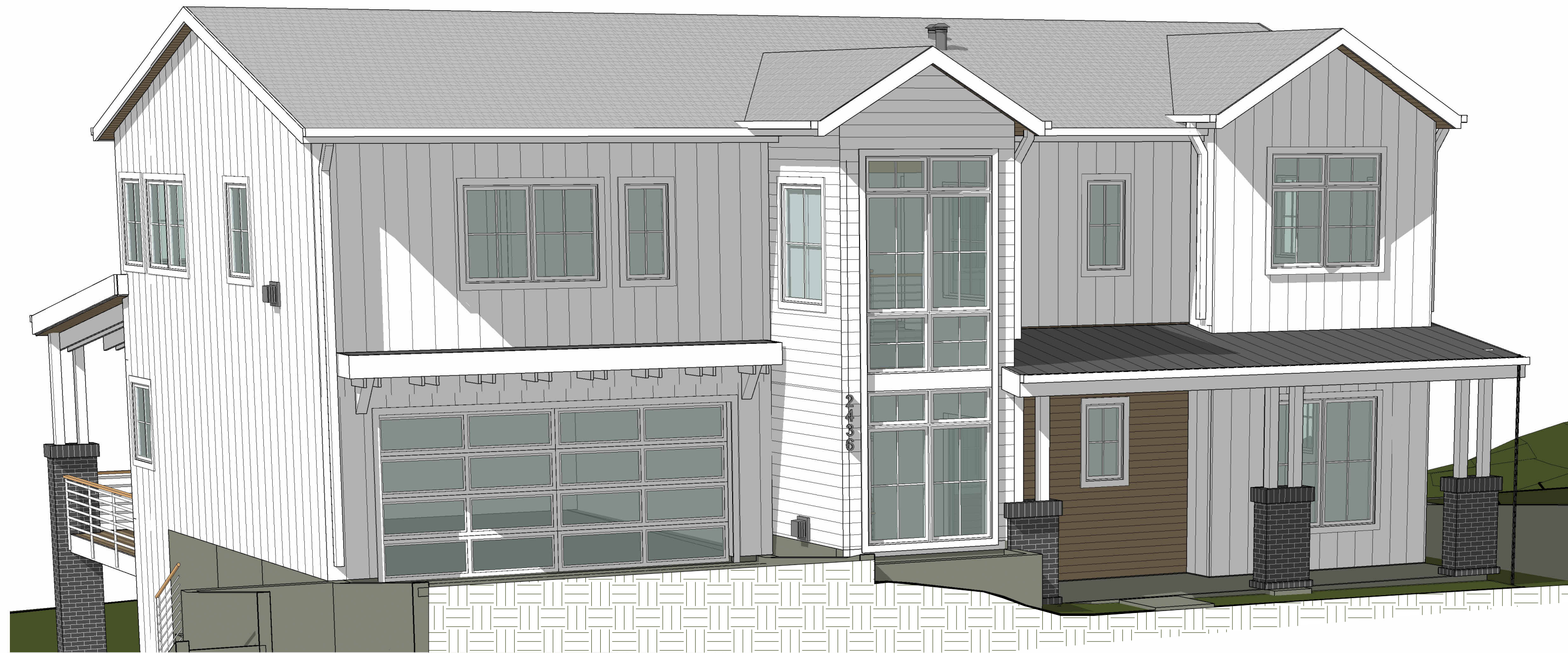


2436 74TH AVE SE



PERSPECTIVE 1
NTS

PROJECT DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.

OWNER: BV HOMES L.L.C.
BLAKE LANZ
317 4TH ST
KIRKLAND, WA 98033
P: 206.715.6200
E: BLAKE@LNLBUILDS.COM

ARCHITECT: SCHUYLER TUTT
MEDICI ARCHITECTS
11711 SE 8TH ST, SUITE 100
BELLEVUE, WA 98005
P: 425.453.9298
E: SCHUYLER@MEDICIARCHITECTS.COM

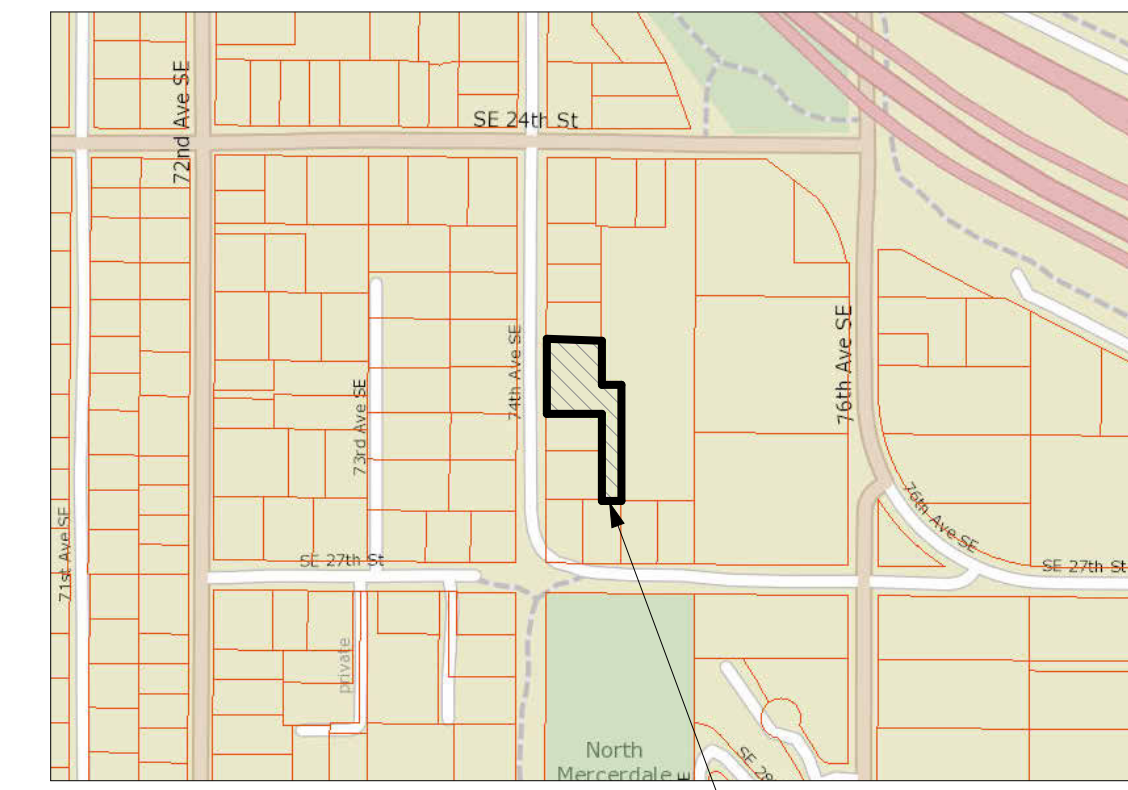
STRUCTURAL ENGINEER: MULHERN & KULP
RICHARD ZABEL
7220 TRADE ST, SUITE 295
SAN DIEGO, CA 92121
P: 619.650.0010
E: RZABEL@MULHERNKULP.COM

CIVIL ENGINEER: MAHER JOUDI
D.R. STRONG
620 7TH AVE
KIRKLAND, WA 98033
P: 425.827.3063
E: MAHER.JOUDI@DRSTRONG.COM

ARBORIST: DAVEY RESOURCE GROUP, INC.
TODD BEALS
18809 10TH AVE NE
SHORELINE, WA 98155
P: 253.656.1650
E: TODD.BEALS@DAVEY.COM

SURVEYOR: TERRANE
EDWIN GREEN
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
P: 425.458.4488
E: EDWIN@TERRANE.NET

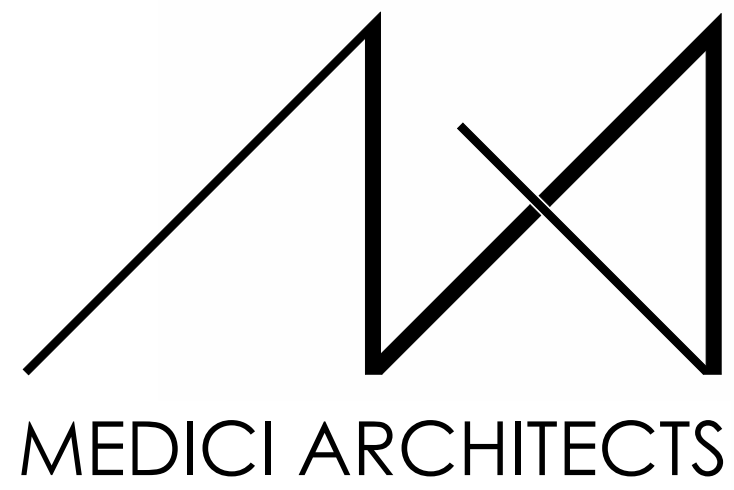
GEOTECH: EARTH SOLUTIONS NW, LLC
SCOTT RIEGEL
15365 NE 9TH ST, SUITE 100
REDMOND, WA 98052
P: 425.449.4704
E: SCOTTR@ESNW.COM



VICINITY MAP
NTS



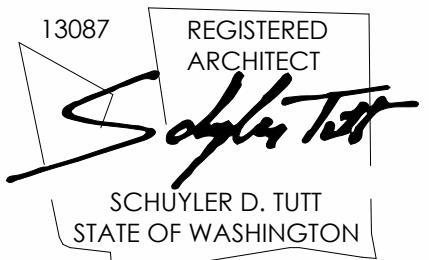
QUARTER SECTION MAP
NTS



11711 SE 8TH STREET SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

200 W. RIVER ST. SUITE 301
KETCHUM, ID 83340
TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

TITLE SHEET

DRAWN BY: DRA
CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 5/28/2024

A0.0

PLOT SCALE: 1:1

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AFF ABOVE FINISH FLOOR	PICT PICTURE
A/C AIR CONDITIONING	PLAM PLASTIC LAMINATE
AHU AIR HANDLING UNIT	PSF POUNDS PER SQUARE FOOT
ALUM ALUMINUM	PSI POUNDS PER SQUARE INCH
ANOD ANODIZED	PL PROPERTY LINE
BSMT BASEMENT	PNA PROTECTED NATURAL AREA
BLK BLOCK	QTY QUANTITY
BS BOTH SIDES	REF REFRIGERATOR
BLDG BUILDING	REQ'D REQUIRED
CAB CABINET	REV REVISION
CB CATCH BASIN	R RISER
CLG CEILING	RM ROOM
CLR CLEAR	RO ROUGH OPENING
CL CLOSET	SG SAFETY GLASS
CONC CONCRETE	SIM SIMILAR
CMU CONCRETE MASONRY UNIT	SH SINGLE HUNG
CONT CONTINUOUS	SOG SLAB ON GRADE
CJ CONTROL JOINT	SPEC SPECIFICATION
CPT CARPET	SF SQUARE FOOT
CSMT CASEMENT	SS STANDARD STEEL
CF CUBIC FOOT	STD STANDARD
DIA DIAMETER	STL STEEL
DBH DIAMETER BREAST HEIGHT	STOR STORAGE
DIM DIMENSION	SD STORM DRAIN
DW DISHWASHER	SUP SUPPLEMENTAL
DN DOWN	TV TELEVISION
DN DOWNSPOUT	TEMP TEMPORARY
D DRYER	TP TOILET PAPER DISPENSER
EAC EACH	T&G TONGUE & GROOVE
ELEC ELECTRICAL PANEL	TO TOP OF
EP ELEVATOR	TOW TOP OF WALL
EQ EQUAL	TB TOWEL BAR
EXT EXTERIOR	T TREAD
EXIST EXISTING	TPZ TREE PROTECTION ZONE
FFE FINISH FLOOR ELEVATION	TYP TYPICAL
FRD FIRE RATE DOOR	UNO UNLESS NOTED OTHERWISE
FRW FIRE RATE WINDOW	VB VAPOR BARRIER
FXD FIXED	VTOS VENT TO OUTSIDE
FIXT FIXTURE	VIF VERIFY IN FIELD
FAR FLOOR AREA RATIO	VERT VERTICAL
FTG FOOTING	VG VERTICAL GRAIN
FAU FORCED AIR UNIT	WC WATER CLOSET
FDN FOUNDATION	WH WATER HEATER
FURN FURNACE	WRB WATER RESISTANT BARRIER
GFA GROSS FLOOR AREA	W WASHER
HDWD HARDWOOD	WHF WHOLE HOUSE FAN
HDR HEADER	WIN WINDOW
HVAC HEATING, VENTILATION & A/C	W/ WITH
HT HEIGHT	W/O WITHOUT
HORZ HORIZONTAL	WP WATER PROOFING
HR HOUR	YD YARD
INCL INCLUDE (ED/ING)	
INT INTERIOR	
LED LIGHT EMITTING DIODE	
LOD LIMIT OF DISTURBANCE	
LF LINEAR FEET	
MANUF MANUFACTURER	
MAX MAXIMUM	
MECH MECHANICAL	
MED MEDIUM	
MIN MINIMUM	
MISC MISCELLANEOUS	
NIC NOT IN CONTRACT	
NTS NOT TO SCALE	
NO NUMBER	
OC ON CENTER	
PERF PERFORATED	

SYMBOL LEGEND

	GRID LINES		EXISTING WALL
	PROJECT BASE POINT		EXISTING WALL TO DEMO
	REFERENCE ELEVATION POINT		2X WALLS
	PROPERTY CORNER		FOUNDATION WALL
	PROPERTY LINE		CONCRETE SURFACE
	CENTER LINE		CAST IN PLACE CONCRETE
	TOP OF WALL ELEVATION		STRUCTURAL POST - SIZE AND TYPE PER STRUCTURAL PLAN
	PROPERTY LINE TAG		GAS OUTLET
	SECTIONS FOUND ON SHEET A101		GAS METER
	DETAIL SECTION FOUND ON SHEET A101		HOSE BIB
	INTERIOR ELEVATION FOUND ON SHEET A1.0		DOWNSPOUT
	EXIT		DOWNSPOUT
	EXIT DIRECTION		ELECTRICAL METER
	SMOKE DETECTOR		ELECTRICAL PANEL
	SMOKE & CARBON MONOXIDE DETECTOR		UNDISTURBED EARTH
	DOOR TAG NUMBER		COMPACTED FILL
	DOOR SIZE		GRAVEL
	WINDOWS TAG NUMBER		RIGID OR SPRAY INSULATION
	DRAWING REVISION		BIBS BLOWN-IN INSULATION
	WALL TAG ASSEMBLY		STONE
	WHOLE HOUSE FAN CONTROL		BATT INSULATION
			EXHAUST FAN
			VENT TO OUTSIDE
			WATER METER
			STEP DOWN / ELEVATION CHANGE
			KEY NOTES

ENERGY CODE COMPLIANCE

CONDITIONED FLOOR AREA
BASEMENT: 994.0 SF
1ST FLOOR: 1561.5 SF
2ND FLOOR: 2007.8 SF

TOTAL: 4563.3 SF < 5000 SF "MEDIUM DWELLING UNIT"

GENERAL PRESCRIPTIVE METHOD: SEE SHEETS A0.3 & A5.0

FUEL NORMALIZATION CREDITS PER TABLE R406.2 SYSTEM TYPE 2 1.0 CREDITS
-HEAT PUMP MEETING FEDERAL STANDARDS PER C403.3.2(1)C OR C403.3.2(2)

ENERGY CREDITS PER TABLE R406.3 OPTION 1.3 BUILDING ENVELOPE 0.5
-VERTICAL FENESTRATION U=0.28
-WALL R-21int
-FLOOR R-38
-SLAB ON GRADE R-10 @ PERIMETER AND UNDER ENTIRE SLAB

OPTION 2.3 AIR LEAKAGE CONTROL 1.5
-AIR LEAKAGE TO MAX 1.5 AIR CHANGES PER HOUR
-WHOLE HOUSE VENTILATION REQ'S MET WITH HRV W/ MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.75

OPTION 3.6 HIGH EFF. HVAC EQUIPMENT 2.0
-DUCTLESS SPLIT SYSTEM W/ NO ELECTRIC RESISTANCE HEATING IN PRIMARY LIVING.
-HEAT PUMP WITH MIN HSPF OF 10.0

OPTION 5.3 EFFICIENT WATER HEATING 1.0
-ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.91.

TOTAL CREDITS REQUIRED 6.0
TOTAL CREDITS PROPOSED 6.0

OTHER PERMITS

ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE TO BE OBTAINED SEPARATELY.

SEPARATE FIRE SPRINKLER PERMIT TO BE OBTAINED.

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF MERCER ISLAND.

- 2018 WASHINGTON STATE BUILDING CODE (IBC)
- 2018 WASHINGTON STATE EXISTING BUILDING CODE (IEBC)
- 2018 WASHINGTON STATE RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (NATURAL GAS) (IFGC)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPPSC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 WASHINGTON STATE ENERGY CODE - COMMERCIAL PROVISIONS (WSEC - COMMERCIAL)
- 2018 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS (WSEC - RESIDENTIAL)
- 2018 WASHINGTON STATE FIRE CODE (IFC)
- 2017 WASHINGTON CITIES ELECTRICAL CODE (2017 WCEC WITH 2020 NEC UPDATES)

DEFERRED SUBMITTAL

DESIGN DOCUMENTS FOR THE FOLLOWING ITEMS SHALL BE DEFERRED, PER IBC 107.3.4.1. THESE ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTALS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- *HANDRAILS
- *GUARDRAILS

THE DEFERRED SUBMITTAL DESIGN DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.

FIRE SPRINKLERS

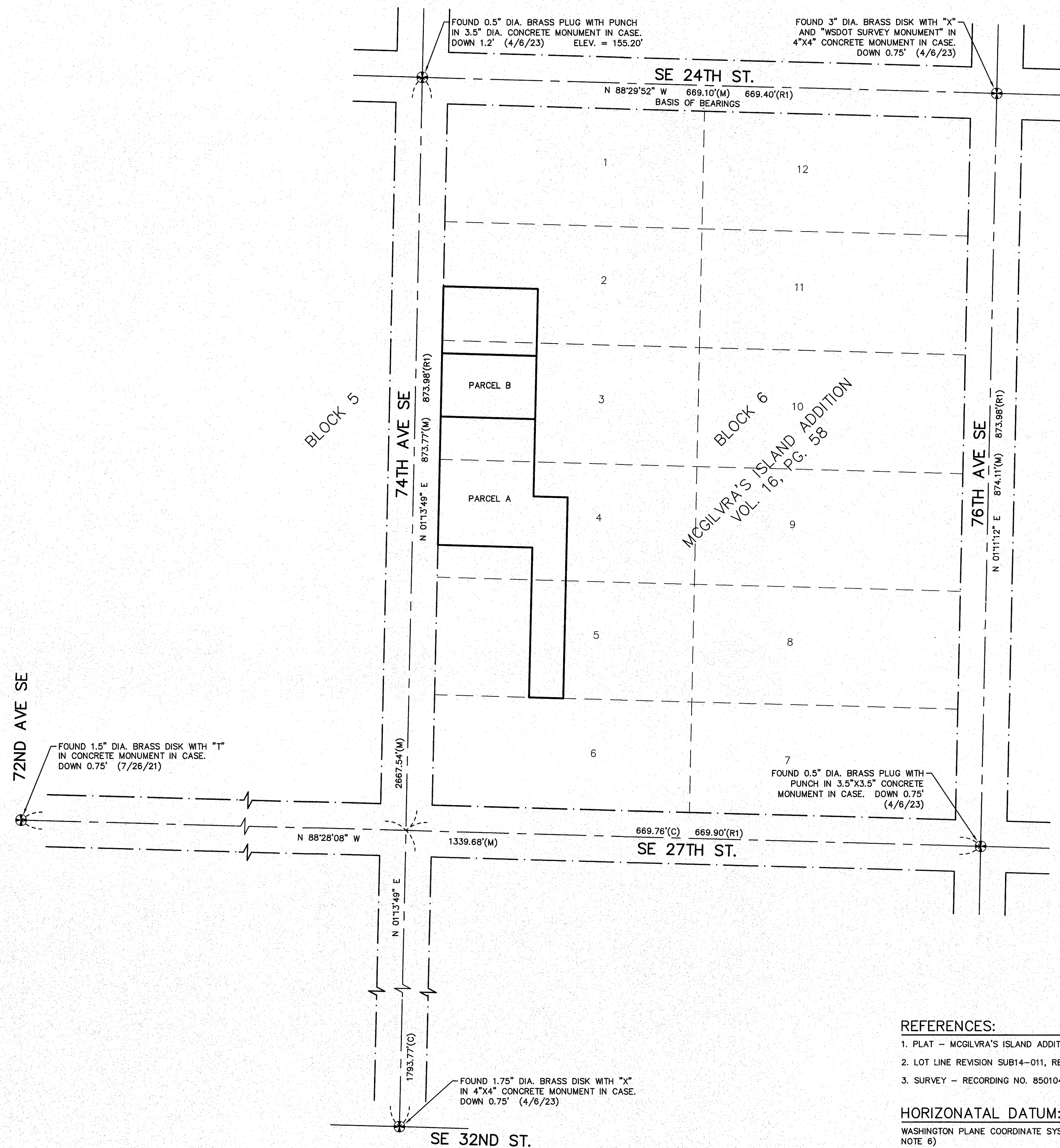
AUTOMATIC SPRINKLERS PROVIDED: 13R SPRINKLER SYSTEM TO BE PROVIDED

NOXIOUS WEEDS

PER MICC 19.02.020(F)(3)(d), PROPOSED DEVELOPMENTS SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO MICC 19.02.020(F)(3)(a). NEW LANDSCAPING SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST. REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOP INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



REFERENCES:

1. PLAT - MC GILVRA'S ISLAND ADDITION, VOLUME 16, PAGE 58 OF PLATS.
2. LOT LINE REVISION SUB14-011, RECORDING NO. 20150528900006.
3. SURVEY - RECORDING NO. 8501049012.

HORIZONTAL DATUM:

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83-2011 EPOCH 2010.00 (SEE SURVEY NOTE 6)

VERTICAL DATUM:

NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

BENCHMARK:

3.5" DIA. CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH IN MONUMENT CASE AT THE INTERSECTION OF SE 24TH ST. AND 74TH AVE. SE.
BENCHMARK IS TOP OF CONCRETE MONUMENT.
ELEVATION = 155.20'

LEGAL DESCRIPTION:

PARCEL A:
PARCEL B OF CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB14-011, RECORDED UNDER RECORDING NUMBER 20150528900006, IN KING COUNTY WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

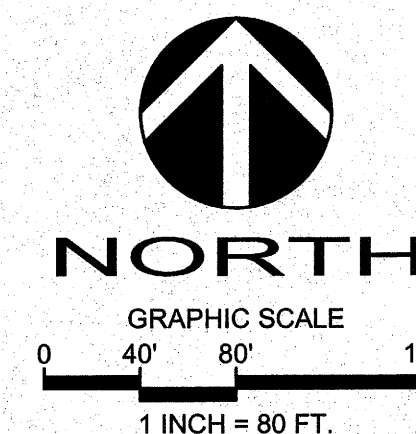
PARCEL B:
THE SOUTH 72.72 FEET OF THE NORTH 87.67 FEET OF THE WEST 110 FEET OF LOT 3, BLOCK 6, MC GILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS

1. EASEMENT GRANTED TO MERCER ISLAND SEWER DISTRICT FOR A SEWER PIPELINE, RECORDING NO. 4655731. AFFECTS PORTION OF PARCEL A AND OTHER PROPERTY. SHOWN HEREON.
2. 4-FOOT WIDE EASEMENT FOR SIDE SEWER - RECORDING NO. 4995706. LOCATION SHOWN IS APPROXIMATE. EASEMENT IS OVER PIPE AS CONSTRUCTED. AFFECTS PORTION OF PARCEL B AND OTHER PROPERTY. SHOWN HEREON.
3. 7-FOOT WIDE EASEMENT FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER SEWER AND TELEPHONE, RECORDING NO. 5601958. AFFECTS NORTHERLY PORTION OF PARCEL A. SHOWN HEREON.
4. ITEM DELETED FROM TITLE REPORT.
5. ITEM DELETED FROM TITLE REPORT.
6. ITEM DELETED FROM TITLE REPORT.
7. HOLD HARMLESS AGREEMENT, RECORDING NO. 20160120000200. NOT SURVEY RELATED.
8. COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LOT LINE REVISION NO. SUB14-011, RECORDING NO. 20150528900006.
9. TIEBACK AND SHORING EASEMENT, RECORDING NO. 20170530001254. AFFECTS EASTERLY PORTION OF PARCELS A AND B. NO DEFINITE LOCATION DESCRIBED. MAY HAVE SELF TERMINATED.
10. EASEMENT FOR SEWER LINE, RECORDING NO. 20170530001263. SHOWN HEREON.
11. HOLD HARMLESS AGREEMENT, RECORDING NO. 20170710000983. NOT SURVEY RELATED.
12. RESTAURANT AGREEMENT, RECORDING NO. 20171113001170. NOT SURVEY RELATED.
- 13-16. RELATED TO TAXES AND ASSESSMENTS. NOT SURVEY RELATED.
17. NOTES THE ENCROACHMENT OF A "TRASH CORRAL" ON THE NORTH PORTION OF PARCEL B.

SURVEYOR'S NOTES

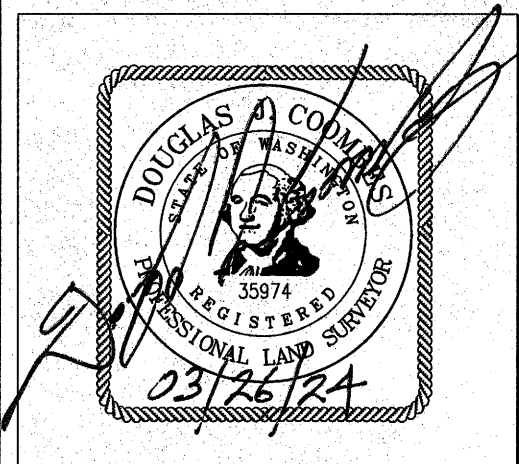
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0187036-16, UPDATE 4TH COMMITMENT DATED OCTOBER 3, 2022. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS, LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS, LLC 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 COMMITMENT. D.R. STRONG CONSULTING ENGINEERS, LLC HAS RELIED WHOLLY ON SAID CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS, LLC QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 13, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON APRIL 6, 2023 UNLESS NOTED OTHERWISE.
3. PROPERTY AREA:
PARCEL A = 7,999± SQUARE FEET (0.1836± ACRES).
PARCEL B = 25,800± SQUARE FEET (0.5923± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R12I GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. RTK GNSS OBSERVATIONS WERE MADE ON 04/06/2023 UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). THE COMBINED GRID TO GROUND SCALE FACTOR USED IS 0.999980520.
7. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
8. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY.
9. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATION. CONTOUR ACCURACY IS WITHIN ONE-HALF CONTOUR INTERVAL PER NATIONAL MAPPING STANDARDS.
10. THIS SURVEY WAS PERFORMED IN SUPPORT OF ENGINEERING DESIGN.



BASIS OF BEARINGS:
N 88°29'52" W BETWEEN THE MONUMENTS
FOUND IN PLAT ALONG SE 24TH ST.

74TH AVE SE
2430 AND 2436 74TH AVE SE
TAX PARCELS:
531510-0468 AND 531510-0455

LNL BUILDS, LLC
317 - 4TH STREET
KIRKLAND, WA
98033



APR
DUC

REVISION
ADD 1' CONTOURS - SHIT 2

DATE
3/26/24

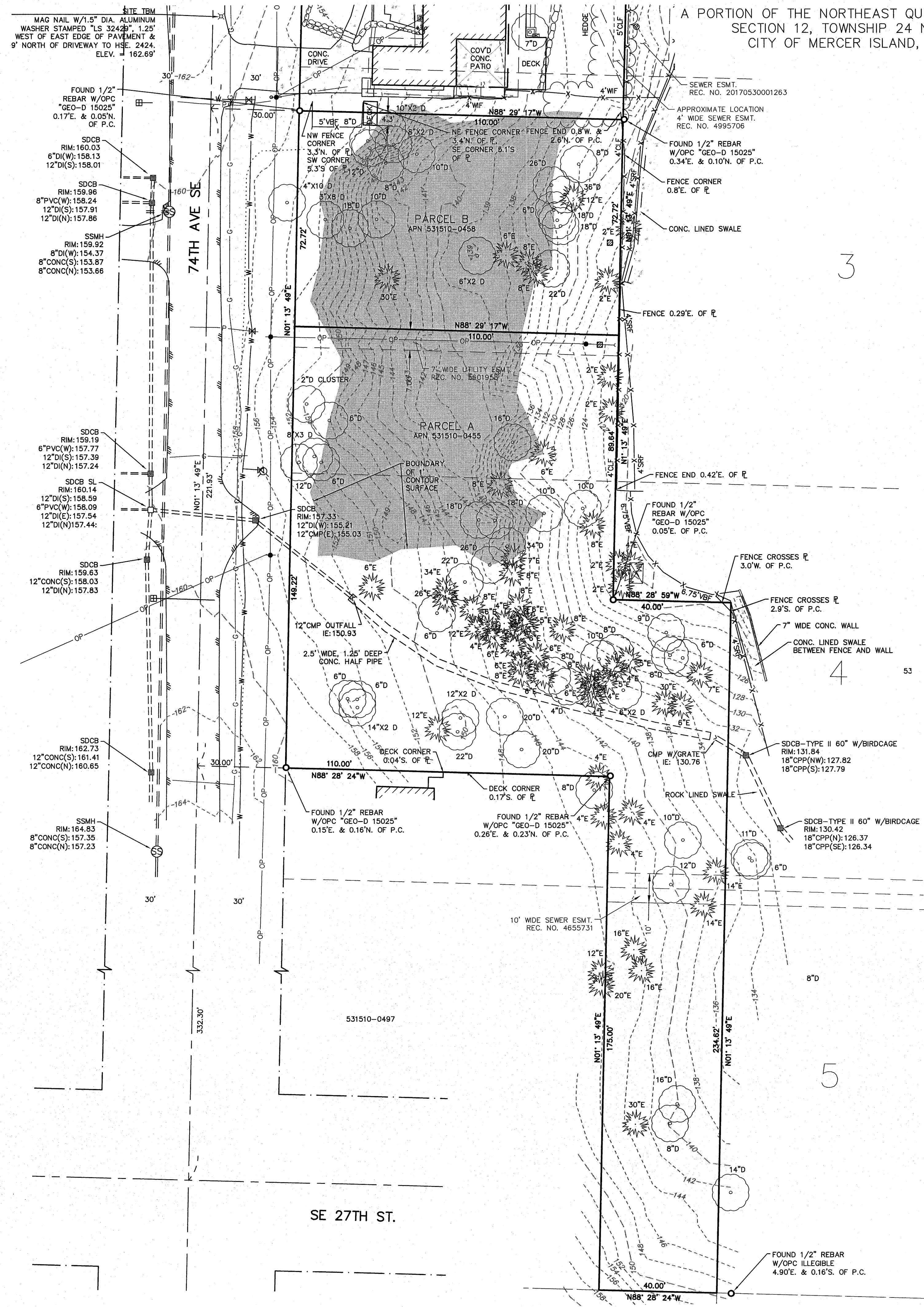
PROJECT SURVEYOR: DJC
DRAFTED BY: DJC/DLC
FIELD BOOK: 199
DATE: 06-27-2023
PROJECT NO.: 23001

SHEET: 1 OF 2

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

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

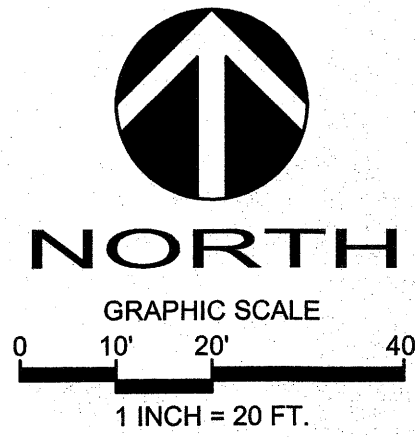


LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- FOUND PK NAIL AND WASHER AS NOTED
- MEASURED
- CALCULATED
- PROPERTY LINE
- CALCULATED PROPERTY CORNER
- ORANGE PLASTIC CAP
- MONITOR WELL
- ROAD SIGNAGE
- MAIL BOX
- POWER METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- JUNCTION BOX, SIZE VARIES
- LIGHT POLE NO ARM
- LIGHT POLE WITH ARM
- GUY WIRE
- WATER METER
- WATER VALVE
- WATER SPIGOT
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- ROCKERY
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CABLE MANHOLE
- POWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- GAS VALVE
- GAS METER
- VBF
- HBF
- CLF
- SRF
- HWF
- CWF
- BWF
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- UNDERGROUND POWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE

NOTE

1. THE MAJORITY OF THE SITE DEPICTS 2-FOOT CONTOUR INTERVALS. ADDITIONAL GROUND SHOTS WERE TAKEN WITHIN THE SHADED AREA SHOWN HEREON. CONTOURS SHOWN WITHIN SAID SHADED AREA ARE DEPICTED IN 1-FOOT INTERVALS.



BASIS OF BEARINGS:

N 88°29'52" W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG SE 24TH ST.

74TH AVE SE

2430 AND 2496 74TH AVE SE
TAX PARCELS:
531510-0456 AND 531510-0455

LNL BUILDS, LLC

317 - 4TH STREET
KIRKLAND, WA
98033

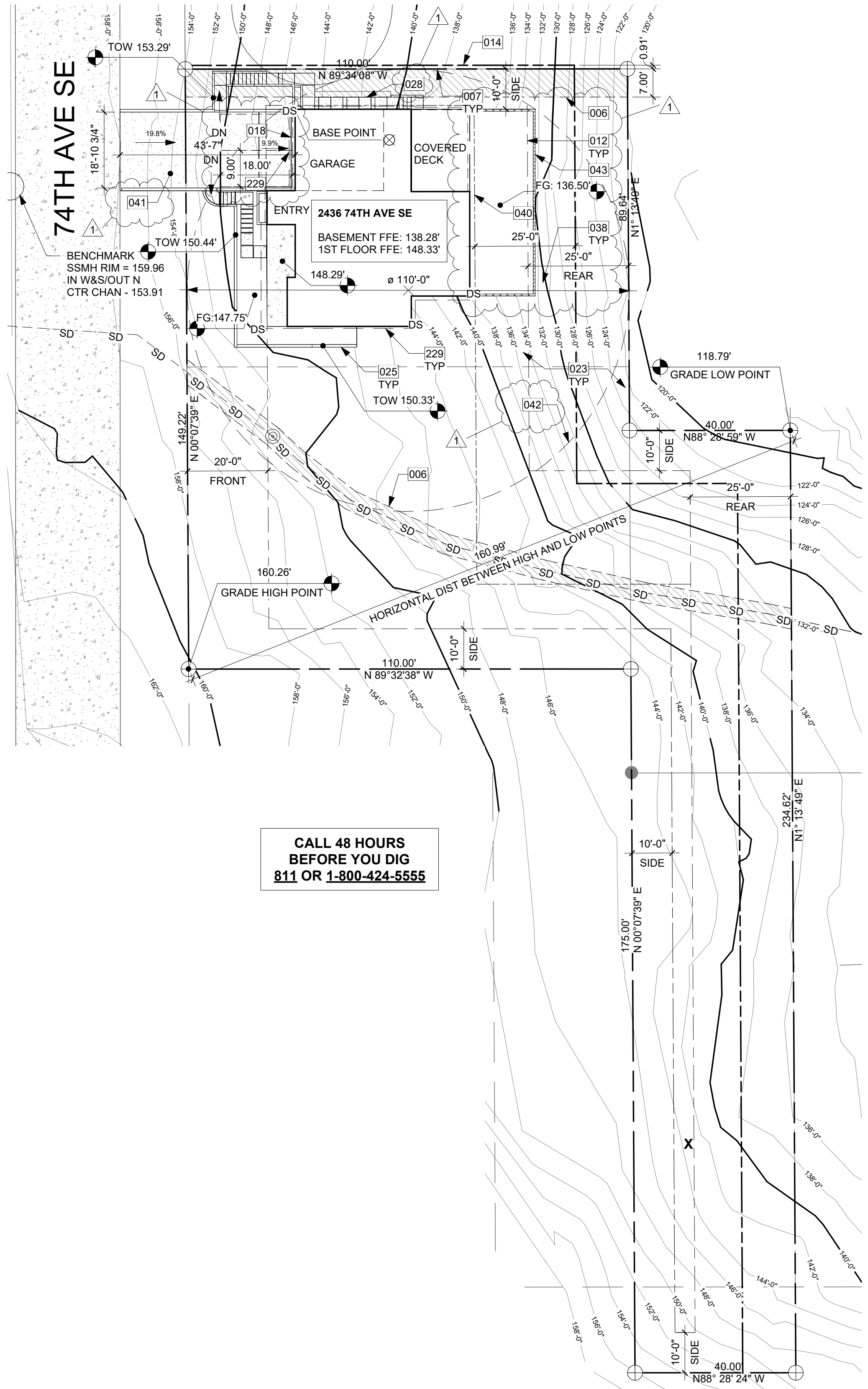
APR 2024 D.C.

REVISION: ADD 1" CONTOURS - SFT 2

DATE: 03/26/24

PROJECT SURVEYOR: DJC
DRAFTED BY: DJC/DLC
FIELD BOOK: 199
DATE: 06-27-2023
PROJECT NO.: 23001

SHEET: 2 OF 2



CALL 48 HOURS BEFORE YOU DIG
811 OR 1-800-424-5555

SITE PLAN 1
1" = 20'-0"

KEY NOTES

006	EXISTING EASEMENT LINE
007	EXISTING PROPERTY LINE
012	SETBACK LINE
014	PROPOSED PROPERTY LINE IN BLA PERMIT. SEE PERMIT 2LLA_23001.
018	TRENCH DRAIN: SEE DETAILS AND CIVIL.
023	SITE DRAINAGE AWAY FROM HOME PER IRC SECTION 401.3. SEE CIVIL DRAWINGS FOR FOUNDATION DRAINAGE SPECIFICATIONS.
025	RETAINING WALL PER STRUCTURAL. 36" TALL GUARDS CONFORMING TO SECTION R312 SHALL BE PROVIDED WHERE ADJACENT TO WALKING SURFACE AND RETAINED EARTH IS >30".
028	HARDSCAPE STEPS DRAWN DIAGRAMMATICALLY; TO FOLLOW SITE CONTOURS. PROVIDE HANDRAILINGS TO ANY PORTION OF EXTERNAL STAIRS THAT EXCEED 4 RISERS.
038	DRIFLINE OF TREES TO BE RETAINED ON SITE. TYP.
040	DASHED LINE OF NEW SETBACK LINE AFTER BLA ADJUSTMENT. SEE PERMIT 2LLA_23001.
041	DRIVEWAY SLOPE THAT EXCEEDS 15% SHALL BE CEMENT CONCRETE PAVEMENT WITH A BRUSHED SURFACE FOR TRACTION. DRIVEWAY SLOPE THAT IS 15% OR LESS TO BE ASPHALT CONCRETE SURFACE, PER CIVIL.
042	LOT REQUIREMENT MINIMUM 75'-0" DIAMETER.
043	LANDSCAPE BLOCK WALL TO NOT EXCEED 4'-0" IN HEIGHT.
229	LONG DASHED LINE OF ROOF ABOVE.

ZONING REQUIREMENTS

JURISDICTION: CITY OF MERCER ISLAND
 ZONING: R-9.6 SINGLE FAMILY
 PARCEL ASSESSOR'S #: 5315100455
 LOT SIZE: 25789 SF = 0.59 ACRE

LEGAL DESCRIPTION:

MC GILVRAS ISLAND ADD PCL B MERCER ISLAND LLR# SUB
 14-011 REC#20150528900006 SD LLR BEING POR LOTS 1 THRU 5
 SD BLK 6
 Plat Block: 6
 Plat Lot: 3-4-5

MAXIMUMS:

MAX. FAR: 40%
 MAX. LOT COVERAGE: 35% (9026.15 SF)
 MAX. HEIGHT: 30' ABOVE ABE

SETBACKS:

REQUIRED FRONT: MIN. 20' PROVIDED: 20'
 REQUIRED SIDE: MIN. 5/5' PROVIDED: 10'/10'
 REQUIRED REAR: MIN. 25' PROVIDED: 25'

G.F.A. CALCULATION

LOT SIZE	25,789 SF
G.F.A. IN ZONE R-9.6 = 40%	10,315.6 SF
BASEMENT FLOOR EXEMPT (SEE BASEMENT FLOOR AREA CALCULATION)	1,050.5 SF
	-581.89 SF
1ST FLOOR	1,561.46 SF
2ND FLOOR	2,007.81 SF
ATTACHED GARAGE	459.46 SF
TOTAL:	4,497.34 SF
PERCENT:	17.44%

LOT COVERAGE CALCULATION

LOT SIZE	25789 SF
MAX HARDSCAPE COVERAGE (9%)	2321.01 SF
MIN LANDSCAPE REQUIREMENT (70%)	18052.3 SF
MAXIMUM PAVER COVERAGE (9%)	2321.01 SF
ALLOWABLE LOT COVERAGE (35%)	9026.15 SF

IMPERVIOUS SURFACES	ACTUAL AREA	
FOOTPRINT INCLUDING EAVES:	2120.97 SF	
DRIVEWAY:	520.61 SF	
COVERED DECK:	304.57 SF	
COVERED ENTRY PATIO:	194.17 SF	
PAVER WALKWAY AND STAIRS < 60"	192.94 SF	
PAVER ENTRY WALKWAY < 60"	75.75 SF	0.0 SF

TOTAL LOT COVERAGE: 3409.01 SF (5617.14 SF UNDER)
REMAINING LANDSCAPE AREA: 22379.99 SF (4327.69 SF OVER)

HARDSCAPE SURFACES	
PAVER WALKWAY AND STAIRS:	192.94 SF
PAVER ENTRY WALKWAY:	75.75 SF
RETAINING WALLS*:	96.01 SF

TOTAL HARDSCAPE AREA: 364.7 SF 1.41%
TOTAL PAVER AREA: 268.69 SF 1.04%

LOT SLOPE CALCULATION

HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINT ON SITE:	160.99'
HIGHEST GRADE POINT:	160.26'
LOWEST GRADE POINT:	118.79'

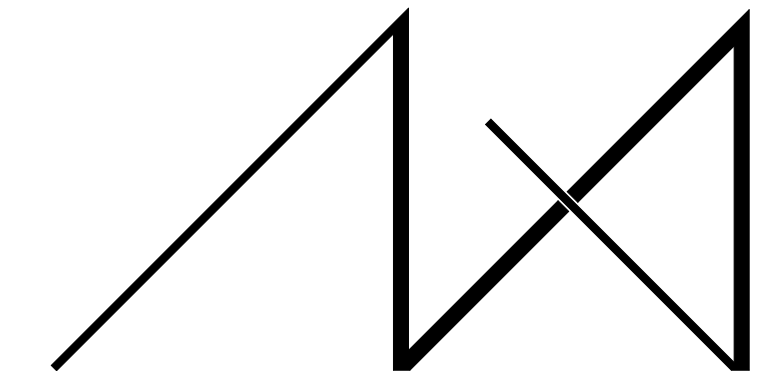
GRADE DIFFERENCE: 160.26' - 118.79' = 41.47'
 AVERAGE GRADE SLOPE: 41.47' / 160.99' = **25.76%**

REQUIRED LANDSCAPING AREA BETWEEN 15% AND LESS THAN 30%: **65%**

MAXIMUM LOT COVERAGE BETWEEN 15% AND LESS THAN 30%: **35%**

SYMBOL LEGEND

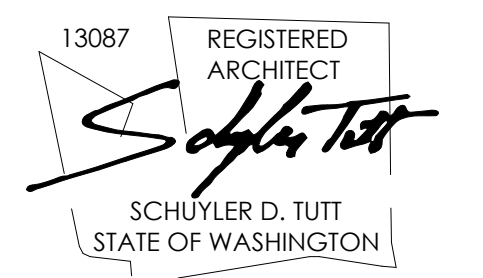
SEE TITLE BLOCK SHEET A0.0 FOR COMPLETE SYMBOL INDEX.



