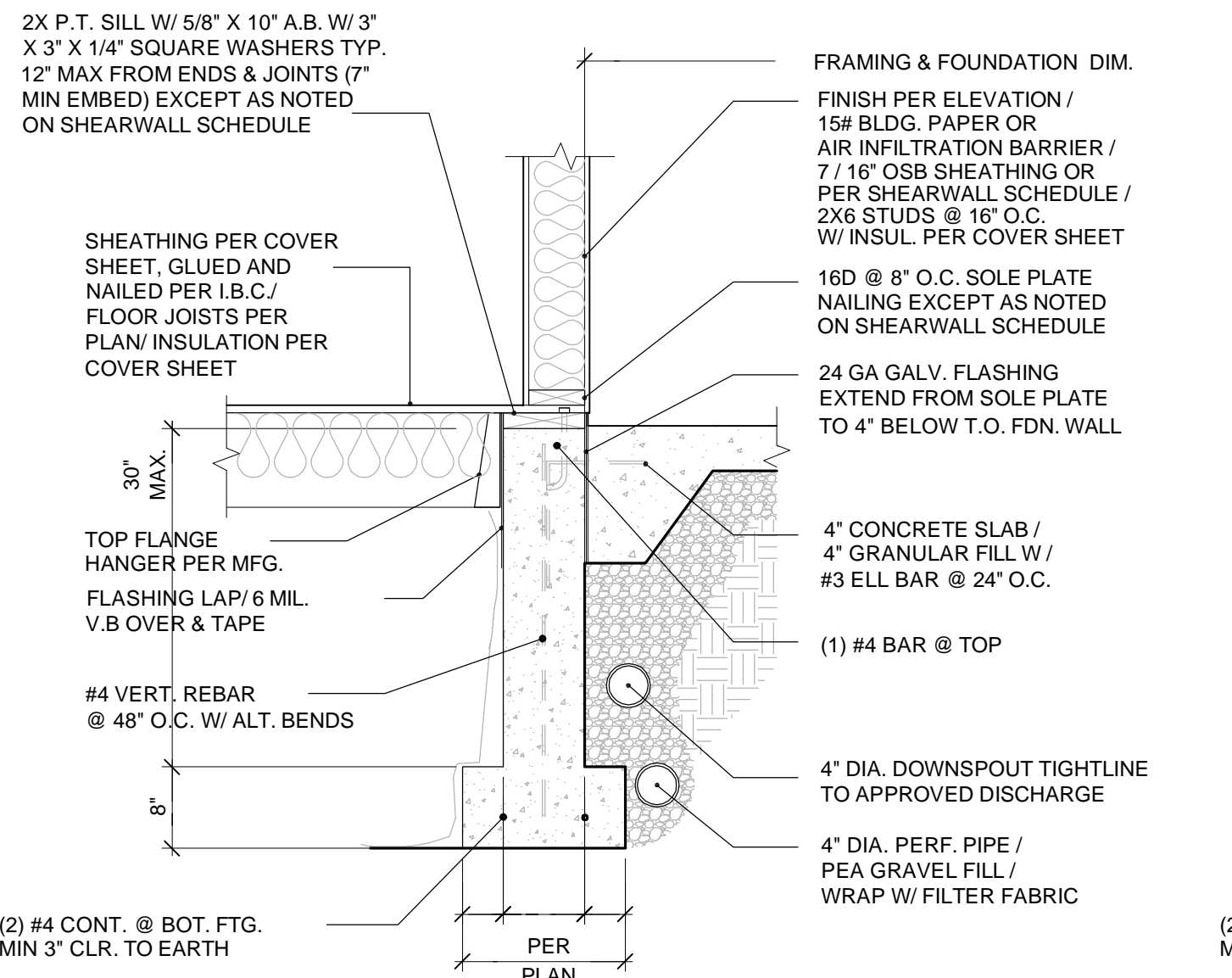
PORCH SLAB EDGE
SCALE: 3/4" = 1'-0"
6 A2



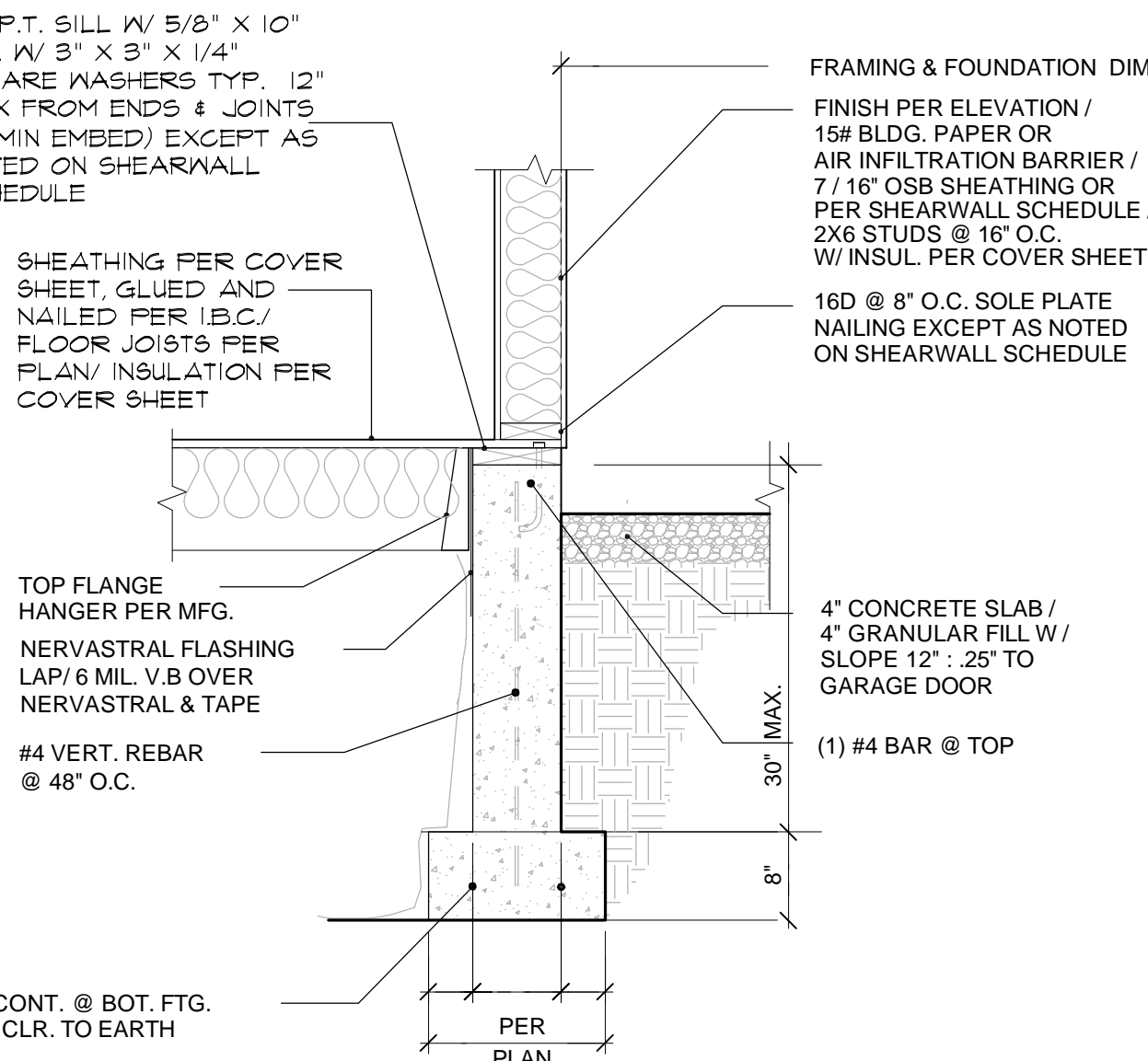
GARAGE SLAB @ DOOR
SCALE: 3/4" = 1'-0"
5 A2



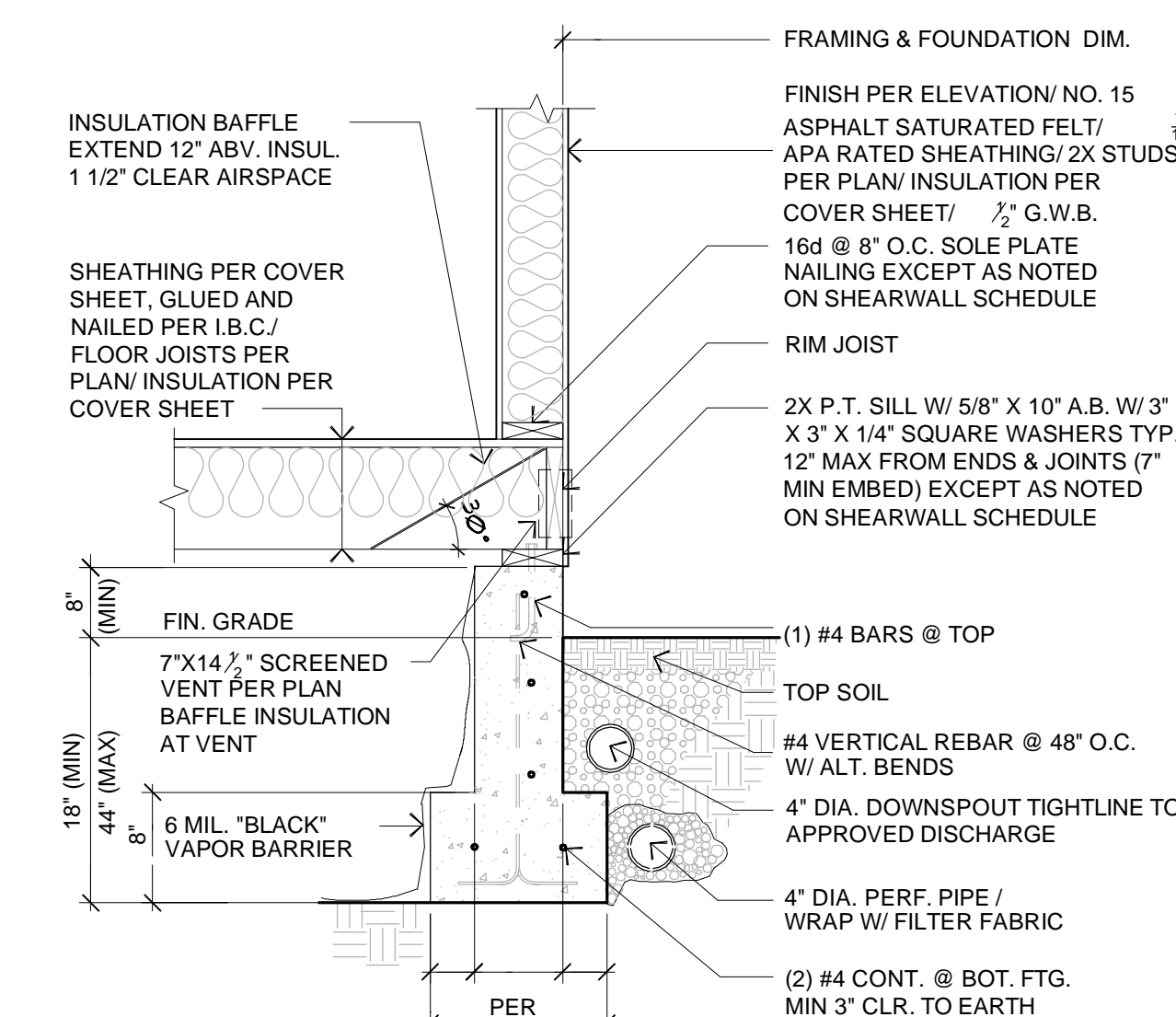
GARAGE FNDN. & SLAB
SCALE: 3/4" = 1'-0"
4 A2



PORCH / PATIO / HOUSE FNDN.
SCALE: 3/4" = 1'-0"
3 A2



HOUSE / GARAGE FNDN.
SCALE: 3/4" = 1'-0"
2 A2

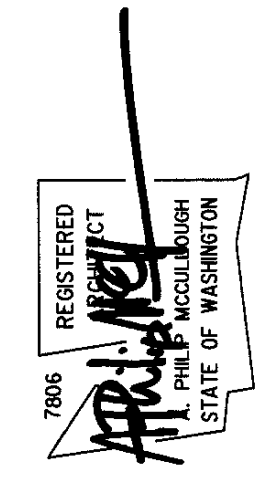


STEM WALL FNDN.
SCALE: 3/4" = 1'-0"
1 A2

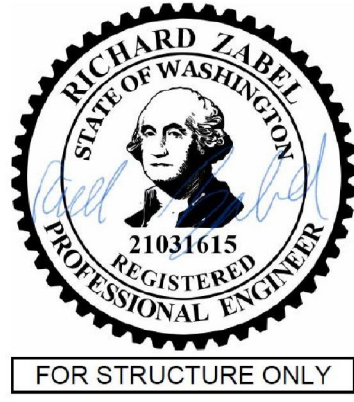
Revisions
11.28.2022 1
Comment

Date: 07.11.2022
Job No: xx-xxx
Project No: 00000
Drawn: BAK
Approved: APM

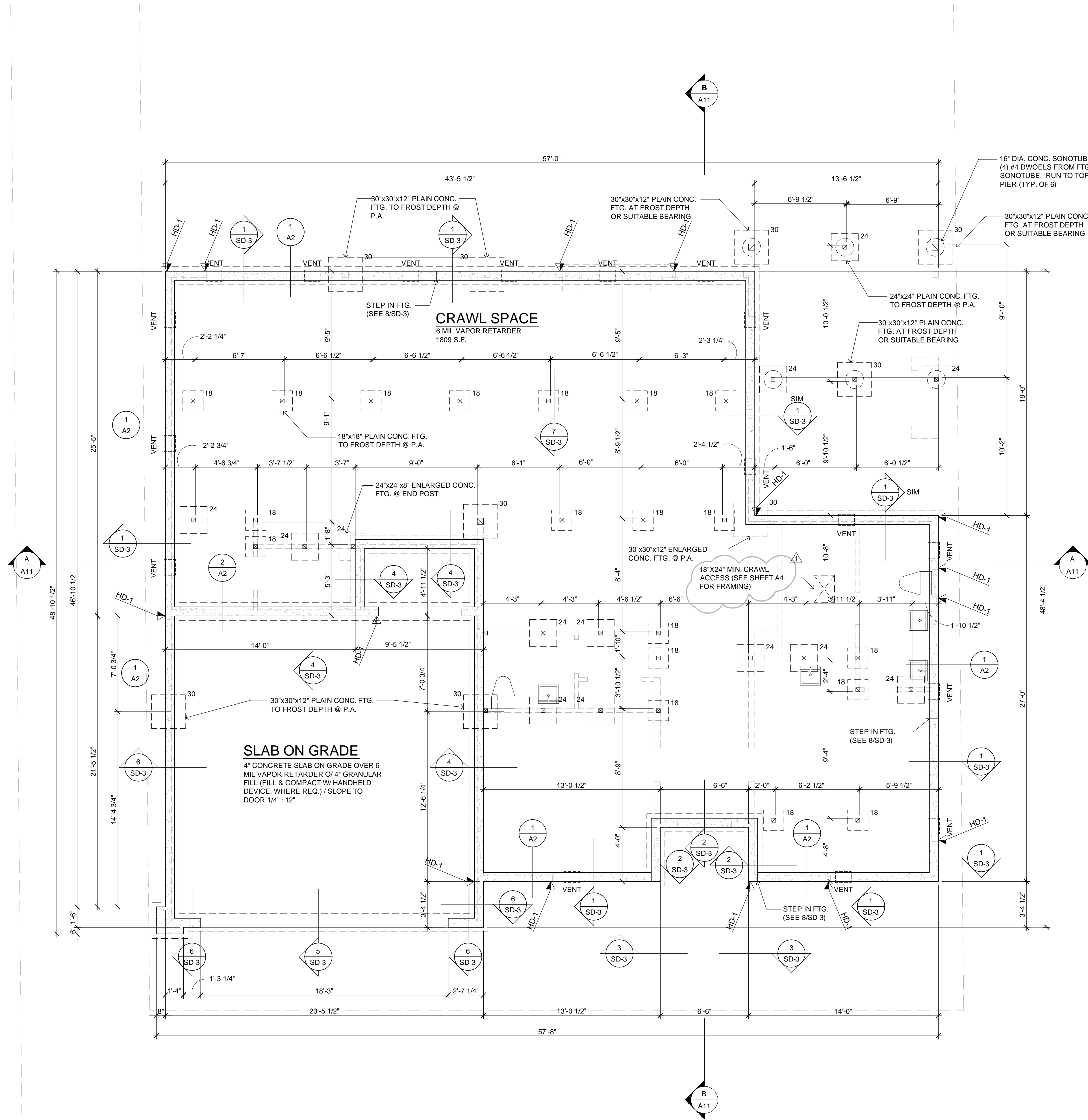
Owner
Design Built Homes



8427 SE 47th St
Lorenzini BLA Lot
Mercer Island, Washington

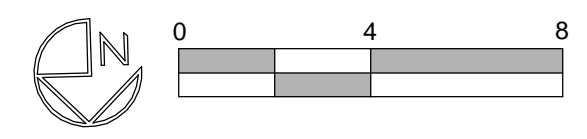


FOR STRUCTURE ONLY



FOUNDATION PLAN

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



- GENERAL NOTES:**
- 8" MIN. CLEARANCE BETWEEN EXTERIOR GRADE & UNPROTECTED WOOD.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - ALL DIMENSION LINES ARE TO FACE OF FRAMING OR CONCRETE, U.N.O.
 - SEE FNDN DETAILS FOR LOCATION & SPACING OF ANCHOR BOLTS.
 - INSTALL ALL HOLDDOWNS AND HARDWARE PRIOR TO BACKFILLING.
 - FOUNDATION DESIGN IS BASED ON AVERAGE BEARING CAPACITY OF 2000 PSF. REFER TO SOILS REPORT AS SPECIFIED IN GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL FOUNDATION DESIGN INFORMATION.
 - PROVIDE 18"X24" MIN. CRAWLSPACE ACCESS WEATHERSTRIP AND INSULATE PER WSEC R402.2.4.

- 18 18" SQ. X 8" THICK FTG. W/ (2) #4 EA. WAY BOT.
- 24 24" SQ. X 8" THICK FTG. W/ (3) #4 EA. WAY BOT.
- 30 30" SQ. X 12" THICK FTG. W/ (4) #4 EA. WAY BOT.
- ⊠ TYPICAL POST IS HF#2 4X4, U.N.O.

CRAWLSPACE VENTILATION:
I.B.C. Sec. R408.1

UNDER-FLOOR AREAS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. OF VENTILATION FOR EACH 150 SQ. FT. OF UNDER-FLOOR AREA. THE UNDER FLOOR AREA = 1,809 S.F. / 150 = 12.06 S.F. OF REQUIRED VENTING AREA. USING 7"X14" SCREENED VENTS PROVIDES 0.75 S.F. OF VENTING FOR EACH VENT. 12.06 S.F. / 0.75 S.F. = 16.08. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH OPENINGS OF 1/4" IN DIMENSION. (17) 7" X 14" VENTS REQUIRED.

PLAN NOTES:

- BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
- SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6X6 W1.4XW1.4 W/M CENTERED IN SLAB. PROVIDE VAPOR BARRIER BELOW SLAB OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
- REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

TYPICAL CRAWLSPACE NOTES:

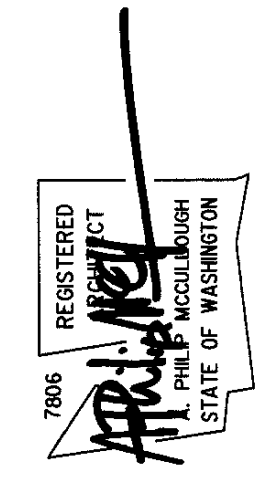
4x4 P.T. POST w/ 2x4 CLEATS EA. SIDE + (2) A35 CLIPS OON EA. SIDE @ BASE OF POST w/ 0.131"x1 1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 18"x18"x18" PLAIN CONC. FTG. (TYP. U.N.O.)

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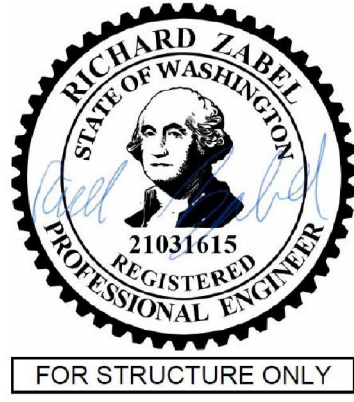
Revisions	Comment
11.28.2022 1	
3.28.2023 2	

Date: 07.11.2022
Job No: xx-xxx
Project No: 00000
Drawn: BAK
Approved: APM

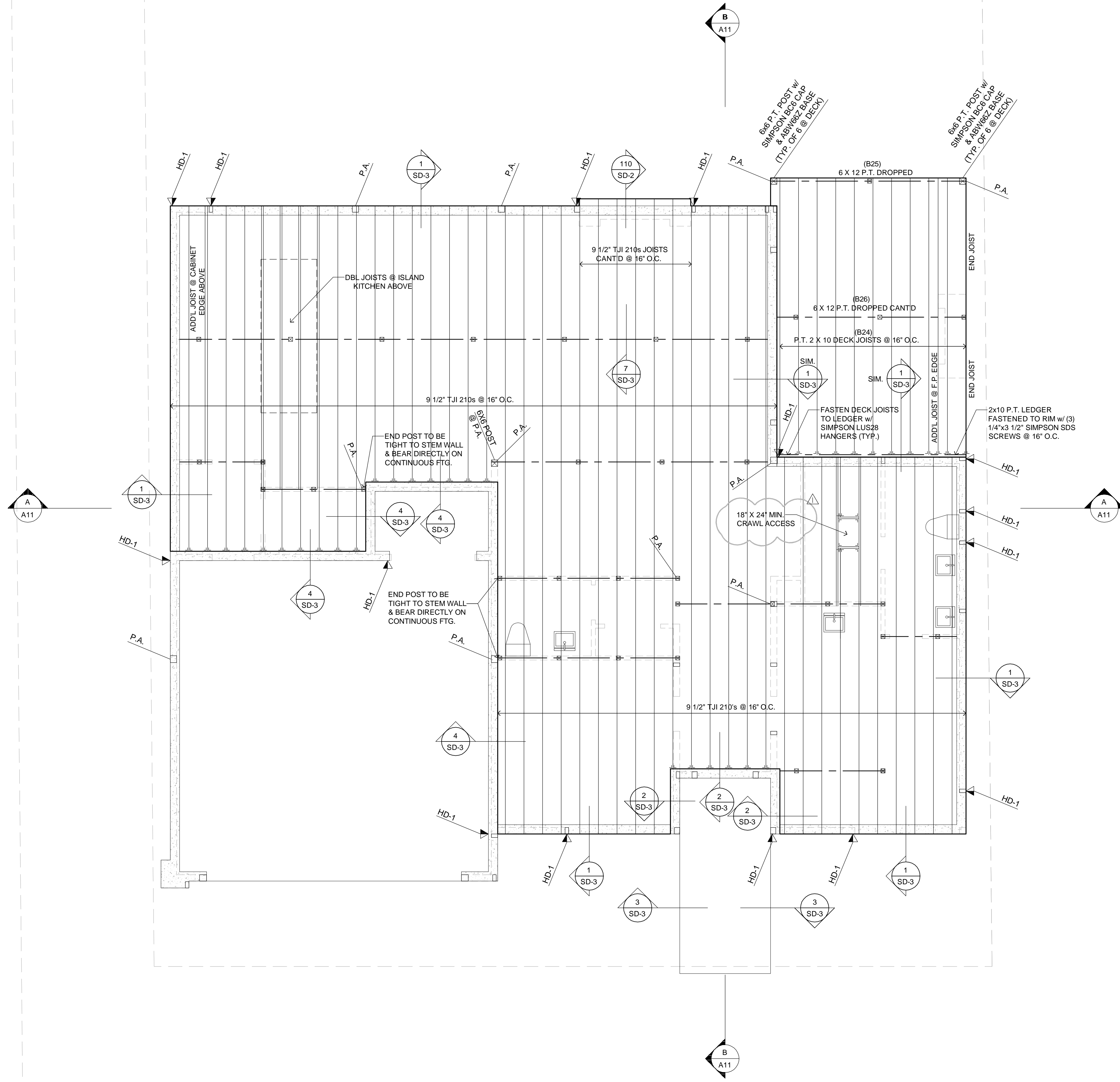
Owner: Design Built Homes



8427 SE 47th St
Lorenzini BLA Lot
Mercer Island, Washington



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- GENERAL NOTES:
1. MAIN FLOOR FRAMING TO BE 9 1/2" TJI FLOOR JOISTS @ 16" O.C. WITH 3/4" OSB SUBFLOOR, GLUED AND NAILED. U.N.O. ADHESIVES SHALL CONFORM TO APA SPEC. AFG 01. PROVIDE T&G EDGES AT LONG PANEL EDGES. STAGGER SUBFLOOR END JOISTS.
 2. BEARING WALLS ARE SHADED.
 3. PROVIDE SOLID BLOCKING IN FLOOR AT ALL WALLS AND POINT LOADS FROM ABOVE.
 4. PROVIDE (3) 2 X POST @ ALL BEAMS, HEADERS & TRUSS GIRDERS, U.N.O.
 5. NAIL PLIED BEAMS TOGETHER W/ 10d @ 12" O.C. @ TOP & BOTTOM.
 6. PROVIDE 18" X 24" MIN CRAWLSPACE ACCESS. WEATHERSTIP & INSULATE PER WSEC R402.2.4.
 7. GLB TO BE 24F-V4 U.N.O.
 8. PSL TO BE 2.0E U.N.O.

