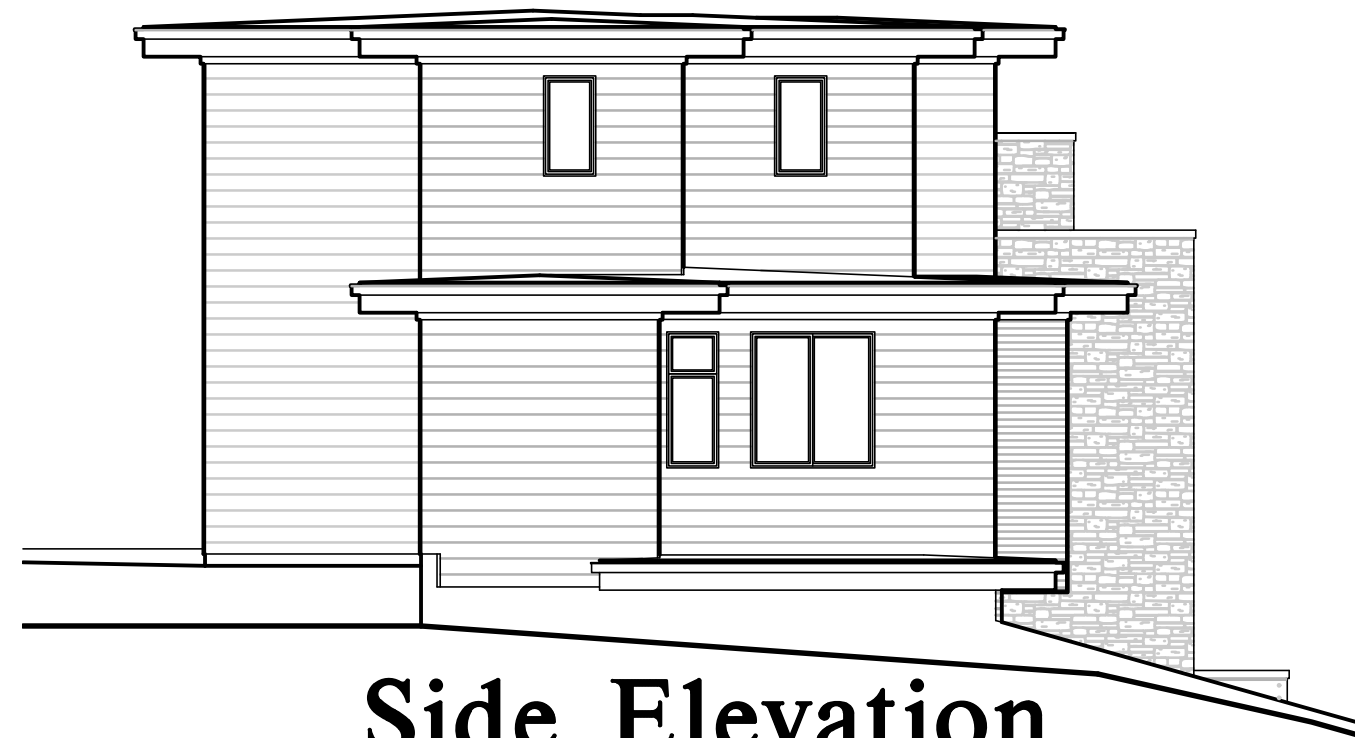




Rear Elevation



Side Elevation



Side Elevation

DRAWING INDEX

- A1. CODE NOTES
- A1.1. SITE PLAN & TREE RETENTION PLAN
- CV-01 COVER SHEET
- TP-01 TESC, DRAINAGE & TREE RETENTION
- TP-02 TESC NOTES & DETAILS
- TR-01 TREE RETENTION PLAN
- SP-01 SITE PLAN
- TG-01 TEMPORARY GRADING PLAN
- DT-01 SITE DETAILS SURVEY
- A2. LOWER FLOOR PLAN
- A3. MAIN FLOOR PLAN
- A4. UPPER FLOOR PLAN
- A5. ROOF PLAN
- A6. ELEVATIONS
- A7. ELEVATIONS/ENERGY
- A8. SECTIONS
- D1. DETAILS
- S-0.0. STRUCTURAL NOTES
- S-1.0 FOUNDATION PLAN
- S-1.1 MAIN FLOOR FRAMING
- S-2.0 UPPER FLOOR FRAMING
- S-3.0 ROOF FRAMING
- SD-1 FOUNDATION DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS



Buchan Homes
Westview Plan

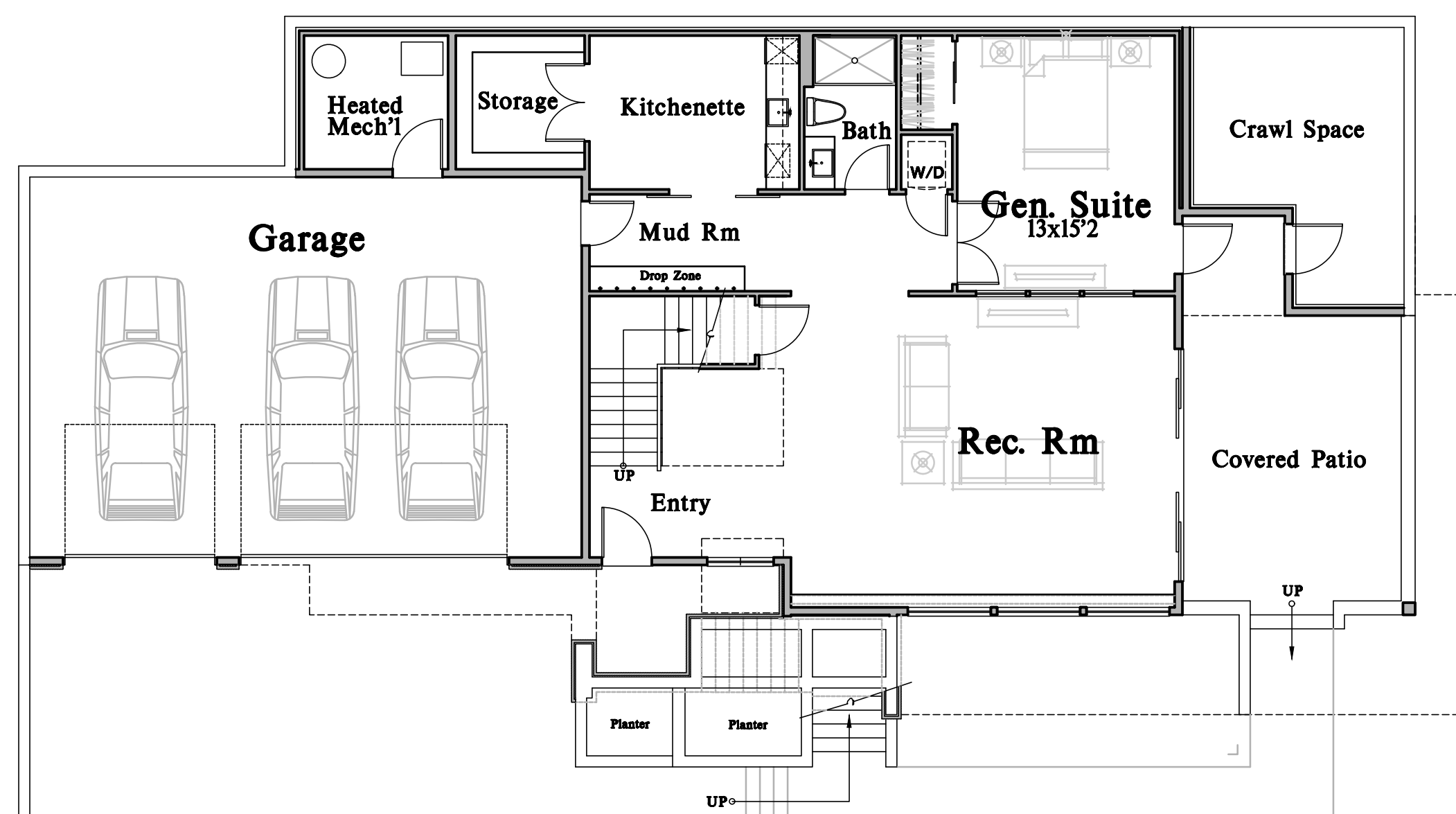
Permit no. 2210-120

3036 67th Ave SE Mercer Island, WA

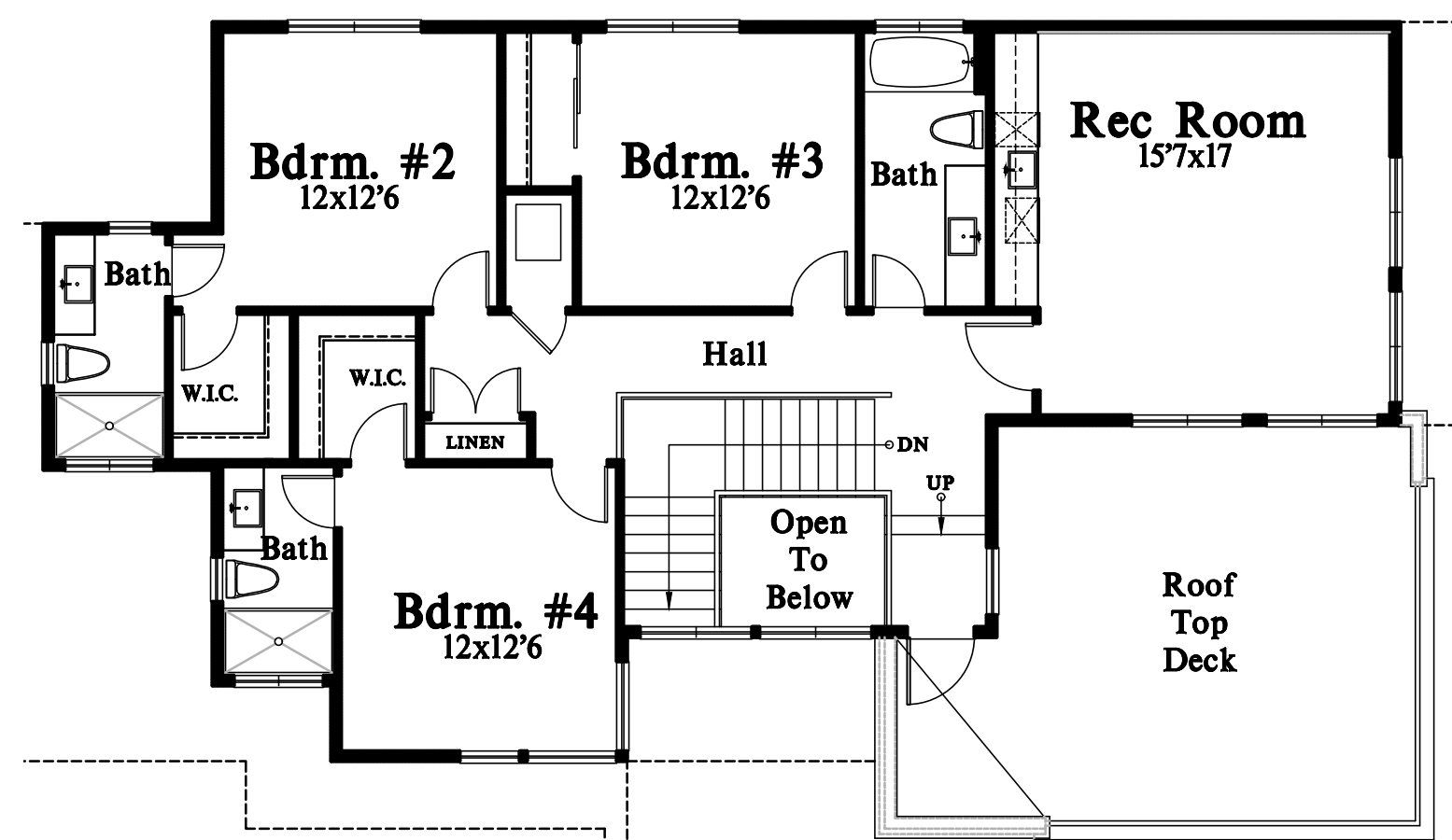
NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED
NFPA "CHAPTER 29" FIRE ALARM SYSTEM REQUIRED

SQUARE FOOTAGE

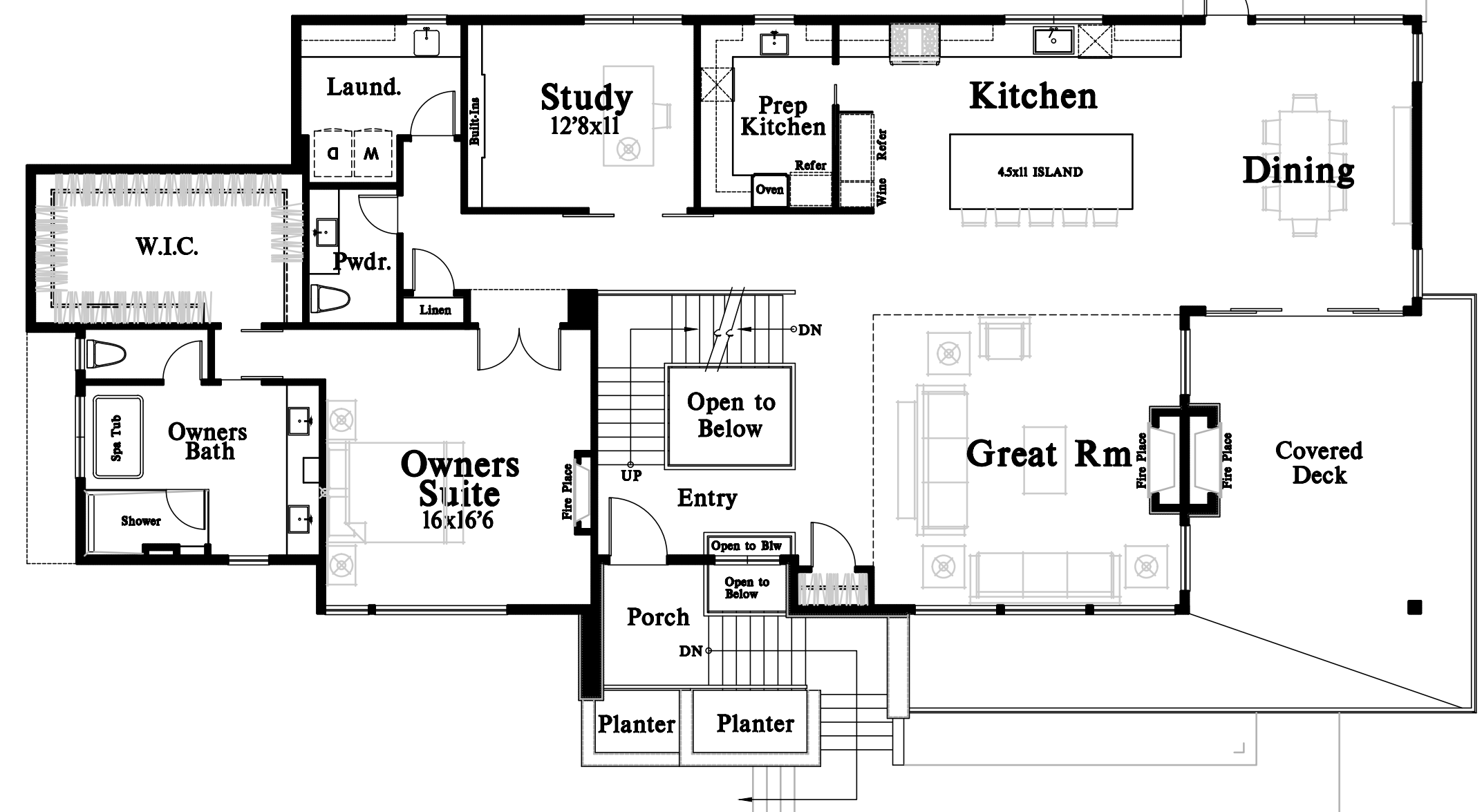
MAIN FLOOR	2447 SF
UPPER FLOOR	1327 SF
LOWER	1312 SF
TOTAL	5086 SF
GARAGE	897 SF
PORCH/DECK	1409 SF



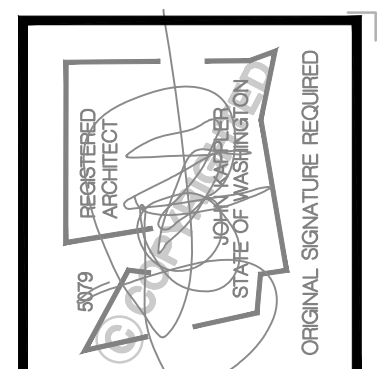
Lower Floor Plan



Upper Floor Plan



Main Floor Plan



Date	By	Description
10/22/22	REY	PERMIT SET
8/17/23	REY	JURISDICTIONAL COMMENTS
8/25/23	REY	JURISDICTIONAL COMMENT-CLOUDED

Buchan Homes
Westview Plan
Permit no. 2210-120
Mercer Island, WA
3036 67th Ave SE
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ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.knapichangeplans.com

TITLE	
JOB NO.	21076.21
STARTING NO.	21076.05

SHEET
COVER SHEET

3036 67TH AVE SE MERCER ISLAND SITE PLAN

LEGAL DESCRIPTION

LOTS 15, 16, 17, 18 AND THE SOUTHERLY 5 FEET OF LOT 19, BLOCK 6, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 22 AND 23, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF LYING WITHIN MERCER ISLAND ROAD (67TH AVENUE SE)

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARING

RECORD OF SURVEY BY TERRANE FOR JAYMARC HOMES, RECORDED ON JULY 26, 2021, IN VOLUME 451 OF SURVEYS, PAGE 259, UNDER RECORDING NO. 20210726900027, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM & CONTROL INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF MERCER ISLAND.

THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF 68TH AVENUE SE W AND SE 32ND STREET.

POINT ID NO. 47746;
ELEVATION: 112.571 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

SITE DATA

HIGHEST ELEVATION OF LOT:	118.25
LOWEST ELEVATION OF LOT:	98.66
LOT SLOPE:	19.3%
TOTAL SITE AREA:	12,500 SF
ALLOWED LOT COVERAGE:	40%
PROPOSED LOT COVERAGE *	3,899 SF (31.2%)
PROPOSED HARDSCAPE	581 SF (4.6%)
PROJECT IMPERVIOUS AREA:	4,480 SF (35.8%)

* LOT COVERAGE INCLUDES THE COMBINATION OF BUILDINGS, INCLUDING EAVES AND ROOF OVERHANGS, AND VEHICULAR DRIVING SURFACES AS DEFINED PER MIMC 19.16.010

OWNER / ARCHITECT

WILLIAM E. BUCHAN INC.
2630 116 AVE NE #100
BELLEVUE, WA 98004
(425) 831-5503
CONTACT: DAVID STAVE

ENGINEER

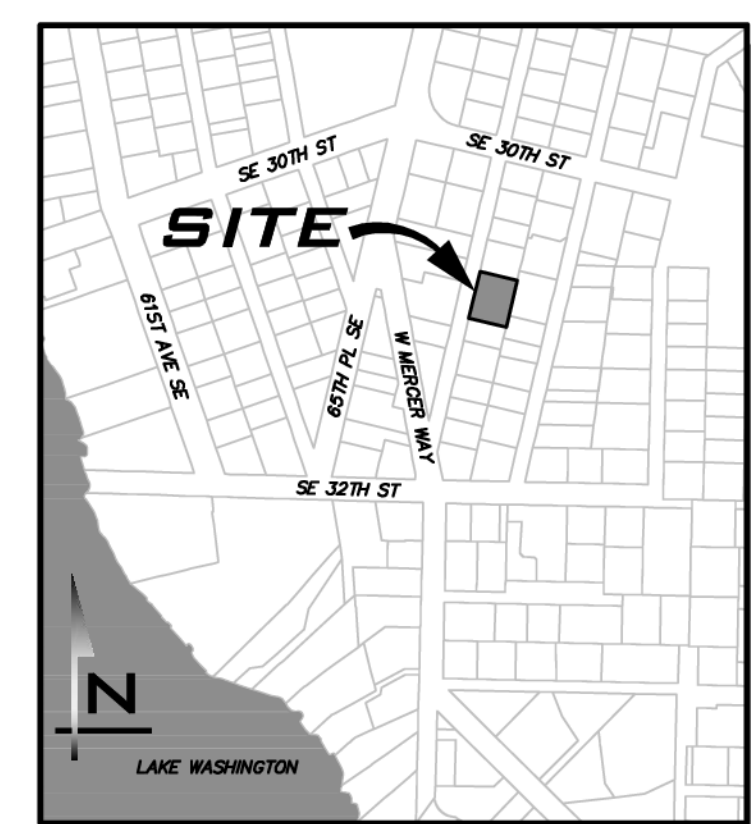
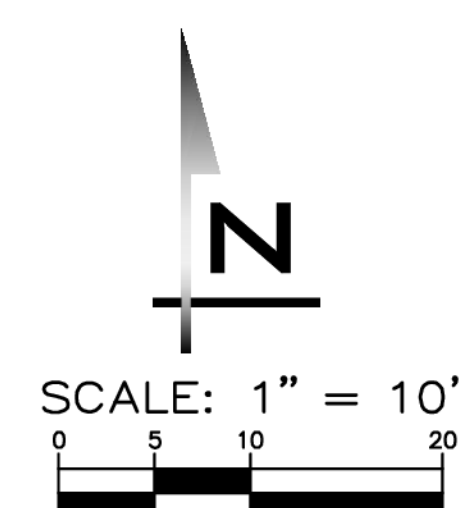
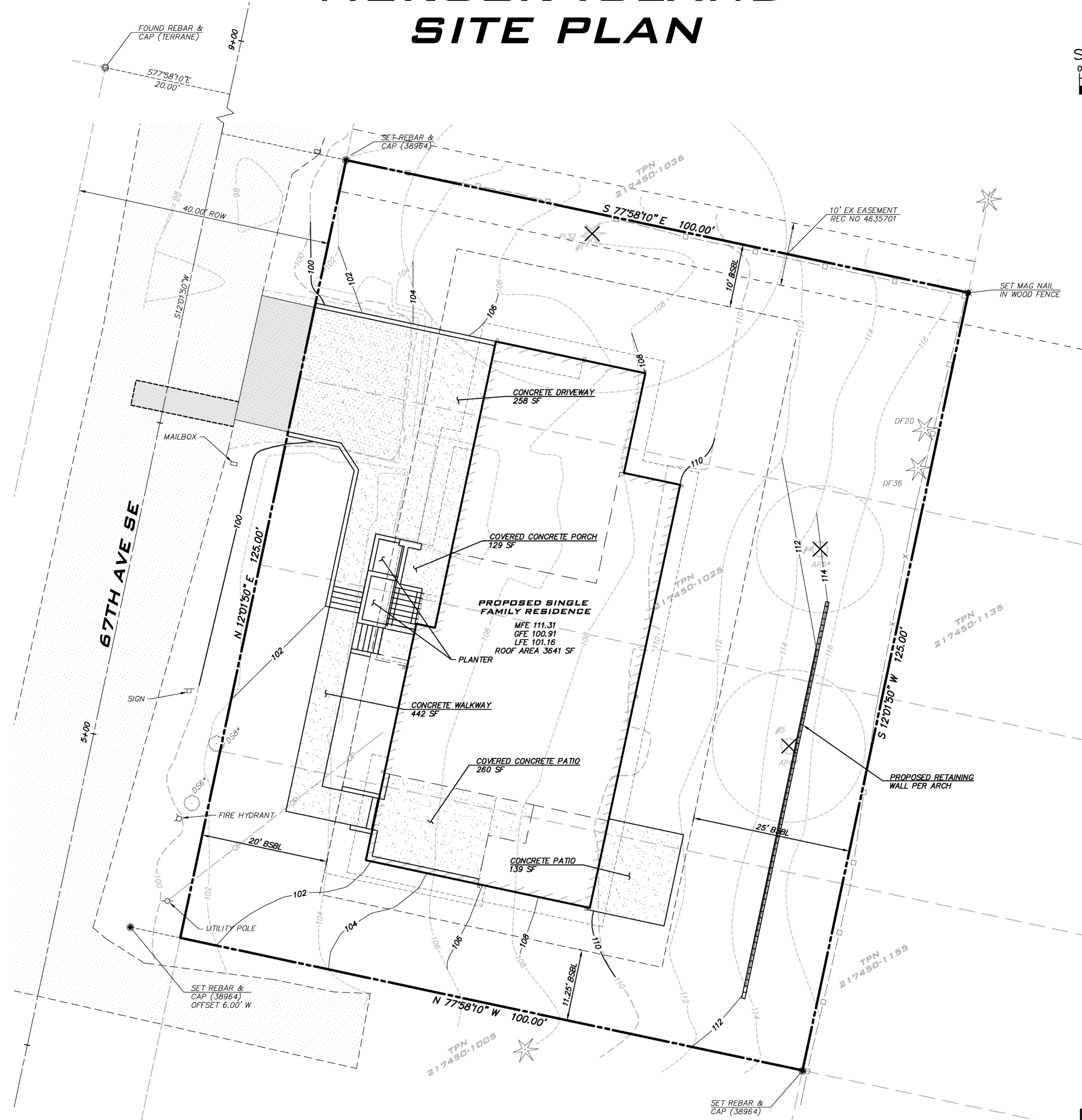
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7262
CONTACT: YANNICK METS, PE

GEOTECH ENGINEER

TERRA ASSOCIATES, INC
12220 113TH AVE NE, SUITE 130
KIRKLAND, WA 98034
(425) 821-7777
CONTACT: CAROLYN S. DECKER, PE

SHEET INDEX


- CV-01 COVER SHEET
- TP-01 TESC PLAN
- TP-02 TESC DETAILS
- TR-01 TREE RETENTION PLAN
- SP-01 SITE PLAN
- SS-01 SIDE SEWER PROFILE
- TG-01 TEMPORARY GRADING PLAN
- DT-01 DETAILS
- DT-02 DETAILS



LEGEND	
PROPOSED FEATURES	
BOUNDARY	MAILBOX
RIGHT-OF-WAY	ASPHALT PAVEMENT
LOT LINE	CONCRETE
SIDEWALK	
CENTER LINE	
SAWTOOTH	
BUILDING FOOTPRINT	
BUILDING OVERHANG	
BUILDING ROOFLINE	
BUILDING SETBACK (BSBL)	
190' 10' PROPOSED CONTOURS	
192' 2' PROPOSED CONTOURS	
PROPOSED STORM DRAINAGE	
STORM DRAIN PIPE	TYPE I CB - STANDARD GRADE
ROOF & FOOTING DRAIN	TYPE I CB - LOCKING LID
SWALE OR DITCH	STORM CLEANOUT
SURFACE FLOW	YARD DRAIN
EXISTING FEATURES	
ADJACENT PLAT/PARCEL LINE	POWER VAULT
ADJACENT RIGHT-OF-WAY	POWER METER
CENTERLINE	MAIL BOX
EASEMENT	EXISTING CONIFEROUS TREE
SURFACE FEATURES	EXISTING DECIDUOUS TREE
BUILDING FOOTPRINT	DRIP LINE
190' 10' CONTOURS	CONIFEROUS TREE TO BE SAVED
192' 2' CONTOURS	DECIDUOUS TREE TO BE SAVED
SD STORM DRAIN PIPE	EXISTING CONIFEROUS TREE TO BE REMOVED
SS SEWER MAIN	EXISTING DECIDUOUS TREE TO BE REMOVED
W WATER MAIN	ASPHALT
AHP AERIAL POWER LINE	CONCRETE
G GAS MAIN	GRAVEL
X WIRE FENCE	
BOARD FENCE	
RETAINING WALL	
ROCKERY	
CATCH BASIN, TYPE I	
CATCH BASIN, TYPE II	
SD PIPE FLOW	
SEWER MANHOLE	
SS PIPE FLOW	
FIRE HYDRANT	
WATER METER	
GATE VALVE	
POWER POLE	
GUY ANCHOR	
STREET LIGHT	
TESC FEATURES	
FILTER FENCE	PIPE FLOW
CONSTRUCTION FENCE	INTERIM CATCH BASIN PROTECTION (INSERT)
CLEARED AREA	
LIMITS OF CLEARING	

EXISTING UTILITY NOTE
EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BUILDING CALCULATIONS
SEE ARCHITECTURAL SITE PLAN FOR TREE RETENTION, BUILDING HEIGHTS AND FAR CALCULATIONS.



ATWELL

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE: AS NOTED

PROJECT MANAGER:
YANNICK METS, PE


PROJECT ENGINEER:
AU RAMEZANI, PE

DESIGNER:
CHRISTOPHER WSCOMB

ISSUE DATE:
9/13/2023

NO	DATE	BY	REVISIONS

COVER SHEET
 3036 67TH AVENUE SE
 SITE PLAN
 PARCEL 2174501025
 CITY OF MERCER ISLAND WASHINGTON



9/13/23

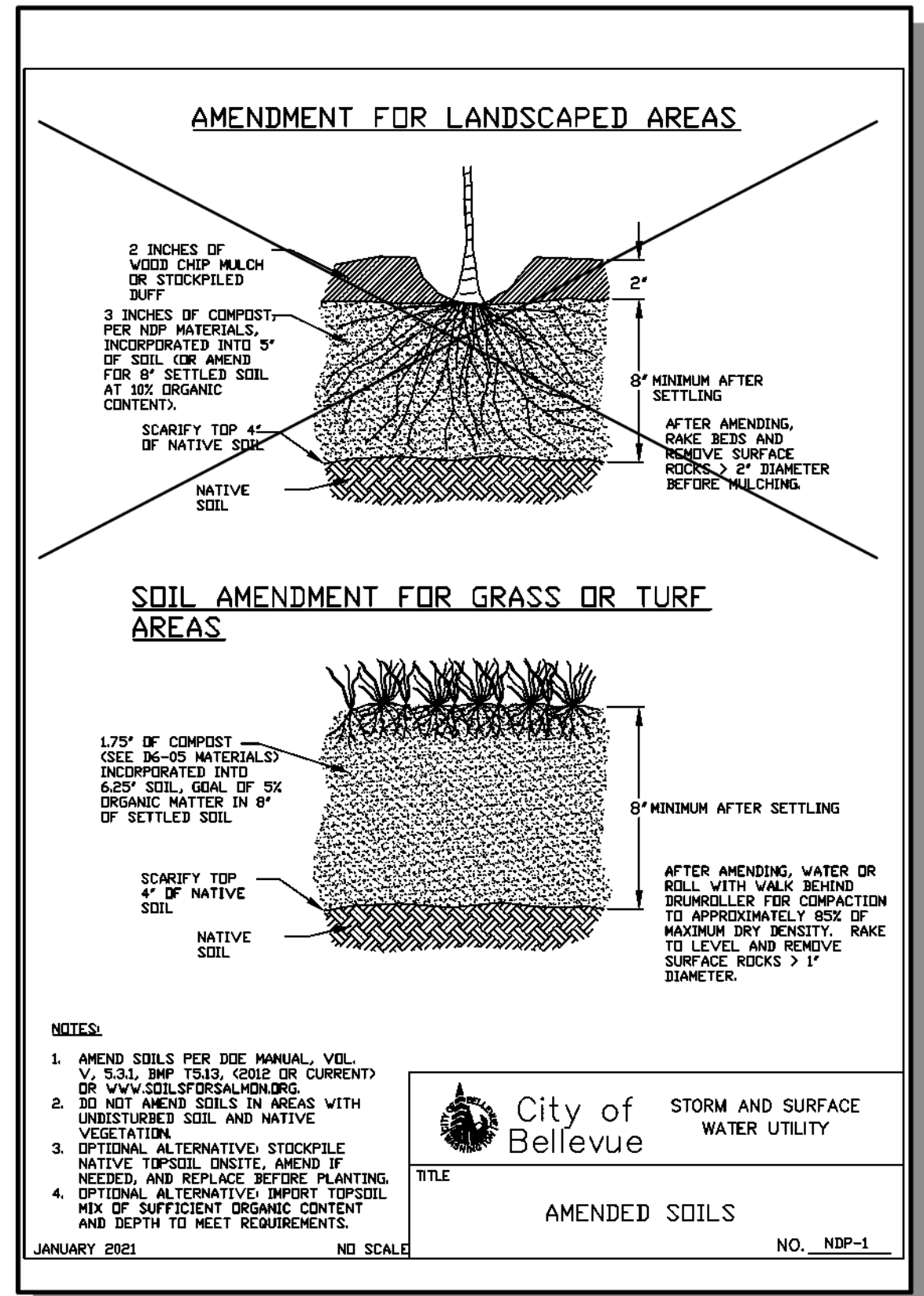
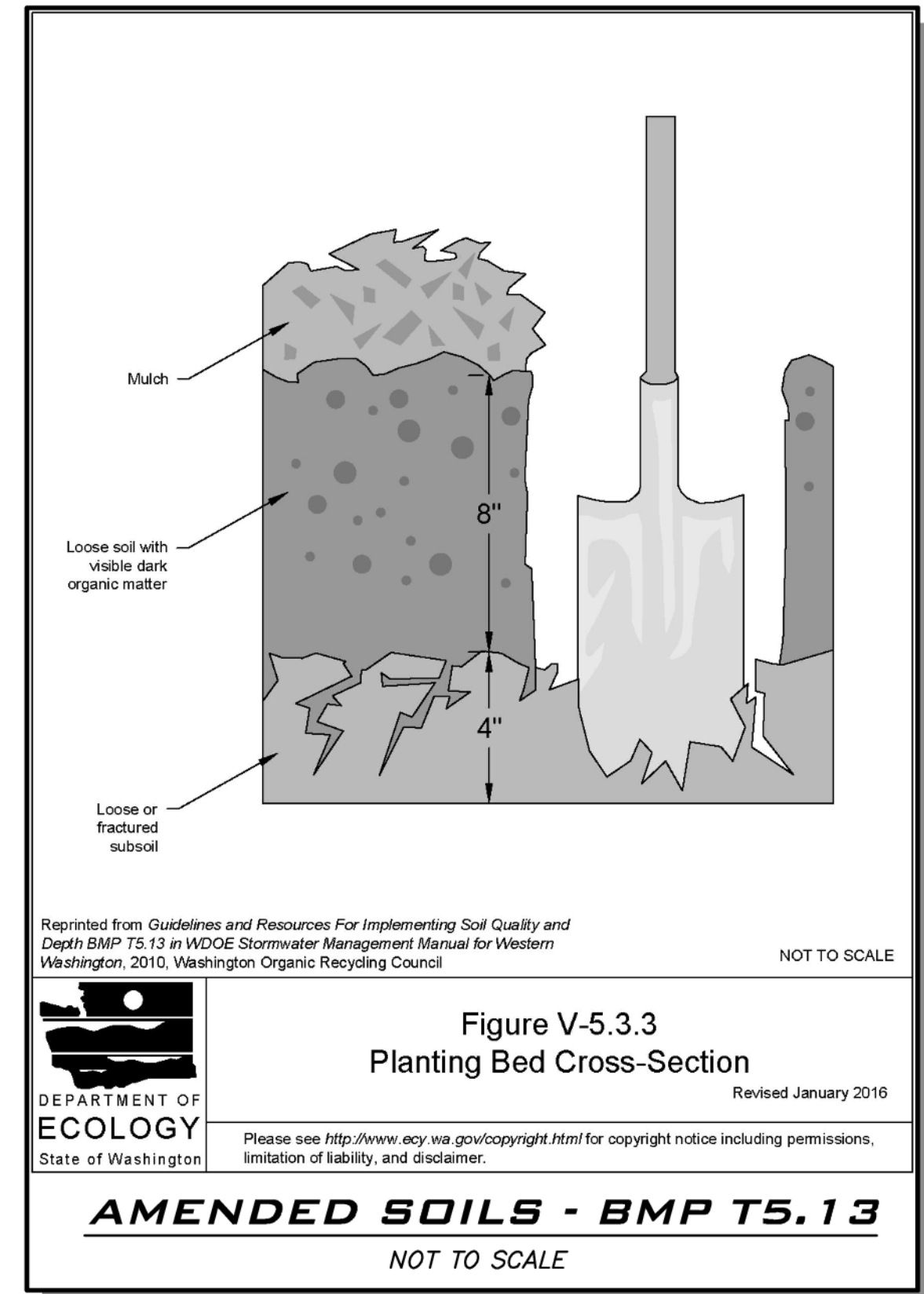
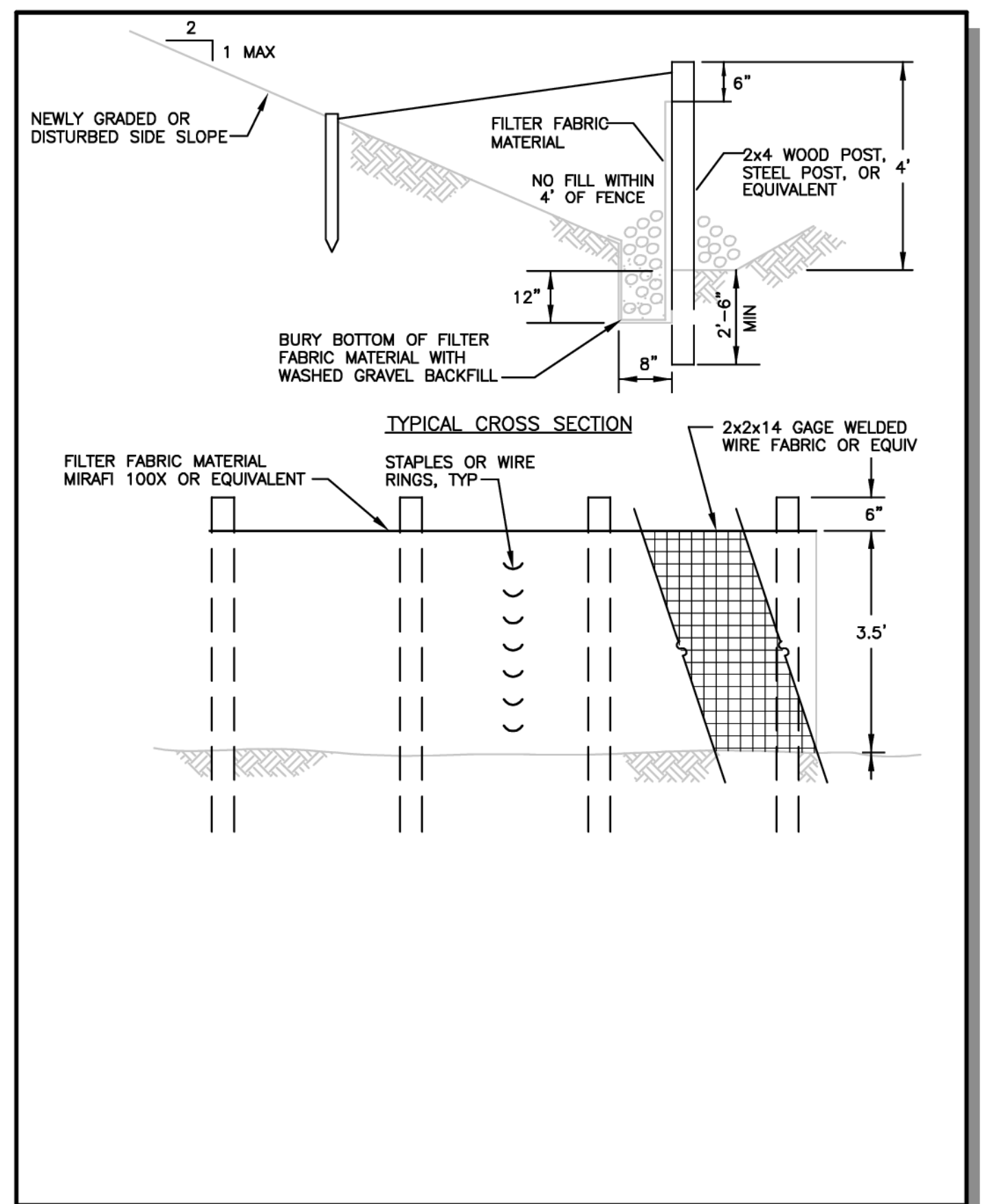
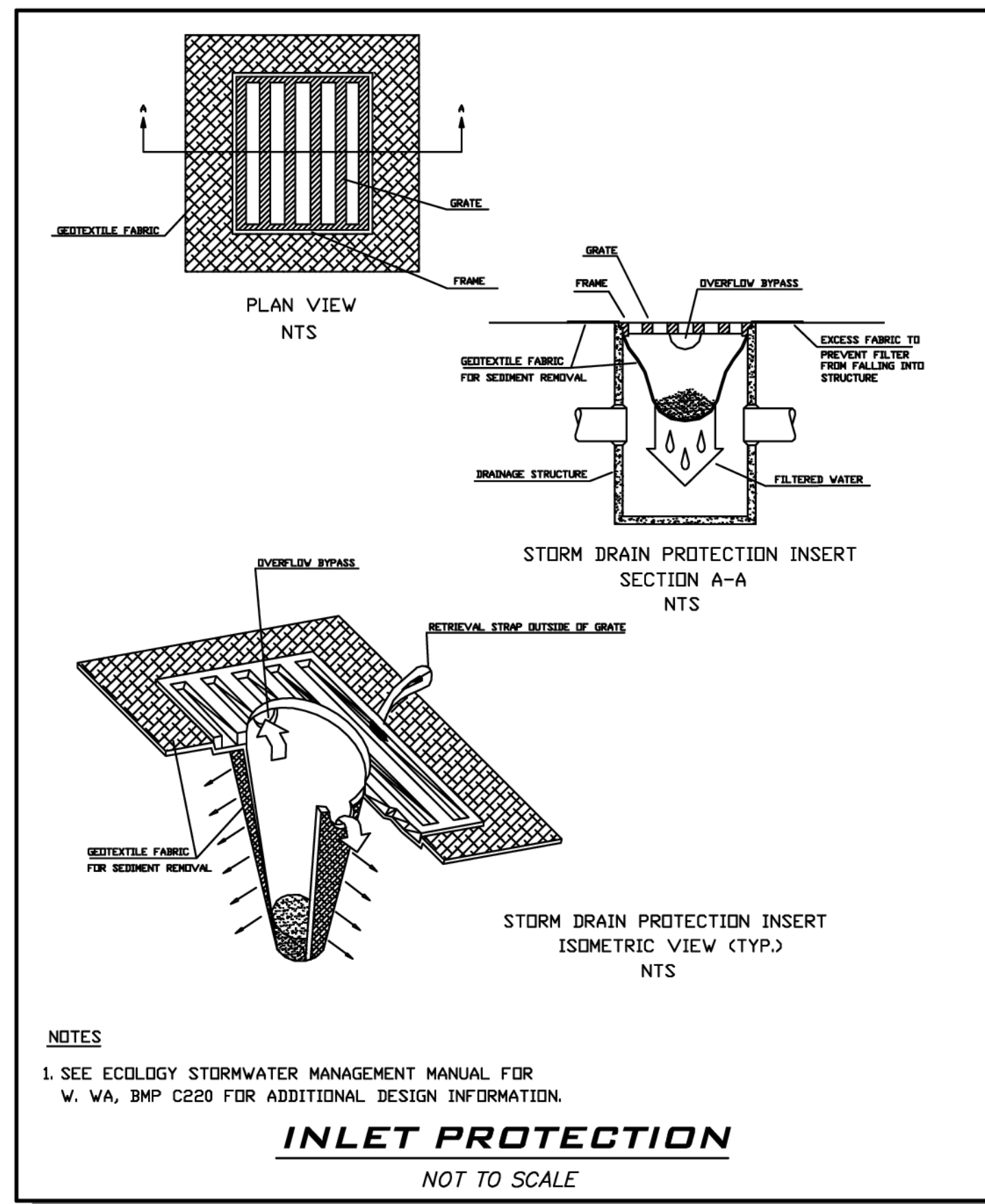
JOB NUMBER:
22-042

SHEET NAME:
CV-01

SHT **1** OF **9**

TESC - PLAN NOTES

- THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - CONDUCT PRE-CONSTRUCTION MEETING.
 - FLAG OR FENCE CLEARING LIMITS.
 - POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - 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.
 - COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
- APPROVAL OF THIS EROSION/SEDIMENTATION 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 THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT ADDITIONAL TEMPORARY SILTATION CONTROL AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- ALL DENUDE SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - APRIL 1 TO OCTOBER 31 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - NOVEMBER 1 TO MARCH 31 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
- THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF MERCER ISLAND INSPECTOR.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 4' HIGH TEMPORARY CONSTRUCTION FENCE (CYCLONE OR PLASTIC MESH) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT.
- CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
- ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "FILTER FABRIC SOCK" OR EQUIVALENT.
- THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC COVERED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF MERCER ISLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40% -70% PASSING; 2"-4" ROCK/30% -40% PASSING; AND 1"-2" ROCK/10% -20% PASSING.
- IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
- ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
- DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK OF OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.