MEDICI ARCHITECTS

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 200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340
 TEL: (425) 453-9298 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

SITE PLAN

DRAWN BY: DRA
 CHECKED BY: JML

DATE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 5/28/2024

A0.1

PLOT SCALE: 1:1

BASEMENT FLOOR AREA CALCULATION

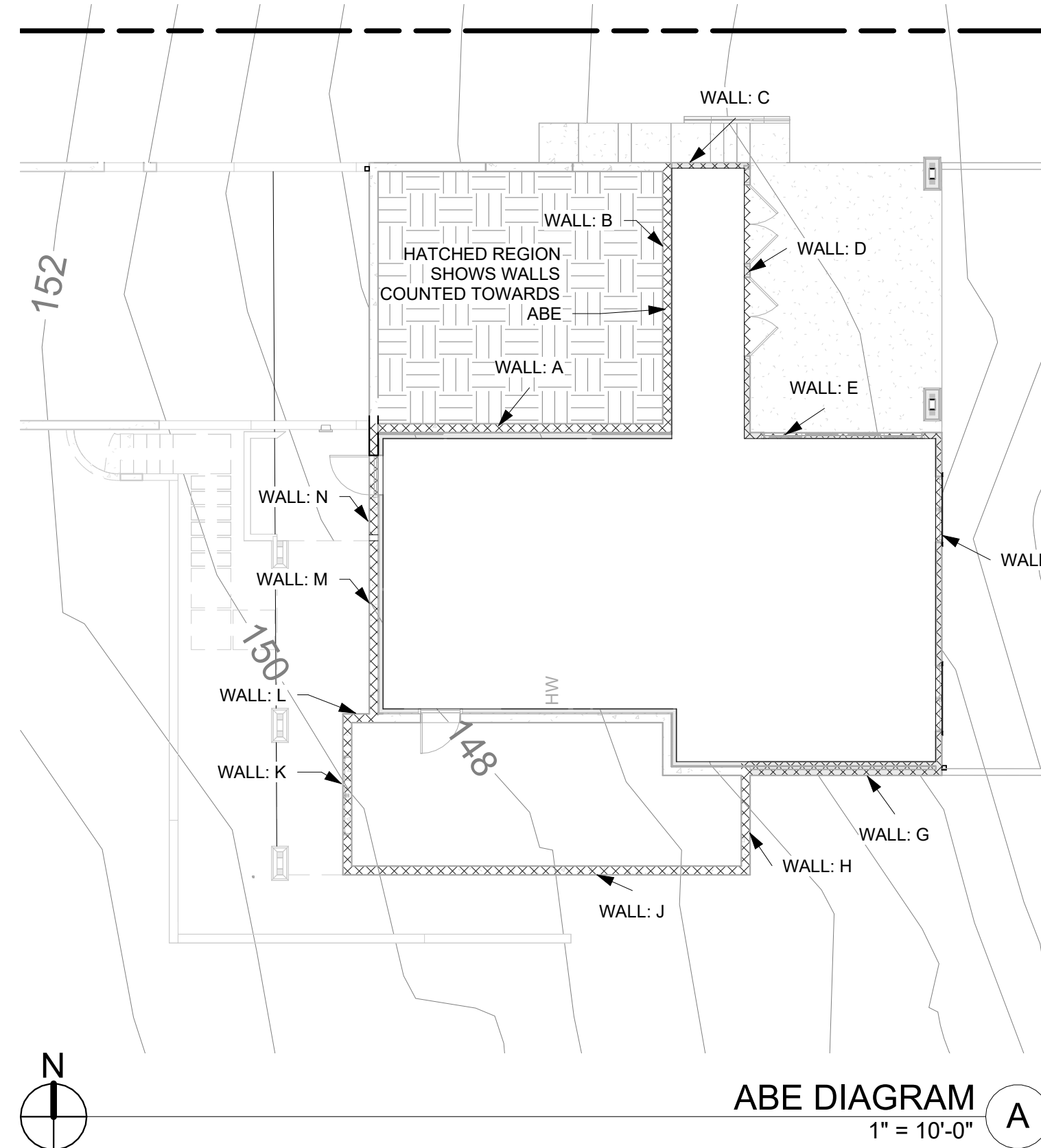
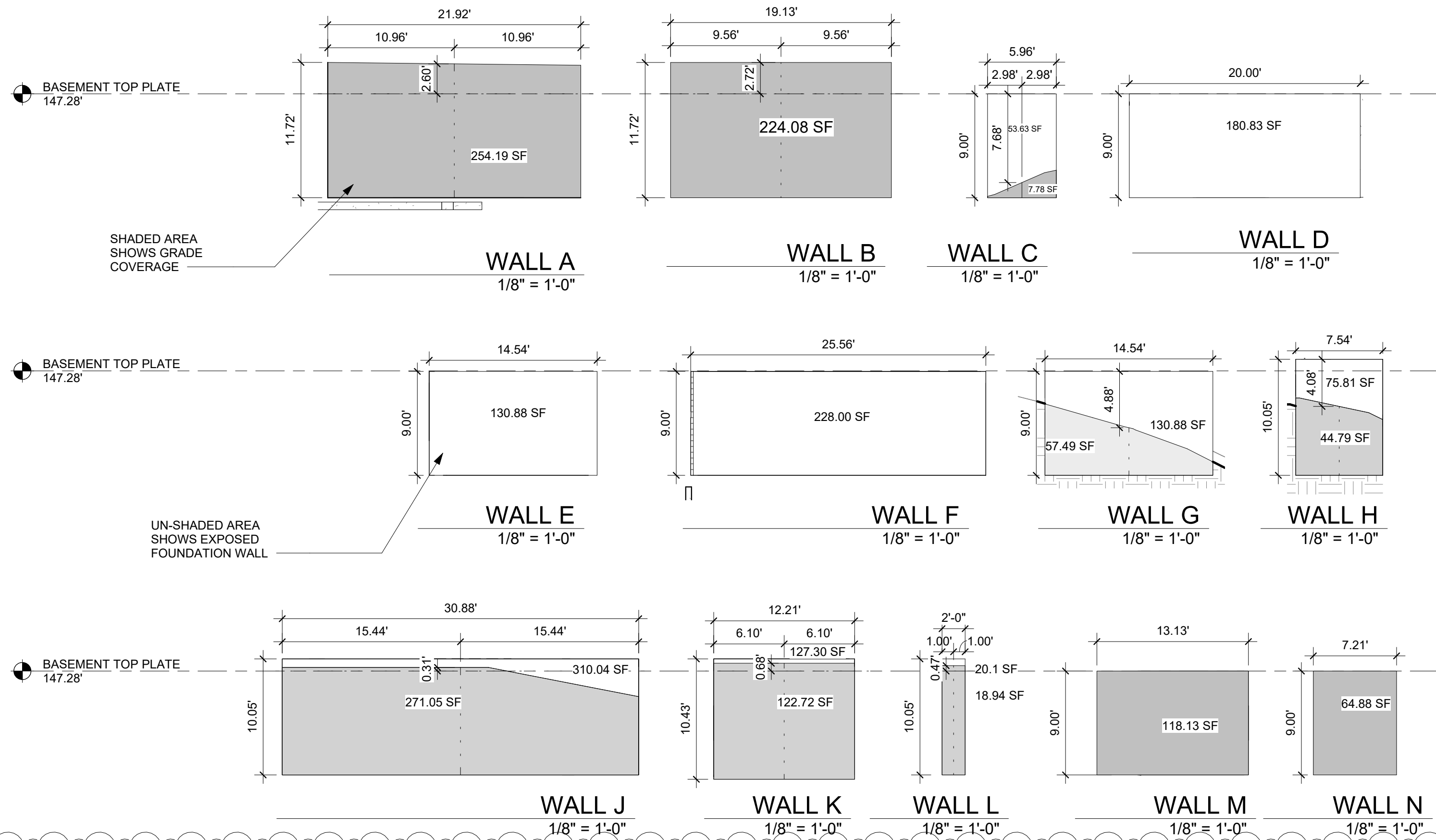
WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	21.92	X 100%	21.92
B	19.13	X 100%	19.13
C	5.96	X 14.5%	0.86
D	20	X 0%	0
E	14.54	X 0%	0
F	25.33	X 0%	0
G	14.54	X 43.9%	6.38
G-1	5.96	X 40.8%	2.43
G-2	7.54	X 85.0%	6.41
G-3	22.25	X 93.7%	20.85
M	13.13	X 100%	13.13
N	7.21	X 100%	7.21
TOTAL	177.51		98.32

TOTAL BASEMENT AREA: 1,050.5 SF
 RESULT / TOTAL WALL LENGTH: 55.39%
 EXCLUDED BASEMENT: 581.89 SF

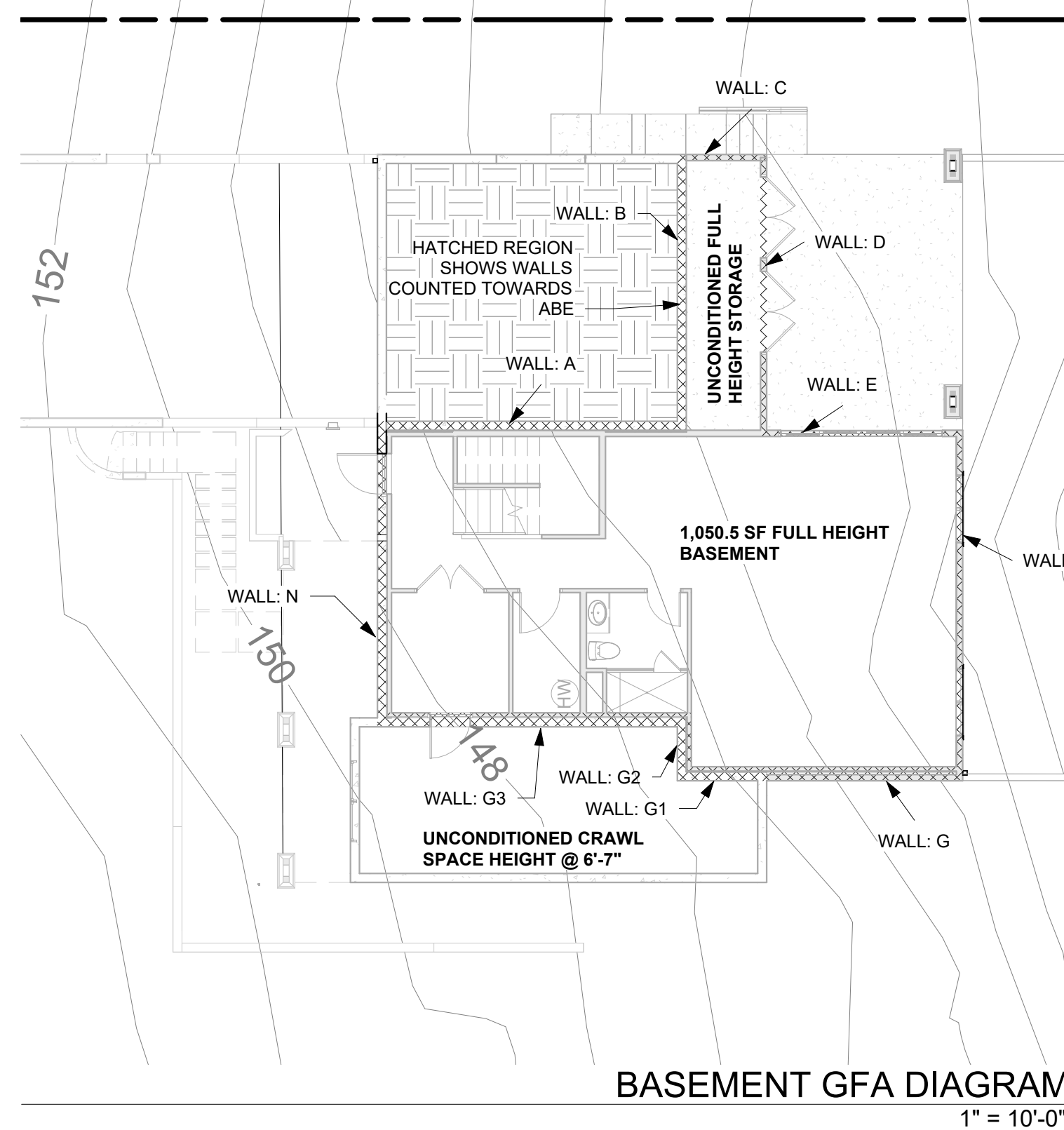
ABE CALCULATION

WALL SEGMENT	LENGTH	X	ELEVATION	PRODUCT
A	21.92	X	149.88	3285.37
B	19.13	X	150.00	2869.5
C	5.96	X	139.60	832.02
D	20	X	138.28	2765.6
E	14.54	X	138.28	2010.59
F	25.33	X	138.28	3502.6
G	14.54	X	142.40	2070.5
H	7.54	X	143.20	1079.73
J	30.88	X	147.59	4557.58
K	12.21	X	147.96	1806.59
L	2	X	147.75	295.5
M	13.13	X	147.28	1933.79
N	7.21	X	147.28	1061.89
TOTAL	194.39	X	147.28	28071.26

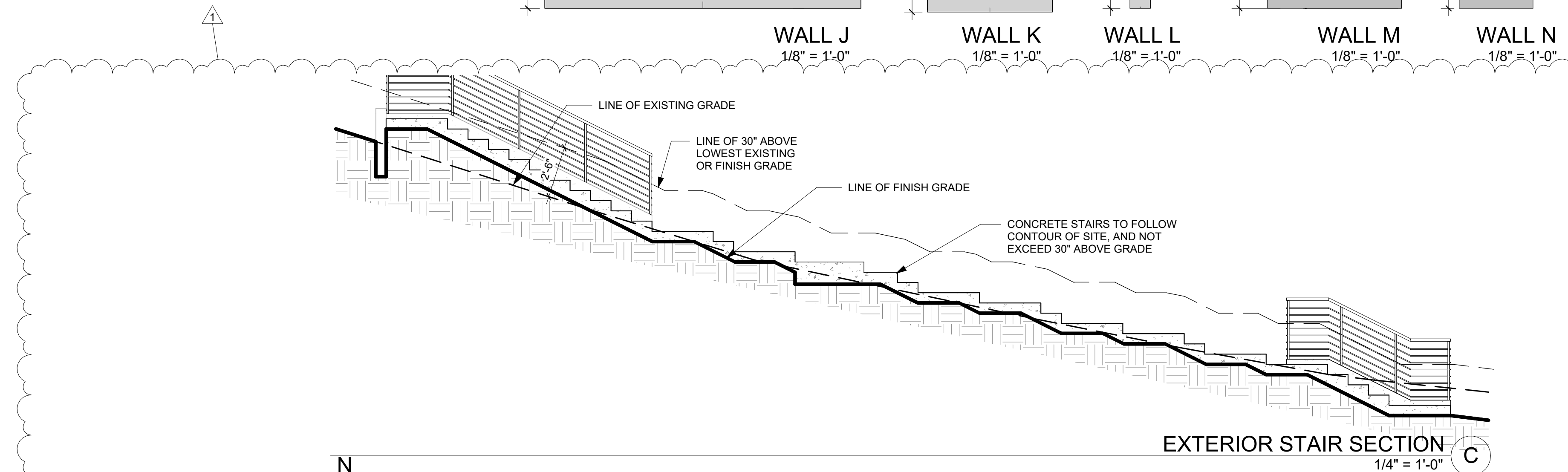
AVERAGE BUILDING ELEV.: 144.41'
 MAX HEIGHT ALLOWED: 30'
 MAX ELEVATION PROPOSED TOP OF BUILDING: 174.41'
 AMOUNT BELOW MAX: 173.84'
 0.57



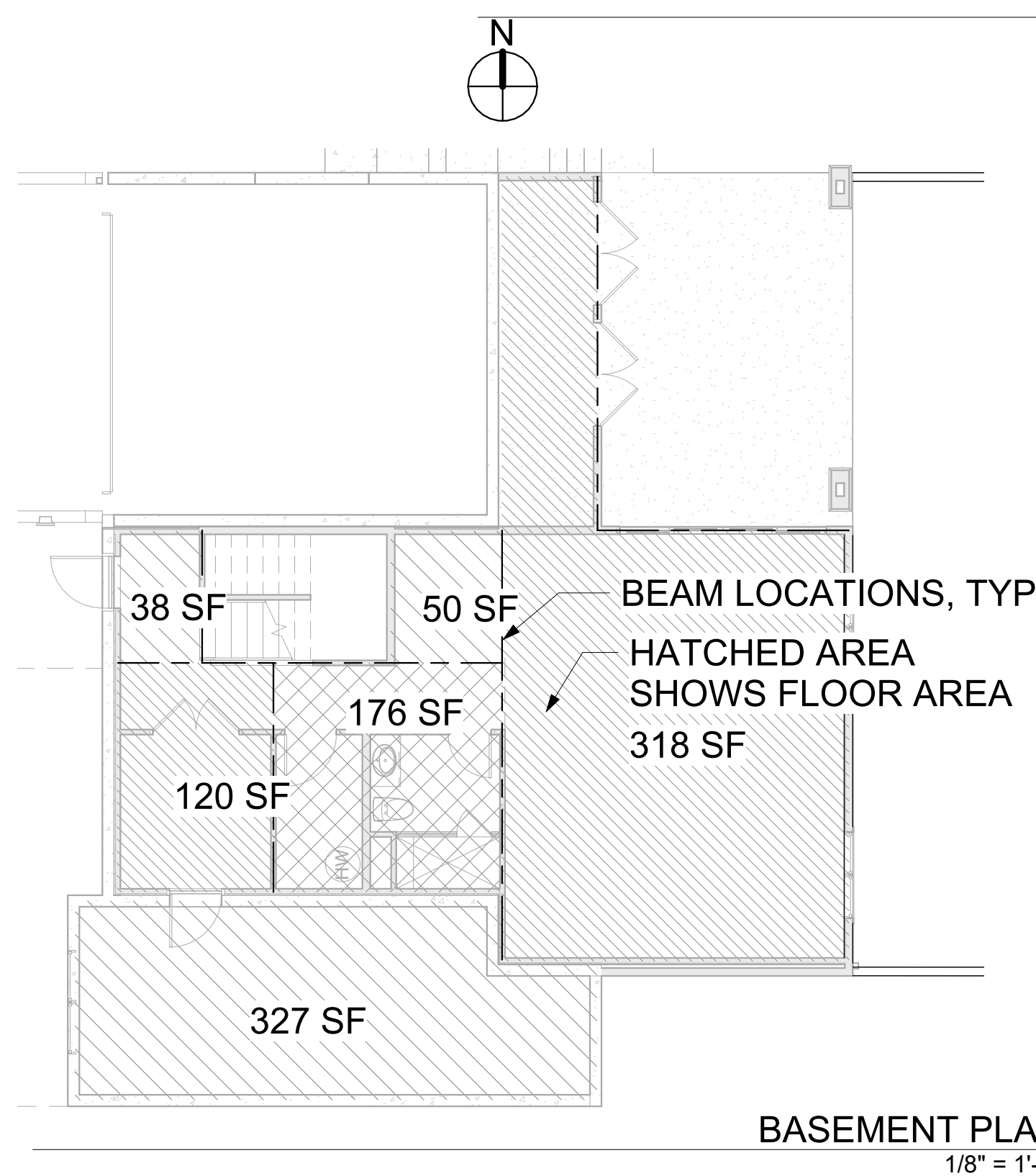
ABE DIAGRAM A
1" = 10'-0"



BASEMENT GFA DIAGRAM B
1" = 10'-0"

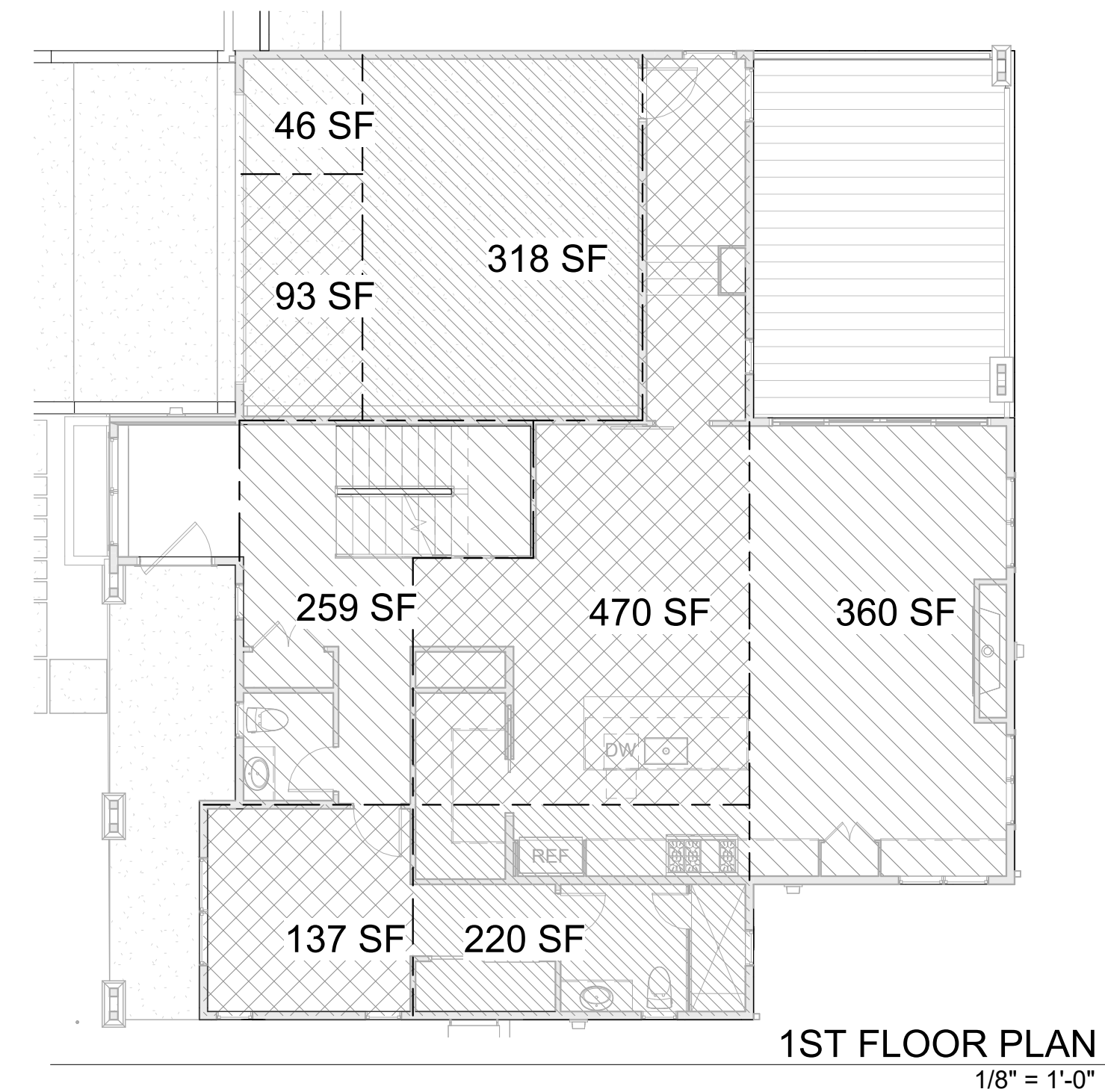


EXTERIOR STAIR SECTION C
1/4" = 1'-0"

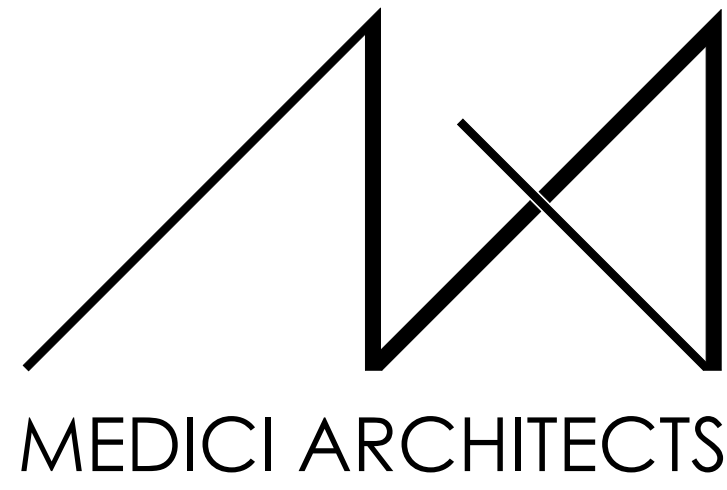


BASEMENT PLAN D
1/8" = 1'-0"

NOTE: THESE PLANS ARE DIAGRAMATIC, SEE STRUCTURAL FOR BEAM LOCATIONS



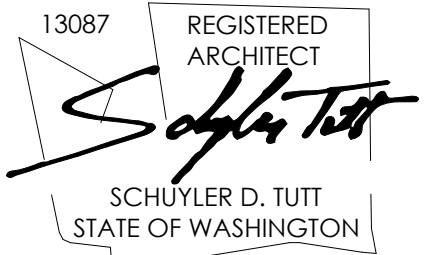
1ST FLOOR PLAN E
1/8" = 1'-0"



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REGISTRATION:



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REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT: 2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS: 2436 74TH AVE SE MERCER ISLAND, 98040

DRAWING NAME:

DIAGRAMS

DRAWN BY: DRA
 CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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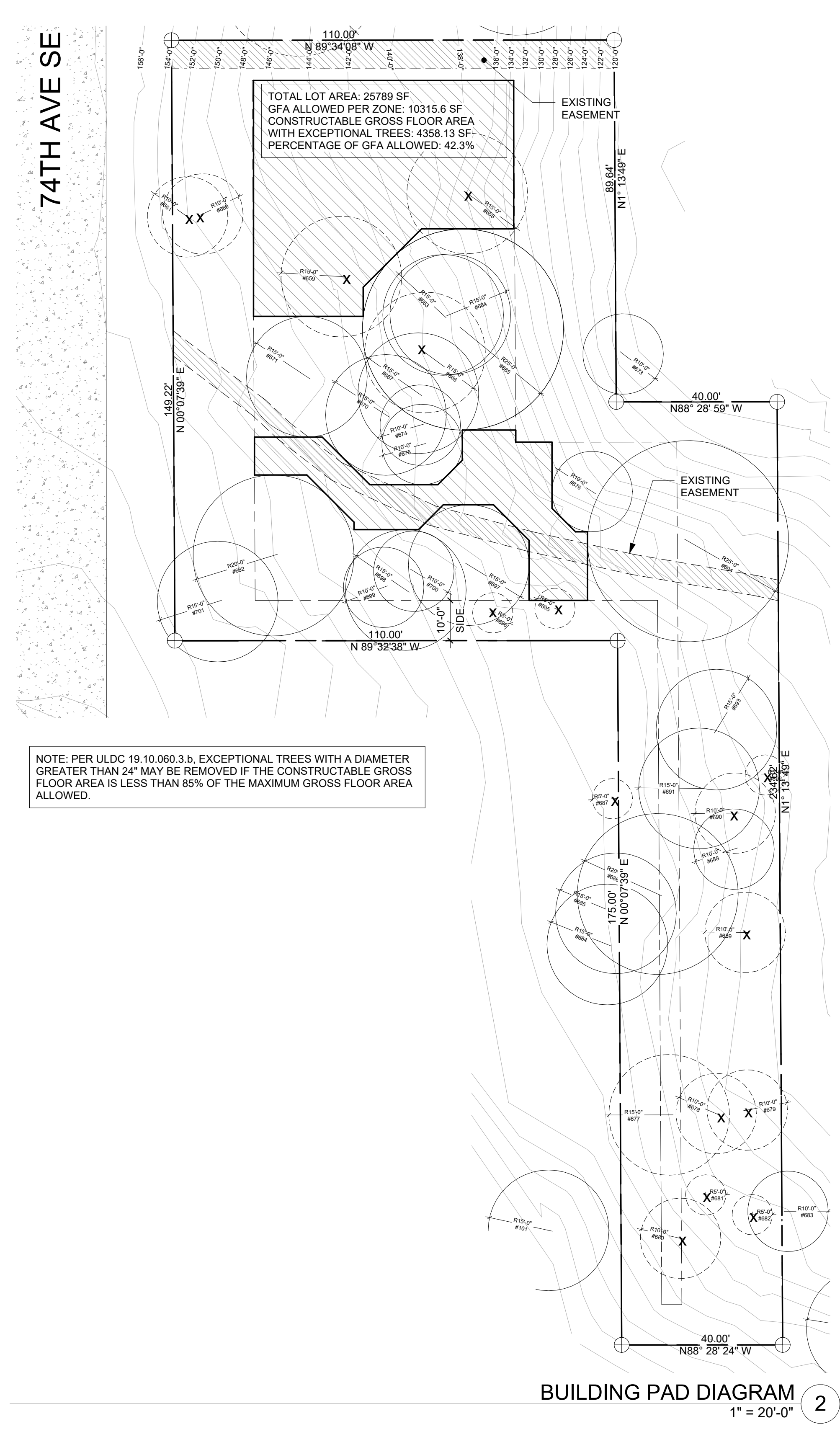
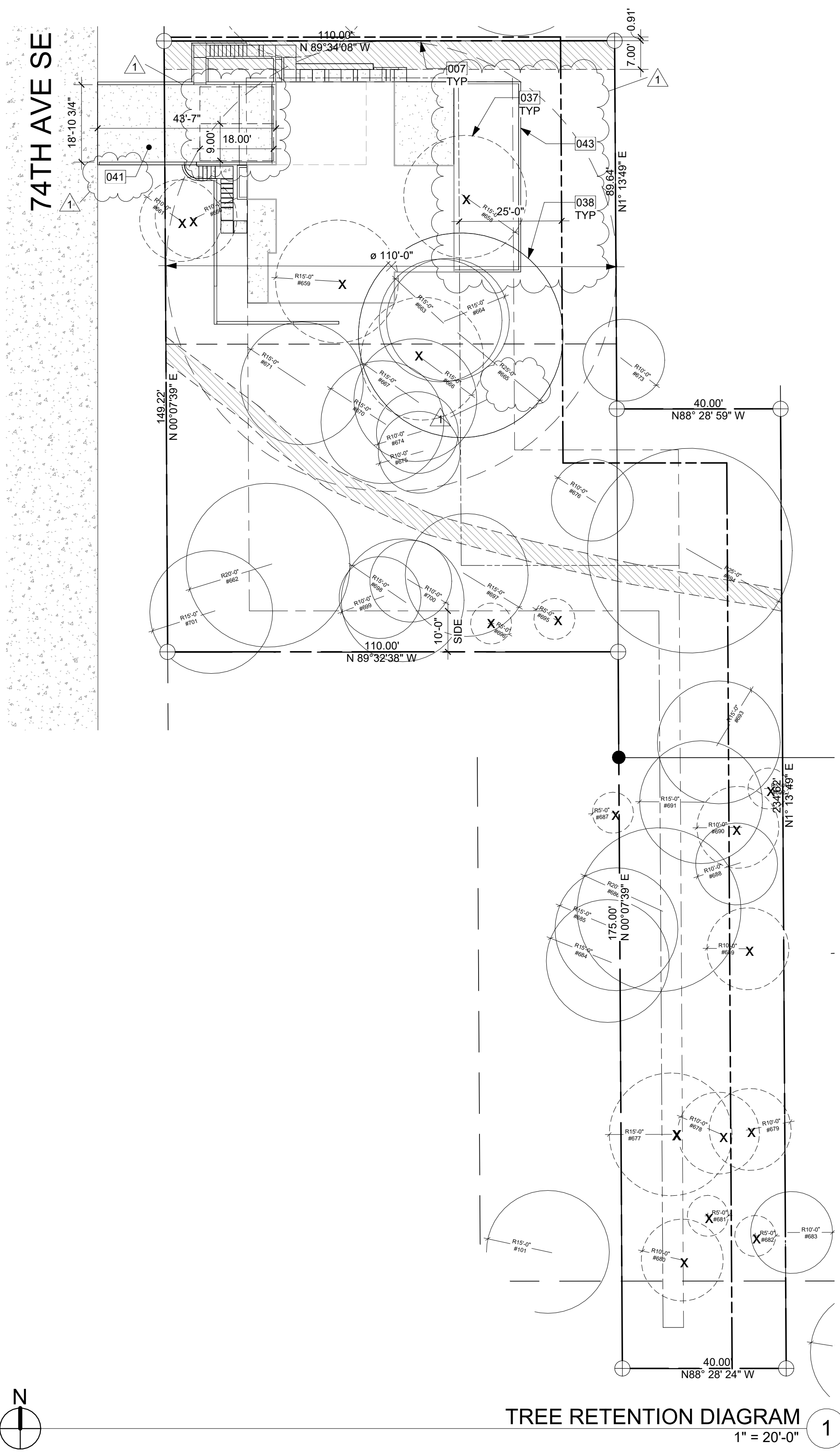
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 5/28/2024

A0.2

PLOT SCALE: 1:1



TREE DENSITY CALCULATION

TREE NUMBER	EXCEPTIONAL	SPECIES	ACTION	DBH	PRIORITY
EXISTING #658	YES (GROVE)	COTTONWOOD	REMOVE	22	2
EXISTING #659	N/A	MAPLE BIGLEAF	REMOVE	18	4
EXISTING #660	YES	WILLOW	REMOVE	16	3
EXISTING #661	YES	WILLOW	REMOVE	14	3
EXISTING #662	LARGE	MAPLE BIGLEAF	RETAIN	21	3
EXISTING #663	YES (GROVE)	COTTONWOOD	RETAIN	20	2
EXISTING #664	YES (GROVE)	COTTONWOOD	RETAIN	27	2
EXISTING #665	YES	COTTONWOOD	RETAIN	37	2
EXISTING #666	N/A	COTTONWOOD	REMOVE	24	4
EXISTING #667	YES (GROVE)	COTTONWOOD	RETAIN	29	2
EXISTING #668	YES (GROVE)	COTTONWOOD	RETAIN	22	3
EXISTING #669	YES (GROVE)	COTTONWOOD	RETAIN	30	2
EXISTING #670	YES (GROVE)	COTTONWOOD	RETAIN	24	2
EXISTING #671	YES (GROVE)	MAPLE BIGLEAF	RETAIN	15	3
EXISTING #673	YES (GROVE)	MAPLE BIGLEAF	RETAIN	12	3
EXISTING #674	YES (GROVE)	CEDAR WESTERN-RED	RETAIN	10	2
EXISTING #675	YES (GROVE)	CEDAR WESTERN-RED	RETAIN	12	2
EXISTING #676	LARGE	MAPLE BIGLEAF	RETAIN	10	2
EXISTING #677	YES	CEDAR WESTERN-RED	REMOVE	35	3
EXISTING #678	N/A	COTTONWOOD	REMOVE	18	4
EXISTING #679	N/A	ALDER RED	REMOVE	14	4
EXISTING #680	N/A	MAPLE BIGLEAF	REMOVE	14	4
EXISTING #681	N/A	ALDER RED	REMOVE	10	4
EXISTING #682	N/A	ALDER RED	REMOVE	14	4
EXISTING #683	LARGE	ALDER RED	RETAIN	12	3
EXISTING #686	LARGE	CEDAR WESTERN-RED	RETAIN	20	2
EXISTING #687	N/A	CHERRY	REMOVE	11	4
EXISTING #688	YES	WILLOW	RETAIN	12	4
EXISTING #689	N/A	ALDER RED	REMOVE	18	4
EXISTING #690	N/A	WILLOW	REMOVE	19	4
EXISTING #691	LARGE	MAPLE BIGLEAF	RETAIN	13	2
EXISTING #692	N/A	CEDAR WESTERN-RED	REMOVE	15	4
EXISTING #693	LARGE	MAPLE BIGLEAF	RETAIN	12	2
EXISTING #694	LARGE	COTTONWOOD	RETAIN	33	3
EXISTING #695	N/A	MAPLE BIGLEAF	REMOVE	37	4
EXISTING #696	N/A	MAPLE BIGLEAF	REMOVE	22	4
EXISTING #697	N/A	MAPLE BIGLEAF	RETAIN	22	4
EXISTING #698	N/A	MAPLE BIGLEAF	RETAIN	20	4
EXISTING #699	LARGE	CEDAR WESTERN-RED	RETAIN	13	2
EXISTING #700	N/A	COTTONWOOD	REMOVE	21	3
EXISTING #701	LARGE	CEDAR WESTERN-RED	RETAIN	24	2
EXISTING #9582	N/A	HAWTHORN BLACK	REMOVE	8	4
EXISTING #9583	YES	WILLOW	REMOVE	8	3

TOTAL EXISTING TREES 42

TREE NUMBER	SPECIES	ACTION
SUP. #A	MAPLE BIGLEAF	ADD
SUP. #B	MAPLE BIGLEAF	ADD
SUP. #C	MAPLE BIGLEAF	ADD

TOTAL PROPOSED SUPPLEMENTAL TREES 3

TREE NUMBER	EXCEPTIONAL	SPECIES	DBH
EXISTING #101	LARGE	DOUGLAS-FIR	25
EXISTING #102	LARGE	MAPLE BIGLEAF	22
EXISTING #684	LARGE	CEDAR WESTERN-RED	25
EXISTING #685	LARGE	CEDAR WESTERN-RED	12

PRIORITY 1 TREES RETAINED/REMOVED	0/0	0% RETAINED
PRIORITY 2 TREES RETAINED/REMOVED	14/0	100% RETAINED
PRIORITY 3 TREES RETAINED/REMOVED	6/5	54% RETAINED
PRIORITY 4 TREES RETAINED/REMOVED (EXEMPT)	3/14	17% RETAINED

TOTAL EXISTING TREES (EXEMPTED TREES)	42	
COUNTED EXISTING TREES	-17	
PROPOSED RETAINED TREES	25	
	23	92% RETAINED

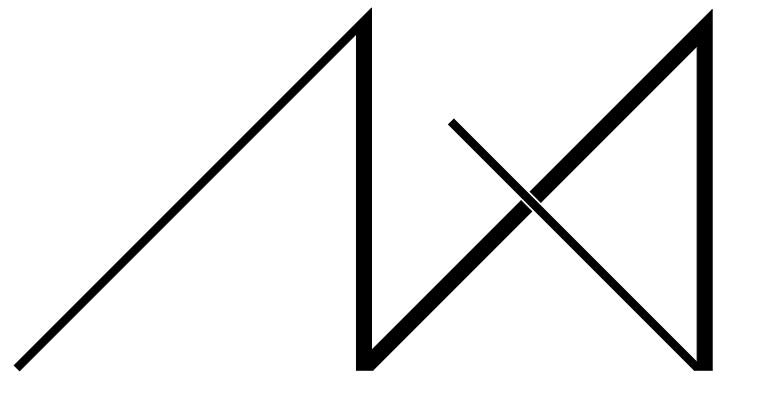
EXCEPTIONAL TREES REMOVED	3
SUPPLEMENTAL TREES REQUIRED	3

- NOTES:
- A MINIMUM OF 30% OF TREES WITH A DIAMETER OF 10" OR GREATER SHALL BE RETAINED PER MICC 19.10.060.2.a.
 - PER ARBORIST REPORT, TREE PRESERVATION PRIORITY HAS BEEN GIVEN TO EACH MARKED TREE. TREES UNDER PRIORITY 4 ARE NOT CONSIDERED A LARGE TREE PER MICC 19.10.060.2.a.
 - PRIORITY 1: HIGH PRIORITY FOR PROTECTION
 - PRIORITY 2: GOOD OR FAIR CONDITION TREE WORTH PROTECTING, BUT NOT VALUABLE
 - PRIORITY 3: POOR CONDITION AVERAGE TREE, NOT OWRTH ANY SPECIAL PROTECTION MEASURES.
 - PRIORITY 4: TREES THAT SHOULD BE REMOVED UNDER MOST CIRCUMSTANCES.
 - TREE REPLACEMENT RATIO TO FOLLOW TABLE WITHIN MICC 19.10.070.A.

MICC 19.10.060 TREE REMOVAL

Retention of exceptional trees. Development proposals specified under subsection (a)(1) of this section shall retain exceptional trees with a diameter of 24 inches or more. Exceptional trees with a diameter of 24 inches or more that are retained shall be credited towards compliance with the retention requirements of subsection (A)(2) of this section. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:

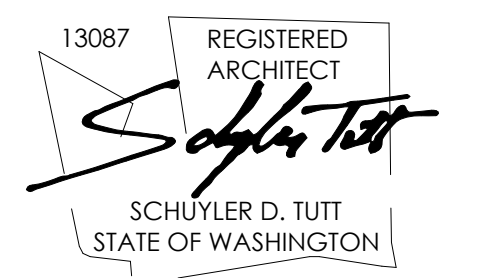
- Retention of an exceptional tree(s) with a diameter of 24 inches or more will result in an unavoidable hazardous situation; or
- Retention of an exceptional tree(s) with a diameter of 24 inches or more will limit the constructable gross floor area to less than 85 percent of the maximum gross floor area allowed under chapter 19.02 MICC; or,
- Retention of an exceptional tree(s) with a diameter of 24 inches or more will prevent creation of a residential lot through a subdivision or short subdivision that is otherwise allowed by this title.



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LNL BUILDS
 PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

TREE RETENTION DIAGRAM

DRAWN BY: DRA
 CHECKED BY: JML

PHASE:
 CONSTRUCTION DRAWINGS

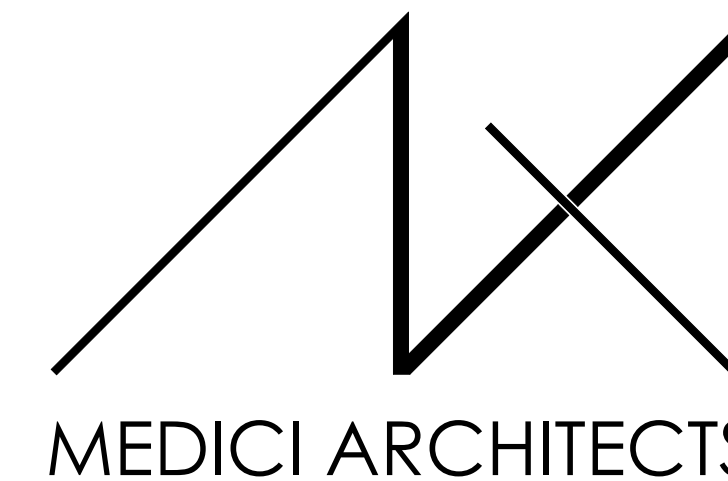
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 DATE: 5/28/2024

A0.3

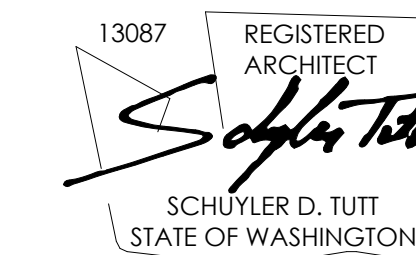
PLOT SCALE: 1:1



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2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

SCHEDULES

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

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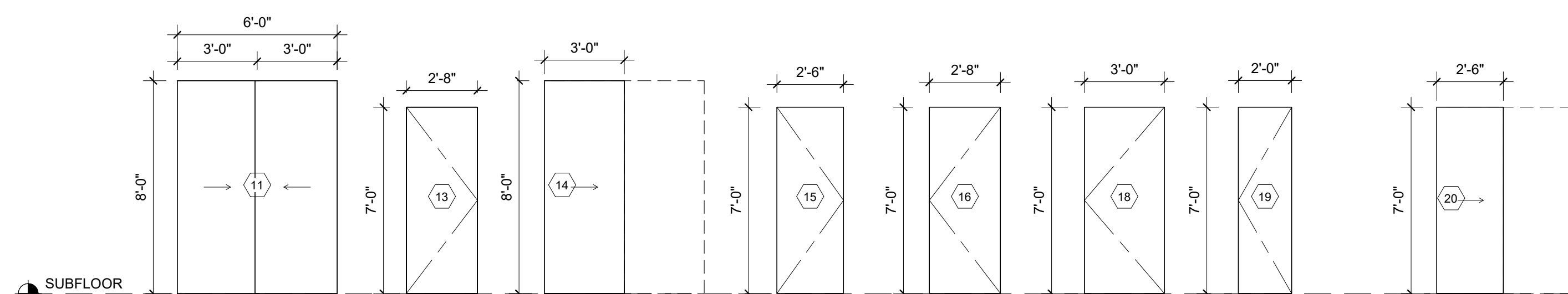
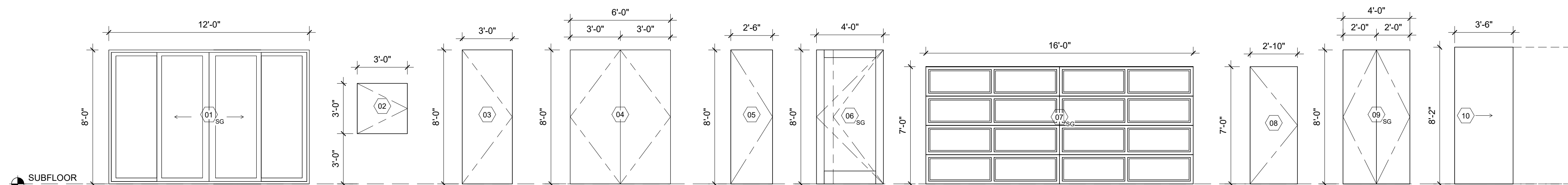
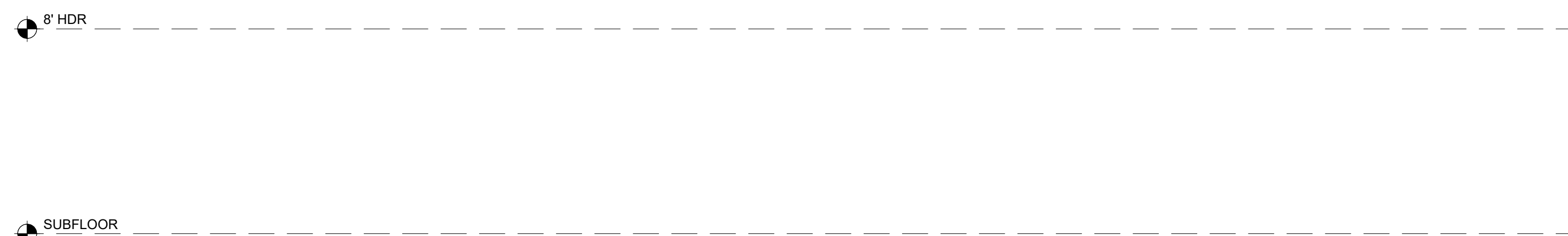
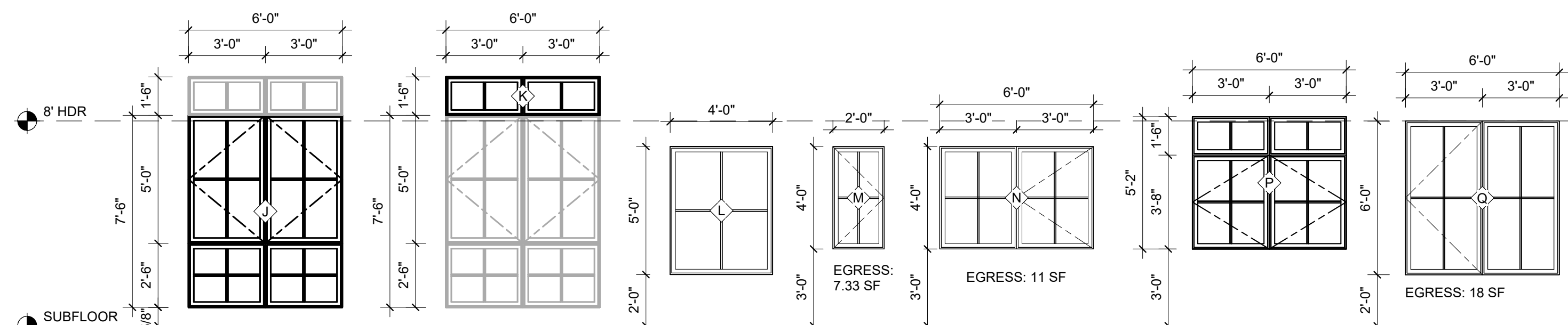
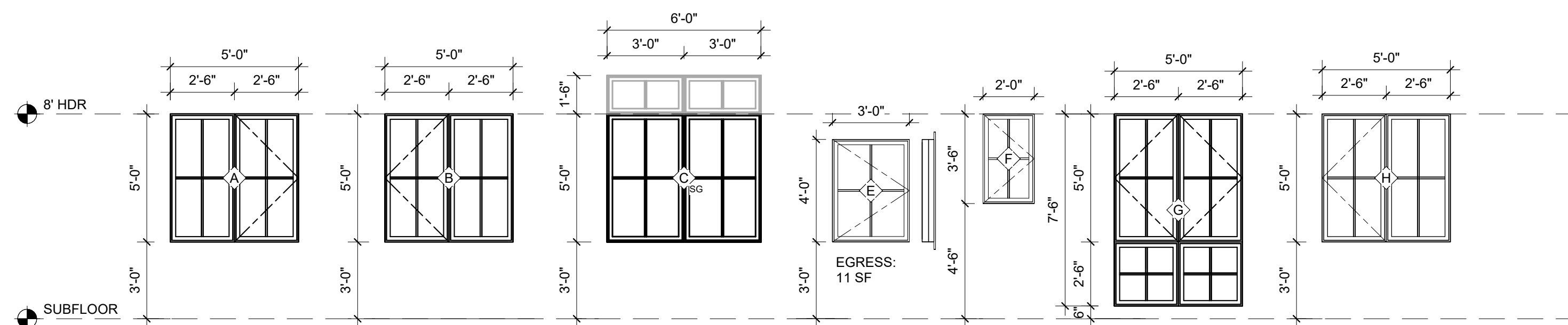
A0.5

PLOT SCALE: 1:1

WINDOW SCHEDULE												
NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	OPERATION	SCREEN	SG	HARDWARE	COMMENTS
A	1	BONUS ROOM	5'-0"	5'-0"	25 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
B	1	BONUS ROOM	5'-0"	5'-0"	25 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
C	1	ENTRY	6'-0"	5'-0"	30 SF	TBD	0.28	FIXED	N	Yes	TBD	
D	2	VARIOUS	3'-0"	3'-8"	22 SF	TBD	0.28	CASE	Y	<varies>	TBD	EGRESS PER PLAN
E	3	VARIOUS	3'-0"	4'-0"	36 SF	TBD	0.28	CASE	Y	No	TBD	EGRESS PER PLAN
F	7	VARIOUS	2'-0"	3'-6"	49 SF	TBD	0.28	CASE	Y	<varies>	TBD	
G	2	LIVING	5'-0"	7'-6"	75 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
H	1	KITCHEN	5'-0"	5'-0"	25 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
J	1	ENTRY	6'-0"	7'-6"	45 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
K	2	ENTRY	6'-0"	1'-6"	18 SF	TBD	0.28	FIXED	N	No	TBD	
L	2	ENTRY	4'-0"	5'-0"	40 SF	TBD	0.28	FIXED	N	No	TBD	
M	10	VARIOUS	2'-0"	4'-0"	80 SF	TBD	0.28	CASE	Y	No	TBD	EGRESS PER PLAN
N	7	VARIOUS	6'-0"	4'-0"	168 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	EGRESS PER PLAN
P	1	BED 02	6'-0"	5'-2"	31 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
Q	1	BED 04 / OFFICE	6'-0"	6'-0"	36 SF	TBD	0.28	FIXED	N	No	TBD	
TOTAL WINDOW AREA: 753 SF					705 SF		0.28			UA =	210.84	
TOTAL SKYLIGHT AREA: 0							0.5			UA =	0	
									TOTAL UA =	210.84		NOTE: SEE A0.3 & A4.0-A4.1 FOR WINDOW DIVISIONS.