- INDICATES LOC. OF POINT LOAD FROM ABOVE (TYP.)
- INDICATES LOC. OF SOLID SUPPORT (2) STUDS LAM'D W/ 16d @ 12" O.C., (2) 16d EA. END TYP. UNLESS NOTED OTHERWISE
- ⊥ TYPICAL HANGER @ MAIN FLOOR SIMPSON LB

B22 / B23 4x10 CONT. DROPPED GIRDER (TYP. U.N.O.)

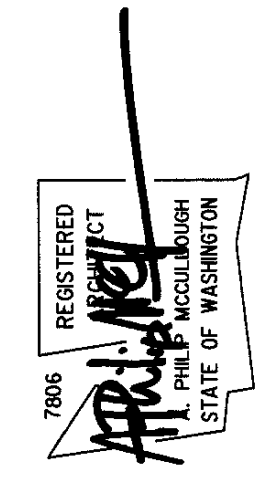
TYPICAL CRAWLSPACE POSTS:
 4x4 P.T. POST w/ 2x4 CLEATS EA. SIDE + (2) A36 CLIPS ON EA. SIDE @ BASE OF POST w/ 0.131" x 1 1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 18"x18"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

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Revisions	Comment
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3.26.2023 2	

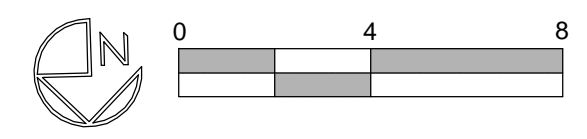
Date: 07.11.2022
 Job No: xx-xxx
 Project No: 00000
 Drawn: BAK
 Approved: APM

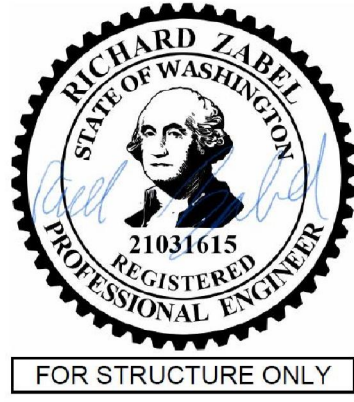
Owner
Design Built Homes



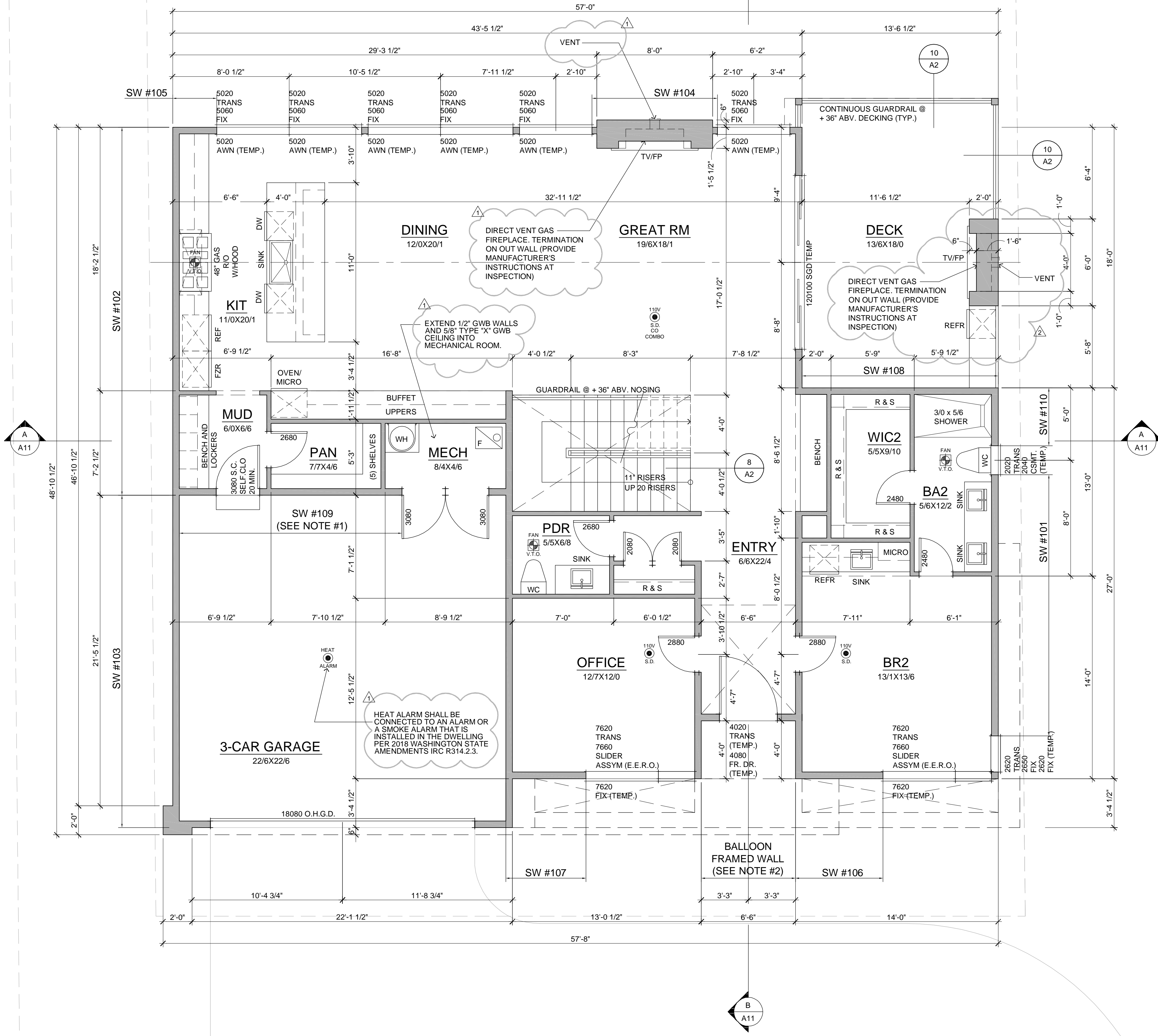
**8427 SE 47th St
 Lorenzini BLA Lot**
 Mercer Island, Washington

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



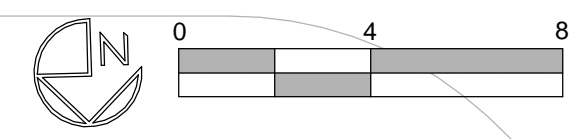


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MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"
 1,868 SF
 TOTAL = 3,977 SF



GENERAL NOTES:

1. PLATE HEIGHT @ CLERESTORY IS 15'-1", U.N.O.
2. PLATE HEIGHT @ MAIN FLOOR IS 11'-0", U.N.O.
3. PLATE HEIGHT @ LOWER FLOOR IS 10'-1" U.N.P.
4. DIMENSION LINES ARE TO FACE OF STUD U.N.O.
5. WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
6. WINDOW HEAD HEIGHT AT MAIN FLOOR IS 8'-0" ABOVE SUBFLOOR, U.N.O. IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPEC'S TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
7. WINDOW AND DOOR SIZES ARE DIMENSIONED IN FEET AND INCHES (E.G. 2828= 2'-8" W X 2'-8" H)
8. EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C., U.N.O.
9. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
10. SAFETY GLAZING PER IRC SEC. R308.4.
11. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
12. PROVIDE UNDER-STAIR PROTECTION (1/2" GWB) PER IRC SEC. R302.7.
13. PROVIDE (1) LAYER OF 1/2" GWB AT THE GARAGE SIDE OF ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE, ALL WALLS SUPPORTING A FLOOR CEILING ASSEMBLY BETWEEN THE GARAGE AND RESIDENCE, AND BETWEEN THE GARAGE AND ITS ATTIC. PROVIDE (1) LAYER 5/8" TYPE X GWB TO GARAGE CEILING IF BELOW HABITABLE ROOMS.
14. HOUSE/GARAGE DOOR SHALL BE 1-3/4" THICK WOOD SOLID CORE, OR 1-3/4" THICK SOLID OR HONEYCOMB CORE STEEL DOOR, OR 20-MINUTE RATED FIRE DOOR W/ SELF CLOSING DEVICE.
15. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS AND CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
16. PER IRC SEC R311.7.5. MAX. RISER HEIGHT SHALL BE 7-3/4". MIN. TREAD DEPTH SHALL BE 10". STAIR NOSINGS: 3/4" MIN., 1-1/4" MAX. RADIUS @ LEADING EDGE OF TREAD: 9/16" MAX.
17. PROVIDE HANDRAILS PER IRC SEC. R311.7.8. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT PER R311.7.7.2. THE HANDRAIL GRIP-SIZE SHALL BE PROVIDED PER R311.7.7.3.
18. PROVIDE GUARDS (MIN. 36" HEIGHT) IN LOCATIONS PER IRC SEC. R312.
19. FACTORY BUILT FIREPLACES & CHIMNEYS SHALL BE LISTED & LABELED AND SHALL BE INSTALLED & TERMINATED IN ACCORDANCE TO THE CONDITIONS OF THE LISTINGS. FACTORY BUILT FIREPLACES SHALL MEET EMISSION STANDARDS PER CH. 51-51 WAC.
20. PROVIDE EXTERIOR AIR SUPPLY TO ANY FACTORY-BUILT FIREPLACE PER IRC SEC R1006.

STRUCTURAL NOTES:

1. PROVIDE 7/16" OSB OR 15/32" PLYWOOD SHEATHING & FASTEN PER STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS.
2. PROVIDE 3" SCHEDULE 40 PIPE COLUMN CONT. TO FOUNDATION BELOW WITH 4"X12"X1/2" BASE PLATE FASTENED TO FOUNDATION WALL WITH (4) 1/2" TITEN HD ANCHORS WITH 7" MIN. EMBED.
3. STEEL BEAM OPT: PROVIDE 8"X7"X1/2" OFFSET CAP PLATE FASTENED TO BOTTOM FLANGE OF STEEL BEAM W/ (2) 3/4" A325 THRU BOLTS.
4. GLB BEAM OPT: PROVIDE 12"X5 1/2"X1/2" OFFSET CAP PLATE FASTENED TO BOTTOM OF BEAM W/ (4) 1/4"X2 1/2" LONG SDS SCREWS
5. PACKOUT STEEL BEAM AS REQUIRED W/ SOLID 2X MATERIAL THRU-BOLTED TO WEB WITH (2) 1/2" DIAMETER THRU-BOLTS @ 24" O.C. STAGGERED. FASTEN TOP PLATE TO STEEL BEAM PER SPEC ON S-9

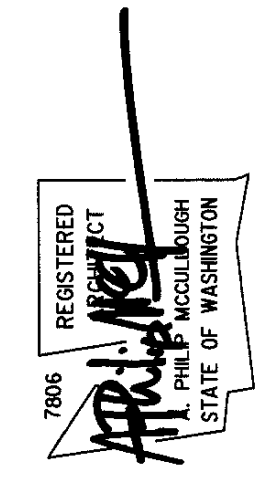
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Revisions	Comment
11.28.2022 1	
3.26.2023 2	

Date: 07.11.2022
 Job No: xx-xxx
 Project No: 00000
 Drawn: BAK
 Approved: APM

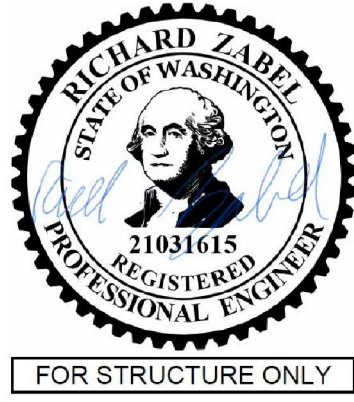
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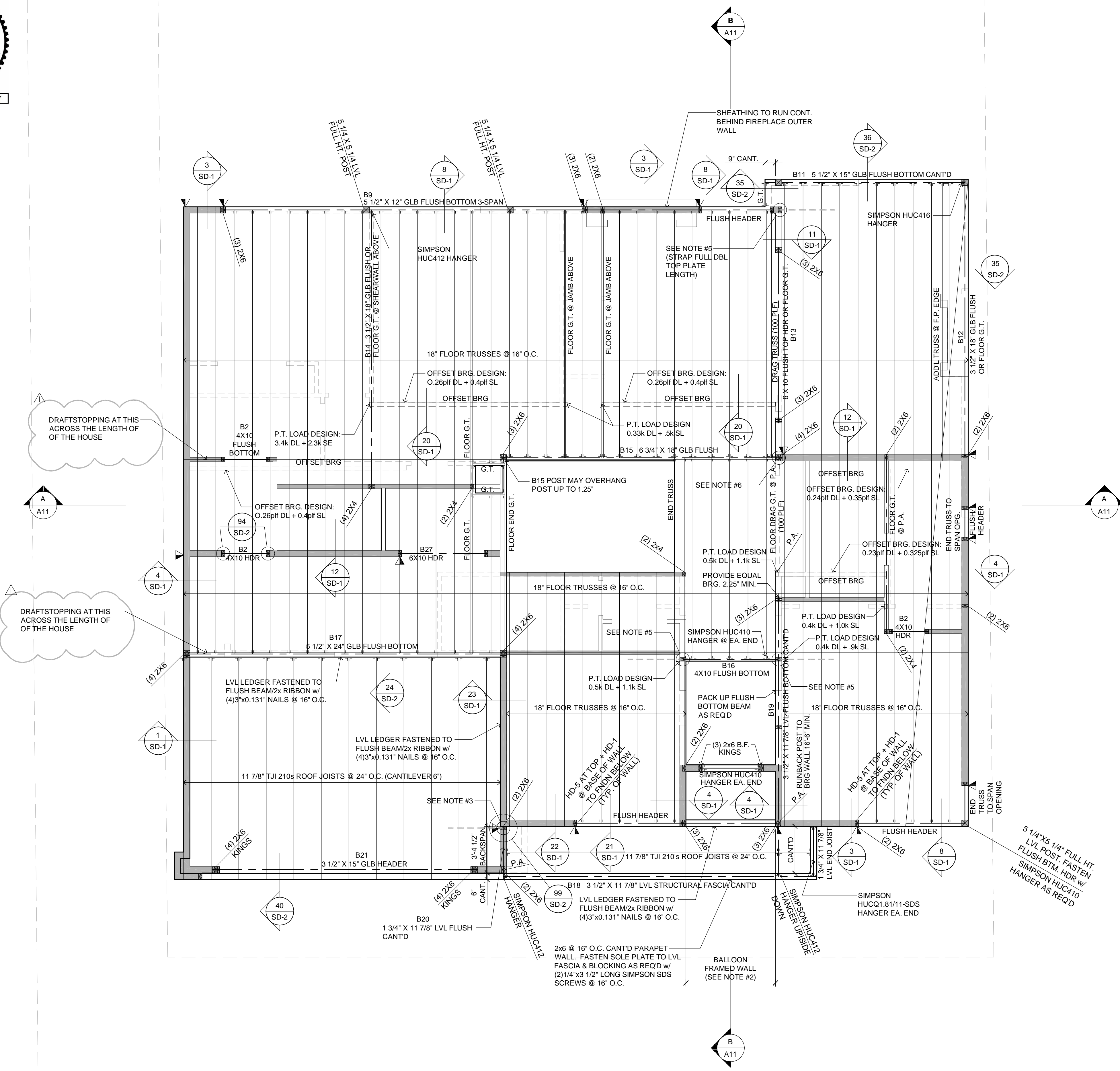
8427 SE 47th St
Lorenzini BLA Lot

Mercer Island, Washington

Permit Documents
 Main Floor Plan
A5



FOR STRUCTURE ONLY



- GENERAL NOTES:
- UPPER FLOOR FRAMING TO BE 18" FLOOR TRUSSES @ 16" O.C. WITH 3/4" OSB SUBFLOOR, GLUED AND NAILED. U.N.O. ADHESIVES SHALL CONFORM TO APA SPEC. AFG 01. PROVIDE T&G EDGES AT LONG PANEL EDGES. STAGGER SUBFLOOR END JOINTS.
 - BEARING WALLS ARE SHADDED.
 - PROVIDE SOLID BLOCKING IN FLOOR AT ALL WALLS AND POINT LOADS FROM ABOVE.
 - PROVIDE (3) 2 X POST @ ALL BEAMS, HEADERS & TRUSS GIRDERS, U.N.O.
 - NAIL FLUED BEAMS TOGETHER W/ 10d @ 12" O.C. @ TOP & BOTTOM.
 - PROVIDE 18" X 24" MIN CRAWLSPACE ACCESS. WEATHERSTIP & INSULATE PER WSEC R402.2.4.
 - GLB TO BE 24F-V4 U.N.O.
 - PSL TO BE 2.0E U.N.O.
 - SEE DETAIL 100SD-2 FOR TYP. FLUSH BEAM CONNECTIONS ABOVE WINDOW OPENINGS WHEN THE DBL TOP PLATE MUST BE SPLICED.
 - 4x 10 FLUSH BOTTOM HDR W/ TOP CHORD BRG FLOOR TRUSSES @ ALL PERPENDICULAR EXTERIOR OPENINGS (TYP. U.N.O.) B10
 - ALL HOLDDOWNS SHALL BE HD-1 FASTENED @ (2) 2x6 MIN. DOWN TO FNDN. BELOW (TYP. U.N.O.)
 - ALL 2x4 INTERIOR BEARING WALLS @ THIS LEVEL SHALL BE HF-2 GRADE OR BETTER @ 12" O.C.

- STRUCTURAL PLAN NOTES:
- NOTE 1:
PROVIDE 7/16" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL/ SHTG. SPECS. (SEE NOTES).
- NOTE 2:
ALL WALLS 12' OR TALLER SHALL BE 2x6 HF #2 GRADE OR BETTER.
- NOTE 3:
PROVIDE SIMPSON SC16 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF BLOCKING BETWEEN I-JOISTS FOR (3) BAYS (6'-0" MIN.). FASTEN ROOF SHTG. TO BLOCKING w/ 2 1/2.131 NAILS @ 6'-0" O.C.
- NOTE 5:
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE OR FLUSH BOTTOM BEAM (13' END LENGTH) TO UNDERSIDE OF BLOCK BETWEEN FLOOR TRUSSES FOR (3) TRUSS BAYS (4'-0" MIN.). FASTEN SHTG. TO BLOCKING w/ 2 1/2"x0.131" NAILS @ 6" O.C.
- NOTE 6:
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE TO UNDERSIDE FLOOR DRAG TRUSS OR BEAM (13' END LENGTH)

- INDICATES LOC. OF POINT LOAD FROM ABOVE (TYP.)
- INDICATES LOC. OF SOLID SUPPORT (2) STUDS LAM'D W/ 16d @ 12" O.C., (2) 16d EA. END TYP. UNLESS NOTED OTHERWISE
- † TYPICAL HANGER @ MAIN FLOOR SIMPSON LB

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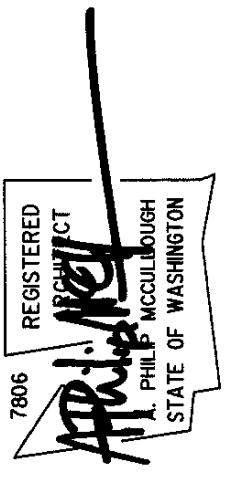
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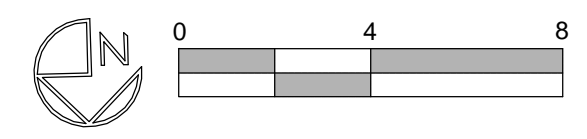
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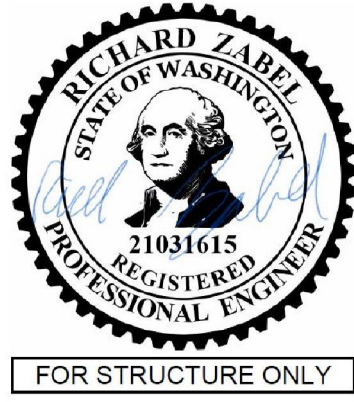


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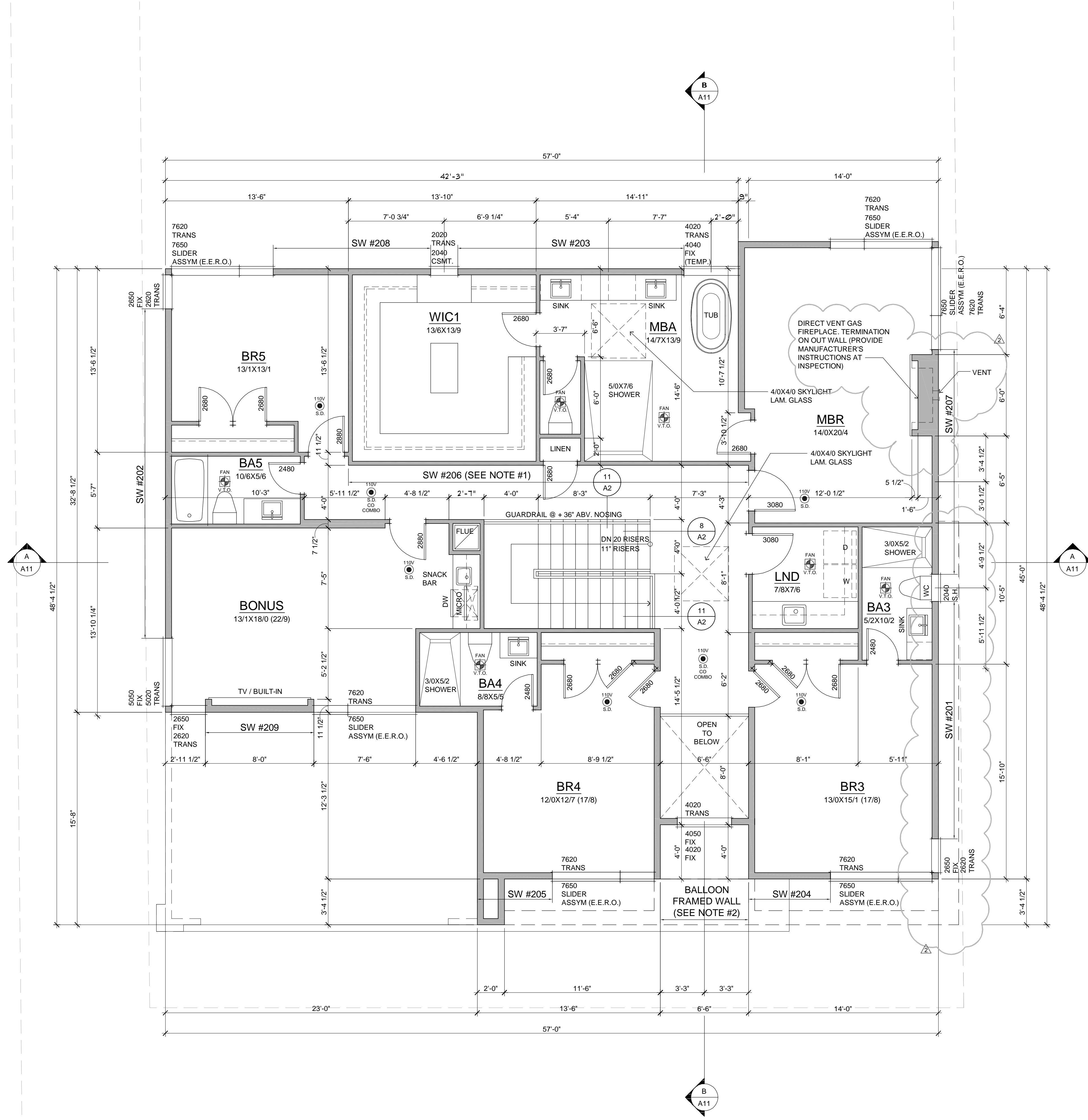
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Lorenzini BLA Lot
Mercer Island, Washington