ATWELL
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: YANNICK METS, PE
PROJECT ENGINEER: ALI RAMEZANI, PE
DESIGNER: CHRISTOPHER WISCOMB
ISSUE DATE: 9/13/2023

NO	DATE	BY	REVISIONS

TESC DETAILS
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON

YANNICK METS
REGISTERED PROFESSIONAL ENGINEER
5608
9/13/23
JOB NUMBER: **22-042**
SHEET NAME: **TP-02**
SHT **3** OF **9**

EXISTING UTILITY NOTE
EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

22a34
Sep 13, 2023 - 3:37pm - User: ccauch
E:\Projects\22042\Draw\SitePlan\22042TP.dwg



ATWELL

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
YANNICK METS, PE

PROJECT ENGINEER:
ALI RAMEZANI, PE

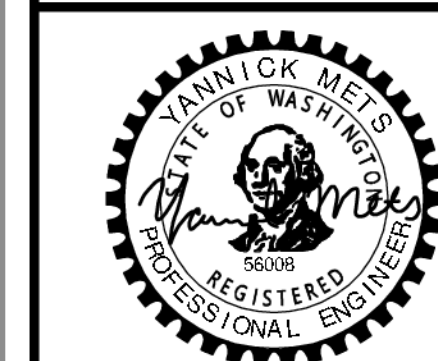
DESIGNER:
CHRISTOPHER WMSOMB

ISSUE DATE:
9/13/2023

REVISIONS

NO	DATE	BY

TREE RETENTION PLAN
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON



9/13/23

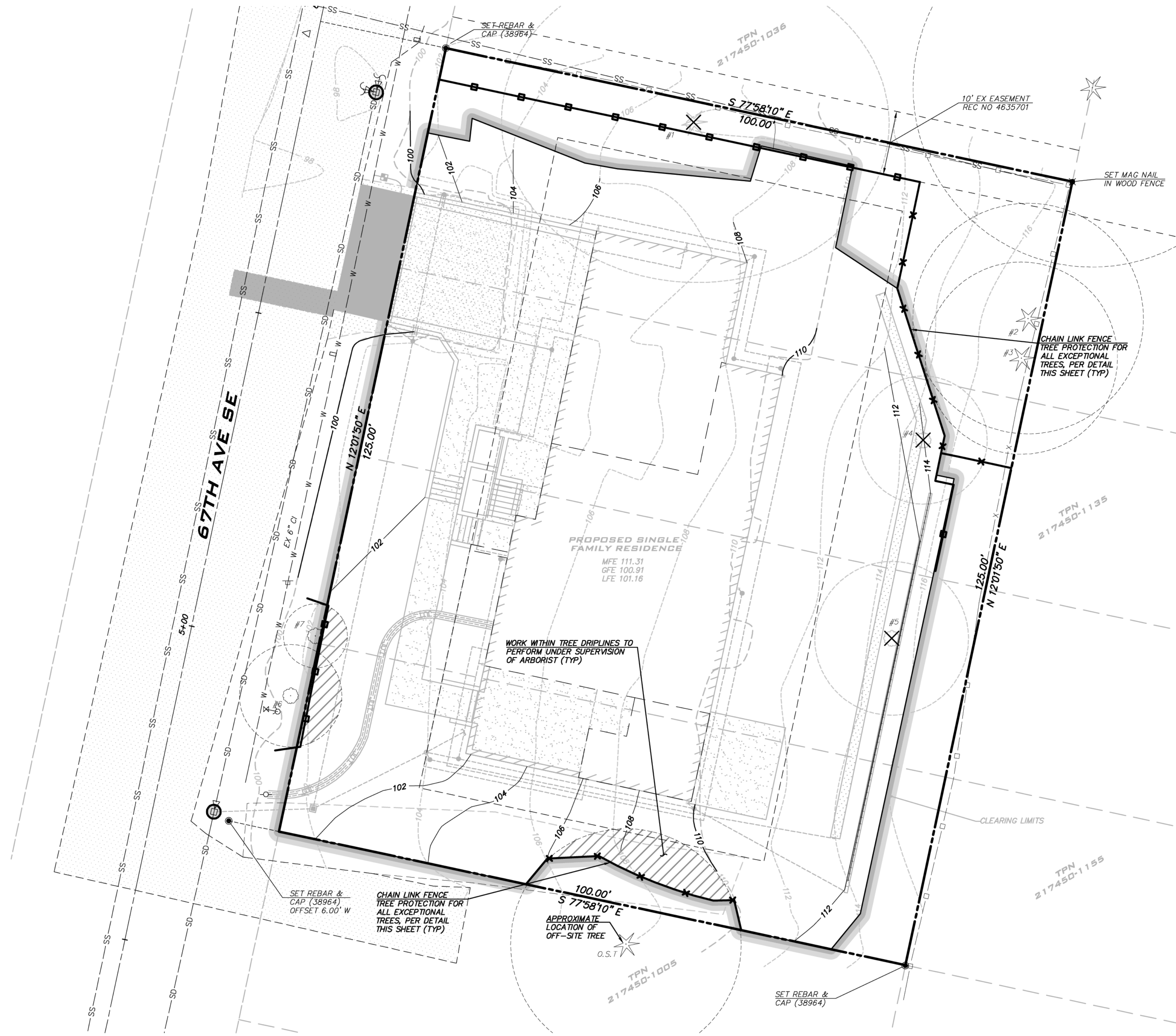
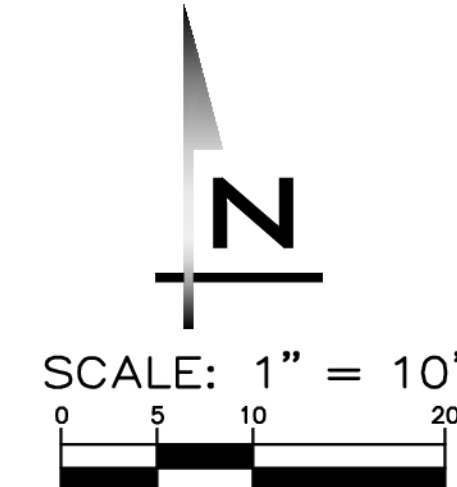
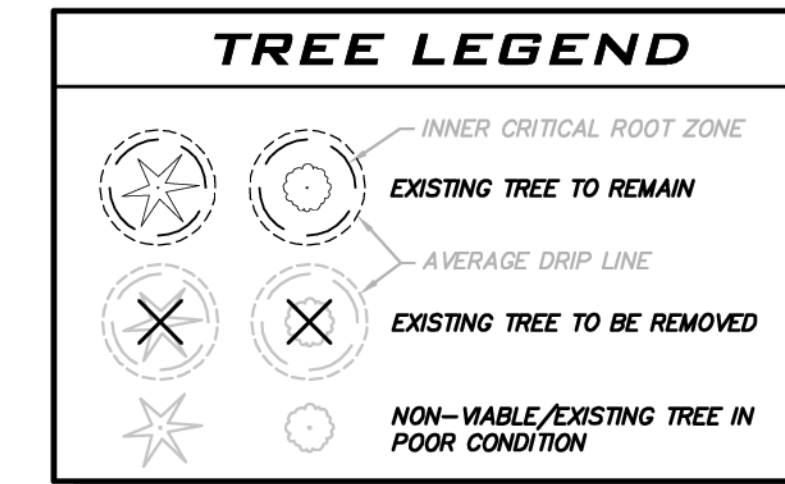
JOB NUMBER:

22-042

SHEET NAME:

TR-01

SHT **4** OF **9**



TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes:

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damage by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (M/C: 15.10.360).
4. Any work in approved TPZ must be with the permission of the City Arborist (205) 275-7713, john.kettney@mercer.gov.
5. 5' course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4' chain link fence, solidly anchored into the ground, or if anchored high-density polyethylene fencing with 3.5' x 1.5' openings color orange. Steel posts installed at 8' o.c.

2' x 4' steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kettney@mercer.gov

TREE PROTECTION FENCING

NTS

STORM NOTES

STORM SERVICES TO BE 4" PVC AT 2% MIN SLOPE UNLESS OTHERWISE NOTED. SERVICES DESIGNED TO HAVE AT LEAST 1.5' COVER.

AMENDED SOILS

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

WATER NOTES

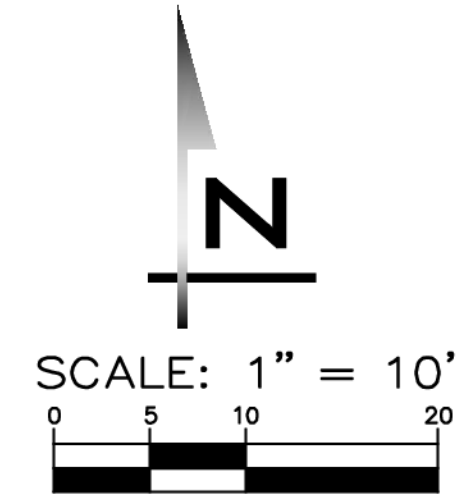
1. IF EXISTING METER MEETS CURRENT CITY STANDARDS IT CAN BE RE-USED OTHERWISE CUT AND CAP SERVICE AT MAIN PER CURRENT PUBLIC WORKS SPECIFICATIONS AND INSTALL NEW SERVICES.
2. NEW 1" WATER SERVICE AND 3/4" METER SHOWN IS TYPICAL SIZE FOR A NEW SINGLE FAMILY HOME. SIZE MAY VARY, BASED ON UPC SIZING CRITERIA, AND SHALL BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
3. IF NEW WATER SERVICE IS REQUIRED, INSTALL PER MERCER ISLAND SDT W-13.

SANITARY SEWER NOTES

1. EXISTING LOCATION OF SANITARY SEWER PER CITY OF MERCER ISLAND ASBUILT. CONTRACTOR TO VERIFY POINT OF CONNECTION WITHIN THE EASEMENT.
2. EXISTING SANITARY SEWER LINE SHALL BE CUT AND CAPPED AT POINT OF CONNECTION TO THE SIDE SEWER. THE EXISTING SS LINE WITHIN THE EASEMENT SHALL BE CLEANED, LOCATED AND INSPECTED BY CAMERA TO VERIFY SUITABILITY FOR RE-USE AND NEED FOR RE-LINING.
3. PROPOSED SEWER SERVICE LINE TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-18.
4. SANITARY SEWER CLEANOUT TO BE INSTALLED PER CITY OF MERCER ISLAND STANDARD DETAIL S-19.
5. REFER TO CITY OF MERCER ISLAND STANDARD DETAIL S-22 FOR DISCONNECTION AND RECONNECTION NOTES AND SPECIFICATIONS

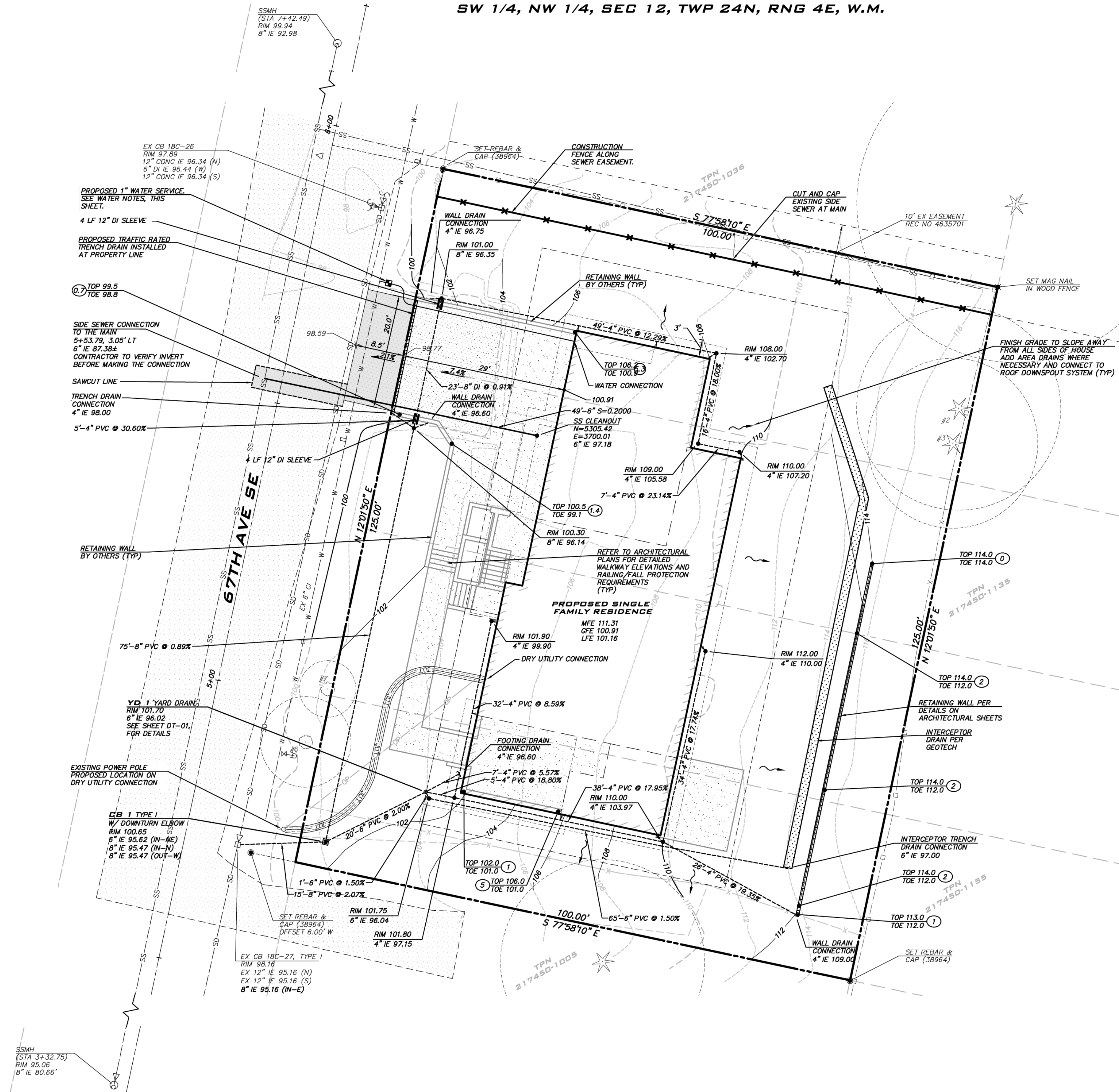
EXISTING UTILITY NOTE

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25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.ATWELL-GROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
YANNICK METS, PE
PROJECT ENGINEER:
ALI RAMEZANI, PE
DESIGNER:
CHRISTOPHER WISCOMB
ISSUE DATE:
9/13/2023



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NO	DATE	BY	REVISIONS

SITE PLAN
3036 67TH AVENUE SE
 SITE PLAN
 PARCEL 2174501025
 CITY OF MERCER ISLAND WASHINGTON



9/13/23
JOB NUMBER:
22-042
SHEET NAME:
SP-01



ATWELL

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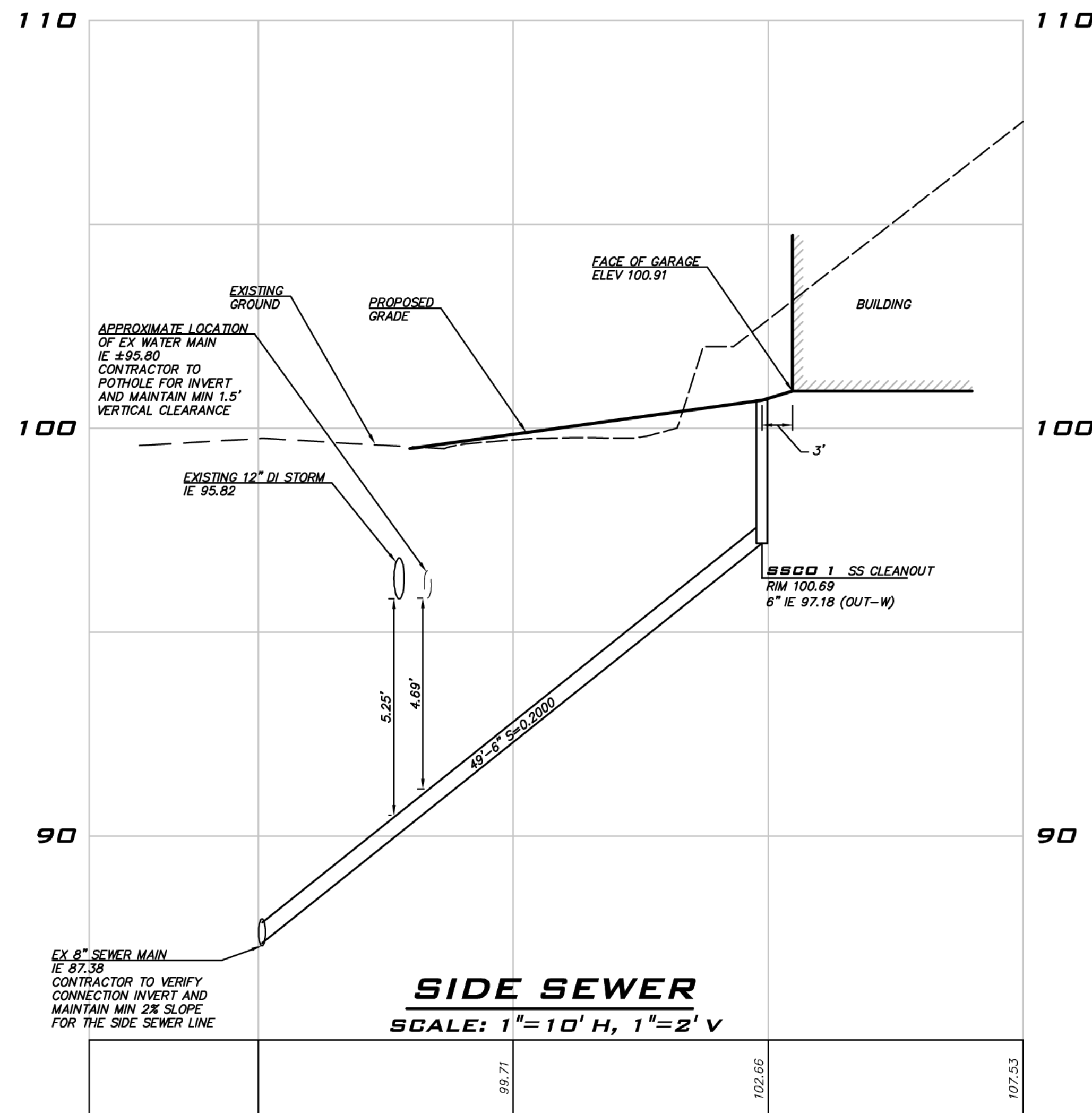
SCALE:
AS NOTED

PROJECT MANAGER:
YANNICK METS, PE

PROJECT ENGINEER:
ALI RAMEZANI, PE

DESIGNER:
CHRISTOPHER WSCOMB

ISSUE DATE:
9/13/2023



NO	DATE	BY	REVISIONS

SIDE SEWER PROFILE
3036 67TH AVENUE SE
SITE PLAN
 PARCEL 2174501025
 CITY OF MERCER ISLAND WASHINGTON

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9/13/23

JOB NUMBER:
22-042

SHEET NAME:
SS-01



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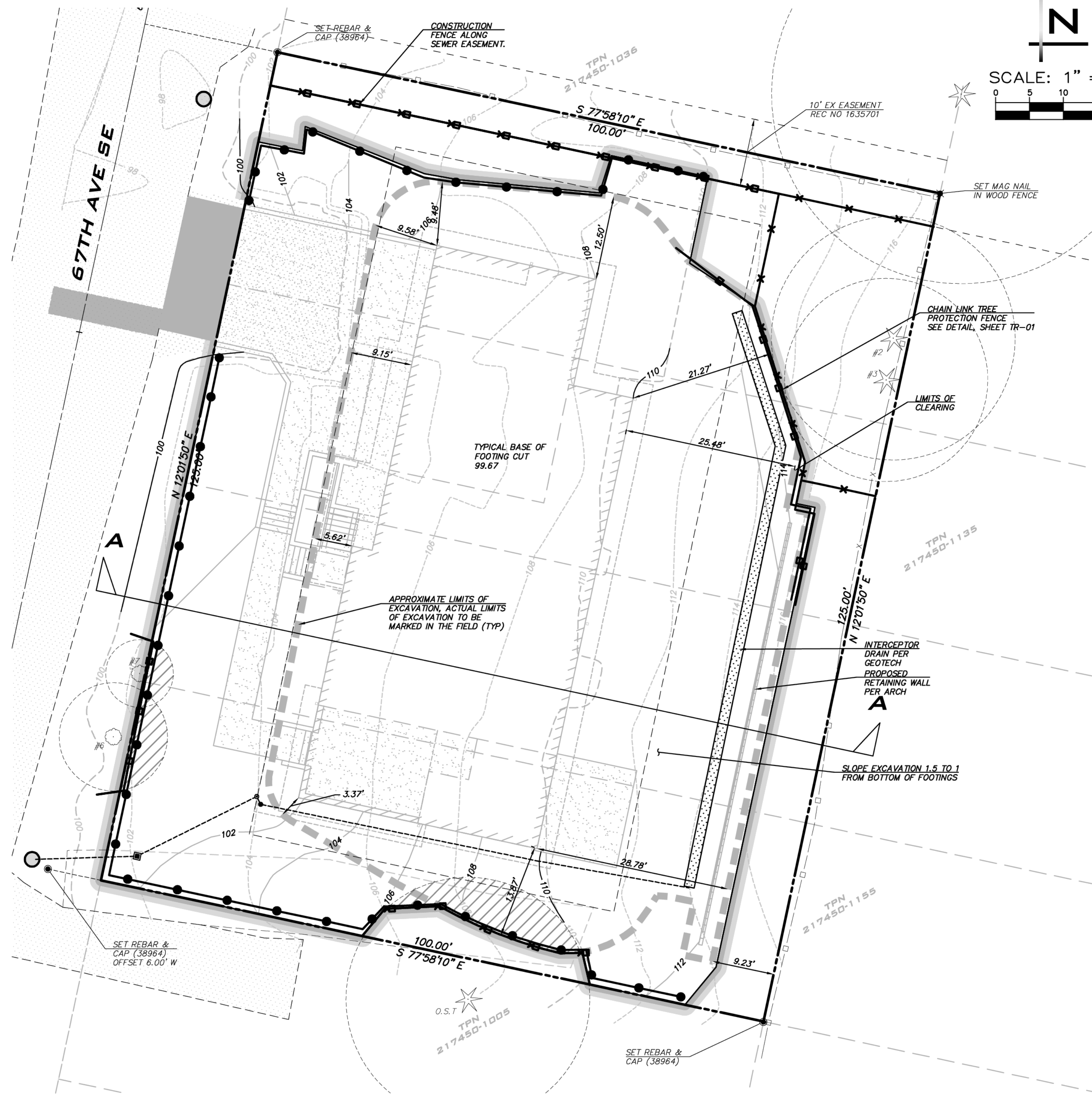
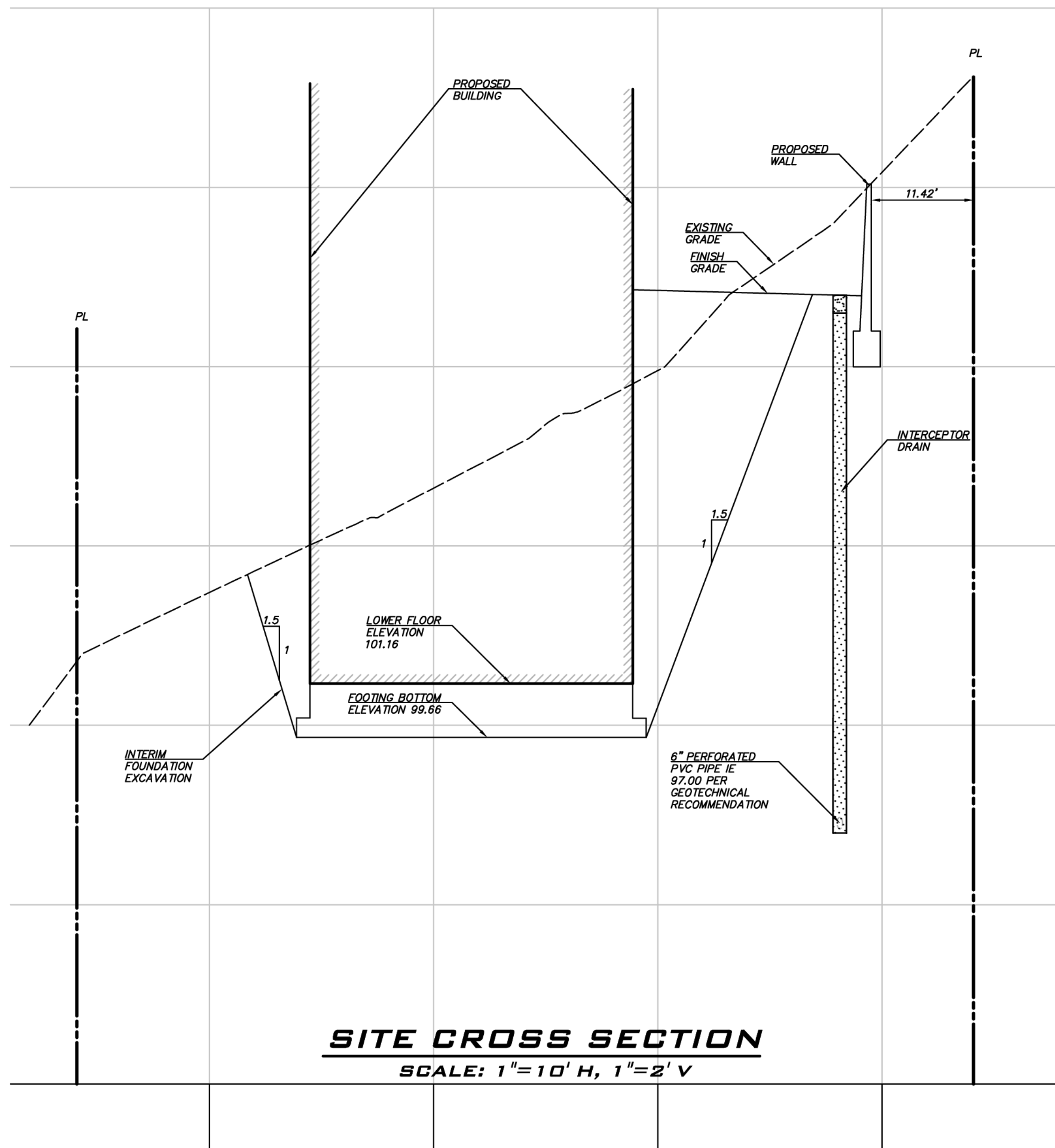
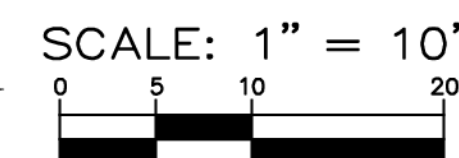
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ISSUE DATE:
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NO	DATE	BY	REVISIONS

TEMPORARY GRADING PLAN
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON

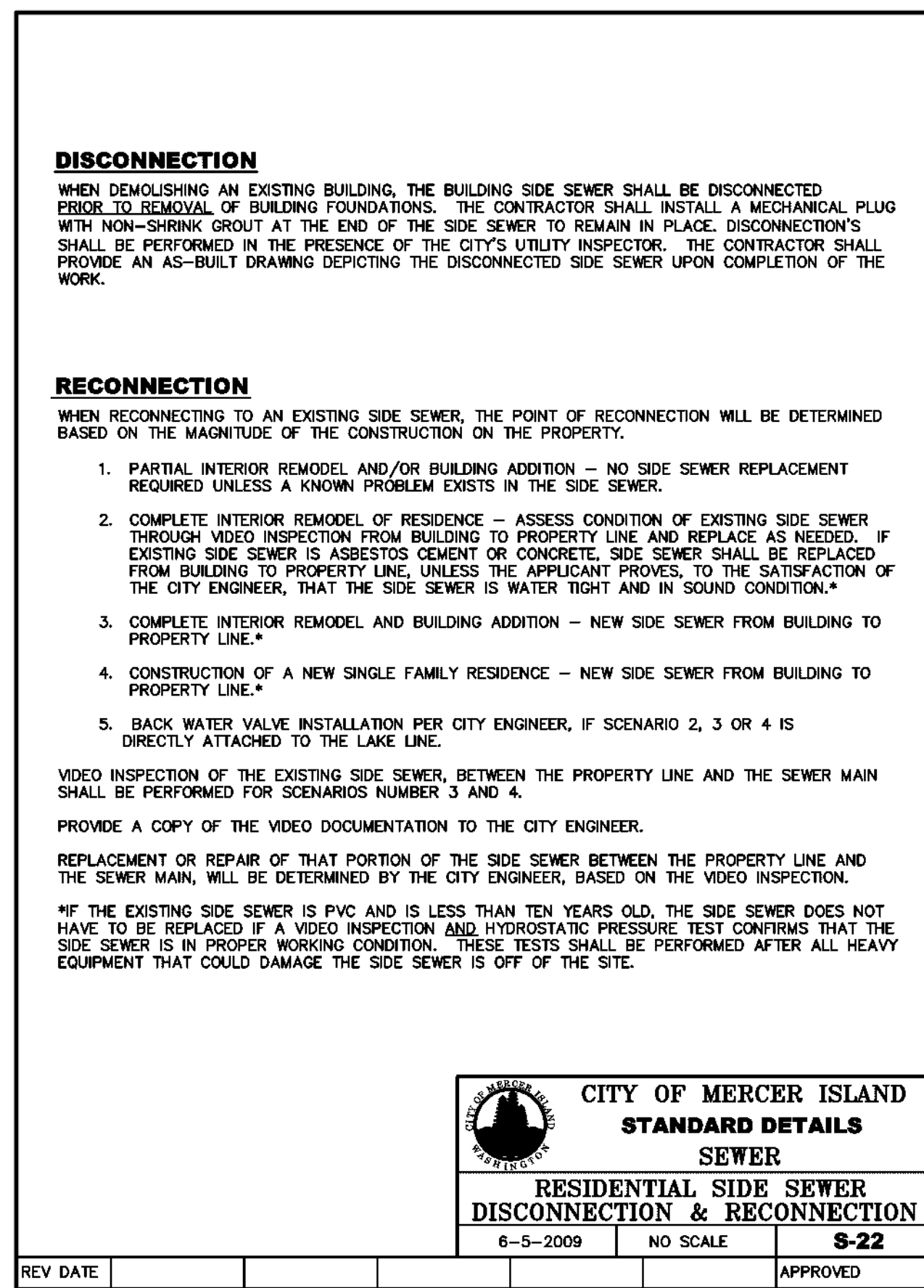
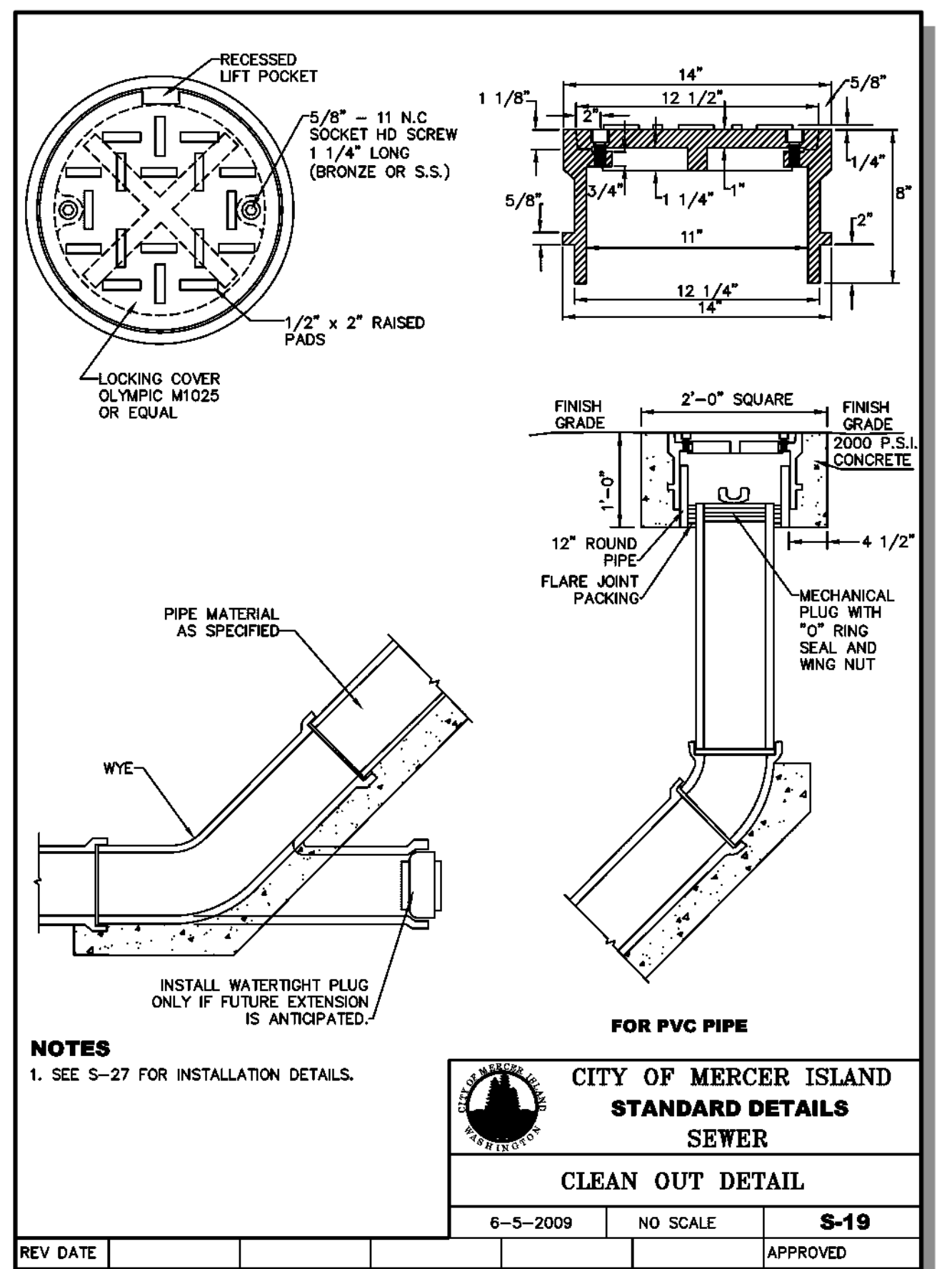
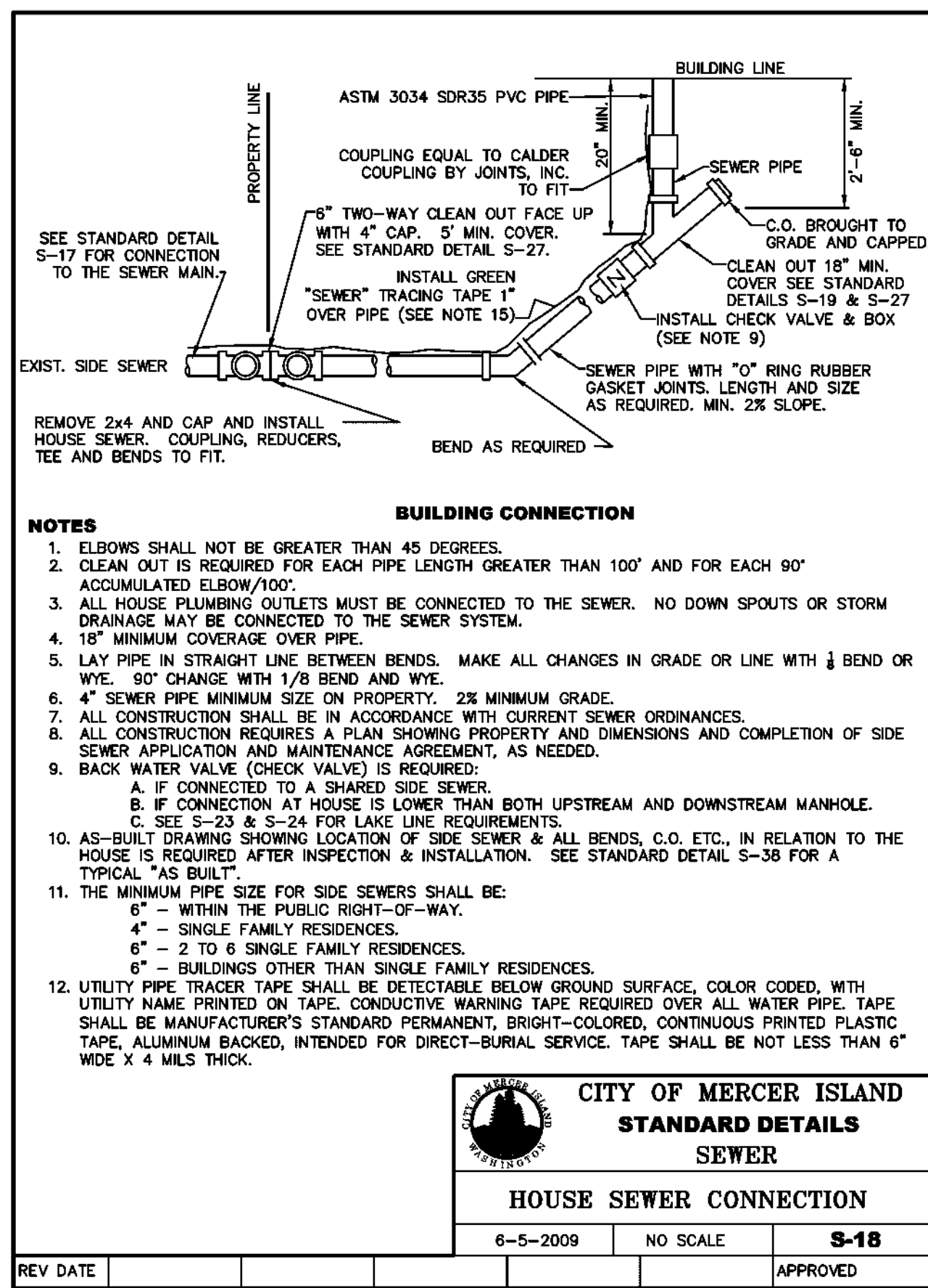
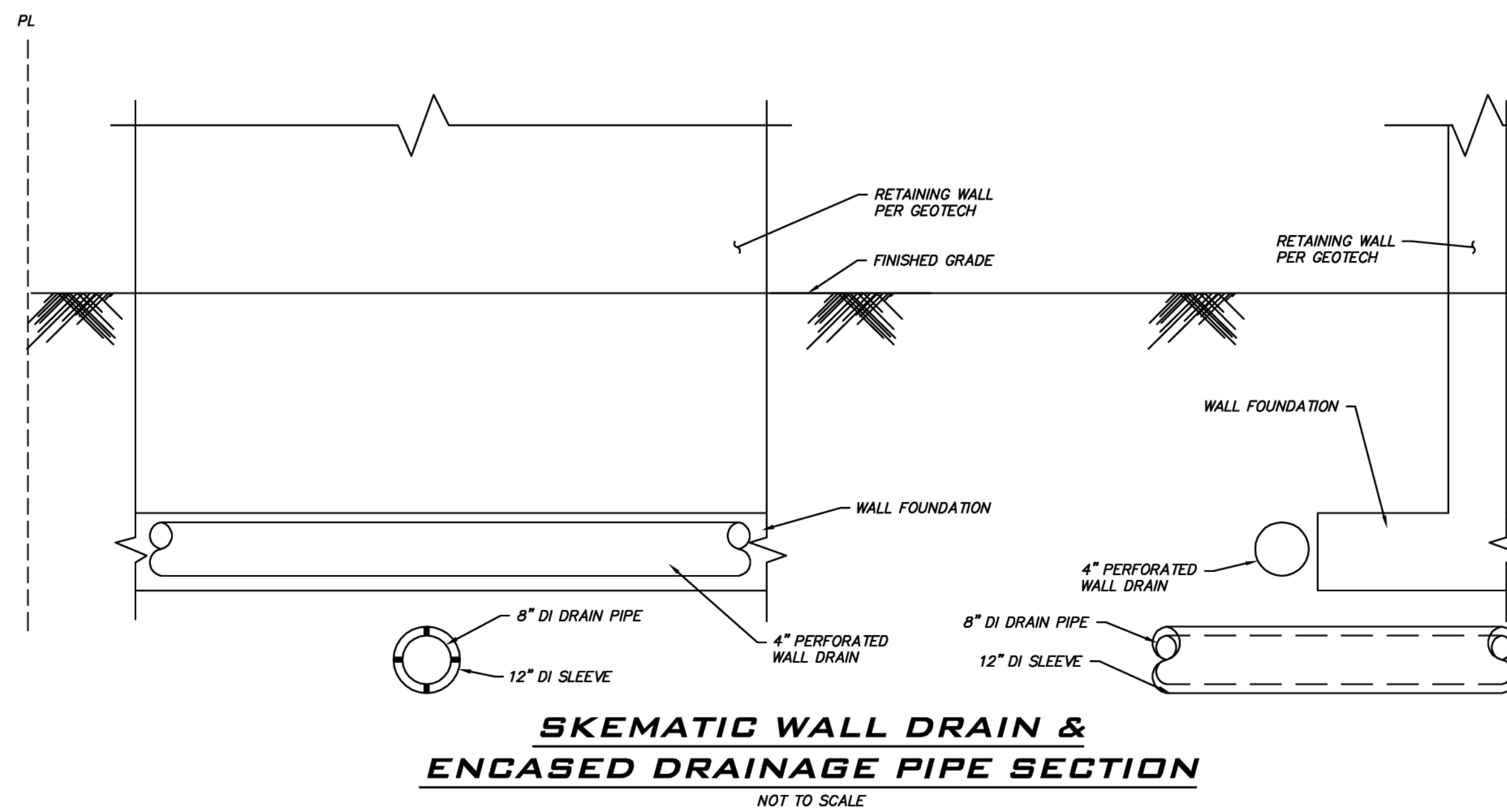
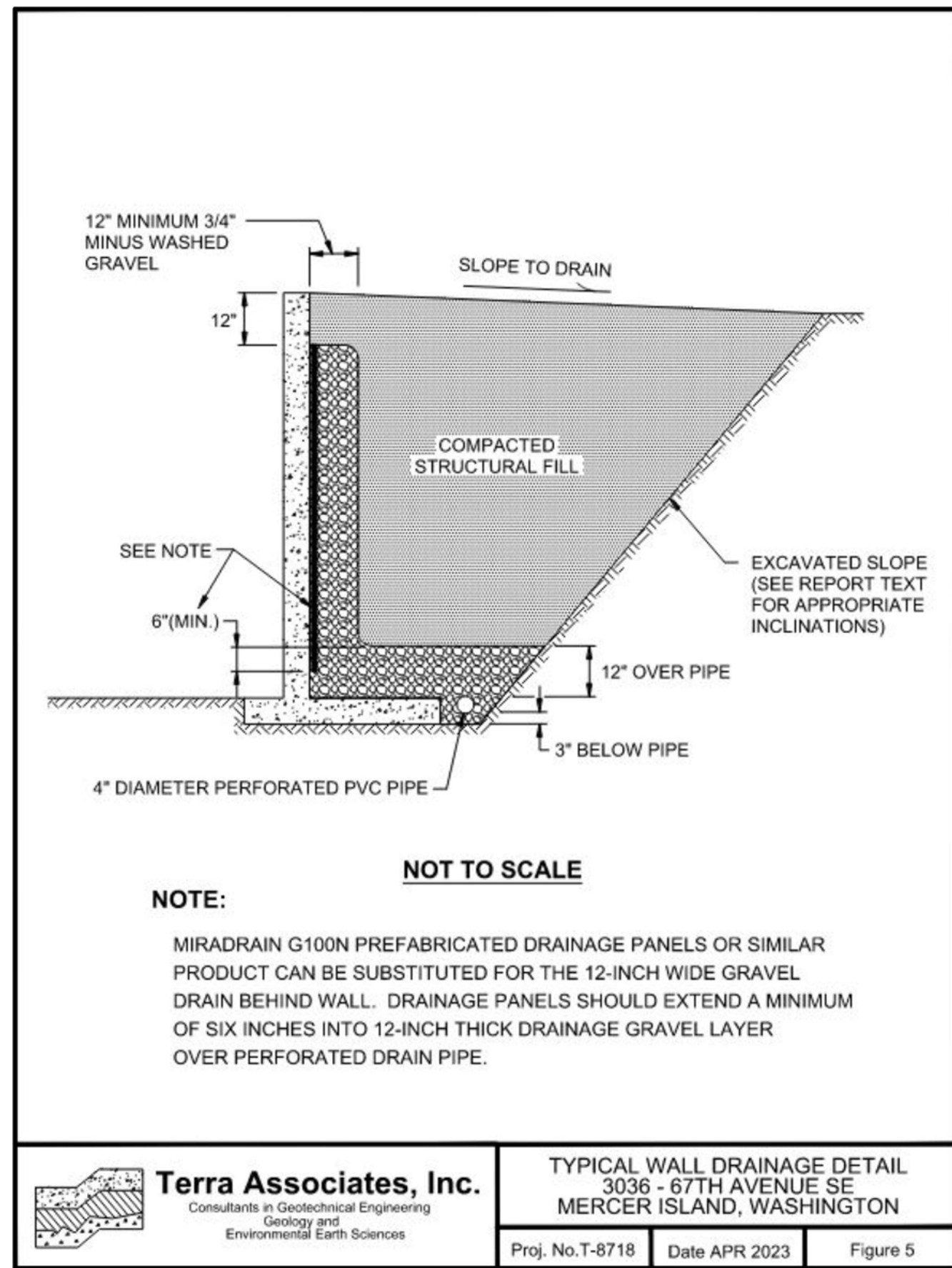
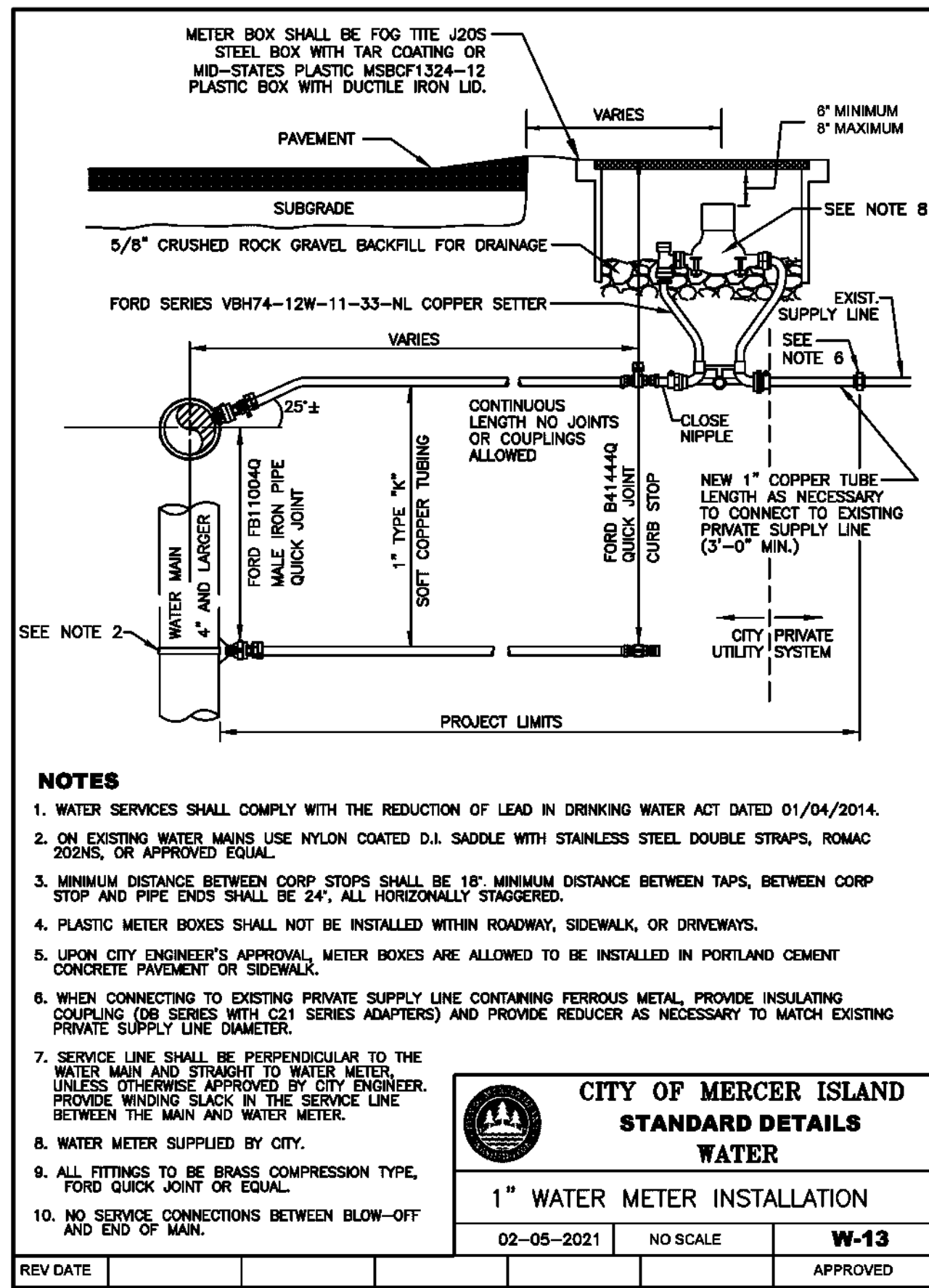