EXTERIOR DOOR SCHEDULE												
NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	DOOR TYPE	OPERATION	SG	COMMENTS	
01	2	BONUS ROOM	12'-0"	8'-0"	192 SF	TBD	0.28	SLIDING GLASS	OXXO	Yes	ALL GLAZING DOORS, TRANSOMS, AND SITESITES TO BE SAFETY GLASS	
02	2	CRAWL SPACE HATCH	3'-0"	3'-0"	18 SF	TBD	0.28	FLUSH SWINGING	X	No	INSULATE TO R-21 (WALL)	
04	2	EXTERIOR STORAGE	6'-0"	8'-0"	96 SF	TBD	0.28	FLUSH SWINGING	XX	No		
06	1	ENTRY	4'-0"	8'-0"	32 SF	TBD	0.28	PIVOT	X	Yes	ALL GLAZING DOORS, TRANSOMS, AND SITESITES TO BE SAFETY GLASS	
07	1	GARAGE	16'-0"	7'-0"	112 SF	TBD	0.28	OVERHEAD GARAGE	X	Yes	ALL GLAZING DOORS, TRANSOMS, AND SITESITES TO BE SAFETY GLASS	
08	1	GARAGE	2'-10"	7'-0"	19.8 SF	TBD	0.28	FLUSH SWINGING	X	No	20-MIN INSULATED FIRE RATED W/SELF-CLOSER	
Exterior Door Total: 9					469.8 SF							
TOTAL EXTERIOR DOOR AREA: 469.8-112= 357.8 SF							0.28		UA =	100.18		

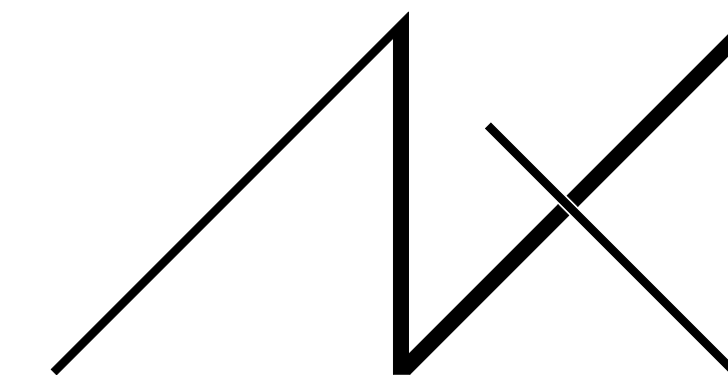
INTERIOR DOOR SCHEDULE												
NO	QTY	LOCATION	WIDTH	HEIGHT	MANUF.	DOOR TYPE	COMMENTS					
03	1	MECH	3'-0"	8'-0"	TBD	SOLID SWINGING FLUSH						
05	3	VARIOUS	2'-6"	8'-0"	TBD	SOLID SWINGING FLUSH						
06	1	STORAGE	5'-0"	8'-0"	TBD	DOUBLE SOLID SWINGING FLUSH						
09	1	COAT	4'-0"	8'-0"	TBD	DOUBLE SOLID SWINGING FLUSH						
10	1	DINING	3'-0"	8'-0"	TBD	SURFACE SOLID SLIDER						
11	1	CLOSET	6'-0"	8'-0"	TBD	DOUBLE SOLID SLIDER						
12	1	VARIOUS	2'-8"	8'-0"	TBD	SOLID SWINGING FLUSH						
13	1	VARIOUS	2'-8"	7'-0"	TBD	SOLID SWINGING FLUSH						
14	1	PANTRY	3'-0"	8'-0"	TBD	SOLID SINGLE POCKET						
15	1	PRIMARY WC	2'-6"	7'-0"	TBD	SOLID SWINGING FLUSH						
16	2	VARIOUS	2'-8"	7'-0"	TBD	SOLID SWINGING FLUSH						
17	4	VARIOUS	2'-6"	7'-0"	TBD	SOLID SWINGING FLUSH						
18	2	VARIOUS	3'-0"	7'-0"	TBD	SOLID SWINGING FLUSH						
19	1	HALLWAY	2'-0"	7'-0"	TBD	SOLID SWINGING FLUSH						
20	1	BATH 02	2'-6"	7'-0"	TBD	SOLID SINGLE POCKET						
Interior Door Total: 22												



NOTE: DOOR HEADER TO ALIGN WITH ADJACENT WINDOW HEADER

SCHEDULES NOTES

- GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS AND EXTERIOR DOORS SHOWING COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE.
- OPERATION SHOWN ON SCHEDULE IS GENERIC. WINDOW AND DOOR OPERATION PER ELEVATIONS.
- ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH.
- ALL WINDOWS AND GLAZING IN DOORS TO BE NFRC CERTIFIED AND LABELED.
- DIMENSIONS INDICATE NOMINAL SIZE. ROUGH OPENING PER MANUFACTURER RECOMMENDATIONS.
- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN IRC R308.4 AND SHALL BEAR A MANUFACTURER'S DESIGNATION THAT IS VISIBLE AT FINAL INSTALLATION. SAFETY GLASS ON ELEVATIONS IS INDICATED WITH "SG".
- VERIFY ALL DOOR AND WINDOW TYPES & HARDWARE W/ OWNER PRIOR TO ORDERING.
- ALL EXTERIOR DOOR AND WINDOW FRAMES TO BE METAL. VERIFY W/ OWNER.
- EMERGENCY EGRESS AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF IRC SECTION R310.
- ALL DOORS STANDARD JAMB DIMENSION 4-1/2" FROM HINGE TO ADJACENT FRAMING UNLESS OTHERWISE NOTED.
- SURFACE SLIDER DOOR PANELS TO BE 6" WIDER AND 2" TALLER THAN THEIR OPENING.
- WINDOW FALL PROTECTION IS REQUIRED WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE ADJACENT FINISHED FLOOR AND MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.
- WHERE WINDOW FALL PROTECTION IS REQUIRED, WINDOW OPENING CONTROL DEVICES SHALL BE PROVIDED PER IRC R312.2, IN COMPLIANCE WITH ASTM F2099.
- WHERE WINDOW FALL PROTECTION IS PROVIDED, OPENING CONTROL DEVICES SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF WINDOW UNITS THAT SERVE AS EMERGENCY EGRESS AND RESCUE OPENINGS.

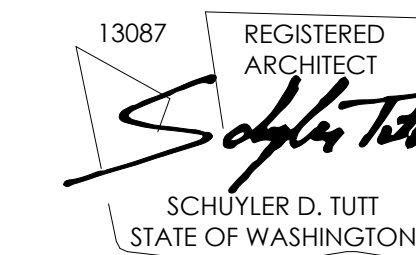


MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298

200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 9/28/2023

Table with 3 columns: REVISIONS, CORRECTION LETTER, DATE. Row 1: 1, CORRECTION LETTER, 5/28/24

PROJECT / CLIENT: 2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS: 2436 74TH AVE SE MERCER ISLAND, 98040

DRAWING NAME:

FOUNDATION PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 5/28/2024

A1.0

PLOT SCALE: 1:1

KEY NOTES

- 014 PROPOSED PROPERTY LINE IN BLA PERMIT. SEE PERMIT 2LLA_23001.
100 16"x8" CRAWL SPACE VENT AND PREFABRICATED GALVANIZED VENT WELLS AS REQUIRED TO ENSURE AIR FLOW PER IRC SECTION 408.1 AND WITH BAFFLES TO ENSURE UNOBSTRUCTED VENT AREA, TYP. ENSURE VENTS ARE NOT IN CONFLICT WITH STRUCTURAL FLOOR FRAMING OR HOLD-DOWNS. BAR GRATING ON TOP AS NECESSARY.
101 STEMWALL & FOOTING PER STRUCTURAL.
102 CRAWL SPACE ACCESS PER R408.4. PERIMETER WALL 16"x24" MIN. OPENING WITH R-21 INSULATION.
113 CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
114 CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER VAPOR BARRIER (6 MIL MIN. OR PER GEOTECH &/OR ENVELOPE CONSULTANT) OVER CONTINUOUS R-10 RIGID INSULATION OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
115 CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
117 POSTS AND FOOTING PER STRUCTURAL.
118 DASHED LINE OF FOOTINGS PER STRUCTURAL, TYP.
119 DASHED LINE OF WALLS ABOVE, TYP.
124 CRAWLSPACE FOUNDATION PER STRUCTURE. 18" MIN CRAWLSPACE W/ 6 MIL BLACK VAPOR BARRIER, CLASS 1 VAPOR RETARDER OVER GRADE AND UP STEM WALLS.
125 TRENCH DRAIN ABOVE PER CIVIL.

CRAWL SPACE VENTILATION

Table with 3 columns: CS #1 AREA=, CS #1 VENTILATION REQUIRED:, USE:
CS #1 AREA= 297.43 SF
CS #1 VENTILATION REQUIRED: (297.43 SF x 144 SI) / 300 = 142.77 SI
USE: 16"x8" FOUNDATION VENTS

Table with 3 columns: CS #1 NET VENT AREA =, VENTS REQUIRED =, CS #1 PROVIDE:
CS #1 NET VENT AREA = 98.0 SI (-25%) = 73.5 SI
VENTS REQUIRED = 142.77 SI / 73.5 SI = 2 VENTS
CS #1 PROVIDE: (2) 16"x8" VENTS = 147 SI

CS #1 TOTAL MIN. VENTILATION PROVIDED = 147 SI IS GREATER THAN 142.77 REQ. NOTE: IF VENTILATION IS REDUCED TO 1 SI/1500 SF, A CLASS 1 VAPOR RETARDER SHALL BE PROVIDED OVER ENTIRE GROUND SURFACE AND A RADON VENT SHALL BE INSTALLED, PER IRC R408.2.

Table with 3 columns: CS #2 AREA=, CS #2 VENTILATION REQUIRED:, USE:
CS #2 AREA= 44.99 SF
CS #2 VENTILATION REQUIRED: 1 CFM/FIN FOR EVERY 50 SF
USE: MECHANICAL VENTILATION

Table with 3 columns: VENTILATION RATE REQUIRED =, CS #2 PROVIDE:
VENTILATION RATE REQUIRED = 44.99 SF / 50 SF = .9 CF 1 CF/MIN
CS #2 PROVIDE: 1 CF/MIN FAN

NOTE: EXPOSED EARTH TO BE COVERED WITH CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS TO BE OVERLAPPED BY 6 INCHES AND SHALL BE SEALED OR TAPED. EDGES SHALL EXTEND AT LEAST 6 INCHES UP STEM WALL, ATTACHED AND SEALED TO THE STEM WALL. A RADON SYSTEM SHALL BE INSTALLED THAT MEETS THE REQUIREMENTS OF WSRC R408.3.

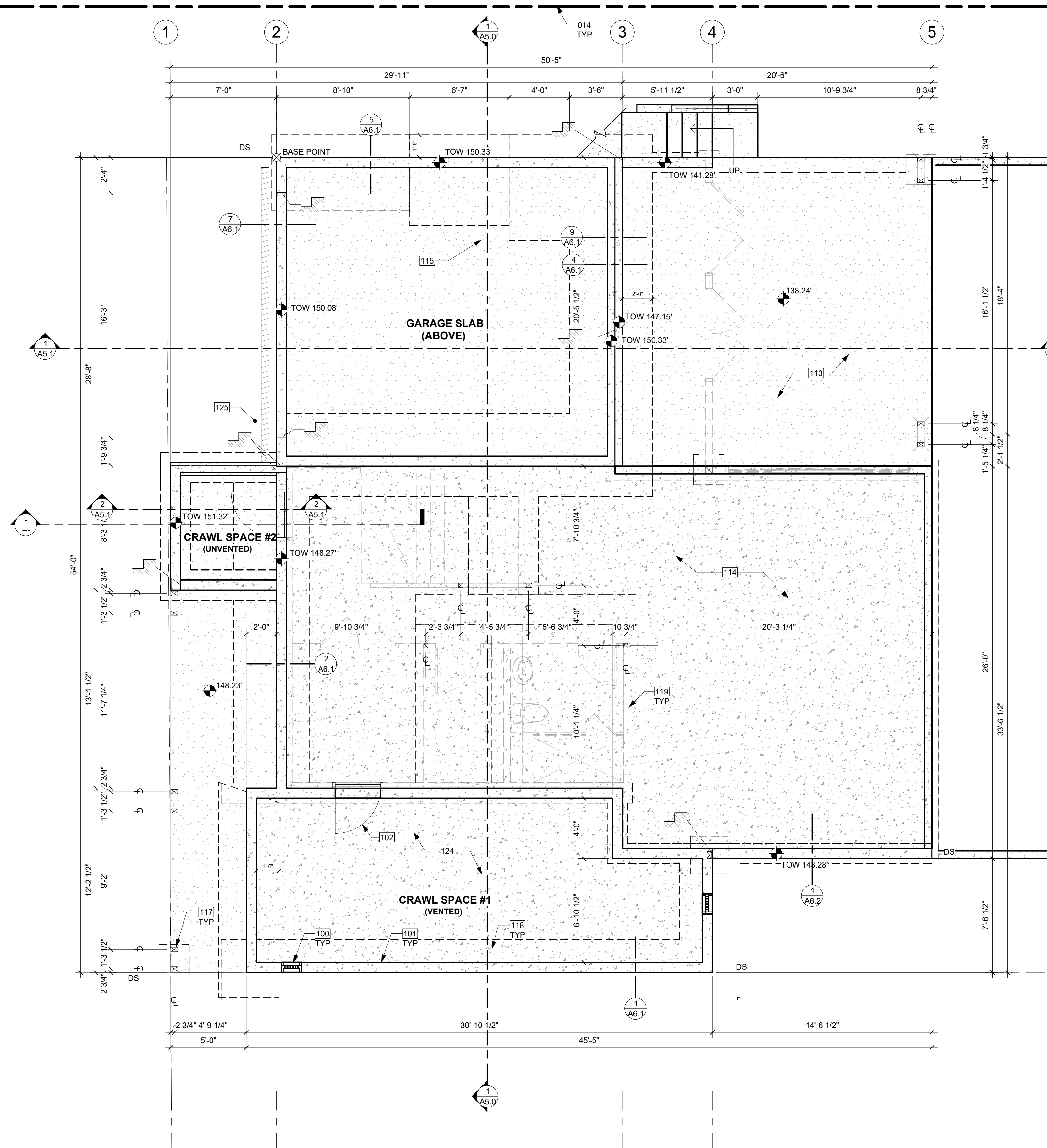
FOUNDATION PLAN NOTES

- 1. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.
2. REFER TO STRUCTURAL PLANS FOR ALL FRAMING & FOUNDATION INFORMATION.
3. ALL IMPERVIOUS SURFACES TO BE GRADED TO SLOPE AND DRAIN AWAY FROM THE STRUCTURE MIN. 1/4" PER FOOT.
4. UNVENTED CRAWL SPACES SHALL SATISFY IRC R408.3 WITH:
A. A CONTINUOUS CLASS I VAPOR RETARDER WITH JOINTS LAPPED BY 6" MINIMUM AND SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6" UP THE STEM WALL AND SHALL BE ATTACHED OR SEALED TO THE STEMWALL.
B. A RADON SYSTEM THAT MEETS THE REQ'S OF IRC APPENDIX F.
C. MECHANICAL VENTILATION AT A MIN. RATE OF 1 CFM PER 50 SQ. FT.

SYMBOL LEGEND

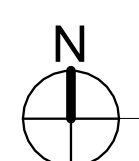
SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

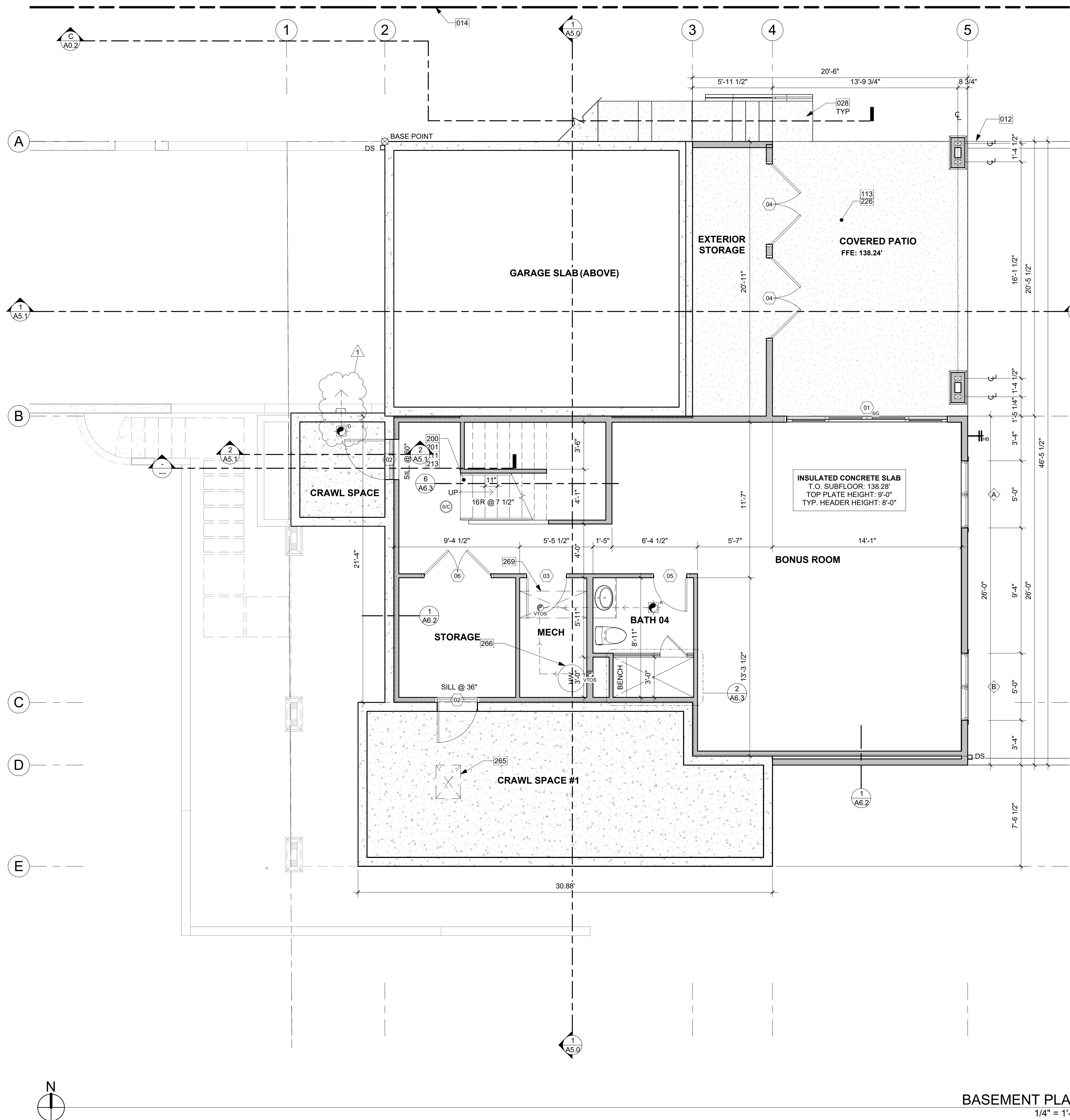
- WALL ABOVE
NEW DIAGRAMMATIC FOUNDATION WALL & FOOTING. VERIFY SIZE WITH STRUCTURAL.
NEW SLAB ON GRADE
POST AND PLINTH - VERIFY SIZE AND TYPE WITH STRUCTURAL PLAN
TOW 119.12' TOP OF WALL ELEVATION



FOUNDATION PLAN

1/4" = 1'-0"





BASEMENT PLAN
1/4" = 1'-0" 1

KEY NOTES

012	SETBACK LINE
014	PROPOSED PROPERTY LINE IN BLA PERMIT. SEE PERMIT 2LLA_23001.
028	HARDSCAPE STEPS DRAWN DIAGRAMATICALLY. TO FOLLOW SITE CONTOURS. PROVIDE HANDRAILINGS TO ANY PORTION OF EXTERNAL STAIRS THAT EXCEED 4 RISERS.
113	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
200	PROVIDE INTERIOR STAIRWAY ILLUMINATION PER IRC SECTION R303.7. STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
201	WOOD STAIR W/ TREADS AND RISERS CONFORMING TO IRC R311.7.5. SEE STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS.
211	HANDRAIL, WALL MOUNT. PER R311.7.8.2. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. PER R311.7.8.1. HANDRAILS HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE. SHALL BE MIN. 34" AND MAX. 38".
213	GUARDRAIL, TOP OF WALL MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL. TYPICAL GUARDRAIL DETAILS.
226	TOP OF EXTERIOR SURFACE TO BE 1/2" LOWER THAN THE INTERIOR FLOOR, TYP. PER R311.3.1. FINISH FLOOR AT REQUIRED EGRESS DOORS SHALL BE NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD BELOW THE TOP OF THE THRESHOLD.
265	PLENUM ACCESS: MIN. 22"x30" PER IRC SECTION R807.1
266	ENERGY STAR RATED GAS WATER HEATER WITH MINIMUM UEF OF 0.91.
269	DASHED LINE OF MECHANICAL CHASE ABOVE.

HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION PER M1505.4 USING LAUNDRY ROOM EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA). PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.6. BASEMENT EXHAUST FAN TO COMPLY WITH WSRC R408.3.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM (INTERMITTENT)
B	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM (INTERMITTENT) PROVIDED BY RANGE HOOD OR DOWN DRAFT EXHAUST FAN. PER M1503.2 F OVER 400 CFM. MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6**
C	LAUNDRY ROOM	MIN. 210 CFM (INTERMITTENT) - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4-5 BEDROOMS 4501-6000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.
D	UNVENTED CRAWL SPACE	MINIMUM LOCAL EXHAUST RATE TO BE 1 CFM (CONTINUOUS)

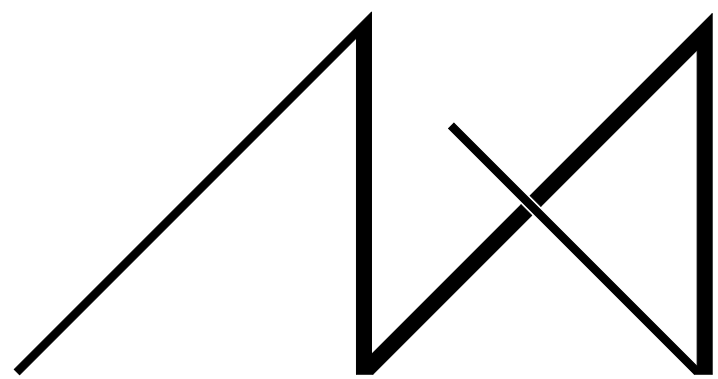
** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

FLOOR PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
- SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
- PROVIDE SOLID BLOCKING OVER SUPPORTS.
- PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
- WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
- DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
- SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
- INSTALL SIMPSON CONC. TO WOOD HOLD-DOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
- SMOKE & CARBON MONOXIDE DETECTORS:
 - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
- LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
- FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER. AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.

SYMBOL LEGEND

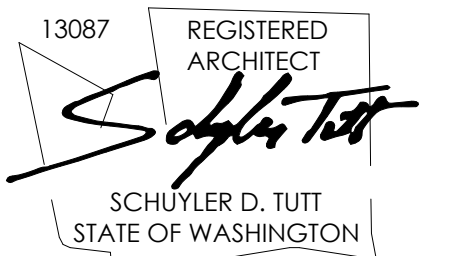
SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.



MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005
 200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340
 TEL: (425) 453-9298 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

BASEMENT PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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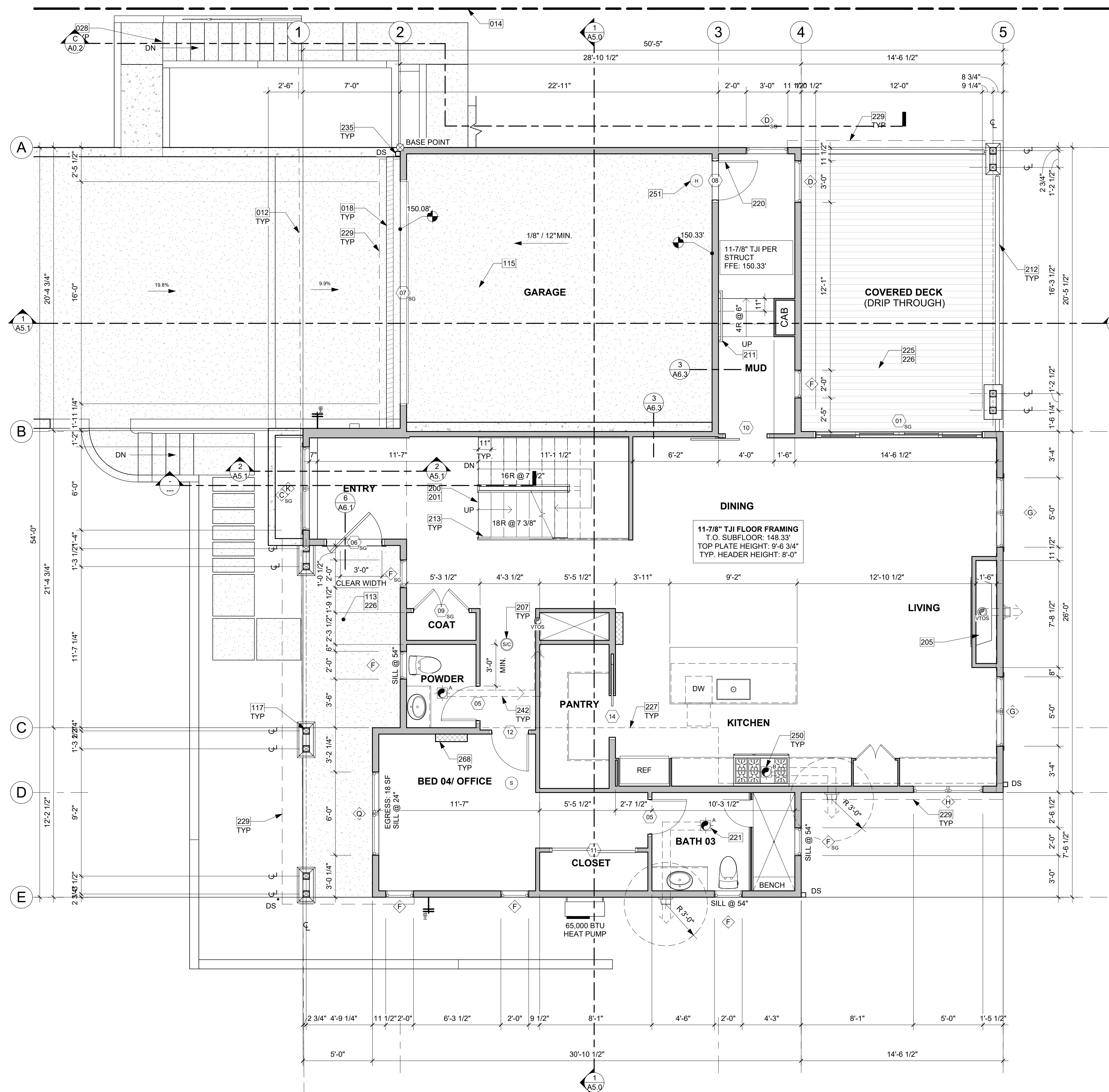
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 5/28/2024

A2.0

PLOT SCALE: 1:1



1ST FLOOR PLAN
1/4" = 1'-0" 1

KEY NOTES

- 012 SETBACK LINE
- 014 PROPOSED PROPERTY LINE IN BLA PERMIT. SEE PERMIT ZLLA 23001.
- 018 TRENCH DRAIN: SEE DETAILS AND CIVIL
- 028 HARDSCAPE STEPS DRAWN DIAGRAMMATICALLY; TO FOLLOW SITE CONTOURS. PROVIDE HANDRAILINGS TO ANY PORTION OF EXTERNAL STAIRS THAT EXCEED 4 RISERS
- 113 CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
- 115 CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
- 117 POSTS AND FOOTING PER STRUCTURAL.
- 200 PROVIDE INTERIOR STAIRWAY ILLUMINATION PER IRC SECTION R303.7. STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
- 201 WOOD STAIR W/ TREADS AND RISERS CONFORMING TO IRC R311.7.5. SEE STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS.
- 205 GAS FIREPLACE: DIRECT VENT THROUGH WALL OR ROOF PER MANUFACTURER'S REQUIREMENTS. PER OWNER'S SELECTED UNIT. PER IRC SECTION R1004.2. FACTORY BUILT HEARTH EXTENSIONS FOR APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. FRAMING CLEARANCES PER OWNER'S SELECTED UNIT.
- 207 SMOKE ALARM PER IRC SECTION R314.1 AND COMBINATION SMOKE & CARBON MONOXIDE ALARMS PER IRC SECTION R314.5. SHALL BE INSTALLED 3'-3" FROM THE DOOR OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

KEY NOTES

- 211 HANDRAIL, WALL MOUNT. PER R311.7.8.2. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. PER R311.7.8.1, HANDRAILS HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE. SHALL BE MIN. 34" AND MAX. 38"
- 212 GUARDRAIL, FASCIA MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
- 213 GUARDRAIL, TOP OF WALL MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
- 220 20 MIN. FIRE RATED DOOR W/ SELF CLOSER.
- 221 BATH FAN VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS.
- 225 PT DECK FRAMING PER STRUCTURAL W/ 2x CEDAR DECKING. MAINTAIN 1/8" GAP BETWEEN DECKING MEMBERS.
- 226 TOP OF EXTERIOR SURFACE TO BE 1/2" LOWER THAN THE INTERIOR FINISH FLOOR. FINISH FLOOR AT REQUIRED EGRESS DOORS SHALL BE NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD EXCEPT AT EXTERIOR LOCATION WHICH SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
- 227 SHORT DASHED LINE OF BUILDING BELOW.
- 229 LONG DASHED LINE OF ROOF ABOVE.
- 235 3" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
- 242 MECHANICAL DUCTING
- 250 COOKTOP FAN VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS.
- 251 HEAT DETECTOR INSTALLED IN GARAGE PER IRC SECTION R314.2.3 AND INTERCONNECTED PER R314.4.1.
- 268 HATCHED REGION SHOWS MINI-SPLIT HEAD, TO BE INSTALLED IN ALL LIVING AREAS.

HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION PER M1505.4 USING LAUNDRY ROOM EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA); PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.6. BASEMENT EXHAUST FAN TO COMPLY WITH WSPRC R408.3.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM (INTERMITTENT)
B	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM (INTERMITTENT) PROVIDED BY RANGE HOOD OR DOWN DRAFT EXHAUST FAN, PER M1503.2 IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6**
C	LAUNDRY ROOM	MIN. 210 CFM (INTERMITTENT) - TO FUNCTION AND BE LABELED AS WHOLE HOUSE EXHAUST FAN (4501-6000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.
D	UNVENTED CRAWL SPACE	MINIMUM LOCAL EXHAUST RATE TO BE 1 CFM (CONTINUOUS)

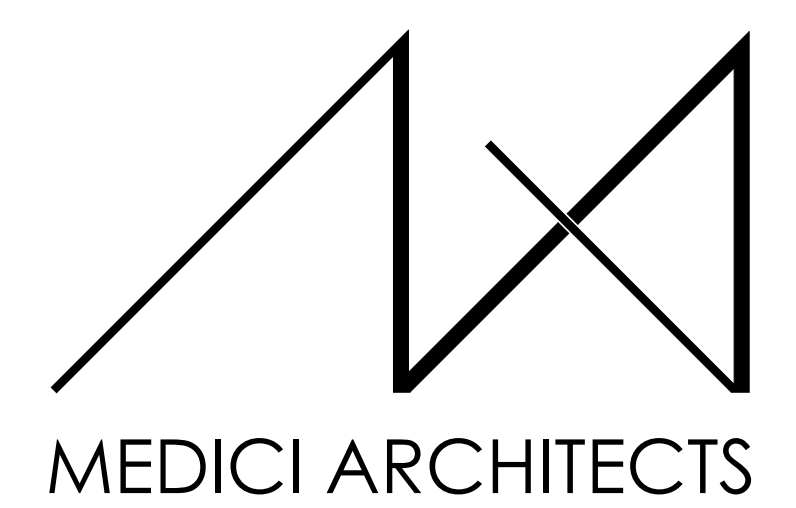
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FLOOR PLAN NOTES

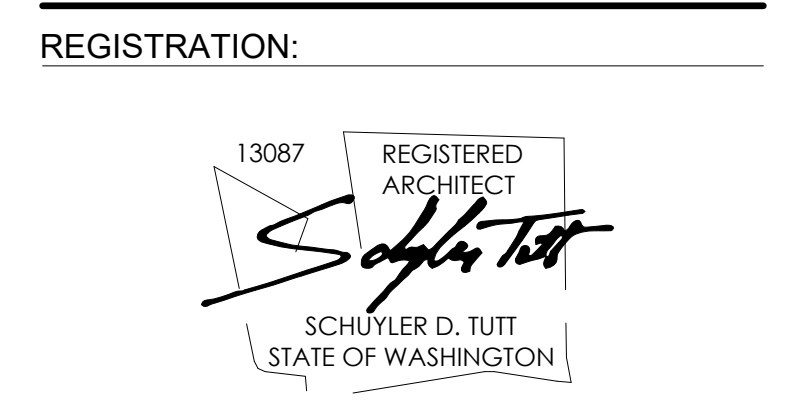
1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLD-DOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
 - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
12. LIMITING DEVICE FOR TUBS TO PROVIDE MAX. 120°F HOT WATER TEMPERATURE.
13. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH). DEPTH OF FOOTINGS TO BE DETERMINED BY STRUCTURAL ENGINEER. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR. STOP WORK IF RECOMMENDED EXCAVATION CUT OR BEARING SOIL CHANGES OCCUR IN EITHER HORIZONTAL OR VERTICAL DIRECTION AND NOTIFY IMMEDIATELY THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER, AT WHICH POINT THE ENGINEERS SHALL DETERMINE CAUSE OF DISPLACEMENT AND DEVELOP AND IMPLEMENT REMEDIAL MEASURES.

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.



11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005
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INTAKE DATE: 9/28/2023

REVISIONS: DATE:

NO.	DESCRIPTION	DATE

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:
1ST FLOOR PLAN

DRAWN BY: DRA
CHECKED BY: JML

PHASE:
CONSTRUCTION DRAWINGS

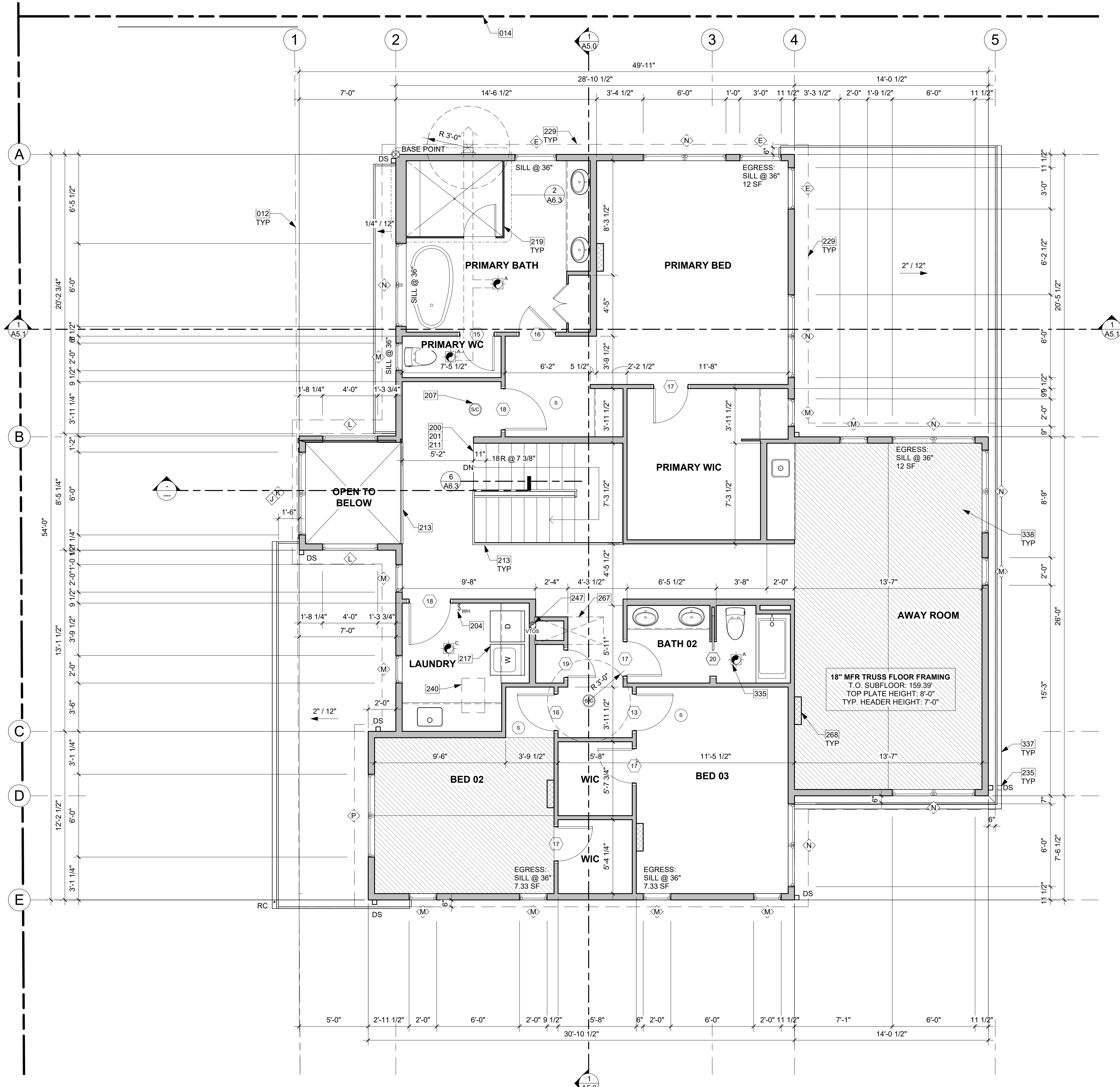
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PROJECT No.: A22 087
DATE: 5/28/2024

A2.1

PLOT SCALE: 1:1



2ND FLOOR PLAN
1/4" = 1'-0" 1

KEY NOTES

- 012 SETBACK LINE
- 014 PROPOSED PROPERTY LINE IN BLA PERMIT. SEE PERMIT 2LLA_23001.
- 200 PROVIDE INTERIOR STAIRWAY ILLUMINATION PER IRC SECTION R303.7. STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
- 201 WOOD STAIR TREADS AND RISERS CONFORMING TO IRC R311.7.5. SEE STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS.
- 204 A PROGRAMMABLE ELECTRONIC TIMER SWITCH OPERATES AN EXHAUST FAN FOR INTERMITTENT VENTILATION. MUST OPERATE AT LEAST 50% OF TIME IN EACH 4 HOUR SEGMENT PER IRC TABLE M1505.4.3(1) AND (3).
- 207 SMOKE ALARM PER IRC SECTION R314.1 AND COMBINATION SMOKE & CARBON MONOXIDE ALARMS PER IRC SECTION R314.5. SHALL BE INSTALLED >3' FROM THE DOOR OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- 211 HANDRAIL, WALL MOUNT. PER R311.7.8.2. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. PER R311.7.8.1, HANDRAILS HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".
- 213 GUARDRAIL, TOP OF WALL MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
- 217 WASHING AND DRYING MACHINES: PROVIDE FLOOR SAVER PAN WITH A TRAP SEAL PRIMER WHICH IS ACCESSIBLE FOR MAINTENANCE PER UPC 1007.1 UNDER WASHER WITH TIGHTLINE DRAIN TO SANITARY SEWER. PROVIDE DRYER BOX IN WALL FOR DRYER VENT TO PREVENT COMPROMISING DUCTWORK. VENT THROUGH ROOF. HTTP://WWW.FLOODSAVER.COM SAFETY GLASS.
- 219 LONG DASHED LINE OF ROOF ABOVE.
- 229 3" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS. TYP.
- 240 ATTIC ACCESS: MIN. 22"x30" PER IRC SECTION R807.1
- 247 DRYER FAN VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
- 267 BASEMENT VENTILATION TO GO UP THROUGH MECHANICAL CHASE AND VENT OUT THROUGH ROOF.
- 268 HATCHED REGION SHOWS MINI-SPLIT HEAD, TO BE INSTALLED IN ALL LIVING AREAS.
- 335 FAN VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
- 337 3" GUTTER W/ SQUARE DOWNSPOUT. POWDER COATED COLOR TBD. TIGHTLINE DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS. TYP.
- 338 HATCHED AREA SHOWS VAULTED CEILING BELOW.

HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION PER M1505.4 USING LAUNDRY ROOM EXHAUST FAN PER 1505.4.1.2 (WA) AND TABLE 1505.4.3(1) & (3) (WA); PROVIDE CONTROLS PER 1505.4.2. COMPLY WITH WSEC R403.6. BASEMENT EXHAUST FAN TO COMPLY WITH WSRG R408.3.

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM (INTERMITTENT)
	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM (INTERMITTENT) PROVIDED BY RANGE HOOD OR DOWN DRAFT EXHAUST FAN, PER M1503.2 IF OVER 400 CFM, MAKEUP AIR IS REQUIRED IN THE SAME ROOM PER M1503.6**
	LAUNDRY ROOM	MIN. 210 CFM (INTERMITTENT) - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (4-5 BEDROOMS 4501-6000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.
	UNVENTED CRAWL SPACE	MINIMUM LOCAL EXHAUST RATE TO BE 1 CFM (CONTINUOUS)

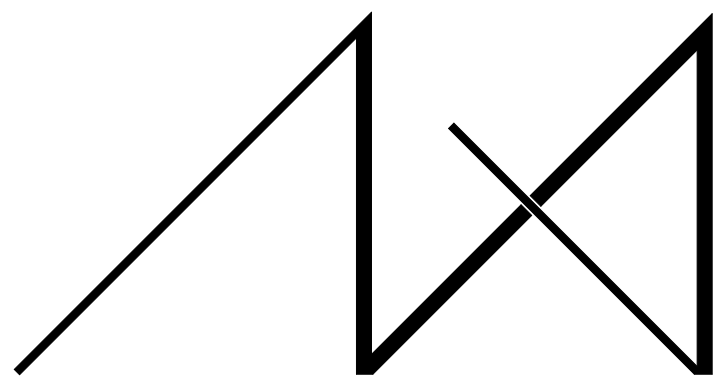
** MAKEUP AIR IS NOT REQUIRED IF ALL GAS APPLIANCES IN THE HOUSE HAVE A DIRECT VENT OR MECHANICAL DRAFT VENT SYSTEM, PER MODIFICATION M1503.6.

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. SEE STRUCTURAL DRAWINGS FOR ALL POSTS, BEAMS AND HEADERS.
3. PROVIDE SOLID BLOCKING OVER SUPPORTS.
4. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
5. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
6. DOOR JAMB 4.5" FROM CORNER TYP., U.N.O.
7. SEE SHEETS A0.3, A4.0 & A4.1 FOR WINDOW & DOOR HEADER HEIGHTS ABOVE FINISHED FLOOR.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
9. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., U.N.O.
10. INSTALL SIMPSON CONC. TO WOOD HOLD-DOWNS PER STRUCTURAL DRAWINGS, ALSO SEE MANUFACTURER'S SPECS.
11. SMOKE & CARBON MONOXIDE DETECTORS:
 - SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP.
 - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS.
 - SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS.
 - SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE OF GREATER THAN 24"
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SYMBOL LEGEND

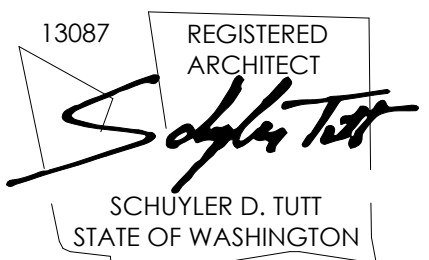
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PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

2ND FLOOR PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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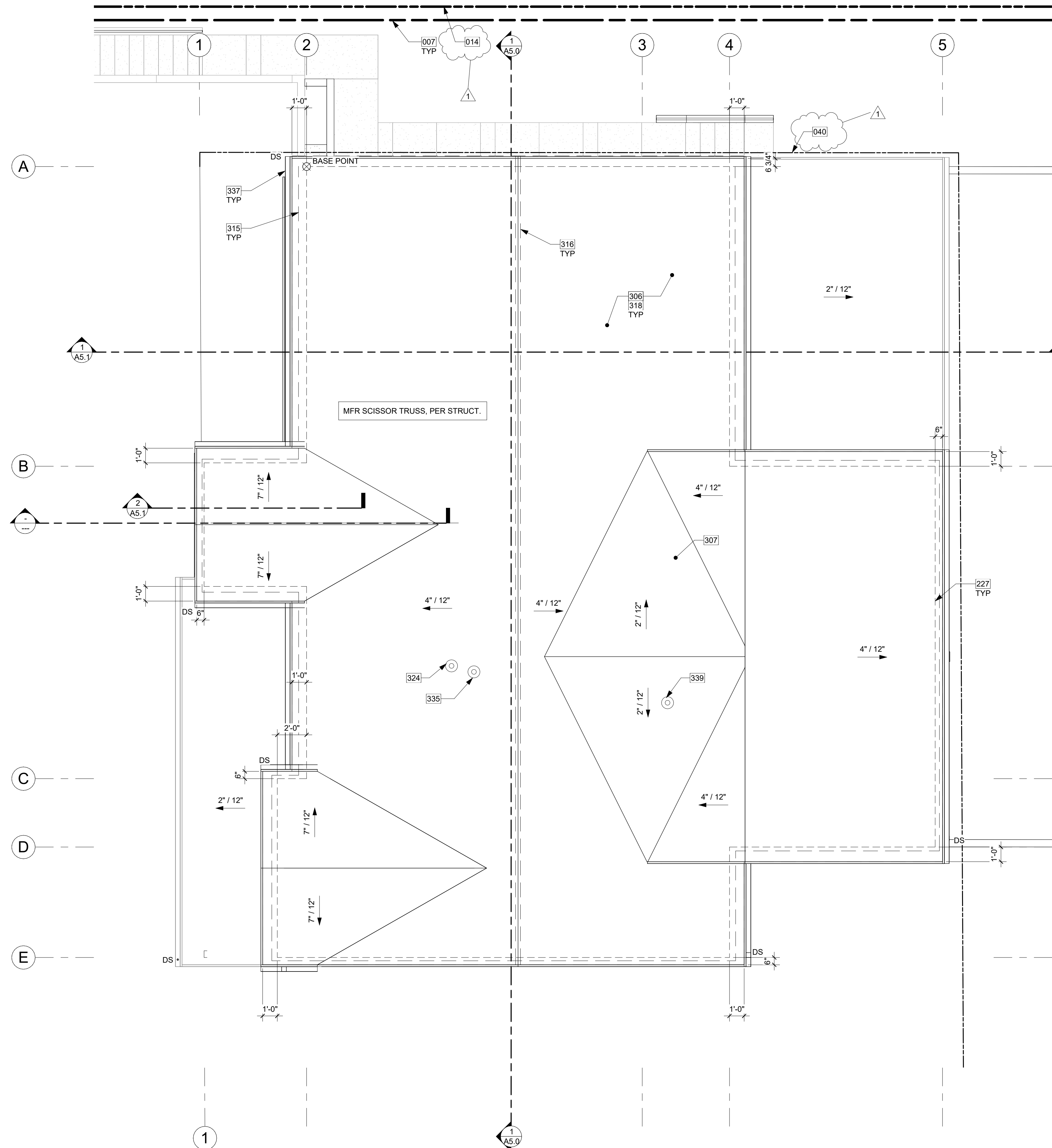
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PROJECT No.: A22 087

DATE: 5/28/2024

A2.2

PLOT SCALE: 1:1



ROOF PLAN 1
1/4" = 1'-0"

KEY NOTES

007	EXISTING PROPERTY LINE
014	PROPOSED PROPERTY LINE IN BLA PERMIT. SEE PERMIT 2LLA_23001.
040	DASHED LINE OF NEW SETBACK LINE AFTER BLA ADJUSTMENT. SEE PERMIT 2LLA_23001.
227	SHORT DASHED LINE OF BUILDING BELOW.
306	COMPOSITION SHINGLE ROOFING INSTALLED PER MANUFACTURER. PER R905.2.2, DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
307	OVERFRAMED CRICKET UNVENTED. SLOPE MINIMUM 1/4" PER 12". MINIMUM 1/4" OVERLAYMENT PROTECTION ROOF BOARD OVER POLYISO RIGID FOAM BOARD INSULATION, SOLID PACKED AND TAPERED TO ACHIEVE MINIMUM SLOPE TO DRAIN; INSTALL ROOFING MATERIAL OVER, PER MANUFACTURER'S RECOMMENDATION.
315	DASHED LINE INDICATES EAVE TO RECEIVE BLOCKING WITH (4) 2 1/2" VENTING HOLES PER 24" PROVIDING 7.35 S.I. OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE. PENETRATIONS WITHIN 3' OF PROPERTY LINES MUST BE FIRE RATED AND COMPLY WITH SECTION R302.4.
316	DASHED LINE INDICATES CONTINUOUS RIDGE VENT PROVIDING 18 SQUARE INCHES OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE.
318	R-49 BATT INSULATION AT VENTED ROOF. SEE SECTIONS. BAFFLE INSULATION TO ENSURE 1" MIN. GAP FOR CROSS VENTILATION, TYP.
324	DRYER EXHAUST VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
335	FAN VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
337	3" GUTTER W/ SQUARE DOWNSPOUT. POWDER COATED COLOR TBD. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
339	BATH VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.