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





FOR STRUCTURE ONLY



UPPER FLOOR PLAN

SCALE 1/4" = 1'-0" 2,109 SF

GENERAL NOTES:

1. PLATE HEIGHT @ CLERESTORY IS 15'-1", U.N.O.
PLATE HEIGHT @ MAIN FLOOR IS 11'-0", U.N.O.
PLATE HEIGHT @ LOWER FLOOR IS 10'-1" U.N.P.
2. DIMENSION LINES ARE TO FACE OF STUD U.N.O.
3. WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
4. WINDOW HEAD HEIGHT AT MAIN FLOOR IS 8'-0" ABOVE SUBFLOOR, U.N.O. IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPECS TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
5. WINDOW AND DOOR SIZES ARE DIMENSIONED IN FEET AND INCHES
(E.G. 2828= 2'-8" W X 2'-8" H)
6. EXTERIOR WALLS TO BE 2X6 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C., U.N.O.
7. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
8. SAFETY GLAZING PER IRC SEC. R308.4.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
10. PROVIDE UNDER-STAIR PROTECTION (1/2" GWB) PER IRC SEC R302.7.
11. PROVIDE (1) LAYER OF 1/2" GWB AT THE GARAGE SIDE OF ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE, ALL WALLS SUPPORTING A FLOOR CEILING ASSEMBLY BETWEEN THE GARAGE AND RESIDENCE, AND BETWEEN THE GARAGE AND ITS ATTIC. PROVIDE (1) LAYER 5/8" TYPE X GWB TO GARAGE CEILING IF BELOW HABITABLE ROOMS.
12. HOUSE/GARAGE DOOR SHALL BE 1-3/8" THICK WOOD SOLID CORE, OR 1-3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOOR, OR 20-MINUTE RATED FIRE DOOR W/ SELF CLOSING DEVICE.
13. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS AND CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
14. PER IRC SEC R311.7.5. MAX. RISER HEIGHT SHALL BE 7-3/4". MIN. TREAD DEPTH SHALL BE 10". STAIR NOSINGS: 3/4" MIN., 1-1/4" MAX. RADIUS @ LEADING EDGE OF TREAD; 9/16" MAX.
15. PROVIDE HANDRAILS PER IRC SEC. R311.7.8. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT PER R311.7.7.2. THE HANDRAIL GRIP-SIZE SHALL BE PROVIDED PER R311.7.7.3.
16. PROVIDE GUARDS (MIN. 36" HEIGHT) IN LOCATIONS PER IRC SEC. R312.
17. FACTORY BUILT FIREPLACES & CHIMNEYS SHALL BE LISTED & LABELED AND SHALL BE INSTALLED & TERMINATED IN ACCORDANCE TO THE CONDITIONS OF THE LISTINGS. FACTORY BUILT FIREPLACES SHALL MEET EMISSION STANDARDS PER CH. 51-51 WAC.
18. PROVIDE EXTERIOR AIR SUPPLY TO ANY FACTORY-BUILT FIREPLACE PER IRC SEC R1006.

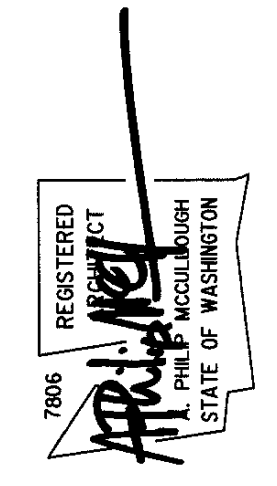
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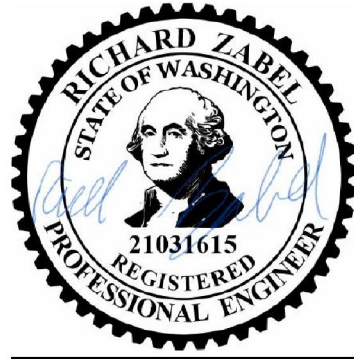
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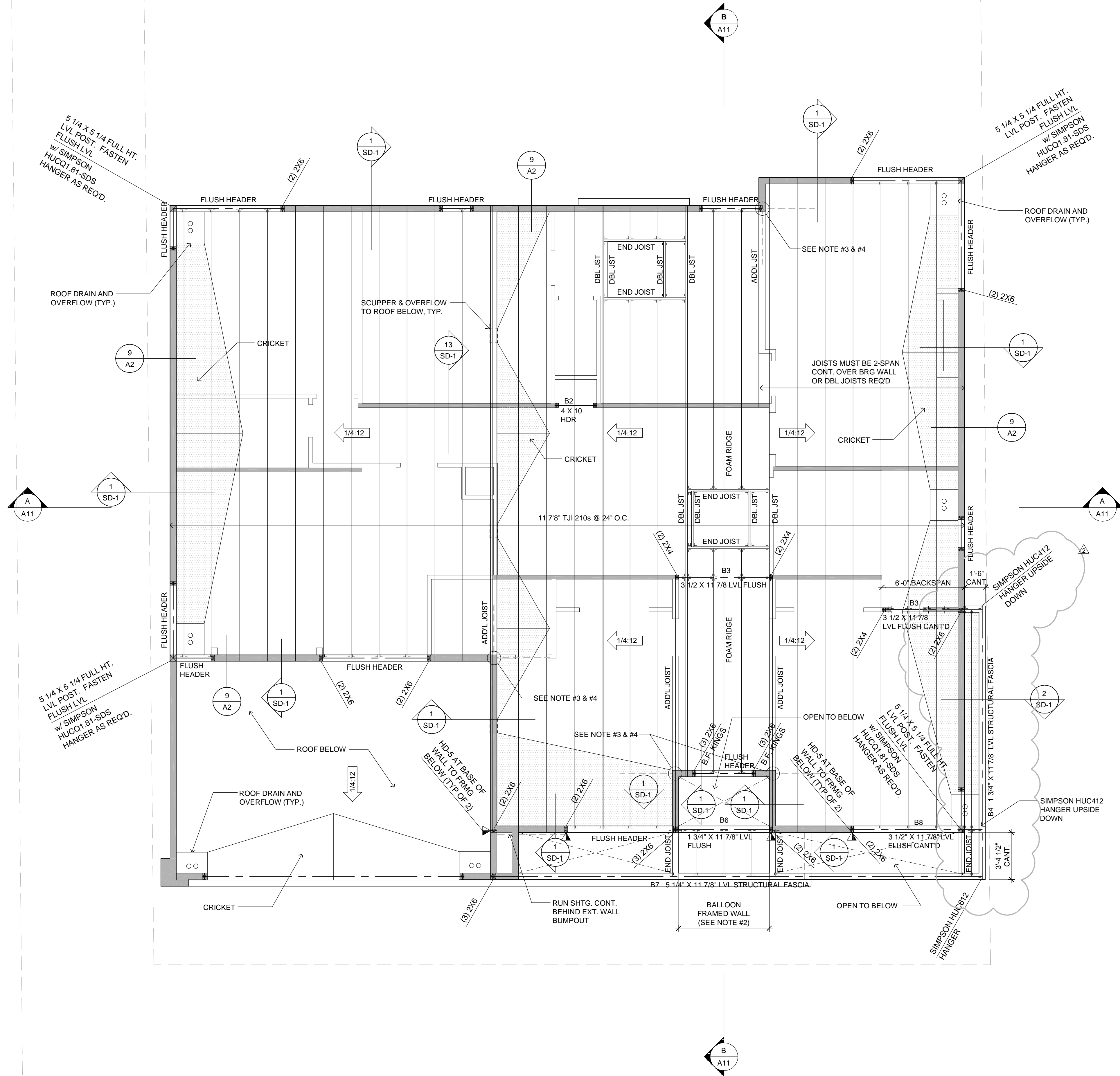


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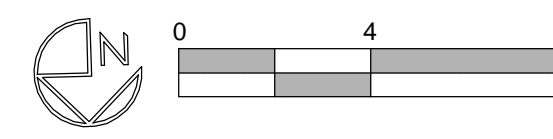


FOR STRUCTURE ONLY



ROOF FRAMING PLAN

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



- GENERAL NOTES:
1. VENTED EAWE BLOCKING @ BEARING, U.N.O.
 2. BEARING WALLS ARE SHADED.
 3. OVER FRAME ROOF AREAS ARE SHOWN HATCHED.
 4. ROOF PITCH AS SHOWN.
 5. EAWE OVERHANG TO BE AS SHOWN. GABLE END & RAKE OVERHANG TO BE AS SHOWN.
 6. APPLY ROOFING IN ACCORDANCE WITH I.R.C. SEC. 905.
 7. COMPOSITION ROOF FASTENERS AS PER I.R.C. SEC. 905.2.5.
 8. PROVIDE ATTIC ACCESS WITH MIN. OF 22"X30" CLEAR. WEATHERSTRIP & INSULATE PER WSEC R402.2.4.
 9. WOOD TRUSSES SHALL BE DESIGNED PER IRC SEC. R802.10.
 10. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP. SPECIFICATIONS, SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION, AND WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEER'S CALCULATIONS.
 11. TRUSS MANUFACTURER TO SUPPLY ALL BLOCKING AND HANGERS REQUIRED AT MANUFACTURED TRUSSES.
 12. TRUSS LAYOUT TO BE REVIEWED AND APPROVED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. ALL CHANGES TO BE SUBMITTED AND APPROVED BY ARCHITECT PRIOR TO FABRICATION.
 13. COLUMNS AT HEADERS, BEAMS, AND GIRDERS TO BE (2) 2X STUDS, U.N.O.
 14. MARKERS FOR BLOW-IN OR SPRAYED INSULATION SHALL BE PLACED EVERY 300 S.F. AND SHALL FACE TOWARD ATTIC ACCESS PER IECC SEC 303.1.1.1
 15. PROVIDE DRAFT STOP IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY NOT TO EXCEED 1,000 SQUARE FEET INTO APPROXIMATELY EQUAL AREAS. (R302.12.)
 16. ALL TRUSS HEELS TO BE 7" UNO.
 17. SEE DETAIL 100SD-2 FOR TYP. FLUSH BEAM CONNECTIONS ABOVE WINDOW OPENINGS WHEN THE DBL TOP PLATE MUST BE SPLICED.
 18. 1 3/4" X 11 7/8" TYP. FLUSH HDR FOR ALL EXTERIOR OPENINGS @ ROOF FRAMING (TYP. U.N.O.) B1

STRUCTURAL PLAN NOTES:

- NOTE 1:
PROVIDE 7/16" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES).
- NOTE 2:
ALL WALLS 12' OR TALLER SHALL BE 2x6 HF #2 GRADE OR BETTER.
- NOTE 3:
PROVIDE SIMPSON SC16 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF BLOCKING BETWEEN I-JOISTS FOR (3) BAYS (6'-0" MIN.) FASTEN ROOF SHTG. TO BLOCKING w/ 1/2.131 NAILS @ 6'-0" O.C.
- NOTE 4:
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE TO UNDERSIDE OF ADD'L I-JOIST (13' END LENGTH)

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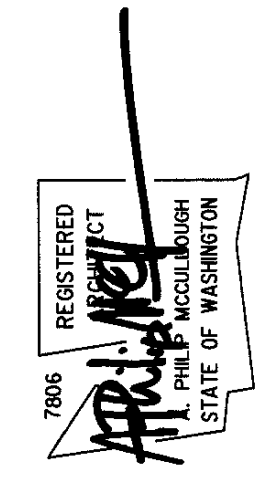
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Revisions	Comment
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Owner: Design Built Homes

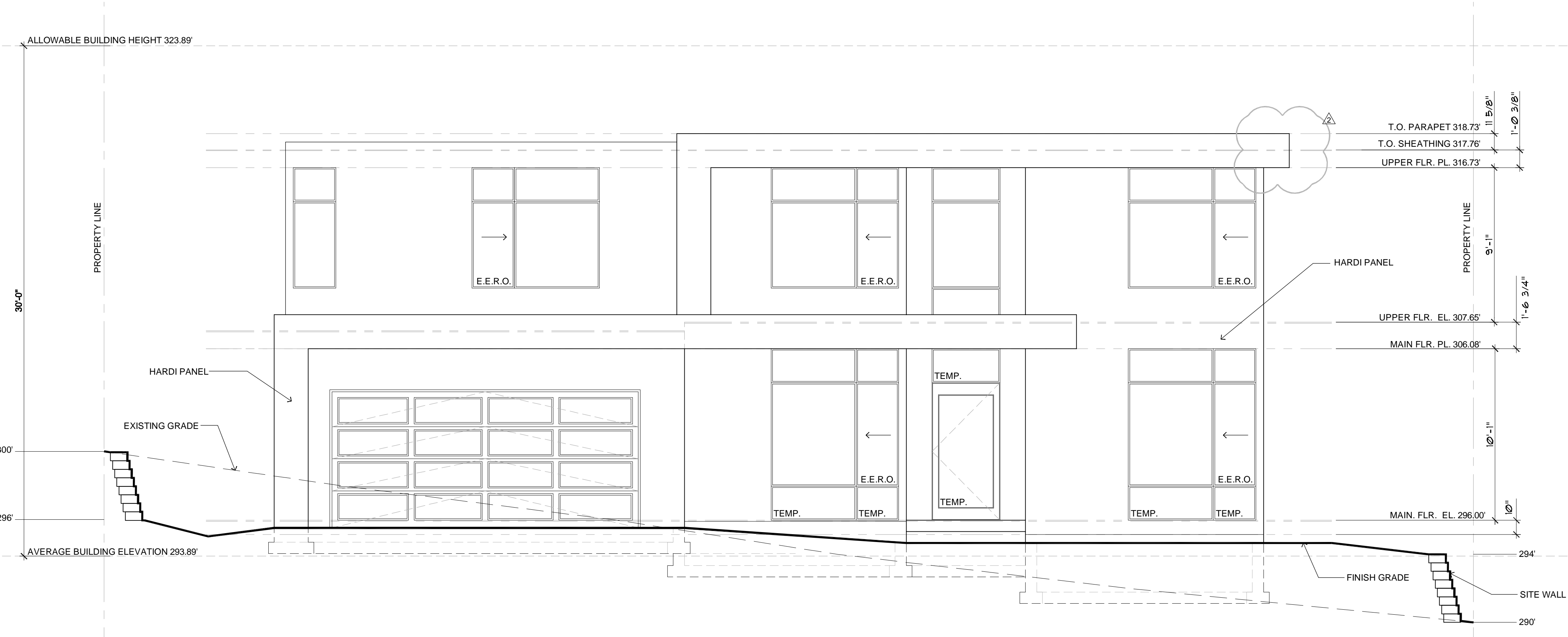


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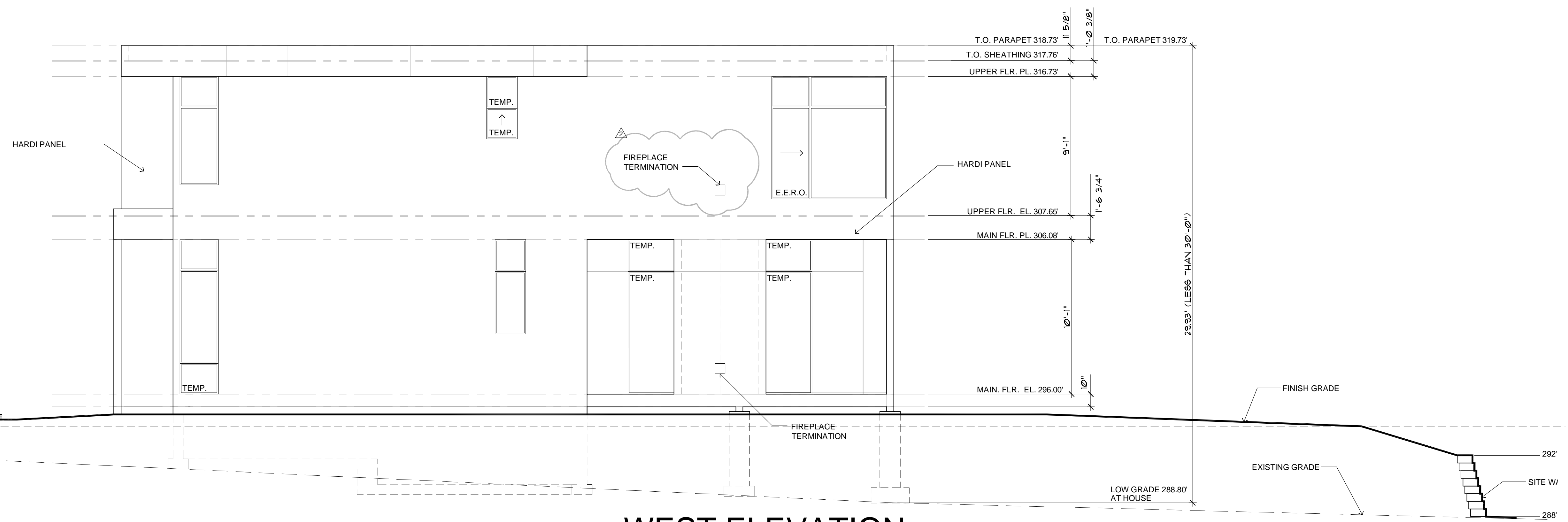
- EXTERIOR ELEVATION NOTES:
1. VERIFY SHEAR WALL NAILING AND HOLDDOWNS PER STRUCTURAL PLANS AND SCHEDULES PRIOR TO INSTALLING SIDING
 2. THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
 3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS PER IRC SEC. R703.8.
 4. PROVIDE CONTINUOUS GUTTERS WITH DOWNSPOUTS AT ALL EAVES.
 5. PROVIDE ROOF COVERINGS PER IRC SECTION R905. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
 6. PROVIDE EXTERIOR WALL COVERINGS PER IRC SECTION R703. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

- WINDOW & DOOR NOTES:
1. UNIT FRAMES TO BE VINYL, U.N.O.
 2. "U" VALUES FOR WINDOWS TO BE NFRC CERTIFIED.
 3. GLAZING UNITS TO HAVE 1/2" INSULATED GLASS, U.N.O.
 4. USE SAFETY GLASS WHERE REQUIRED PER IRC SEC. R308.4
 5. WINDOWS & DOORS SHALL LIMIT INFILTRATION PER ASTM 3287.3.
 6. SITE VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION.



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

ALLOWABLE BUILDING HEIGHT 323.89'

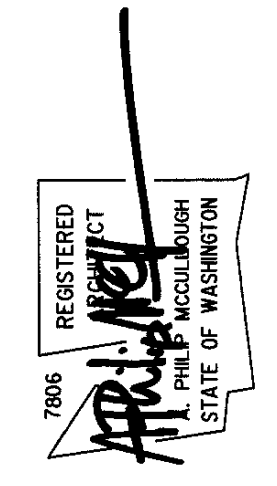


WEST ELEVATION
SCALE: 1/4" = 1'-0"

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3.28.2023 2	

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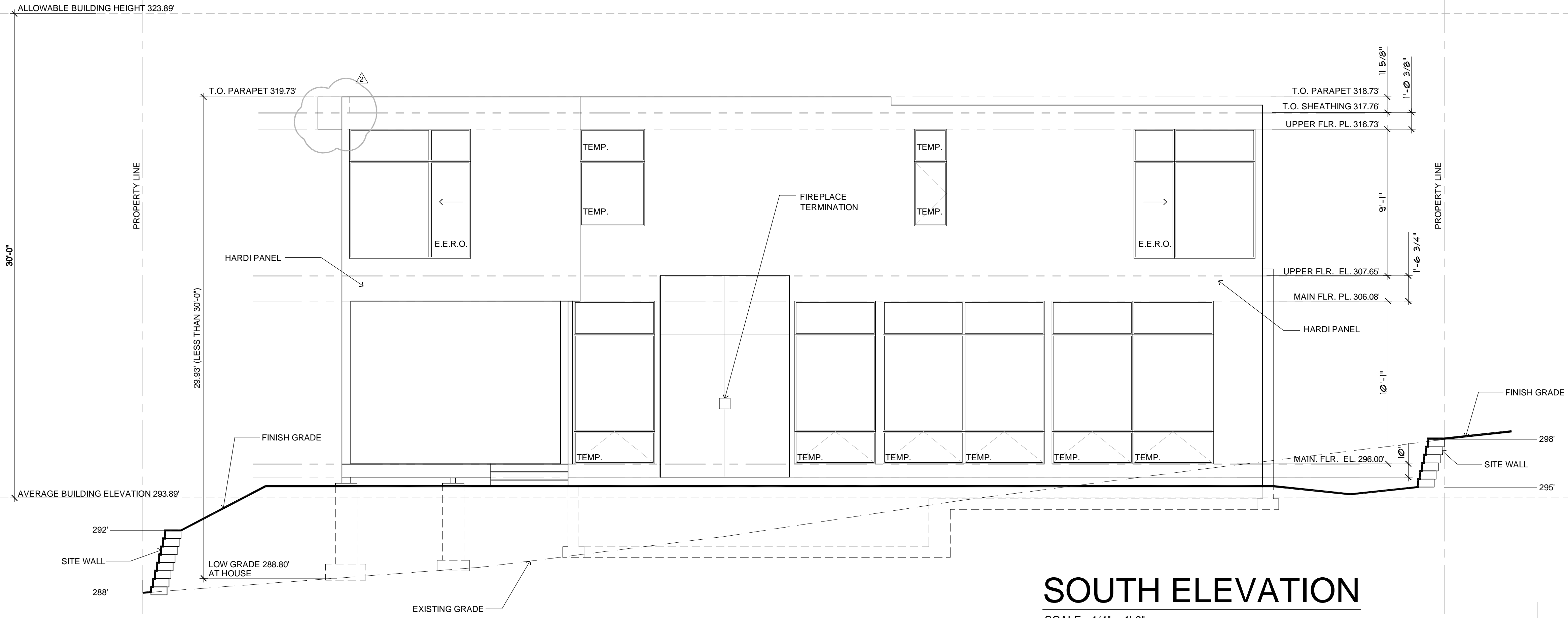
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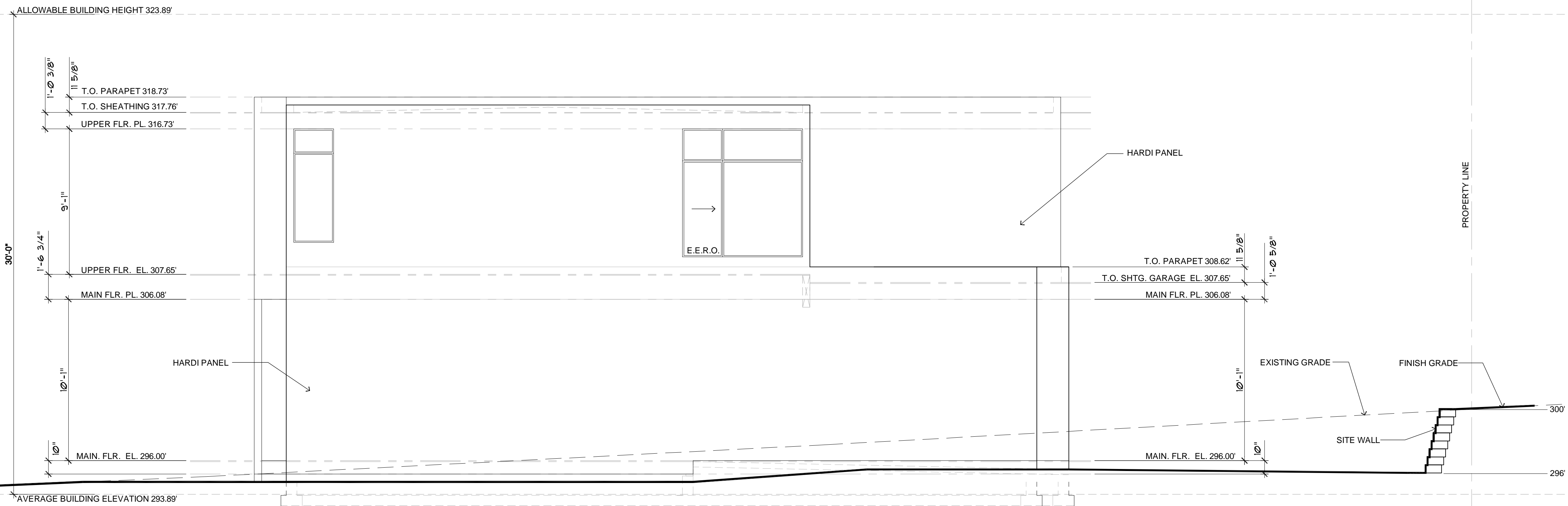
- EXTERIOR ELEVATION NOTES:**
1. VERIFY SHEAR WALL NAILING AND HOLDDOWNS PER STRUCTURAL PLANS AND SCHEDULES PRIOR TO INSTALLING SIDING
 2. THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
 3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS PER IRC SEC. R703.8.
 4. PROVIDE CONTINUOUS GUTTERS WITH DOWNSPOUTS AT ALL EAVES.
 5. PROVIDE ROOF COVERINGS PER IRC SECTION R905. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
 6. PROVIDE EXTERIOR WALL COVERINGS PER IRC SECTION R703. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