9/13/23

JOB NUMBER:
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SHEET NAME:
TG-01

SHT **7** OF **9**



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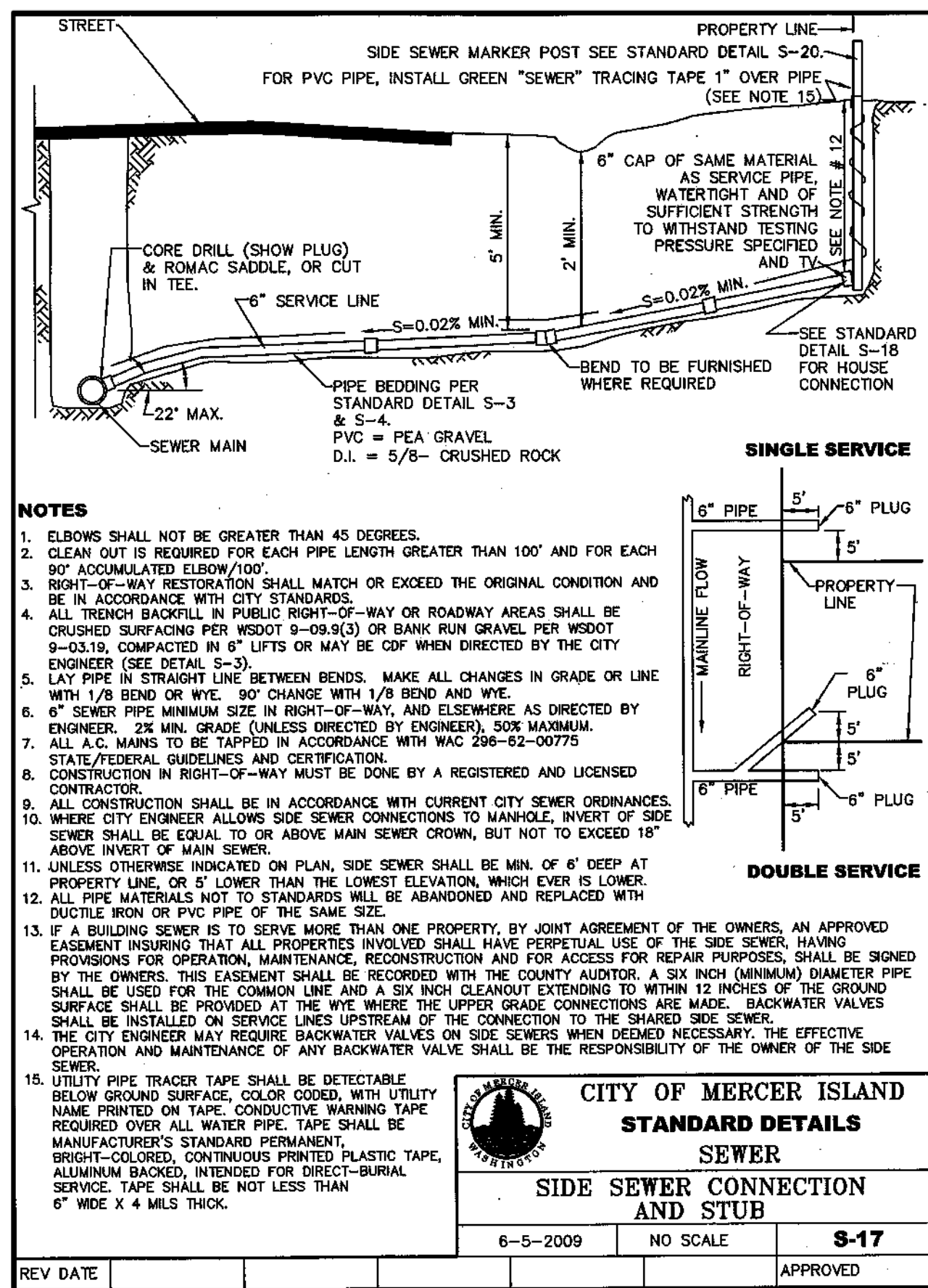
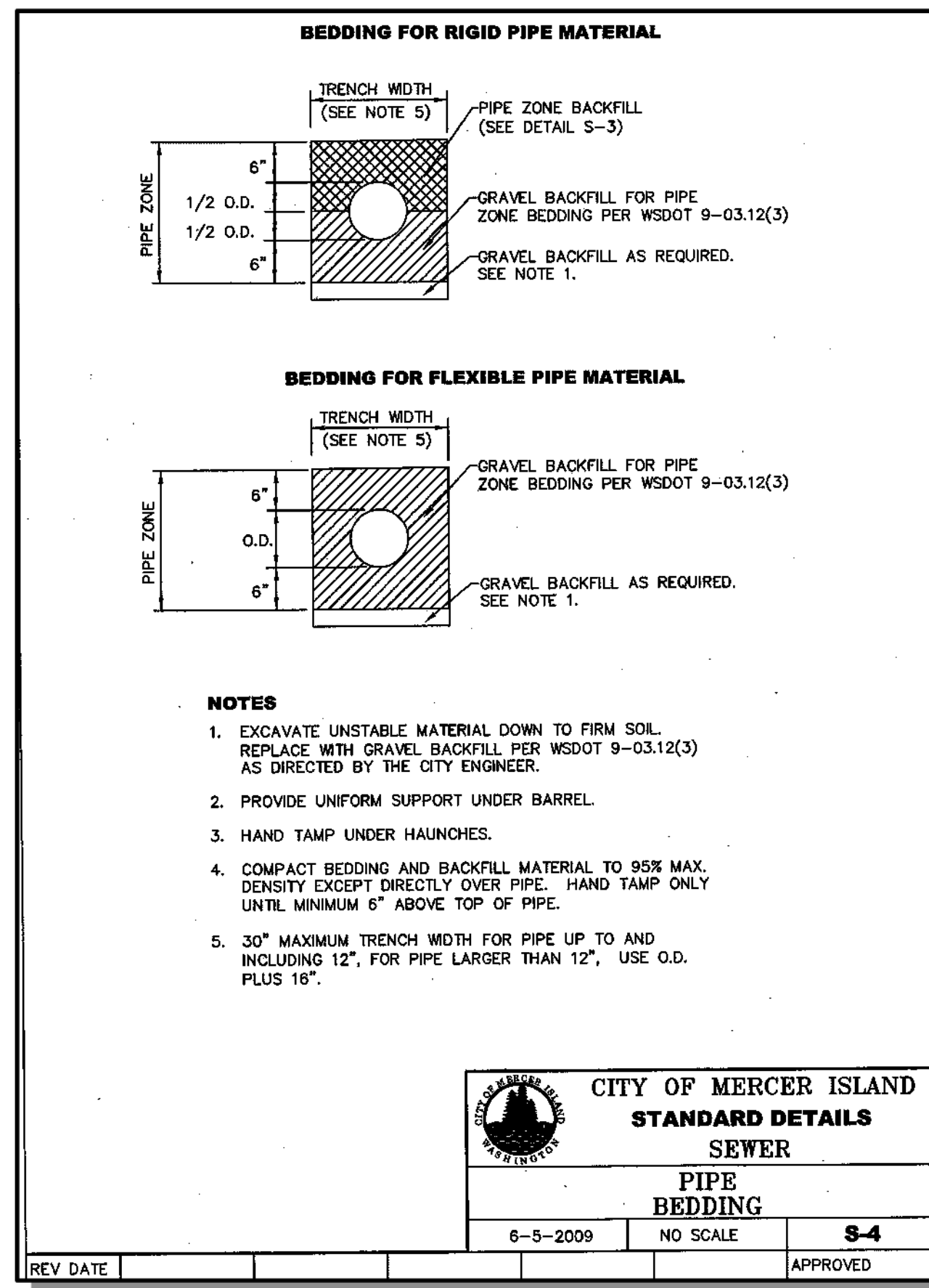
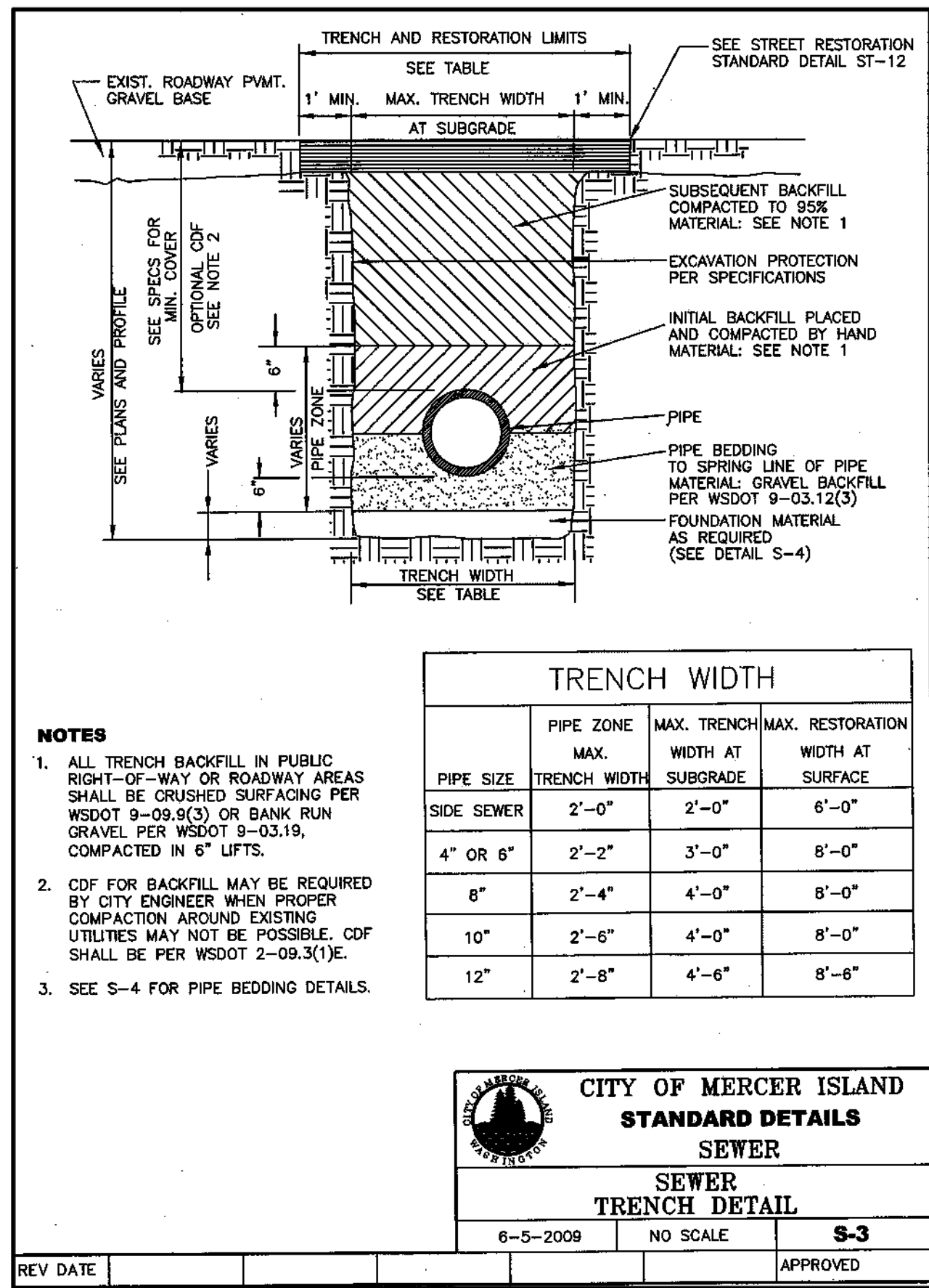
SCALE: AS NOTED
 PROJECT MANAGER: YANNICK METS, PE
 PROJECT ENGINEER: ALI RAMEZANI, PE
 DESIGNER: CHRISTOPHER WMSOMB
 ISSUE DATE: 9/13/2023

NO	DATE	BY	REVISIONS

DETAILS
3036 67TH AVENUE SE
SITE PLAN
PARCEL 2174501025
CITY OF MERCER ISLAND WASHINGTON

YANNICK METS
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 56308

9/13/23
 JOB NUMBER: 22-042
 SHEET NAME: DT-01
 SHT 8 OF 9



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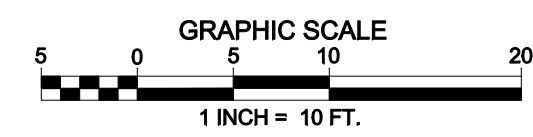
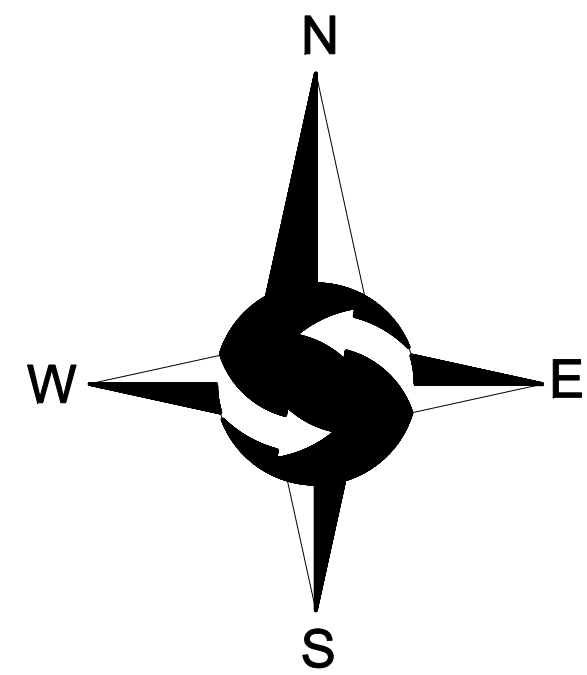
SCALE: AS NOTED
PROJECT MANAGER: YANNICK METS, PE
PROJECT ENGINEER: ALI RAMEZANI, PE
DESIGNER: CHRISTOPHER WSCOMB
ISSUE DATE: 9/13/2023

NO	DATE	BY	REVISIONS

DETAILS
3036 67TH AVENUE SE
SITE PLAN
 PARCEL 2174501025
 CITY OF MERCER ISLAND WASHINGTON



9/13/23
JOB NUMBER: 22-042
SHEET NAME: DT-02



LEGEND

- FOUND REBAR AS DESCRIBED
- SET MAG NAIL AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊠ UTILITY POLE
- ⊠ CATCH BASIN
- ⊠ MAILBOX
- ⊠ SANITARY SEWER MANHOLE
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ SIGN
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- □ — WOOD FENCE
- — CONCRETE WALL
- — WIRE FENCE
- — TIMBER WALL
- ⊠ ROCKERY
- ⊠ ASPHALT SURFACE
- ⊠ CONCRETE SURFACE
- AP APPLE
- DF DOUGLAS FIR
- DS DECIDUOUS
- PI PINE
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOTS 15, 16, 17, 18 AND THE SOUTHERLY 5 FEET OF LOT 19, BLOCK 6, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 22 AND 23, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF LYING WITHIN MERCER ISLAND ROAD (67TH AVENUE SE)

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY TERRANE FOR JAYMARC HOMES, RECORDED ON JULY 26, 2021, IN VOLUME 451 OF SURVEYS, PAGE 259, UNDER RECORDING NO. 20210728900027, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: WILLIAM E. BUCHAN, INC
3036 67TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 217450-1025

PROJECT ADDRESS: 3036 67TH AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 12,500 S.F. (0.286 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS SS TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

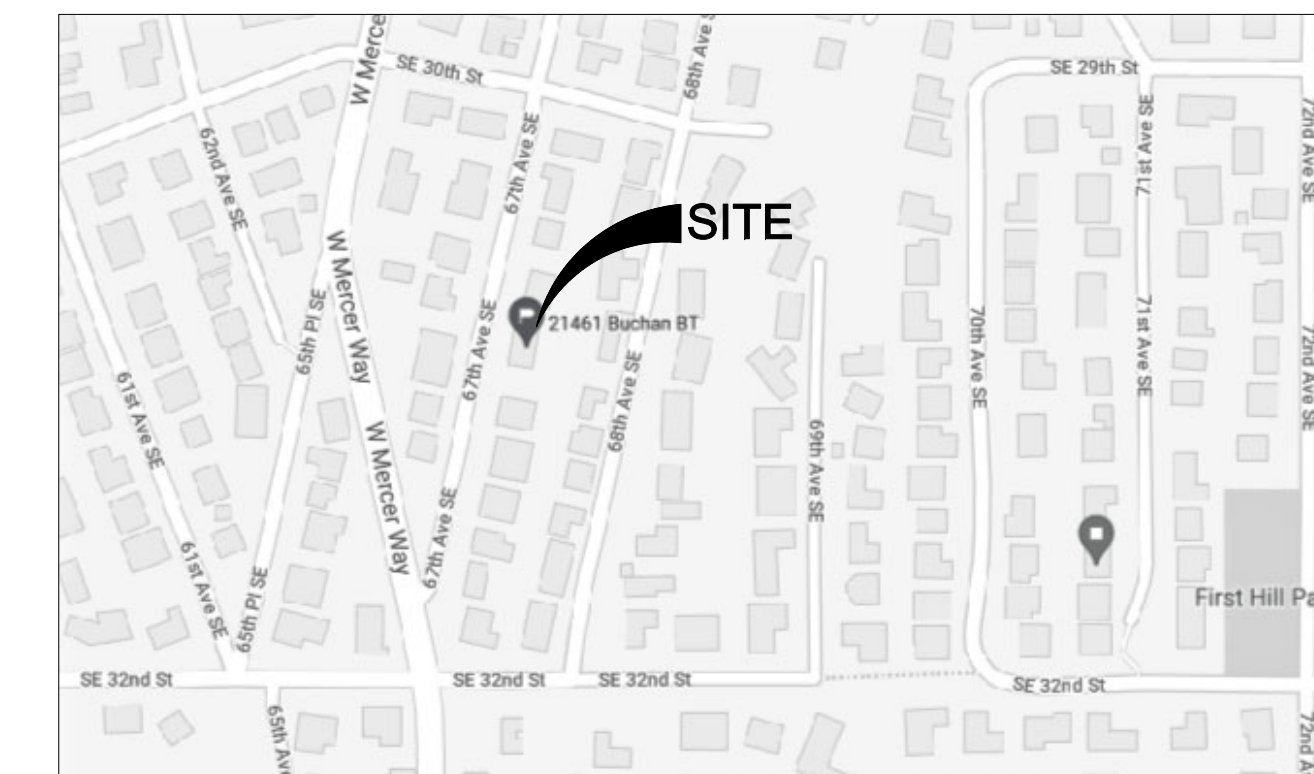
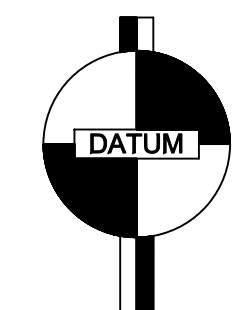
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF MERCER ISLAND.

THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF 68TH AVENUE SE W AND SE 32ND STREET.

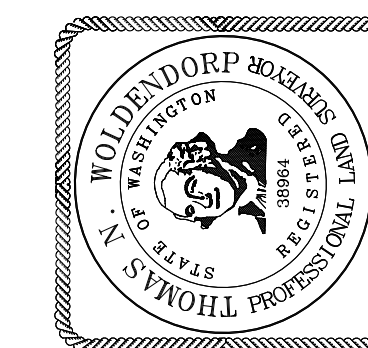
POINT ID NO. 47748;
ELEVATION: 112.571 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS

SW 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



TOPOGRAPHIC SURVEY

WILLIAM E. BUCHAN, INC
3036 67TH AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 21-461

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 8/17/21

SHEET 1 OF 1

DATE	REVISION	DRN
7/11/2023	SIDE SEWER LOCATION & STORM INVERTS	MTS

SYMBOLS AND LEGEND

FAN - DIRECT VENT TO OUTSIDE
 -BATHROOMS/LAUNDRY 30 CFM MIN.
 -KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION R302.6.

WHOLE-HOUSE FAN ON TIMER SYSTEMS TO CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN, TIMER TO BE LOCATED AT THE FAN WITH A MANUAL OVERRIDE SWITCH AT THE FAN LOCATION. TIMER TO BE SET TO RUN 50% IN EACH 4-HOUR SEGMENT. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.

R314.2.3. A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED UNDER NEW AND EXISTING DWELLINGS PER SECTION R314.2.3.

THERMOSTAT @ 5'0" ABOVE FLOOR

110V SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15.16 SEE SHEET A-1

FURN

W4

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR FLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE ATTIC SPACES. 4 TO ALL BEAMS & POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 1" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 0502.6.A. SHEET A-1.

P-2 1 3/4" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR W/ SELF-CLOSER. SEE DIV. 0502.6.B. SHEET A-1.

P-3 SAFETY GLAZING PER I.R.C. SECTION R308
 A. WINDOWS WITHIN 18" OF FLOOR
 B. WINDOWS WITHIN A 24" ARC OF DOORS
 C. WINDOWS AT TUBS AND SHOWERS
 D. GLAZING IN DOORS
 E. WITHIN STAIRWELLS
 F. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
 SEE DIV. 0502.6 SHEET A-1

FLOOR PLAN KEY NOTES

P-4 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R315 AND DETAIL 12/D2.
 A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0".
 B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS W/ SOLID RISERS.
 C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200# P.L. IN ANY DIRECTION PER I.R.C. TABLE R302.9.
 D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
 E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.1.
 F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
 G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.6.
 SEE DIV. 0502.6 SHEET A-1.

FLOOR PLAN KEY NOTES

P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 0502.0 SHEET A-1.

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1.

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 05250 SHEET A-1.

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 1 3/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 0502.1 SHEET A-1.

P-10 36"x48" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 0502.1 SHEET A-1.

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 0502.2 SHEET A-1.

P-12 FLOOR MATERIAL BREAK LINE

FLOOR PLAN KEY NOTES

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
 A. DIRECT VENT FIREPLACES, INSTALL PER MFG. SPECIFICATIONS. SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 0502.2 SHEET A-1
 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 0502.2 SHEET A-1
 C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 0502.2 AND 9 SHEET A-1
 D. FIRE-BLOCK OPENINGS AROUND PENETRATIONS AT EACH FLOOR PER I.R.C. SECTION R1002.13.

P-16 SEE SITE PLAN FOR EXTENT OF WALKS AND DRIVEWAYS

P-17 3" DIAMETER STEEL POST

FLOOR PLAN KEY NOTES

P-18 42" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R302.5 AT STAIRS SLOPES AT 34" ABOVE STAIR NOSING. CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDRAILS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL IN ANY DIRECTION PER R302.5.

P-19 1" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R1002.3. SEE DIV. 15 SHEET A-1.

P-20 PLANT SHELF

P-21 UPPER AND LOWER LINEN CABINETS

P-22 SOFFIT AREA

P-23 INTEGRATED MAKE UP AIR

P-24 2x6 STUDS W/ R-21 INSUL. MIN.

GENERAL PLAN NOTES

- SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
- ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1
- SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
- SEE TYP. MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FOUNDATION KEYNOTES

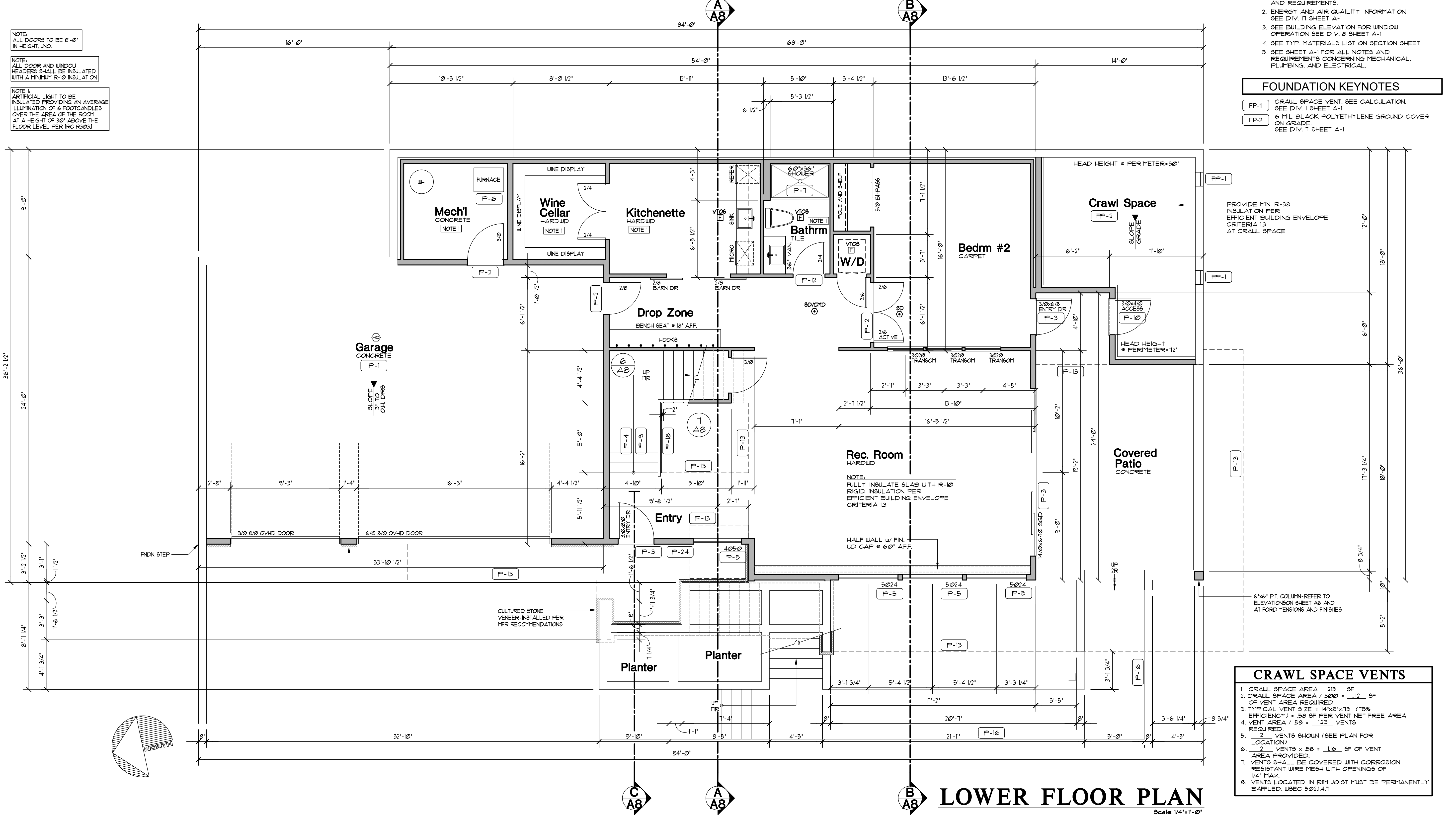
FP-1 CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1

FP-2 6" MIL BLACK POLYETHYLENE GROUND COVER ON GRADE. SEE DIV. 1 SHEET A-1

NOTE: ALL DOORS TO BE 8'-0" IN HEIGHT, UNO.

NOTE: ALL DOOR AND WINDOW HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.

NOTE: ARTIFICIAL LIGHT TO BE INSULATED PROVIDING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL PER I.R.C. R303.1



CRAWL SPACE VENTS

- CRAWL SPACE AREA = 215 SF
- CRAWL SPACE AREA / 3000 = .072 SF OF VENT AREA REQUIRED
- TYPICAL VENT SIZE = 14"x8"x15" (75% EFFICIENCY) = 58 SF PER VENT NET FREE AREA
- VENT AREA / 58 = 1.23 VENTS REQUIRED
- 2 VENTS SHOWN (SEE PLAN FOR LOCATION)
- 2 VENTS x 58 = 116 SF OF VENT AREA PROVIDED
- VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" MAX.
- VENTS LOCATED IN RIM JOIST MUST BE PERMANENTLY BAFFLED. USE C 502.1.4.1

LOWER FLOOR PLAN

Scale 1/4"=1'-0"

Date	By	Description
10/22/22	REY	PERMIT SET
8/17/23	REY	JURISDICTIONAL COMMENTS
8/25/23	REY	JURISDICTIONAL COMMENT-CLOSED

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TITLE
JOB NO.: 21076.21
STARTING NO.: 21076.05

SHEET
A2

SYMBOLS AND LEGEND	
FAN - DIRECT VENT TO OUTSIDE -BATHROOMS/LAUNDRY 50 CFM MIN. -KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.	THERMOSTAT @ 5'-0" ABOVE FLOOR
WHOLE-HOUSE FAN ON TIMER SYSTEMS TO CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. TIMER TO BE LOCATED AT THE FAN WITH A MANUAL OVERRIDE SWITCH AT THE FAN LOCATION. TIMER TO BE SET TO RUN 50% IN EACH 4-HOUR SEGMENT. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.	MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS. PER DIV. 15.16 SEE SHEET A-1
R314.2.3. A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED UNDER NEW AND EXISTING DWELLINGS PER SECTION R314.2.3	

FLOOR PLAN KEY NOTES	
P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE ATTIC SPACES. 4 TO ALL BEAMS & POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 1/2" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 05022.6.A SHEET A-1.	
P-2 1 3/4" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR W/ SELF-CLOSER. SEE DIV. 05022.6.B SHEET A-1.	
P-3 SAFETY GLAZING PER I.R.C. SECTION R308 A. WINDOWS WITHIN 18" OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. WITHIN STAIRWELLS F. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 05022.6 SHEET A-1	

FLOOR PLAN KEY NOTES	
P-4 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R301.5 AND DETAIL 12/D2. A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS W/ SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200# P.L. IN ANY DIRECTION PER I.R.C. TABLE R302.1. D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.1. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.6. SEE DIV. 05022.6 SHEET A-1.	

FLOOR PLAN KEY NOTES	
P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 05022 SHEET A-1	
P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1	
P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER I.R.C. SECTION 307.2. SEE DIV. 05250 SHEET A-1	
P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.	
P-9 1 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R301.5. SEE DIV. 05022.1 SHEET A-1	
P-10 36"x48" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 05022.1 SHEET A-1	
P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 05022.2 SHEET A-1	
P-12 FLOOR MATERIAL BREAK LINE	

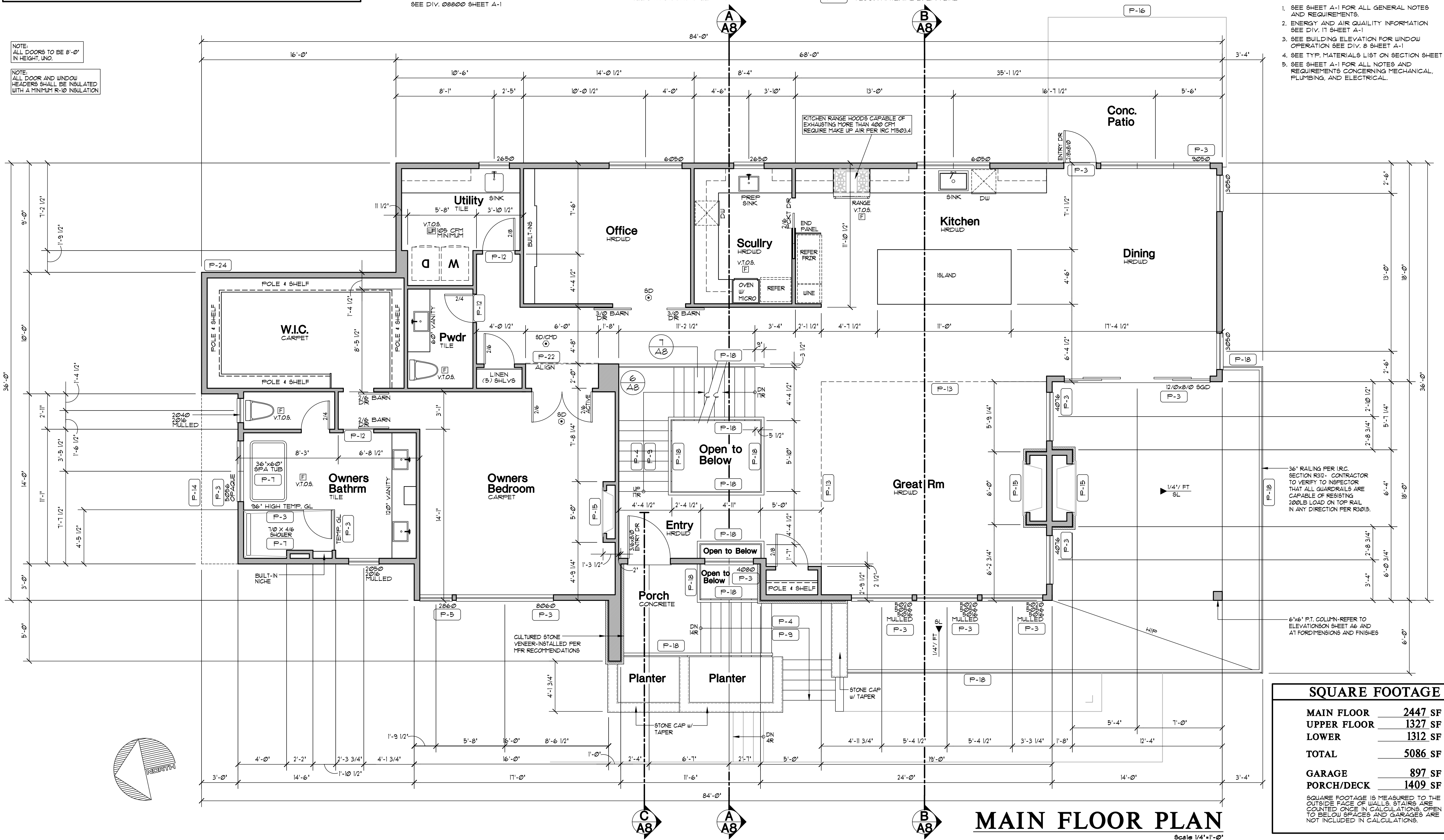
FLOOR PLAN KEY NOTES	
P-13 WALL LINE ABOVE	
P-14 WALL LINE BELOW	
P-15 FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT FIREPLACES. INSTALL PER MFG. SPECIFICATIONS. SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 05022.8 SHEET A-1 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 05022.8 SHEET A-1 C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 05022.8 AND 9 SHEET A-1 D. FIRE-BLOCK OPENINGS AROUND PENETRATIONS AT EACH FLOOR PER I.R.C. SECTION R1003.13.	
P-16 SEE SITE PLAN FOR EXTENT OF WALKS AND DRIVEWAYS	
P-17 3" DIAMETER STEEL POST	

FLOOR PLAN KEY NOTES	
P-18 42" GUARDRAIL PER I.R.C. SECTION R312.4 TABLE R301.5 AT STAIRS SLOPES AT 34" ABOVE STAIR NOSING. CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDRAILS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL IN ANY DIRECTION PER R301.5.	
P-19 18" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R1003.3. SEE DIV. 15 SHEET A-1	
P-20 PLANT SHELF	
P-21 UPPER AND LOWER LINEN CABINETS	
P-22 SOFFIT AREA	
P-23 INTEGRATED MAKE UP AIR	
P-24 2x6 STUDS W/ R-21 INSUL. MIN.	

GENERAL PLAN NOTES	
1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.	
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1	
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1	
4. SEE TYP. MATERIALS LIST ON SECTION SHEET	
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.	

NOTE: ALL DOORS TO BE 8'-0" IN HEIGHT, UNO.

NOTE: ALL DOOR AND WINDOW HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION



SQUARE FOOTAGE	
MAIN FLOOR	2447 SF
UPPER FLOOR	1327 SF
LOWER	1312 SF
TOTAL	5086 SF
GARAGE	897 SF
PORCH/DECK	1409 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN CALCULATIONS.