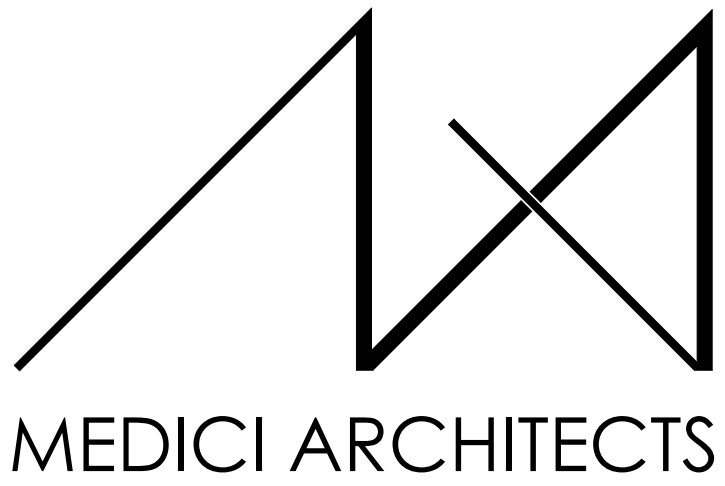
SYMBOL LEGEND

---	RIDGE VENT
---	EAVE VENT
---	BUILDING BELOW

ROOF VENTILATION

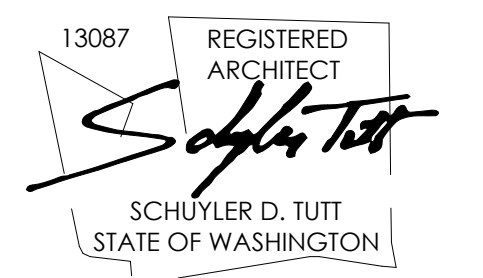
ROOF #1 CONSTRUCTION:	MANUFACTURED TRUSSES
ROOF #1 AREA:	2178.8 SF
ROOF #1 VENTILATION REQUIRED:	(2178.8 SF x 144 SI) / 150* = 2091.65 SI
PROPOSED VENTILATION:	
(4) 2-1/2" DIA. HOLES PER 24":	9.8 SI / LF - 25% = 7.35 SI / LF
PROVIDE:	169.92 LF EAVE VENTILATION = 1248.91 SI
2" WIDE RIDGE VENT:	18 SI / LF = 18 SI / LF
PROVIDE:	55.23 LF RIDGE VENTILATION = 994.14 SI
ROOF #1 TOTAL VENTILATION PROVIDED:	= 2243.05 SI

* PER IRC R806.2, MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA. AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN BETWEEN 40-50% OF REQUIRED VENTILATION AREA IS LOCATED IN THE UPPER PORTION OF ROOF. PER IRC SECTION R806.2.2



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INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ROOF PLAN

DRAWN BY: DRA
CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

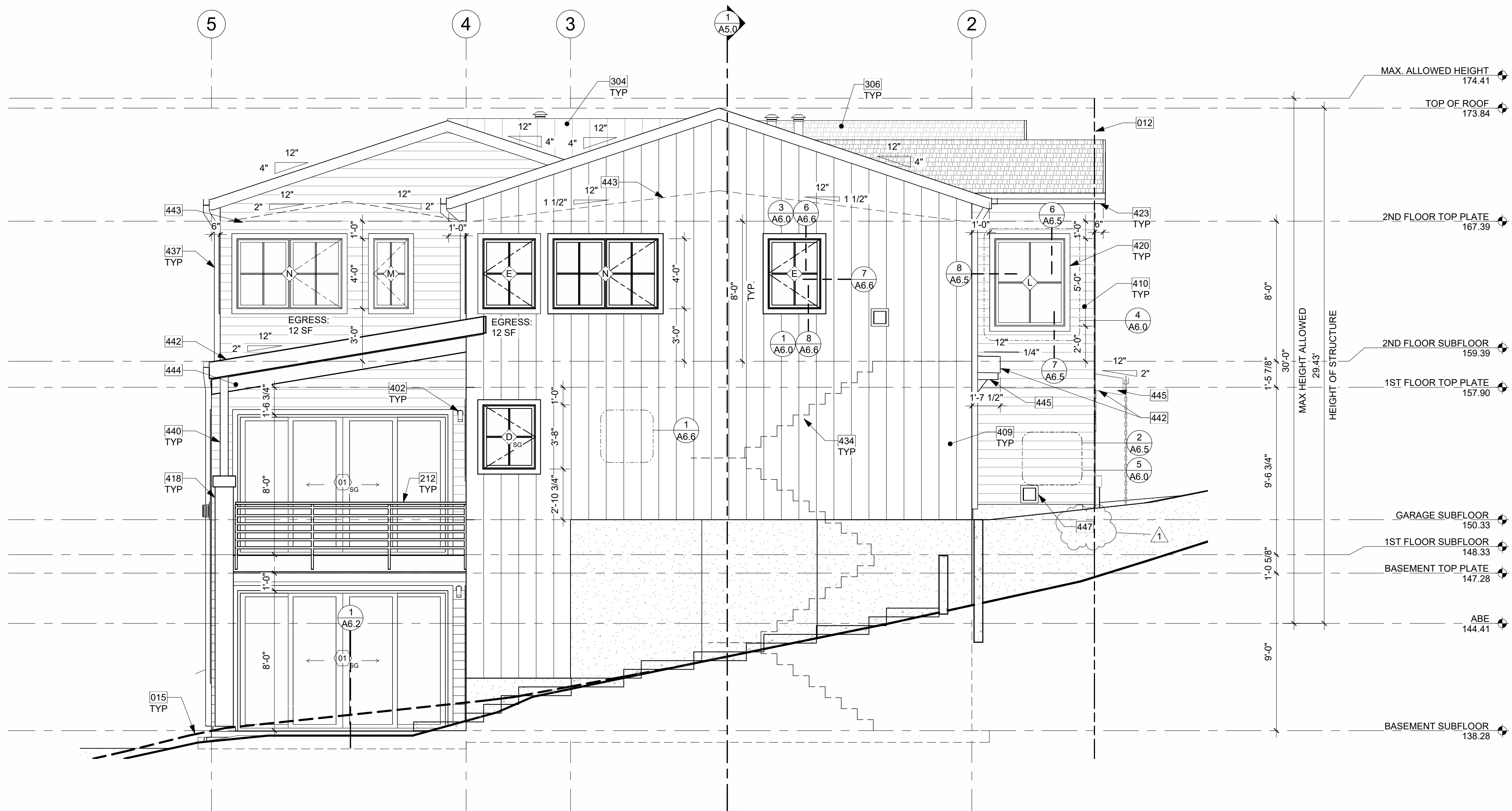
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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087
DATE: 5/28/2024

A3.0

PLOT SCALE: 1:1



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

KEY NOTES

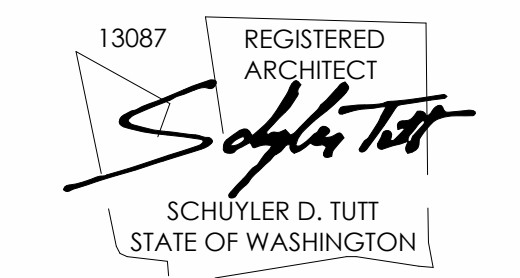
012	SETBACK LINE
015	DASHED LINE OF EXISTING GRADE
212	GUARDRAIL, FASCIA MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10.
306	COMPOSITION SHINGLE ROOFING INSTALLED PER MANUFACTURER. PER R905.2.2. DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6" FROM WALKING SURFACE OR IN SOFFIT. FIXTURES PER OWNER.
409	FIBER CEMENT PANEL (HARDIE) PANEL SMOOTH VERTICAL SIDING, OR SIMILAR RAINSCREEN PAINTED, COLOR TBD. NOTE: ALL HARDIE PANEL DIVISIONS TO ALIGN WITH ARCHITECTURAL FEATURES AS SHOWN, TYP.
410	FIBER CEMENT PLANK HORIZONTAL LAP SIDING WITH 6" EXPOSURE (HARDIE) PLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR, PAINTED COLOR TBD.
418	MASONRY VENEER MECHANICALLY ATTACHED TO COLUMN AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
420	HARDIE TRIM, PAINTED COLOR TBD.
423	FASCIA BOARD: 2x8 WITH POWDER COATED FLASHING, COLOR TBD.
434	DASHED LINE OF STAIRS.
437	SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
440	PT COLUMN PER STRUCTURE.
442	FASCIA BOARD: 2x12 WITH POWDER COATED FLASHING, COLOR TBD.
443	DASHED LINE OF VAULTED CEILING.
444	ARCHITECTURAL EXPOSED 2X10 WOOD RAFTERS, PAINT COLOR TBD.
445	ARCHITECTURAL EXPOSED 2X6 WOOD RAFTERS, PAINT COLOR TBD.
447	CRAWL SPACE EXHAUST VENT.



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MERCER ISLAND, 98040

DRAWING NAME:

ELEVATIONS

DRAWN BY: DRA
CHECKED BY: JML

PHASE:

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A4.0

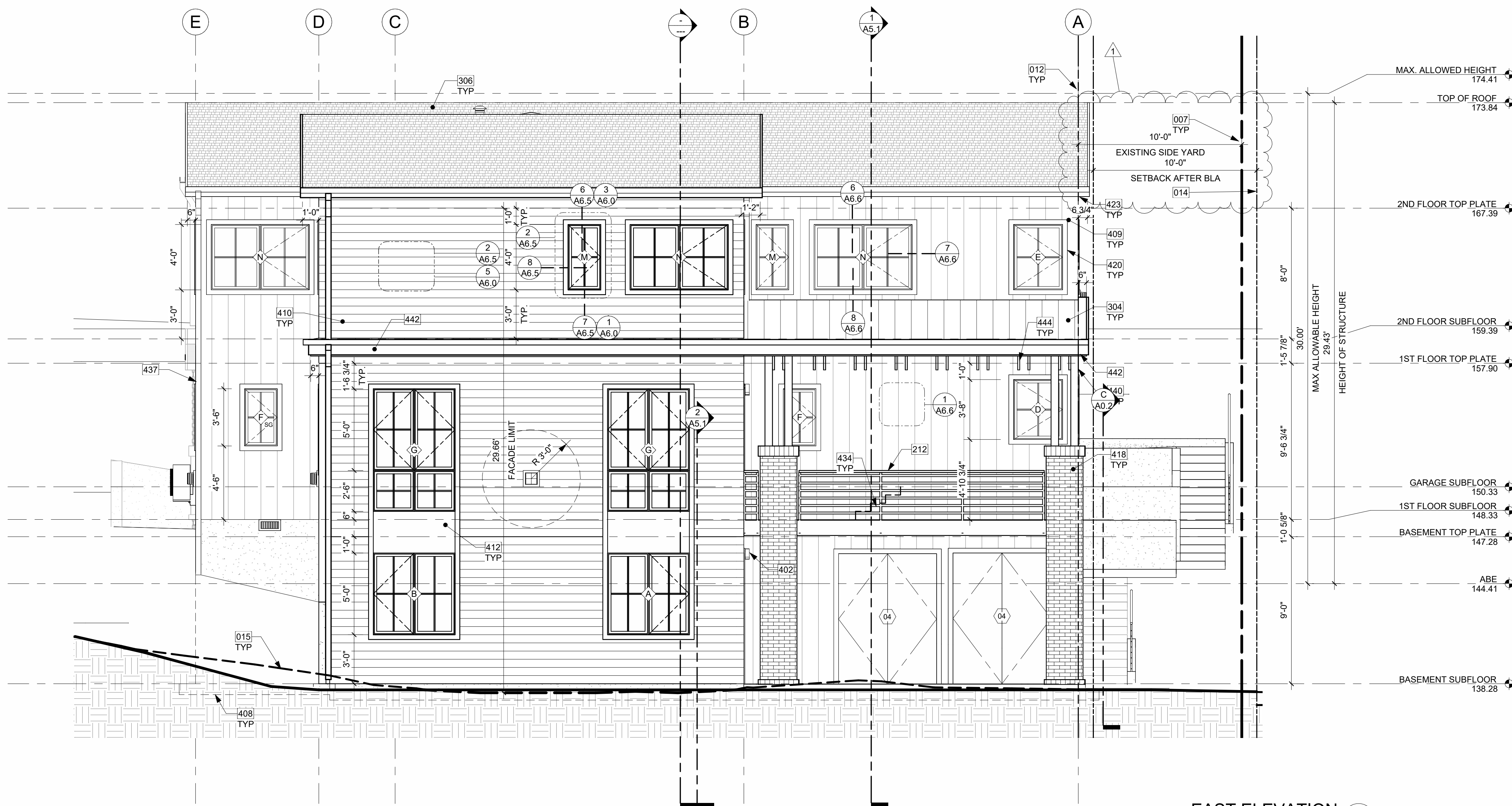
PLOT SCALE: 1:1



NORTH ELEVATION PERSPECTIVE
NTS

ELEVATION NOTES

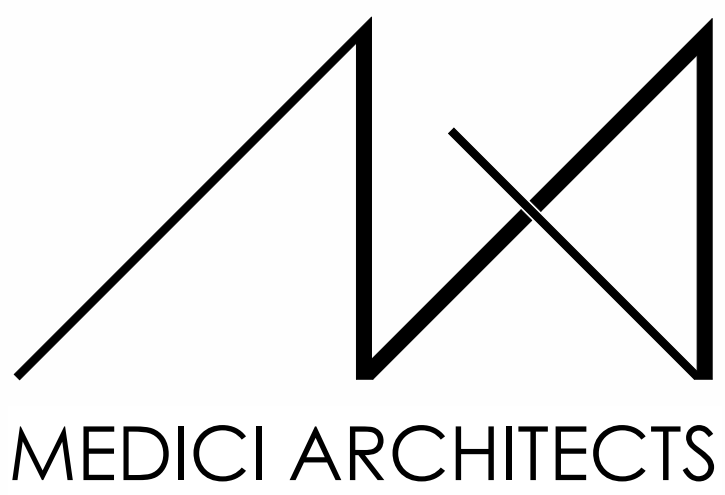
- VERIFY SHEAR WALL NAILING & HOLDINGS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHINGS AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
- PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CALL/CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.



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

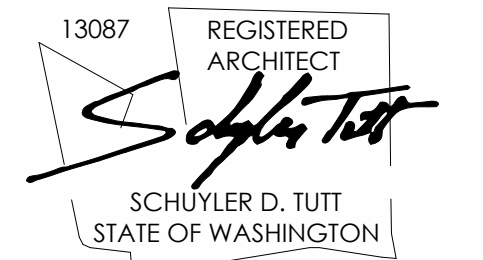
KEY NOTES

007	EXISTING PROPERTY LINE
012	SETBACK LINE
014	PROPOSED PROPERTY LINE IN BLA PERMIT, SEE PERMIT 2LLA_23001.
015	DASHED LINE OF EXISTING GRADE
212	GUARDRAIL, FASCIA MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10.
306	COMPOSITION SHINGLE ROOFING INSTALLED PER MANUFACTURER. PER R905.2.2. DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6" FROM WALKING SURFACE OR IN SOFFIT. FIXTURES PER OWNER.
408	DASHED LINES OF FOUNDATION STEMWALL AND FOOTING PER STRUCTURE.
409	FIBER CEMENT PANEL (HARDIEPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINSCREEN PAINTED, COLOR TBD. NOTE: ALL HARDIE PANEL DIVISIONS TO ALIGN WITH ARCHITECTURAL FEATURES AS SHOWN, TYP.
410	FIBER CEMENT PLANK HORIZONTAL LAP SIDING WITH 6" EXPOSURE (HARDIEPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR TBD.
412	IN-FILL FIBER CEMENT PANEL (HARDIEPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINSCREEN PAINTED TO MATCH WINDOW COLOR.
418	MASONRY VENEER MECHANICALLY ATTACHED TO COLUMN AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
420	HARDIE TRIM, PAINTED COLOR TBD.
423	FASCIA BOARD: 2x8 WITH POWDER COATED FLASHING, COLOR TBD.
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437	SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
440	PT COLUMN PER STRUCTURE.
442	FASCIA BOARD: 2x12 WITH POWDER COATED FLASHING, COLOR TBD.
444	ARCHITECTURAL EXPOSED 2X10 WOOD RAFTERS, PAINT COLOR TBD.



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REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

ELEVATIONS

DRAWN BY: DRA
CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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PROJECT No.: A22 087

DATE: 5/28/2024

A4.1

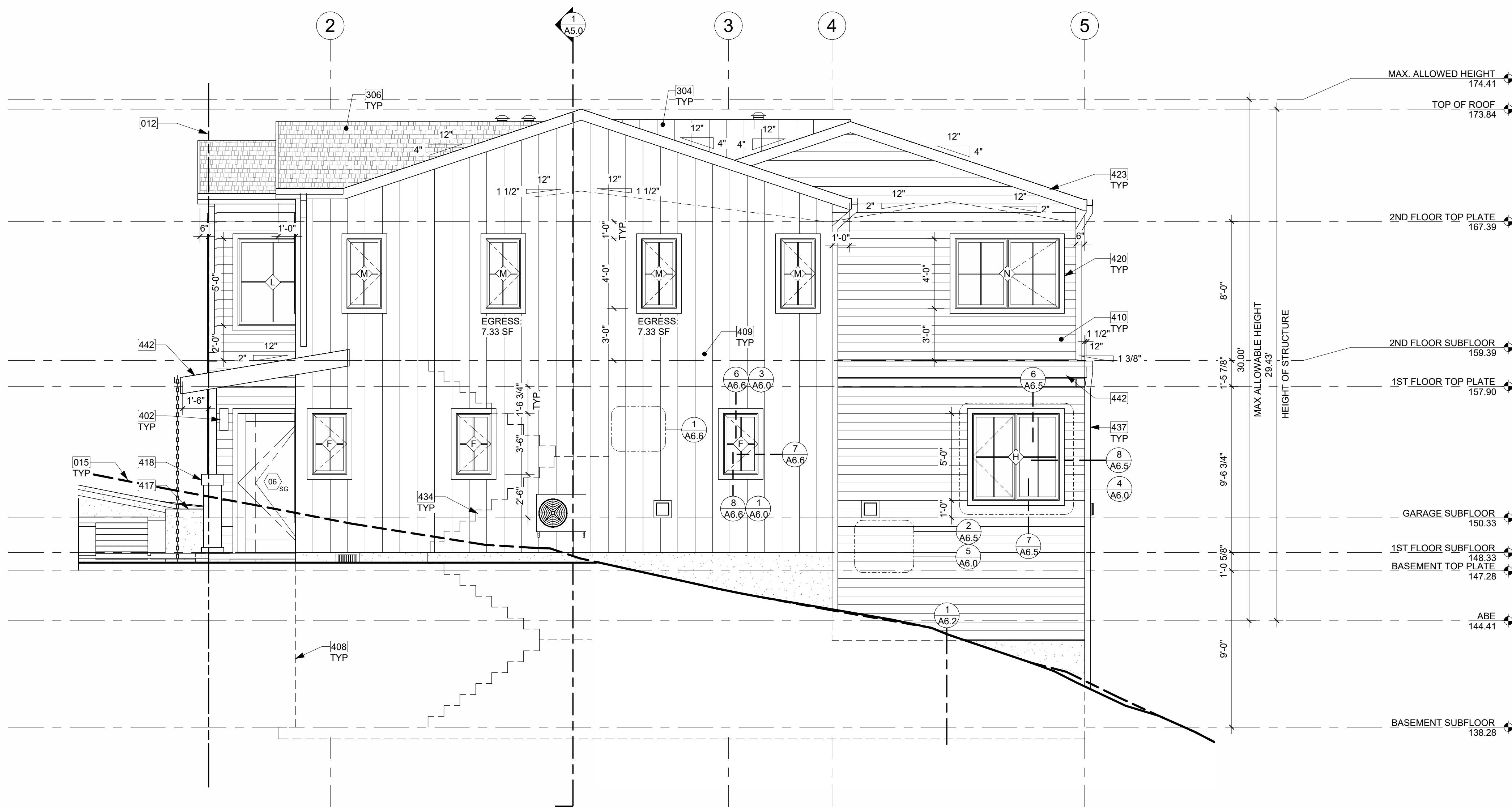
PLOT SCALE: 1:1



EAST ELEVATION PERSPECTIVE
NTS

ELEVATION NOTES

- VERIFY SHEAR WALL NAILING & HOLDINGS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
- PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CALK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.



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

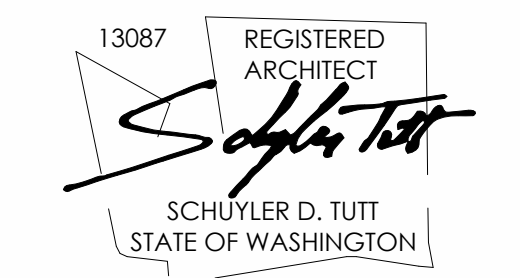
KEY NOTES

012	SETBACK LINE
015	DASHED LINE OF EXISTING GRADE
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10.
306	COMPOSITION SHINGLE ROOFING INSTALLED PER MANUFACTURER. PER R905.2.2. DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6" FROM WALKING SURFACE OR IN SOFFIT. FIXTURES PER OWNER.
408	DASHED LINES OF FOUNDATION STEMWALL AND FOOTING PER STRUCTURE.
409	FIBER CEMENT PANEL (HARDIEPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINSCREEN PAINTED, COLOR TBD. NOTE: ALL HARDIE PANEL DIVISIONS TO ALIGN WITH ARCHITECTURAL FEATURES AS SHOWN, TYP.
410	FIBER CEMENT PLANK HORIZONTAL LAP SIDING WITH 6" EXPOSURE (HARDIEPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR TBD.
417	EXPOSED ARCHITECTURAL CONCRETE.
418	MASONRY VENEER MECHANICALLY ATTACHED TO COLUMN AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
420	HARDIE TRIM, PAINTED COLOR TBD.
423	FASCIA BOARD: 2x8 WITH POWDER COATED FLASHING, COLOR TBD.
434	DASHED LINE OF STAIRS.
437	SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
442	FASCIA BOARD: 2x12 WITH POWDER COATED FLASHING, COLOR TBD.



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LNL BUILDS

PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

ELEVATIONS

DRAWN BY: Author
 CHECKED BY: Checker

PHASE:

CONSTRUCTION DRAWINGS

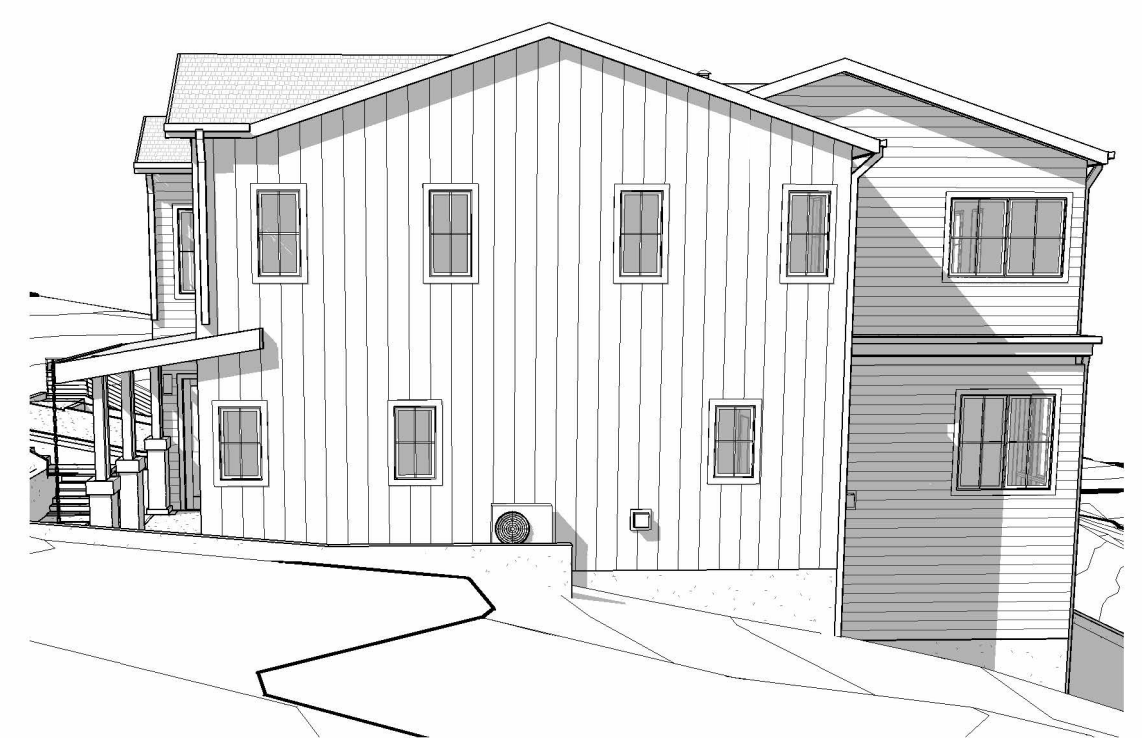
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A4.2

PLOT SCALE: 1:1



SOUTH ELEVATION PERSPECTIVE
NTS

ELEVATION NOTES

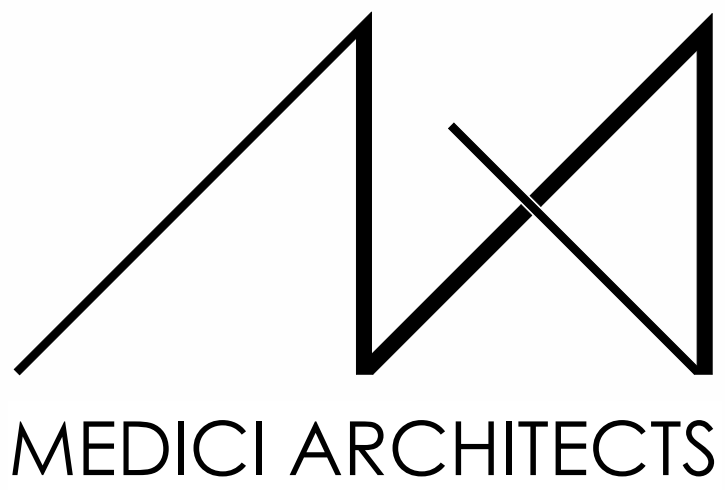
- VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
- WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
- WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
- PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
- PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
- WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
- SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.



3 WEST ELEVATION 1
1/4" = 1'-0"

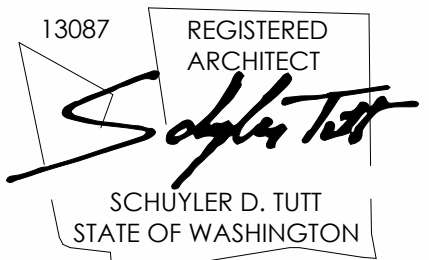
KEY NOTES

- 007 EXISTING PROPERTY LINE
- 012 SETBACK LINE
- 014 PROPOSED PROPERTY LINE IN BLA PERMIT, SEE PERMIT 2LLA_23001.
- 015 DASHED LINE OF EXISTING GRADE
- 304 METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10.
- 306 COMPOSITION SHINGLE ROOFING INSTALLED PER MANUFACTURER, PER R905.2.2. DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
- 402 LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6" FROM WALKING SURFACE OR IN SOFFIT. FIXTURES PER OWNER.
- 404 LOCATION OF HOUSE ADDRESS OR NUMBER TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. SIZE: 6", FONT: HELVETICA, COLOR: DARK BRONZE.
- 409 FIBER CEMENT PANEL (HARDIEPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINDRIP PAINTED, COLOR TBD. NOTE: ALL HARDIE PANEL DIVISIONS TO ALIGN WITH ARCHITECTURAL FEATURES AS SHOWN, TYP.
- 410 FIBER CEMENT PLANK HORIZONTAL LAP SIDING WITH 6" EXPOSURE (HARDIEPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR TBD.
- 415 ALUMINUM 4" V GROOVE WOOD GRAIN SIDING RAINDRIP PANEL (LONGBOARD, OR SIMILAR), TYP.
- 418 MASONRY VENEER MECHANICALLY ATTACHED TO COLUMN AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
- 437 SQUARE DOWNSPOUT, TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
- 440 PT COLUMN PER STRUCTURE.
- 443 DASHED LINE OF VAULTED CEILING.



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 2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

ELEVATIONS

DRAWN BY: DRA
 CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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A4.3

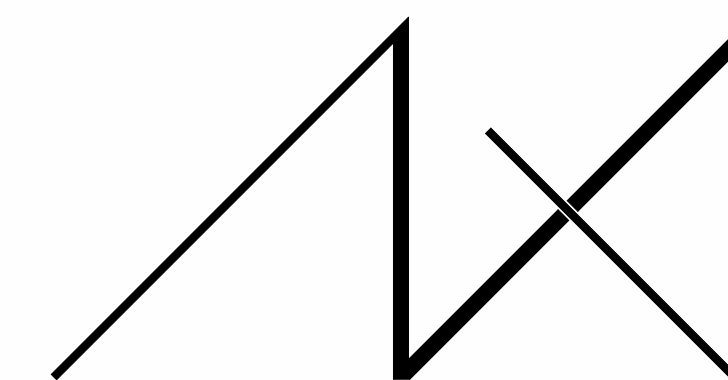
PLOT SCALE: 1:1



WEST ELEVATION PERSPECTIVE
 NTS

ELEVATION NOTES

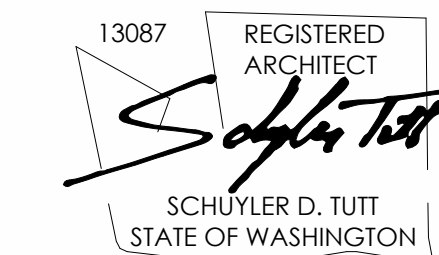
1. VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER STRUCTURAL PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. WOOD SIDING - SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
3. WEATHER PROTECTION. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AND BE CONSTRUCTED IN SUCH A MANNER AS TO PREVENT THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR VENEER AND A MEANS FOR DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED. PER IRC R703.8. FLASHING AT WALLS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT THAT MOISTURE TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER IRC R903.2.1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT.
5. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
7. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
8. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.



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DRAWING NAME:

PERSPECTIVES

DRAWN BY: DRA

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A4.5

PLOT SCALE: 1:1



PERSPECTIVE 1
NTS



PERSPECTIVE 2
NTS

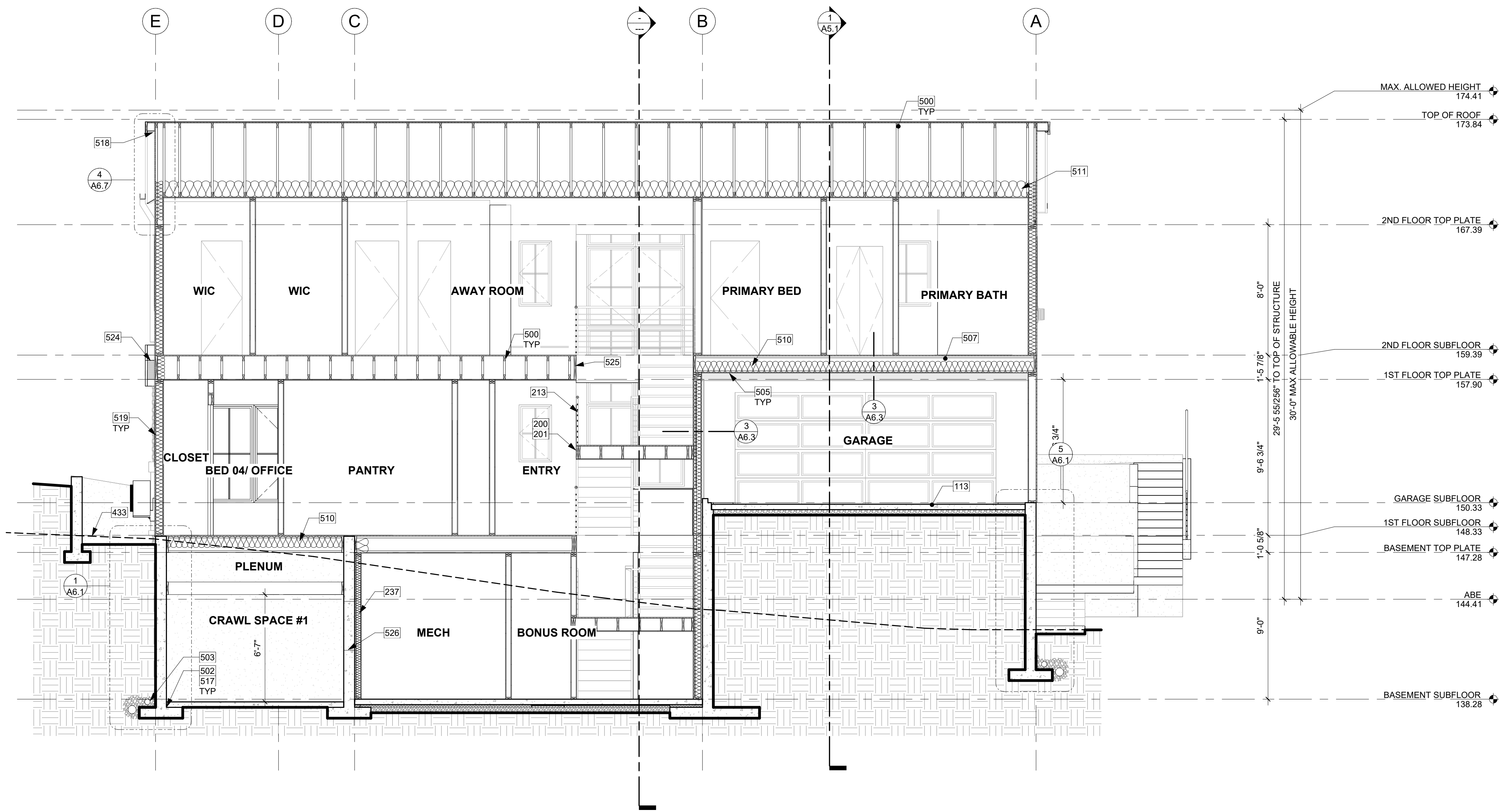


PERSPECTIVE 3
NTS



PERSPECTIVE 4
NTS

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



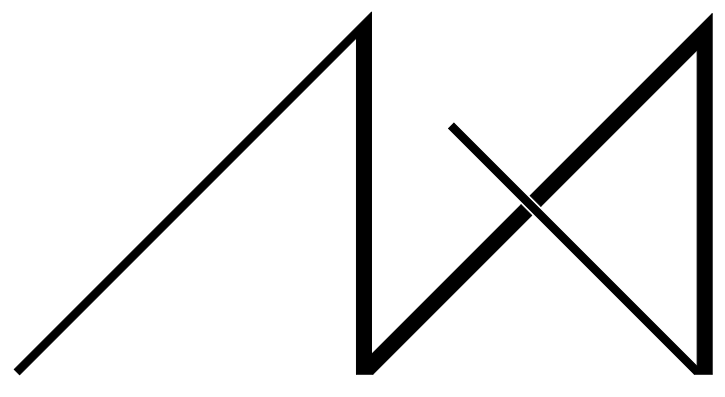
SECTION B
1/4" = 1'-0" 1

KEY NOTES

113	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
200	PROVIDE INTERIOR STAIRWAY ILLUMINATION PER IRC SECTION R303.7. STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
201	WOOD STAIR W/ TREADS AND RISERS CONFORMING TO IRC R311.7.5. SEE STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS.
213	GUARDRAIL, TOP OF WALL MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
237	FURRED 2x4 WALL W/ R-13 BATT INSULATION AND CONTINUOUS 1" R-5 RIGID INSULATION TO MEET THE REQUIREMENTS OF WSEC TABLE R402.1.1 FOOTNOTE C. STUDS AGAINST CONCRETE STEMWALL MUST BE PT OR MUST BE SEPARATED FROM THE WALL BY AN APPROVED VAPOR BARRIER. R-5 THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL. FIREBLOCKING TO BE INSTALLED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10', PER SECTION R-302.11.
433	DASHED LINE OF EXISTING GRADE.
500	TRUSS FRAMING PER STRUCTURAL PLAN.
502	FOUNDATION ANCHORAGE @ WALLS PER IRC SECTION R403.1.6. AND STRUCTURAL PLANS. PROVIDE A POLYETHYLENE FOAM GASKET STRIP AND SEAL BOTTOM PLATE, TYP.
503	DIRECT CONNECT FOOTING DRAINS AND DOWNSPOUTS TO DESIGNED STORMWATER SYSTEM. SEE CIVIL DRAWINGS FOR CONNECTION. TYP.
505	5/8" GWB @ CEILINGS, TYP.
507	TJI FRAMING PER STRUCTURAL PLAN.
510	R-38 BATT INSULATION @ FLOORS BETWEEN HEATED AND UNHEATED SPACES TYP.
511	R-49 BATT INSULATION W/ BAFFLE TO ENSURE 1" MIN. GAP FOR CROSS VENTILATION, TYP. USE COMBINATION OF R38C & R11 OR BUILD-UP OF RIGID INSULATION WHERE NECESSARY.
517	FOOTINGS PER STRUCTURAL PLANS.
518	EAVE TO RECEIVE BLOCKING WITH (4) 2 1/2" VENTING HOLES PER 24" PROVIDING 7.35 S.I. OF VENTILATION PER LINEAR FOOT. SEE ROOF PLAN AND VENT TABLE.
519	2x6 STUD EXTERIOR WALL ASSEMBLY. SIDING PER ELEVATION OVER WATER-VAPOR PERMEABLE AIR-BARRIER OVER SHEATHING PER STRUCTURAL. 1/2" GYP INSIDE, TYP.
524	2X ROOF FRAMING AND CONNECTIONS PER STRUCTURAL PLAN.
525	BEAM AND CONNECTIONS PER STRUCTURAL PLAN.
526	LINE OF CRAWL SPACE ACCESS BEYOND, SEE FLOOR PLAN FOR SILL HEIGHT.

THERMAL INSULATION

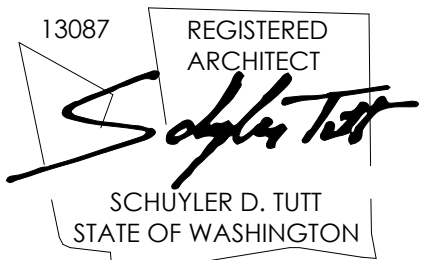
WALLS (BELOW-GRADE):	R-13 BATT INSULATION AND CONTINUOUS R-5
WALLS (ABOVE-GRADE):	R-21 BATT INSULATION
HEADERS:	R-10 RIGID INSULATION
CEILINGS (STANDARD FRAMING):	R-49 BATT INSULATION
FLOORS:	R-38 BATT INSULATION
SLAB:	R-10 RIGID AT PERIMETER & UNDER ENTIRE SLAB
WINDOWS & DOORS:	U-VALUE OF .28 OR BETTER
SKYLIGHTS:	U-VALUE OF .50 OR BETTER



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MERCER ISLAND, 98040

DRAWING NAME:

SECTIONS

DRAWN BY: DRA
CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

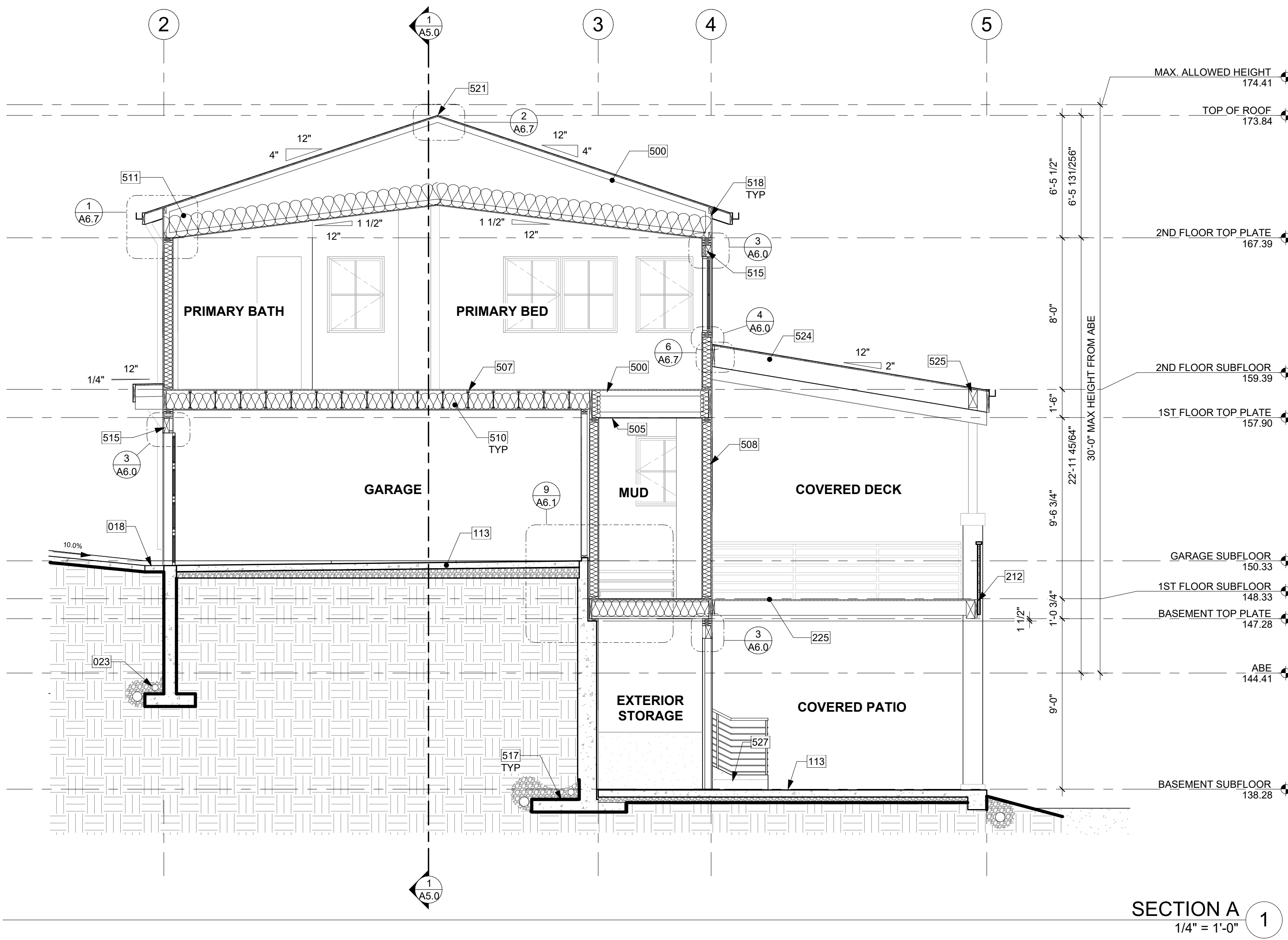
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A5.0

PLOT SCALE: 1:1



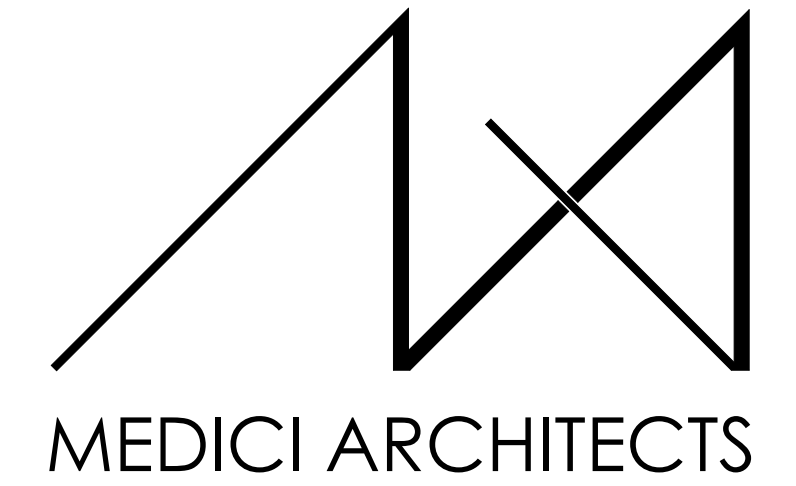
SECTION A
1/4" = 1'-0" 1

THERMAL INSULATION

- WALLS (BELOW-GRADE): R-13 BATT INSULATION AND CONTINUOUS R-5
- WALLS (ABOVE-GRADE): R-21 BATT INSULATION
- HEADERS: R-10 RIGID INSULATION
- CEILING (STANDARD FRAMING): R-49 BATT INSULATION
- FLOORS: R-38 BATT INSULATION
- SLAB: R-10 RIGID AT PERIMETER & UNDER ENTIRE SLAB
- WINDOWS & DOORS: U-VALUE OF .28 OR BETTER
- SKYLIGHTS: U-VALUE OF .50 OR BETTER

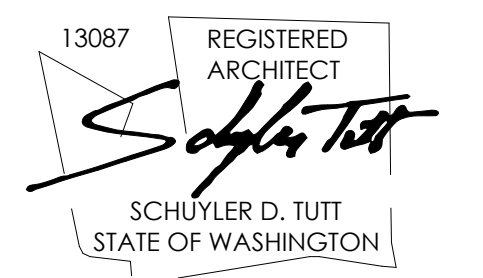
KEY NOTES

018	TRENCH DRAIN: SEE DETAILS AND CIVIL.
023	SITE DRAINAGE AWAY FROM HOME PER IRC SECTION 401.3. SEE CIVIL DRAWINGS FOR FOUNDATION DRAINAGE SPECIFICATIONS.
113	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
212	GUARDRAIL, FASCIA MOUNT - DEFERRED SUBMITTAL. MIN. HEIGHT 36" PER IRC SECTION R312.1.2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAM. IRC SECTION R312.1.3 EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE OF 6" IN DIAM. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAM. PER TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS - GUARDRAIL AND HANDRAIL 200 PER SQUARE FOOT. CONNECTIONS PER STRUCTURAL TYPICAL GUARDRAIL DETAILS.
225	PT DECK FRAMING PER STRUCTURAL W/ 2x CEDAR DECKING. MAINTAIN 1/8" GAP BETWEEN DECKING MEMBERS.
500	TRUSS FRAMING PER STRUCTURAL PLAN.
505	5/8" GWB @ CEILINGS, TYP.
507	TJI FRAMING PER STRUCTURAL PLAN.
508	2x6 STUD EXTERIOR WALL ASSEMBLY: SIDING PER ELEVATION OVER WATER-VAPOR PERMEABLE AIR-BARRIER OVER SHEATHING PER STRUCTURAL. R-21 INSULATION WITH 1/2" GYP INSIDE, TYP.
510	R-38 BATT INSULATION @ FLOORS BETWEEN HEATED AND UNHEATED SPACES TYP.
511	R-49 BATT INSULATION W/ BAFFLE TO ENSURE 1" MIN. GAP FOR CROSS VENTILATION, TYP. USE COMBINATION OF R38C & R11 OR BUILD-UP OF RIGID INSULATION WHERE NECESSARY.
515	R-10 RIGID INSULATION @ HEADERS, TYP.
517	FOOTINGS PER STRUCTURAL PLANS.
518	EAVE TO RECEIVE BLOCKING WITH (4) 2 1/2" VENTING HOLES PER 24" PROVIDING 7.35 S.I. OF VENTILATION PER LINEAR FOOT. SEE ROOF PLAN AND VENT TABLE.
521	RIDGE TO RECEIVE CONTINUOUS VENT. SEE ROOF PLAN.
524	2X ROOF FRAMING AND CONNECTIONS PER STRUCTURAL PLAN.
525	BEAM AND CONNECTIONS PER STRUCTURAL PLAN.
527	STEP BEYOND.