- WINDOW & DOOR NOTES:**
1. UNIT FRAMES TO BE VINYL, U.N.O.
 2. "U" VALUES FOR WINDOWS TO BE NFRC CERTIFIED.
 3. GLAZING UNITS TO HAVE 1/2" INSULATED GLASS, U.N.O.
 4. USE SAFETY GLASS WHERE REQUIRED PER IRC SEC. R308.4
 5. WINDOWS & DOORS SHALL LIMIT INFILTRATION PER ASTM 32873.
 6. SITE VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION.



SOUTH ELEVATION

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



EAST ELEVATION

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

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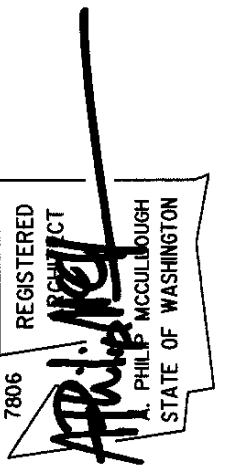
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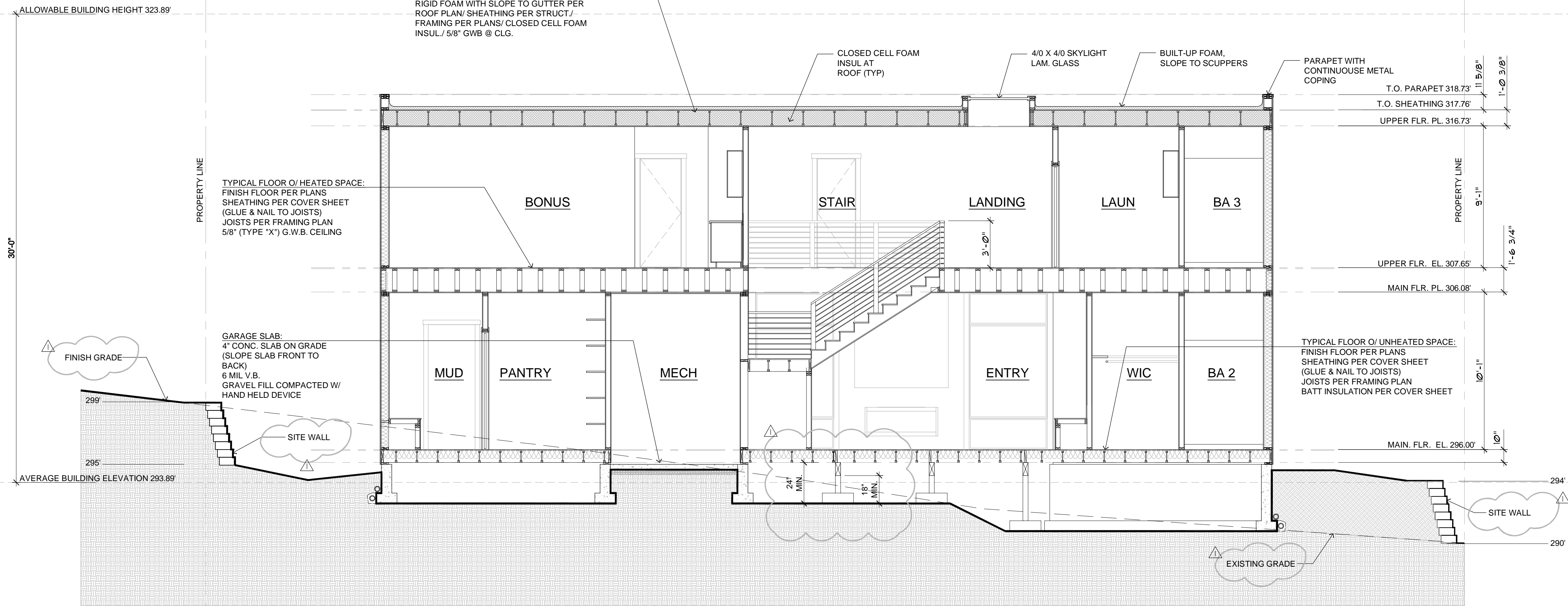
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Mercer Island, Washington

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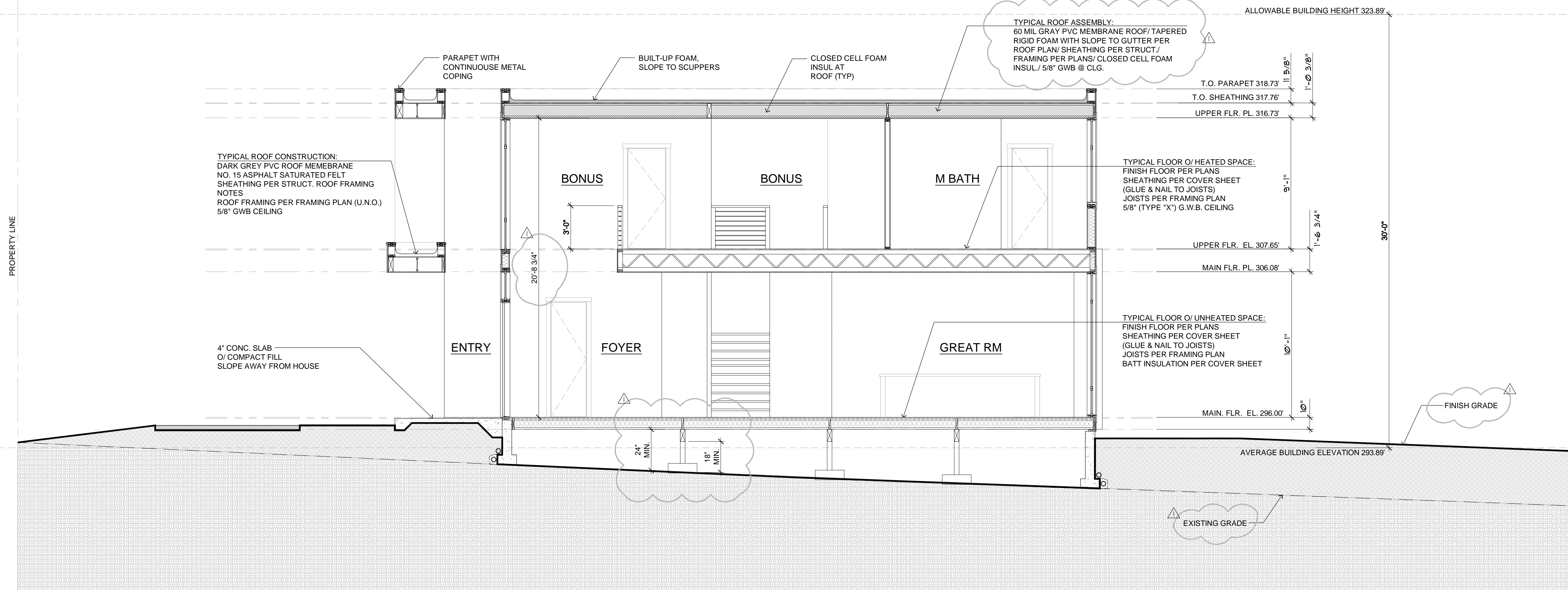
Exterior Elevations

A10



BUILDING SECTION A

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



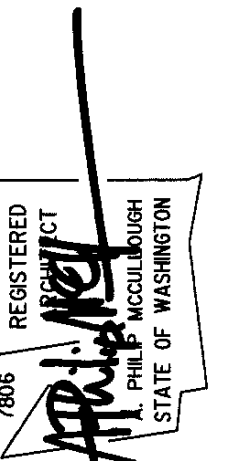
BUILDING SECTION B

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

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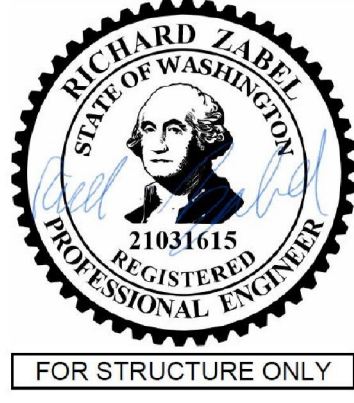
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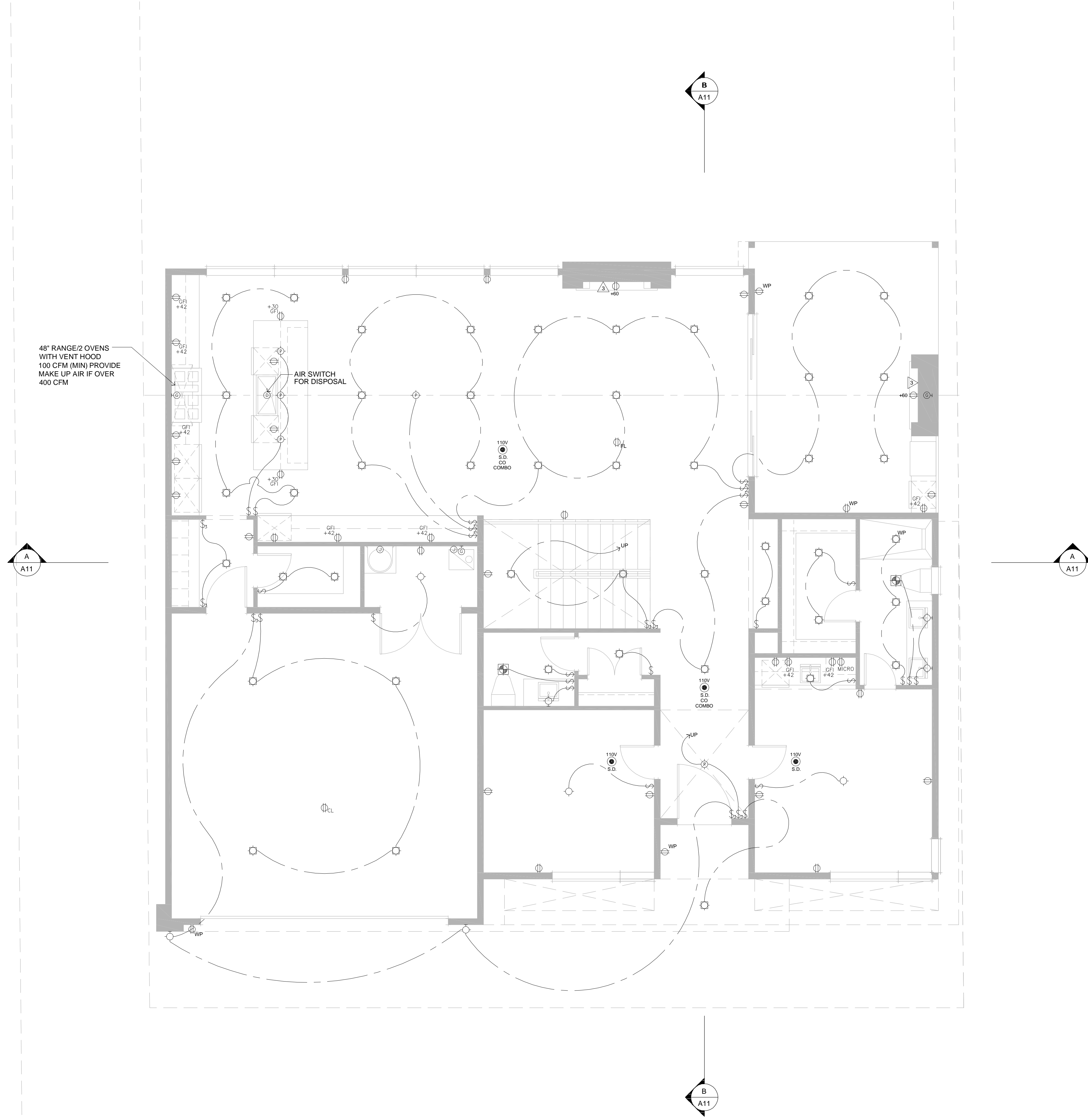


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LEGEND:

- DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.)
- 4 PLEX OUTLET (+12" A.F.F. U.N.O.)
- DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.) (SWITCHED)
- WATER PROOF DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.)
- GROUND FAULT INTERRUPTER DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.)
- FLOOR OUTLET
- CEILING OUTLET
- 220V OUTLET
- TV OUTLET
- TELEPHONE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- SPEED CONTROL SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNT LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- RECESSED PIN SPOT
- EXHAUST FAN
- HEAT LAMP
- HEAT LAMP/EXHAUST FAN
- FLUORESCENT LIGHT FIXTURE, 1 X 4 SURFACE MOUNTED
- FLUORESCENT LIGHT FIXTURE, TASK LIGHT UNDER CABINET
- CEILING FAN
- JUNCTION BOX
- CHIMES
- GAS CONNECTION
- ALARM KEY PAD
- SMOKE DETECTOR
- SMOKE DETECTOR C.O. COMBO

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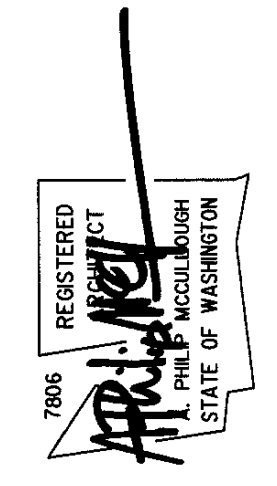
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Revisions

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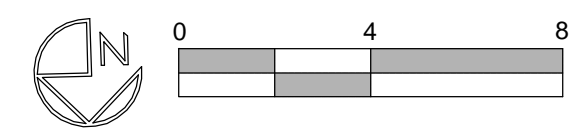
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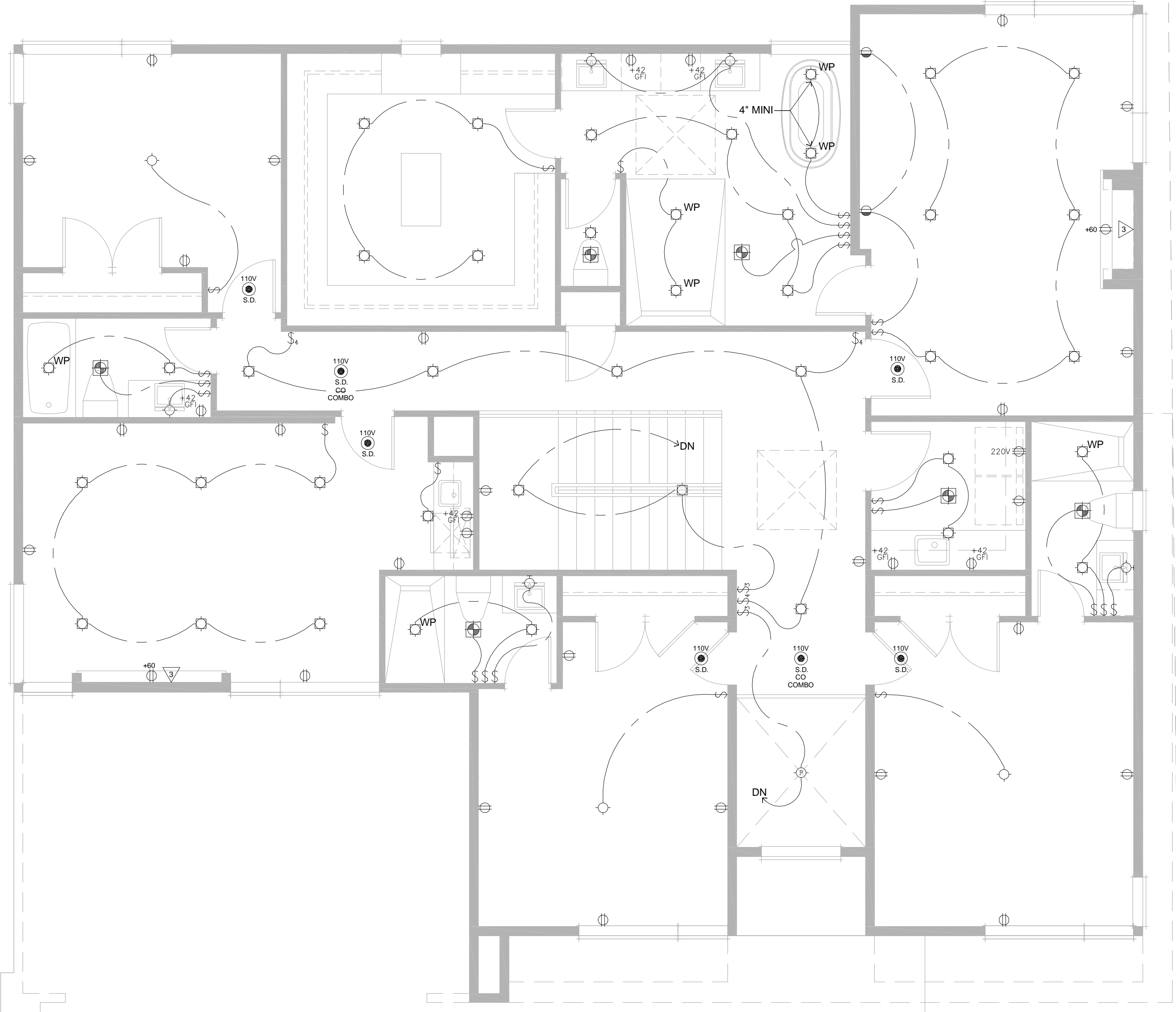
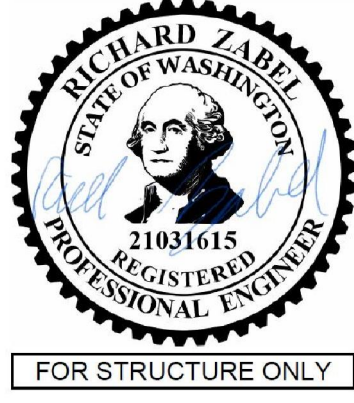
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MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



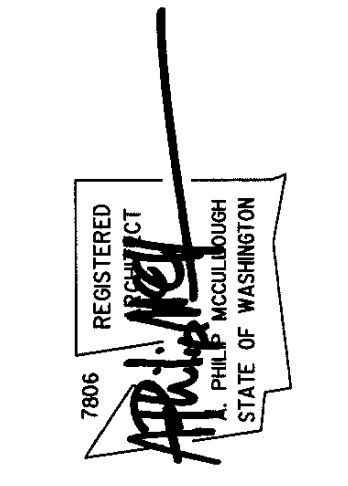


- LEGEND:**
- ⊕ DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.)
 - ⊕ 4 PLEX OUTLET (+12" A.F.F. U.N.O.)
 - ⊕ DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.) (SWITCHED)
 - ⊕ WP WATER PROOF DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.)
 - ⊕ GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET (110V AT +12" A.F.F. U.N.O.)
 - ⊕ FLOOR OUTLET
 - ⊕ CEILING OUTLET
 - ⊕ 220V OUTLET
 - ⊕ TV OUTLET
 - ⊕ TELEPHONE
 - ⊕ SWITCH
 - ⊕ 3 WAY SWITCH
 - ⊕ 4 WAY SWITCH
 - ⊕ DIMMER SWITCH
 - ⊕ SPEED CONTROL SWITCH
 - ⊕ WALL MOUNTED LIGHT FIXTURE
 - ⊕ CEILING MOUNT LIGHT FIXTURE
 - ⊕ PENDANT LIGHT FIXTURE
 - ⊕ RECESSED LIGHT FIXTURE
 - ⊕ RECESSED WALL WASHER
 - ⊕ RECESSED PIN SPOT
 - ⊕ EXHAUST FAN
 - ⊕ HEAT LAMP
 - ⊕ HEAT LAMP/EXHAUST FAN
 - ⊕ FLUORESCENT LIGHT FIXTURE, 1 X 4 SURFACE MOUNTED
 - ⊕ FLUORESCENT LIGHT FIXTURE, TASK LIGHT UNDER CABINET
 - ⊕ CEILING FAN
 - ⊕ JUNCTION BOX
 - ⊕ CHIMES
 - ⊕ GAS CONNECTION
 - ⊕ ALARM KEY PAD
 - ⊕ SMOKE DETECTOR
 - ⊕ SMOKE DETECTOR C.O. COMBO

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 5601 6th Ave South
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 206.443.1181
 mccullougharchitects.com
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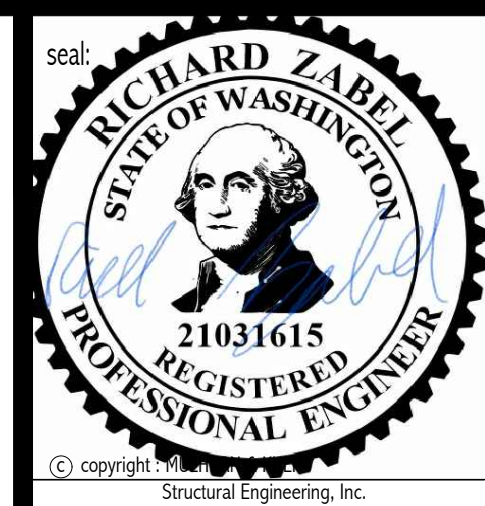
Revisions	Comment
11.28.2022 1	
3.28.2023 2	