MAIN FLOOR PLAN

Scale 1/4"=1'-0"

Date	By	Description
10/12/22	REV	PERMIT SET
8/17/23	REV	JURISDICTIONAL COMMENTS
8/25/23	REV	JURISDICTIONAL COMMENT-CLOSED

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TITLE
JOB NO.: 21076.21
STARTING NO.: 21076.05

SHEET
A3

SYMBOLS AND LEGEND	
FAN - DIRECT VENT TO OUTSIDE -BATHROOMS/LAUNDRY 90 CFM MIN. -KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.	Ⓜ THERMOSTAT @ 5'-0" ABOVE FLOOR
WHOLE-HOUSE FAN ON TIMER SYSTEMS TO CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN, TIMER TO BE LOCATED AT THE FAN WITH A MANUAL OVERRIDE SWITCH AT THE FAN LOCATION. TIMER TO BE SET TO RUN 50% IN EACH 4-HOUR SEGMENT. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.	MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15.16 SEE SHEET A-1
R314.2.3. A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED UNDER NEW AND EXISTING DWELLINGS PER SECTION R314.2.3	FURN

FLOOR PLAN KEY NOTES	
P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE ATTIC SPACES. 4 TO ALL BEAMS & POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 1/2" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 01022.6.A. SHEET A-1.	P-2 1 3/4" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR W/ SELF-CLOSER. SEE DIV. 01022.6.B. SHEET A-1.
P-3 SAFETY GLAZING PER I.R.C. SECTION R308 A. WINDOWS WITHIN 18" OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. WITHIN STAIRWELLS F. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 01022.6 SHEET A-1.	

FLOOR PLAN KEY NOTES	
P-4 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R315 AND DETAIL 12/D2. A. HEADROOM MIN. 6'-8". WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS W/ SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200# P.L. IN ANY DIRECTION PER I.R.C. TABLE R302.5. D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.1. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.6. SEE DIV. 01022.6 SHEET A-1.	

FLOOR PLAN KEY NOTES	
P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 08600 SHEET A-1.	P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1.
P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER I.R.C. SECTION 3012. SEE DIV. 09250 SHEET A-1.	P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
P-9 1 3/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01022.1 SHEET A-1.	P-10 36"x48" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01022.1 SHEET A-1.
P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01022.2 SHEET A-1.	P-12 FLOOR MATERIAL BREAK LINE

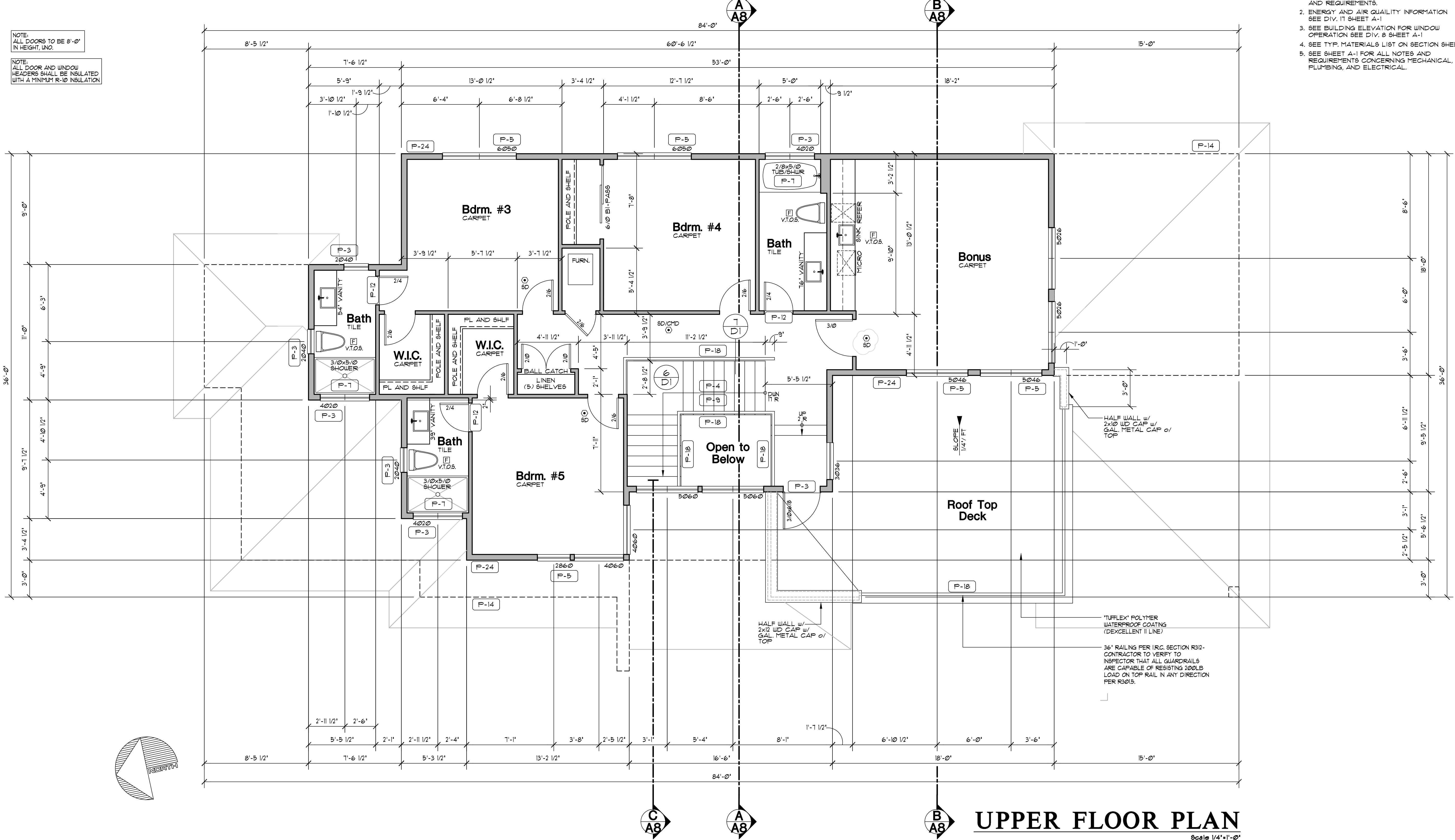
FLOOR PLAN KEY NOTES	
P-13 WALL LINE ABOVE	P-14 WALL LINE BELOW
FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT FIREPLACES, INSTALL PER MFG. SPECIFICATIONS. SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.8 SHEET A-1 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.8 SHEET A-1 C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.8 AND 9 SHEET A-1 D. FIRE-BLOCK OPENINGS AROUND PENETRATIONS AT EACH FLOOR PER I.R.C. SECTION R1020.13.	
P-16 SEE SITE PLAN FOR EXTENT OF WALKS AND DRIVEWAYS	P-17 3" DIAMETER STEEL POST

FLOOR PLAN KEY NOTES	
P-18 42" GUARDRAIL PER I.R.C. SECTION R312.4 TABLE R302.5 AT STAIRS SLOPES AT 34" ABOVE STAIR NOSING. CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDRAILS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL IN ANY DIRECTION PER R302.5.	P-19 8" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R1020.3. SEE DIV. 15 SHEET A-1.
P-20 PLANT SHELF	P-21 UPPER AND LOWER LINEN CABINETS
P-22 SOFFIT AREA	P-23 INTEGRATED MAKE UP AIR
P-24 2x6 STUDS W/ R-21 INSUL. MIN.	

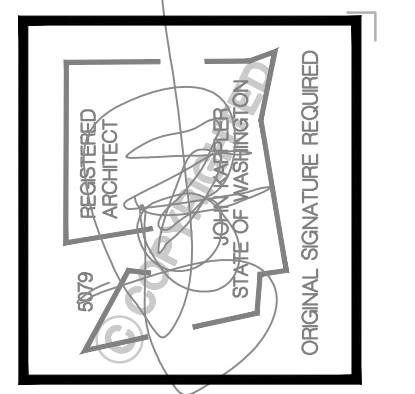
GENERAL PLAN NOTES	
1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.	2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1.
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1.	4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.	

NOTE:
ALL DOORS TO BE 8'-0" IN HEIGHT, UNO.

NOTE:
ALL DOOR AND WINDOW HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION



UPPER FLOOR PLAN
Scale 1/4"=1'-0"



Date	By	Description
10/22/21	REY	PERMIT SET
8/17/23	REY	JURISDICTIONAL COMMENTS
8/25/23	REY	JURISDICTIONAL COMMENT-CLOSED

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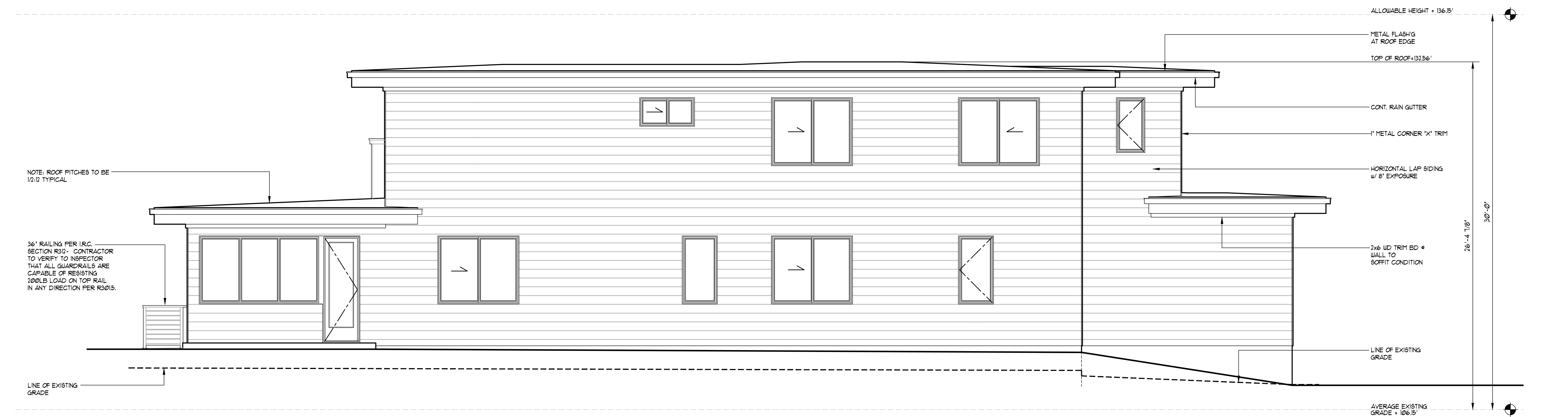
TITLE
JOB NO.: 21076.21
STARTING NO.: 21076.05

SHEET
A4



FRONT ELEVATION

Scale 1/4"=1'-0"



REAR ELEVATION

Scale 1/4"=1'-0"

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)
BUILDING PAPER: (DIV. 7)
SHEATHING: (DIV. 6)
FRAMING: (DIV. 6)
INSULATION: (DIV. 7)
SOFFIT: (DIV. 7)
GWB: (DIV. 9)

SHINGLES (DIV. 01000.5)
3/4" BUILDING PAPER
7/16" O.S.B. OR EQUAL
PER PLAN
R-49 BLOWN-IN
1/2" RE-SAWN PLYWOOD
5/8" GWB

EXTERIOR WALL CONSTRUCTION

SIDING MATERIAL: (DIV. 7)
BUILDING WRAP: (DIV. 7)
SHEATHING: (DIV. 6)
FRAMING: (DIV. 6)
INSULATION: (DIV. 7)
GWB: (DIV. 9)

WOOD SIDING (DIV. 01000.5)
1/2" BUILDING PAPER
1/2" CDX PLYWOOD OR EQUAL
2 X 6 STUDS AT 16" OC
R-21 BATT W/ INTEGRAL
VAPOR BARRIER
1/2" GWB

FLOOR CONSTRUCTION

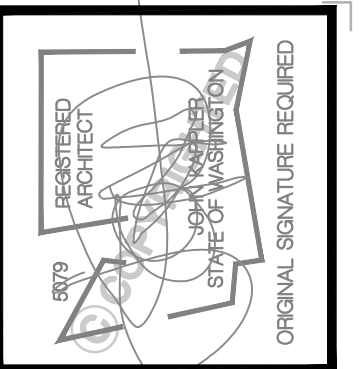
FLOORING: (DIV. 9)
SUBFLOOR: (DIV. 6)
FRAMING: (DIV. 6)
INSULATION: (DIV. 7)
SOFFIT: (DIV. 7)

FINISH PER PLANS (DIV. 01000.5)
3/4" TAG (PLYWD, COMPLY, OR BQ)
PER PLANS
R-30 BATT
1/2" RE-SAWN PLYWOOD

TRIM:(DIV. 6)

WINDOW:
(WITH NO BRICK MOLD)
CORNER BOARDS:
FASCIA:

HEAD: N/A
JAMB: N/A
SILL: N/A
INSIDE: 2x2
OUTSIDE: METAL 7x
2x8 UNO



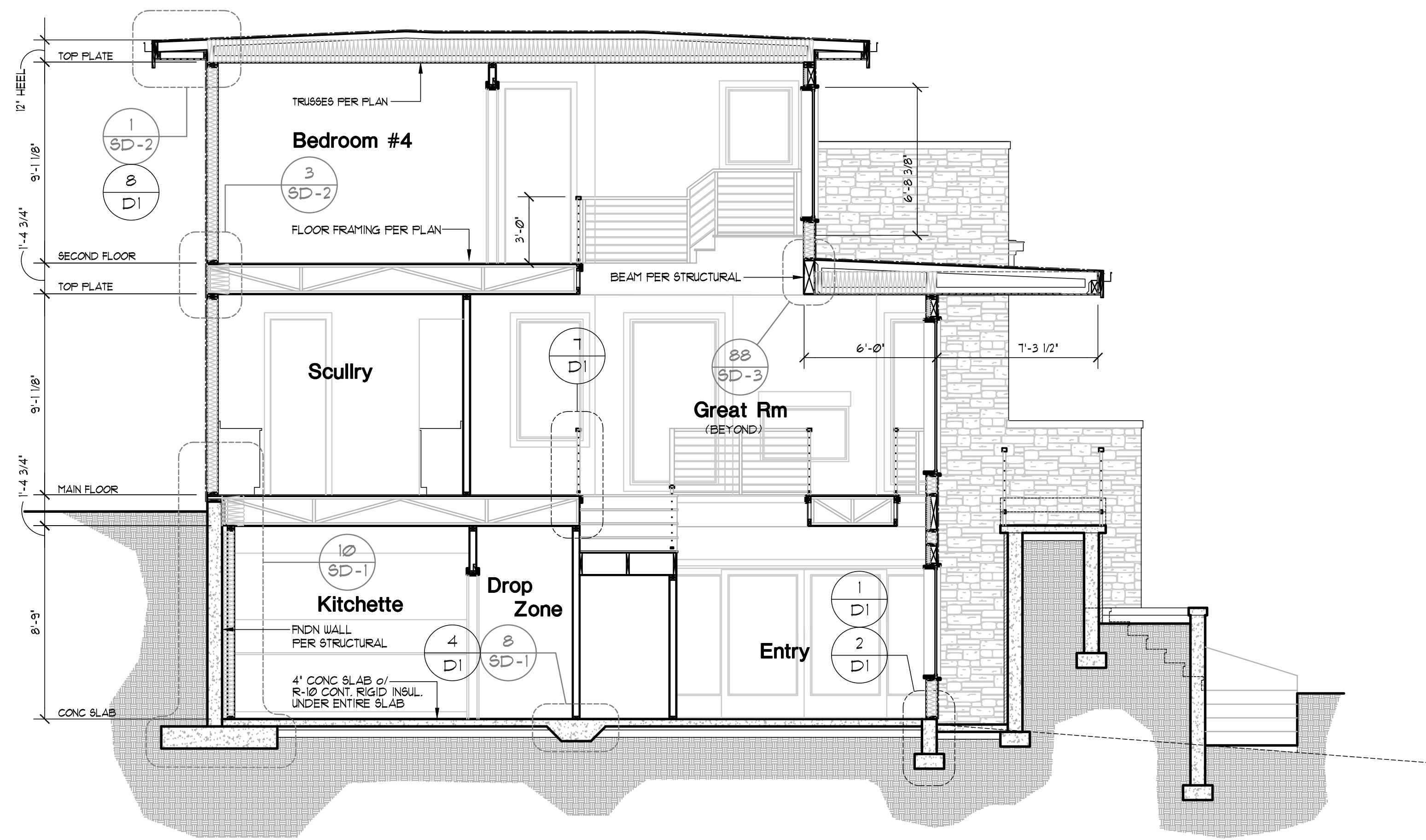
Date	By	Description
07/22/22	REV	PERMIT SET
07/22/22	REV	JURISDICTIONAL COMMENT-CLOUDED
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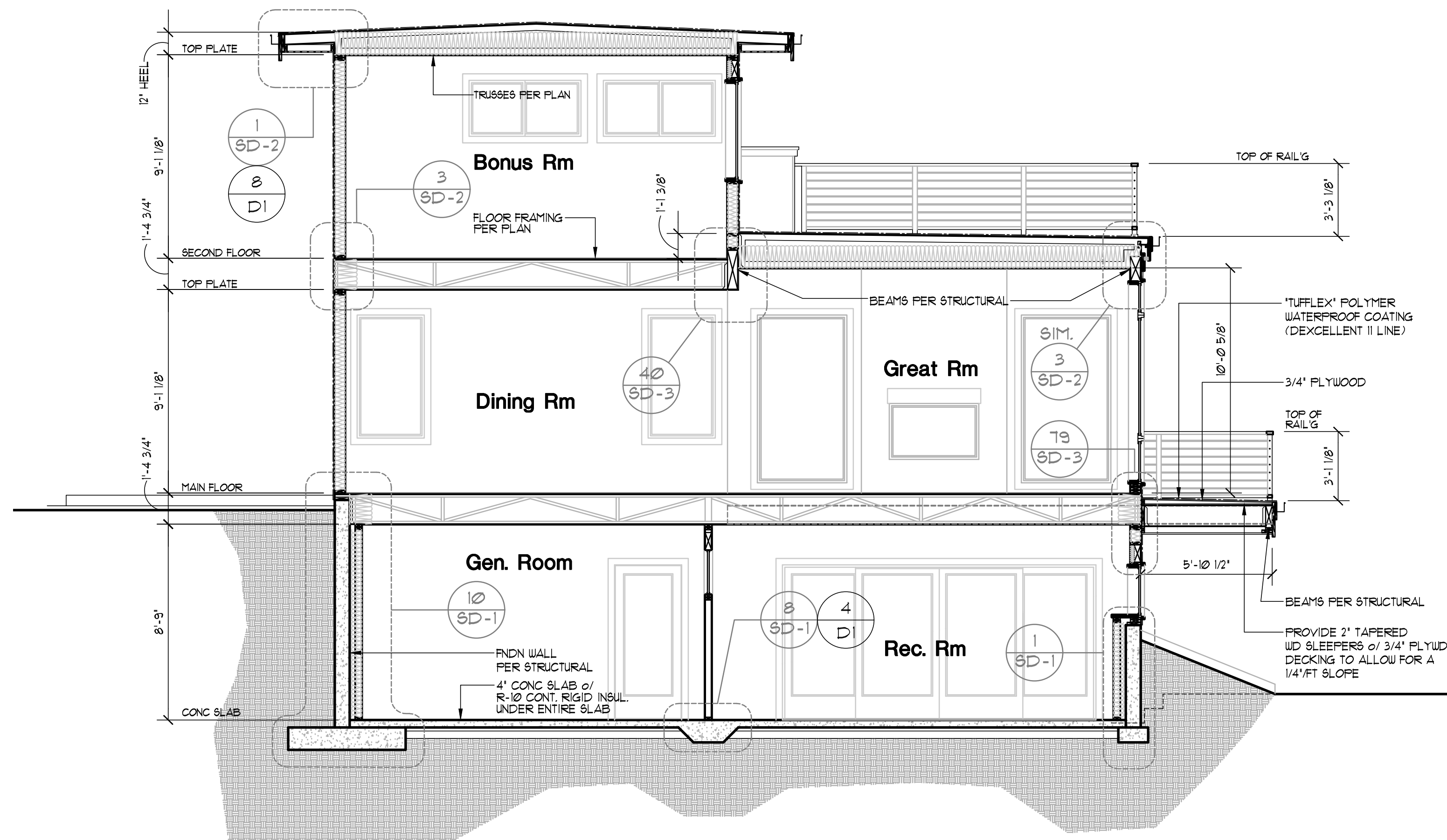
TITLE	
JOB NO.:	21076.21
STARTING NO.:	21076.05

SHEET
A6



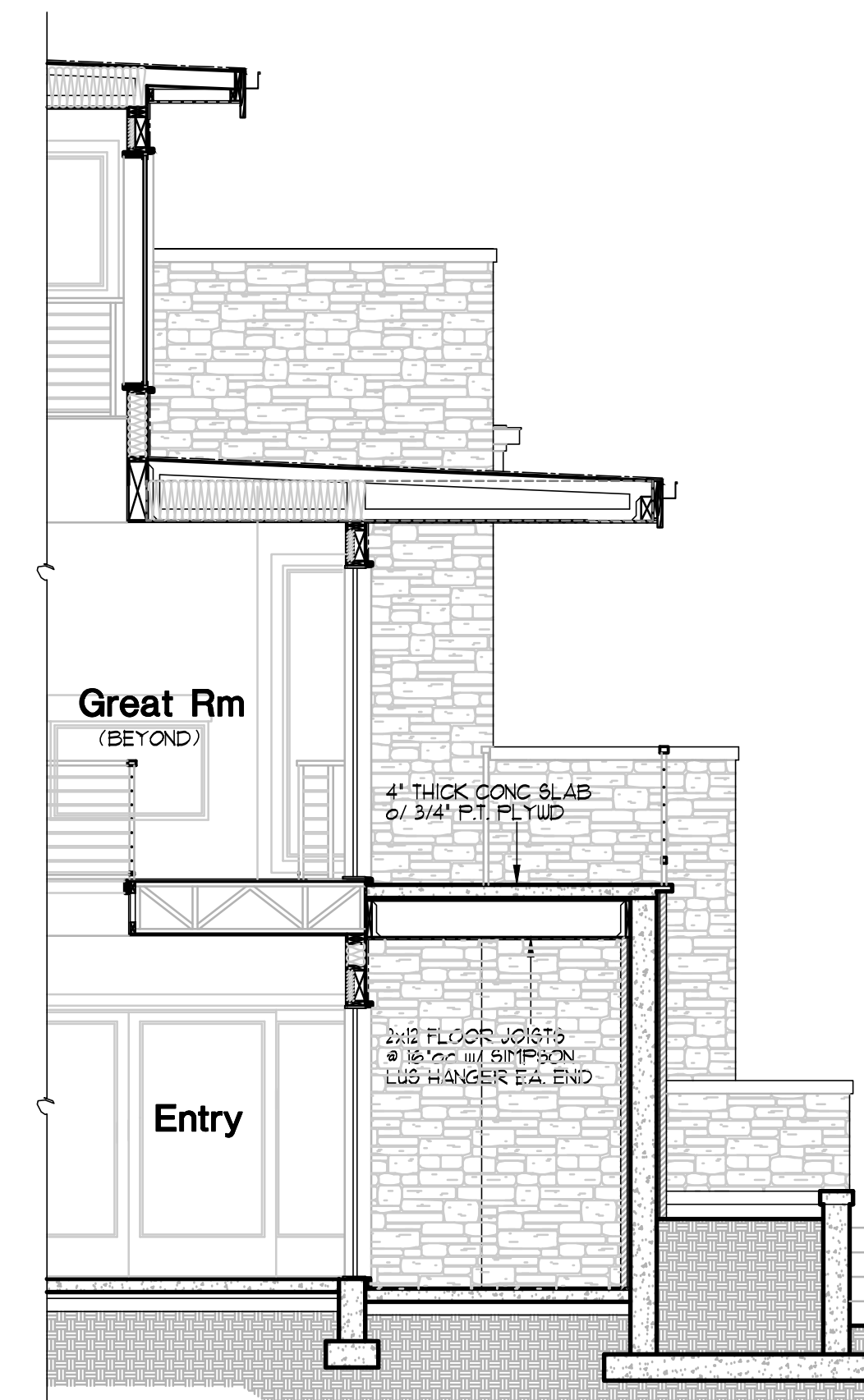
BUILDING SECTION A-A

Scale 1/4"=1'-0"



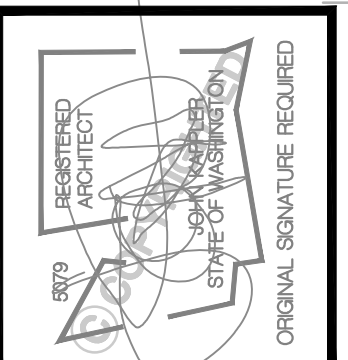
BUILDING SECTION B-B

Scale 1/4"=1'-0"



BUILDING SECTION C-C

Scale 1/4"=1'-0"



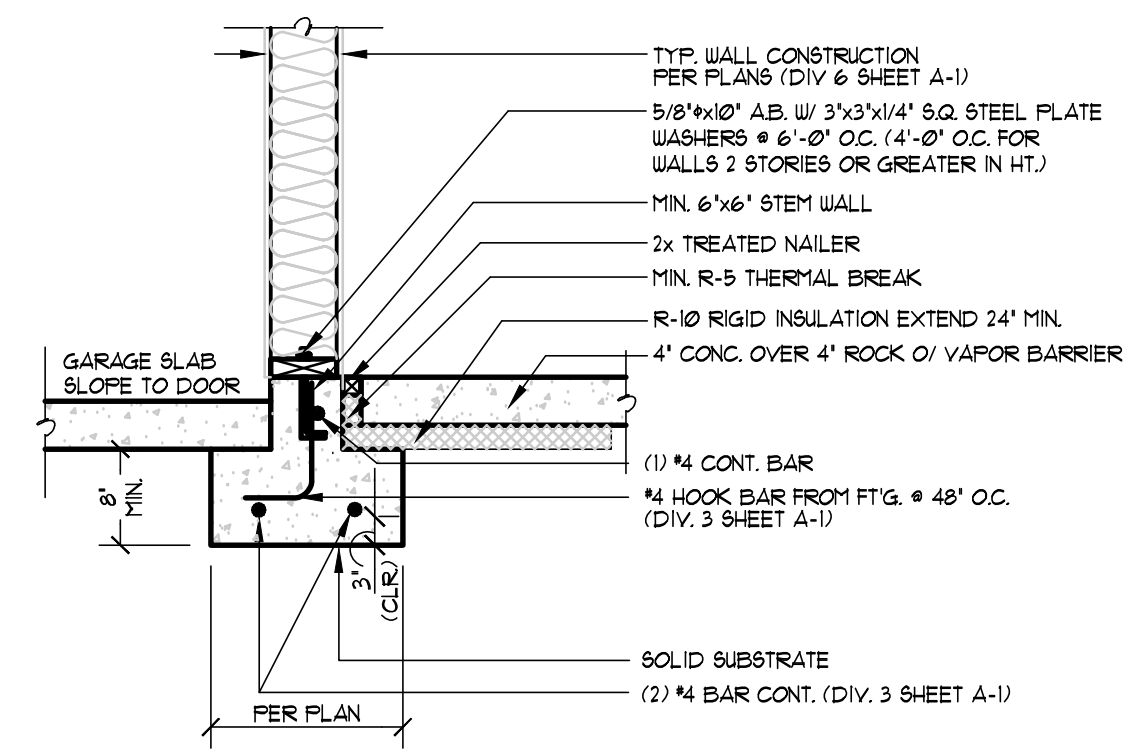
Date	By	Description
01/22/22	REV	PERMIT SET
07/23	REV	JURISDICTIONAL COMMENT- CLOUDED
02/25/23	REV	JURISDICTIONAL COMMENT- CLOUDED

Buchan Homes
Westview Plan
 Permit no. 2210-120
 Mercer Island, WA
 3036 67th Ave SE
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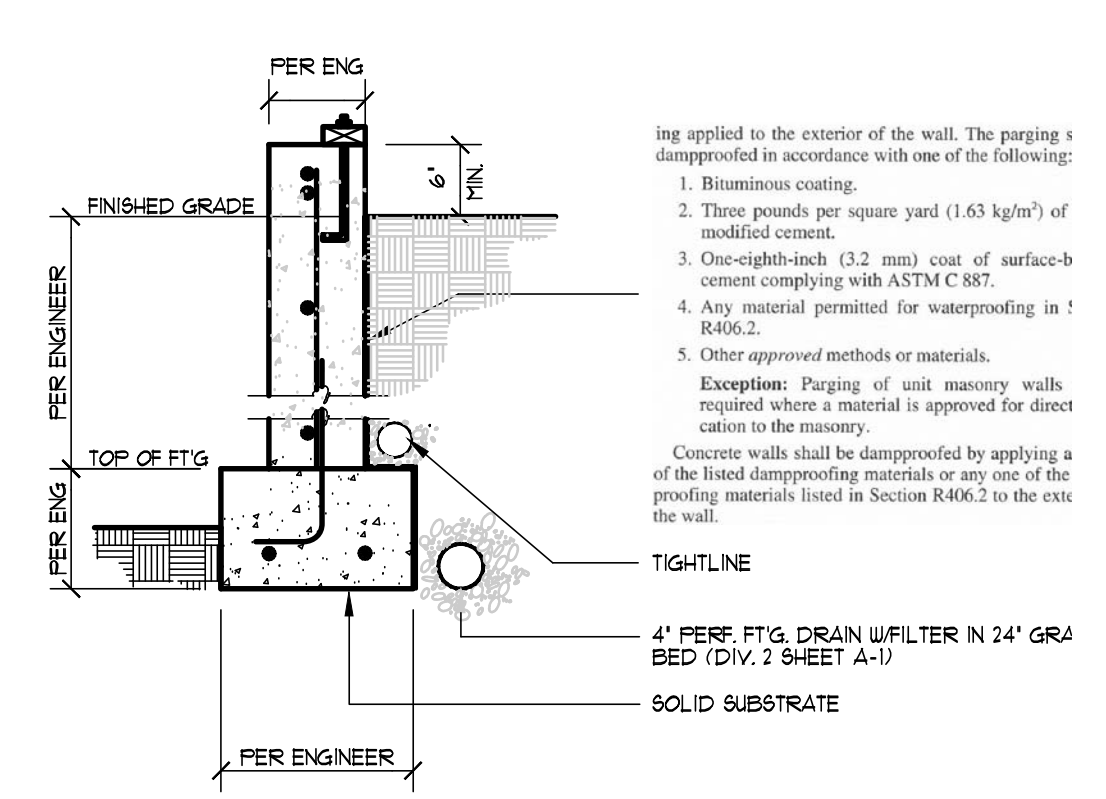
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TITLE
JOB NO.: 21076.21
STARTING NO.: 21076.05

SHEET
A8

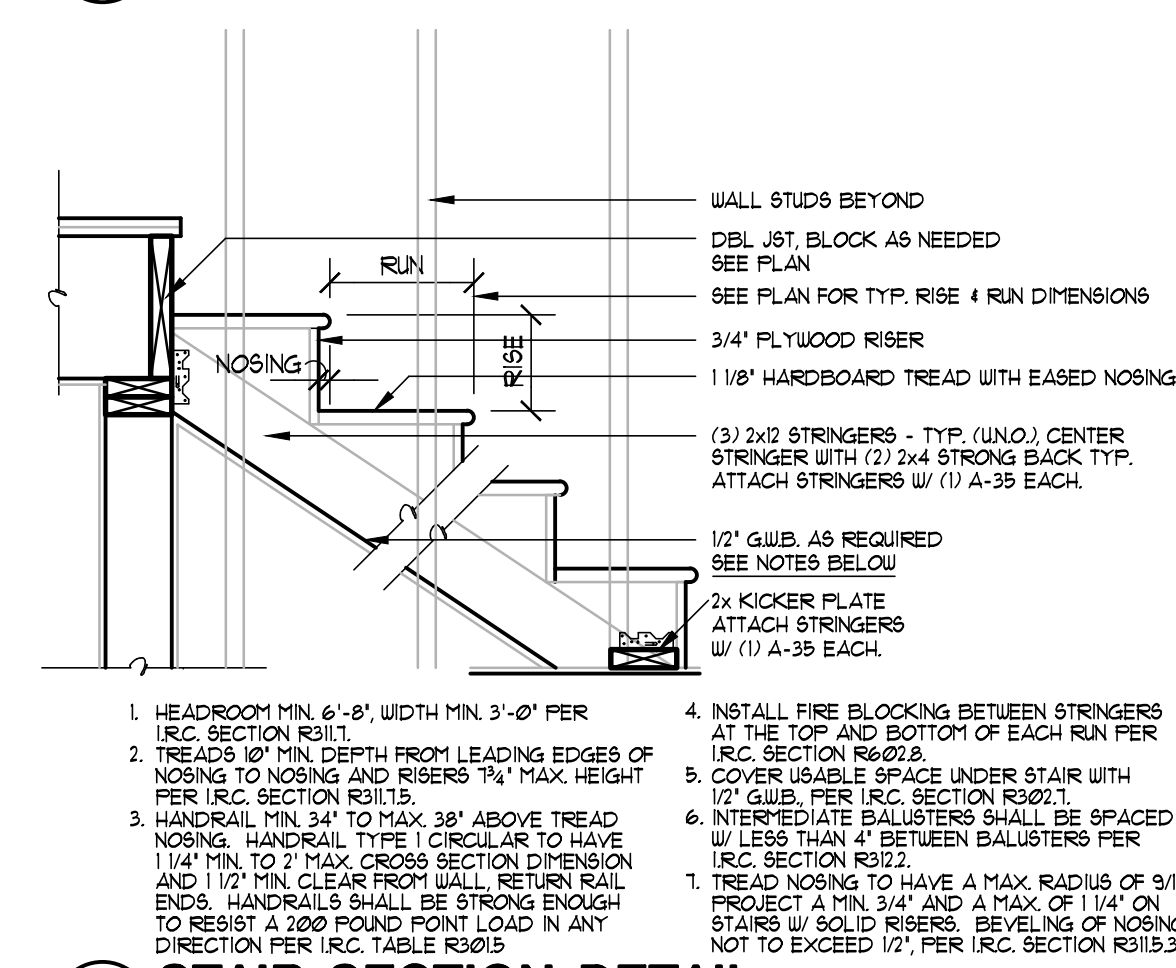


5 FOUNDATION DETAIL
 3/4"=1'-0" 08300-00000-78



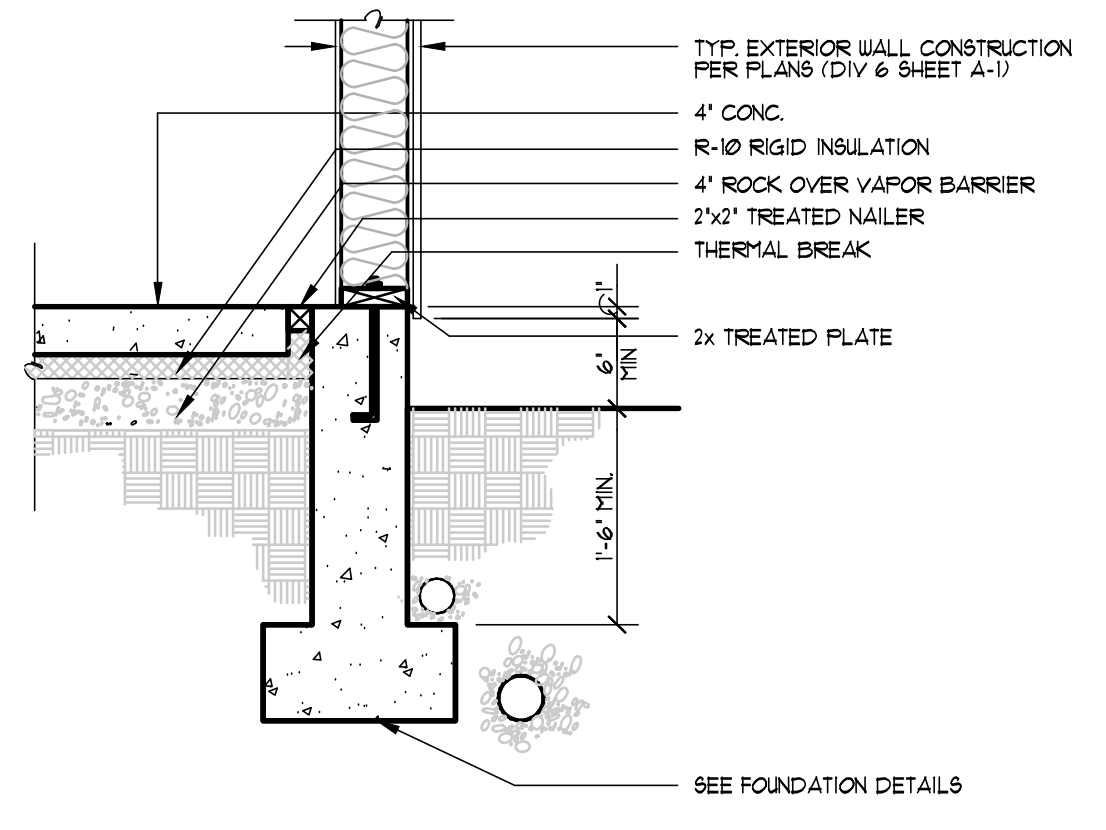
1 DAMP PROOFING DETAIL
 3/4"=1'-0" 08300-0710

ing applied to the exterior of the wall. The paring & dampproofing in accordance with one of the following:
 1. Bituminous coating.
 2. Three pounds per square yard (1.63 kg/m²) of modified cement.
 3. One-eighth-inch (3.2 mm) coat of surface-b cement complying with ASTM C 887.
 4. Any material permitted for waterproofing in 1 6000.2.
 5. Other approved methods or materials.
 Exception: Paring of unit masonry walls required where a material is approved for direct contact to the masonry.
 Concrete walls shall be dampproofed by applying a of the listed dampproofing materials or any one of the proofing materials listed in Section R406.2 to the ext wall.

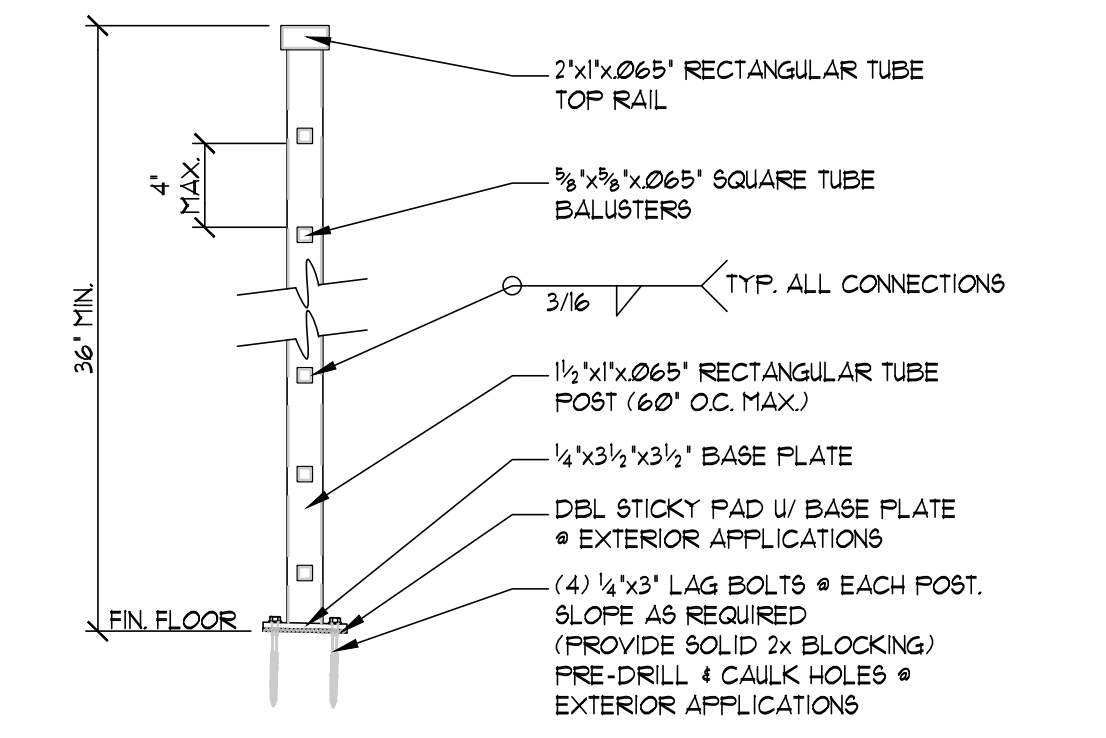


6 STAIR SECTION DETAIL
 3/4"=1'-0" 08300-09100-01

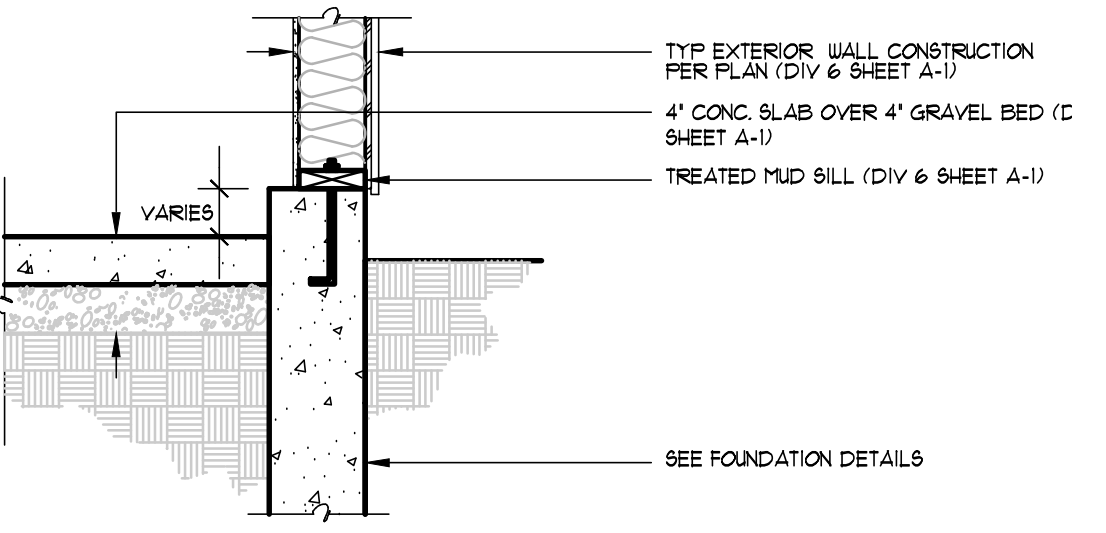
- HEADROOM MIN. 6'-8" WITH MIN. 3'-0" PER IRC SECTION R301.1.
- TREADS 10" MIN. DEPTH FROM LEADING EDGES OF NOSING TO NOSING AND RISERS 3/4" MAX. HEIGHT PER IRC SECTION R301.5.
- HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER IRC TABLE R301.5.3.
- INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER IRC SECTION R302.5.
- COVER USABLE SPACE UNDER STAIR WITH 1/2" G.W.B. PER IRC SECTION R309.1.
- INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS PER IRC SECTION R312.1.
- TREAD NOSING TO HAVE A MAX. RADIUS OF 3/16" PROJECT A MIN. 3/4" AND A MAX. OF 1 1/4" ON STAIRS W/ SOLID RISERS. BEVELING OF NOSING NOT TO EXCEED 1/2" PER IRC SECTION R315.3.3.