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 200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24

PROJECT / CLIENT:
 2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

SECTIONS

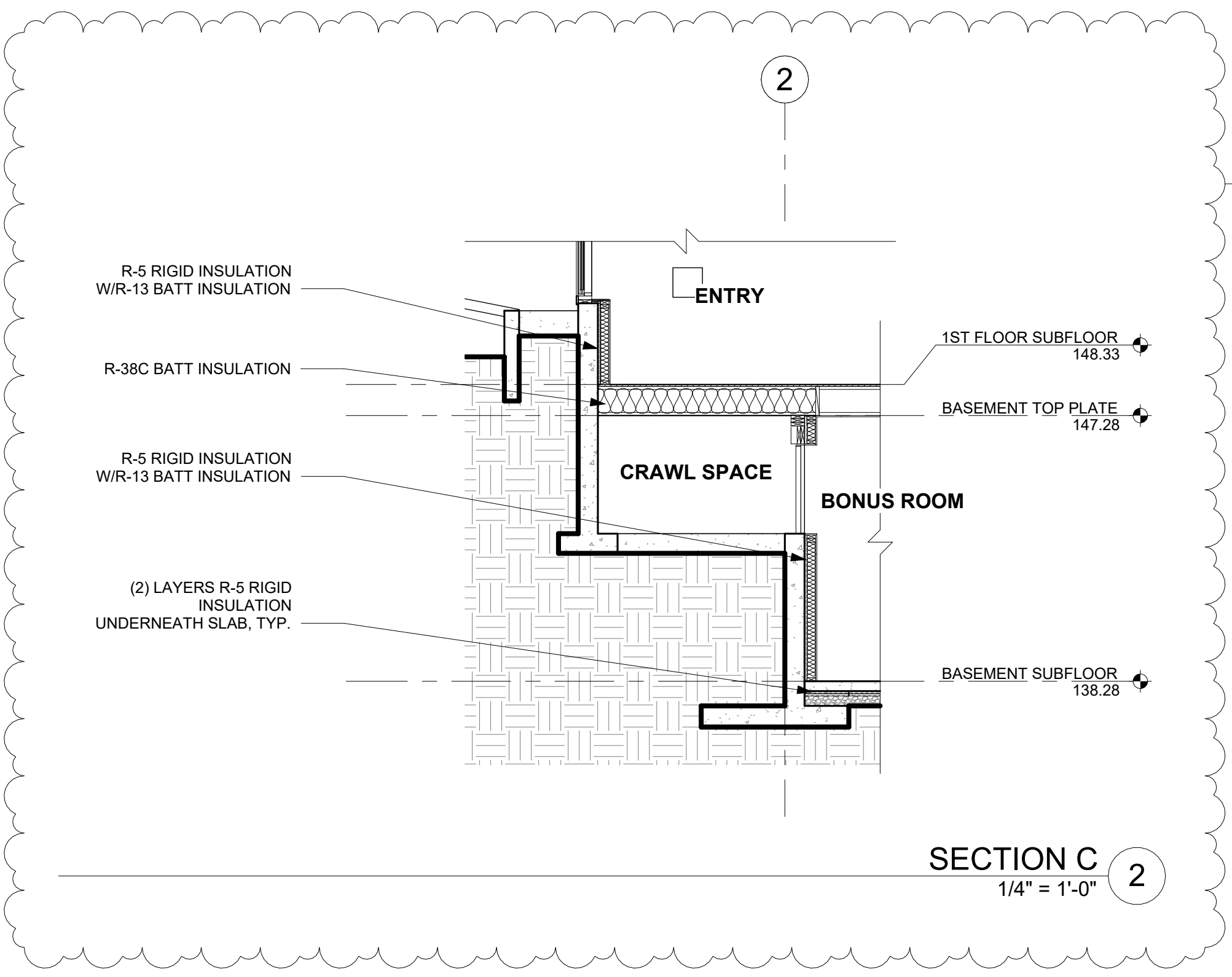
DRAWN BY: DRA
 CHECKED BY: JML

PHASE:

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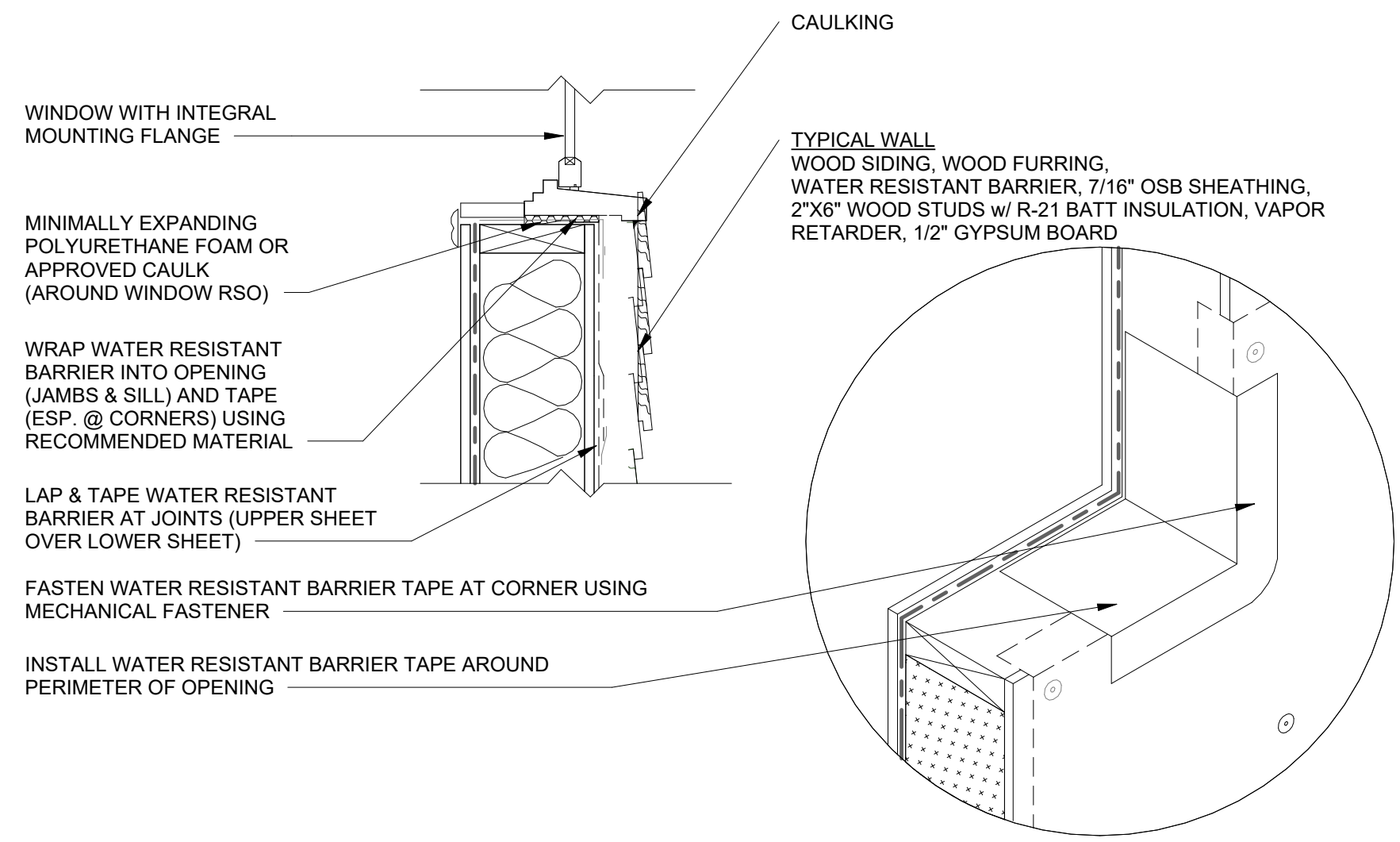
SECTION C
1/4" = 1'-0" 2

PROJECT No.: A22 087
 DATE: 5/28/2024

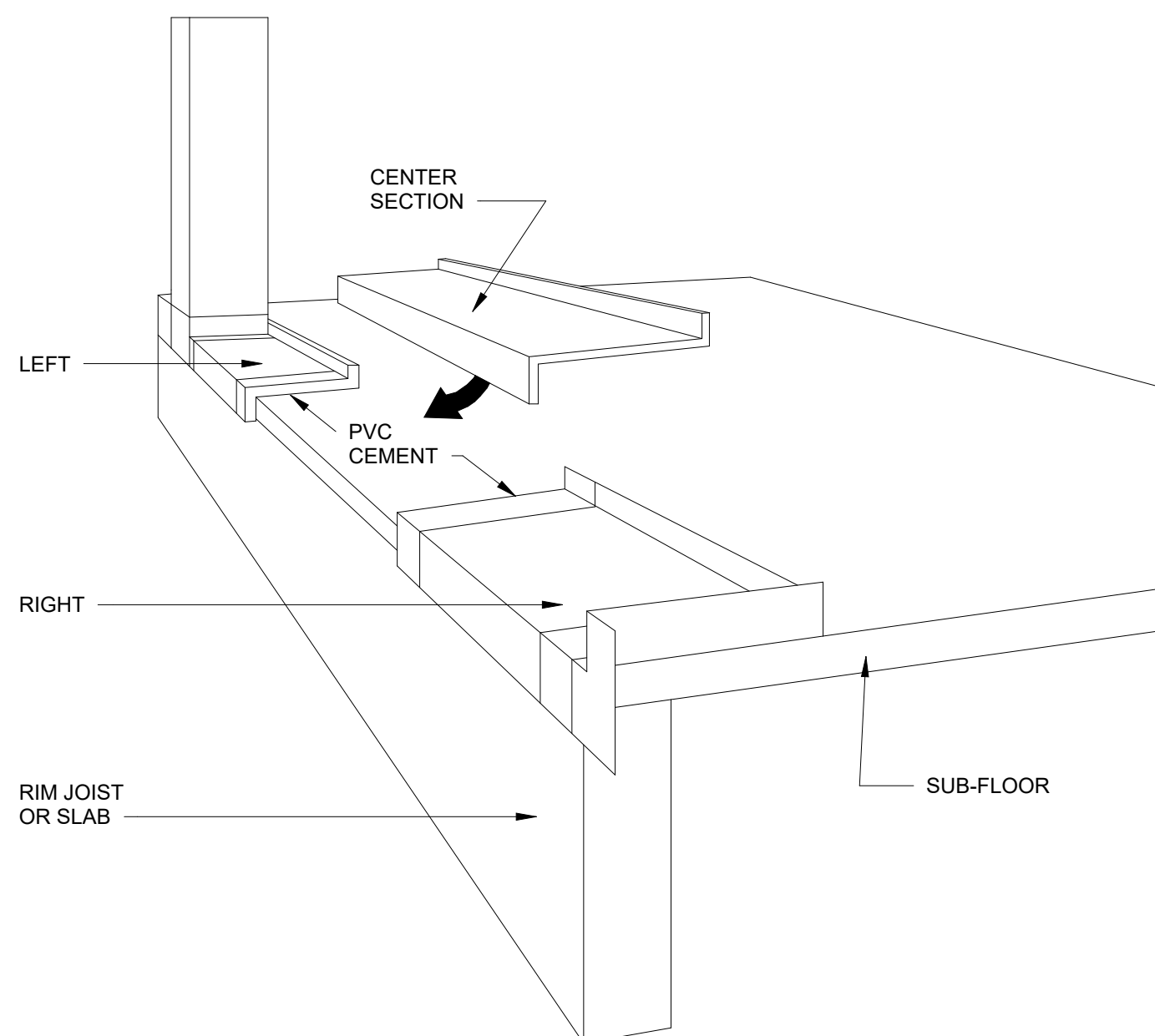
A5.1

PLOT SCALE: 1:1

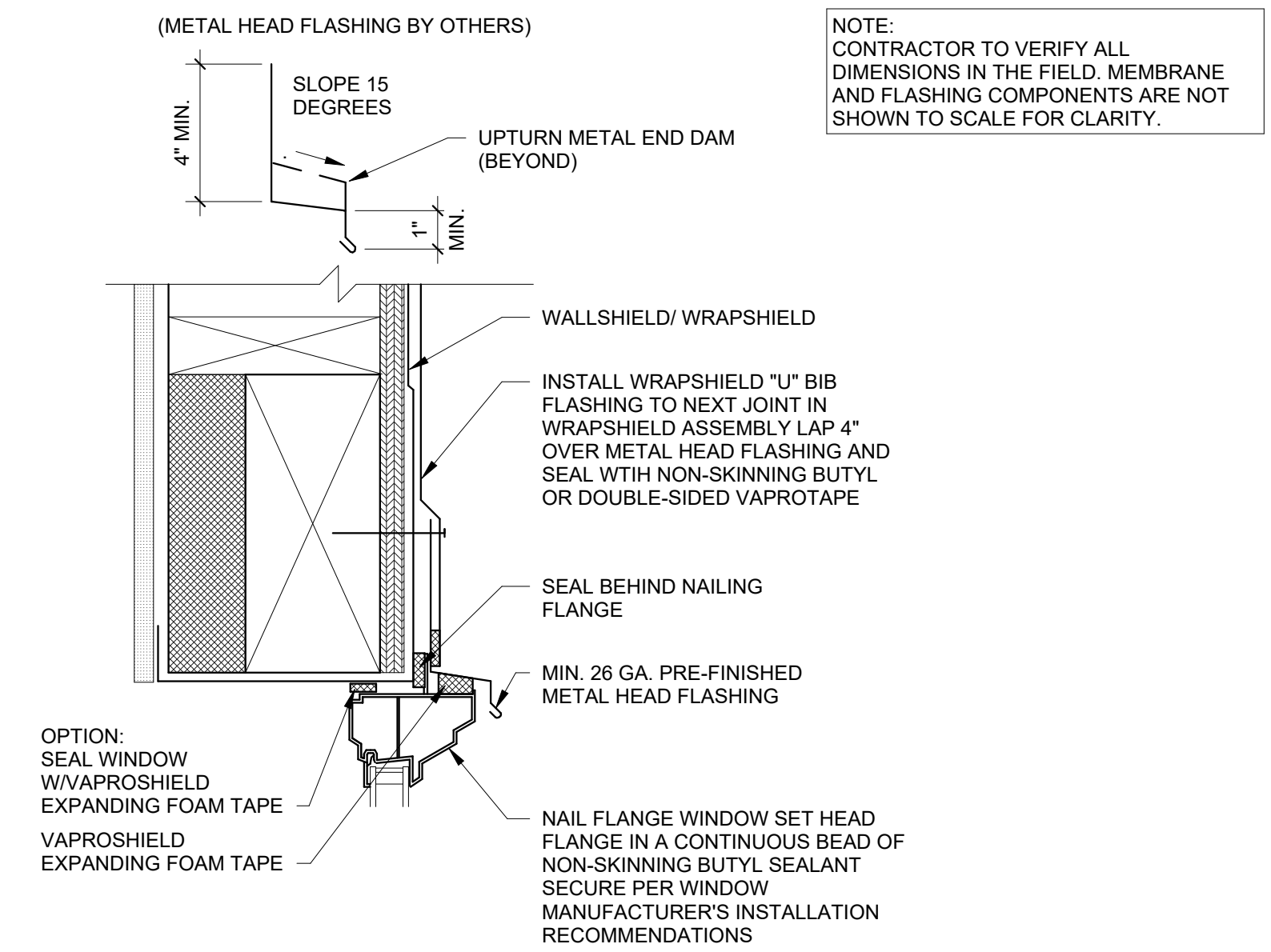
NOTE:
SEAL ALL WATER RESISTANT BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
FASTEN WATER RESISTANT BARRIER TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.
(ex. DUPONT WRAPCAPS) LOCAL LAWS, ZONING, AND BUILDING CODES CARRY AND THEREFORE GOVERNS OVER MATERIAL
SELECTION AND DETAILING SHOWN BELOW.



WINDOW SILL FLASHING 1
1 1/2" = 1'-0"

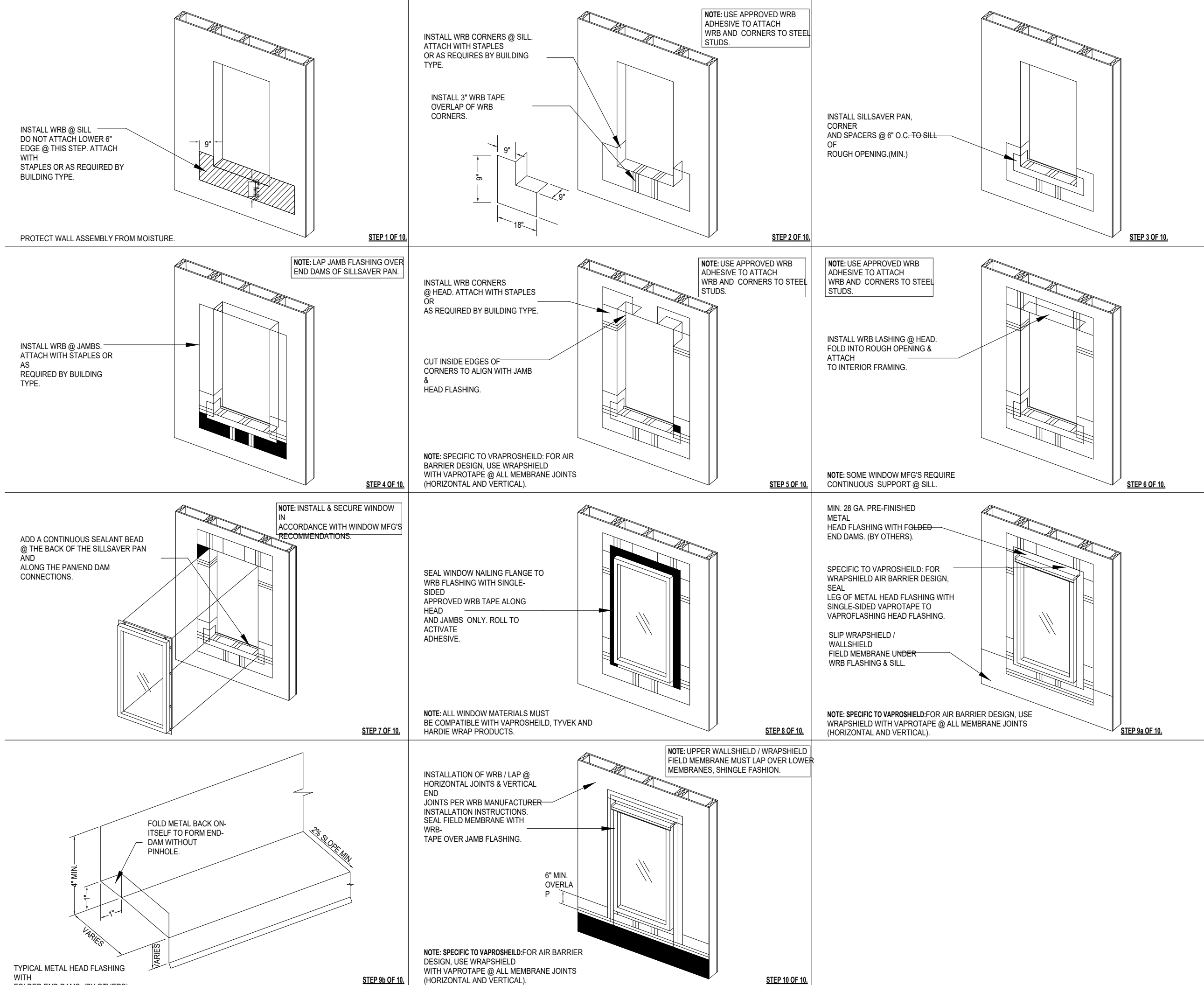


DOOR SILL WEATHERPROOFING 2
1:3



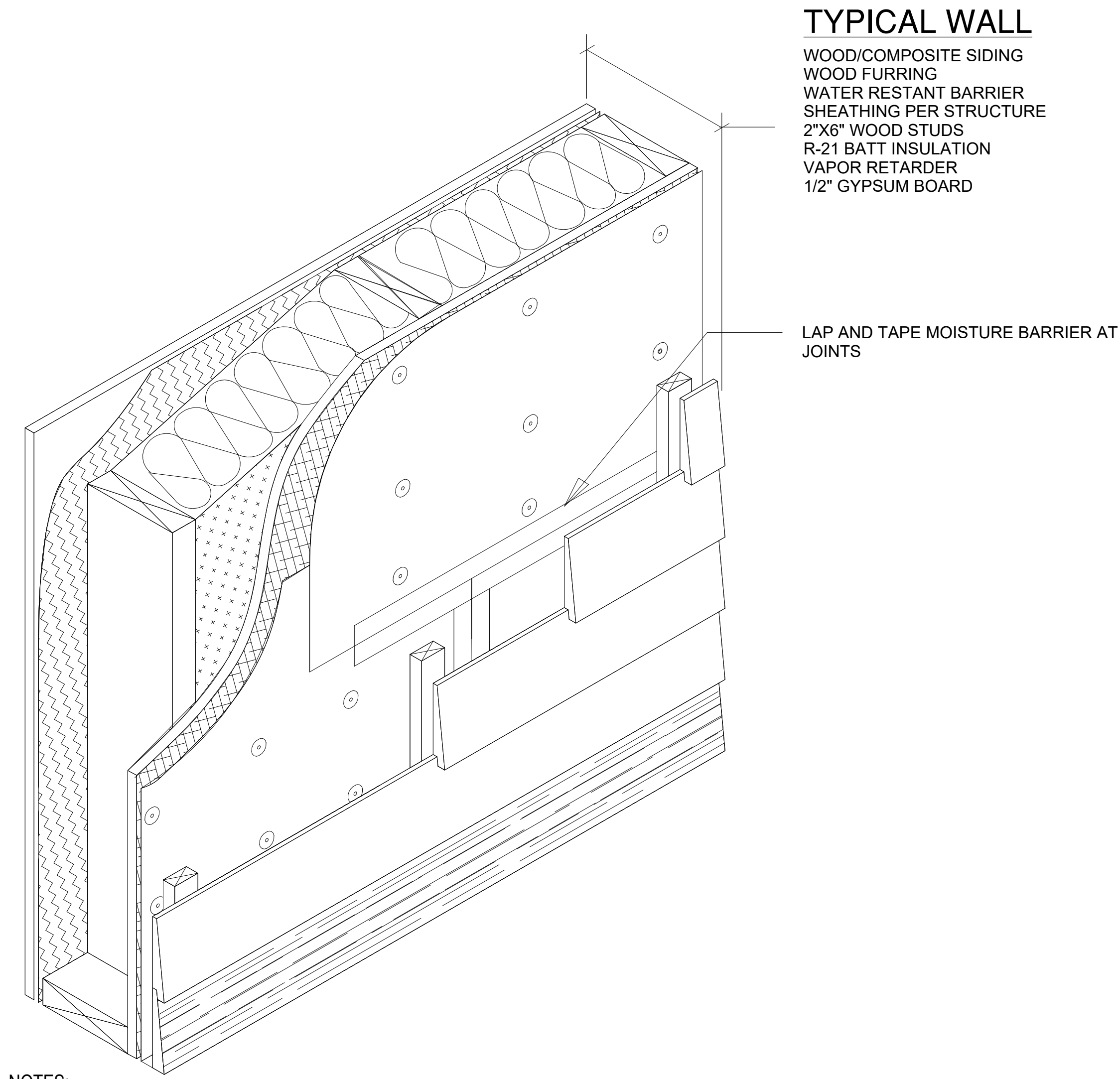
WINDOW & DOOR HEADER FLASHING 3
3" = 1'-0"

OVERVIEW OF WINDOW WRAP INSTALL SEQUENCE - COMPATIBLE WITH TYVEK, VAPROSHIELD AND HARDIE WRAP SYSTEMS



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS

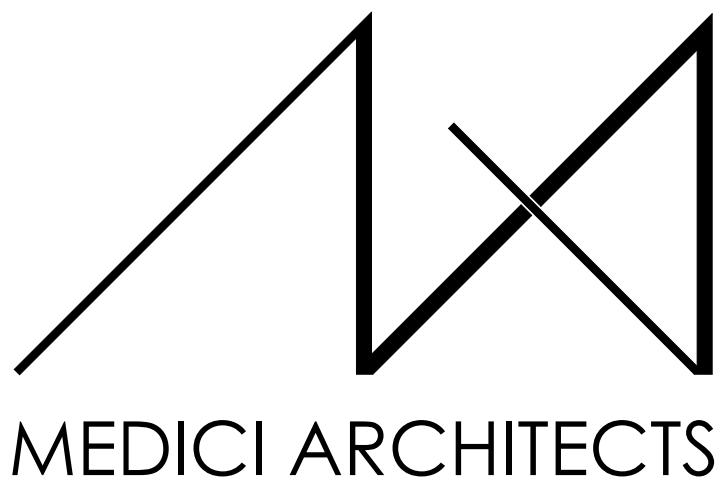
WEATHER SHIELD - WINDOW WRAP 4
3/4" = 1'-0"



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

Wrap entire building with 15 lb asphalt-impregnated felt or approved weather-resistant barrier, field membrane apply in roll, spray or brush; Application Temperature Min.: 0° F; Max.: 130° F, Application Thickness 15 wet mils or more, Typical Cure Time <30 min., dry to touch; <8 hours, (wall temp) (110- 130 sq. ft. / gal). Or other product approved by siding manufacture for specific siding material such as Hardie Panel siding.

WEATHER SHIELD 5
3/4" = 1'-0"



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REGISTRATION:
13087 REGISTERED ARCHITECT
Schuyler D. Tuttle
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS:	DATE:

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:
DETAILS - ENVELOPE

DRAWN BY: DRA
CHECKED BY: JWH

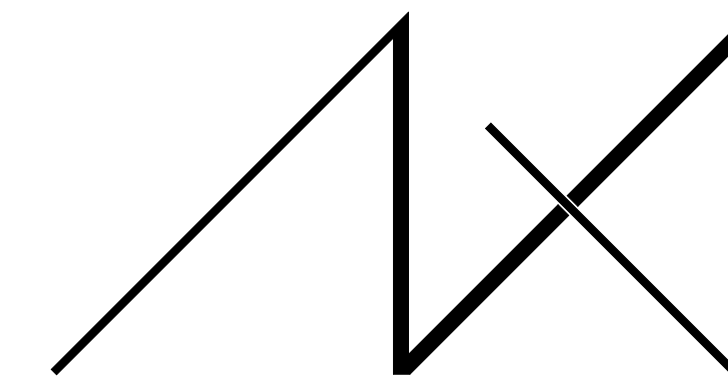
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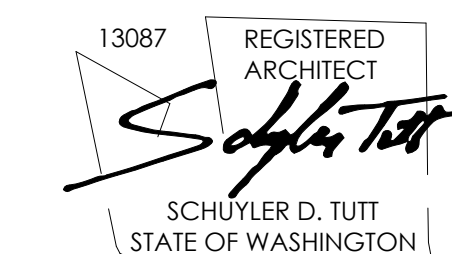
PLOT SCALE: 1:1
A6.0



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REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

DETAILS - FOUNDATION

DRAWN BY: DRA

CHECKED BY: JWH

PHASE:

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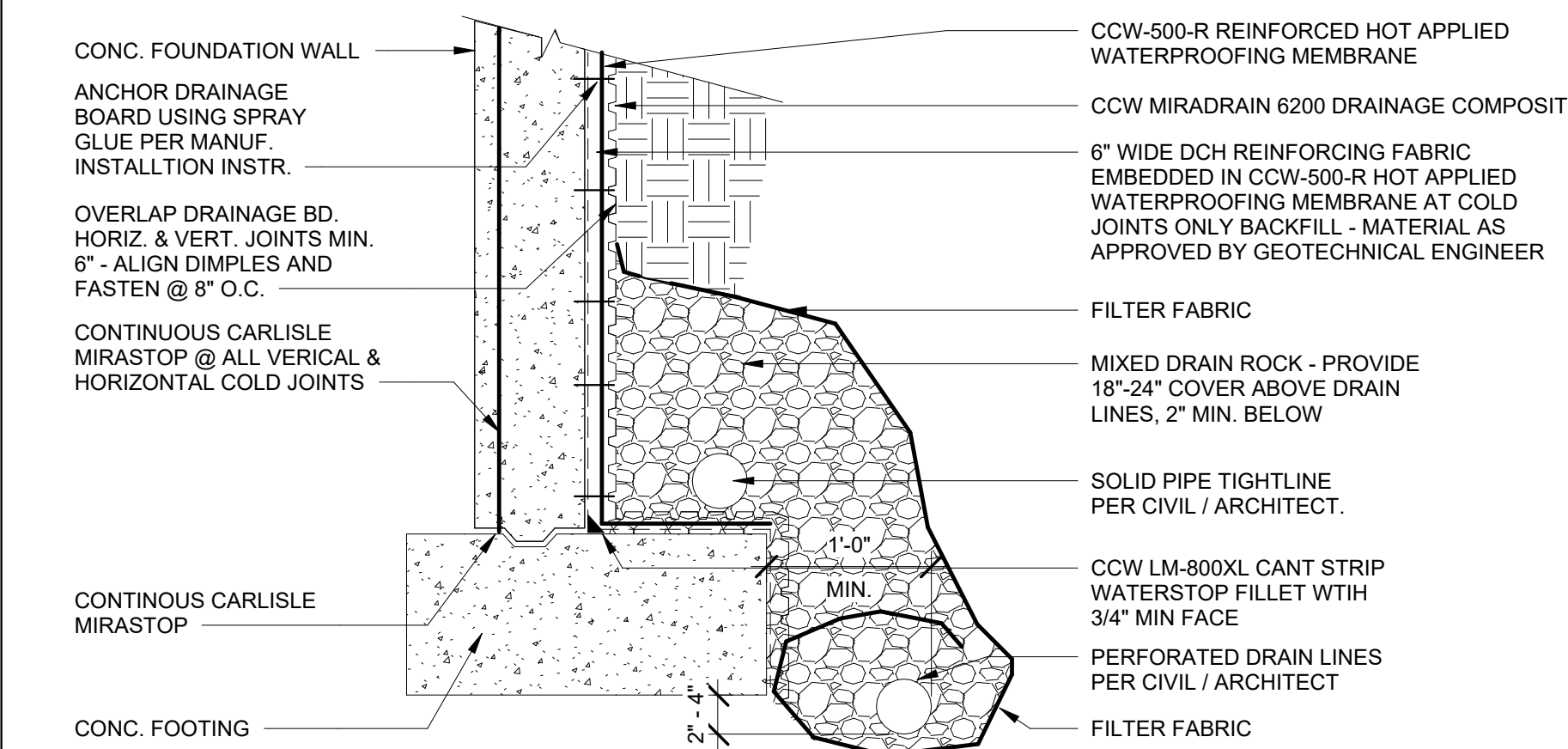
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DATE: 5/28/2024

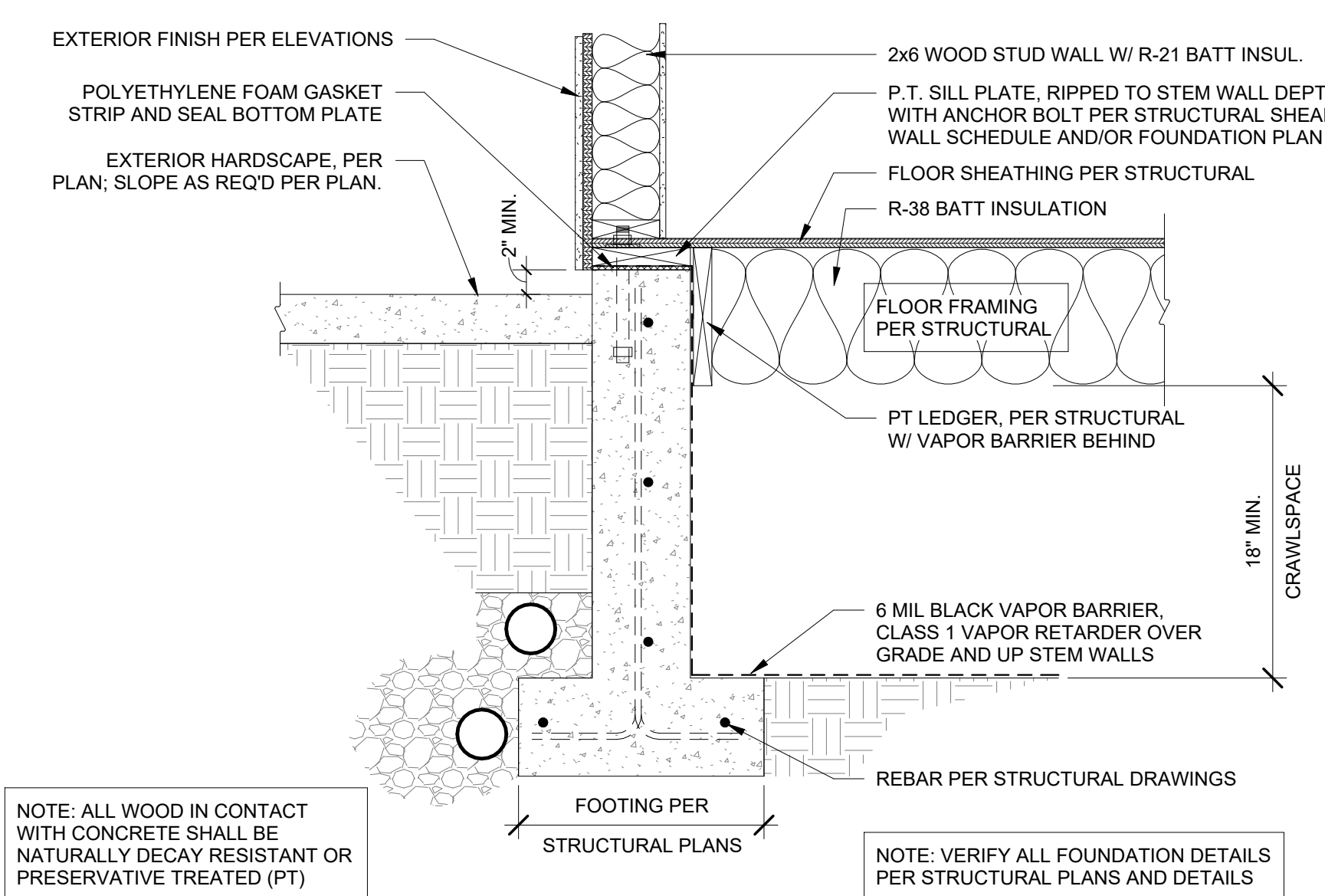
A6.1

PLOT SCALE: 1:1

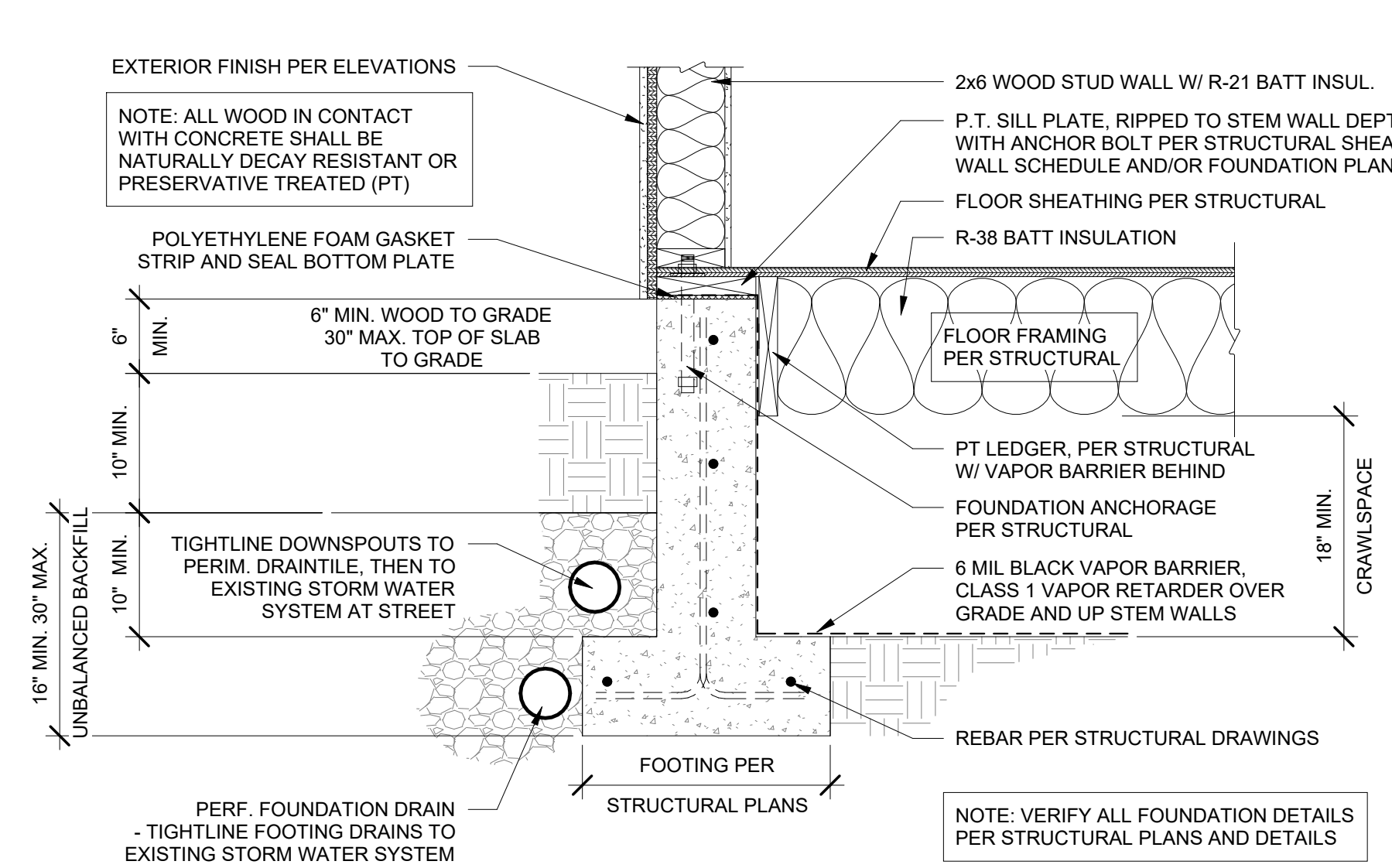
NOTE 1: USE MANUFACTURER PROVIDED AND/OR APPROVED FASTENERS AND ACCESSORIES FOR INSTALLATION OF MIRADRAIN DRAINAGE COMPOSITE
NOTE 2: APPLY MECHANICALLY ATTACHED TERM BAR PRIOR TO BACKFILL.