Date: 07.11.2022
 Job No: xx-xxx
 Project No: 00000
 Drawn: BAK
 Approved: APM
 Owner: Design Built Homes



**8427 SE 47th St
 Lorenzini BLA Lot**
 Mercer Island, Washington

UPPER FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"
 0 4 8



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M&K project number: 244-22003

project mgr: R.JZ
drawn by: JCL
issue date: 05-20-22

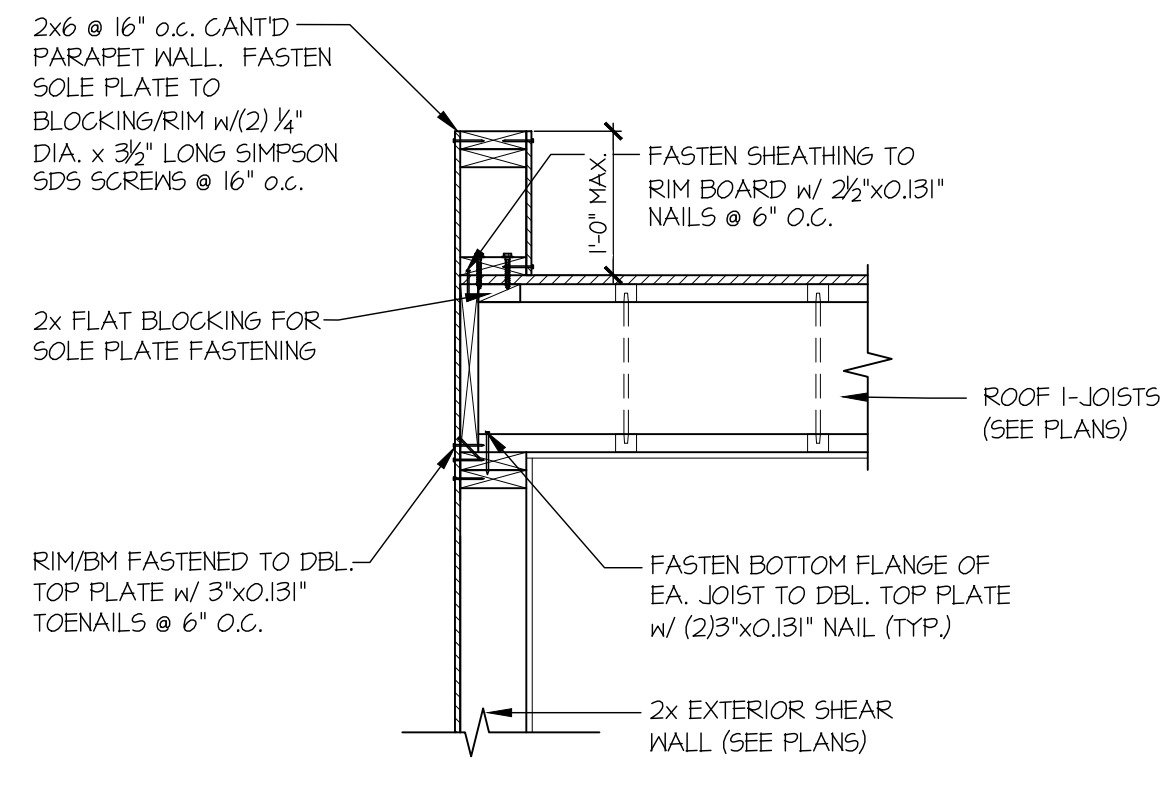
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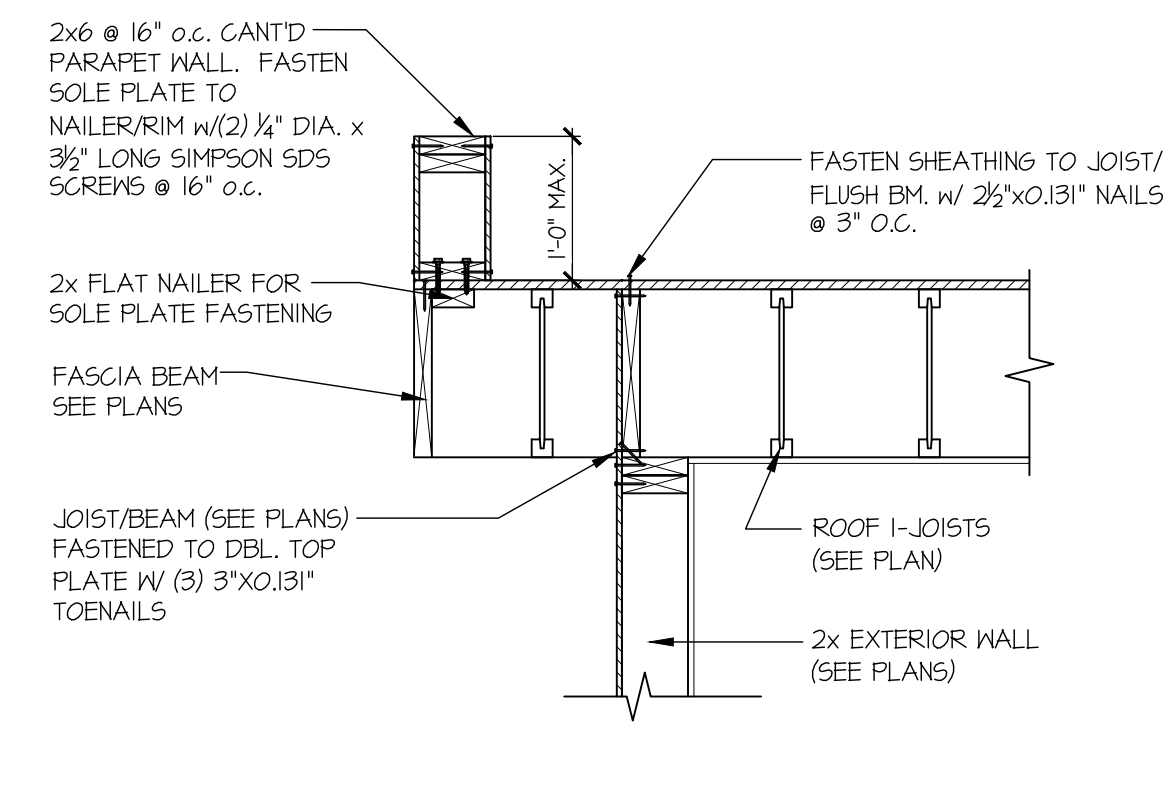
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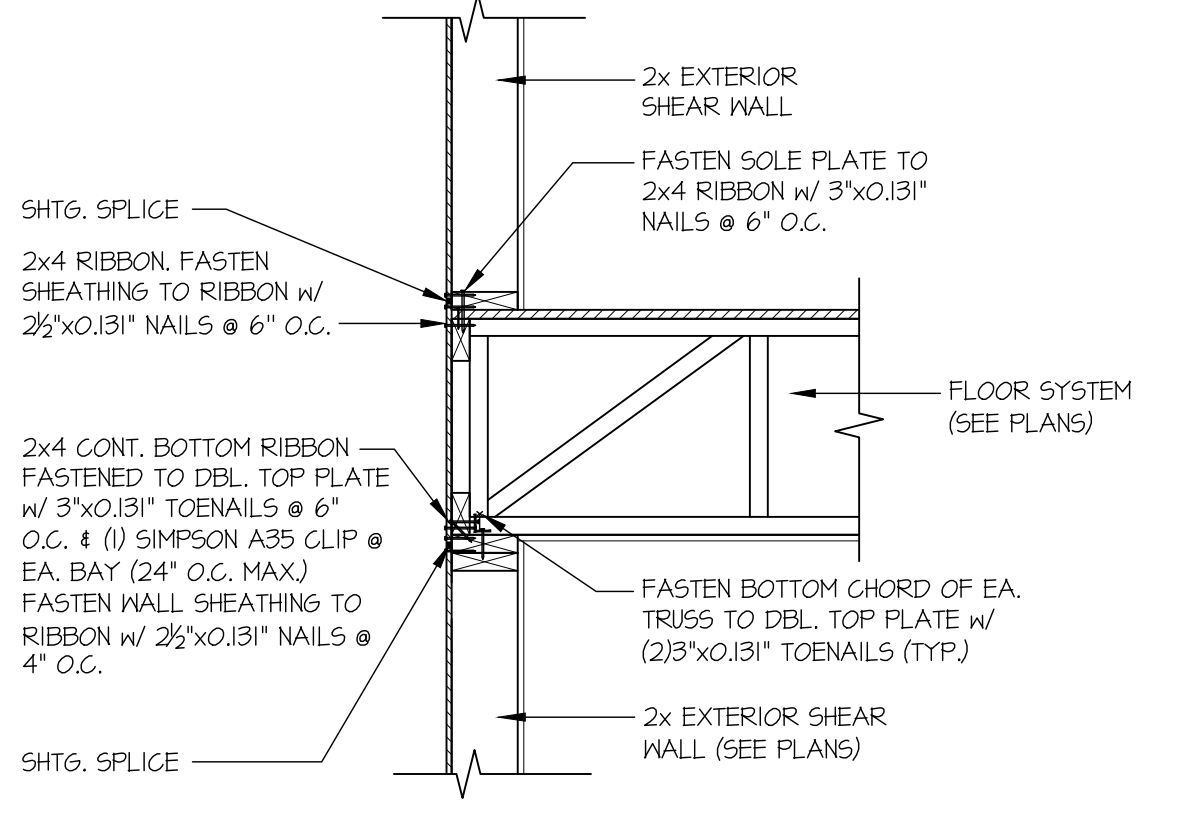
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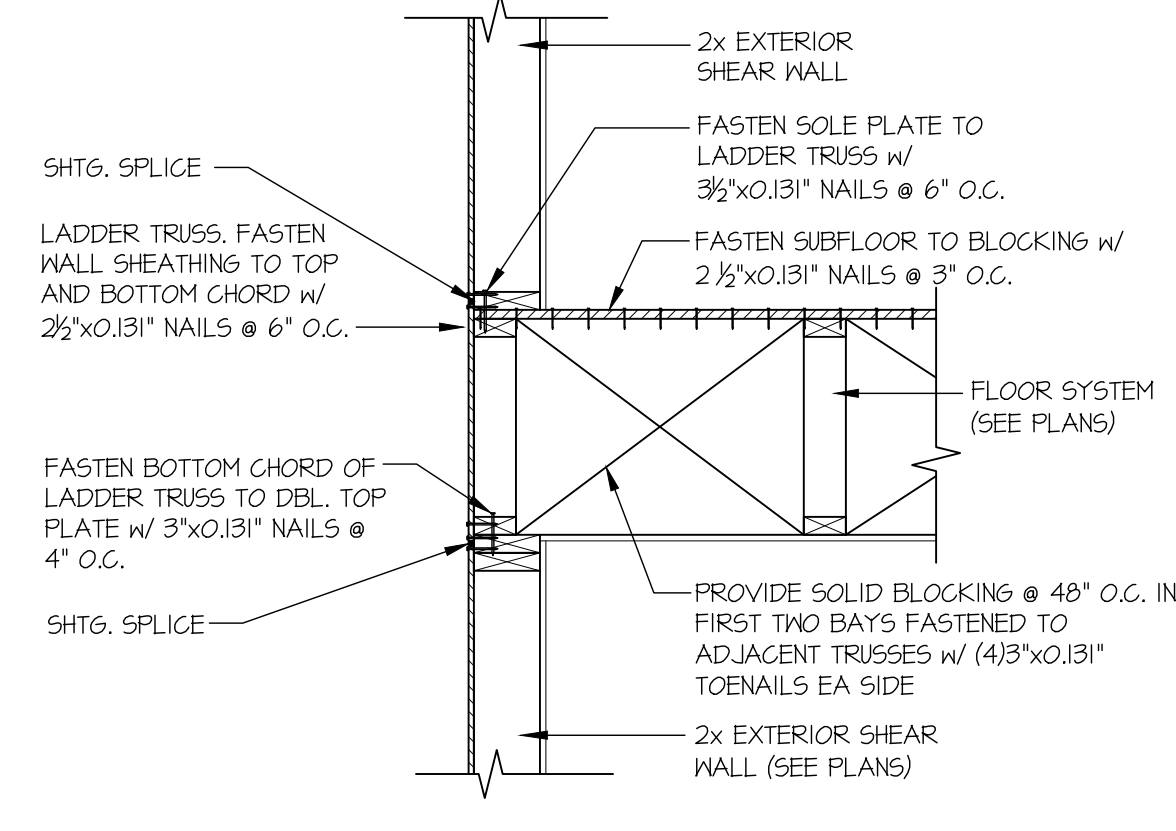
1 SECTION
SCALE: 3/4"=1'-0"



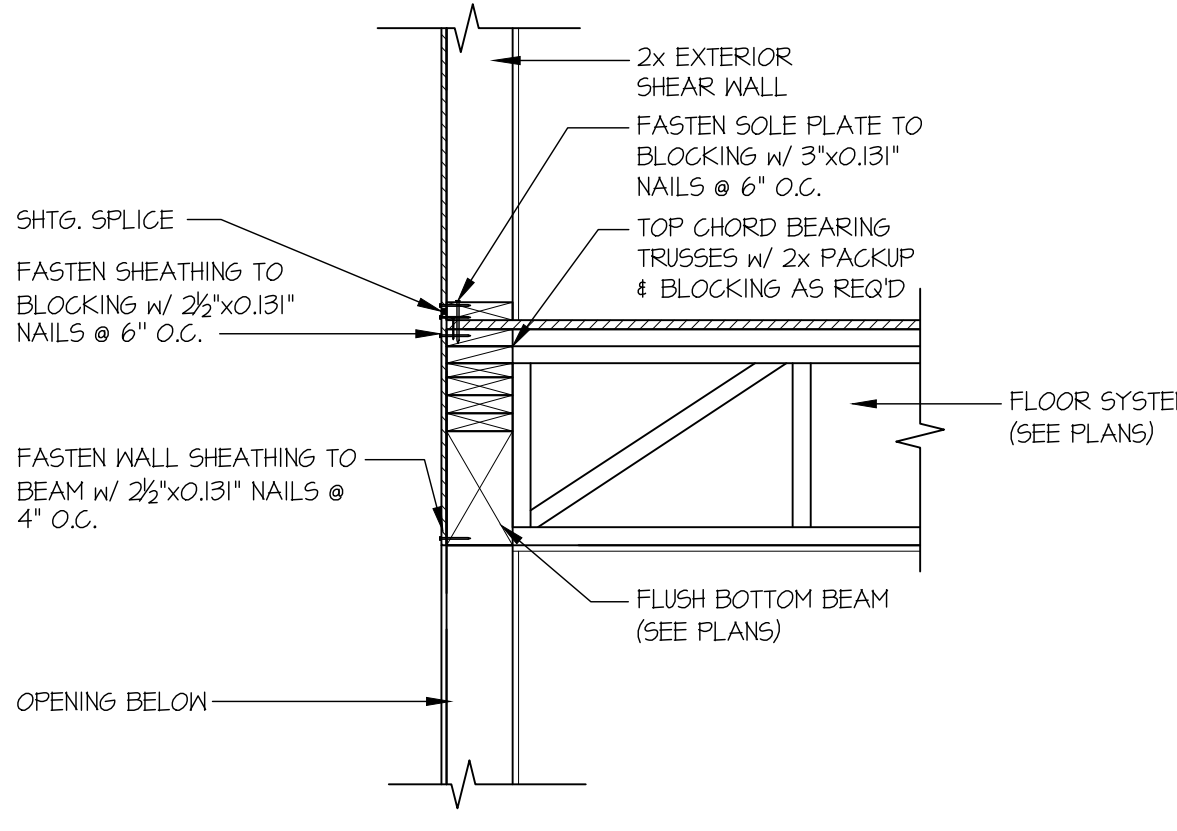
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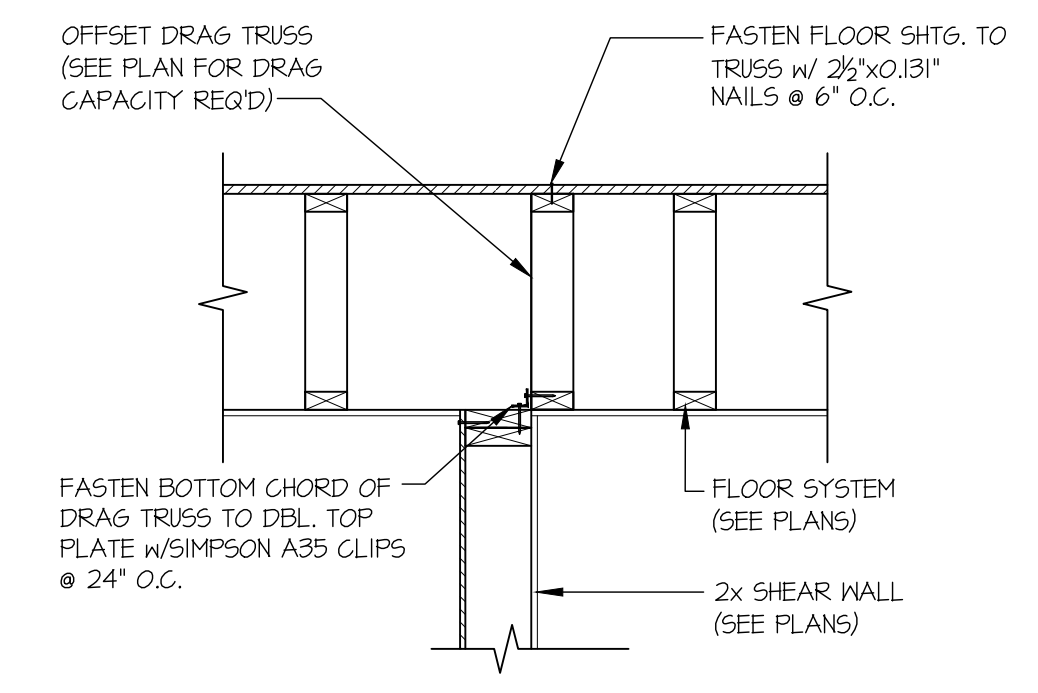
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



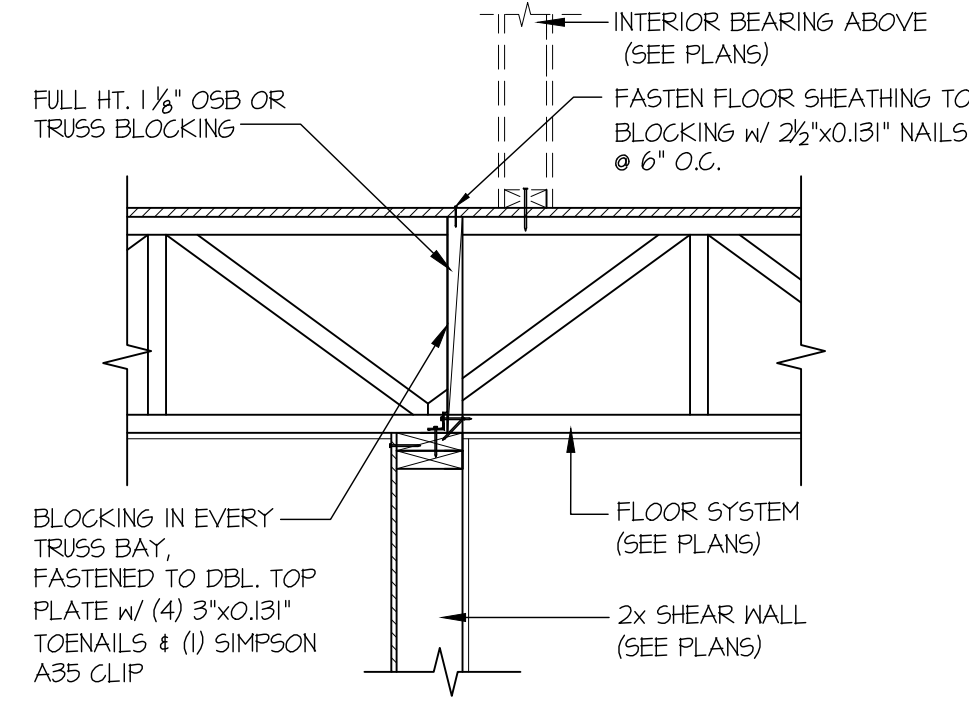
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



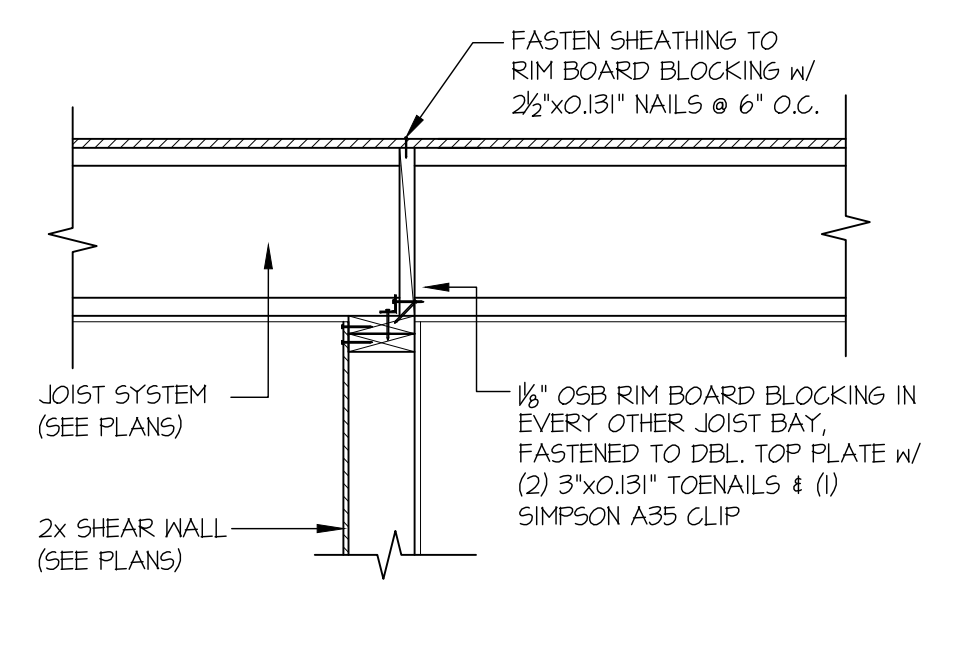
8 SECTION
SCALE: 3/4"=1'-0"



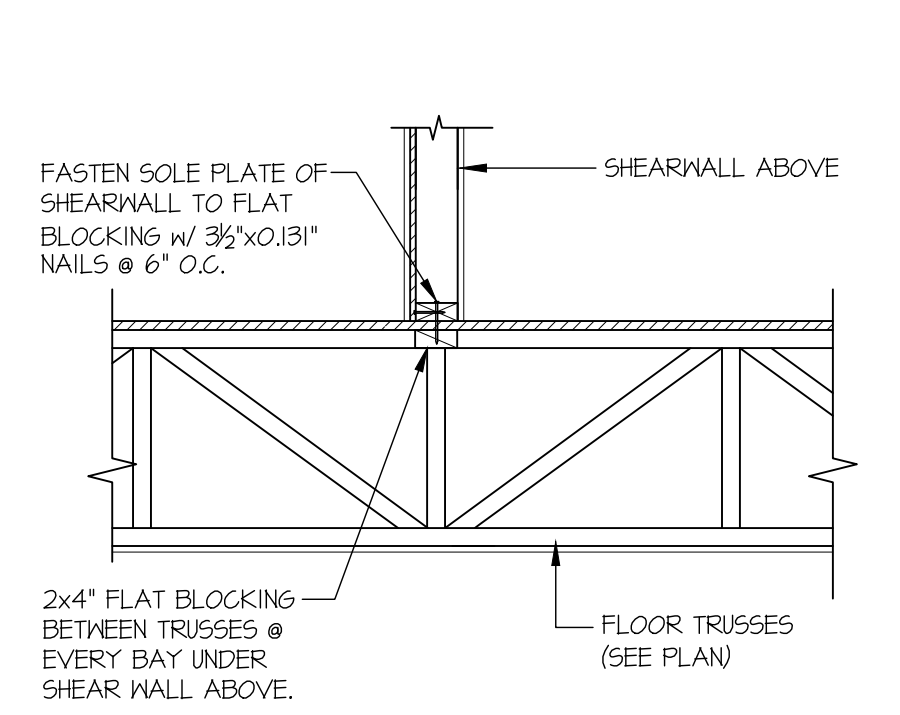
11 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