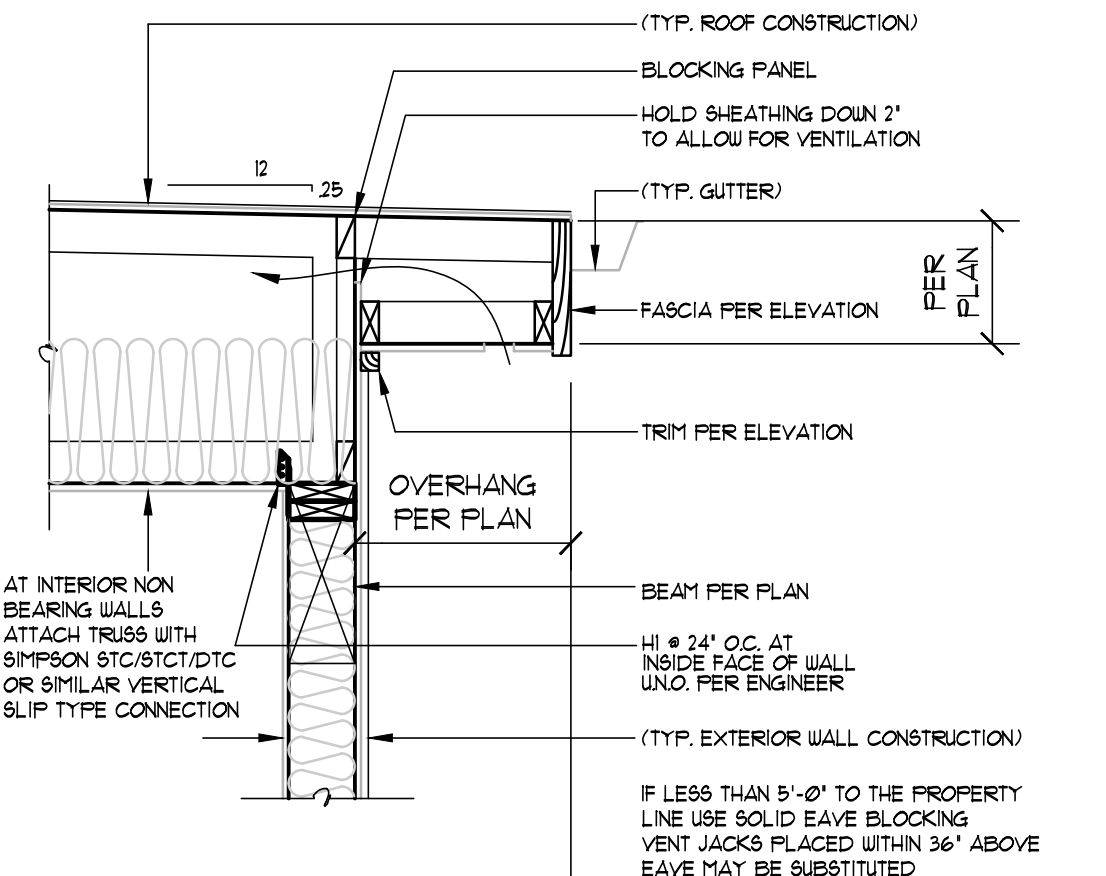
2 FOUNDATION DETAIL
 3/4"=1'-0" 08300-00001



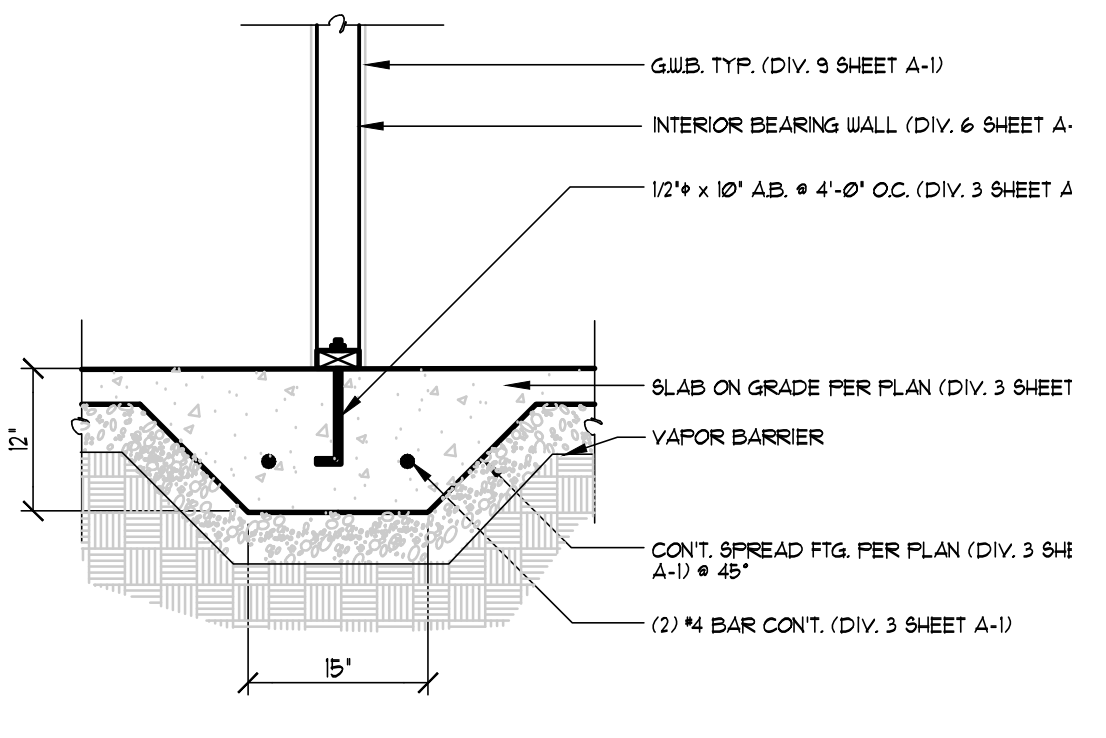
7 STANDARD RAIL DETAIL
 1 1/2"=1'-0" 08300-05300



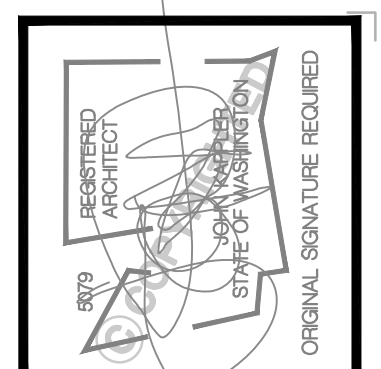
3 SLAB & STEM WALL
 3/4"=1'-0" 08300-05300



8 EAVE DETAIL
 3/4"=1'-0" 08300-07300-35



4 FOUNDATION/FRAMING CONNECTION
 3/4"=1'-0" 08300-0610



Date	By	Description
10/12/22	REY. PERMIT SET	
8/17/23	REY. JURISDICTIONAL COMMENTS	
8/25/23	REY. JURISDICTIONAL COMMENT-CLOUDED	

Buchan Homes Westview Plan
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 3036 67th Ave SE
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TITLE
JOB NO. : 2107621
STARTING NO. : 2107605

SHEET
D1

PORCH SLAB
4" CONC. SLAB ON GRADE ON 8 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
GARAGE SLAB
4" CONC. SLAB ON GRADE ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
BASEMENT SLAB
4" CONC. SLAB ON GRADE ON 8 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE FOUNDATIONS HAS BEEN DESIGNED BASED ON GEOTECH REPORT PROVIDED BY TERRA ASSOCIATES, INC., DATED AUGUST 18, 2022, REVISED APRIL 21, 2023. DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 2,000 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O. <ul style="list-style-type: none"> F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: EXT. SLABS ON GRADE f_y = 60,000 psi UTILIZE #3 S&G 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL. ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES. FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK. ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.) FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/2" FLANGE WASHERS. EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS). ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED. HEM FIR #2. BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. ARCH/BUILDER TO VERIFY ALL DIMENSIONS. 	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
	SIMPSON STDH14 (RJ) HOLD-DOWN
	SIMPSON CS16 STRAP TIE (14" END LENGTH)
	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

MEANS & METHODS NOTES	
<p>THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUTS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.</p> <p>STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMINGS ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.</p>	

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN + KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p> <p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>A. ROOF TRUSSES: 1/4" DEAD LOAD B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD, (NOT DIFFERENTIAL DEFLECTION)</p>	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	10
ROOF TRUSS TOP CHORD	7
ROOF TRUSS BOTTOM CHORD	15
FLOOR TRUSSES:	10
FLOOR (SOLID SAWN):	15
LIVE LOAD (PSF):	
ROOF:	20
RESIDENTIAL LIVING AREAS:	40
RESIDENTIAL SLEEPING AREAS:	30
BALCONY LIVE:	60
SNOW LOAD:	
GROUND SNOW LOAD (P _g) (PSF):	25
FLAT ROOF SNOW LOAD (P _f) (PSF):	25
SNOW EXPOSURE FACTOR (C _e):	0.8
SNOW LOAD IMPORTANCE FACTOR (I):	1.0
THERMAL FACTOR (C _t):	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (V) (MPH):	100
WIND RISK CATEGORY:	II
IMPORTANCE FACTOR (I _w):	1.0
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFF. (IG _w):	±0.18
TOPOGRAPHIC FACTOR (K _z):	1.0
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I _w):	1.0
MAPPED SPECTRAL RESPONSE:	
S _m 1.401	S _m 0.440
SITE CLASS:	D
SPECTRAL RESPONSE COEFF.: (S _s)	0.438
S _m 0.438	S _m 0.541
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS:	
LIGHT FRAMED WALLS	
WOOD STRUCTURAL PANELS	
DESIGN BASE SHEAR (U _L T):	
TRANS: 23k	LONG: 23k
SEISMIC RESPONSE COEFF. (C _d) (ADDITION):	
TRANS: 0.14	LONG: 0.144
RESPONSE MODIFICATION FACTOR (R):	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. C (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.

110 MPH WIND IN 2018 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS
(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

- 3/16" OSB OR 1/2" PLYWOOD:
FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON PLANS.

3" O.C. EDGE NAILING
(WHERE NOTED ON PLANS)

- 3/16" OSB OR 1/2" PLYWOOD:
ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL ONLY WITH 3/16" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

- NOTES:**
- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
 - ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 3/8"x0.131" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. U.N.O.)
 - ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
 - ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE (B/W/A), OR SHEARWALL ABOVE (S/W/A)
	BEAM / HEADER
	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
	AREA OF OVERFRAMING
	JL METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	▶ INDICATES HOLD-DOWN.

GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION. 	
GENERAL FRAMING	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) STUD GRADE LUMBER, OR BETTER, U.N.O. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) STUD GRADE LUMBER, OR BETTER, U.N.O. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALCONY FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) STUD GRADE LUMBER, OR BETTER. ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O. MULTI-PY POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) STUD GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, U.N.O. ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER. ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX. SHARDED CAPACITY. NUTS, WASHERS, USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SIZE NAILS. FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. U.N.O. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10⁶ PSI LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10⁶ PSI GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF, DF, 2x4-F4 (U.N.O.) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fc=1250 PSI; E=1.8x10⁶ PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. ALL MEMBERS SPECIFIED AS MULTI-PLY 1/2" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL. FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ 4x4s (MULTI X-U PINS OR EQUAL (0.131" DIA. x 2" LONG MIN)) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED. REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/400 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/HARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS). ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA. TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS): SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 5/16"-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, U.N.O. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (3) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON H251 CLIP @ ALL BEARING POINTS. PROVIDE (2) SIMPSON H251 CLIPS AT 2-PLY GIRDER TRUSSES & 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H251 CLIP. PROVIDE (2) SIMPSON H251 CLIPS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 1.6. ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPV BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES." FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS. SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB) W/2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C. FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS. 	



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

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M&K project number:	203-22010
project mgr:	NJM
drawn by:	LGH
issue date:	05-04-22
REVISIONS:	
date:	initial:
04/28/2023	LGH
06/21/2023	LGH
PLAN REVISION COMMENTS	

ARCHITECTURAL INNOVATIONS

STRUCTURAL NOTES

3036 67TH AVE. SE
MERCER ISLAND, WASHINGTON

sheat:

S-O-O

REFER TO S-0.0 FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

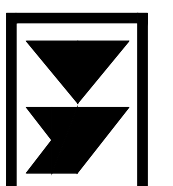
- ◻ INTERIOR BEARING WALL
- ◻ BEARING WALL ABOVE (B.W.A.) OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- ▬ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶	HD-1 SIMPSON 5THD14 (R.J) HOLD-DOWN
▶	HD-5 SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶	HD-6 SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▶	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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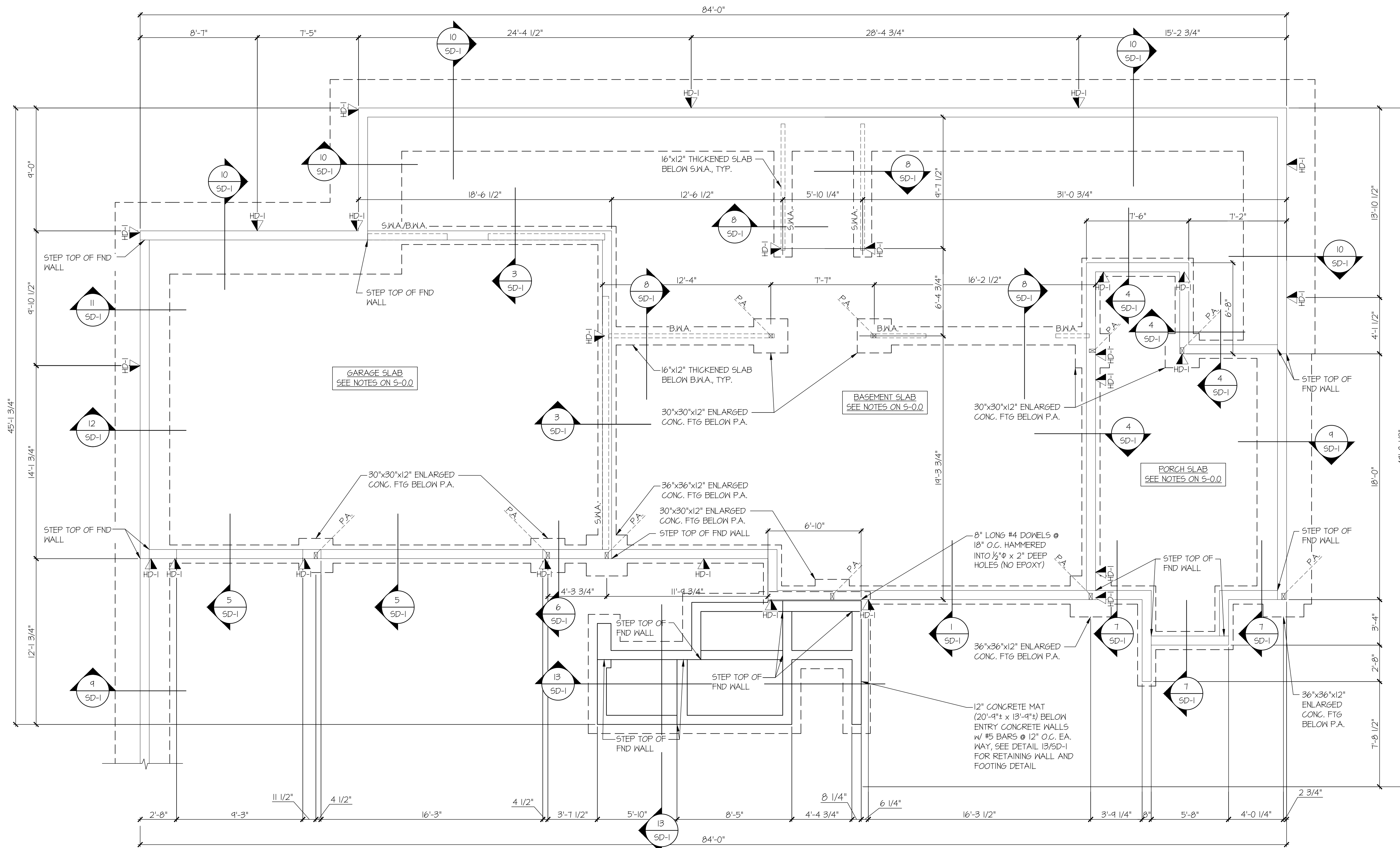
M&K project number:
203-22010
project mgr: NJM
drawn by: LGH
issue date: 05-04-22

REVISIONS:
date: 04/28/2023 initial: LGH
06/21/2023 LGH
PLAN REVIEW COMMENTS

ARCHITECTURAL
INNOVATIONS

FOUNDATION PLAN
3036 67TH AVE. SE
MERCER ISLAND, WASHINGTON

sheet:
S-1.0



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

REFER TO S-O.O FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

- ▣ INTERIOR BEARING WALL
- ▤ BEARING WALL ABOVE (B.W.A.) OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- ▨ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- ▧ AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶	HD-1 SIMPSON 5THD14 (R.J) HOLD-DOWN
▶	HD-5 SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶	HD-6 SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▶	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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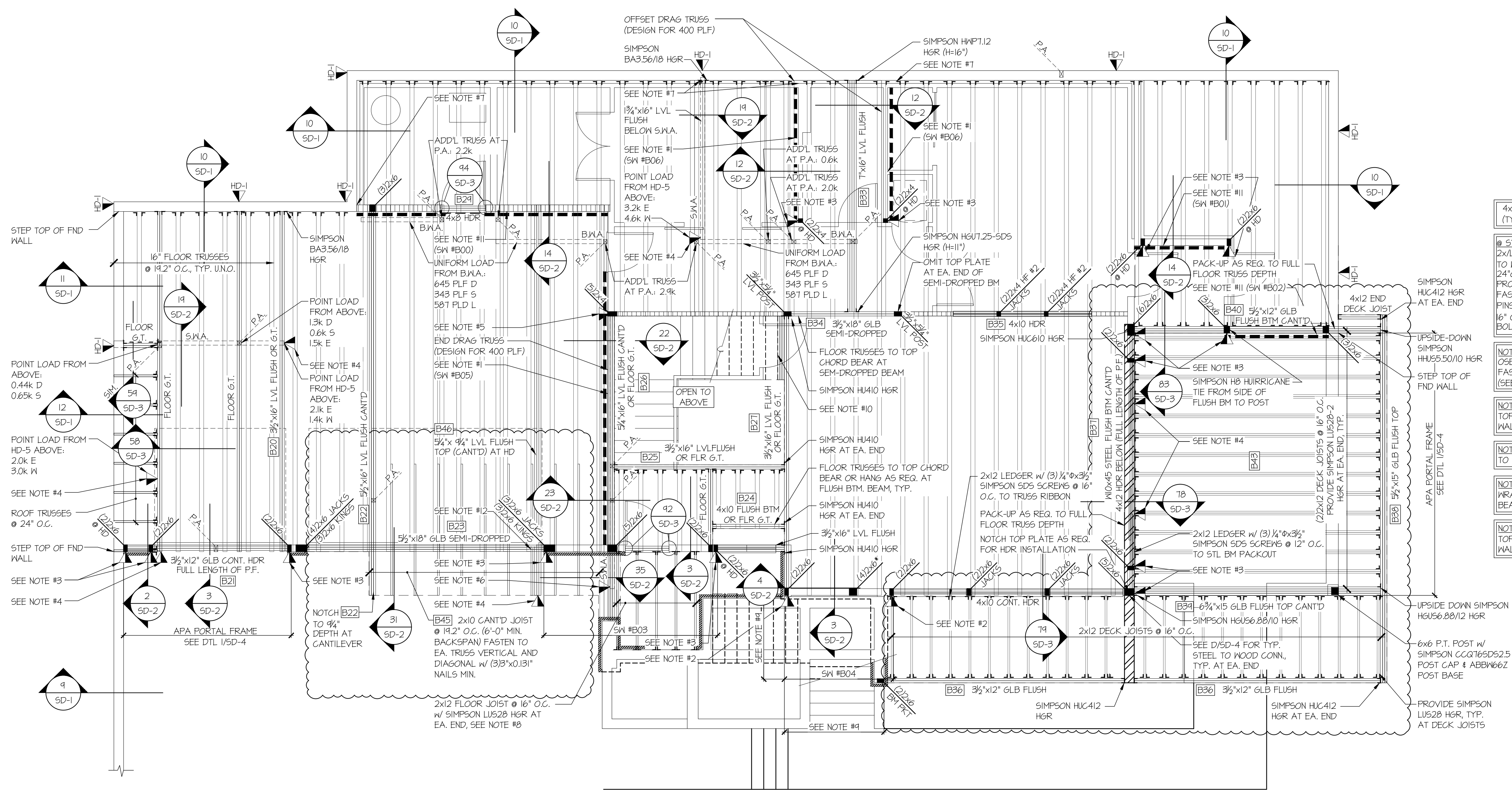
M&K project number:
203-22010
project mgr: NJM
drawn by: LGH
issue date: 05-04-22

REVISIONS:
date: 04/28/2023 initial: LGH
date: 06/21/2023 initial: LGH
PLAN REVISION COMMENTS

ARCHITECTURAL
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MAIN FLOOR FRAMING PLAN
3036 67TH AVE. SE
MERCER ISLAND, WASHINGTON

sheet:
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- 4x10 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) [B28]
- STEEL BEAMS: PROVIDE SOLID 2xLVL WEB PACKOUT FASTENED TO WEB w/ 1/2" DIA. THRU BOLTS @ 24" o.c. STAGGERED. ALSO, PROVIDE 2x TOP PLATE FASTENED w/ P.A.F.'s (HILTI X-U PINS OR EQUAL) @ 16" o.c. STAGGERED, OR 1/2" DIA. BOLTS @ 48" o.c. STAGGERED.
- NOTE #1: PROVIDE 1/4" OSB/PLYWOOD SHEATHING AND FASTEN 3" o.c. EDGE NAILING (SEE NOTES ON S-O.O.)
- NOTE #2: HD-5 FROM ABOVE TO TOP OF WALL. HD-1 AT BASE OF WALL TO FOUNDATION BELOW.
- NOTE #3: HD-1 AT BASE OF WALL TO FOUNDATION BELOW.
- NOTE #4: HD-5 FROM ABOVE. WRAP END LENGTH AROUND BEAM/G.T. AS REQ.
- NOTE #5: HD-6 FROM ABOVE TO TOP OF WALL. HD-1 AT BASE OF WALL TO FOUNDATION BELOW.
- NOTE #6: HD-6 FROM ABOVE. WRAP END LENGTH AROUND BEAM/G.T. AS REQ.
- NOTE #7: PROVIDE 1/4" OSB/PLYWOOD SHEATHING AND FASTEN 6" o.c. EDGE NAILING (SEE NOTES ON S-O.O.)
- NOTE #8: PROVIDE SIMPSON H8 HURRICANE TIE FROM FLUSH TOP BEAM TO SEMI-DROPPED BEAM
- NOTE #9: FASTEN 6x6 TO EA. TRUSS VERTICAL/DIAGONAL w/ (2) 3"x0.131" NAILS
- NOTE #10: FASTEN 6x6 TO EA. TRUSS VERTICAL/DIAGONAL w/ (2) 3"x0.131" NAILS
- NOTE #11: FASTEN END STUDS TO FND WALL w/ 1/4"x6" SIMPSON TITEN HD's @ 24" o.c.
- NOTE #12: PROVIDE 2x12 P.T. LEDGER w/ (3) 1/4"x3/8" SIMPSON SD5 SCREWS @ 16" o.c. TO RIM & (2) 1/4"x6" SIMPSON TITEN HD's @ 24" o.c. TO FND WALL.
- NOTE #13: PROVIDE 1/4" OSB/PLYWOOD SHEATHING AND FASTEN 6" o.c. EDGE NAILING (SEE NOTES ON S-O.O.)
- NOTE #14: PROVIDE SIMPSON H8 HURRICANE TIE FROM FLUSH TOP BEAM TO SEMI-DROPPED BEAM

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

REFER TO S-O.O FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

- ◻ INTERIOR BEARING WALL
- ▤ BEARING WALL ABOVE (B.W.A.) OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- ▨ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- ⋯ AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶	HD-1 SIMPSON 5THD14 (R.J) HOLD-DOWN
▶	HD-5 SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶	HD-6 SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▶	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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203-22010

project mgr: NJM
drawn by: LGH
issue date: 05-04-22

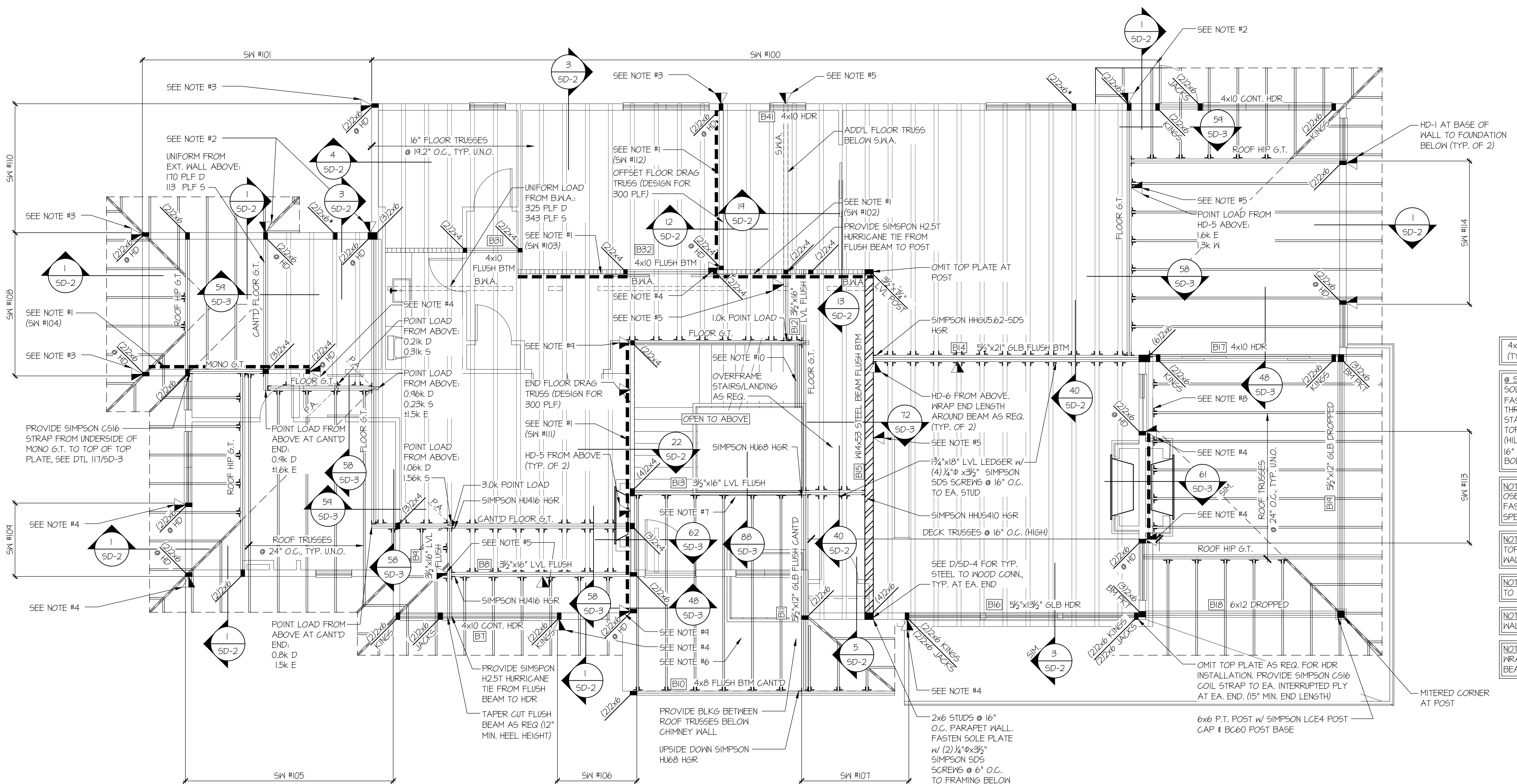
REVISIONS:

date: 04/28/2023	initial: LGH
REVISION:	LGH
PLAN REVISION COMMENTS:	

ARCHITECTURAL
INNOVATIONS

UPPER FLOOR FRMG PLAN
3036 67TH AVE. SE
MERCER ISLAND, WASHINGTON

sheet:
S-2.0



- 4x10 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) [B30]
- @ STEEL BEAMS: PROVIDE SOLID 2x/LVL WEB PACKOUT FASTENED TO WEB w/ 1/2" DIA. THRU BOLTS @ 24" o.c. STAGGERED. ALSO, PROVIDE 2x TOP PLATE FASTENED w/ P.A.F.'s (HILTI X-U PINS OR EQUAL) @ 16" o.c. STAGGERED, OR 1/2" DIA. BOLTS @ 48" o.c. STAGGERED.
- NOTE #1: PROVIDE 1/4" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-O.O)
- NOTE #2: HD-5 FROM ABOVE TO TOP OF WALL. HD-1 AT BASE OF WALL TO FOUNDATION BELOW.
- NOTE #3: HD-1 AT BASE OF WALL TO FOUNDATION BELOW.
- NOTE #4: HD-5 AT BASE OF WALL TO FRAMING BELOW.
- NOTE #5: HD-5 FROM ABOVE. WRAP END LENGTH AROUND BEAM/G.T. AS REQ.
- NOTE #6: PROVIDE 2x6 STUDS @ 16" o.c. FROM TOP OF ROOF SHEATHING TO TOP OF CHIMNEY WALL. FASTEN SOLE PLATE w/ (2) 1/4" x 3 1/2" SIMPSON SD5 SCREWS @ 6" o.c. TO ROOF TRUSSES/BLKG. TYP. AT CHIMNEY WALLS.
- NOTE #7: 2x6 LEDGER w/ (3) 3"x0.131" NAILS @ 16" o.c. TO GIRDER TRUSSES/FLUSH BEAM
- NOTE #8: 2x6 LEDGER w/ (4) 3"x0.131" NAILS @ 16" o.c. TO EA. STUD
- NOTE #9: HD-6 AT BASE OF WALL TO FRAMING BELOW.
- NOTE #10: FASTEN 6x6 TO EA. TRUSS VERTICAL/DIAGONAL w/ (2) 3"x0.131" NAILS

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

REFER TO S-0.0 FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

- ▬ INTERIOR BEARING WALL
- ▬ BEARING WALL ABOVE (B/W/A), OR SHEARWALL ABOVE (S/W/A)
- ▬ BEAM / HEADER
- ▬ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- ▬ AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▴ INDICATES HOLD-DOWN.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▴ HD-1	SIMPSON 5THD14 (R-J) HOLD-DOWN
▴ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▴ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▴ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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M&K project number:
203-22010

project mgr: NJM
drawn by: LGH
issue date: 05-04-22

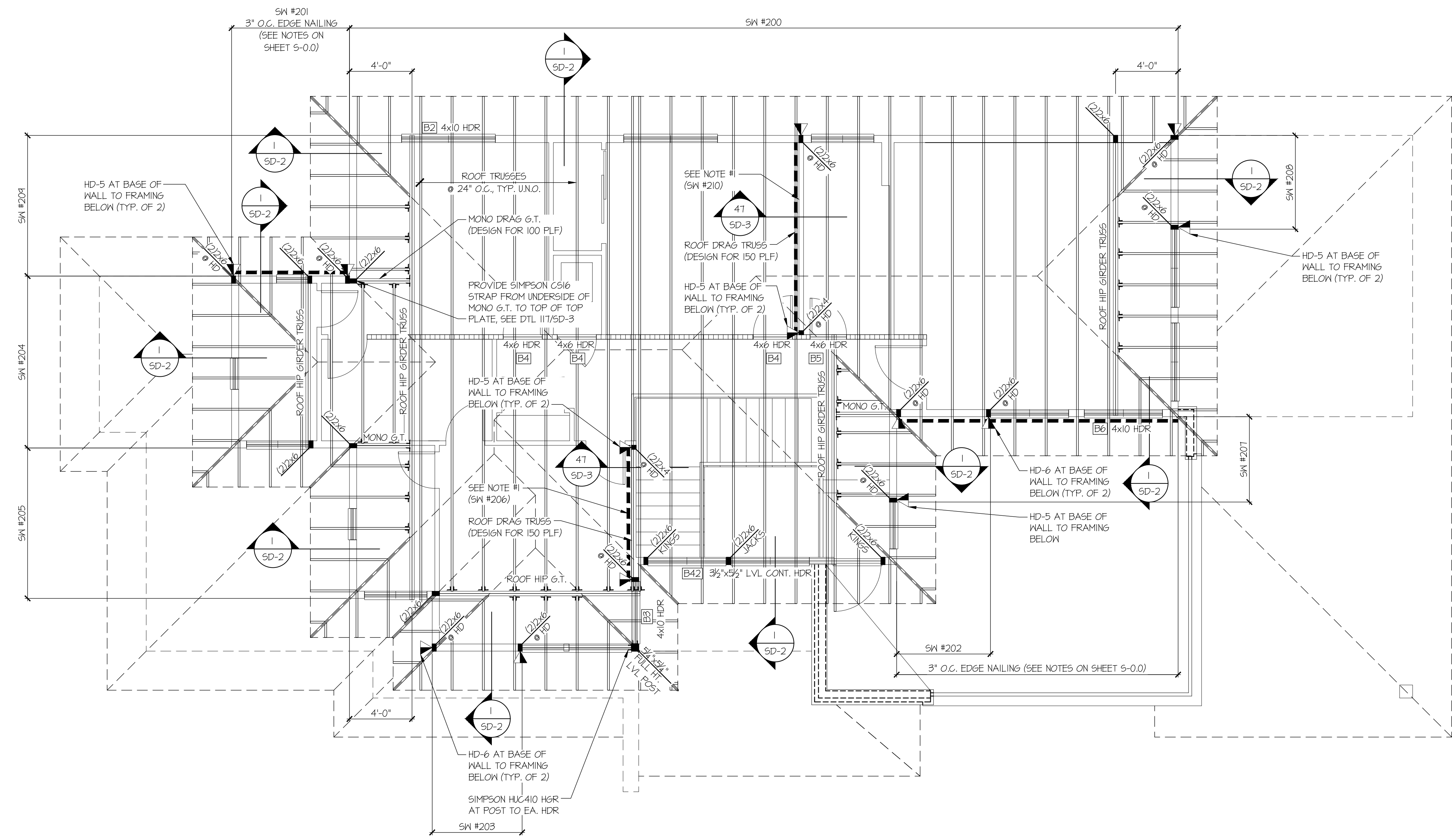
REVISIONS:

date:	initial:
04/28/2023	LGH
06/21/2023	LGH
PLAN REVIEW COMMENTS	

ARCHITECTURAL
INNOVATIONS

ROOF FRAMING PLAN
3036 67TH AVE. SE
MERCER ISLAND, WASHINGTON

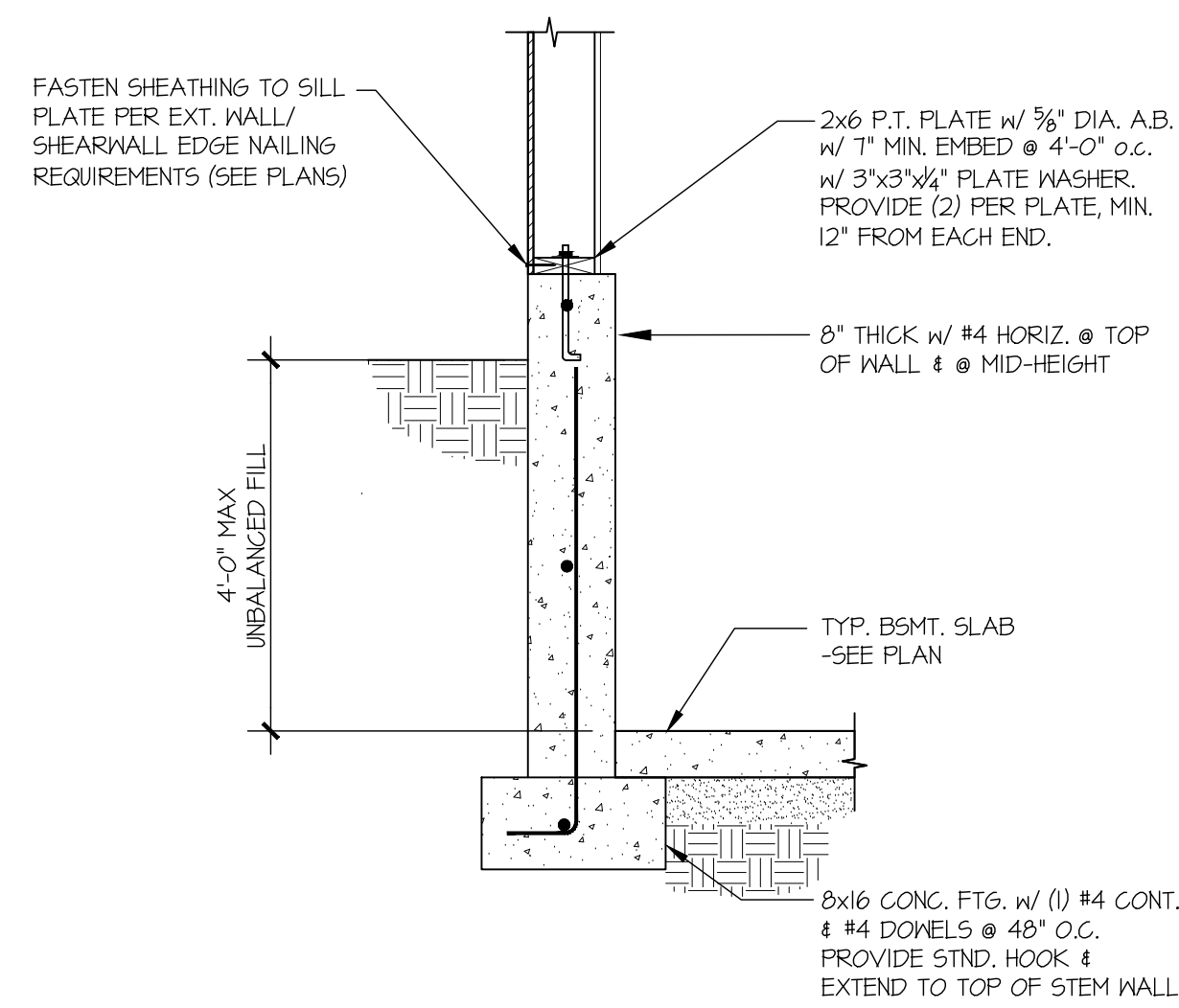
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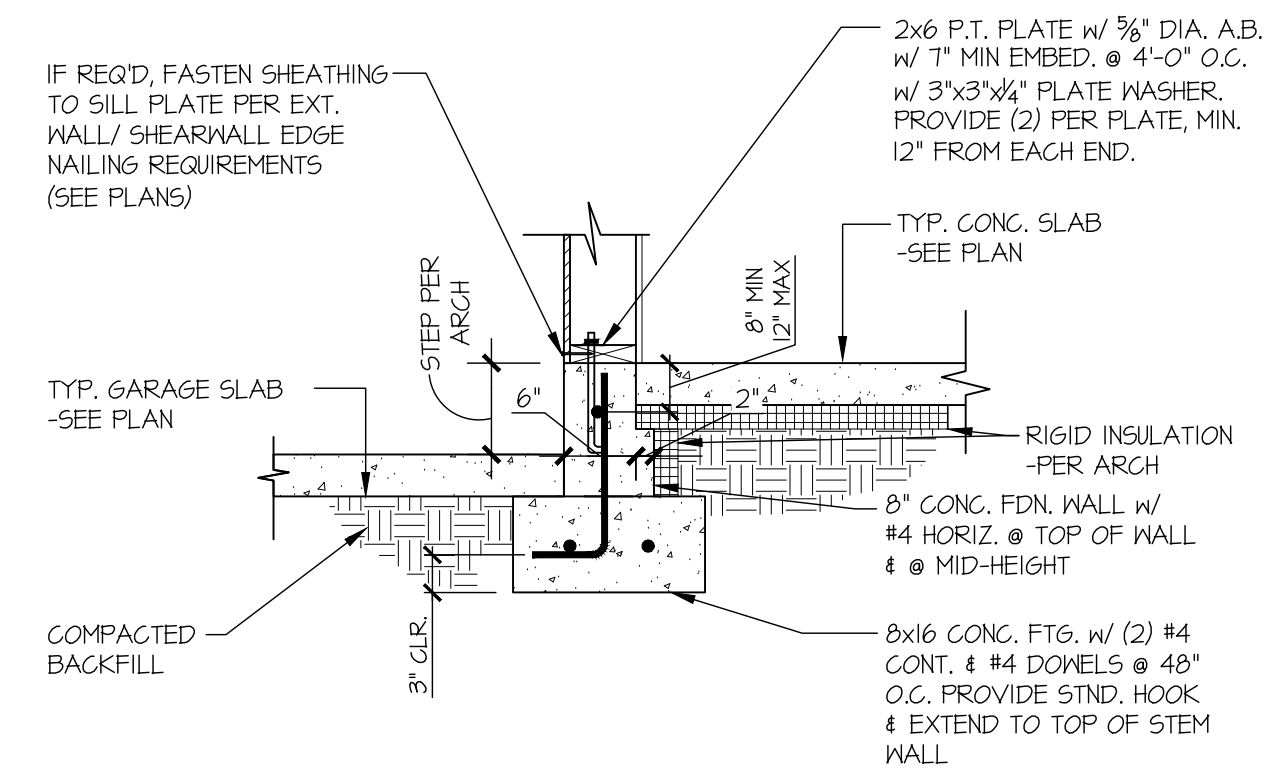
4x10 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) [B]

NOTE #1: PROVIDE 1/8" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)

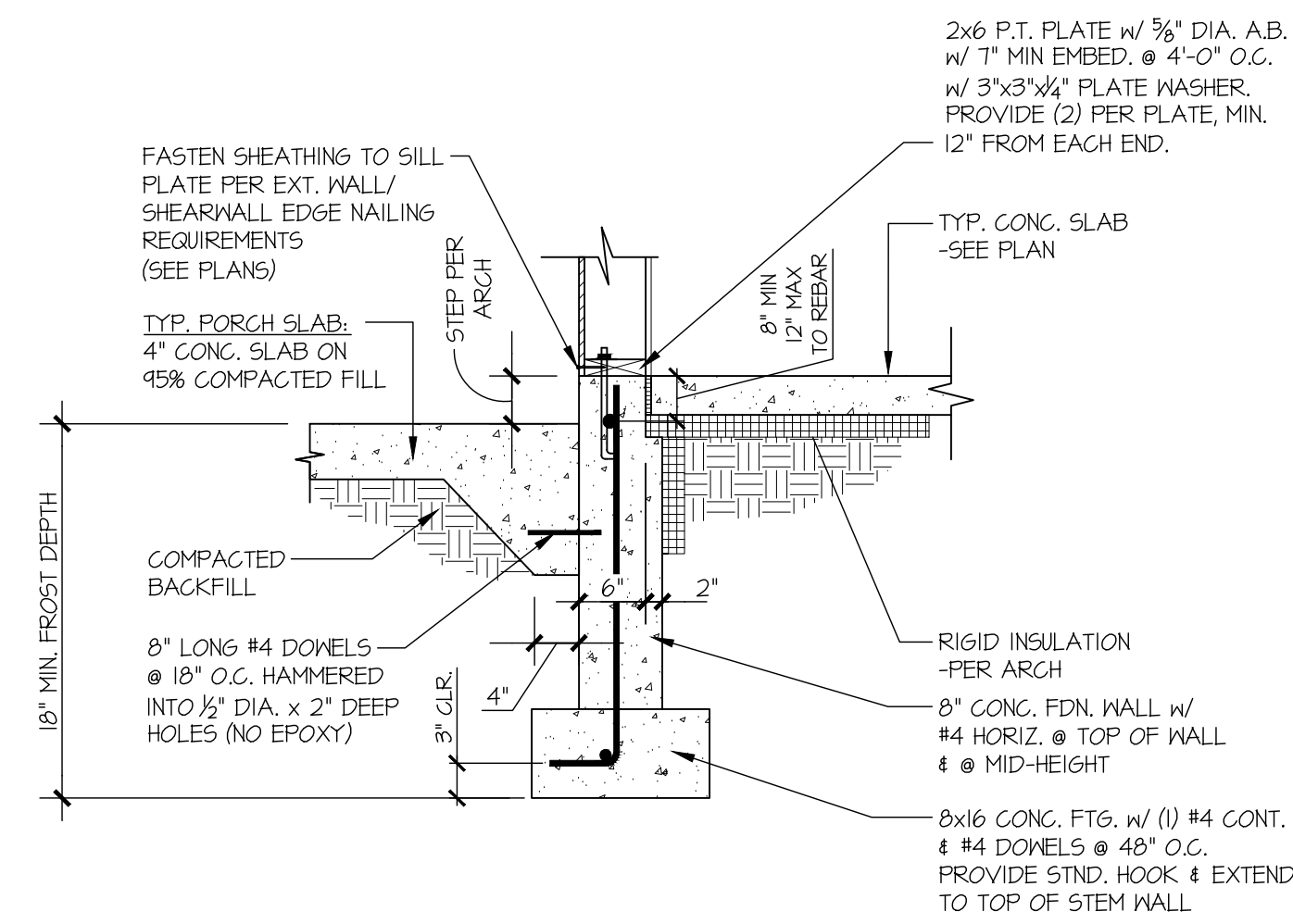
1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