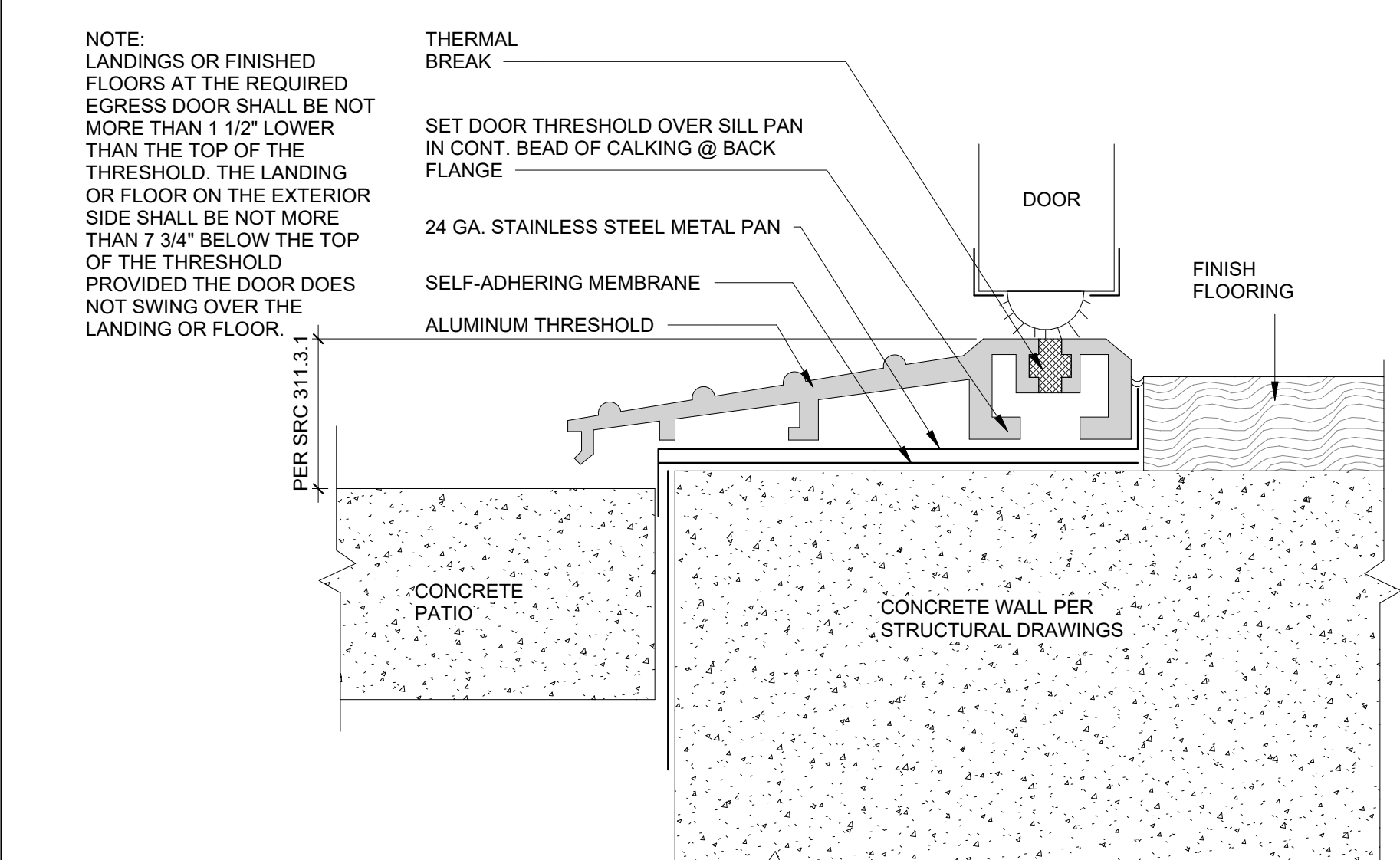
FOUNDATION DRAINAGE 3
1" = 1'-0"



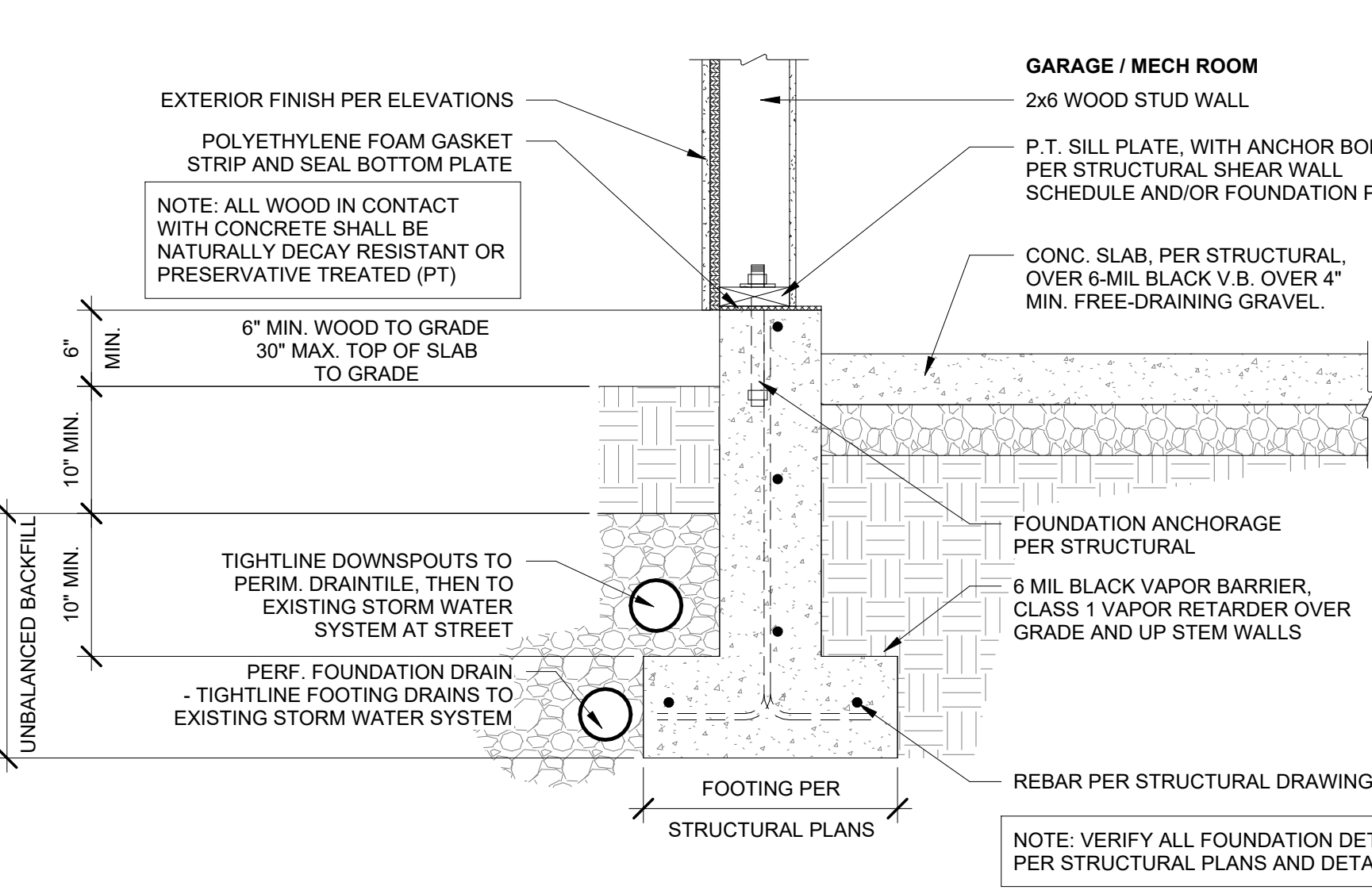
FOUNDATION AT CRAWLSPACE 2
1" = 1'-0"



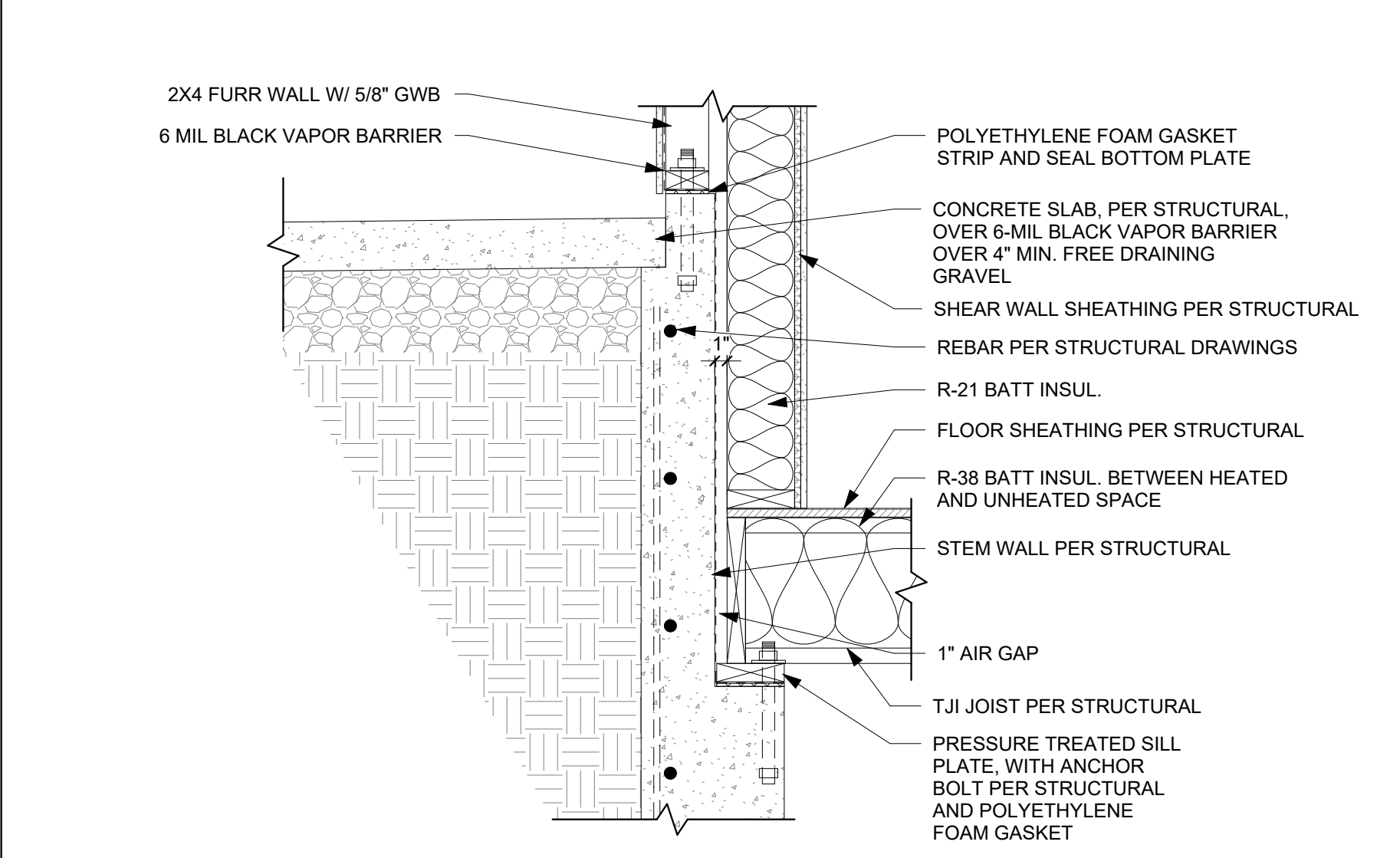
FOUNDATION AT CRAWLSPACE 1
1" = 1'-0"



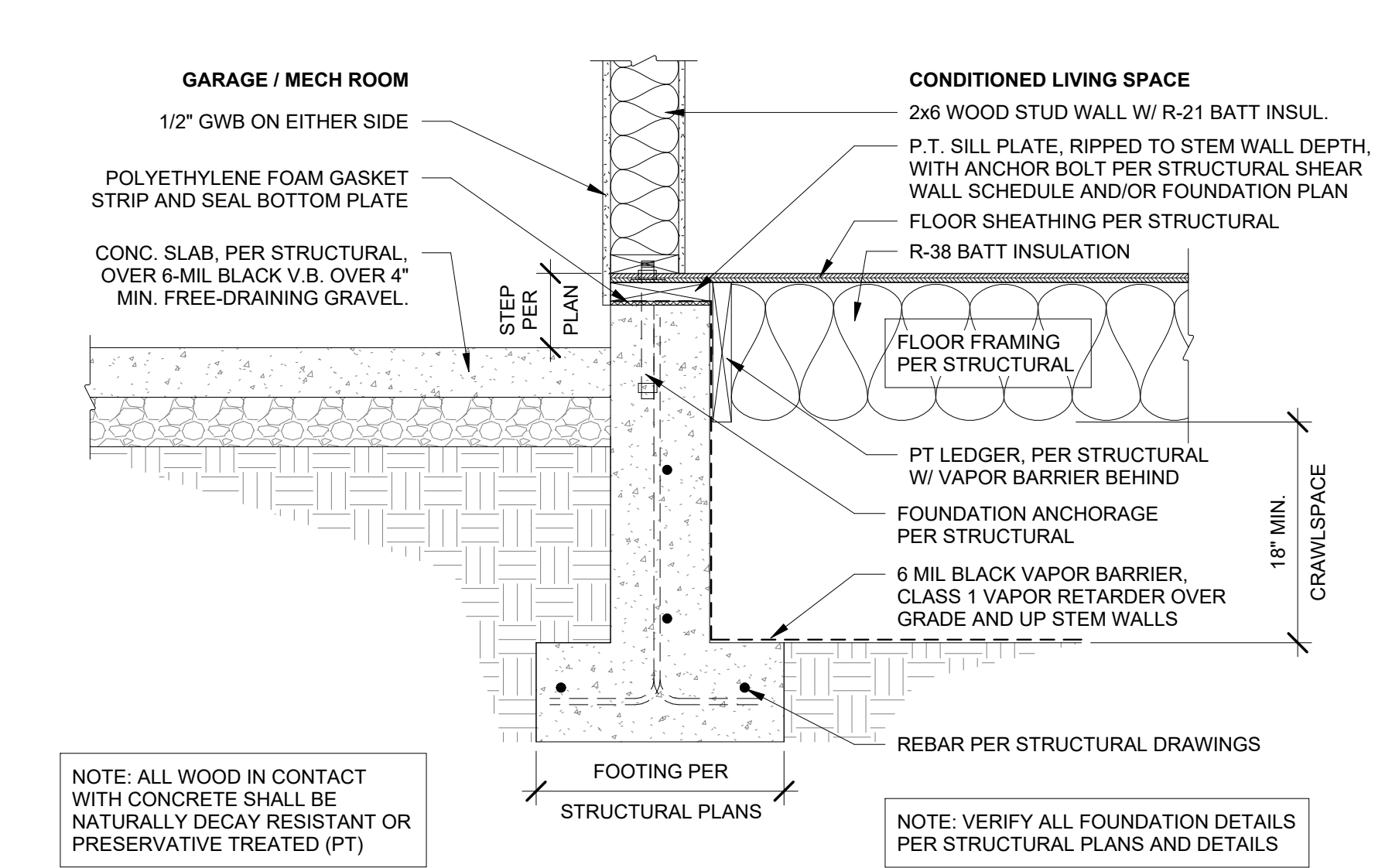
DOOR THRESHOLD @ PATIO 6
6" = 1'-0"



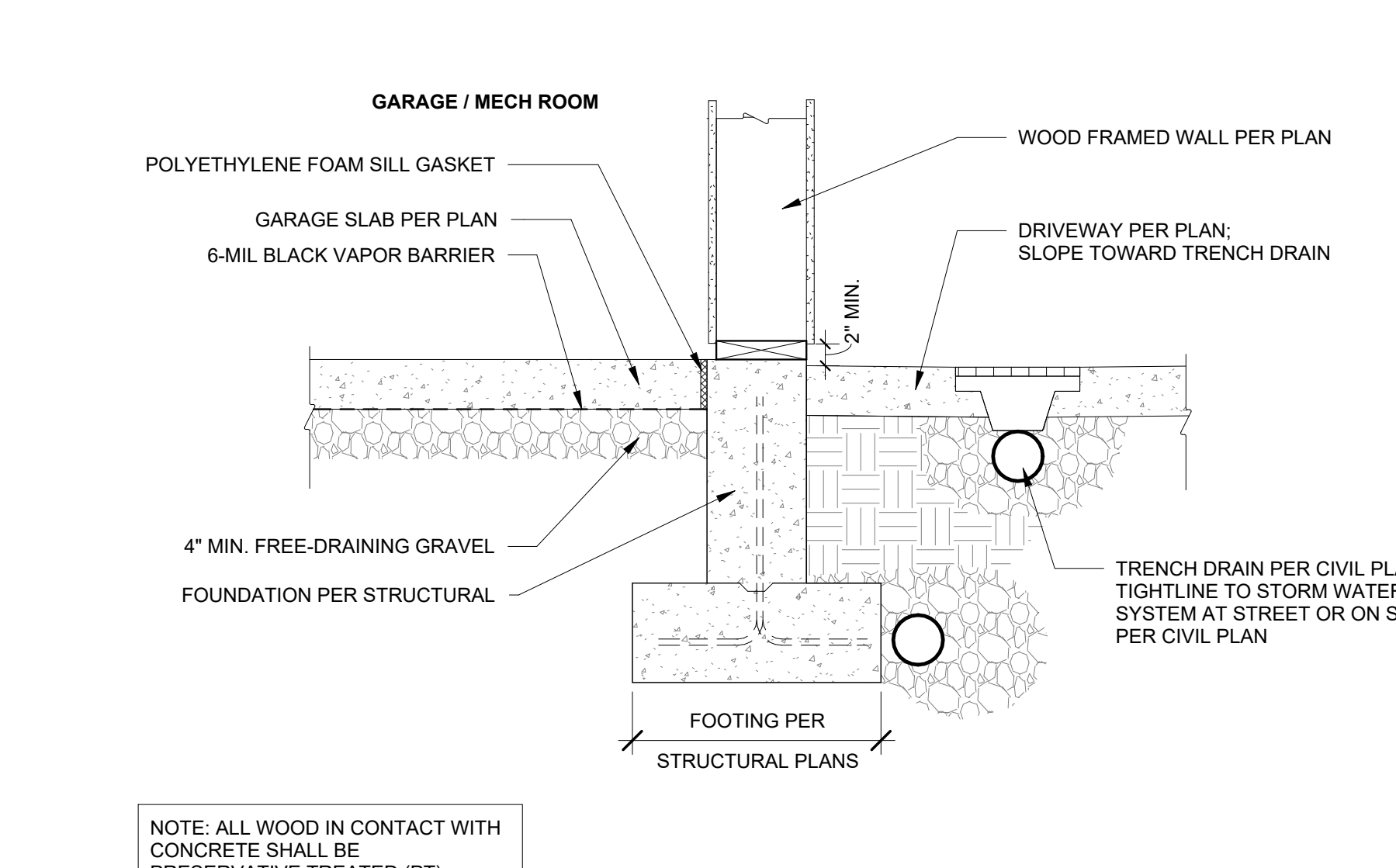
FOUNDATION AT UNINSULATED SLAB-ON-GRADE 5
1" = 1'-0"



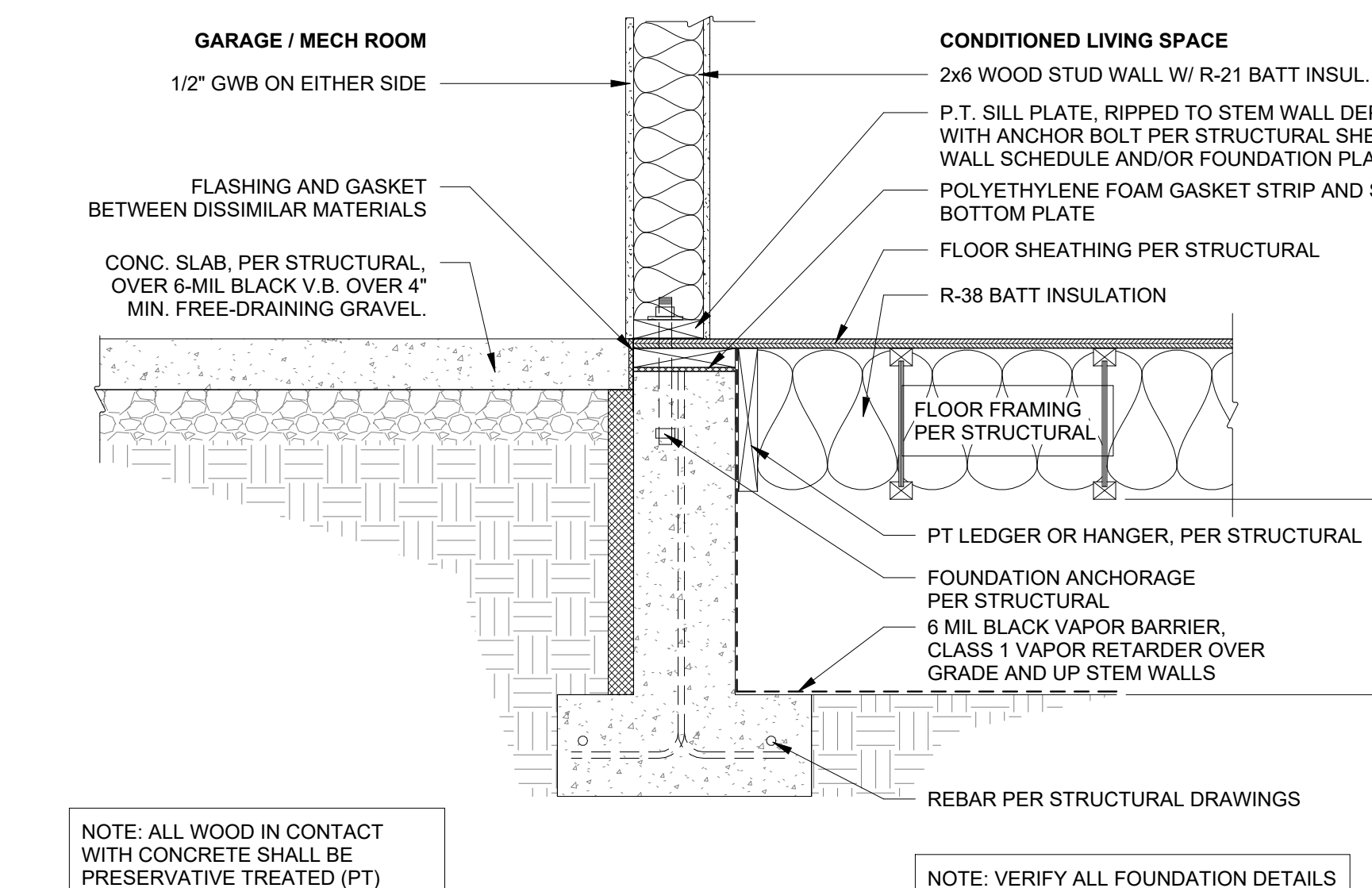
FOUNDATION WATERPROOFING DETAIL 9
1" = 1'-0"



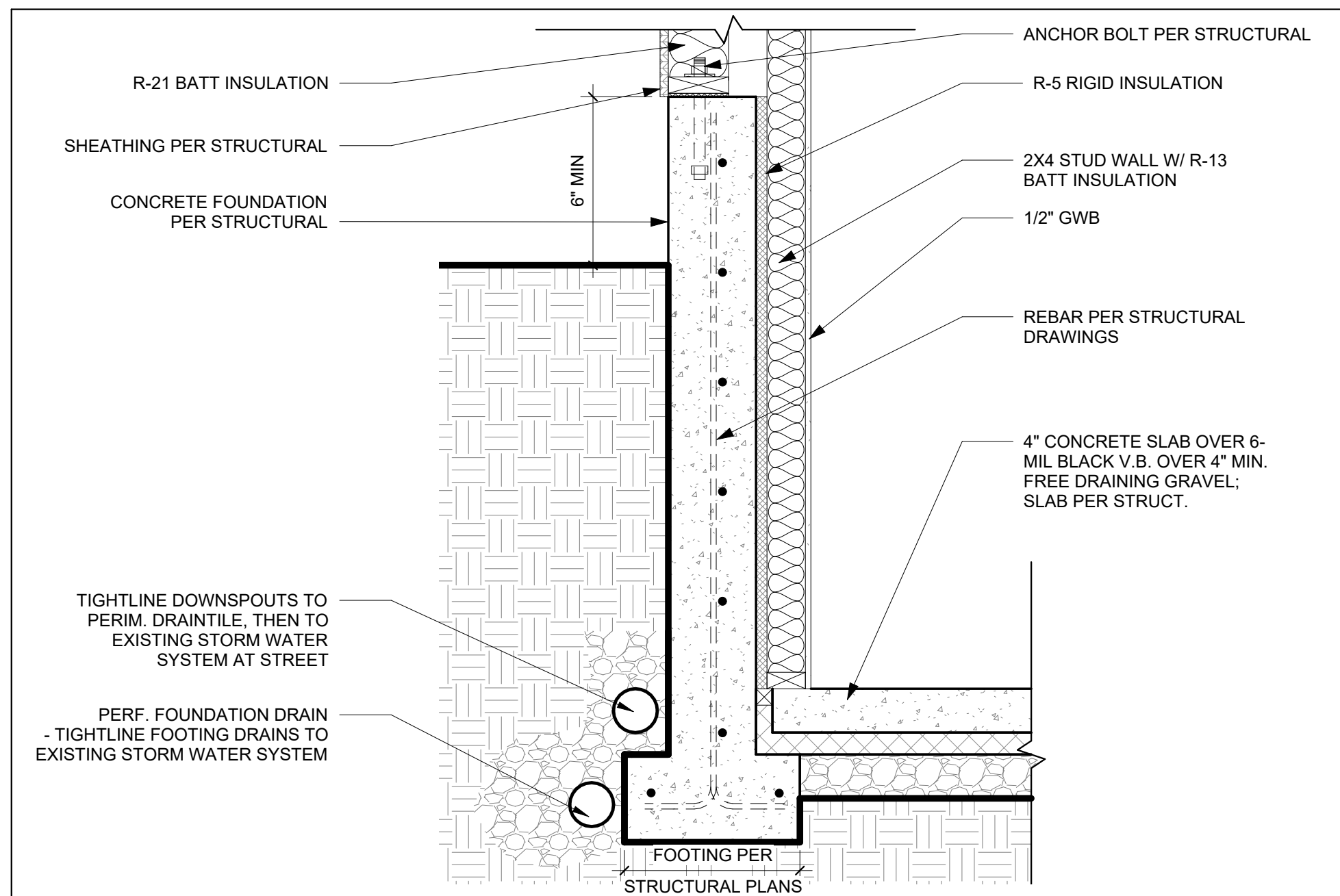
FOUNDATION AT CRAWLSPACE 4
1" = 1'-0"



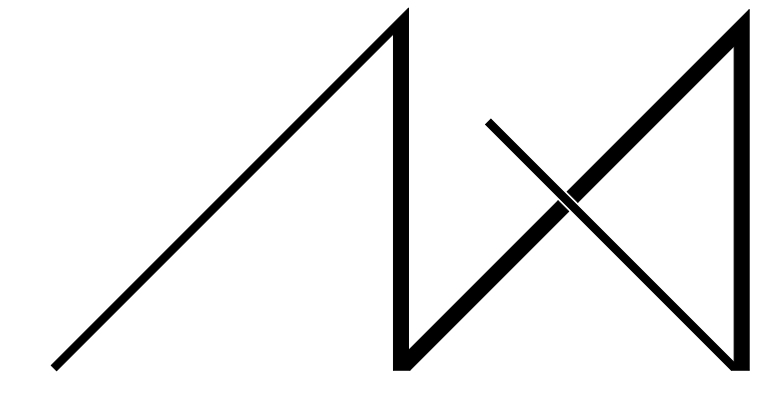
FOUNDATION WITH TRENCH DRAIN 7
1" = 1'-0"



FOUNDATION AT INSULATED SLAB-ON-GRADE 8
1" = 1'-0"



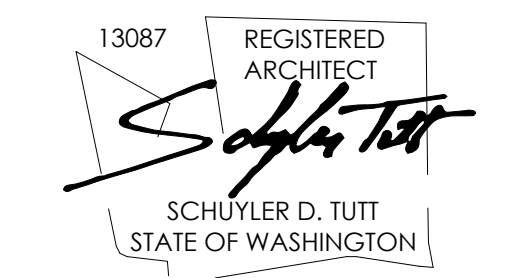
FOUNDATION WITH FURR'D STUD WALL 1
1" = 1'-0"



MEDICI ARCHITECTS

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REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

DETAILS - FOUNDATION

DRAWN BY: DRA
CHECKED BY: JML

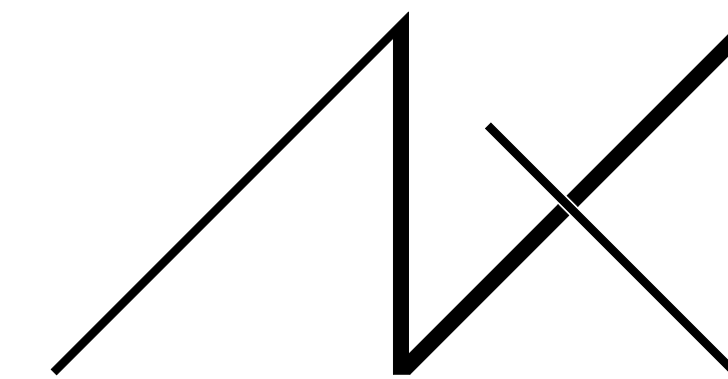
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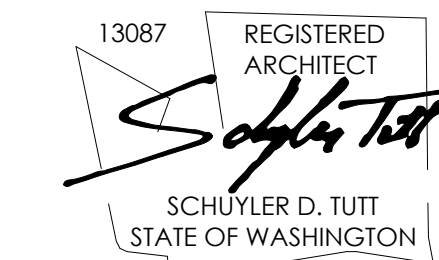
A6.2
PLOT SCALE: 1:1



MEDICI ARCHITECTS

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REGISTRATION:



INTAKE DATE: 9/28/2023

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PROJECT / CLIENT:
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LNL BUILDS

PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

DETAILS - INTERIOR

DRAWN BY: DRA
 CHECKED BY: JWH

PHASE:

CONSTRUCTION DRAWINGS

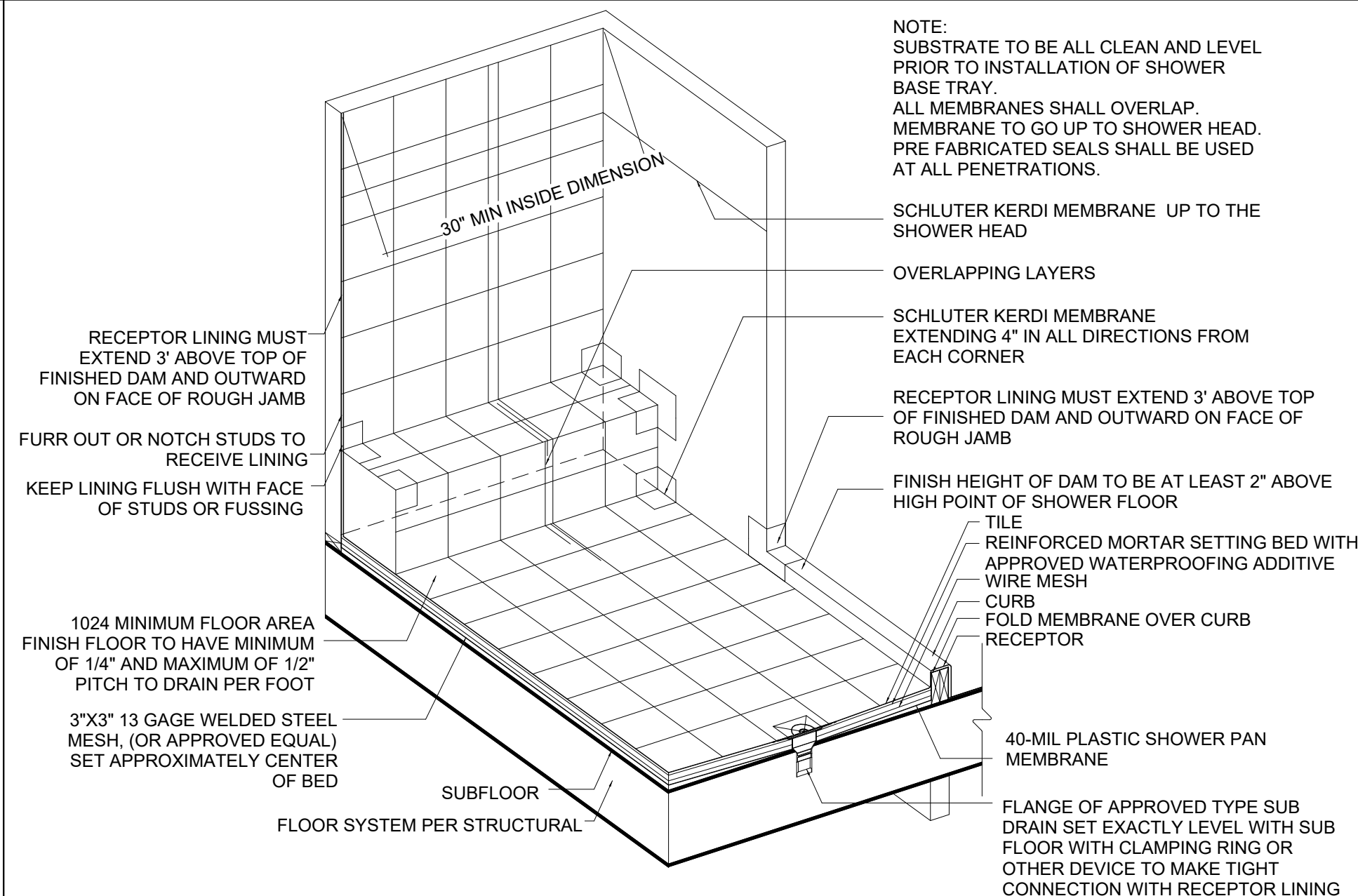
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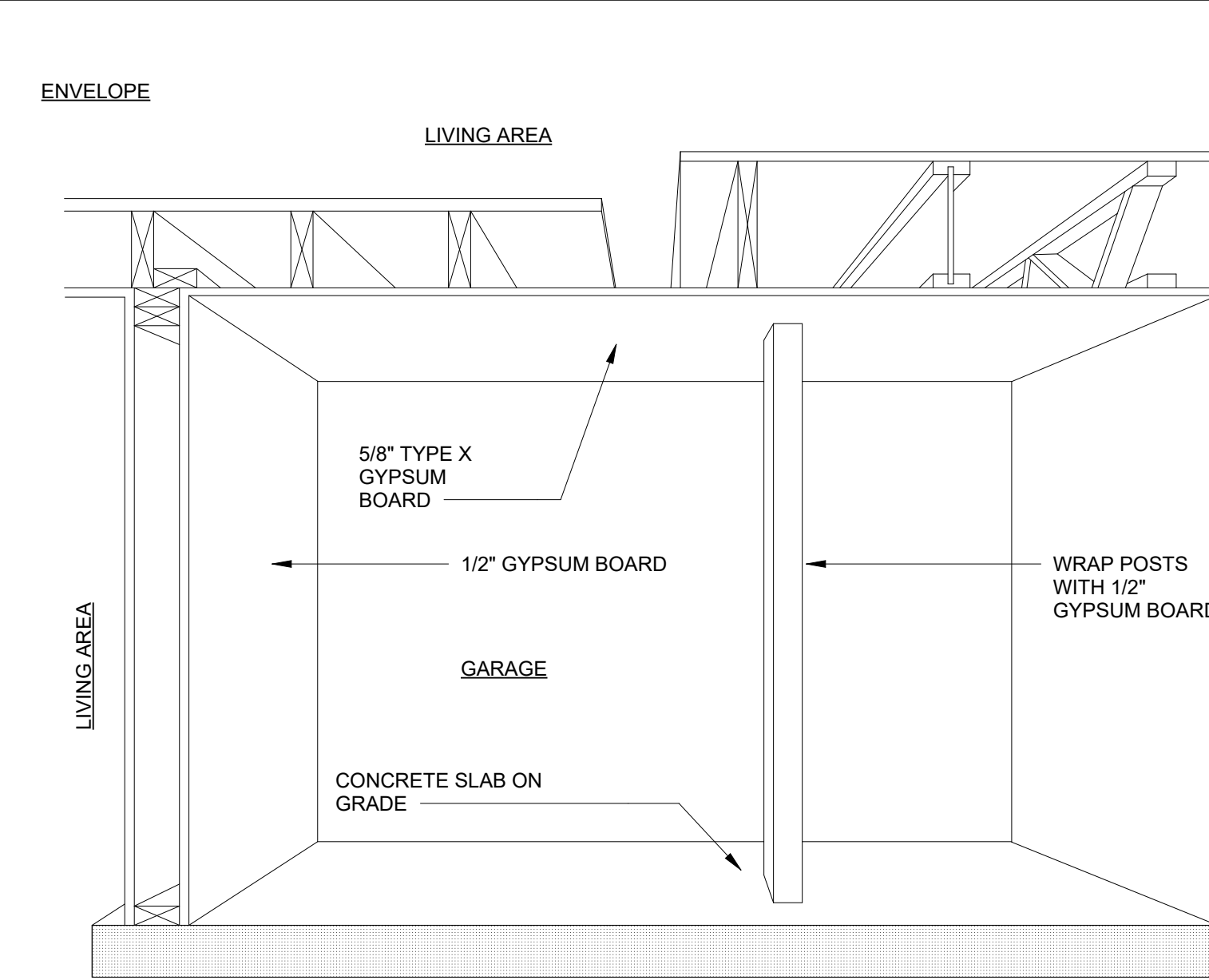
PROJECT No.: A22 087
 DATE: 5/28/2024

A6.3

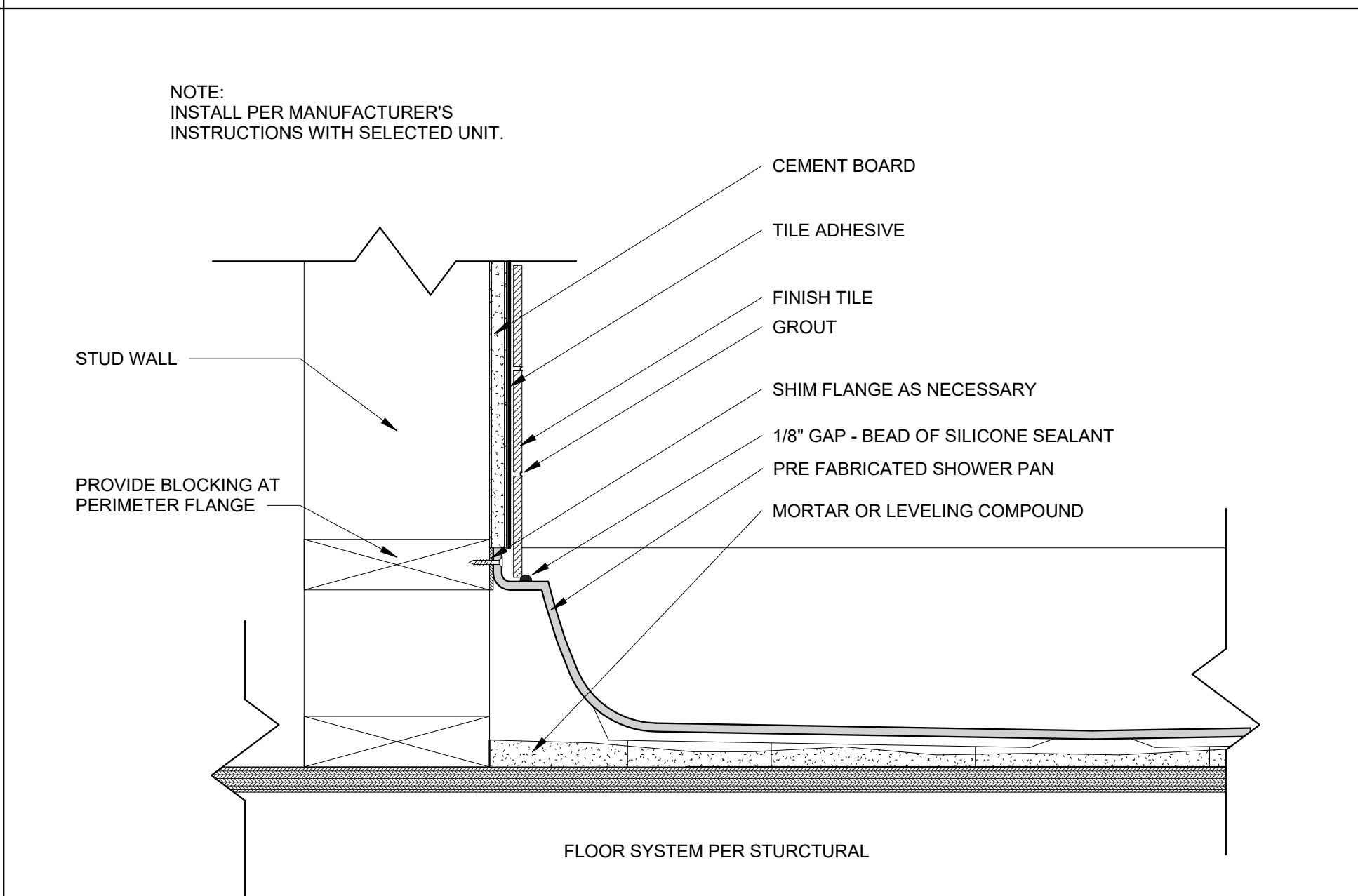
PLOT SCALE: 1:1



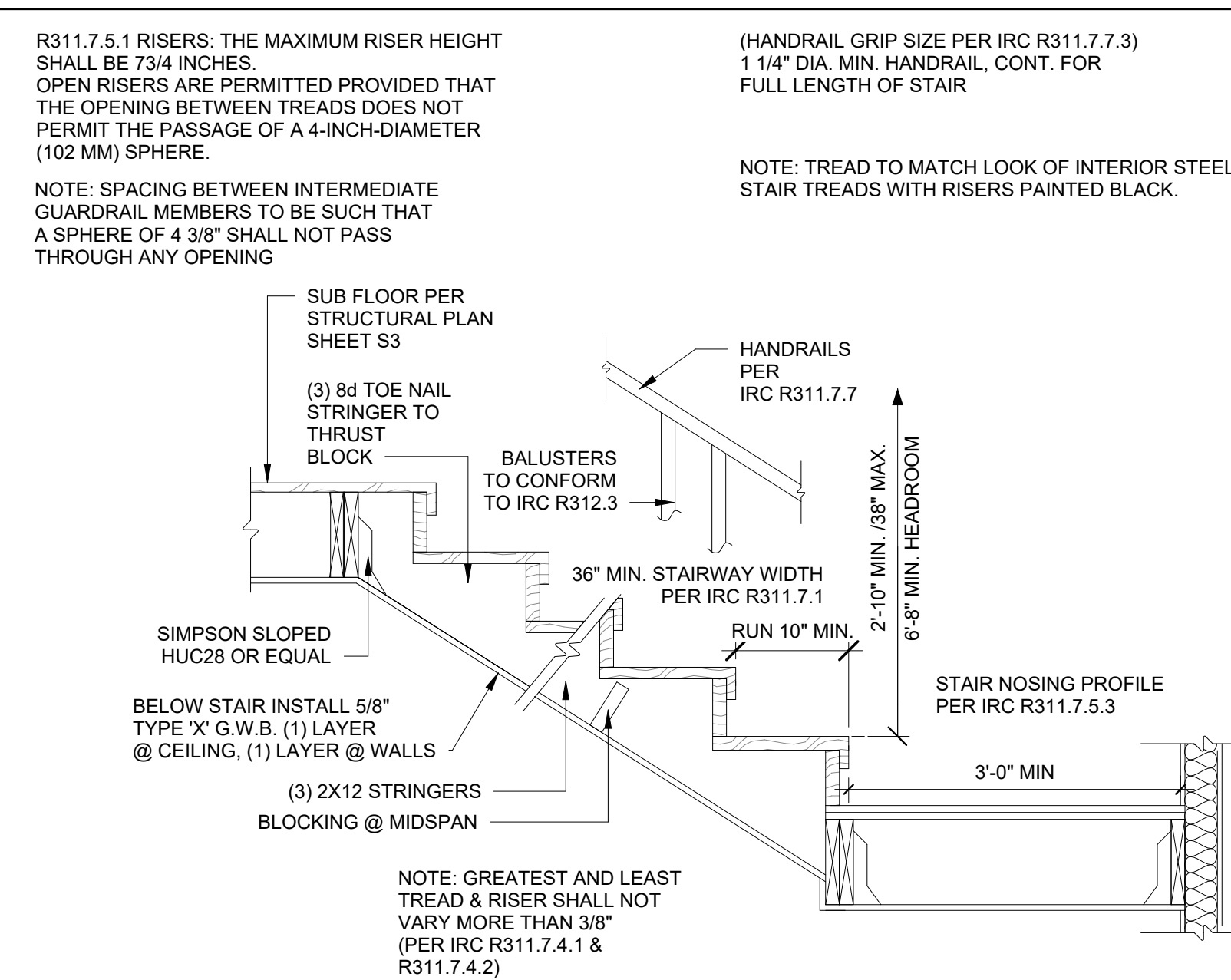
TILE LINED SHOWER RECEPTOR NTS 2



GENERIC GARAGE ENVELOPE 3
 3\"/>

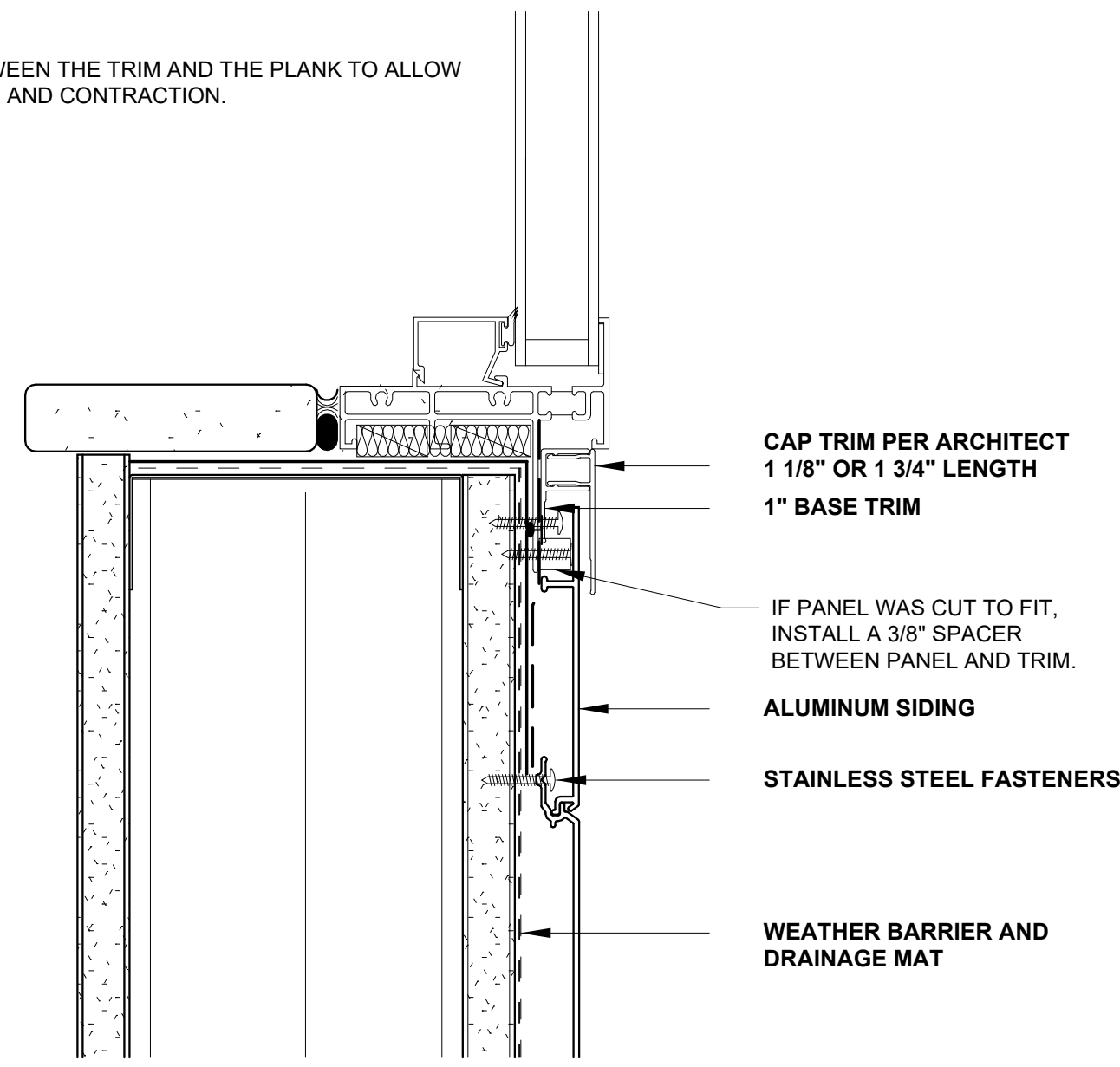


PRE-FABRICATED SHOWER PAN1 NTS 5



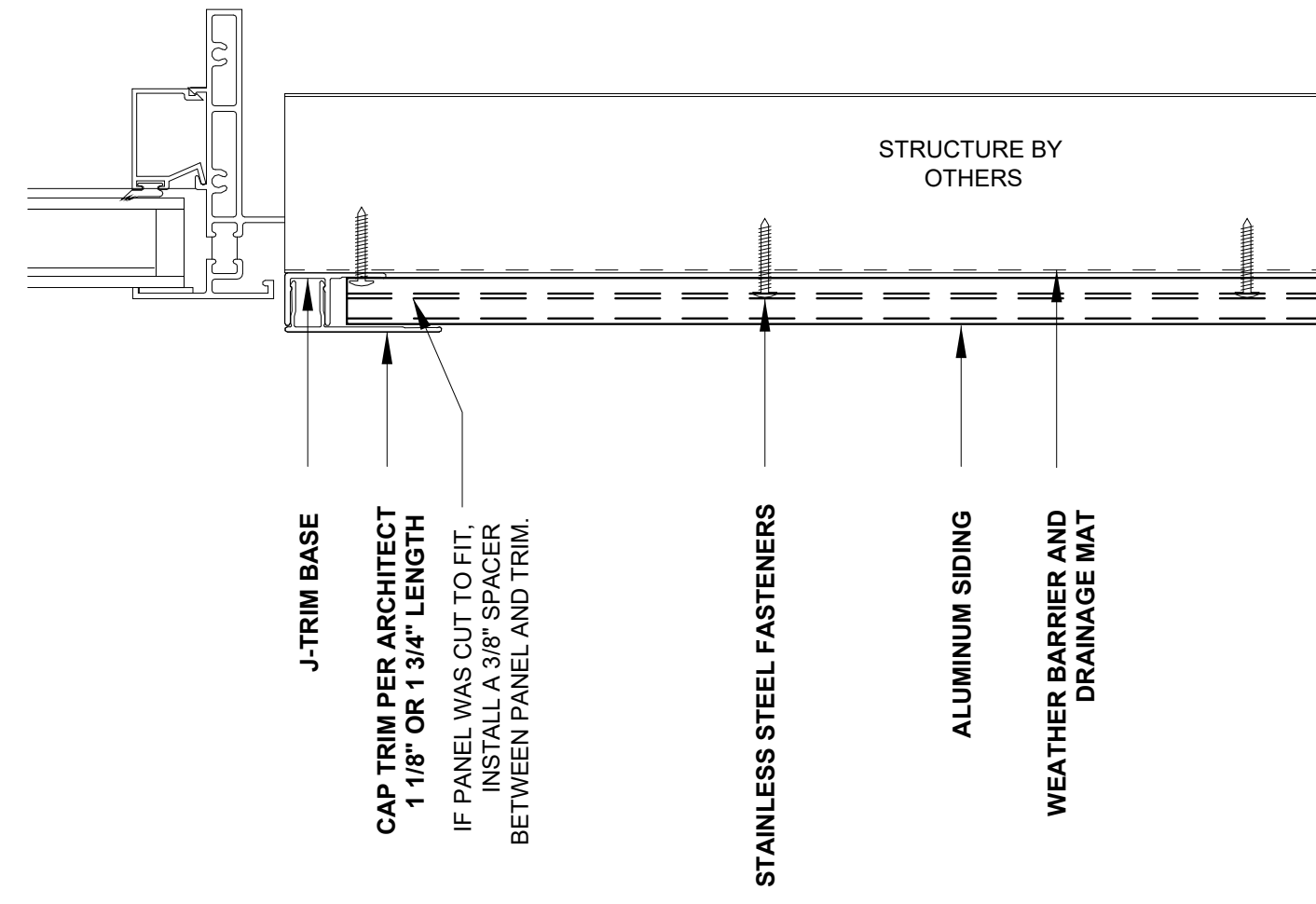
INTERIOR WOOD FRAMED STAIR 6
 3/4\"/>

NOTE
KEEP 3/16" BETWEEN THE TRIM AND THE PLANK TO ALLOW FOR EXPANSION AND CONTRACTION.