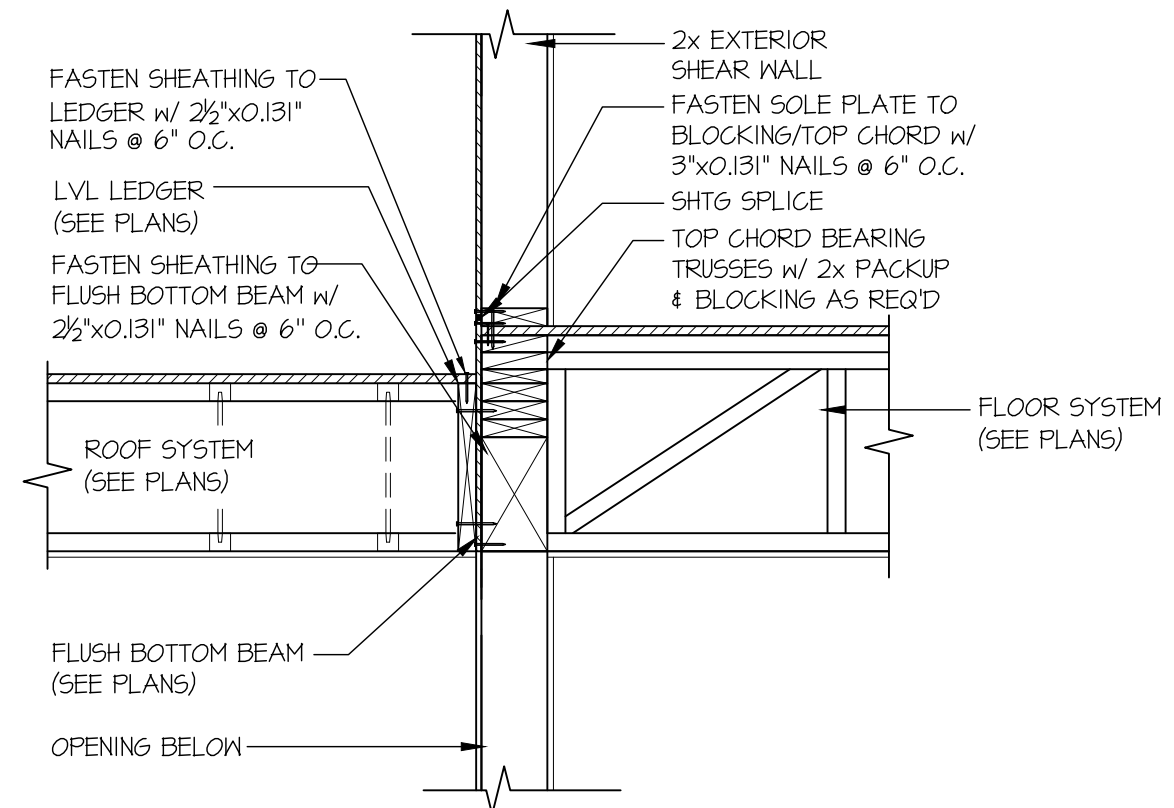
12 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



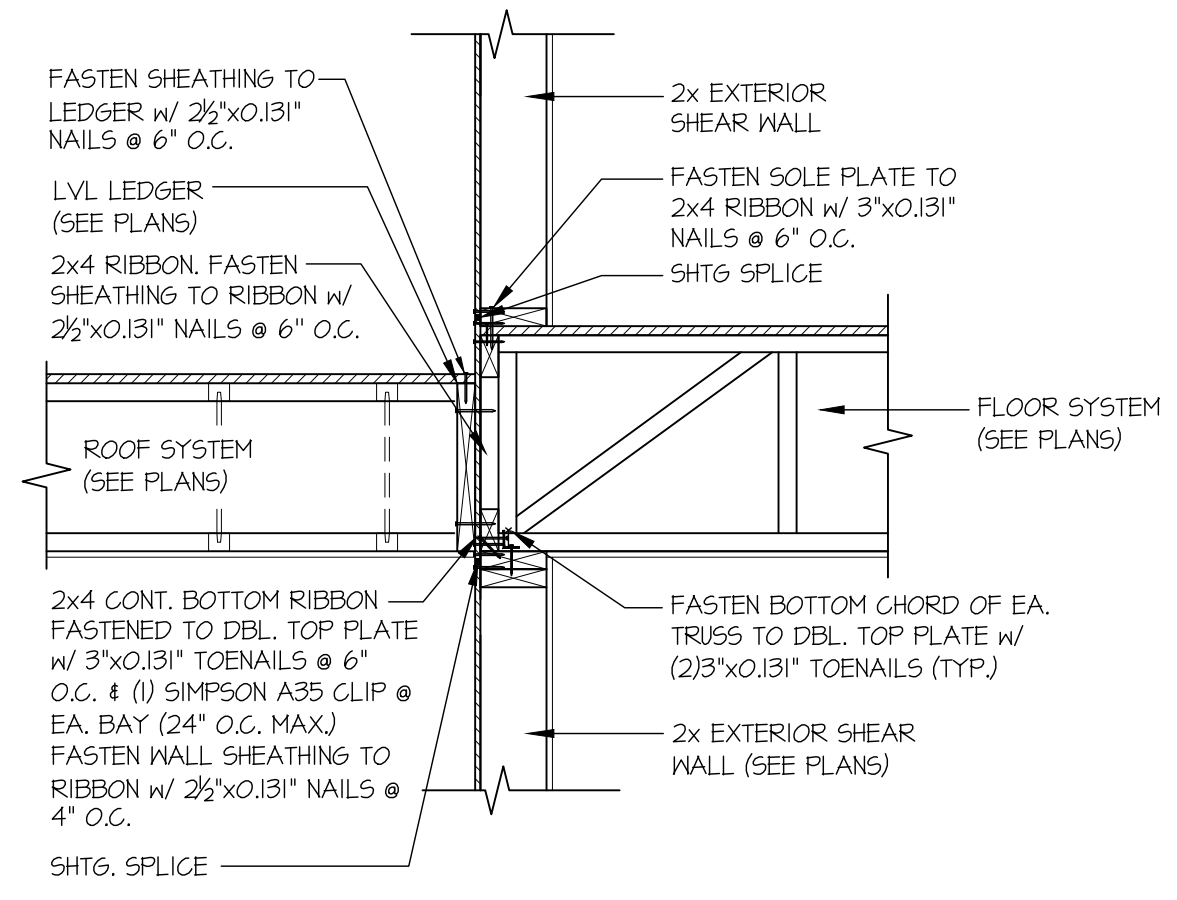
13 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"



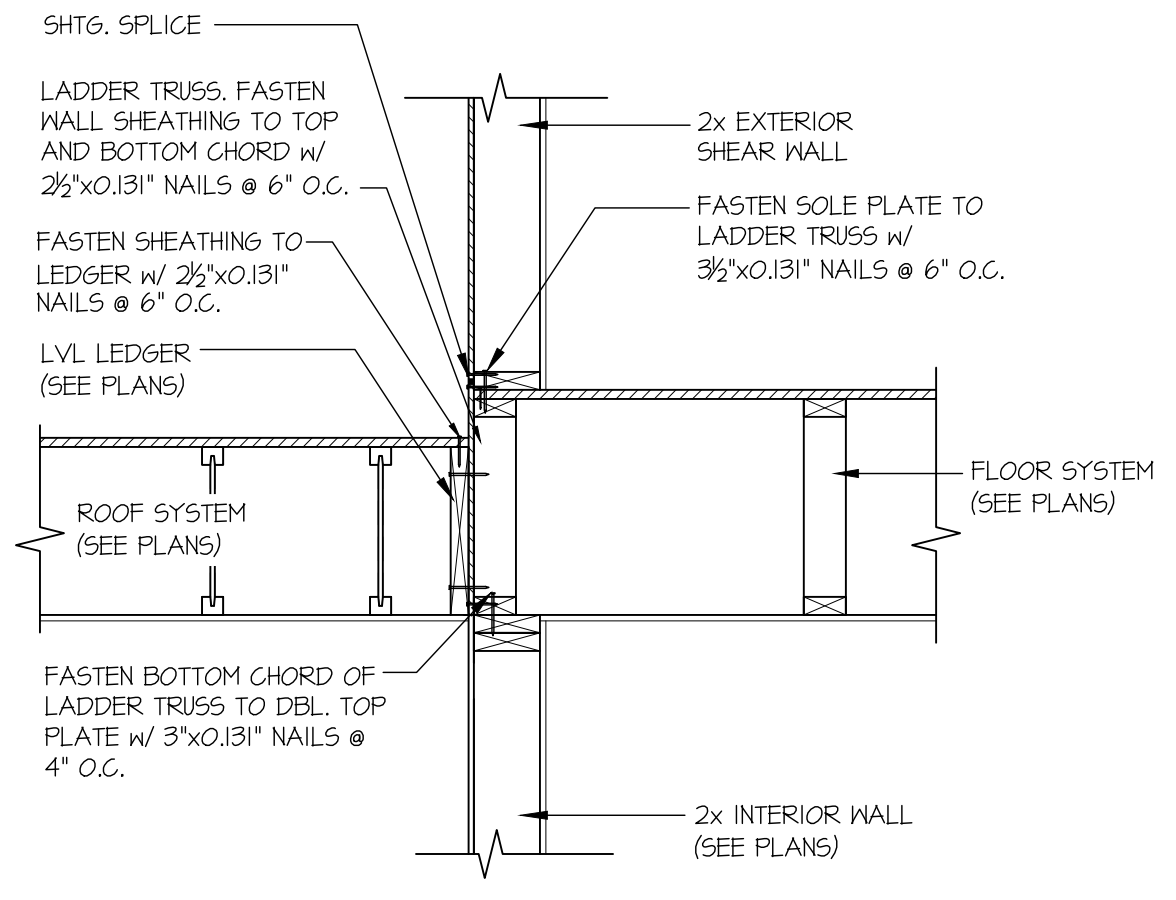
20 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



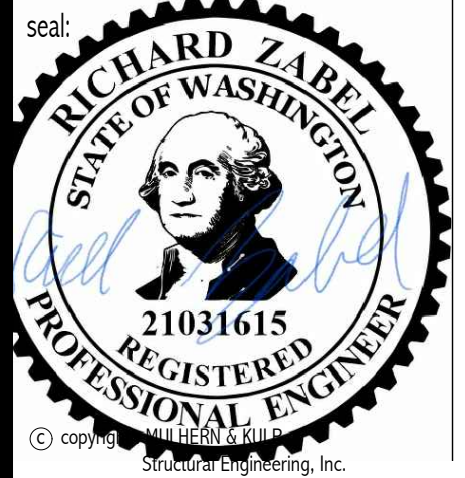
21 SECTION
SCALE: 3/4"=1'-0"



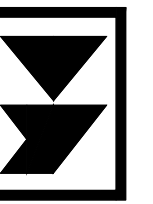
22 SECTION
SCALE: 3/4"=1'-0"



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



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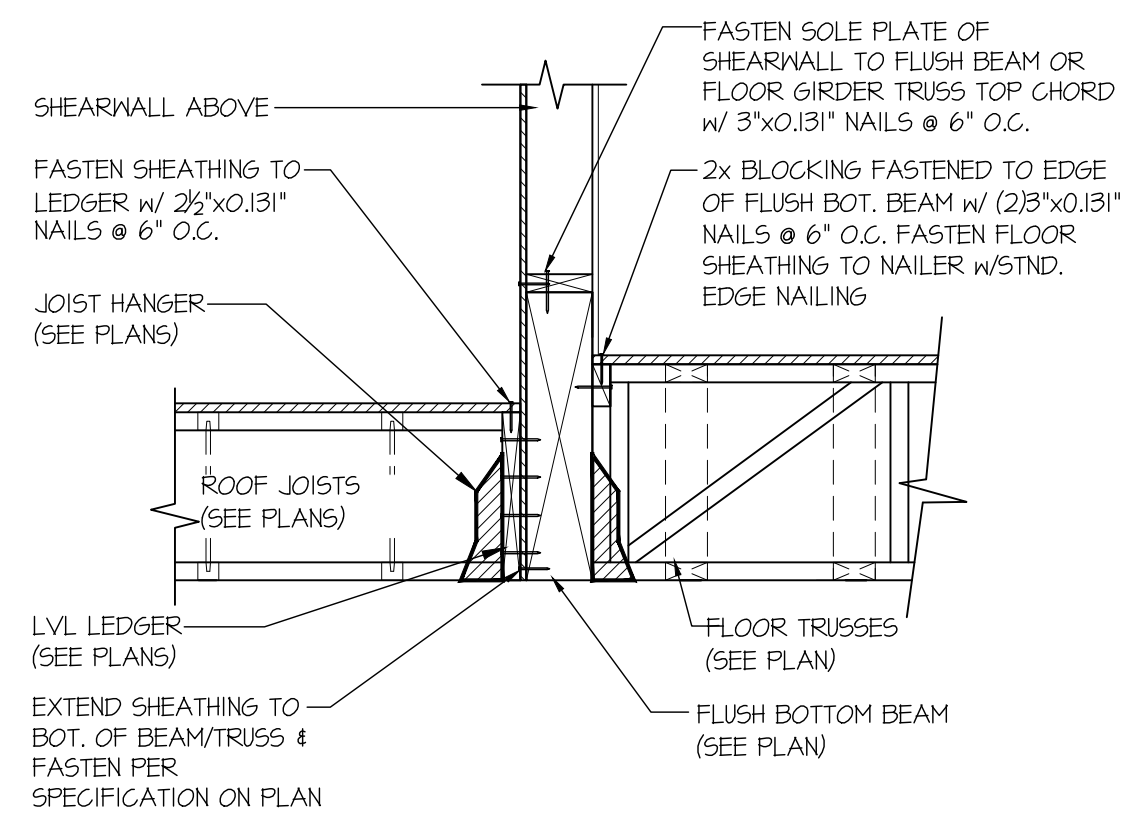
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drawn by: JCL
issue date: 05-20-22

REVISIONS:
date: initial:

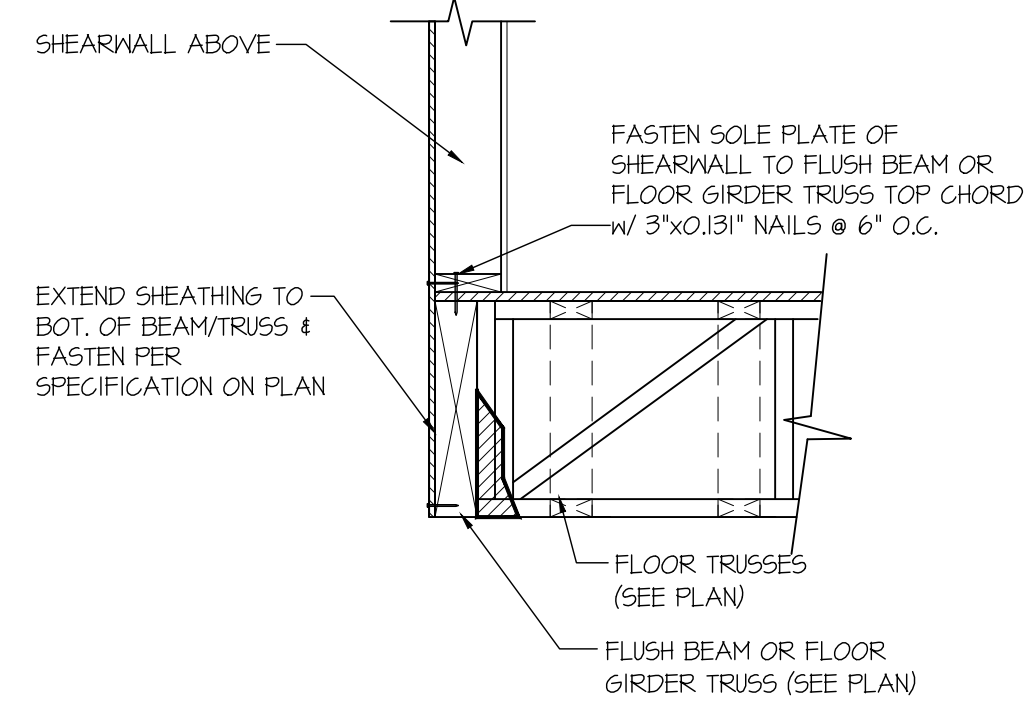
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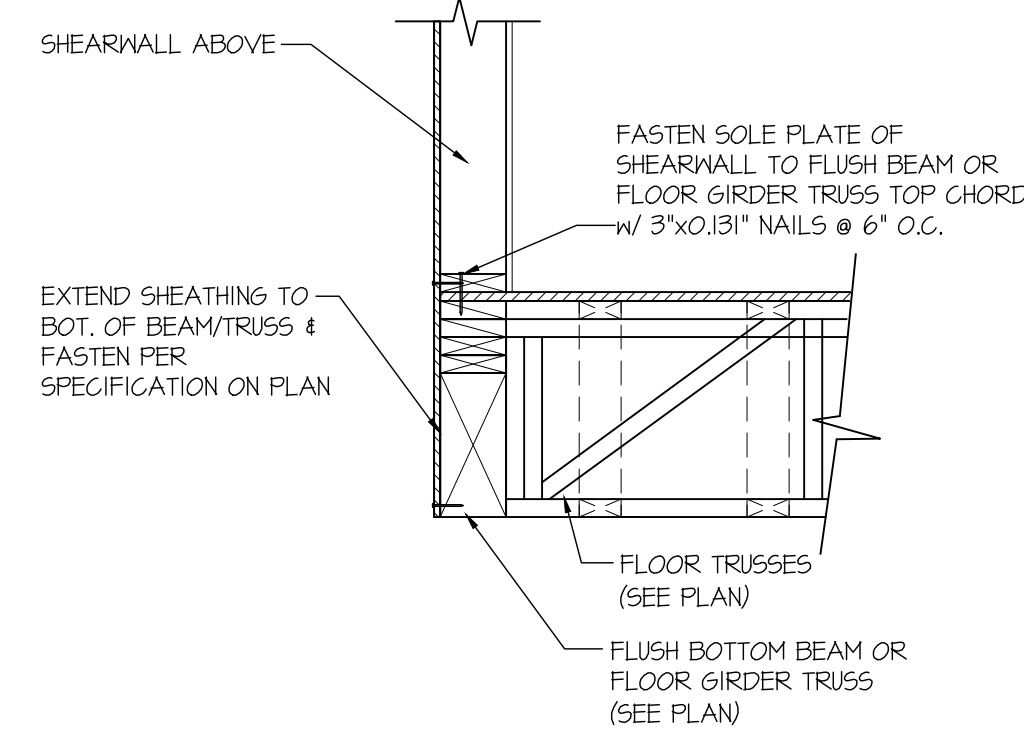
sheet:
SD-2



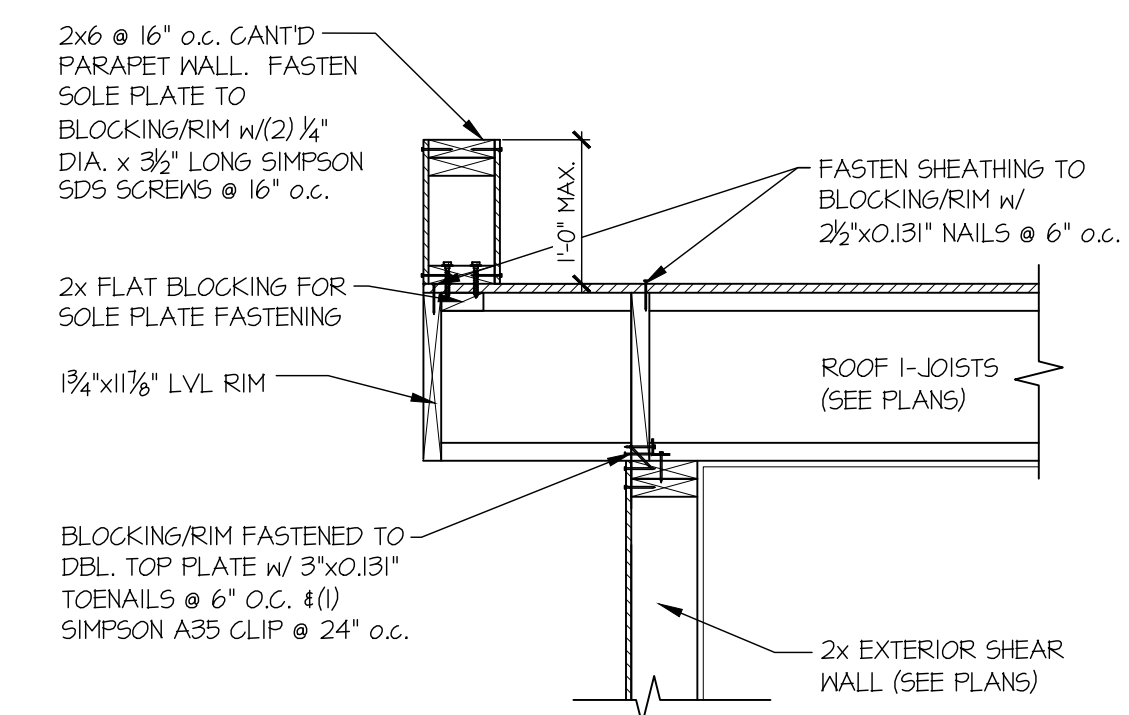
24 SECTION
SCALE: 3/4"=1'-0"



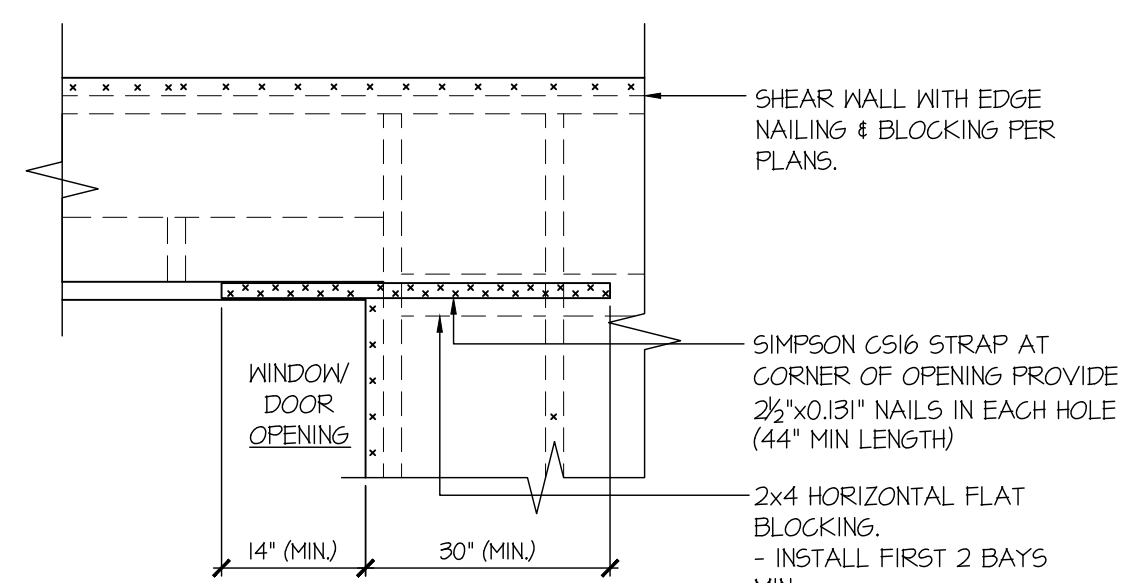
35 SECTION
SCALE: 3/4"=1'-0"