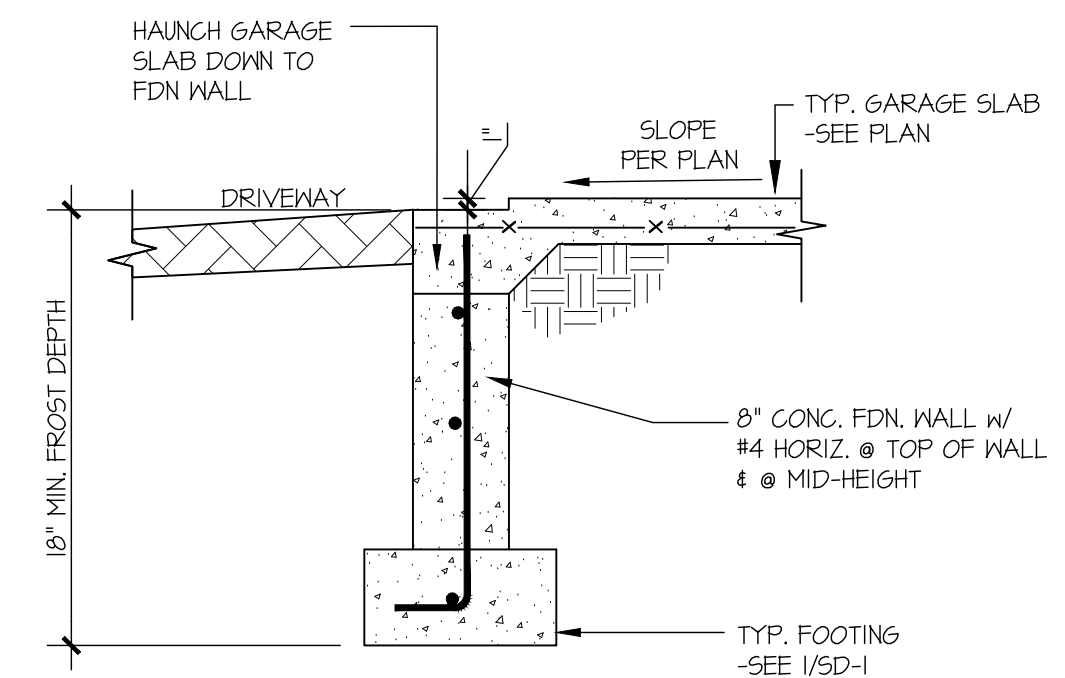
1 SECTION
SCALE: 3/4"=1'-0"



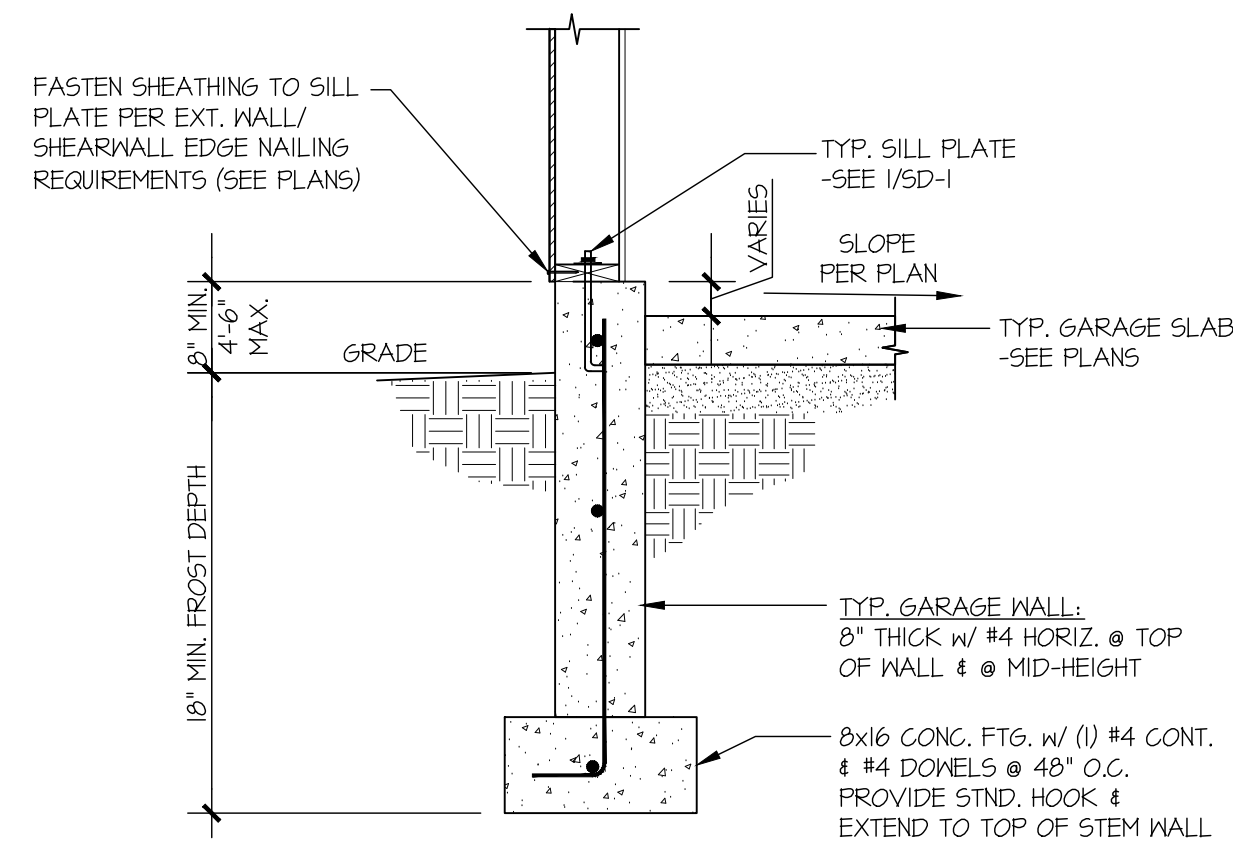
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SCALE: 3/4"=1'-0"



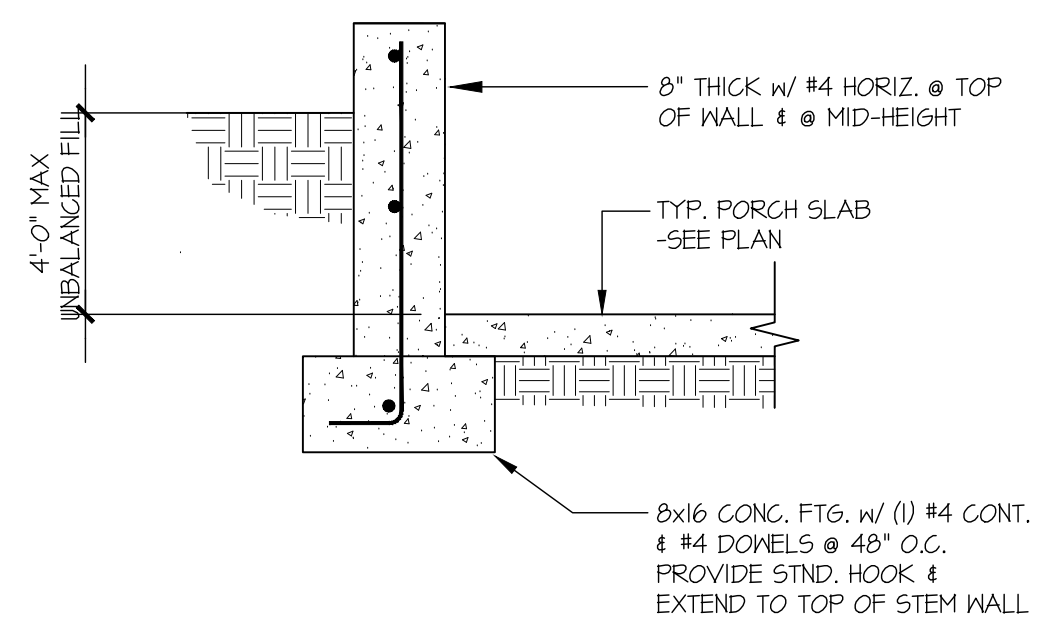
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SCALE: 3/4"=1'-0"



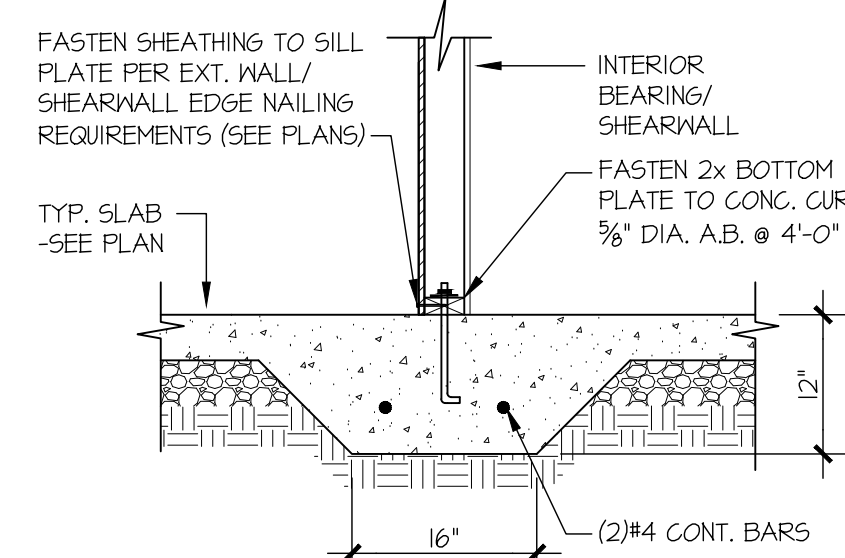
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SCALE: 3/4"=1'-0"



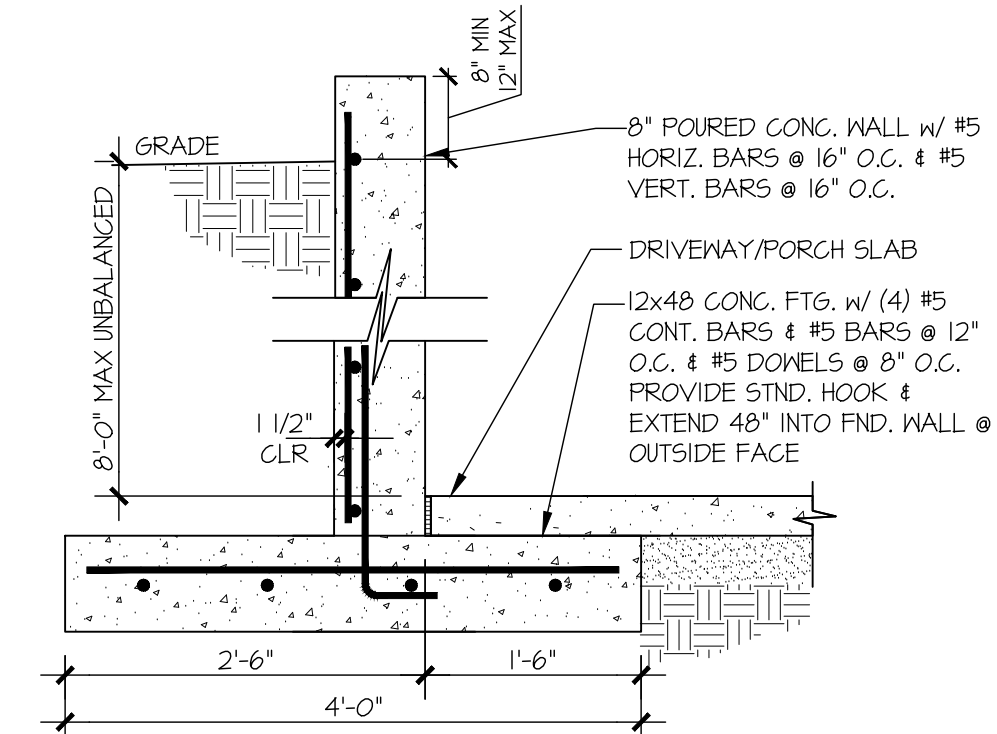
6 SECTION
SCALE: 3/4"=1'-0"



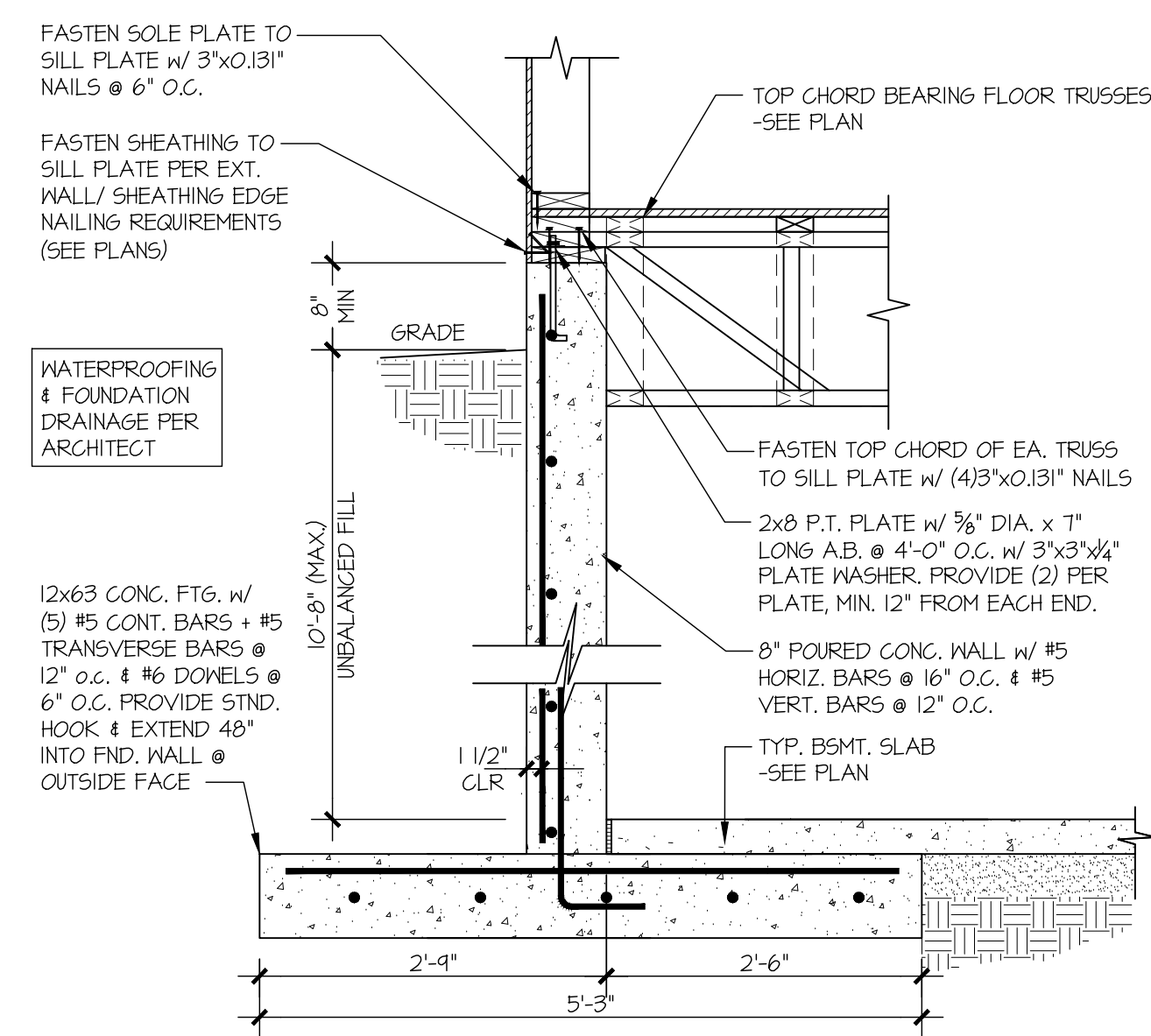
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SCALE: 3/4"=1'-0"



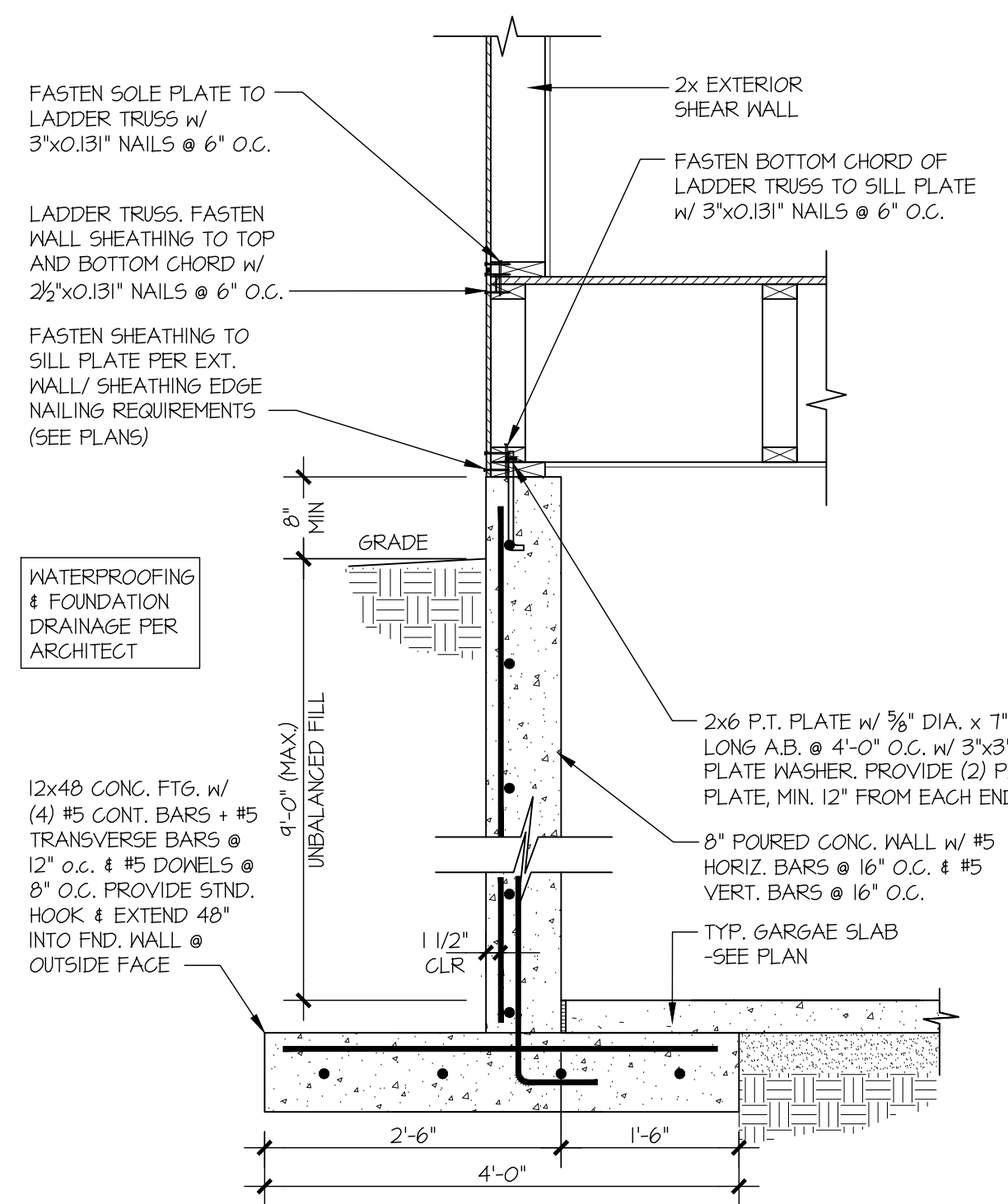
8 SECTION
SCALE: 3/4"=1'-0"



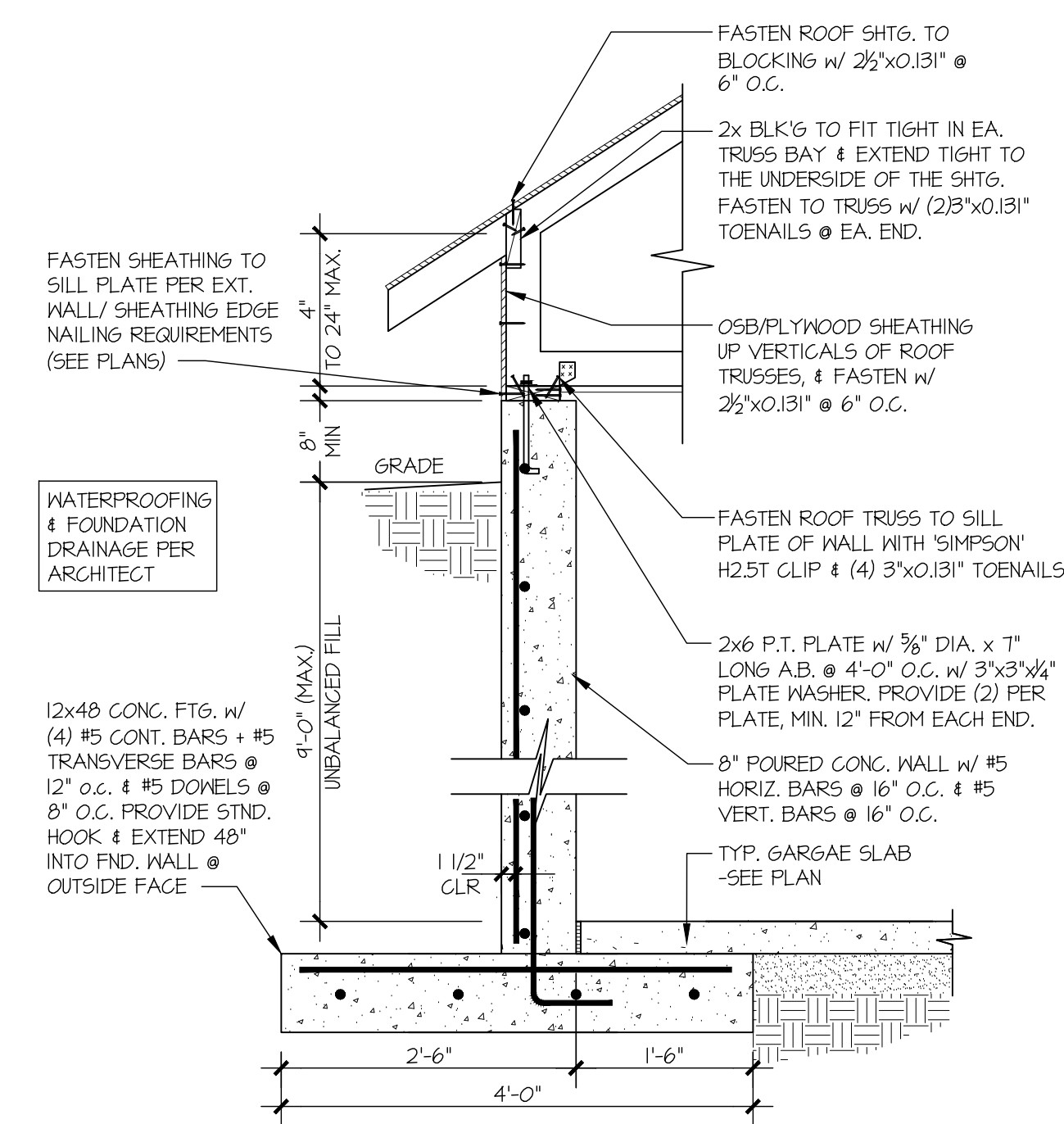
9 SECTION
SCALE: 3/4"=1'-0"



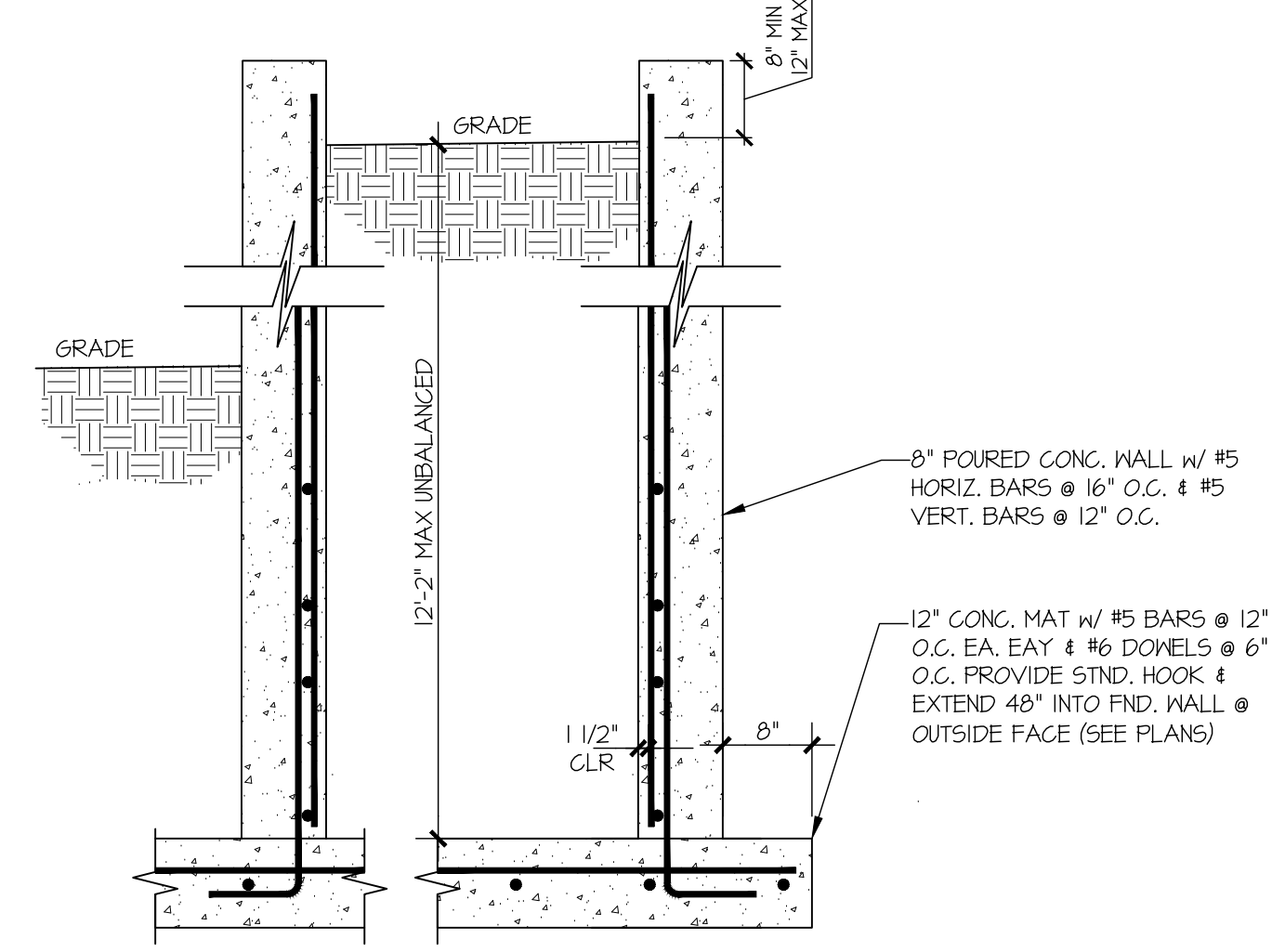
10 SECTION
SCALE: 3/4"=1'-0"



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



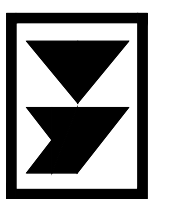
12 SECTION
SCALE: 3/4"=1'-0"



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



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203-22010

project mgr: NJM
drawn by: LGH
issue date: 05-04-22

REVISIONS:
date: 04/28/2023 initial: LGH
reason: ARCH REVISION
date: 06/21/2023 initial: LGH
reason: PLAN REVIEW COMMENTS

ARCHITECTURAL
INNOVATIONS

FOUNDATION DETAILS
3036 67TH AVE. SE
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sheet:
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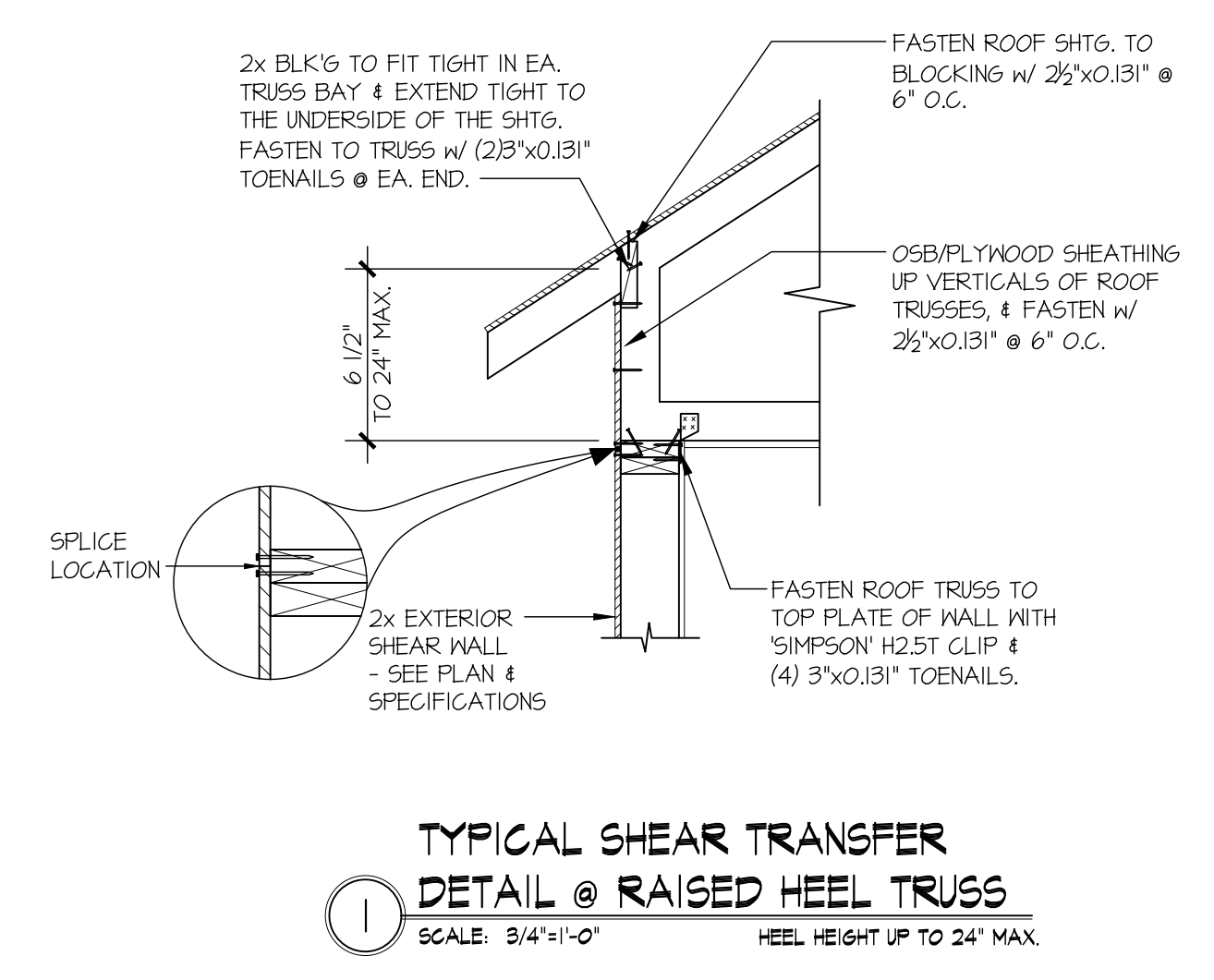
project mgr: **NJM**
drawn by: **LGH**
issue date: **05-04-22**

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date:	initial:
04/28/2023	LGH
ARCH REVISION	
06/27/2023	LGH
PLAN REVISION COMMENTS	

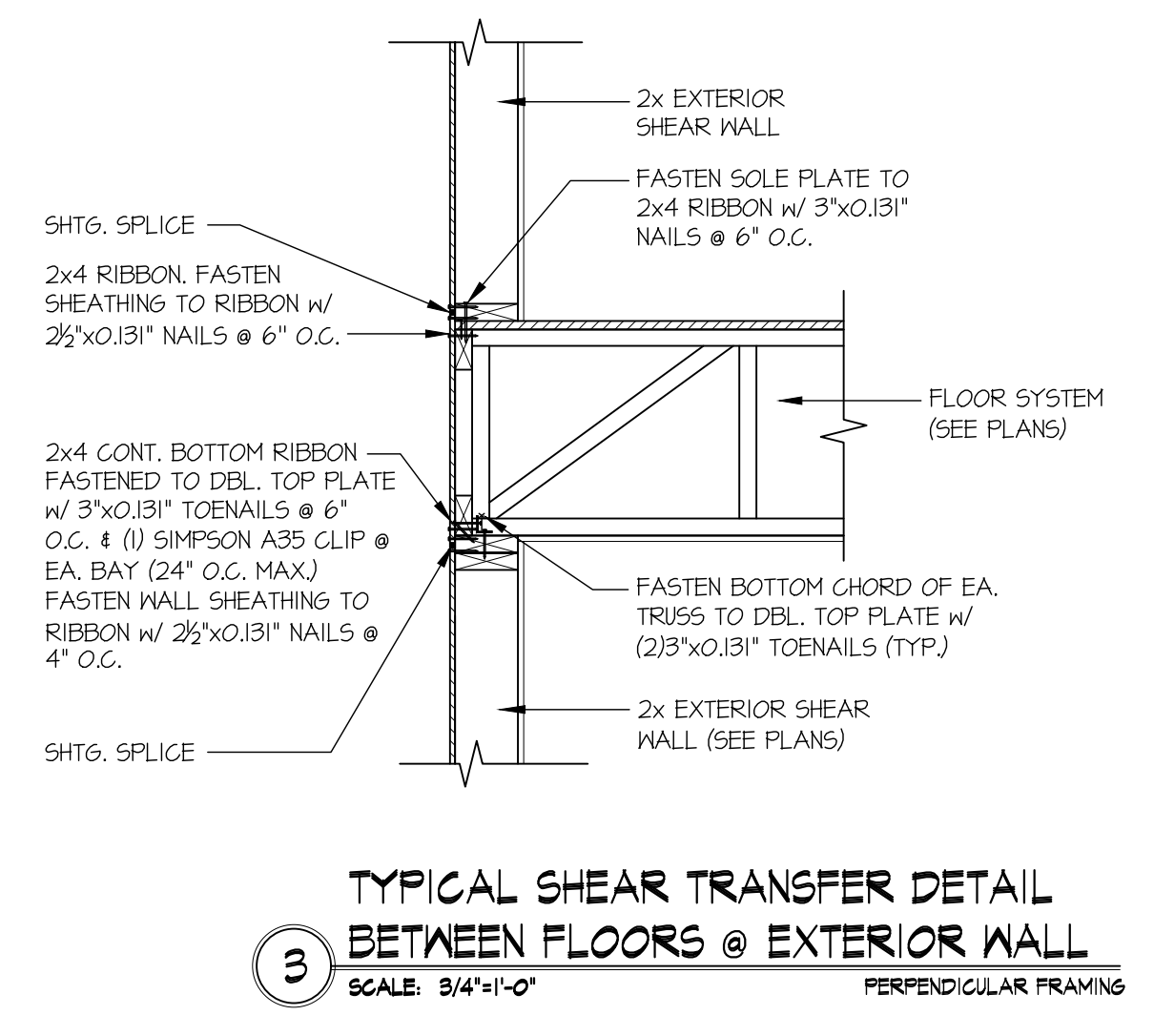
ARCHITECTURAL
INNOVATIONS

STRUCTURAL DETAILS
3036 67TH AVE. SE
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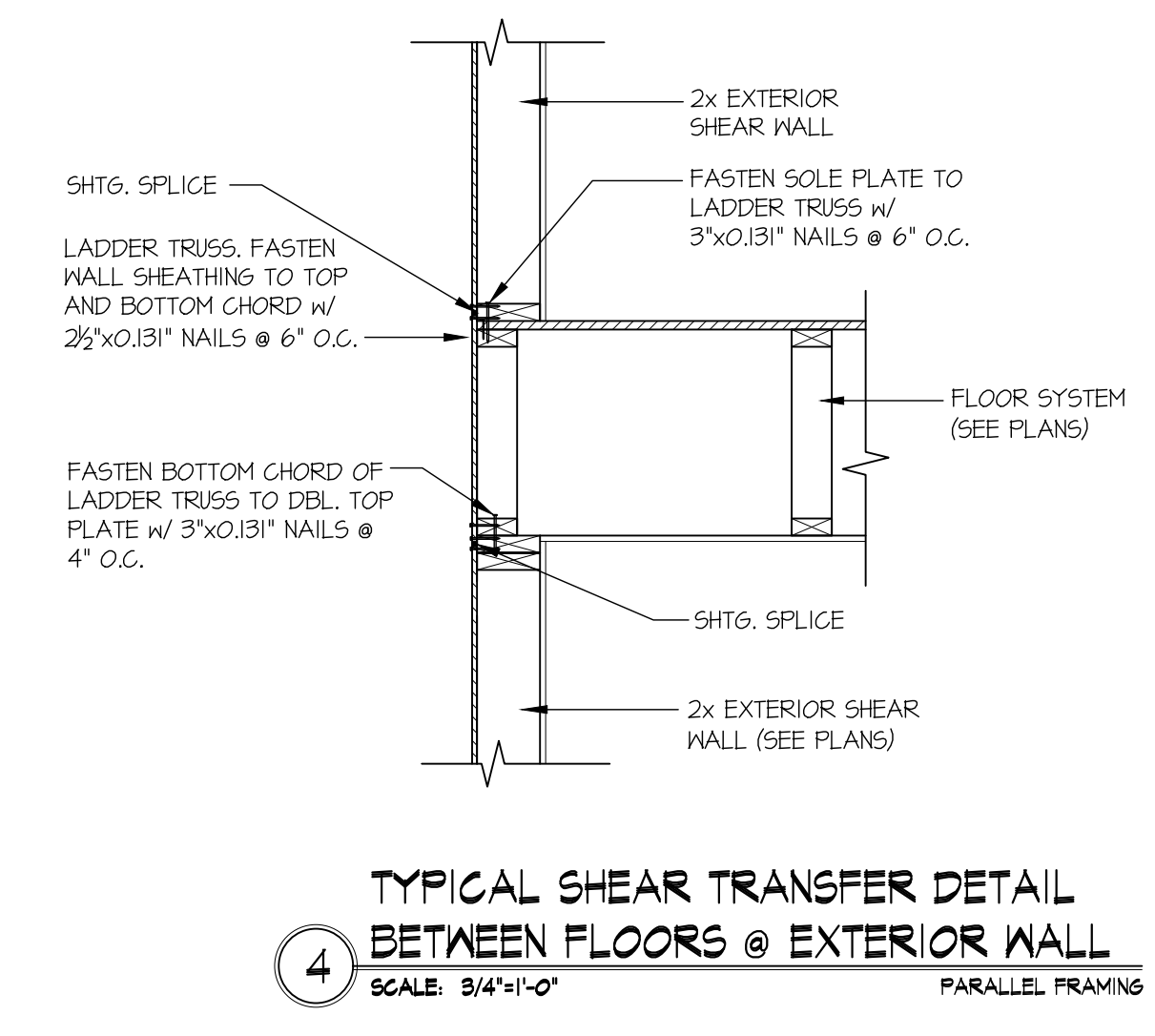
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SD-2



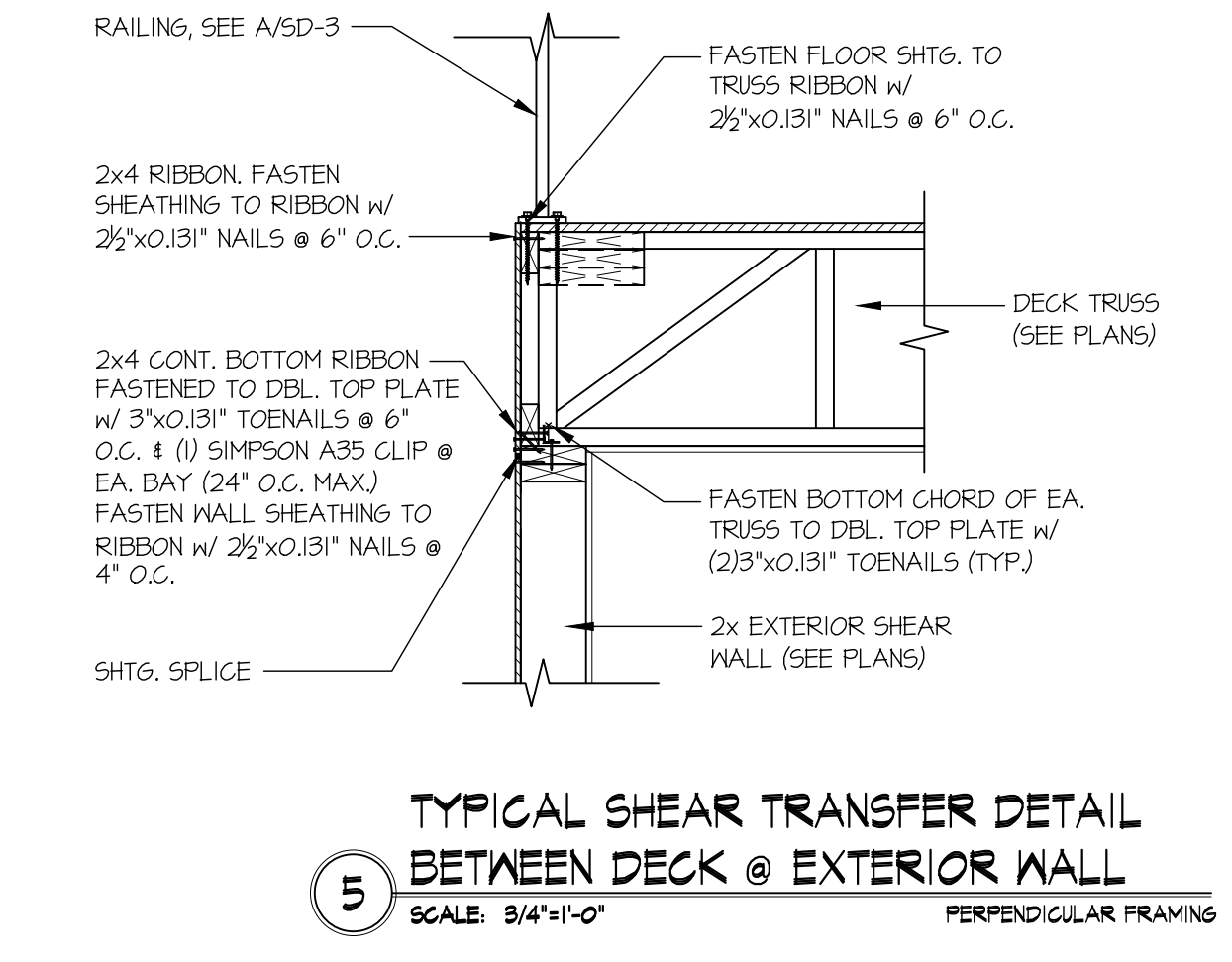
1 TYPICAL SHEAR TRANSFER
DETAIL @ RAISED HEEL TRUSS
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