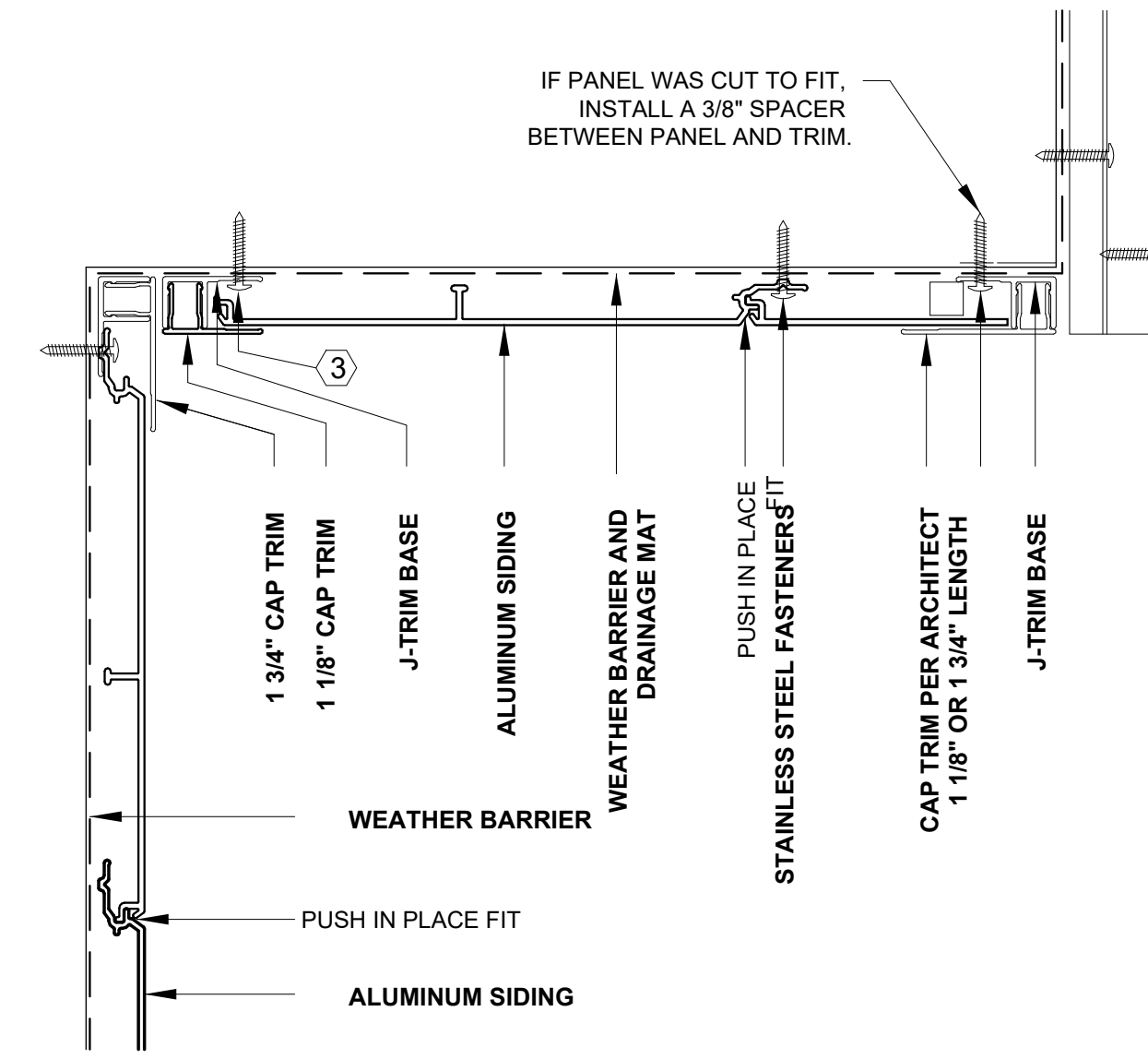
WINDOW SILL - RAINSCREEN ALUMINUM SIDING ①
6" = 1'-0"

NOTE
KEEP 3/16" BETWEEN THE TRIM AND THE PLANK TO ALLOW FOR EXPANSION AND CONTRACTION.



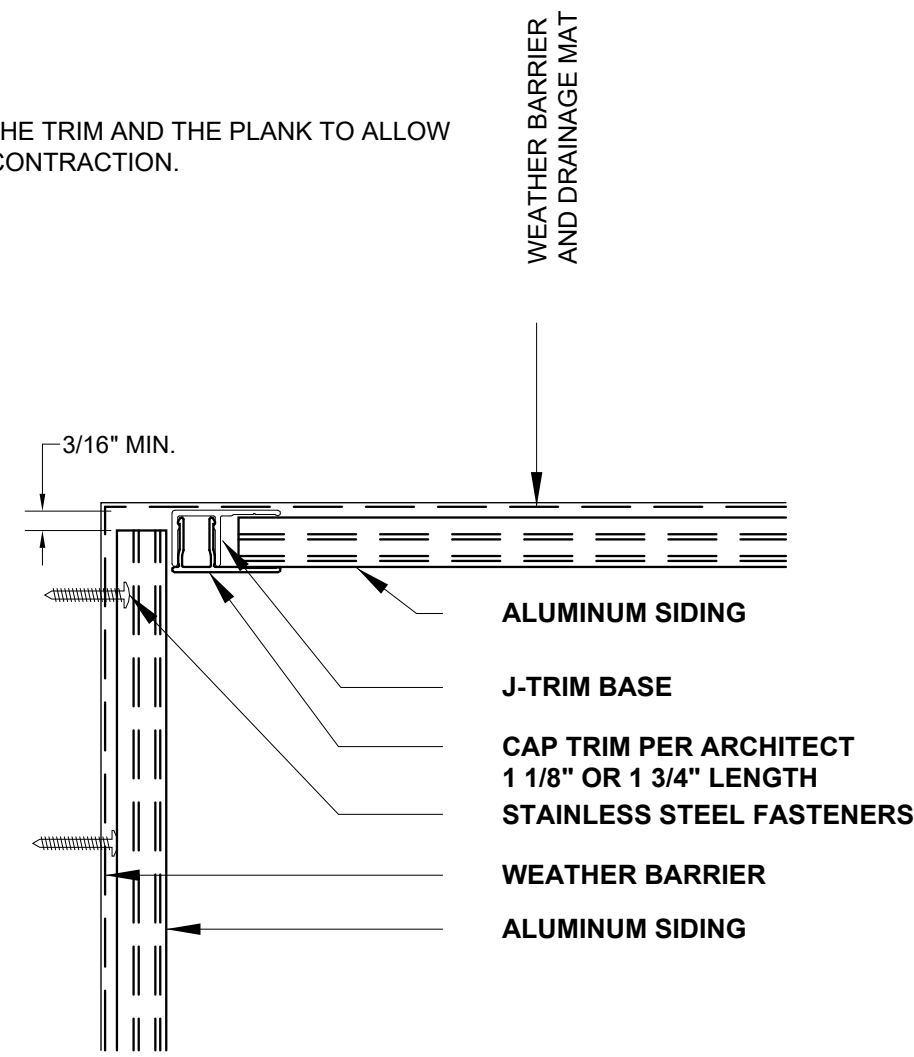
WINDOW JAMB- RAINSCREEN ALUMINUM SIDING ②
6" = 1'-0"

NOTE
KEEP 3/16" BETWEEN THE TRIM AND THE PLANK TO ALLOW FOR EXPANSION AND CONTRACTION.



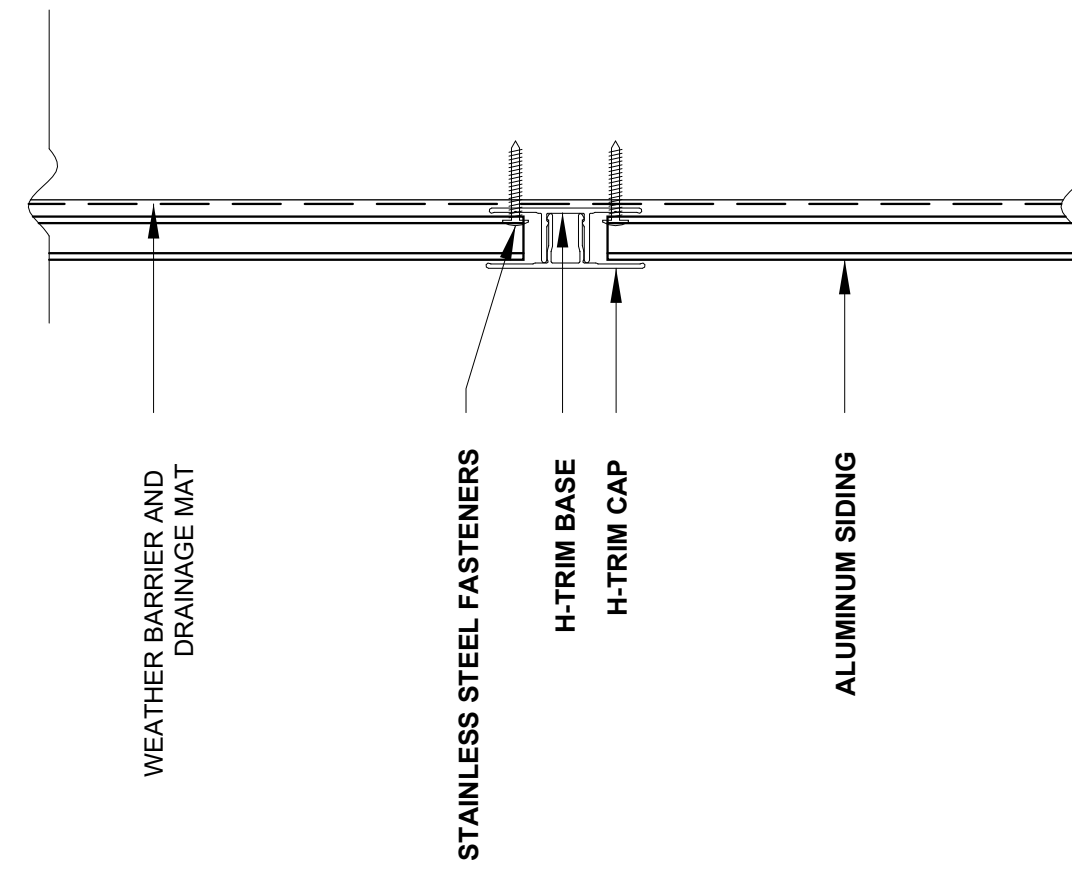
SOFFIT- RAINSCREEN ALUMINUM SIDING ③
6" = 1'-0"

NOTE
KEEP 3/16" BETWEEN THE TRIM AND THE PLANK TO ALLOW FOR EXPANSION AND CONTRACTION.



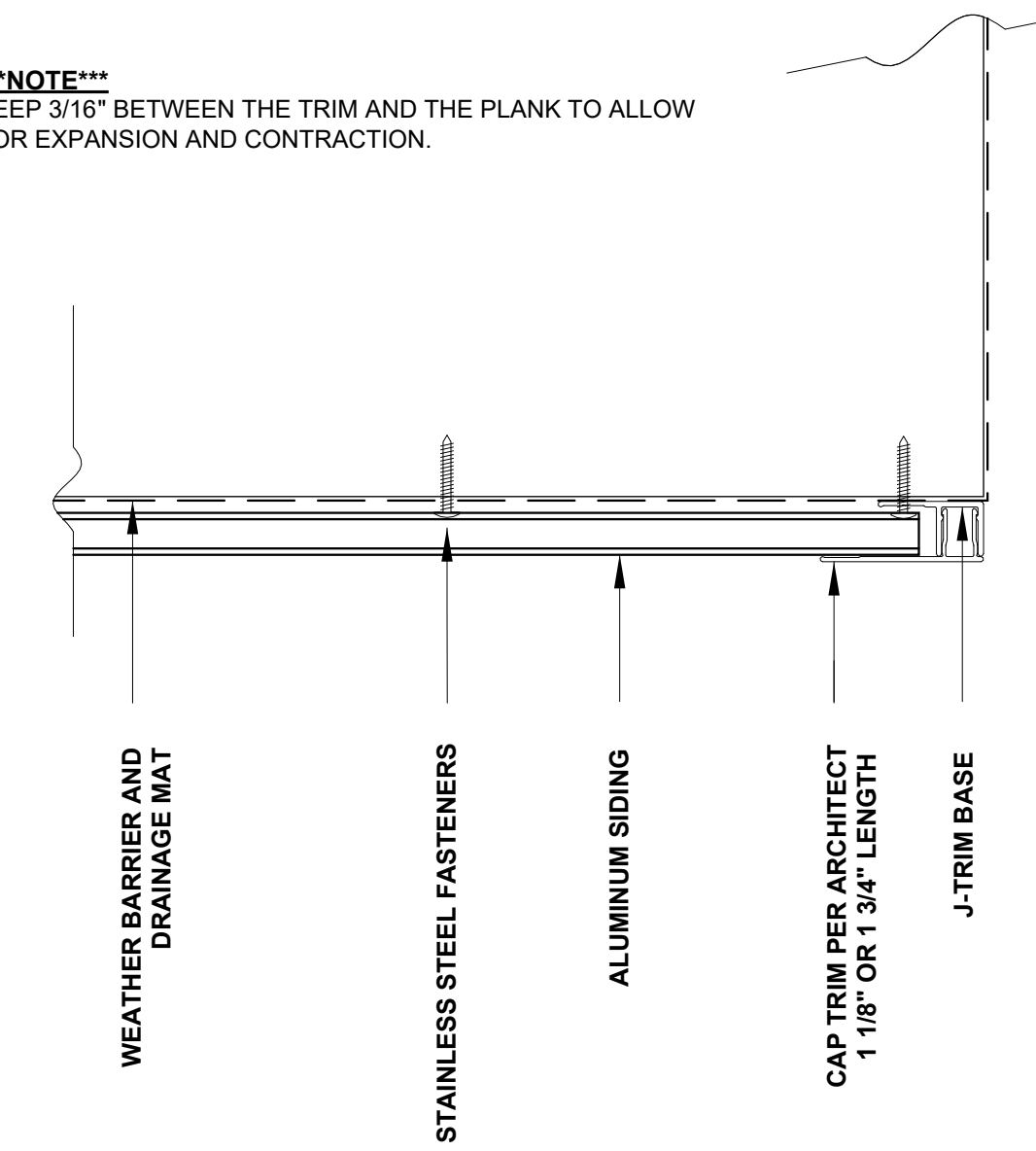
INSIDE CORNER- RAINSCREEN ALUMINUM SIDING ④
6" = 1'-0"

NOTE
KEEP 3/16" BETWEEN THE TRIM AND THE PLANK TO ALLOW FOR EXPANSION AND CONTRACTION.



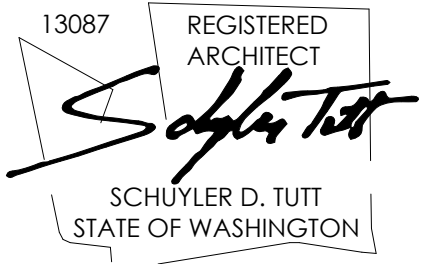
VERTICAL BREAK- RAINSCREEN ALUMINUM SIDING ⑤
6" = 1'-0"

NOTE
KEEP 3/16" BETWEEN THE TRIM AND THE PLANK TO ALLOW FOR EXPANSION AND CONTRACTION.



OUTSIDE CORNER- RAINSCREEN ALUMINUM SIDING ⑥
6" = 1'-0"

REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:

PROJECT / CLIENT:
2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

DETAILS - SIDING

DRAWN BY: DRA
CHECKED BY: JWH

PHASE:

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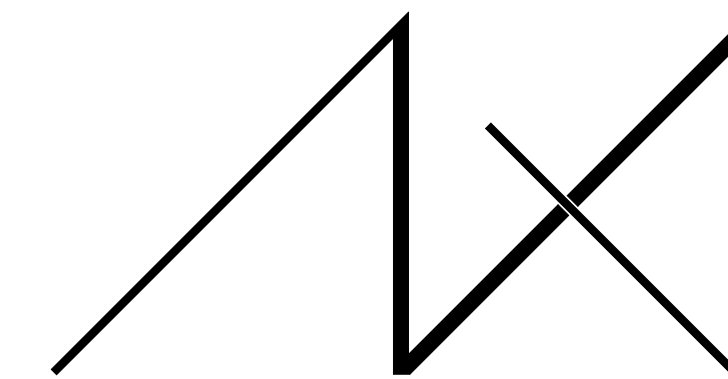
6773654-CN

PROJECT No.: A22 087

DATE: 5/28/2024

A6.4

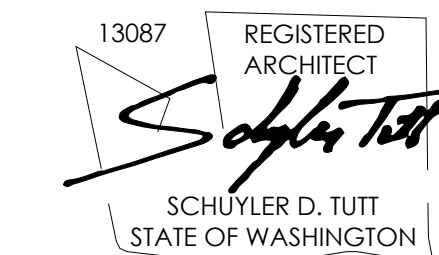
PLOT SCALE: 1:1



MEDICI ARCHITECTS

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LNL BUILDS

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MERCER ISLAND, 98040

DRAWING NAME:

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DRAWN BY: DRA
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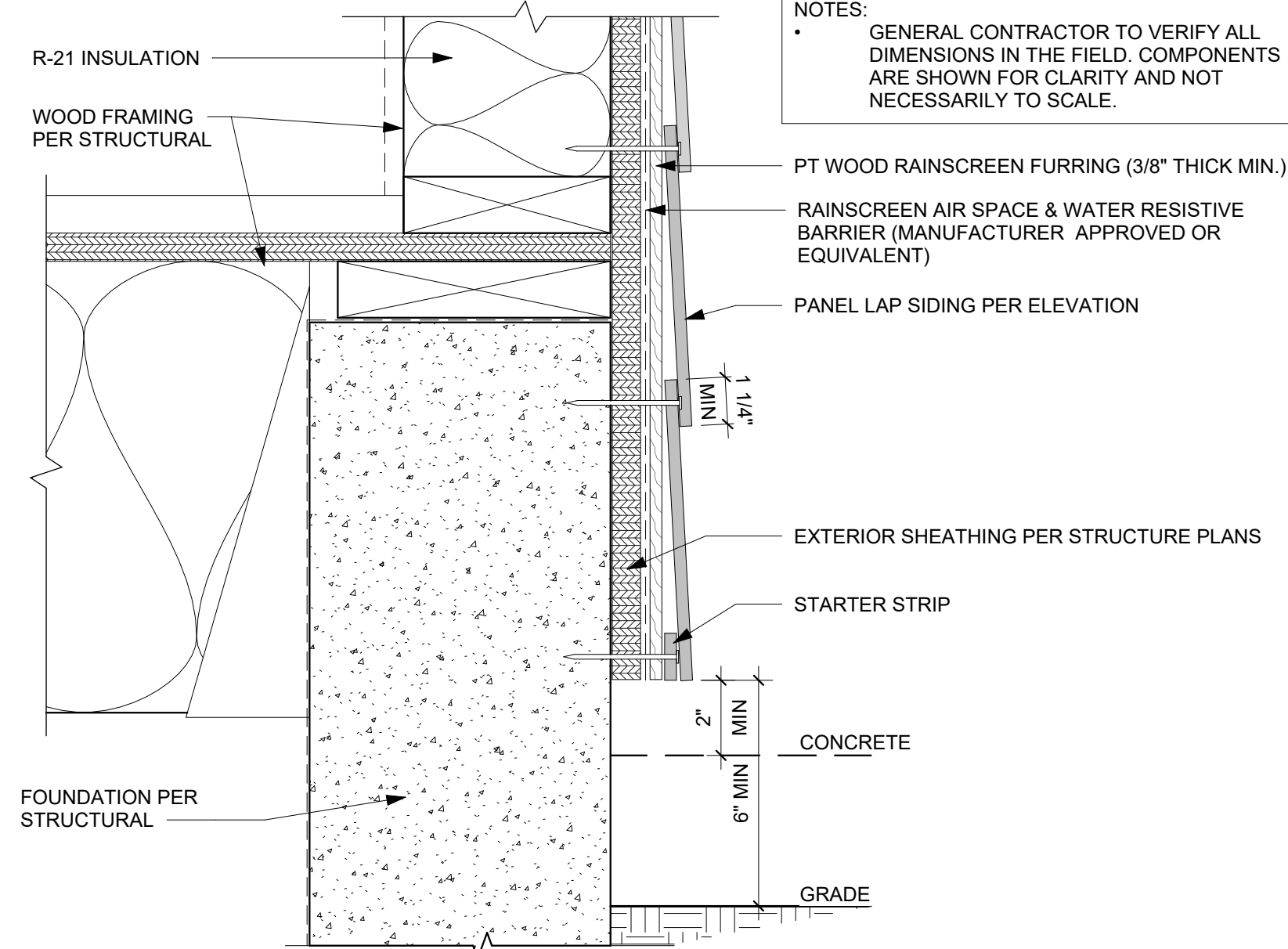
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PROJECT No.: A22 087
DATE: 5/28/2024

A6.5

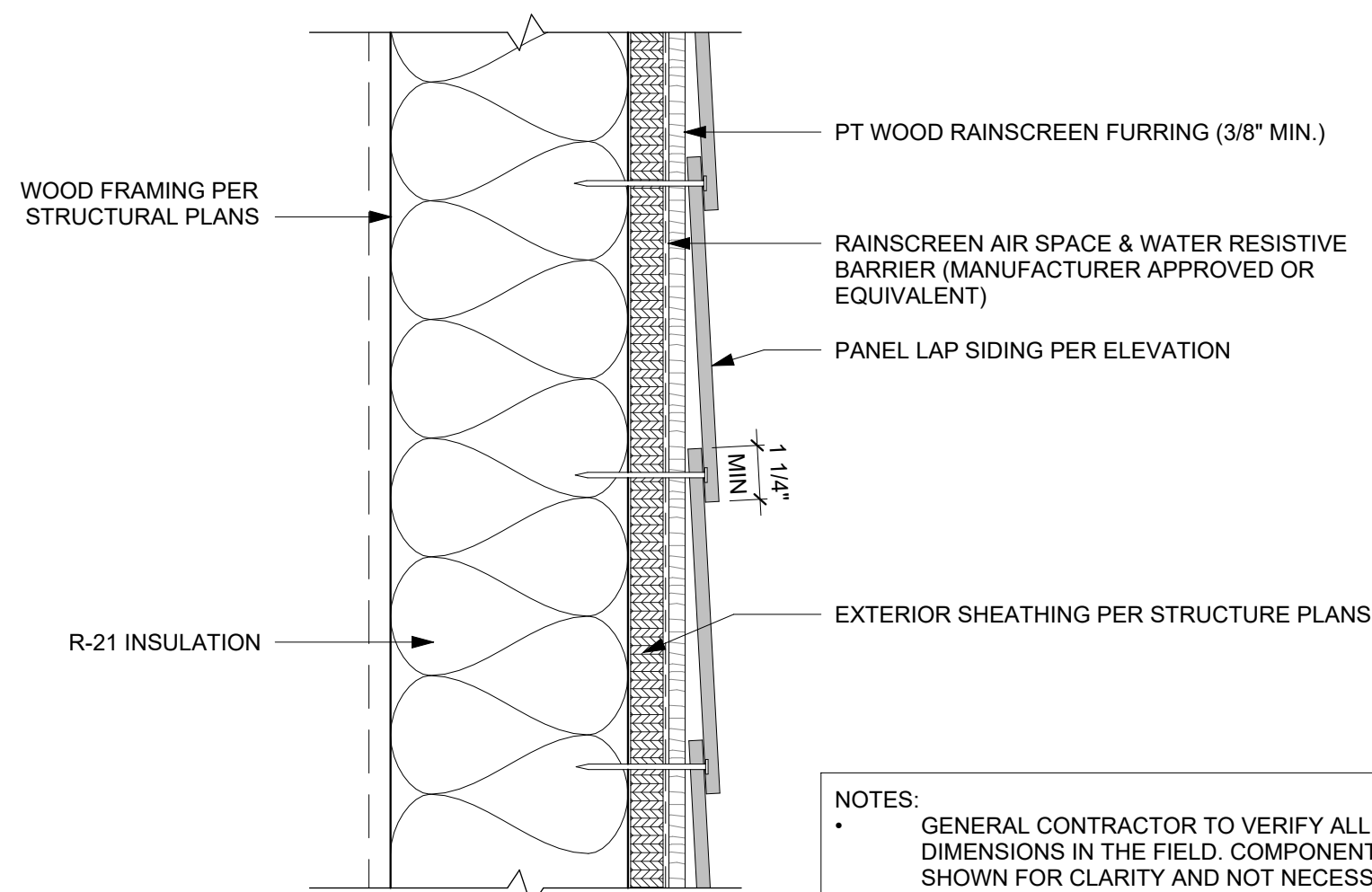
PLOT SCALE: 1:1

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.



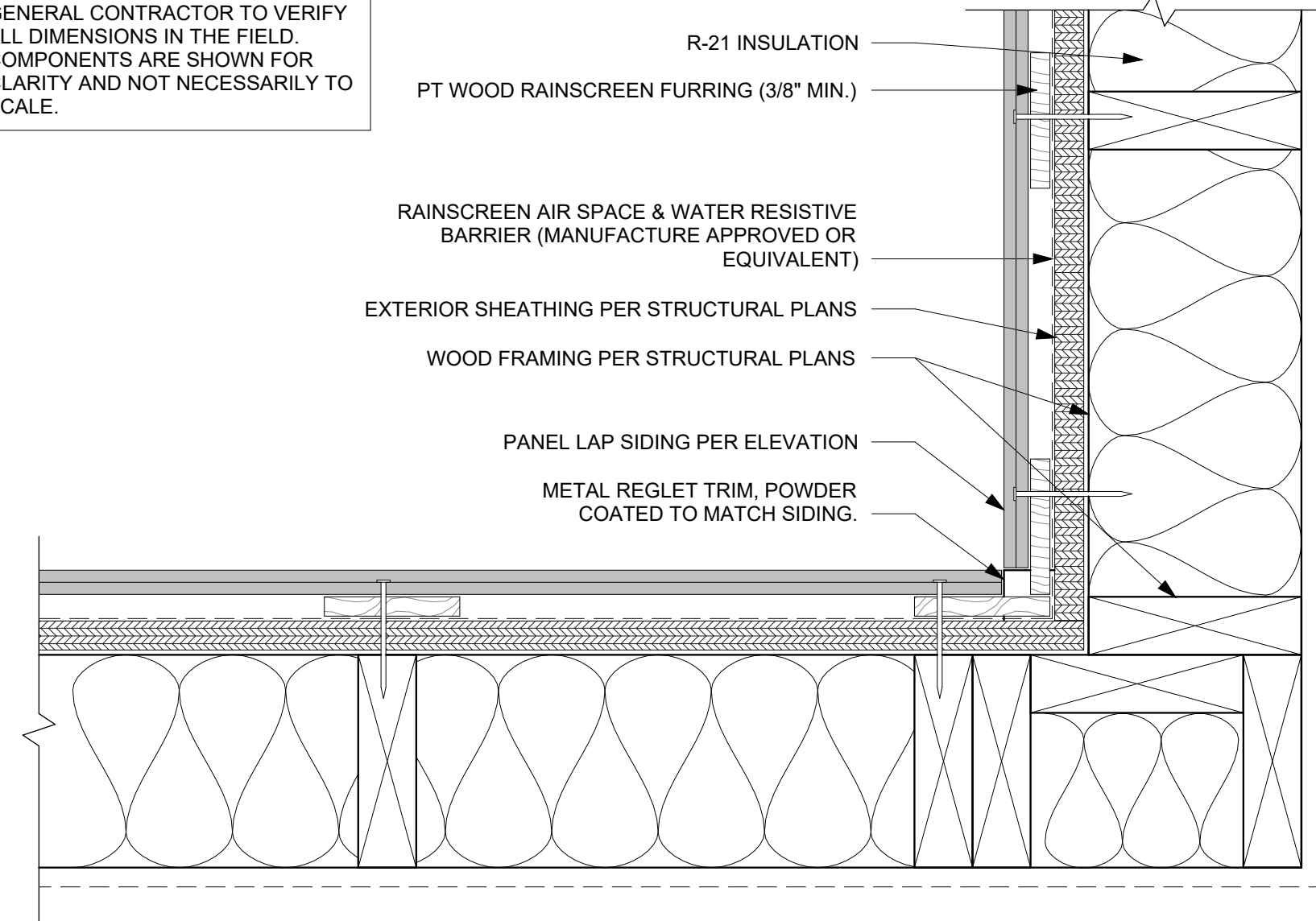
FIBER CEMENT LAP - GRADE CLEARANCE 3" = 1'-0" 1

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.



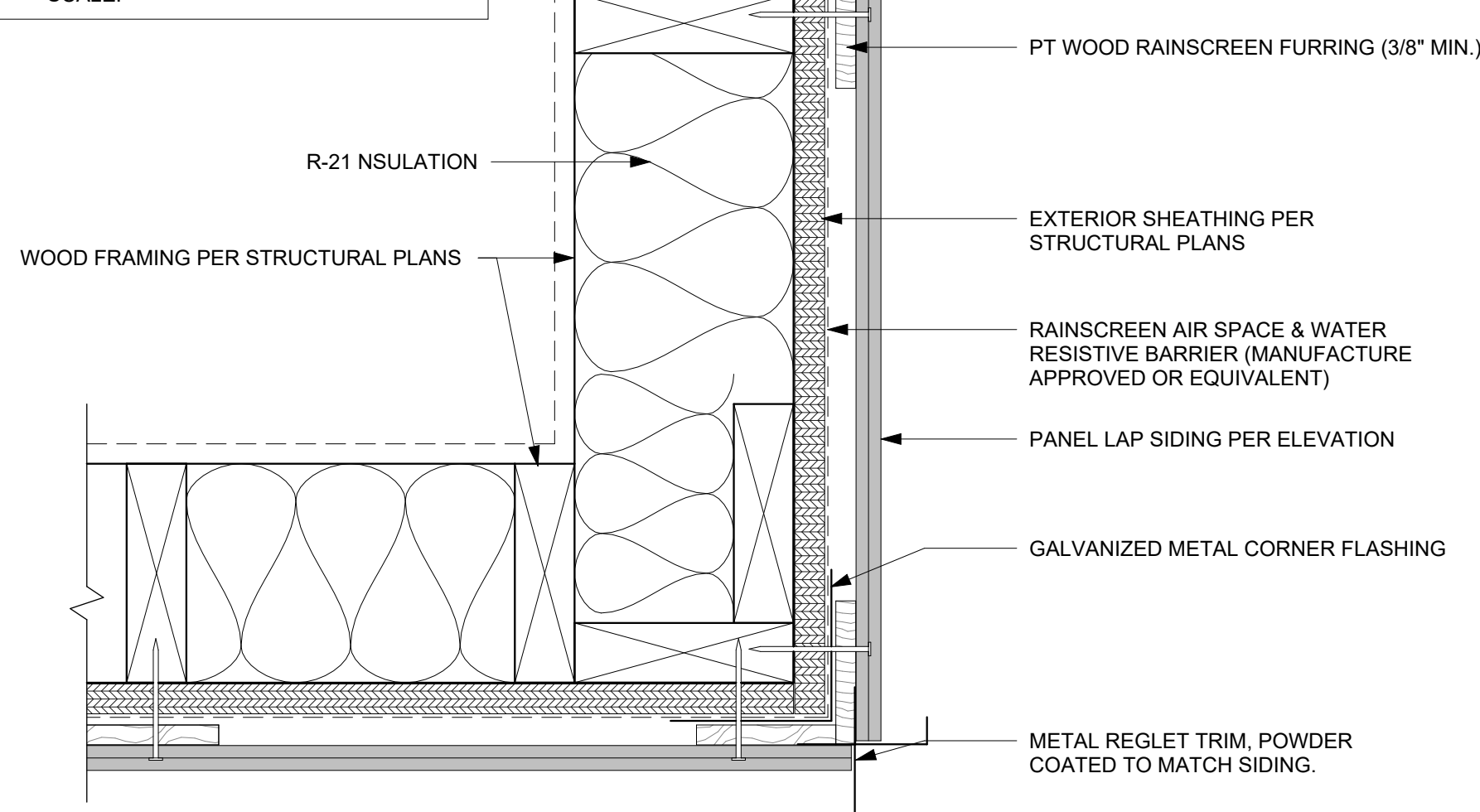
FIBER CEMENT LAP - HORIZONTAL LAP 3" = 1'-0" 2

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.

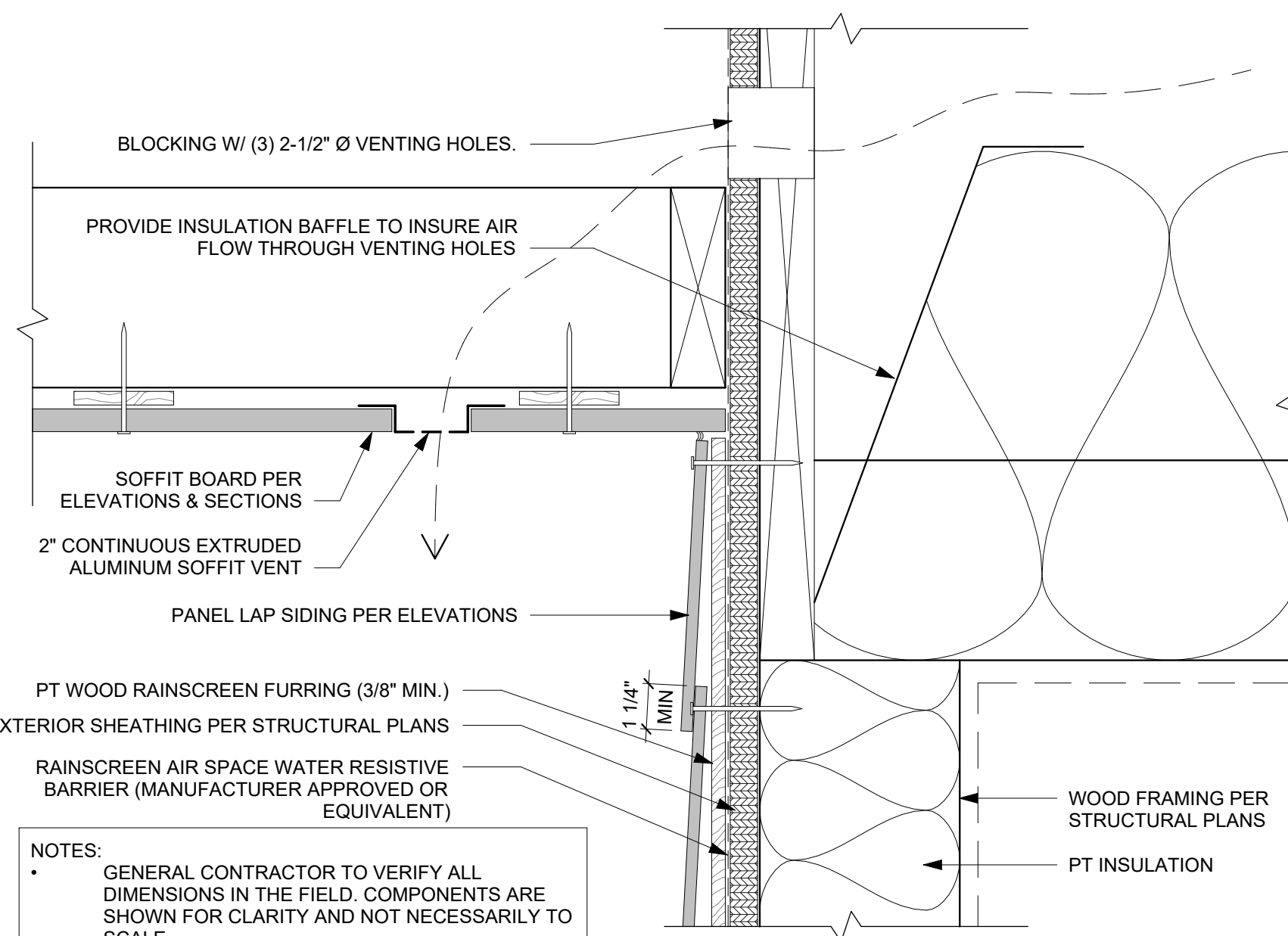


FIBER CEMENT LAP - INSIDE CORNER 3" = 1'-0" 3

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.

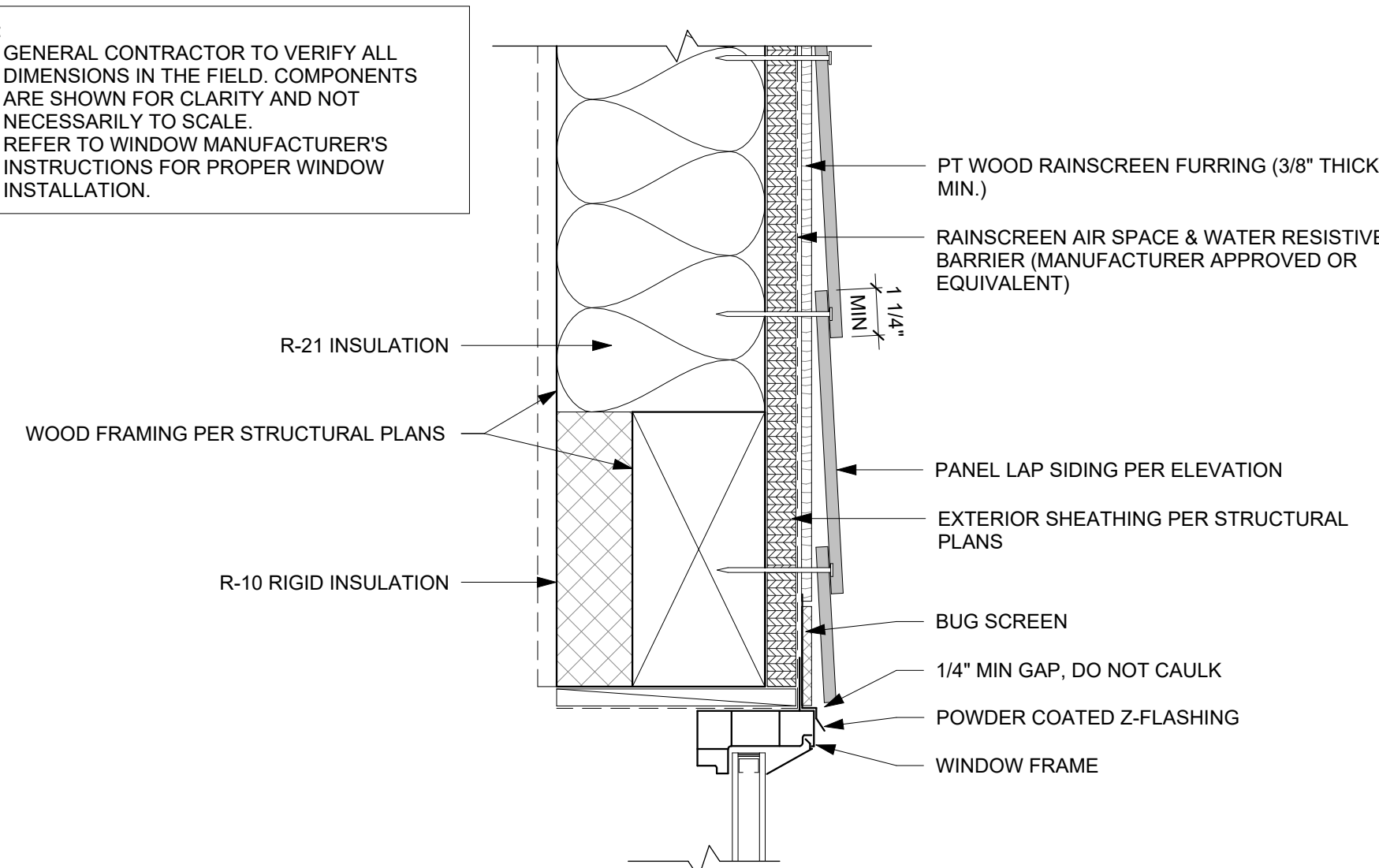


FIBER CEMENT LAP - OUTSIDE CORNER 3" = 1'-0" 4



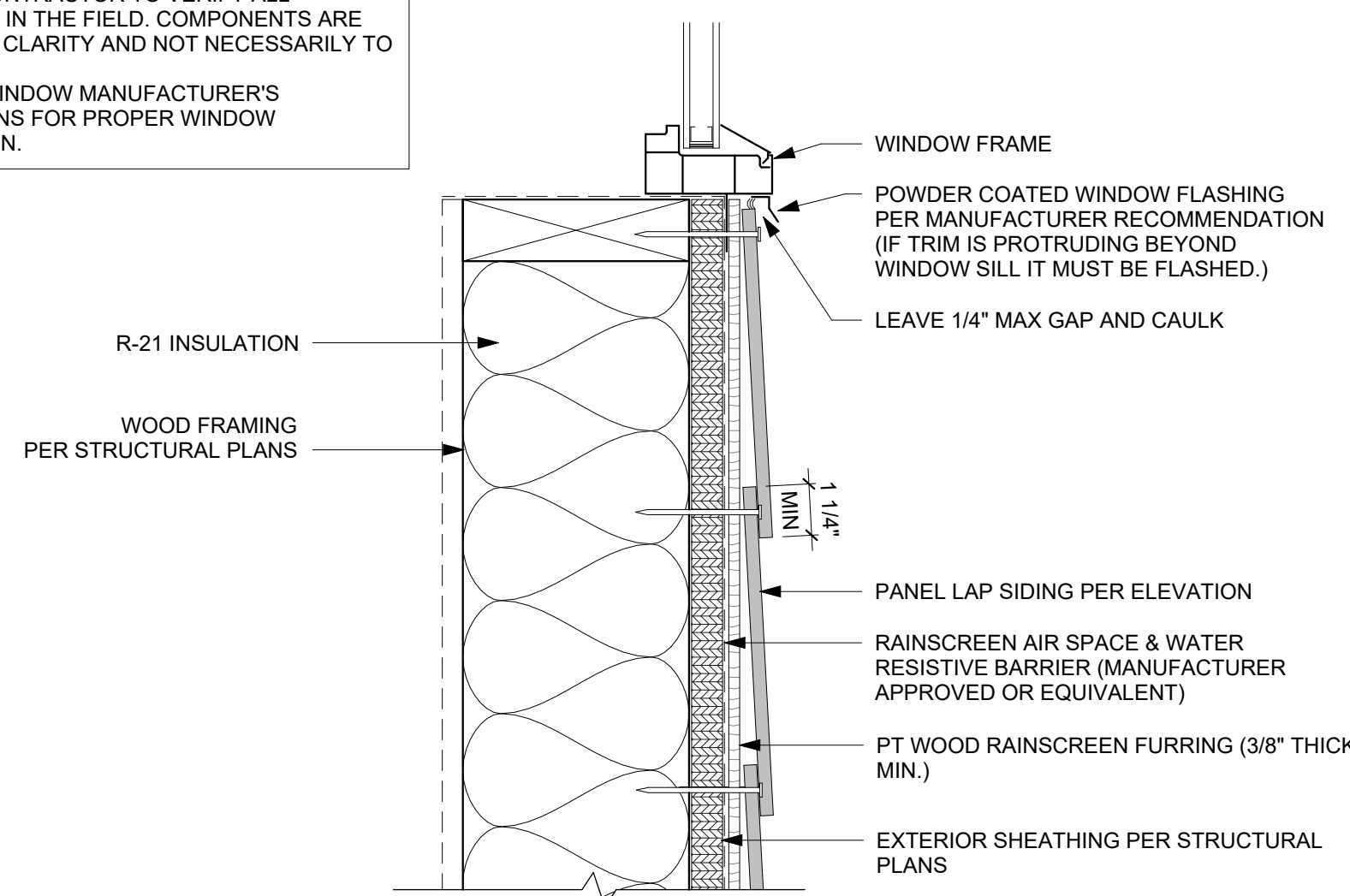
FIBER CEMENT LAP - WALL & VENTED SOFFIT 3" = 1'-0" 5

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE. REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.



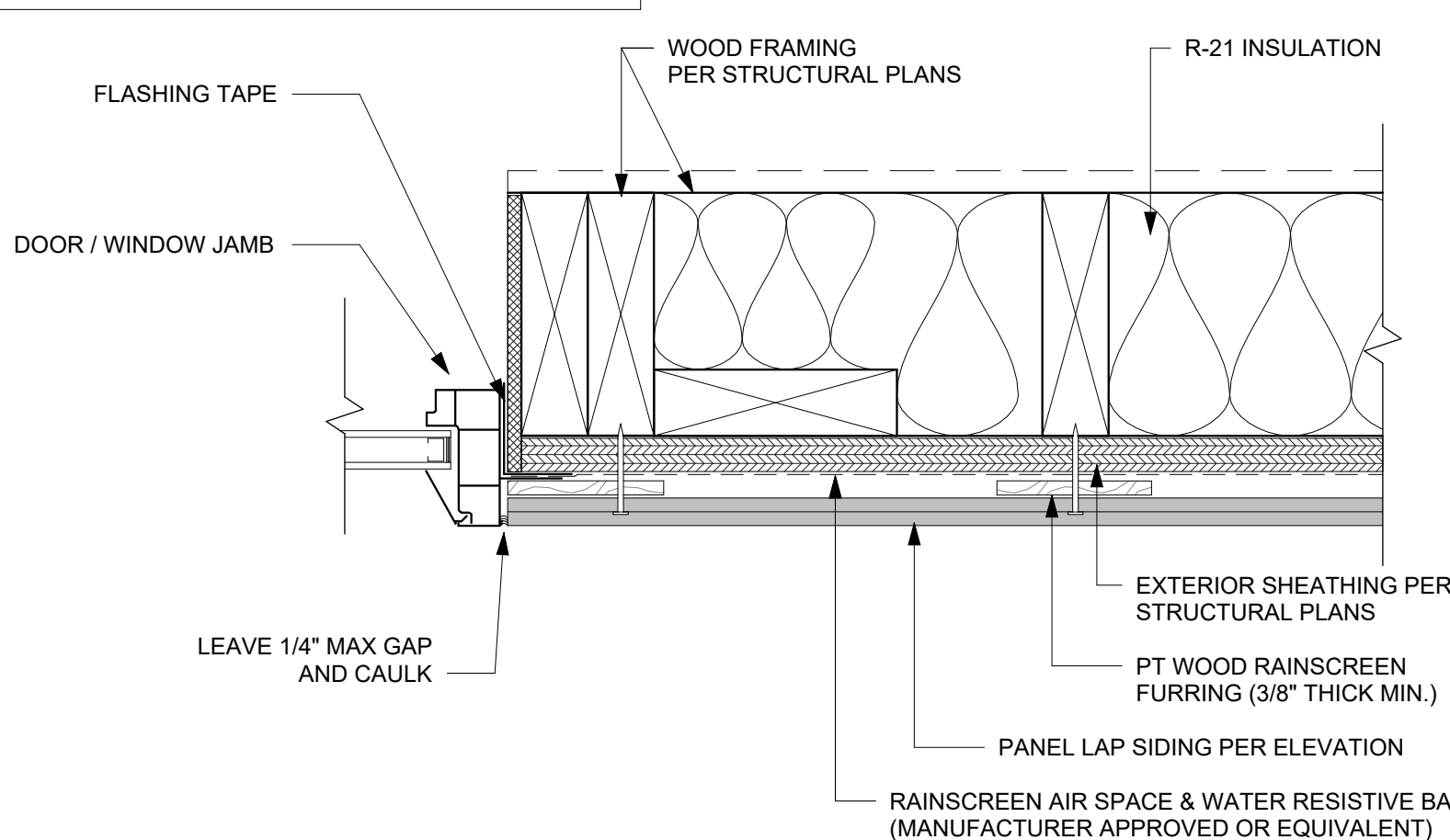
FIBER CEMENT LAP W/O TRIM - WINDOW HEAD 3" = 1'-0" 6

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.
• REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.