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

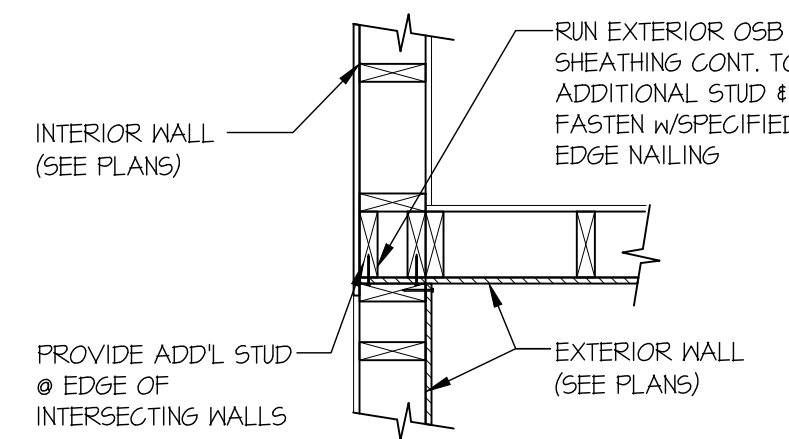


40 SECTION
SCALE: 3/4"=1'-0"

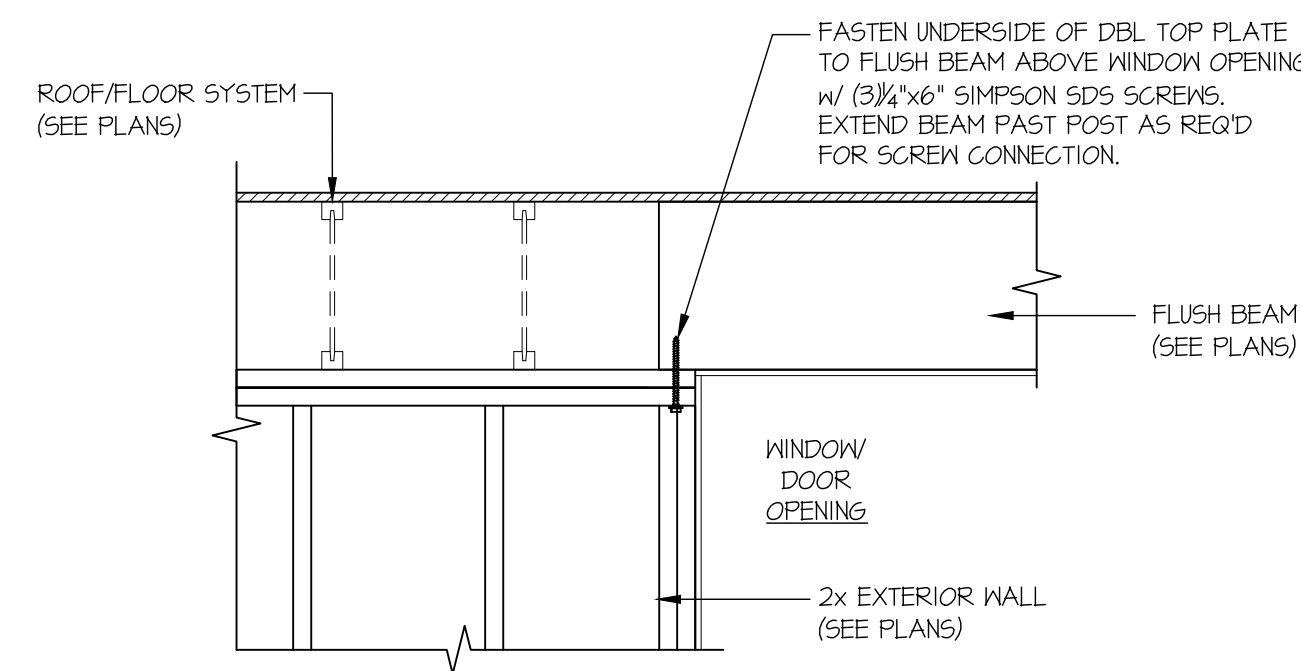


- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

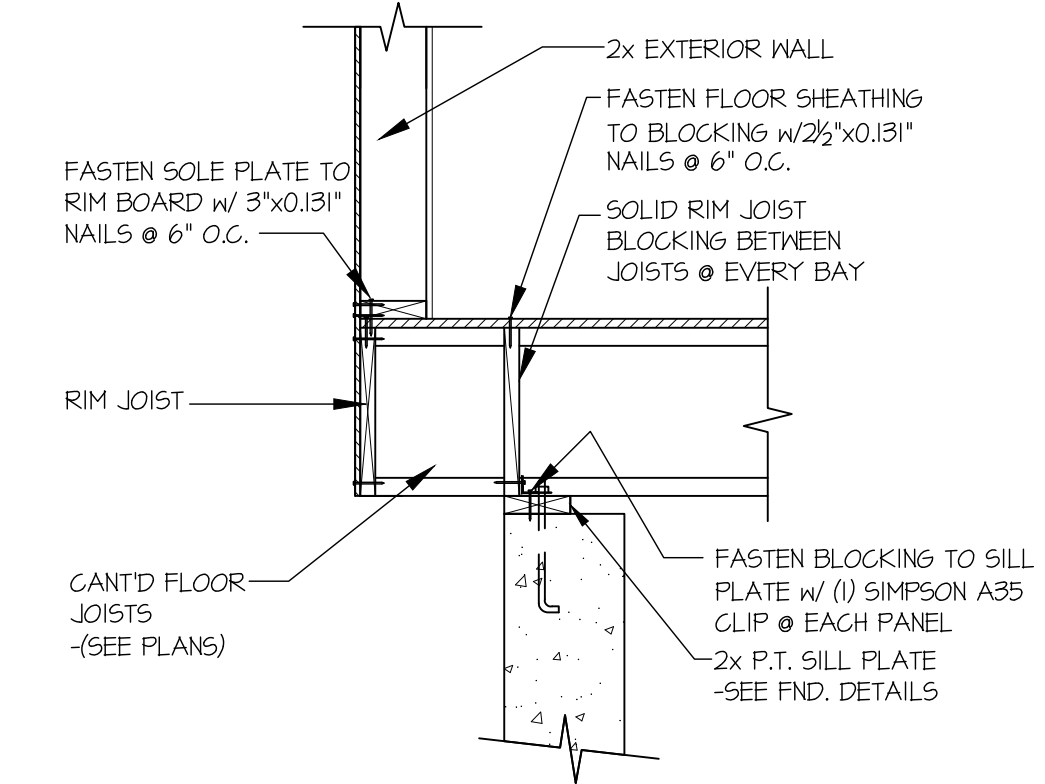
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS



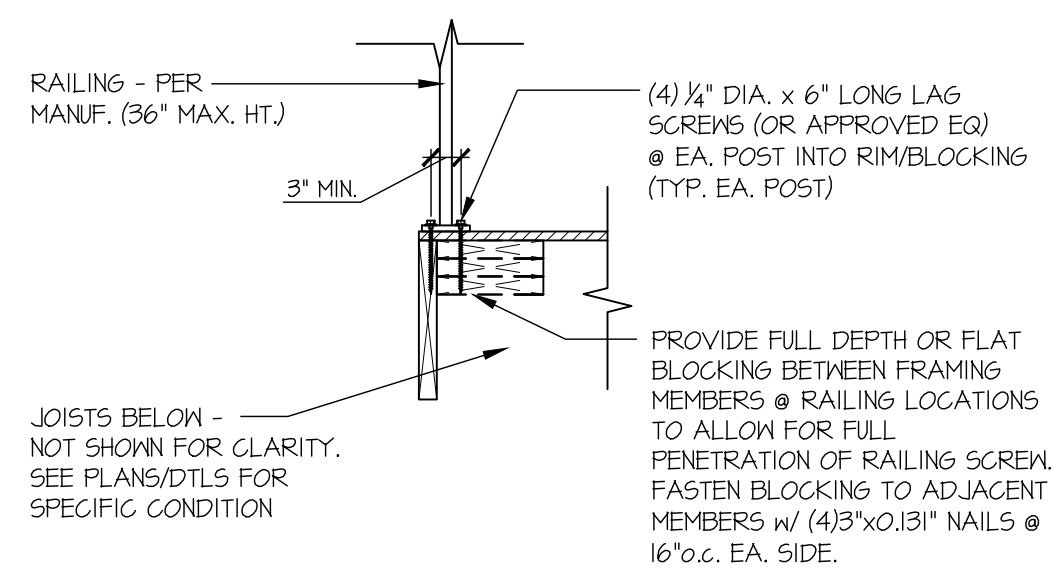
99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. OPPOSITE PAGES



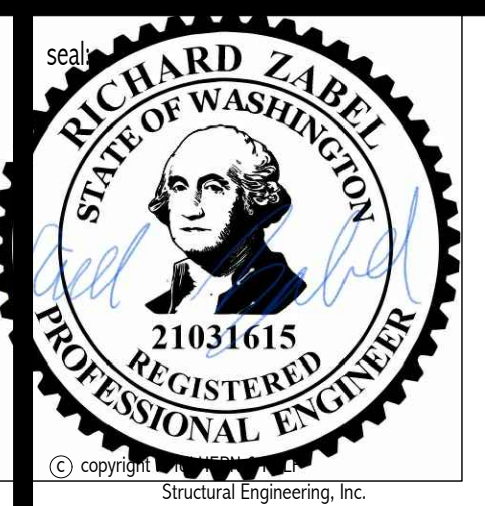
00 FLUSH HDR CONNECTION @ ROOF
SCALE: 3/4"=1'-0"



110 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



A TYP. RAILING CONNECTION
SCALE: 3/4"=1'-0" WOOD FRMG BELOW



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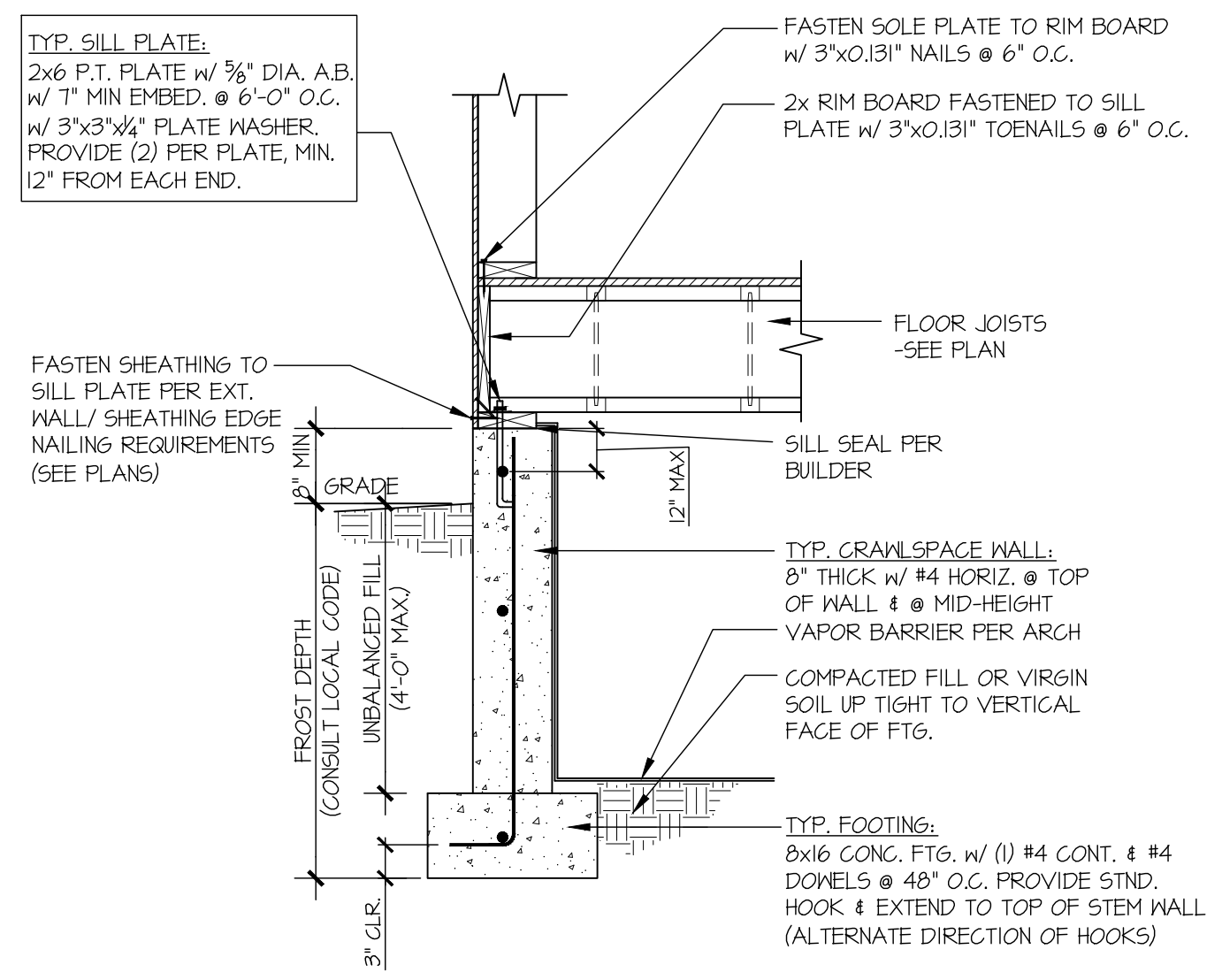
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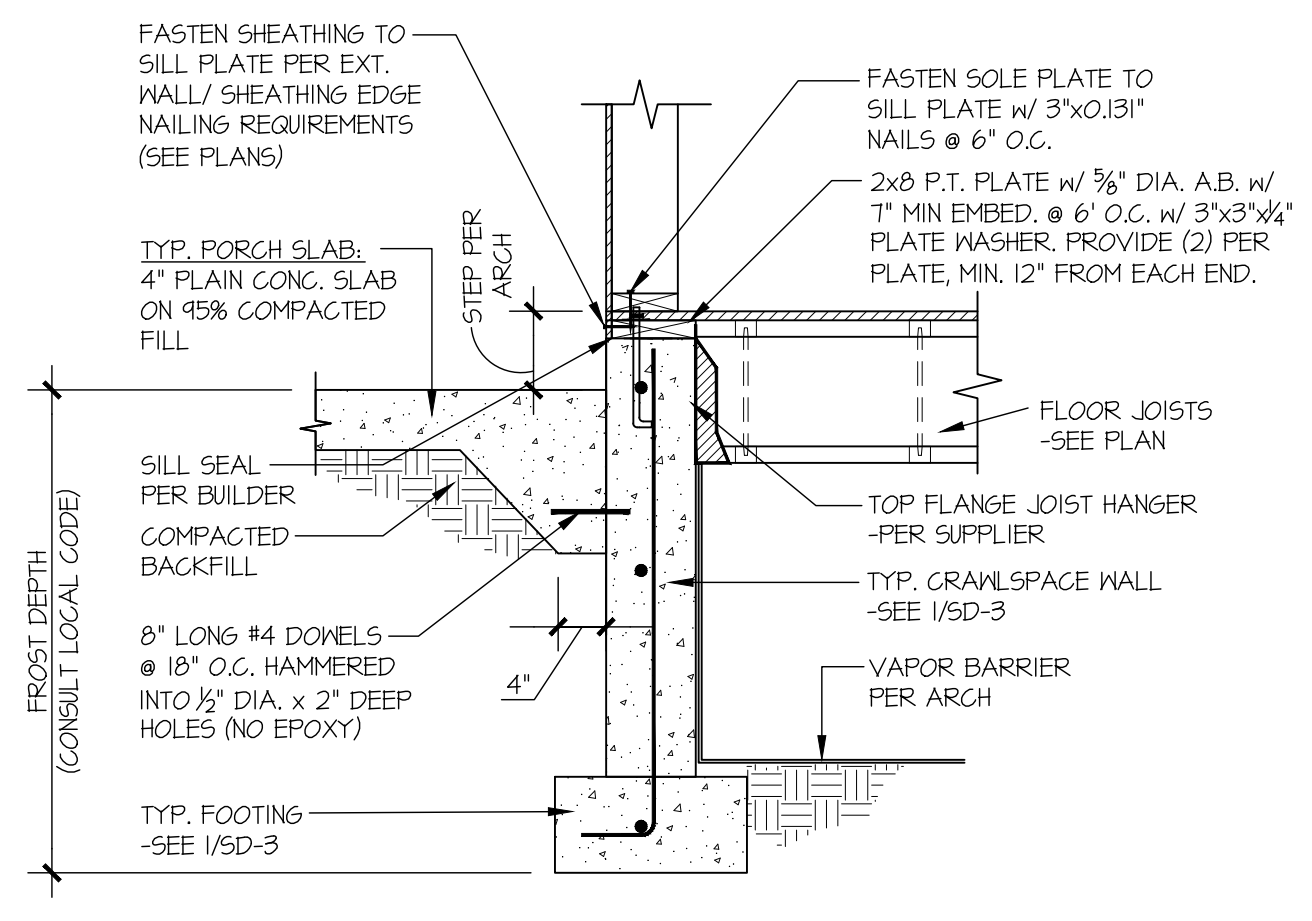
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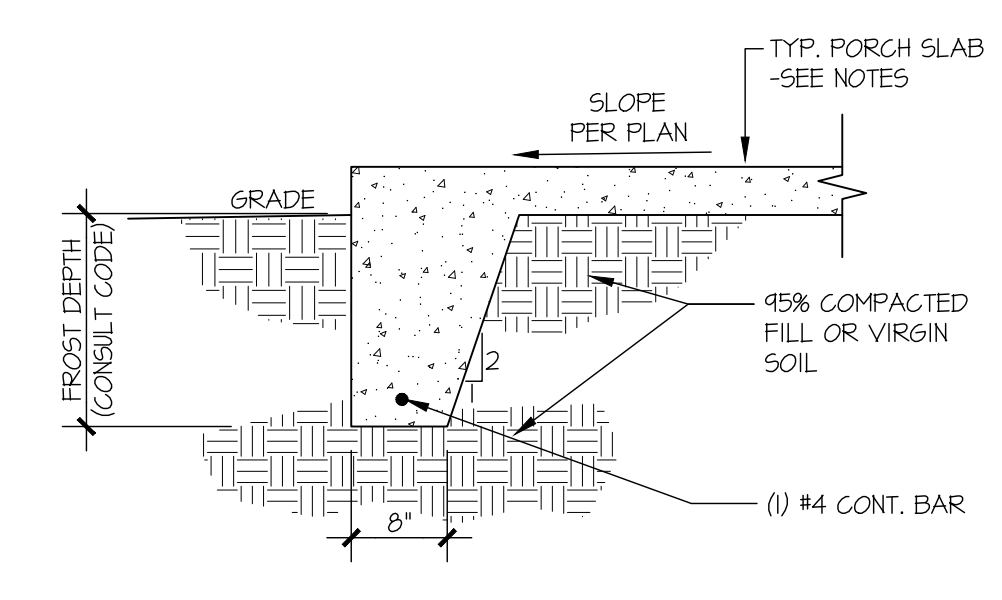
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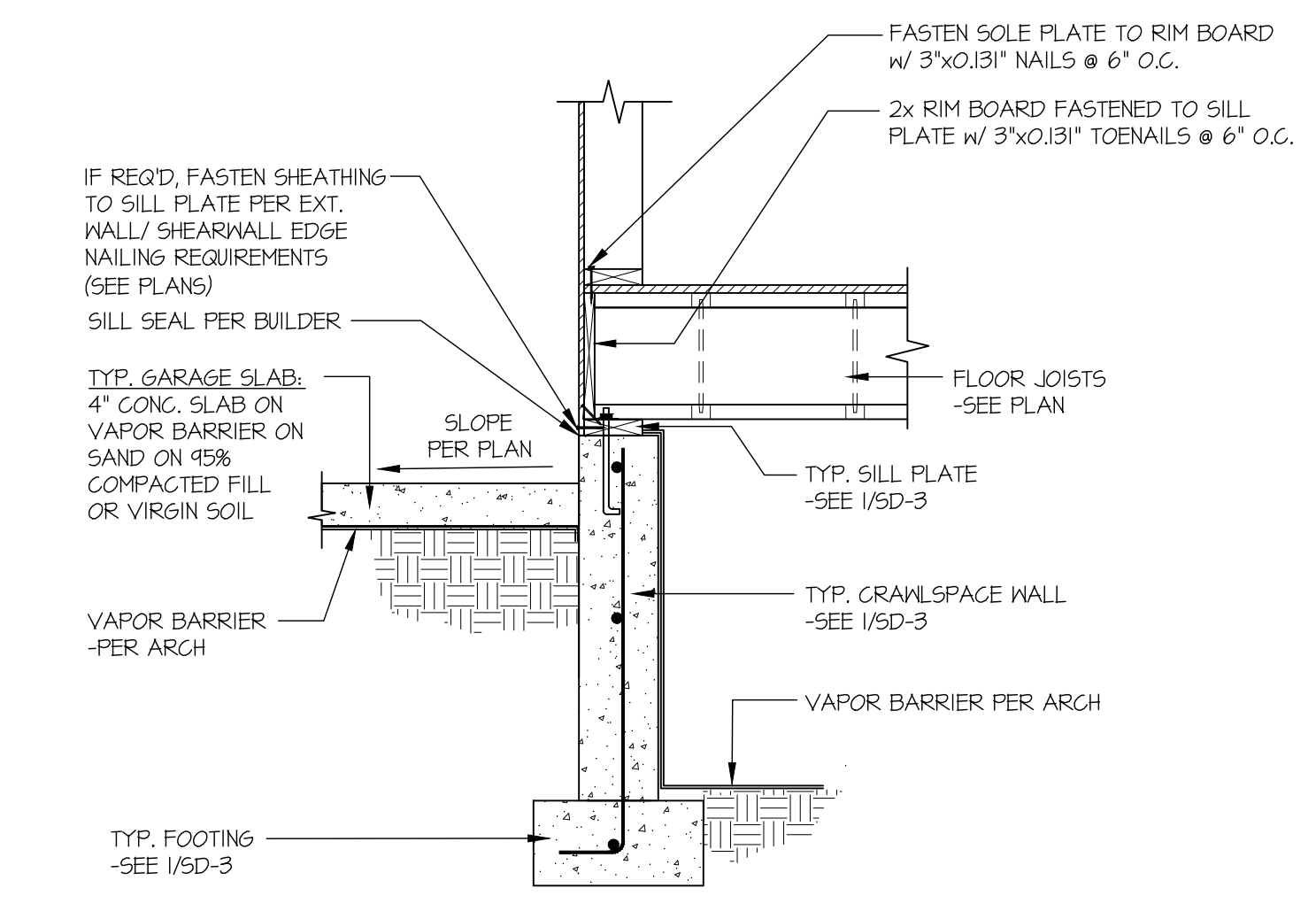
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