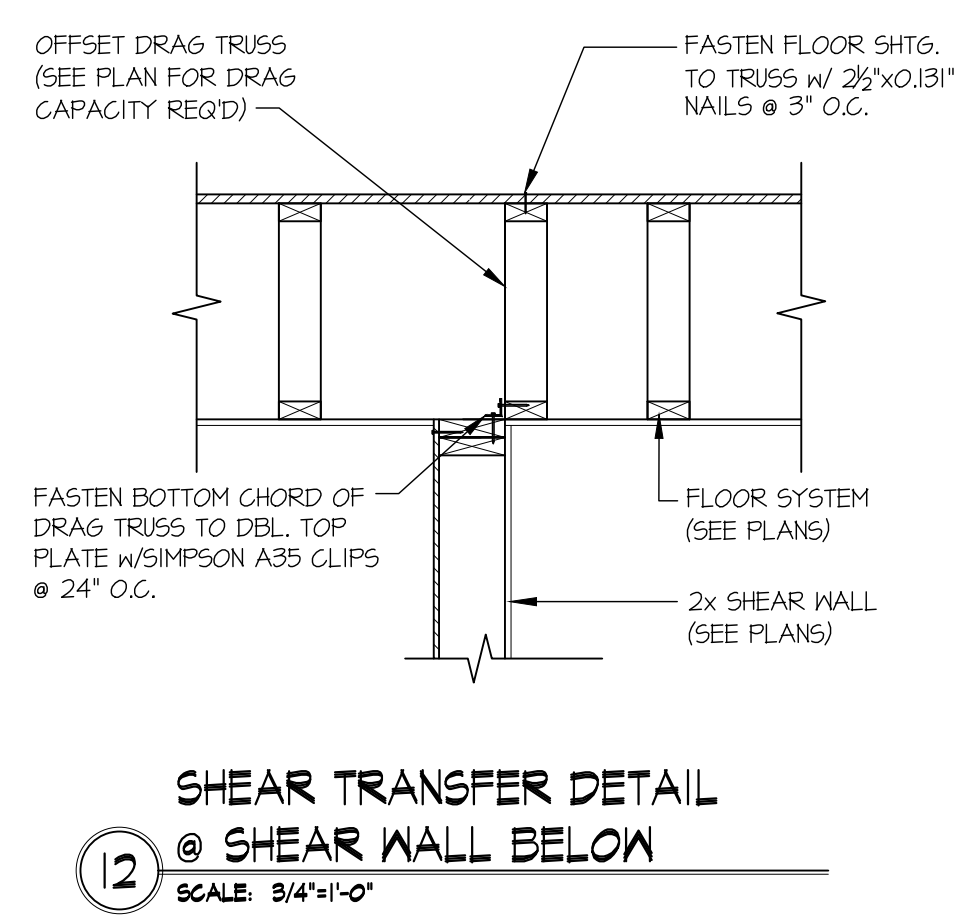
3 TYPICAL SHEAR TRANSFER
DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



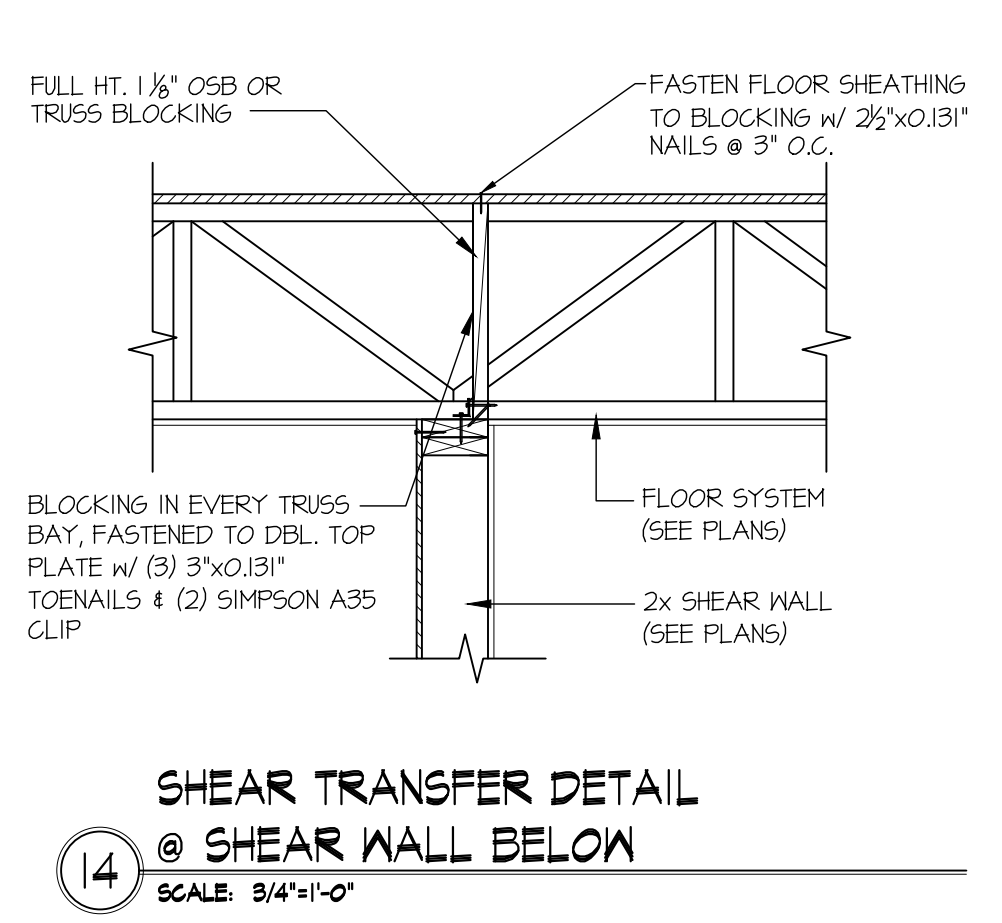
4 TYPICAL SHEAR TRANSFER
DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



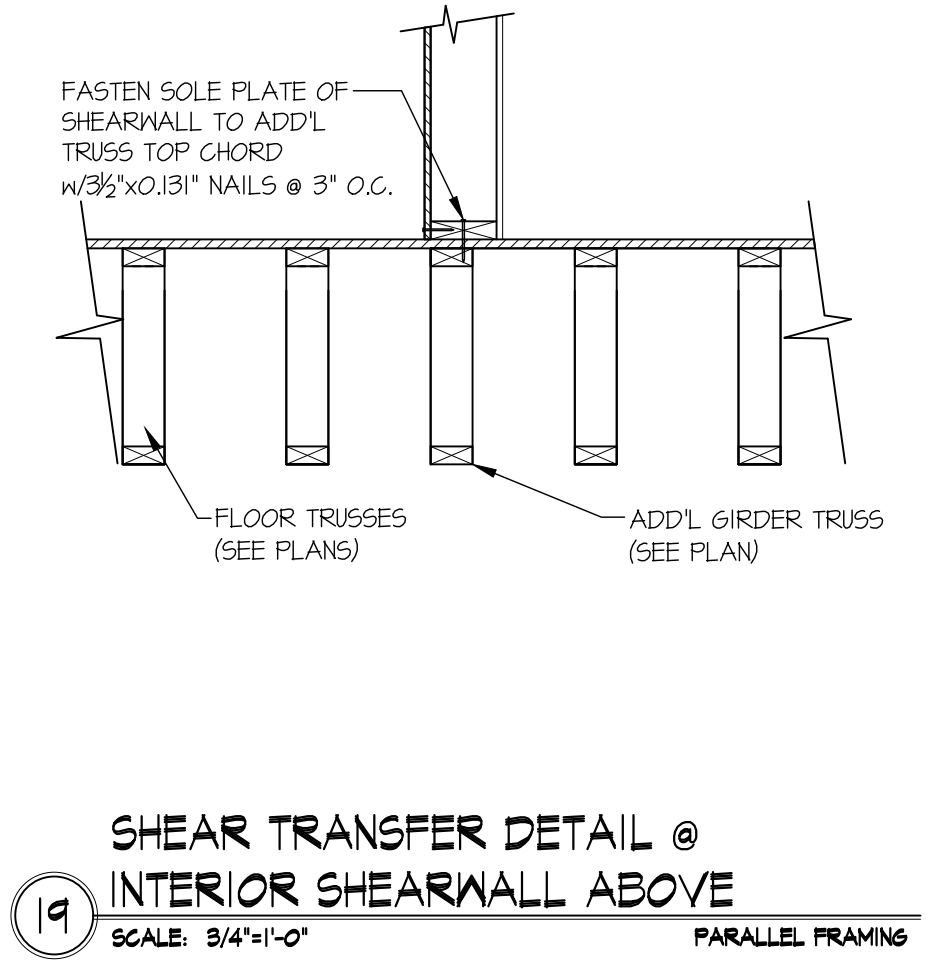
5 TYPICAL SHEAR TRANSFER
DETAIL BETWEEN DECK @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



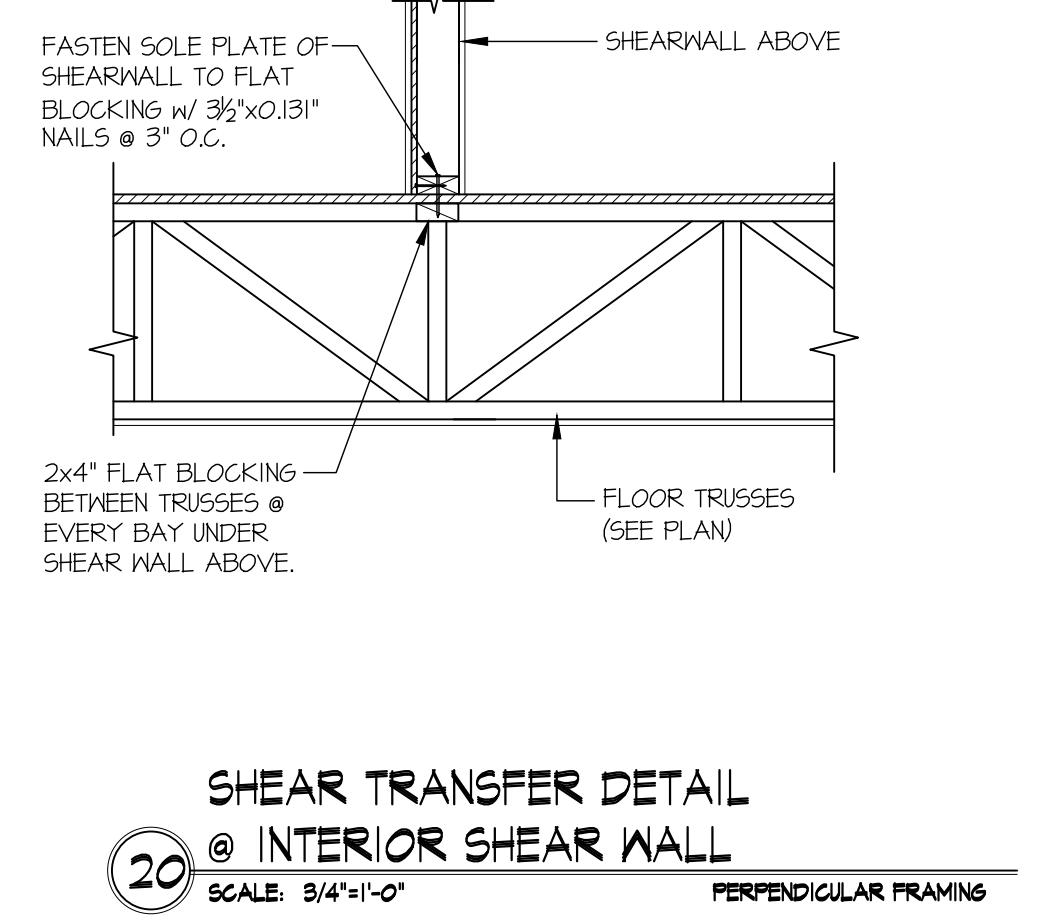
12 SHEAR TRANSFER
DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



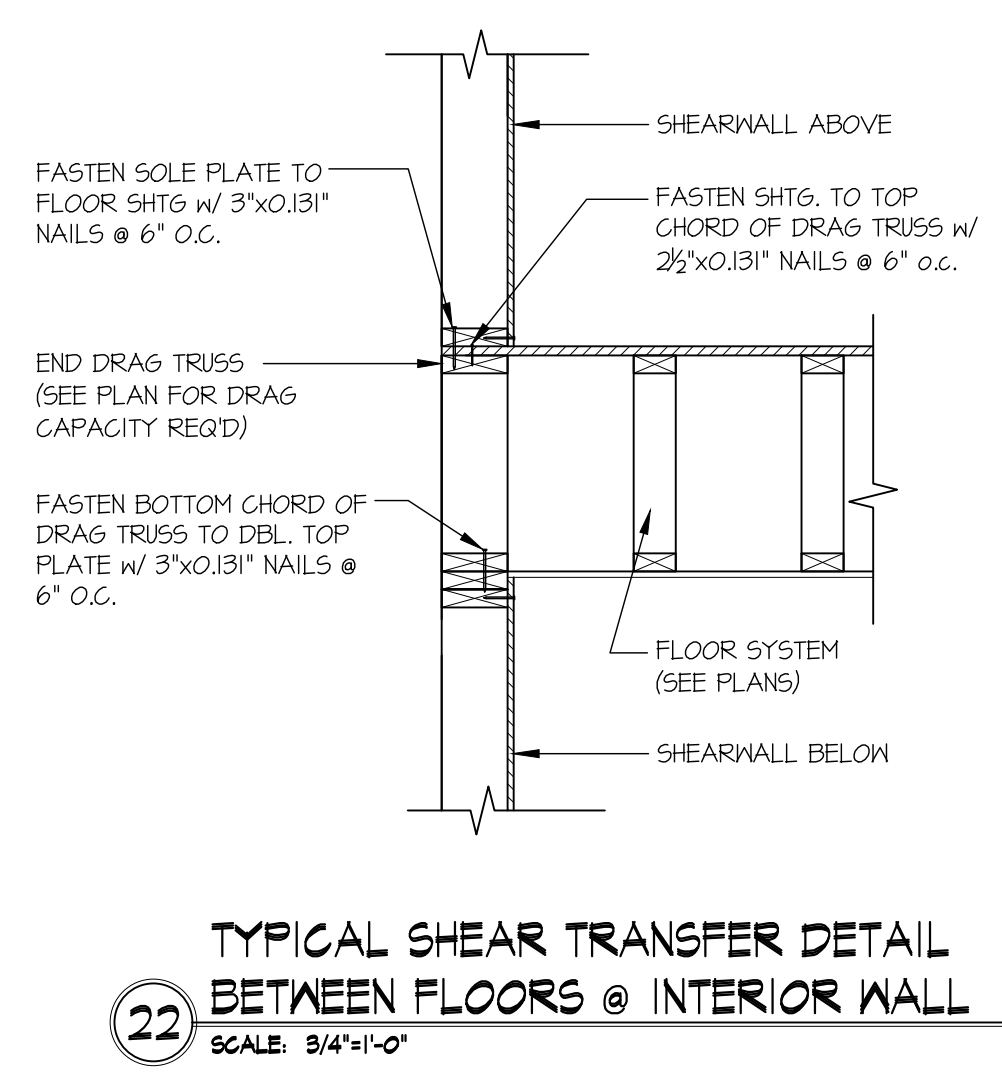
14 SHEAR TRANSFER
DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



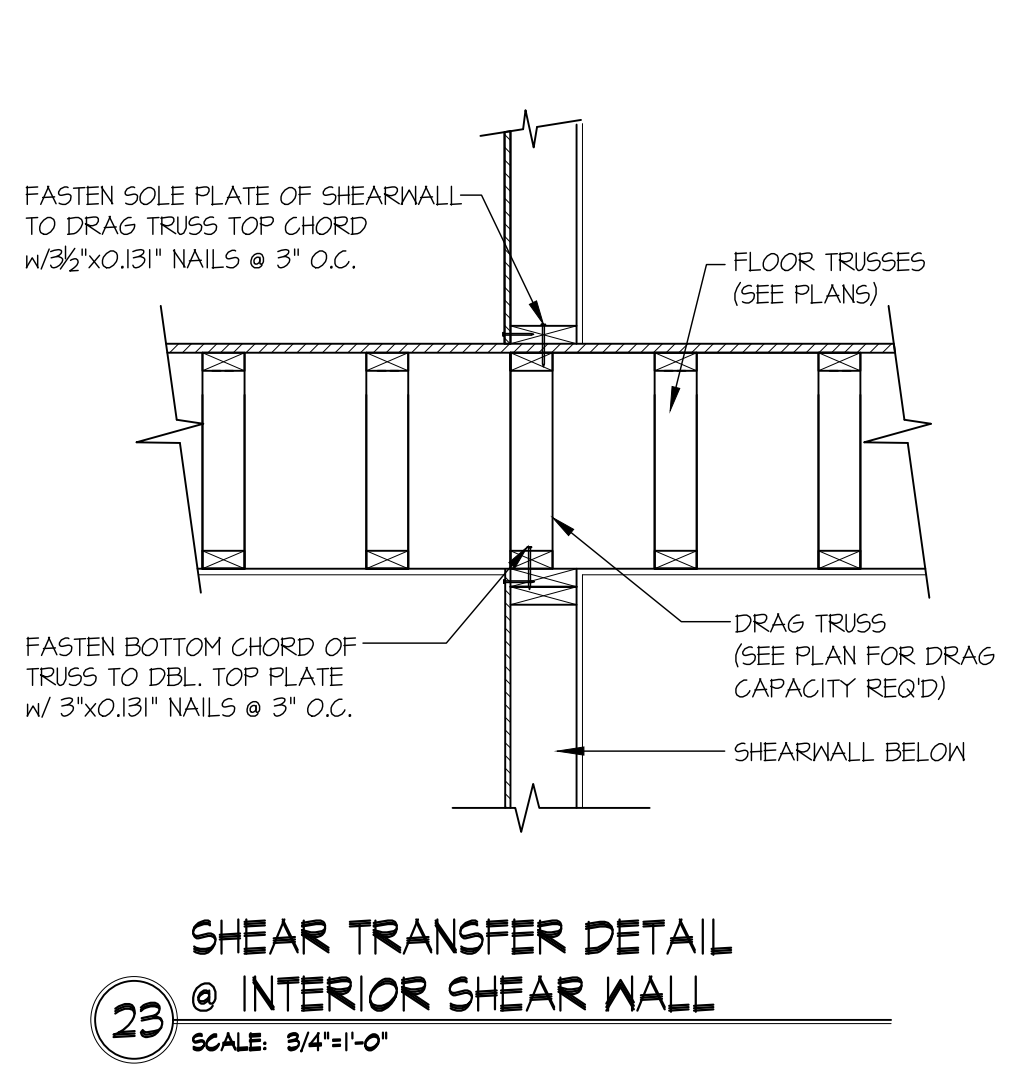
19 SHEAR TRANSFER
DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PARALLEL FRAMING



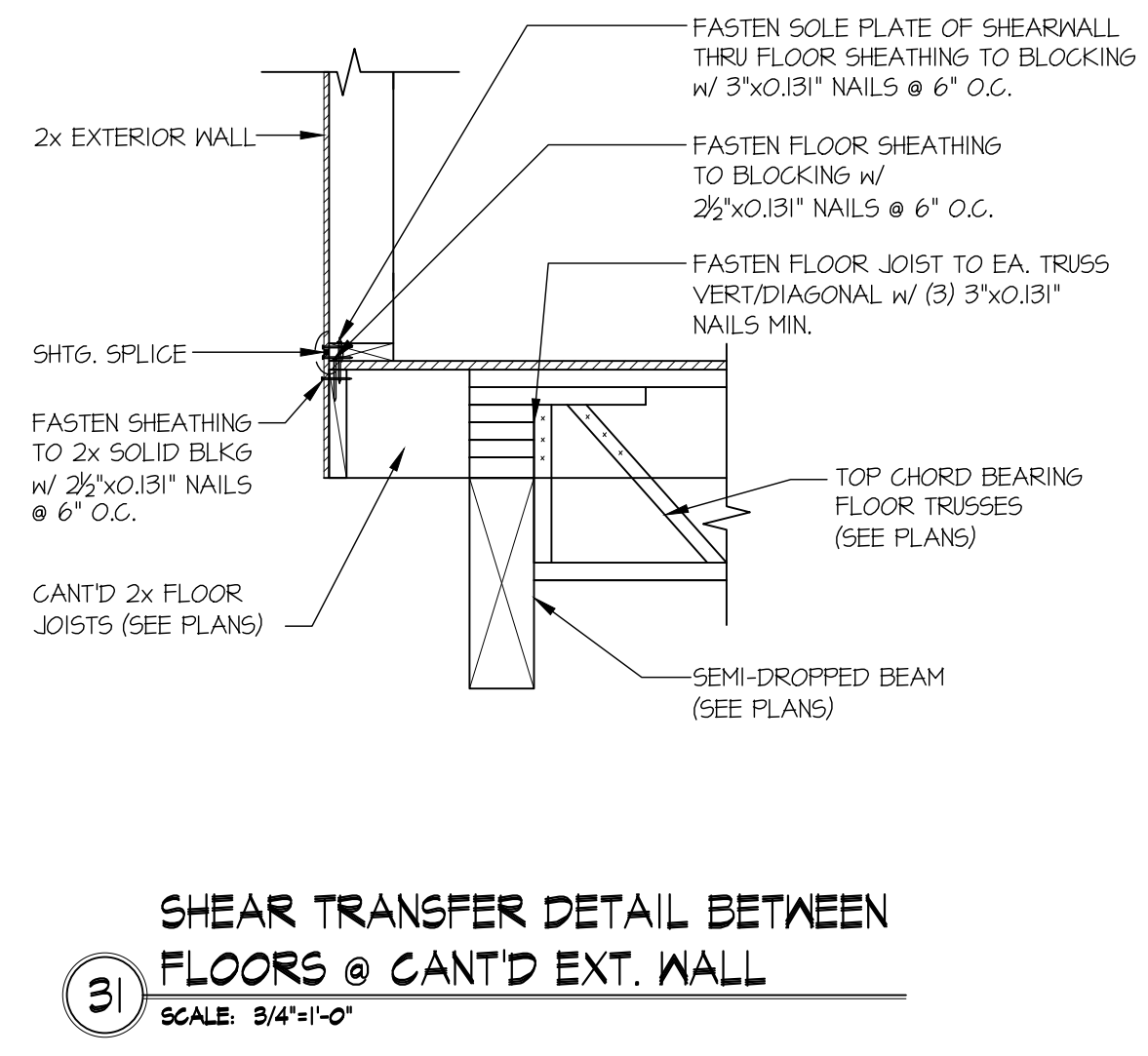
20 SHEAR TRANSFER
DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



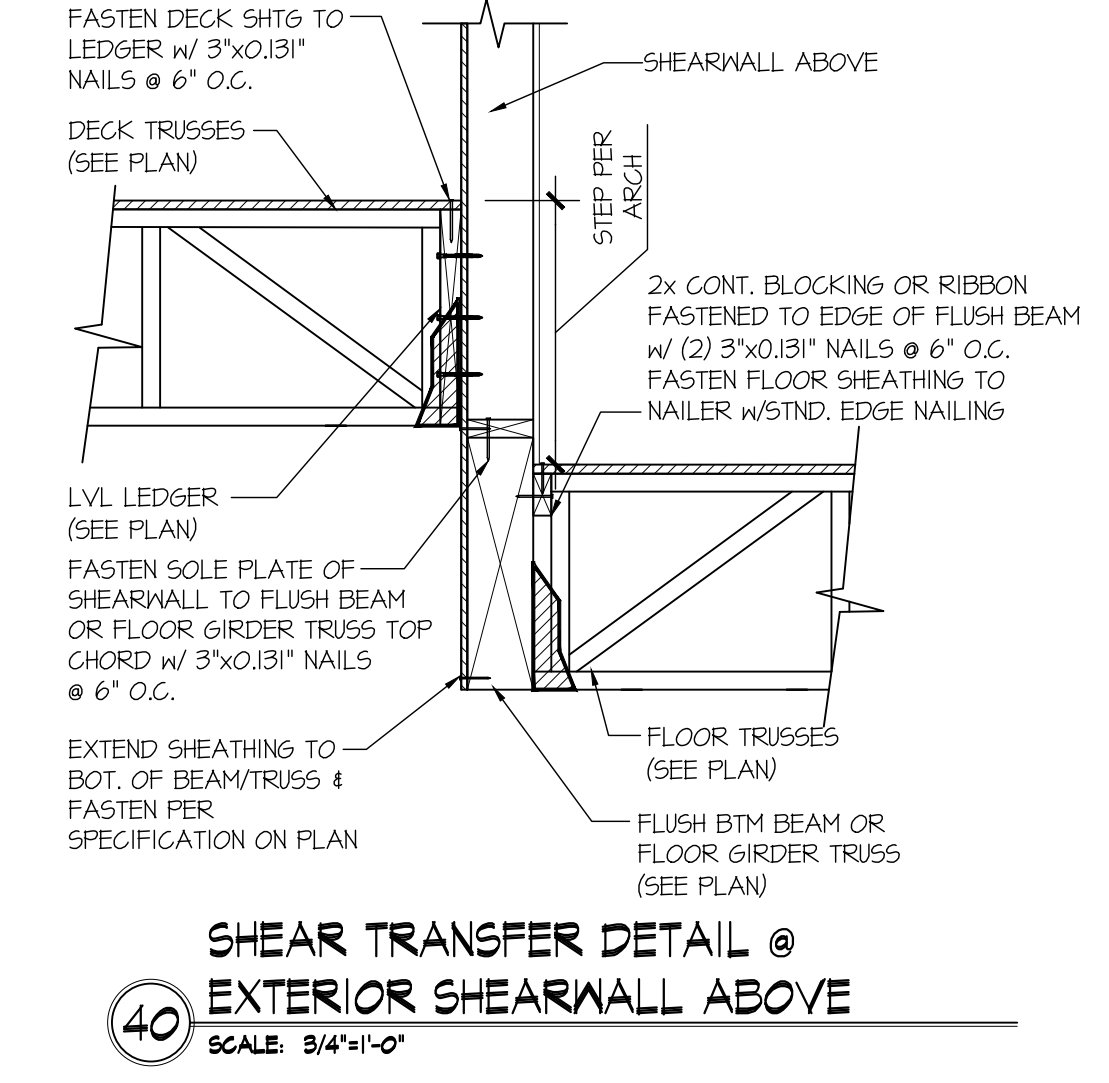
22 TYPICAL SHEAR TRANSFER
DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



31 SHEAR TRANSFER
DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"



40 SHEAR TRANSFER
DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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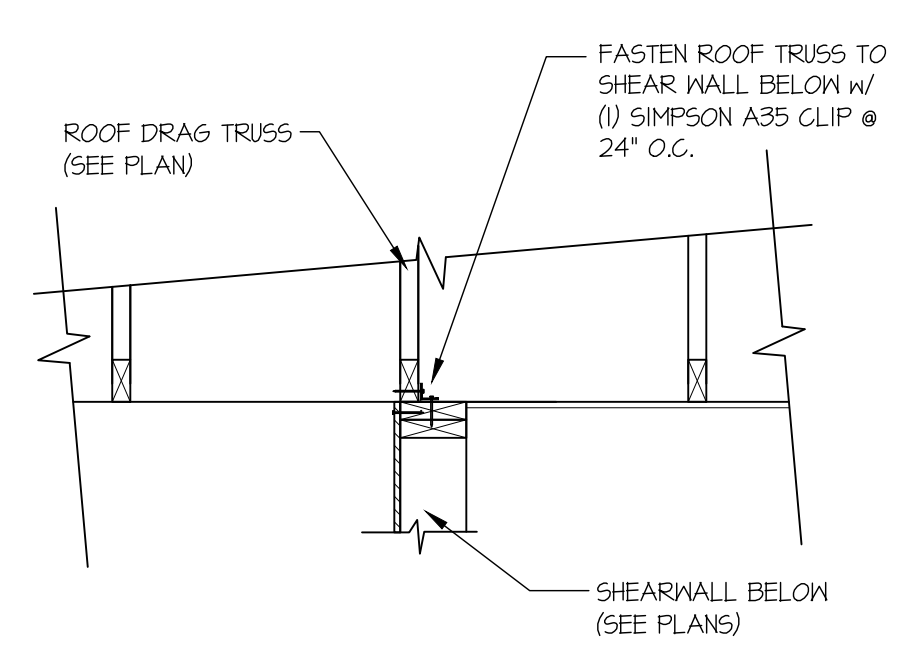
project mgr: **NJM**
drawn by: **LGH**
issue date: **05-04-22**

REVISIONS:	
date:	initial:
04/28/2023	LGH
ARCH REVISION:	LGH
06/21/2023	LGH
PLAN REVISION COMMENTS	

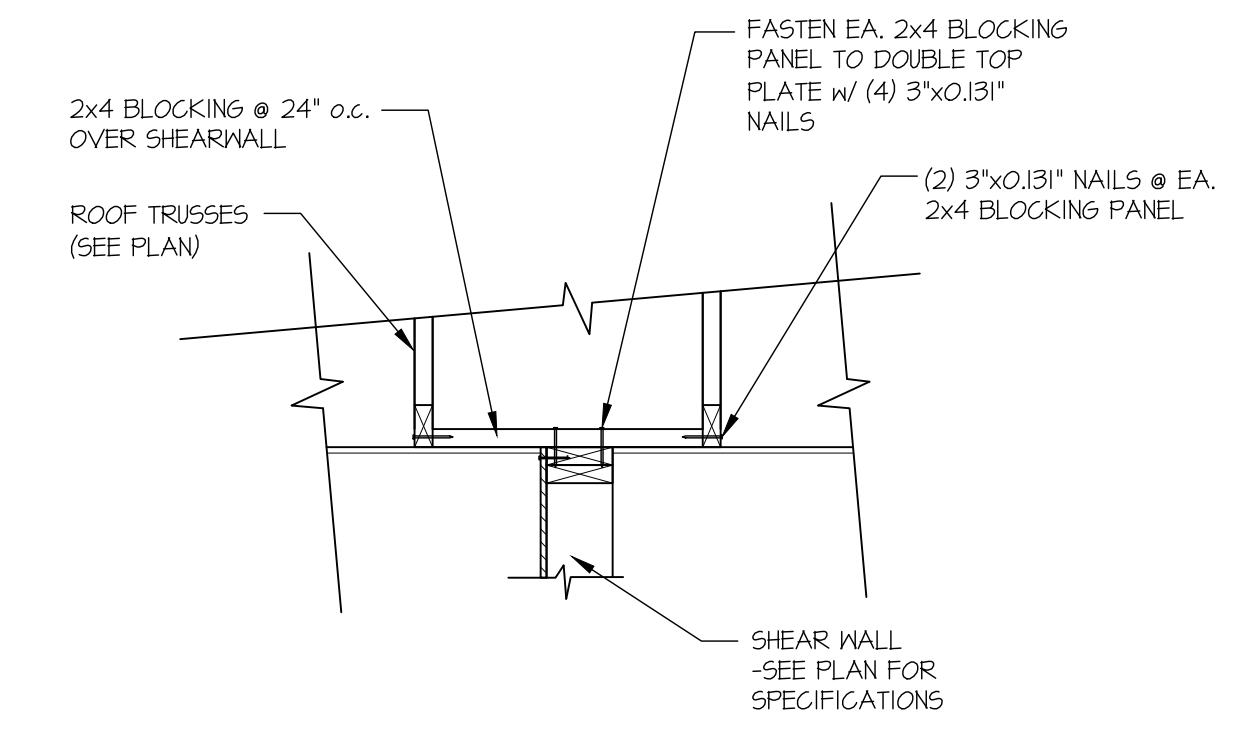
ARCHITECTURAL
INNOVATIONS

STRUCTURAL DETAILS
3036 67TH AVE. SE
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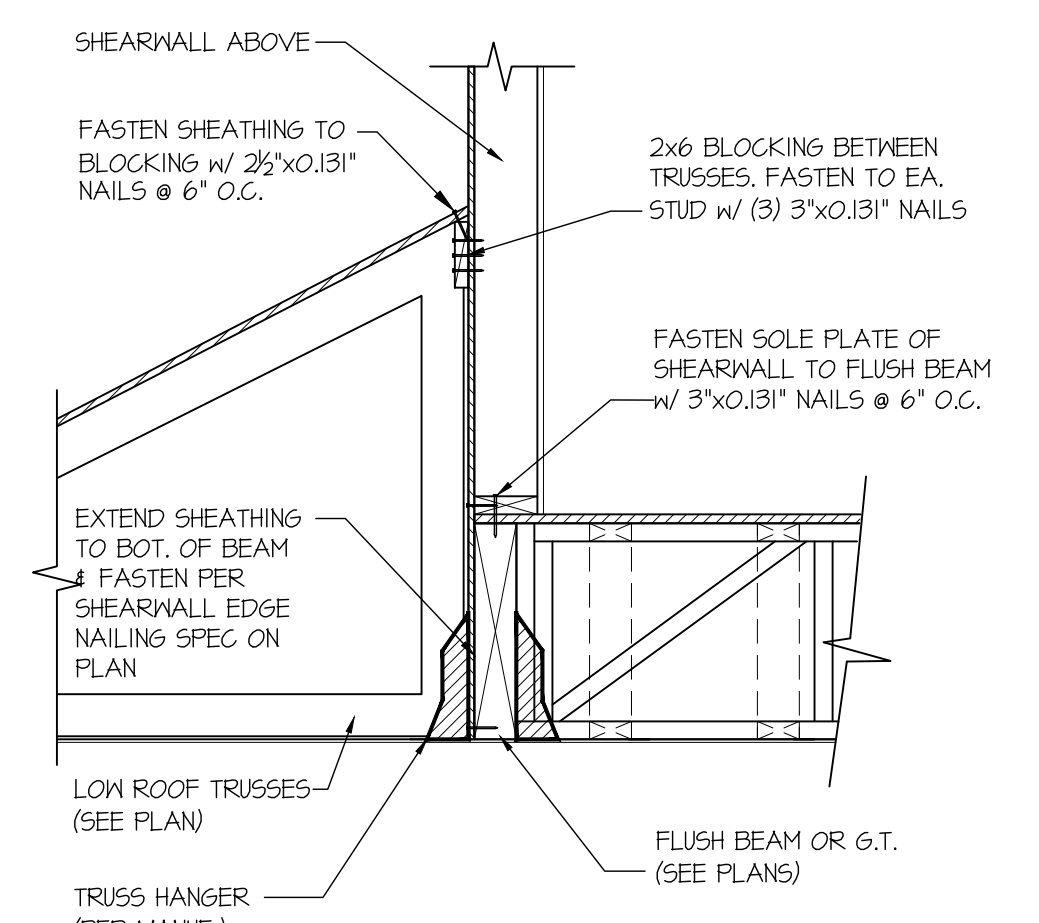
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SD-3



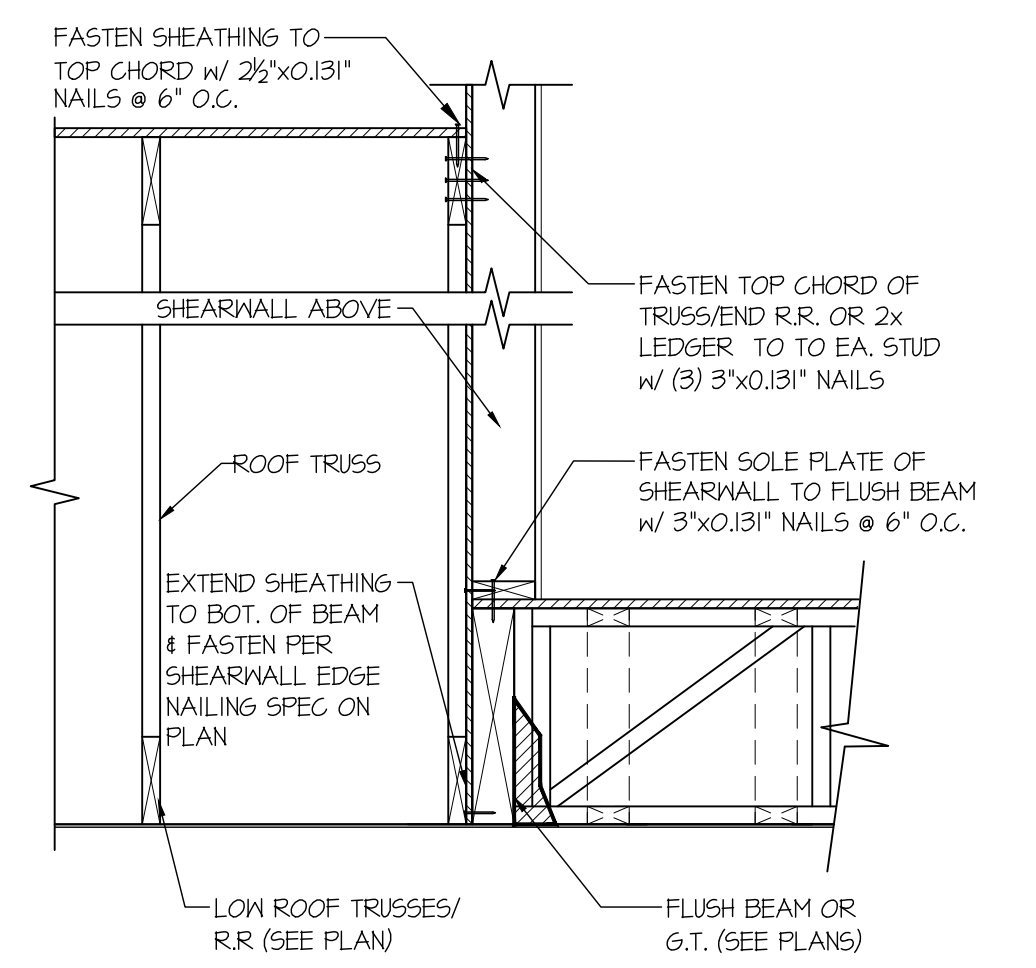
47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"



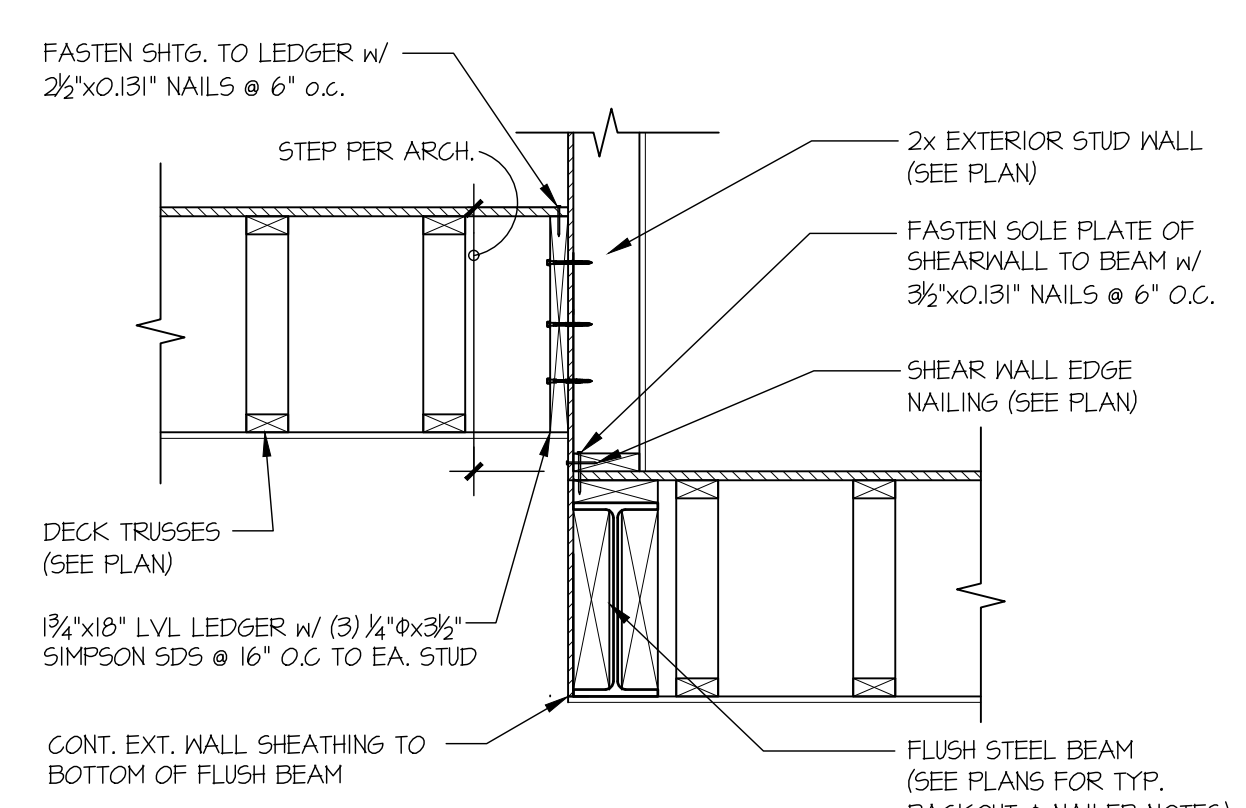
48 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"