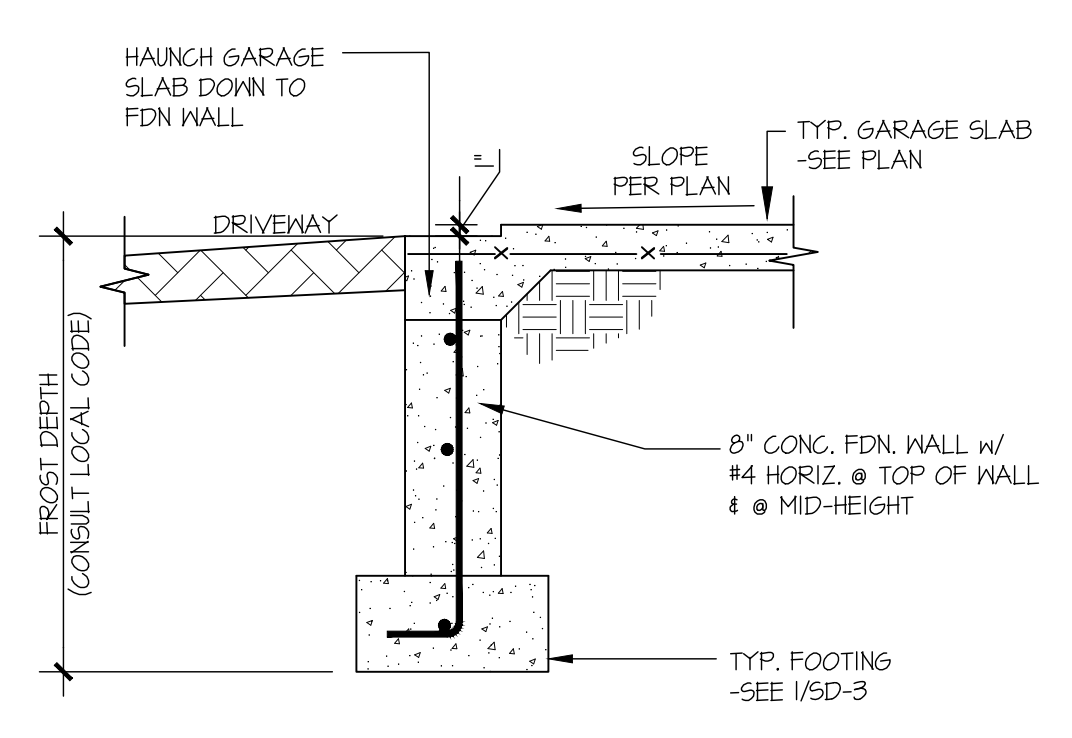
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



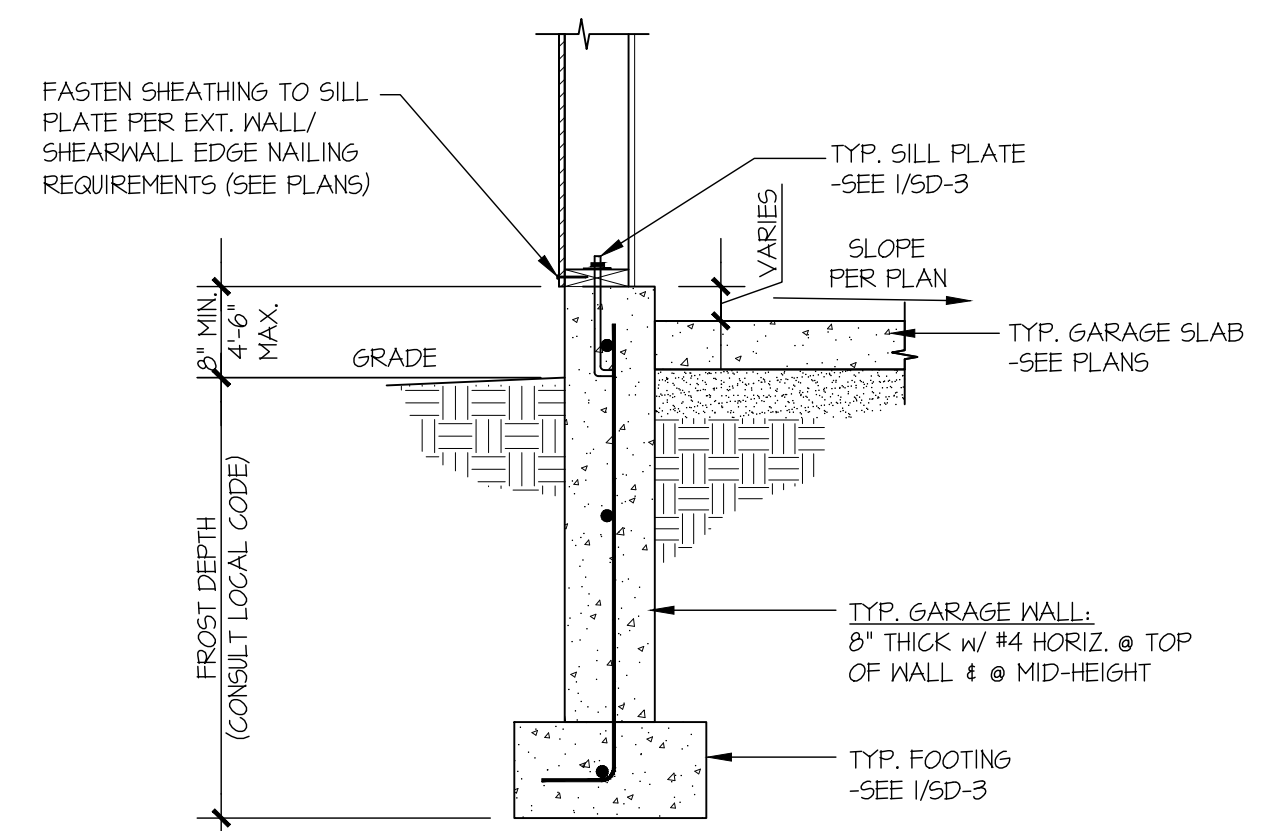
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



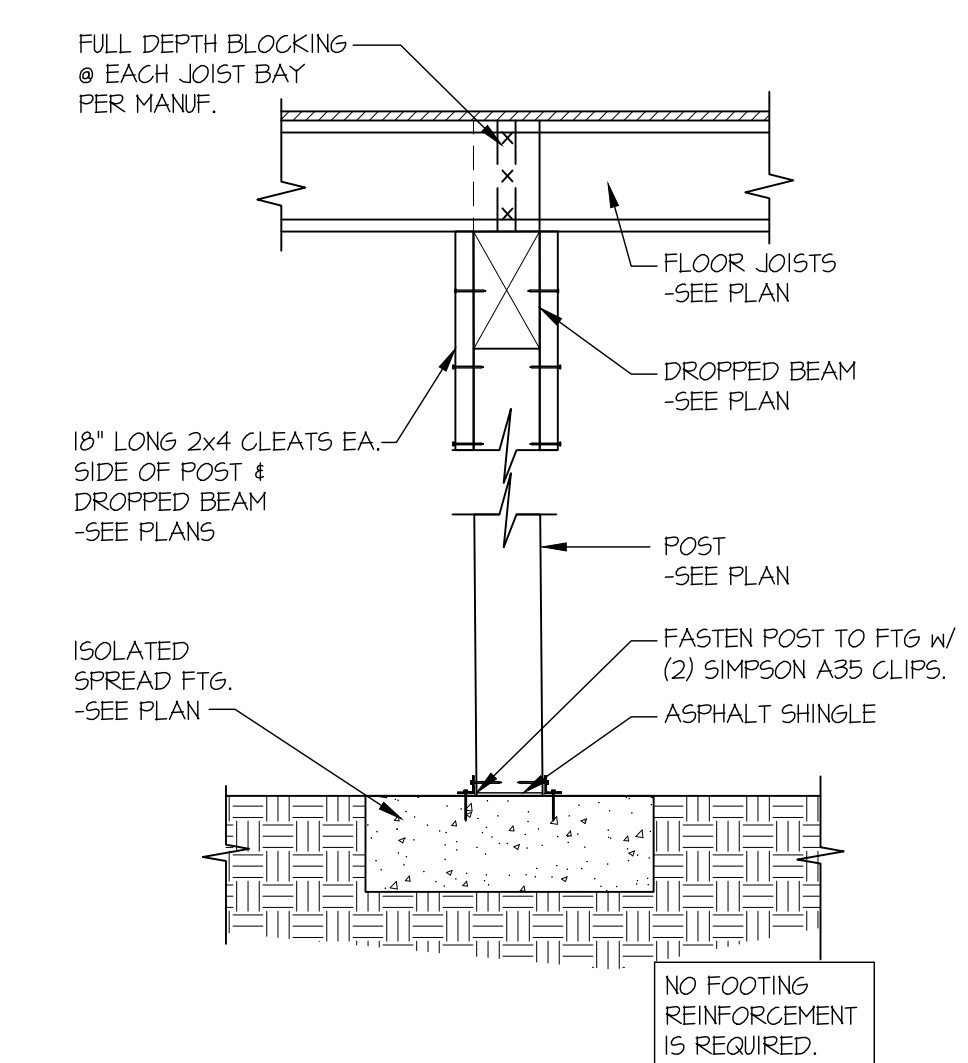
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



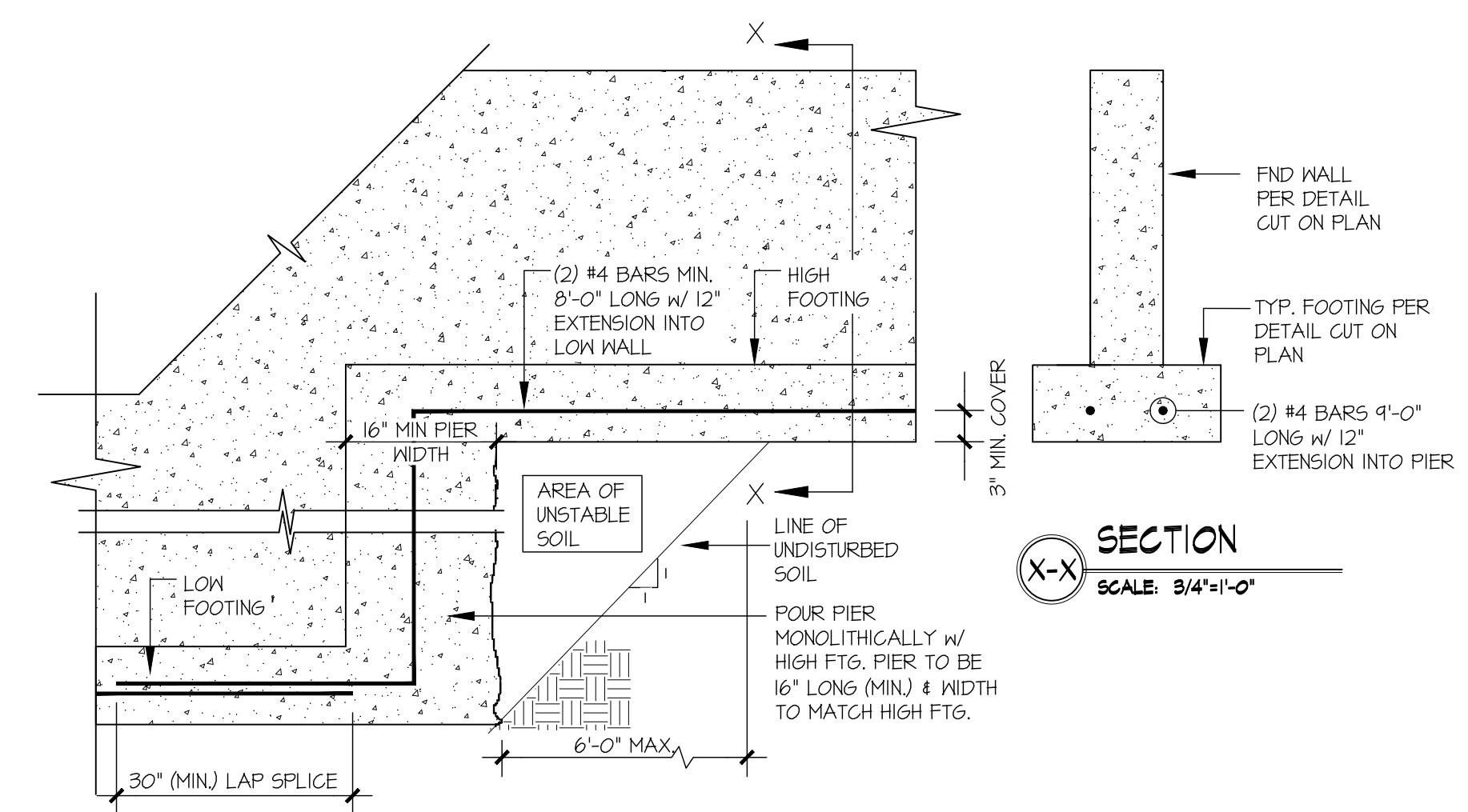
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



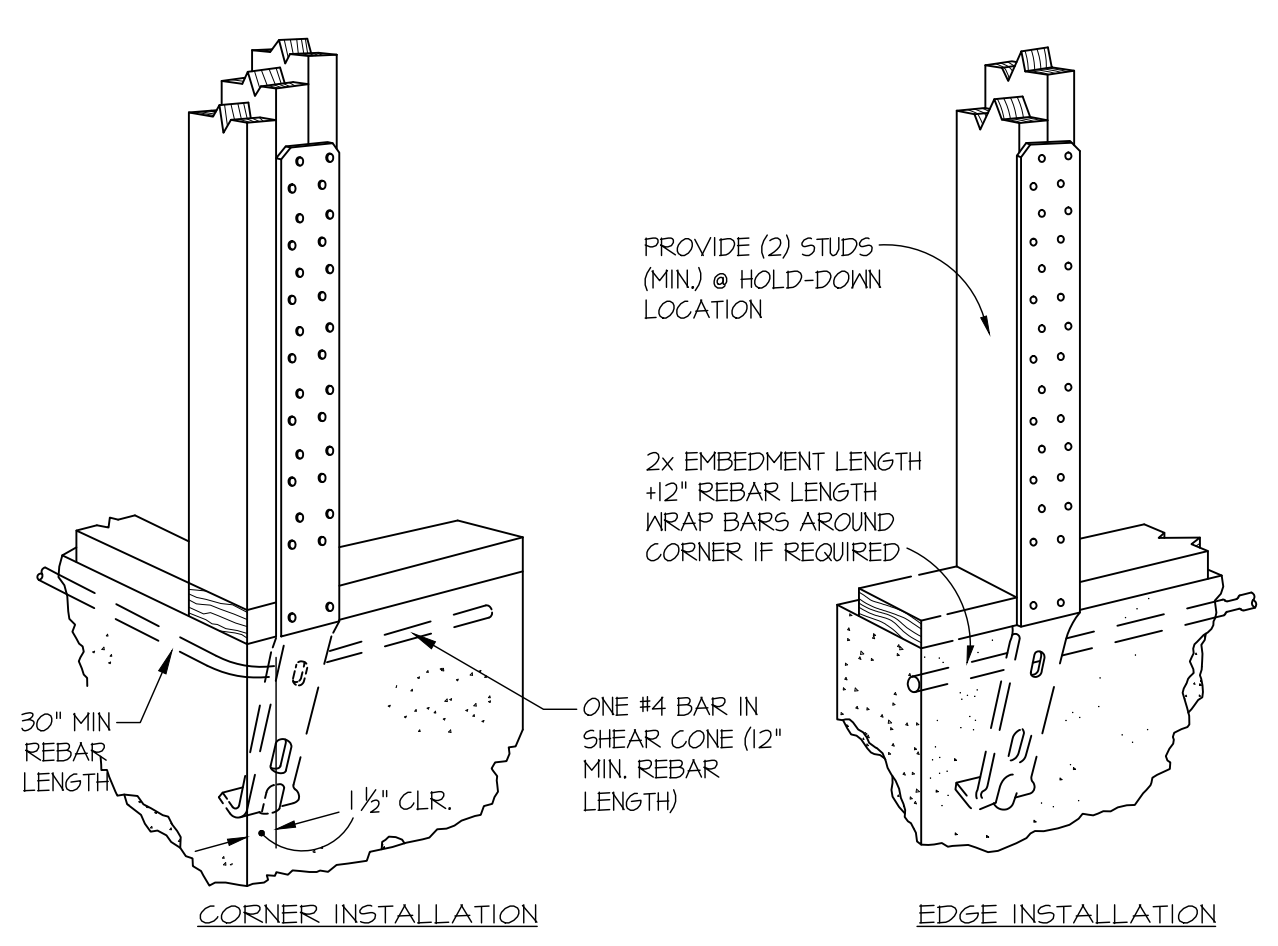
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



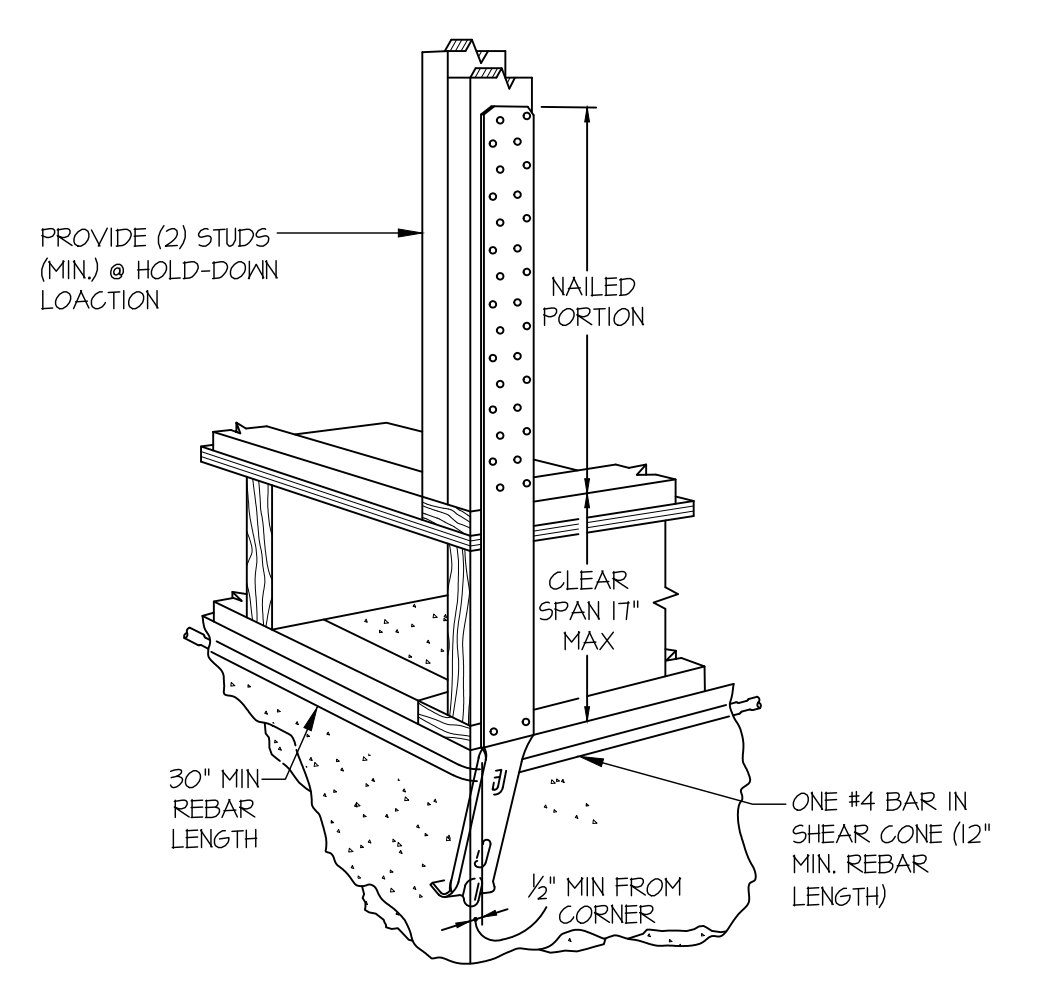
7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



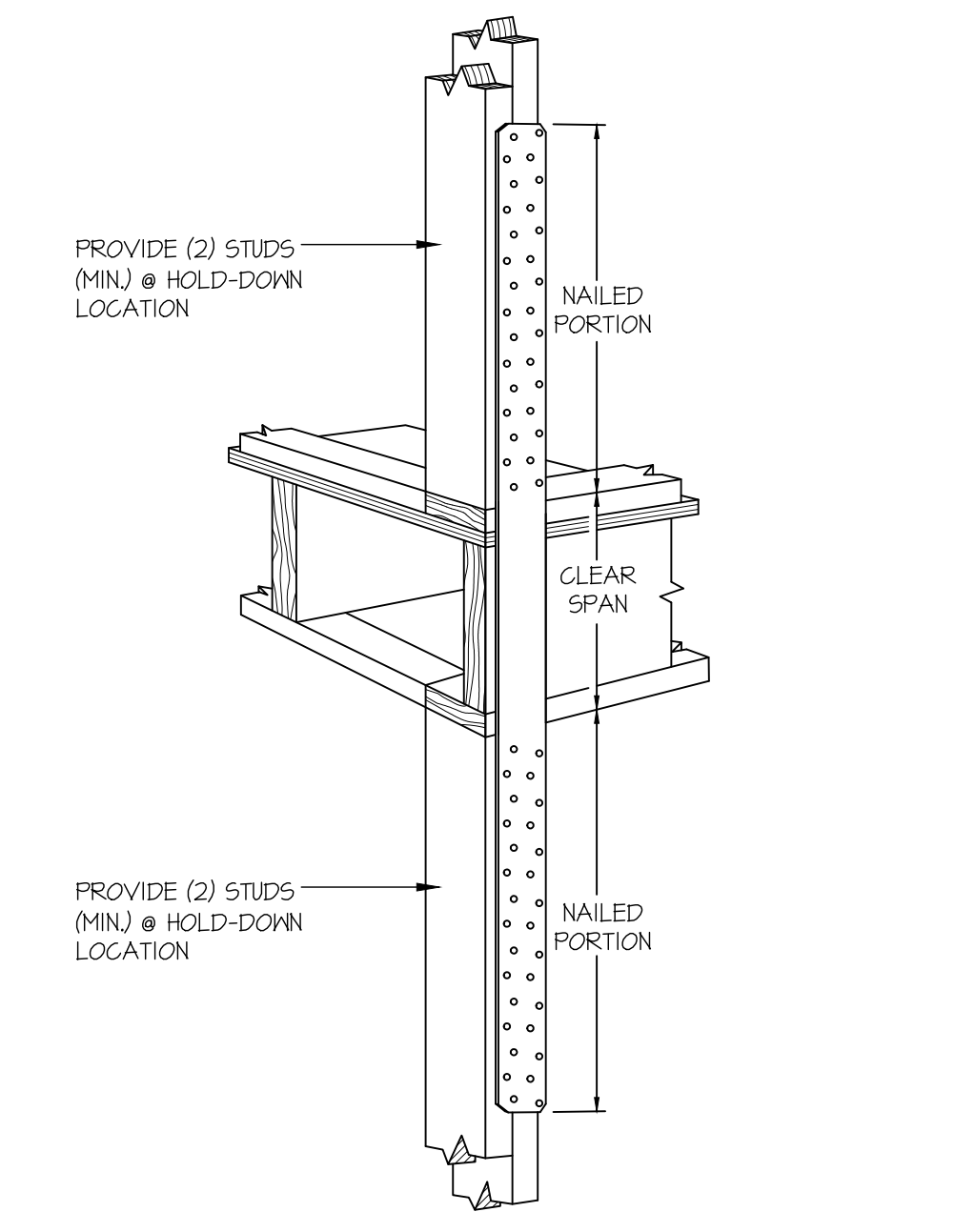
8 TYPICAL STEPPED FOOTING
SCALE: 3/4"=1'-0"



A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STD HD @ FOUNDATION



B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STD HD @ FLOOR FRAMING



C TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STRAP HD @ FLOOR FRAMING