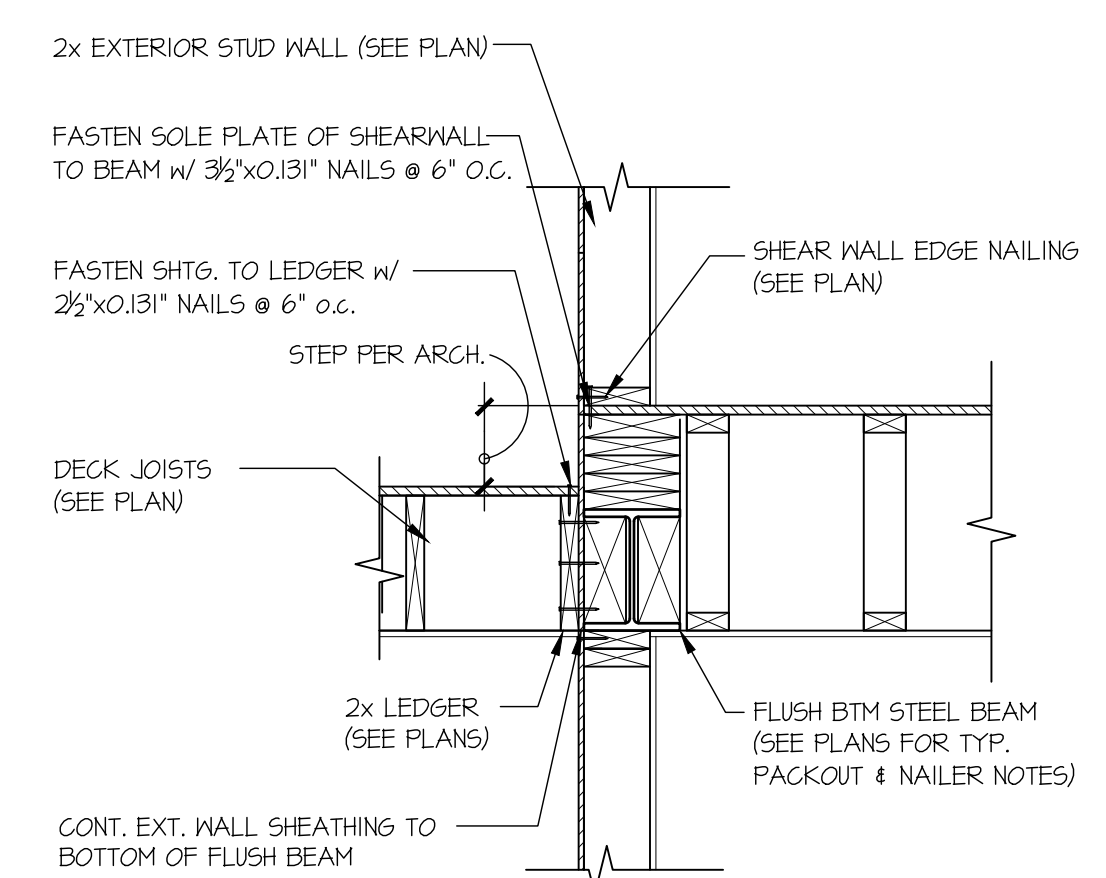
58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



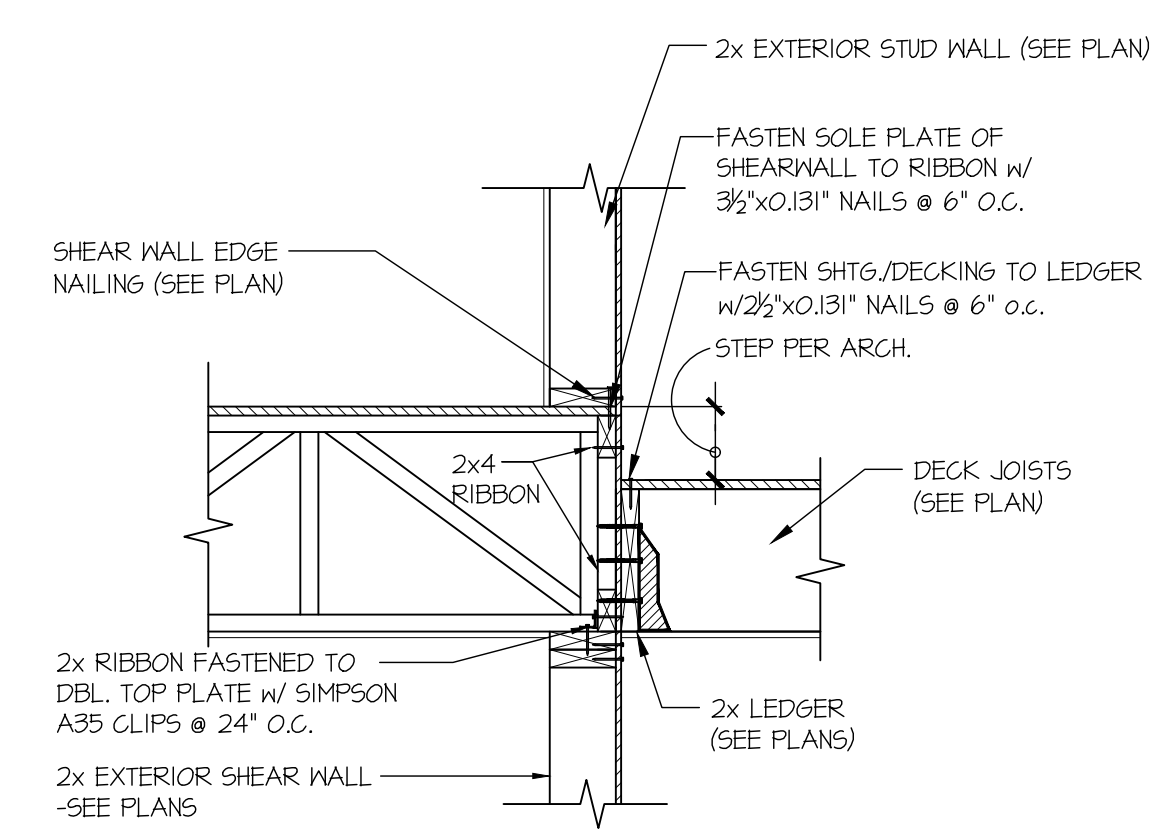
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



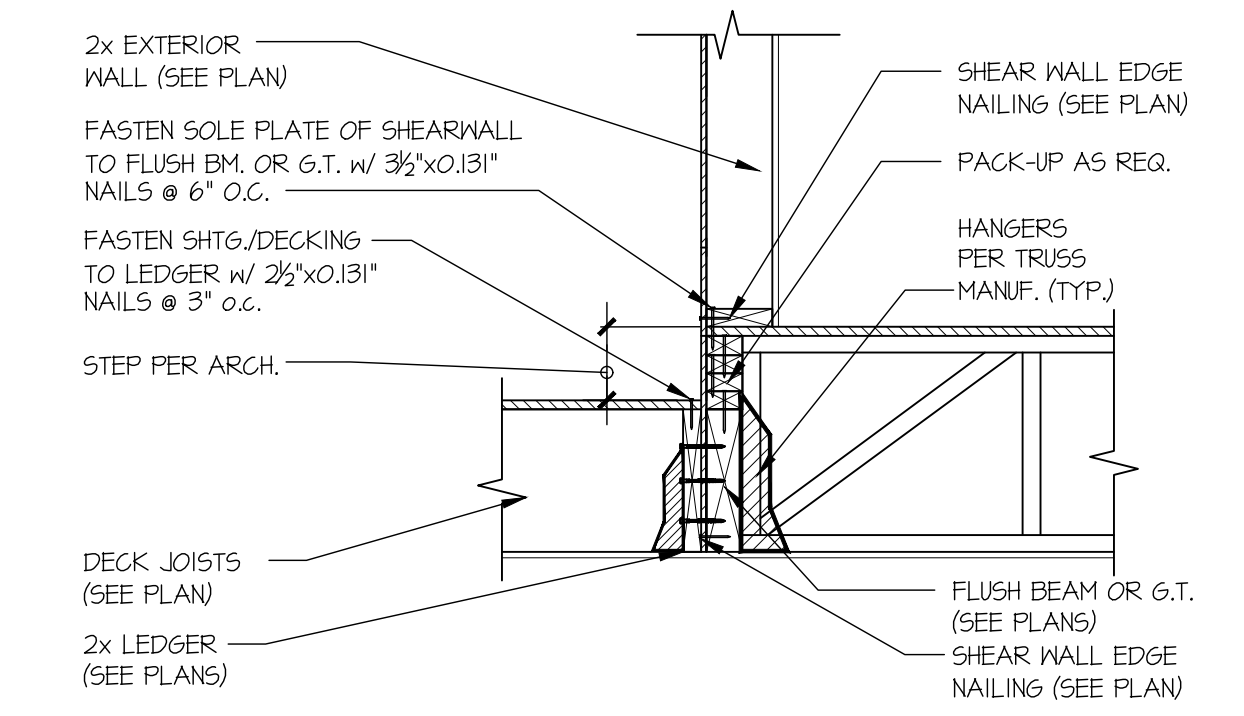
72 TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING
SCALE: 3/4"=1'-0"



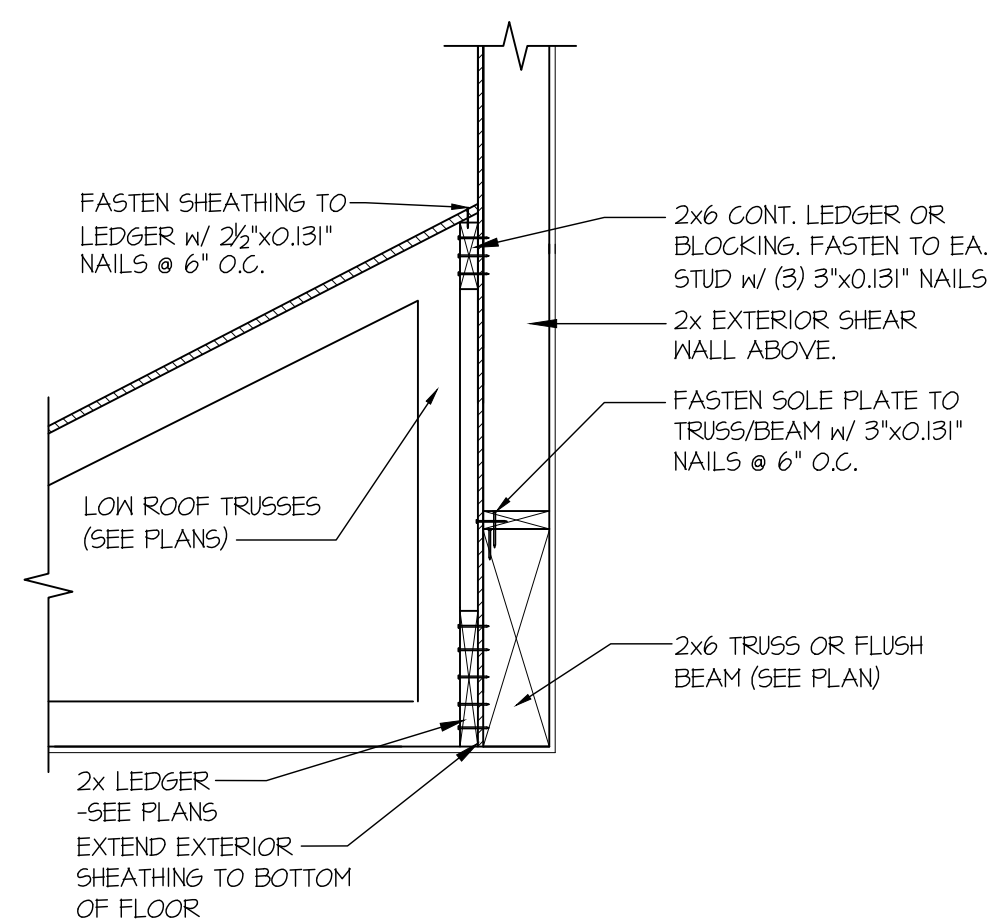
78 TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING
SCALE: 3/4"=1'-0"



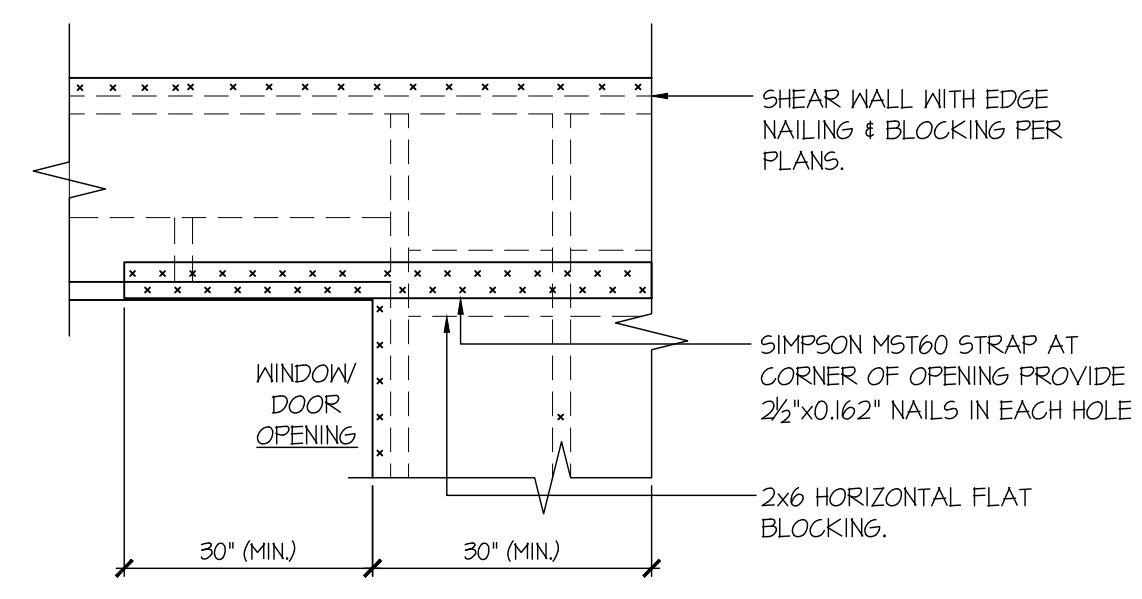
79 TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING
SCALE: 3/4"=1'-0"



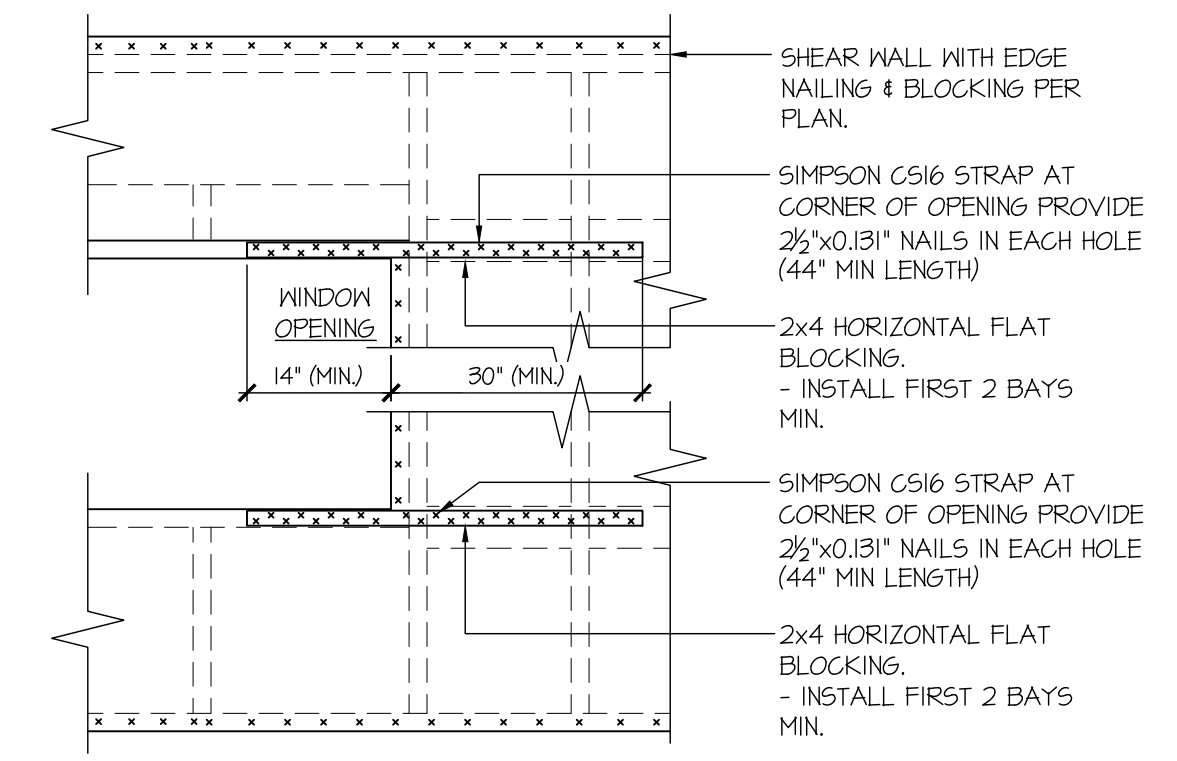
83 SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING
SCALE: 3/4"=1'-0"



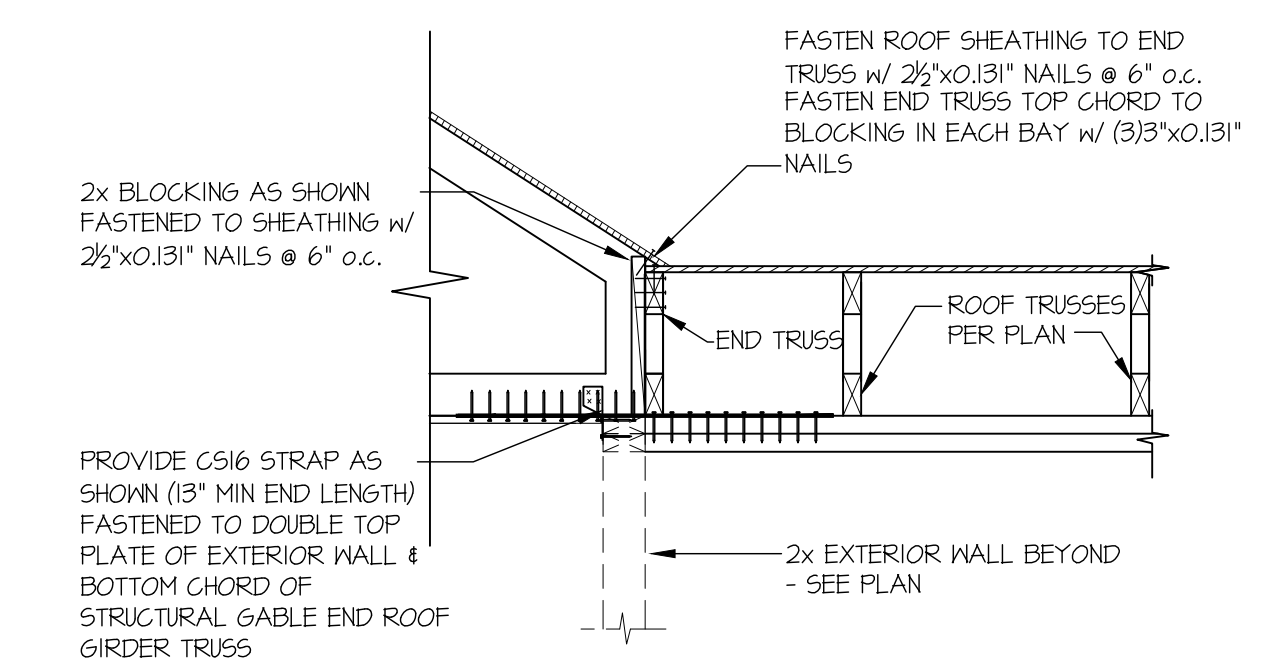
88 SECTION
SCALE: 3/4"=1'-0"



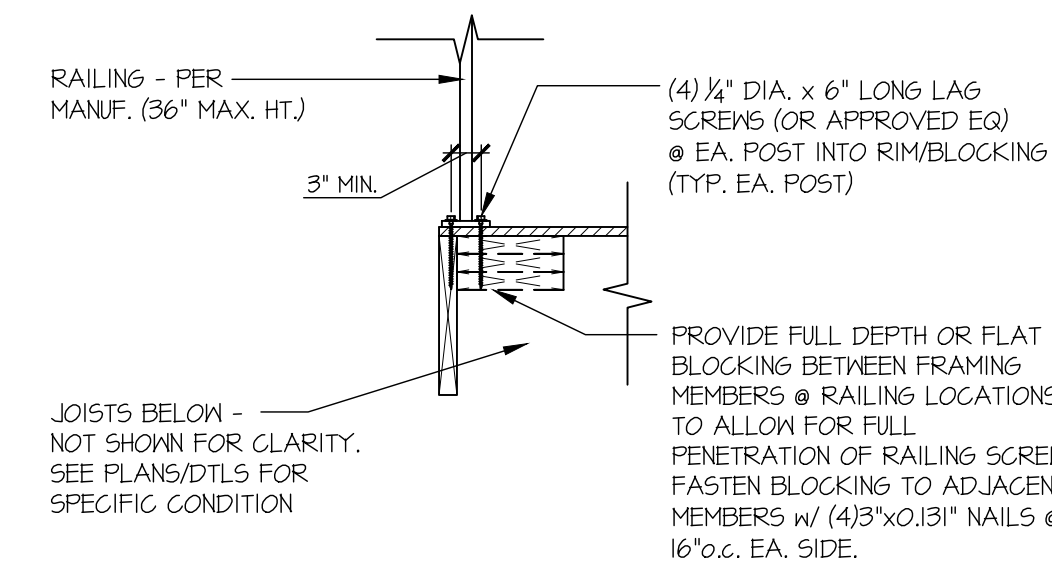
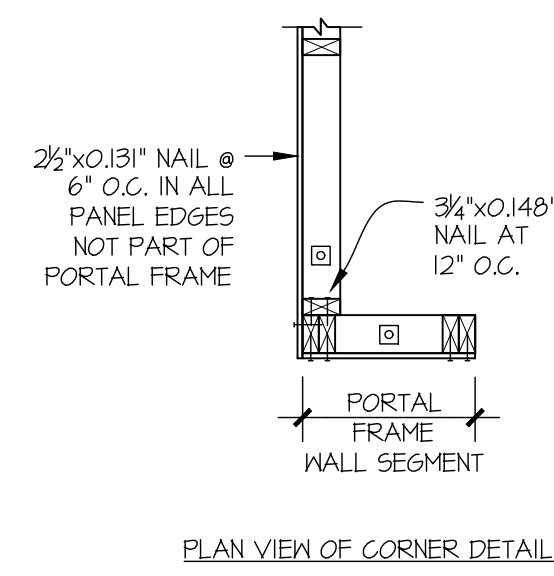
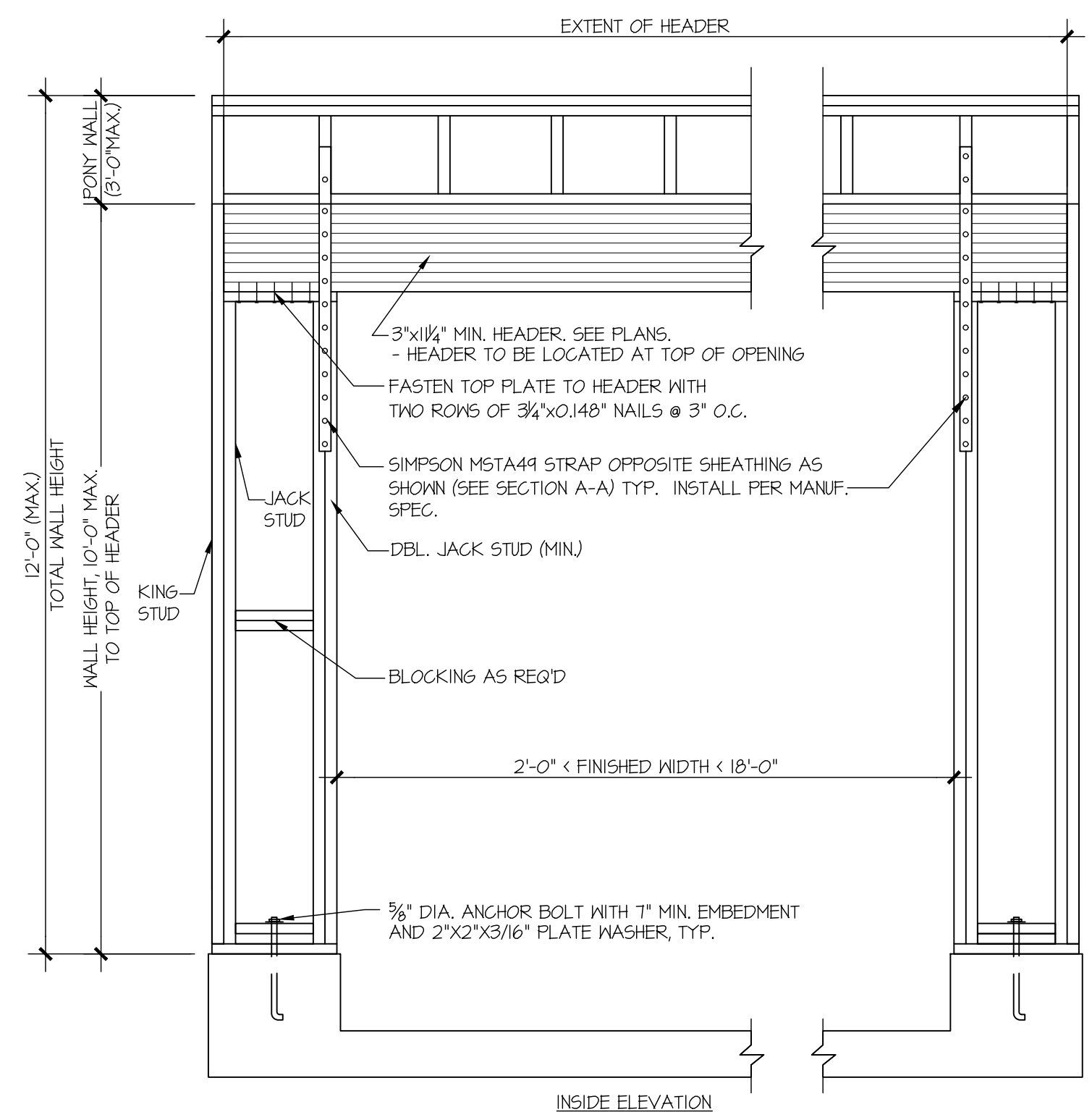
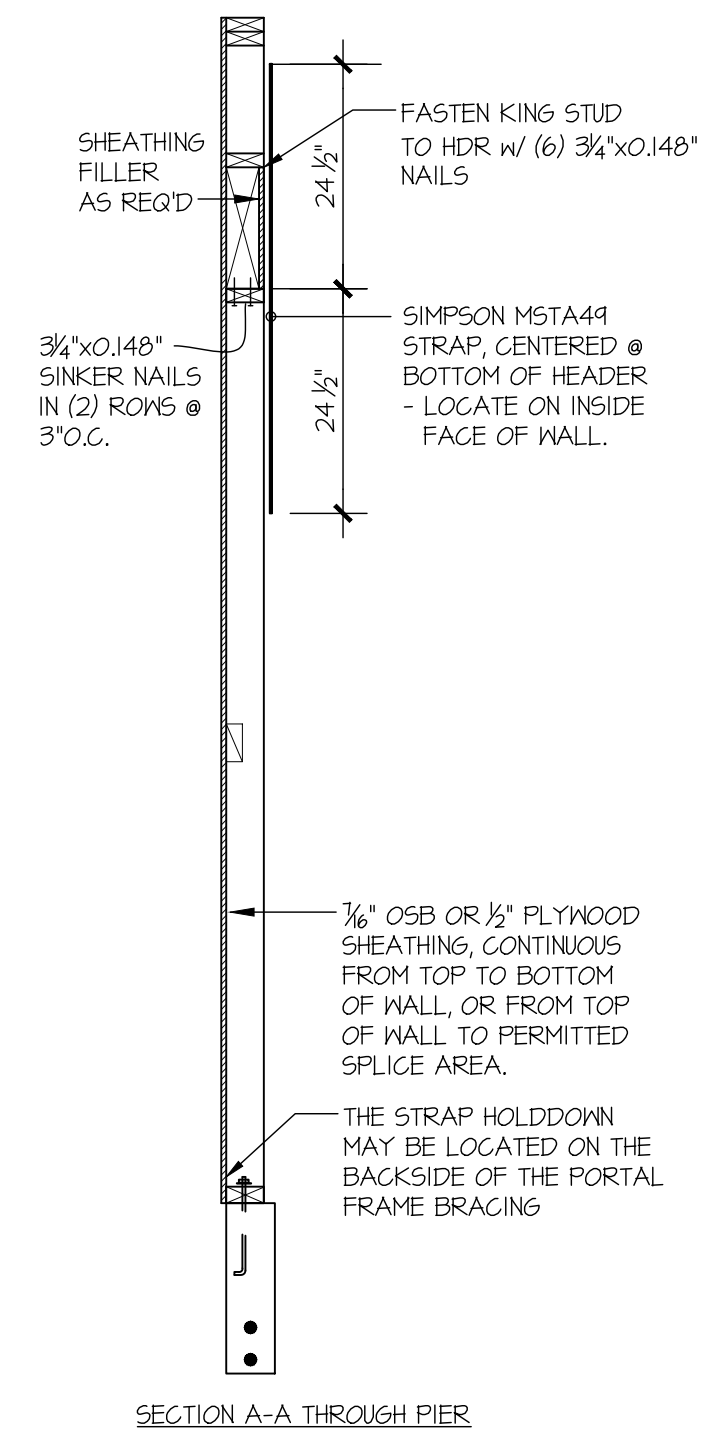
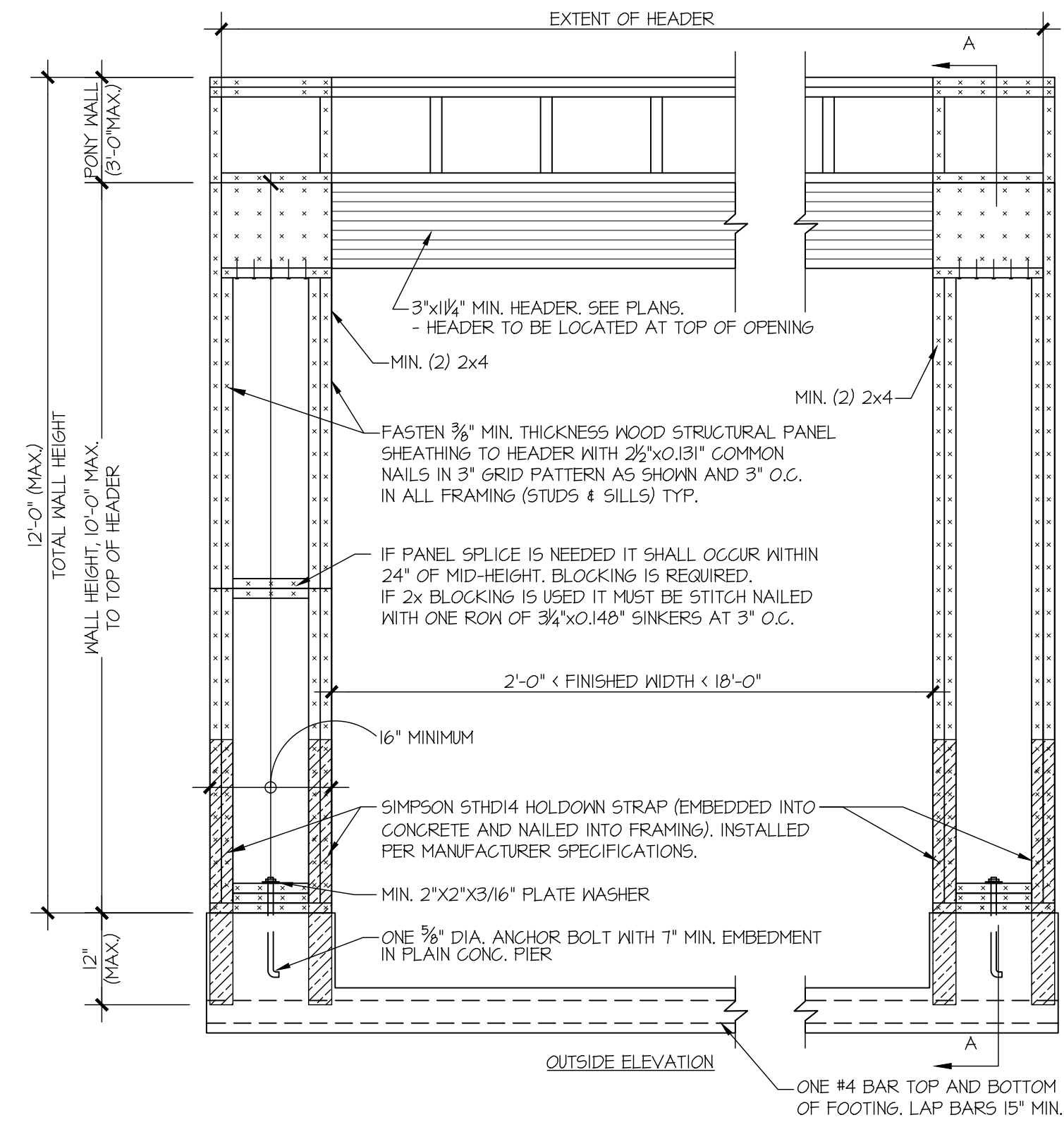
92 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS



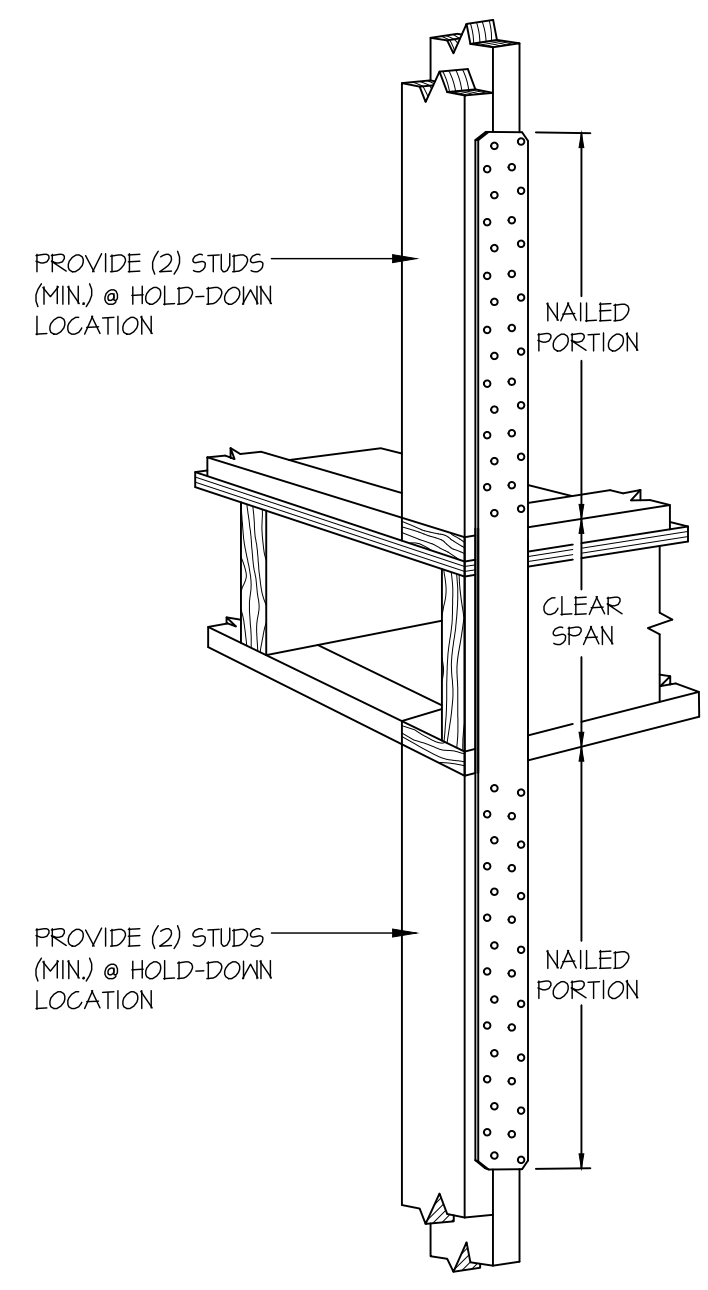
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS



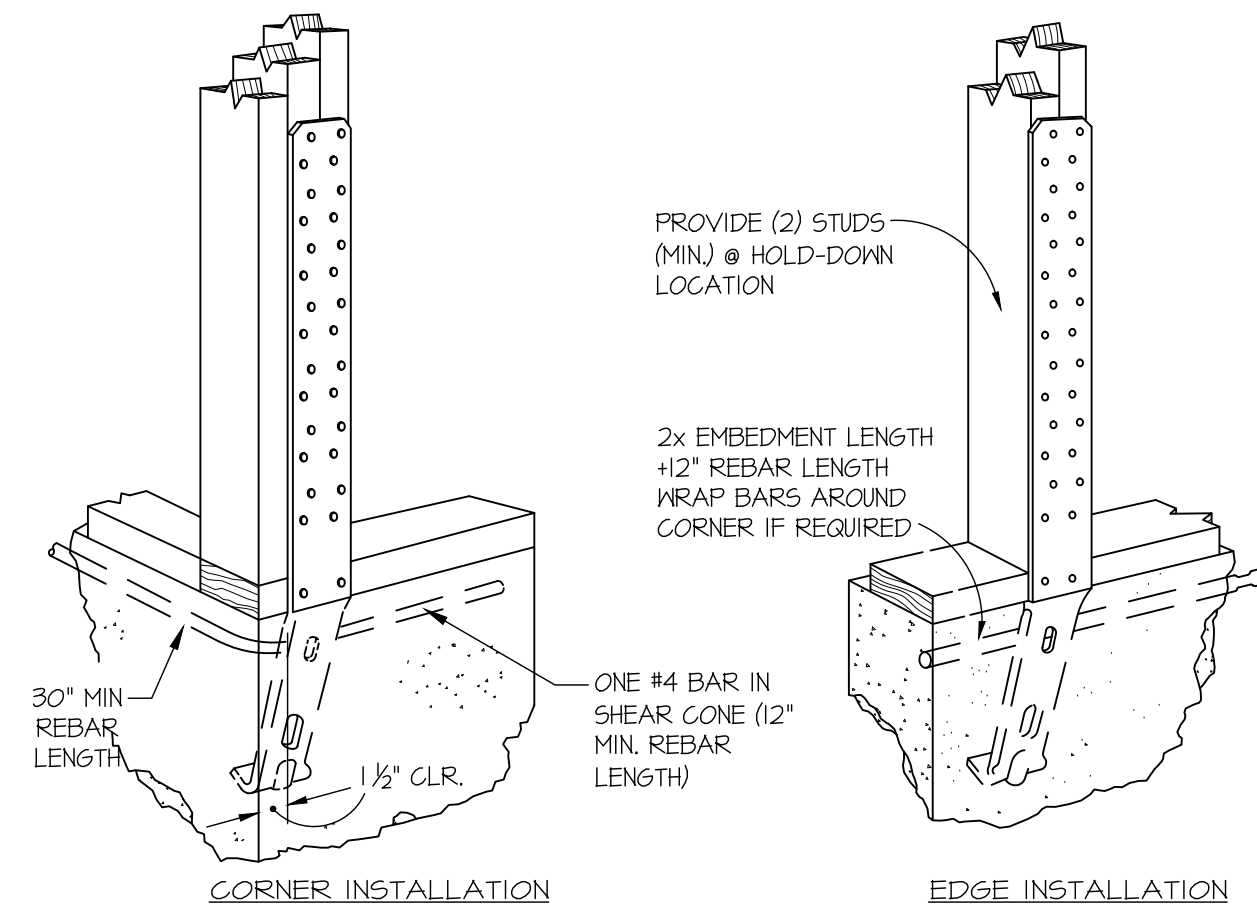
117 STRAP DETAIL
SCALE: 3/4"=1'-0"



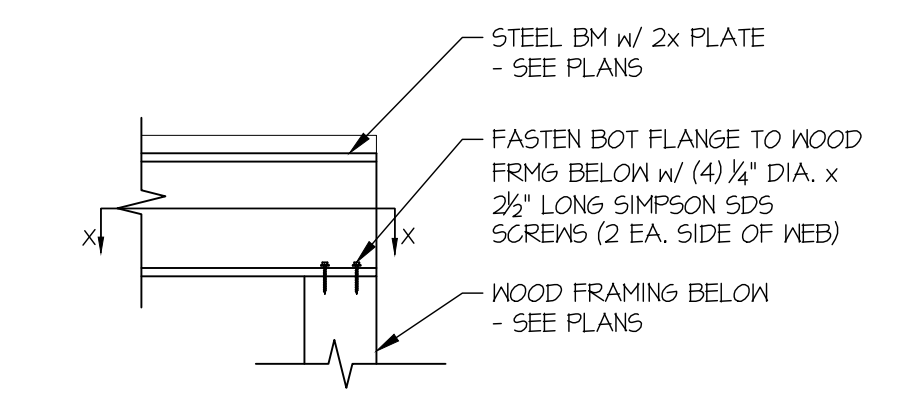
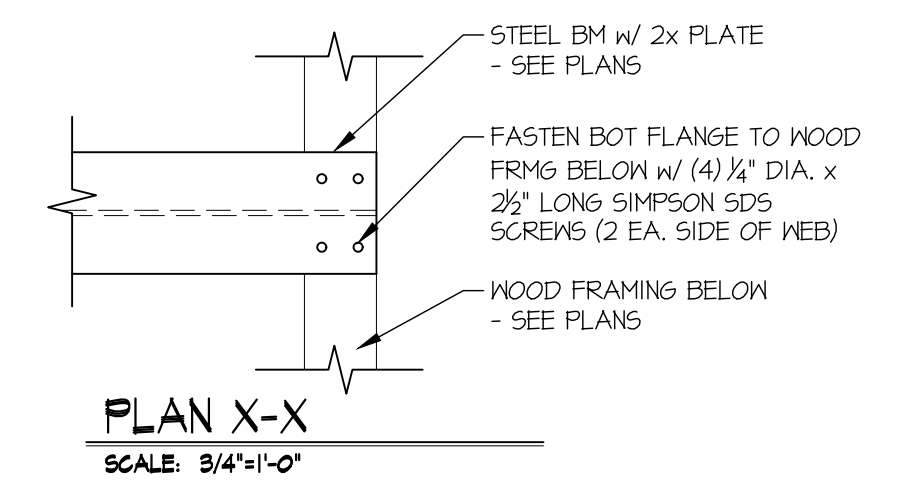
A TYP. RAILING CONNECTION
SCALE: 3/4"=1'-0"



C TYPICAL HOLD-DOWN INSTALLATION
SCALE: 3/4"=1'-0"



B TYPICAL HOLD-DOWN INSTALLATION
SCALE: NOT TO SCALE

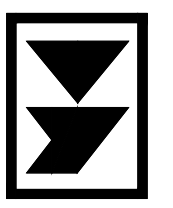


D STL BM TO WOOD FRMG CONNECTION
SCALE: 3/4"=1'-0"

1 APA PORTAL FRAME DETAIL WITH HOLD-DOWNS
SCALE: N.T.S.



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M&K project number:
203-22010

project mgr: NJM
drawn by: LGH
issue date: 05-04-22

REVISIONS:

date:	initial:
04/28/2023	LGH
06/21/2023	LGH
PLAN REVIEW COMMENTS	

ARCHITECTURAL INNOVATIONS

STRUCTURAL DETAILS
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MERCER ISLAND, WASHINGTON

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SD-4