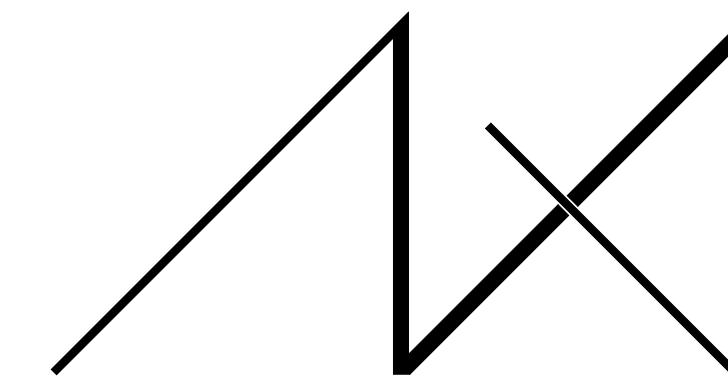


FIBER CEMENT LAP W/O TRIM - WINDOW SILL & TRIM 3" = 1'-0" 7

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.
• REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.



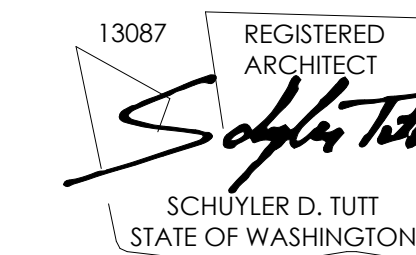
FIBER CEMENT LAP W/O TRIM - WINDOW/DOOR JAMB 3" = 1'-0" 8



MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

DETAILS - SIDING

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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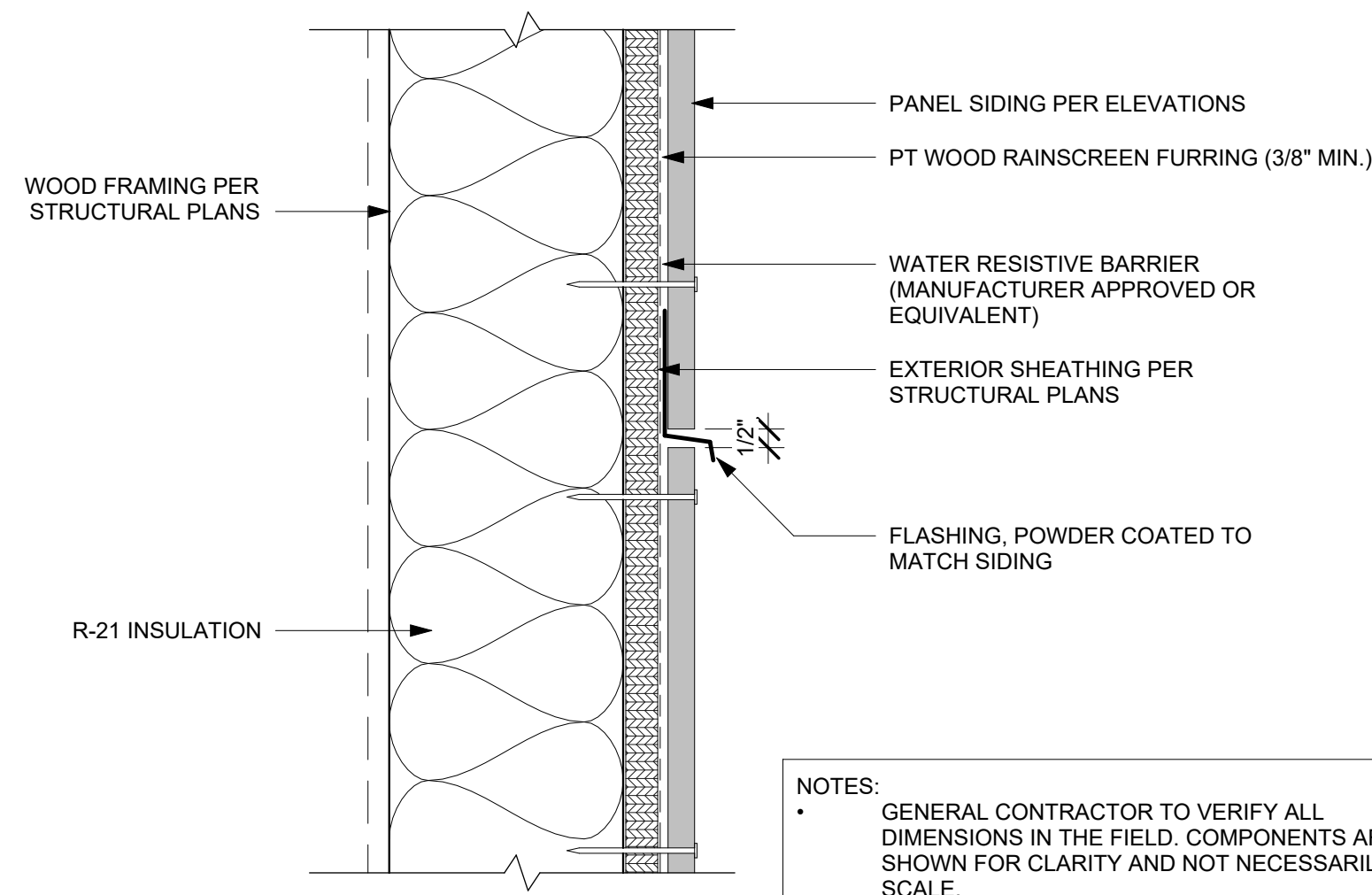
PROJECT No.: A22 087

DATE: 5/28/2024

A6.6

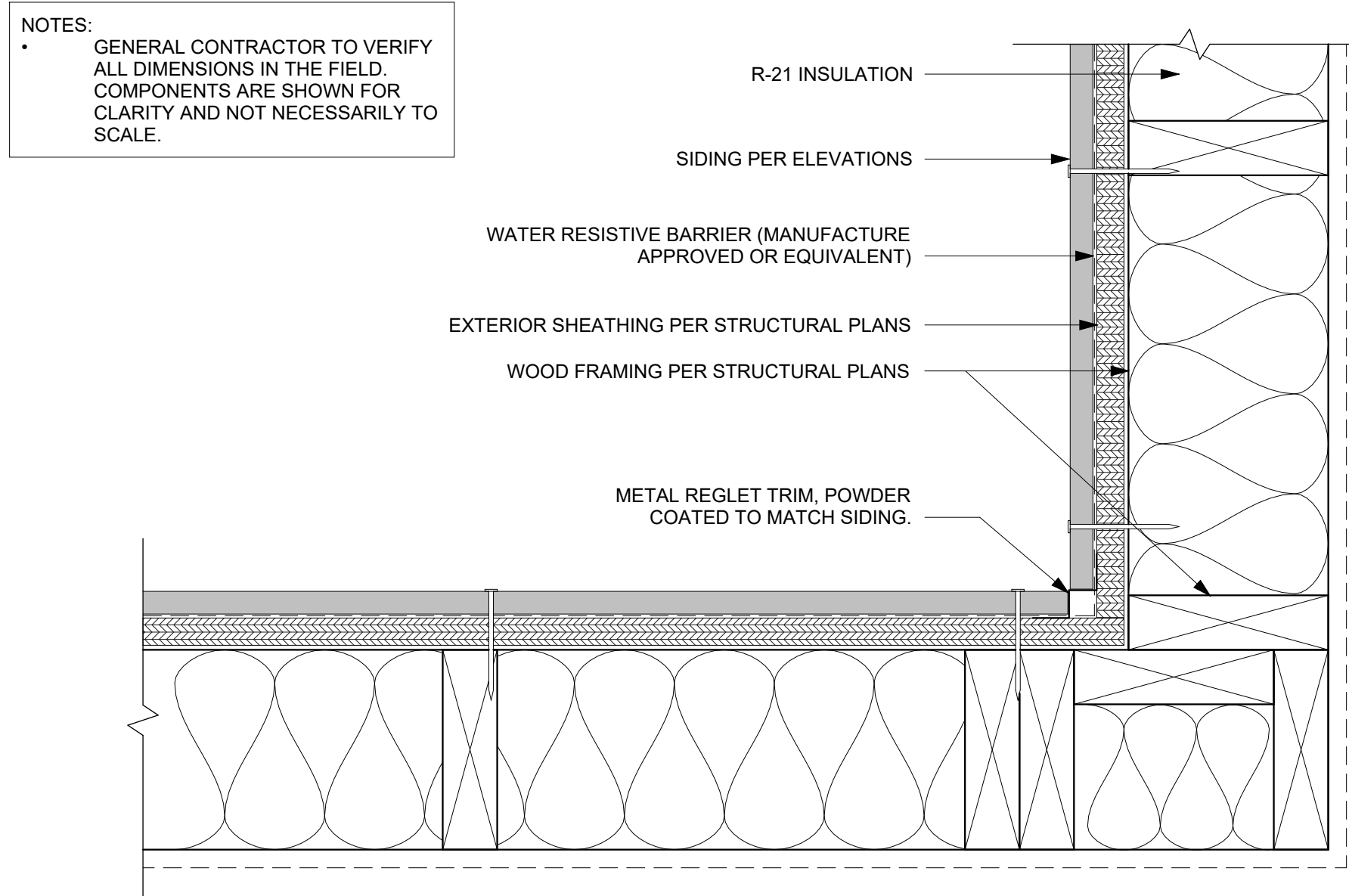
PLOT SCALE: 1:1

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.



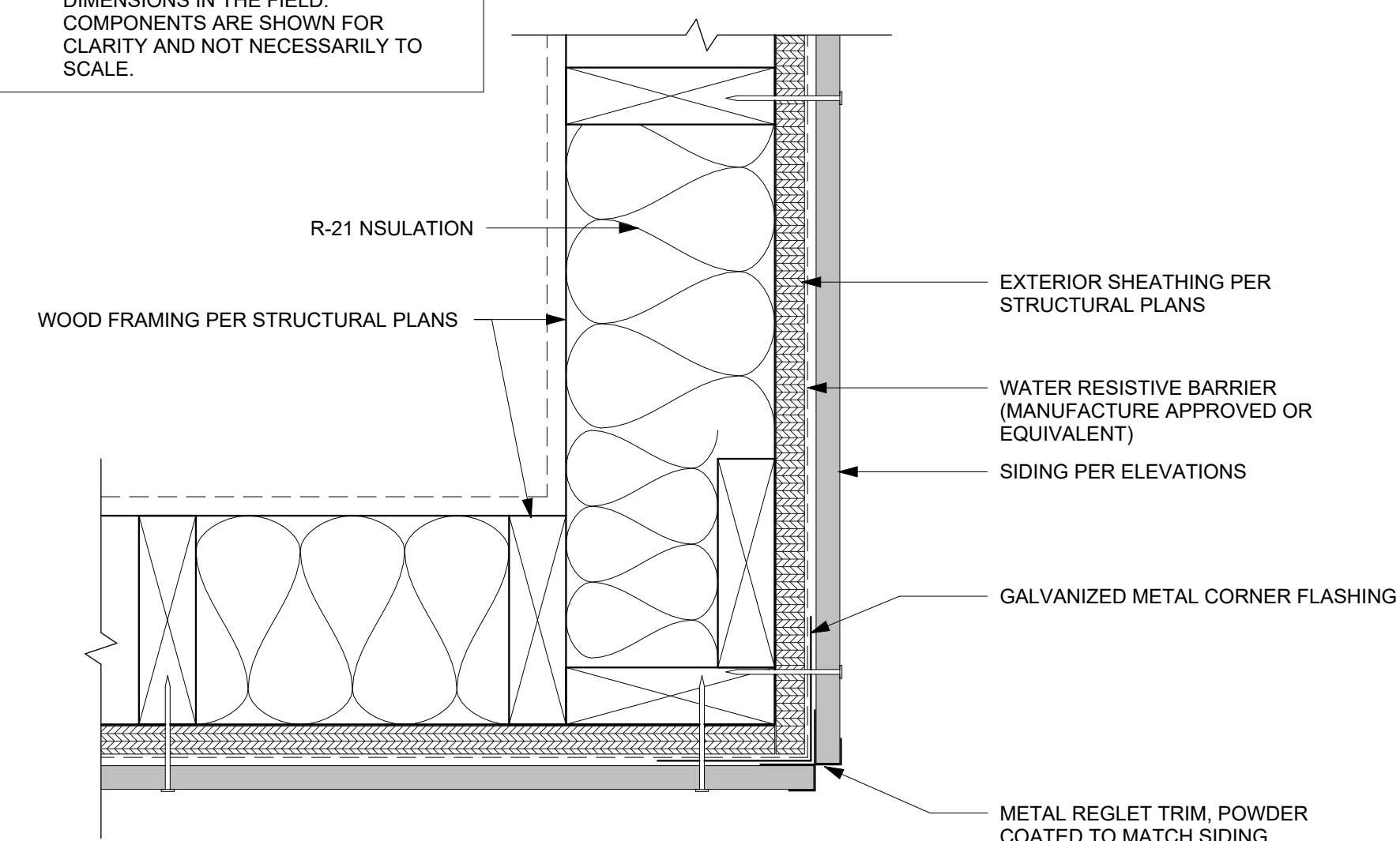
NOTES:
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FIBER CEMENT BOARD 1
3" = 1'-0"

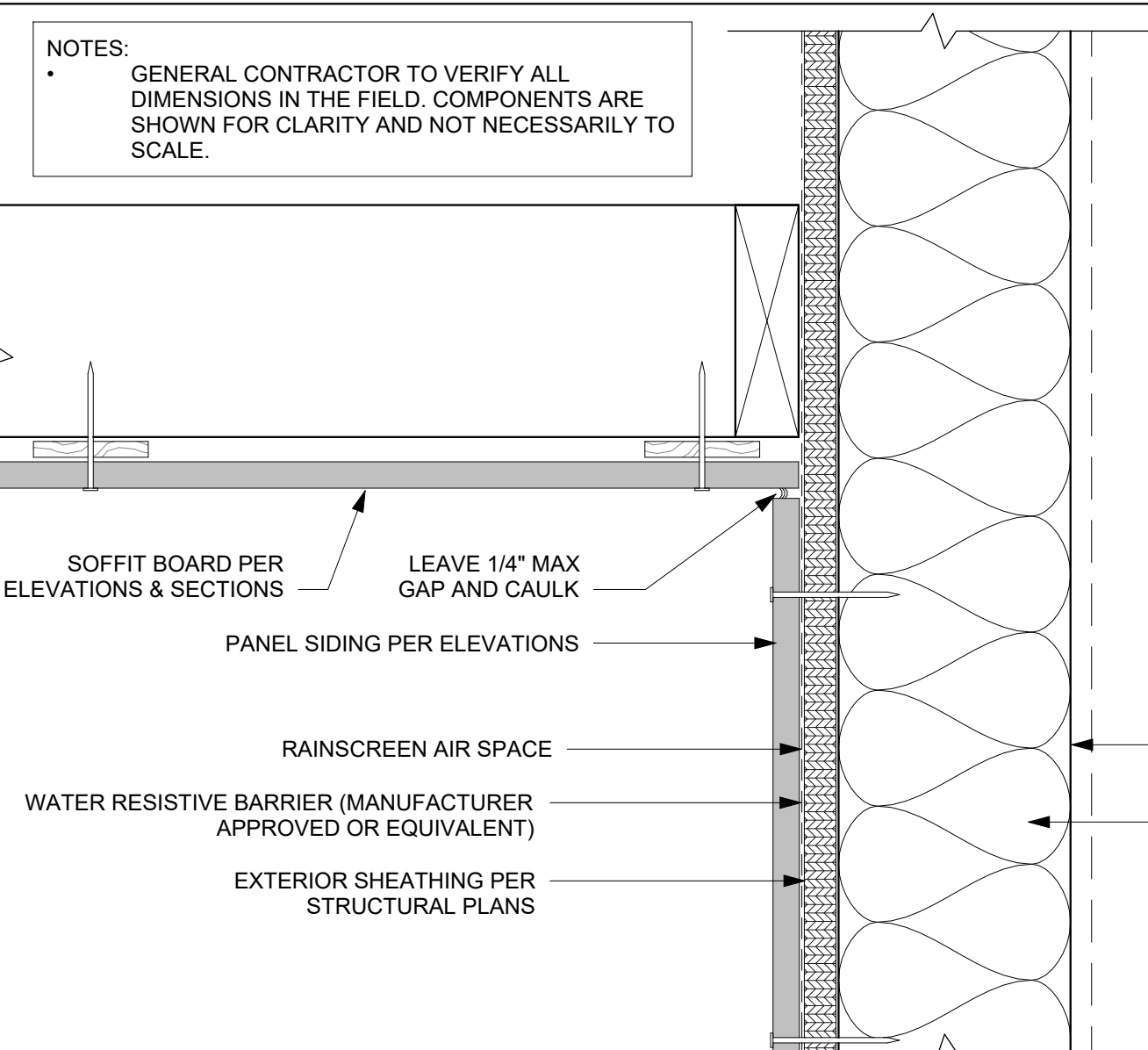


FCB - INSIDE CORNER 2
3" = 1'-0"

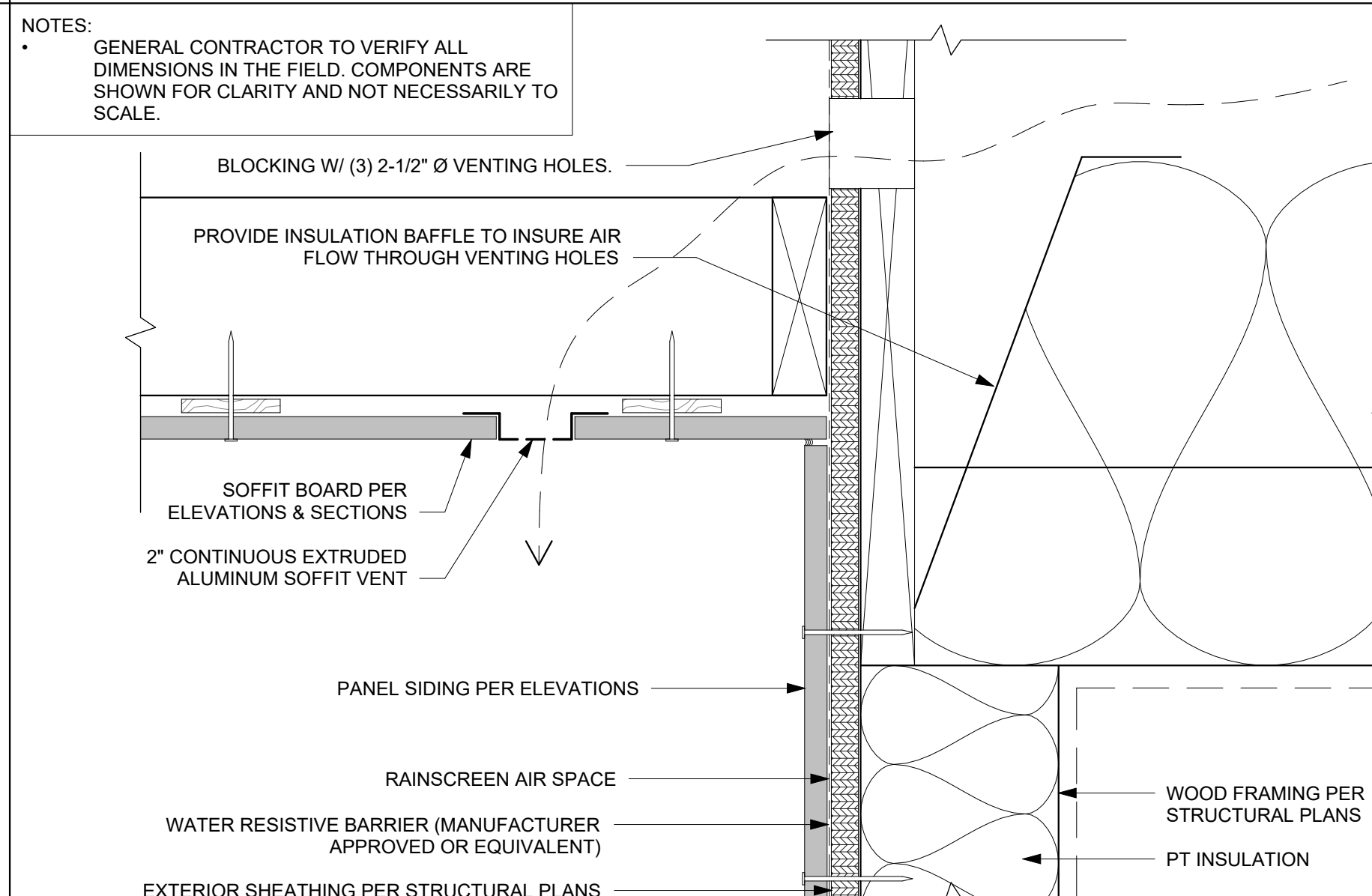
NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.



FCB - OUTSIDE CORNER 3
3" = 1'-0"

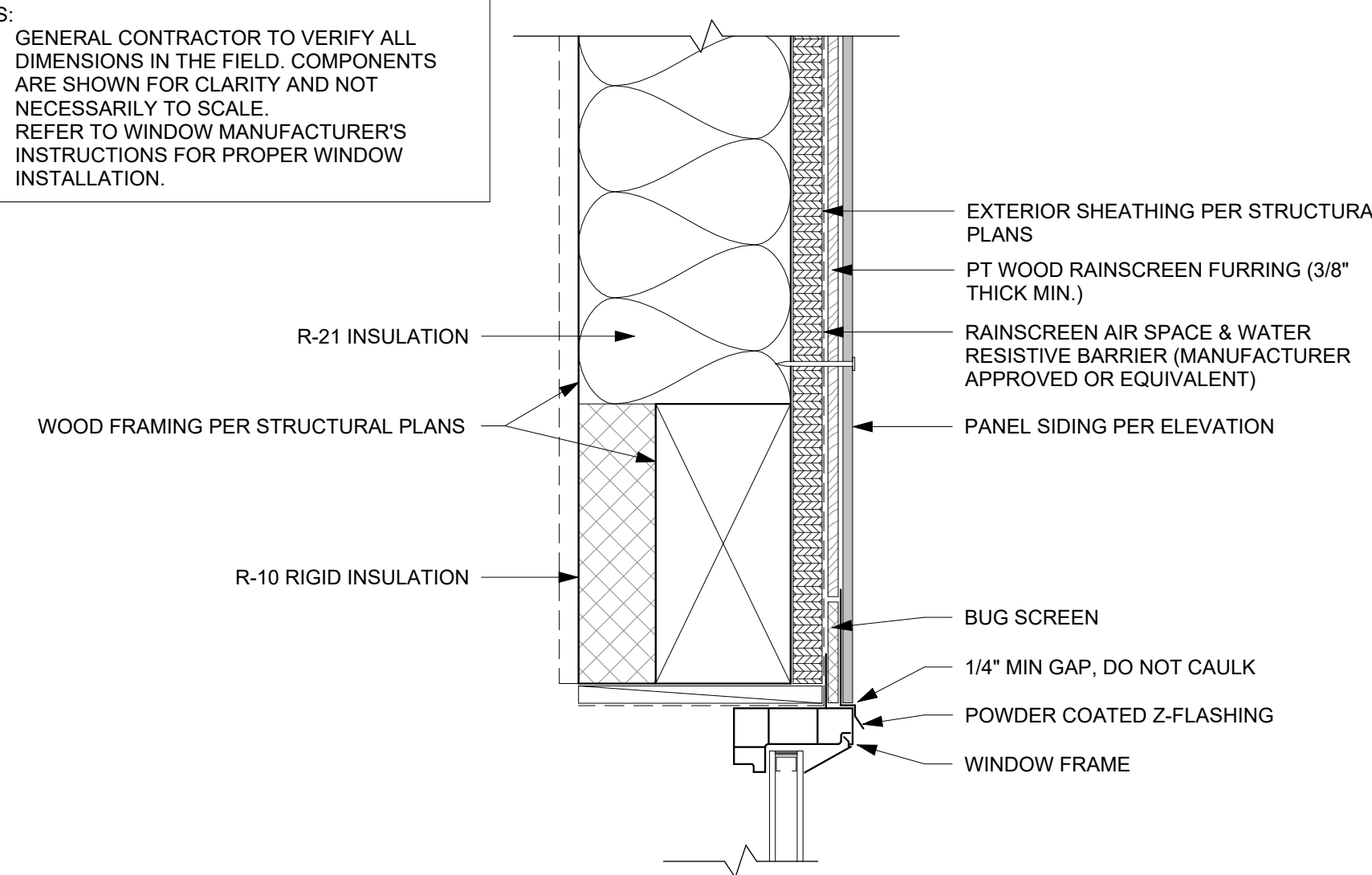


FCB - WALL & SOFFIT 4
3" = 1'-0"



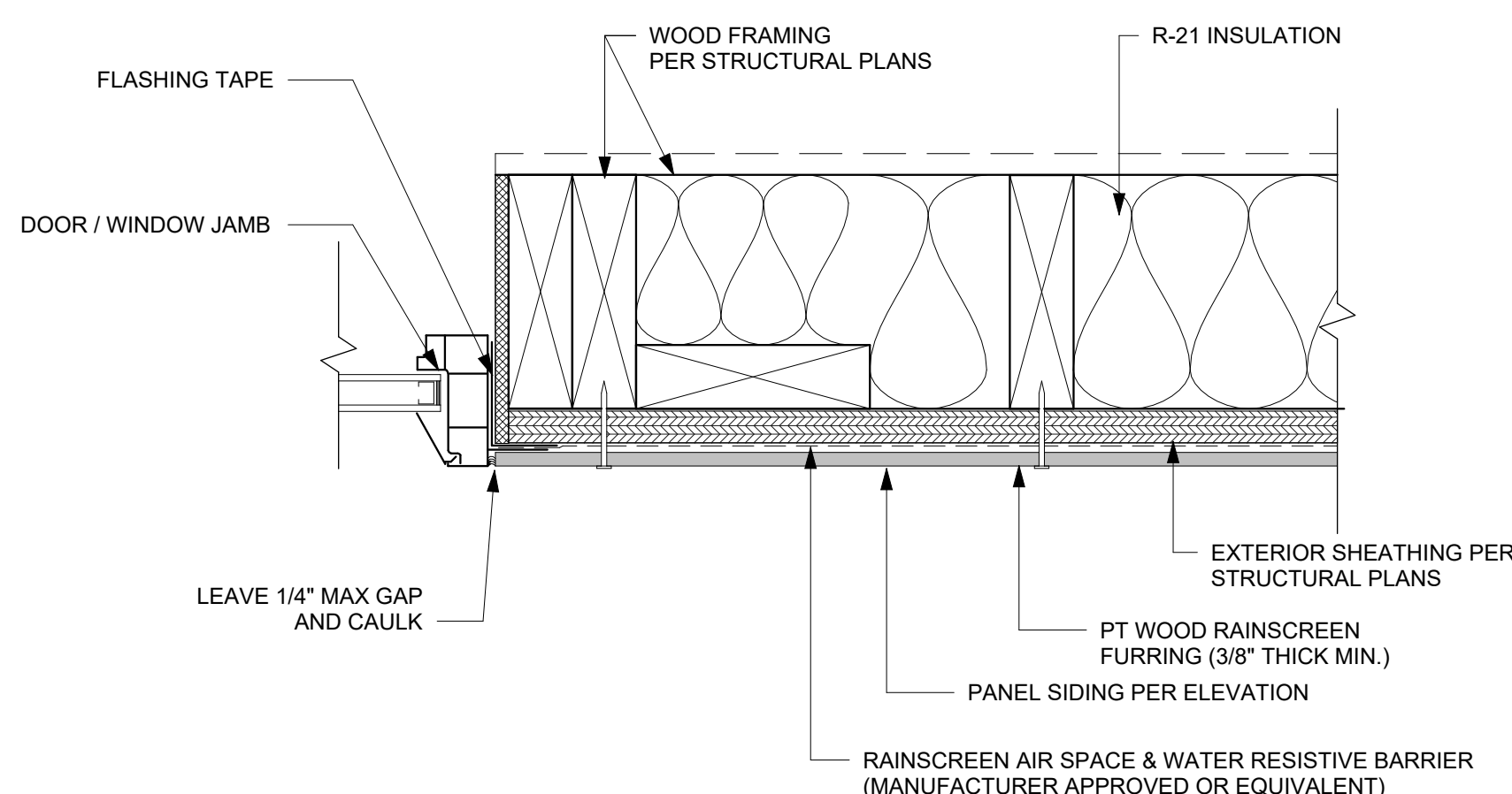
FCB - WALL & VENTED SOFFIT 5
3" = 1'-0"

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE. REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.



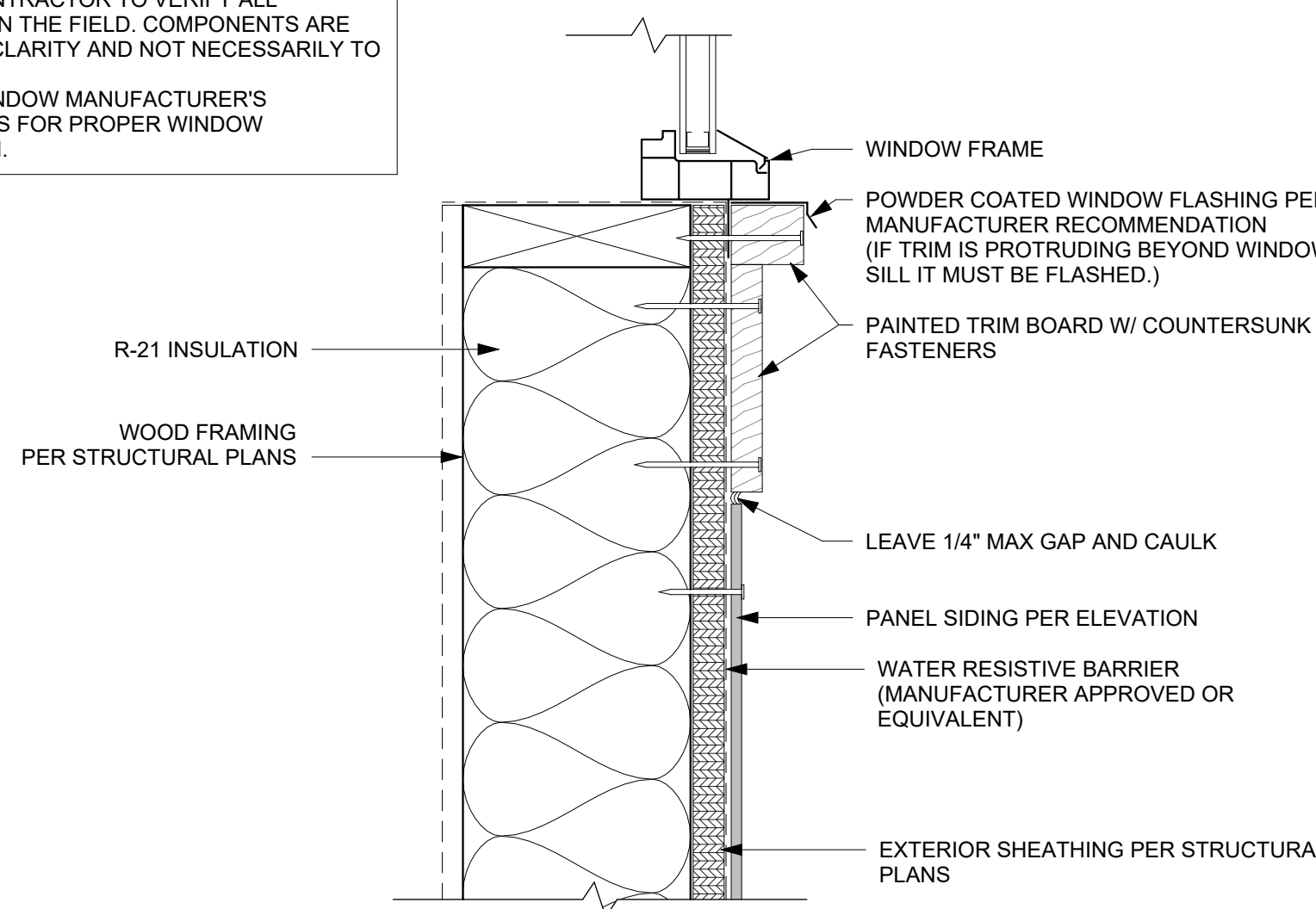
FCB - WINDOW HEAD 6
3" = 1'-0"

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.
• REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.



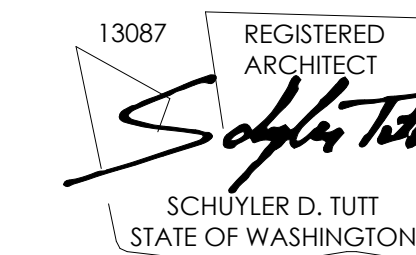
FCB - WINDOW/DOOR JAMB 7
3" = 1'-0"

NOTES:
• GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.
• REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.



FCB WINDOW SILL 8
3" = 1'-0"

REGISTRATION:



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2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

DETAILS - ROOF

DRAWN BY: DRA
CHECKED BY: JWH

PHASE:

CONSTRUCTION DRAWINGS

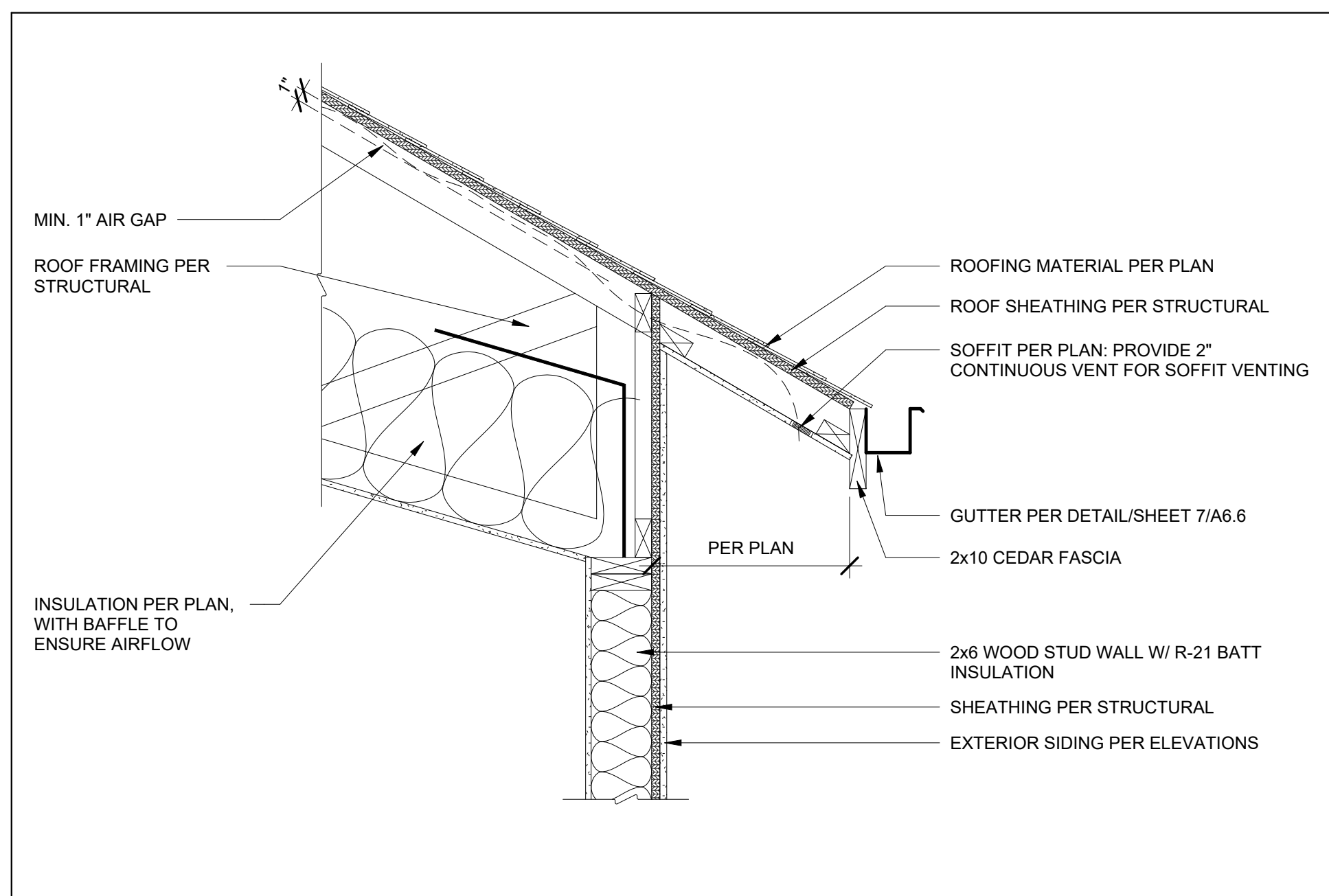
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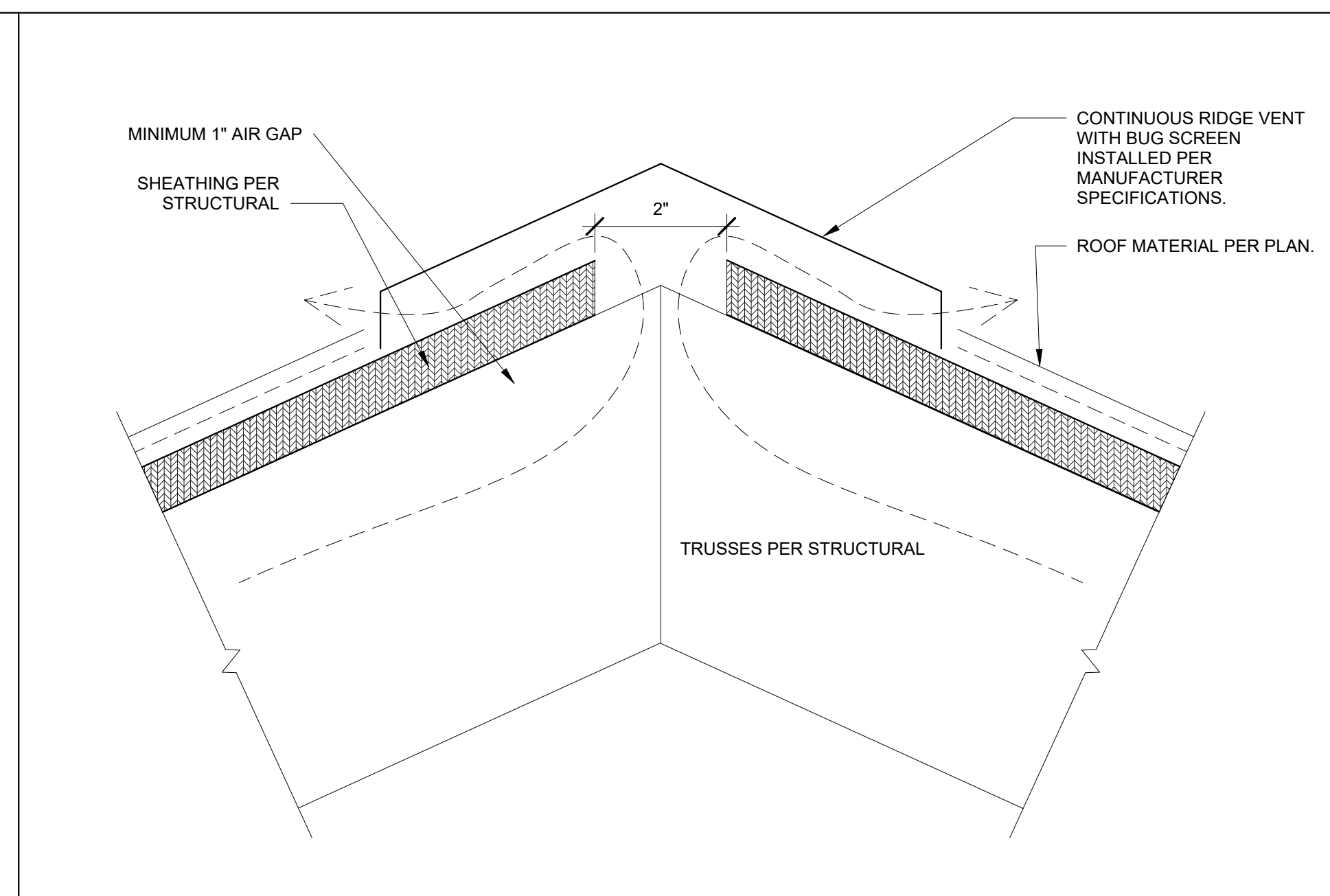
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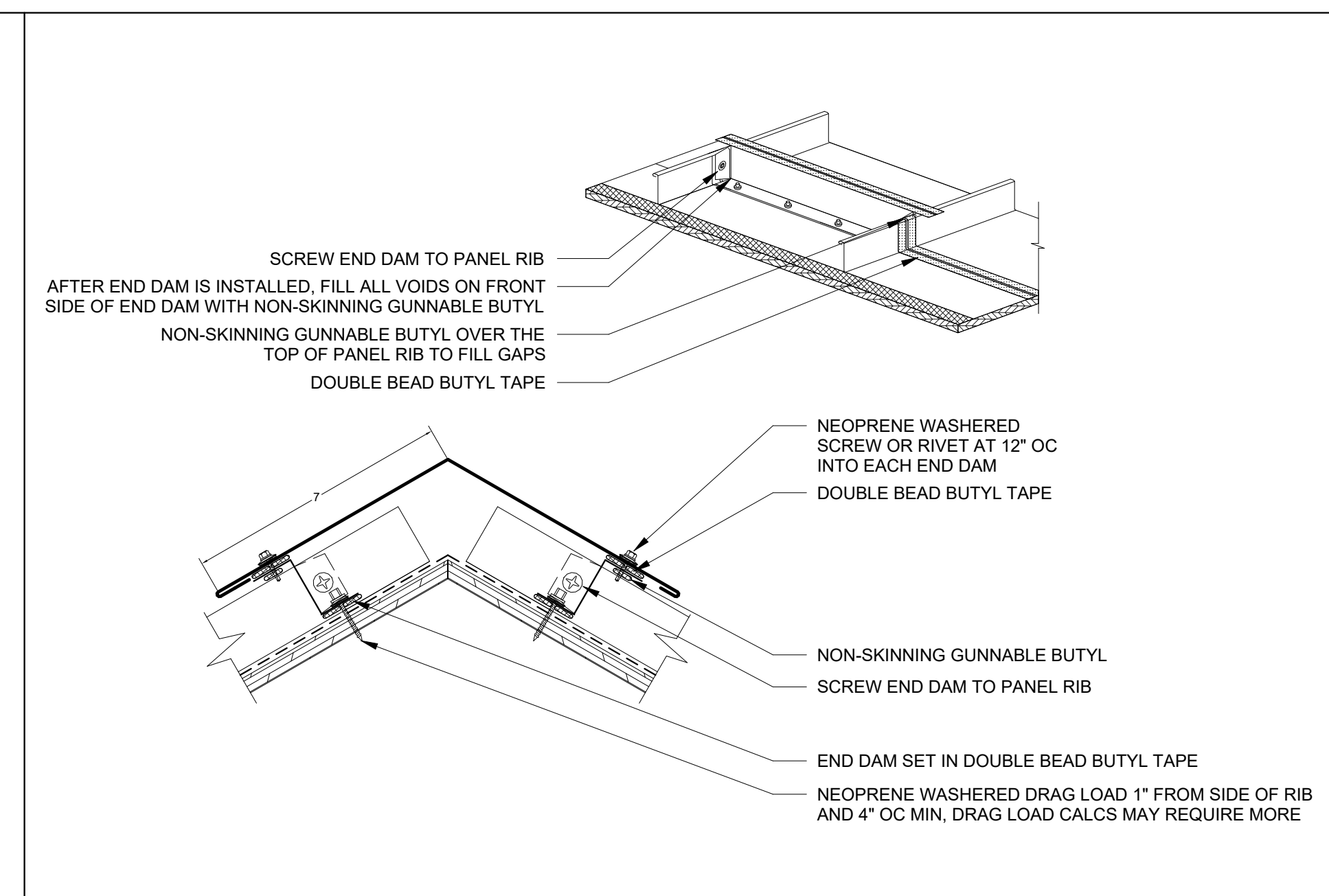
PLOT SCALE: 1:1



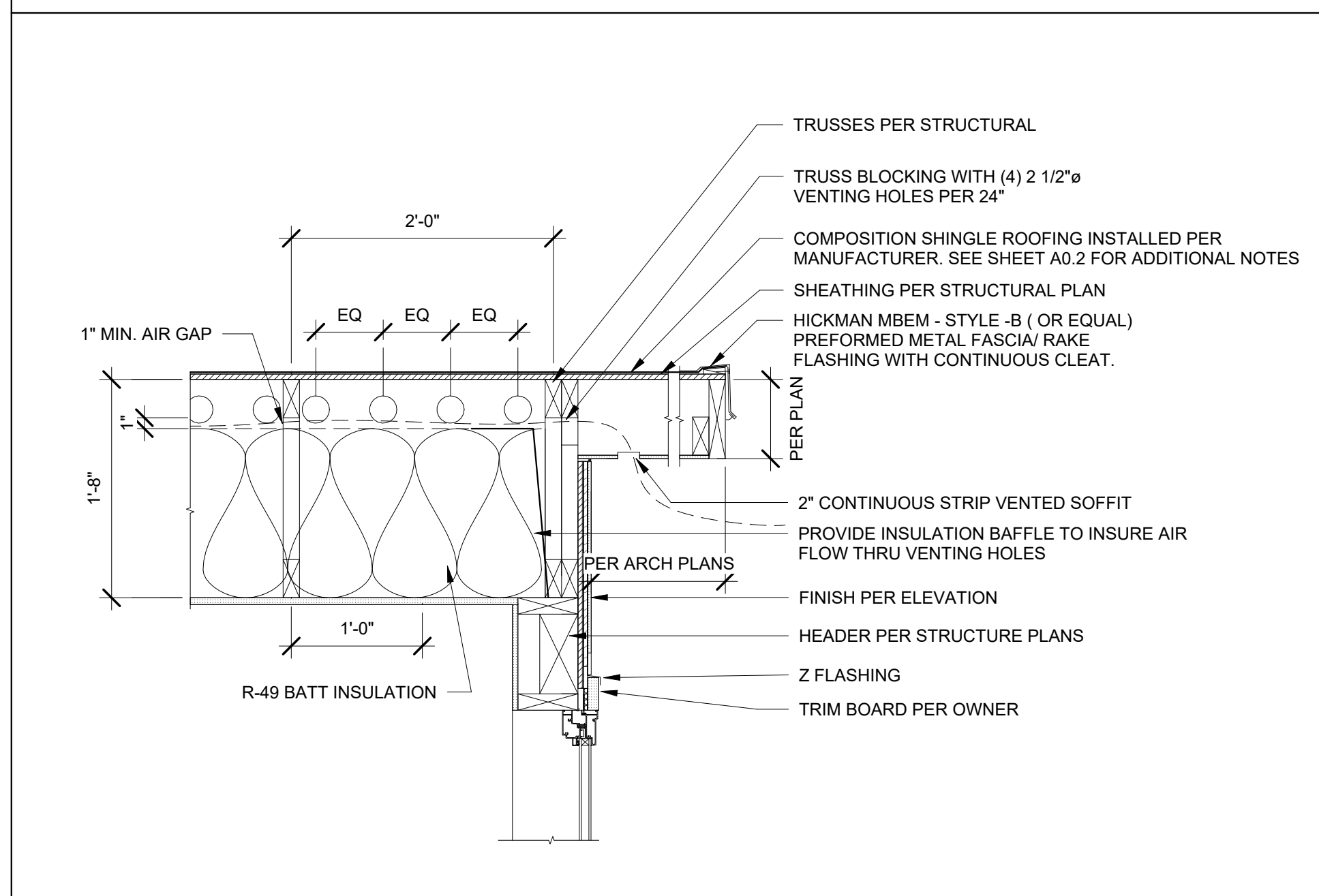
VENTED ROOF DETAIL 1
1" = 1'-0"



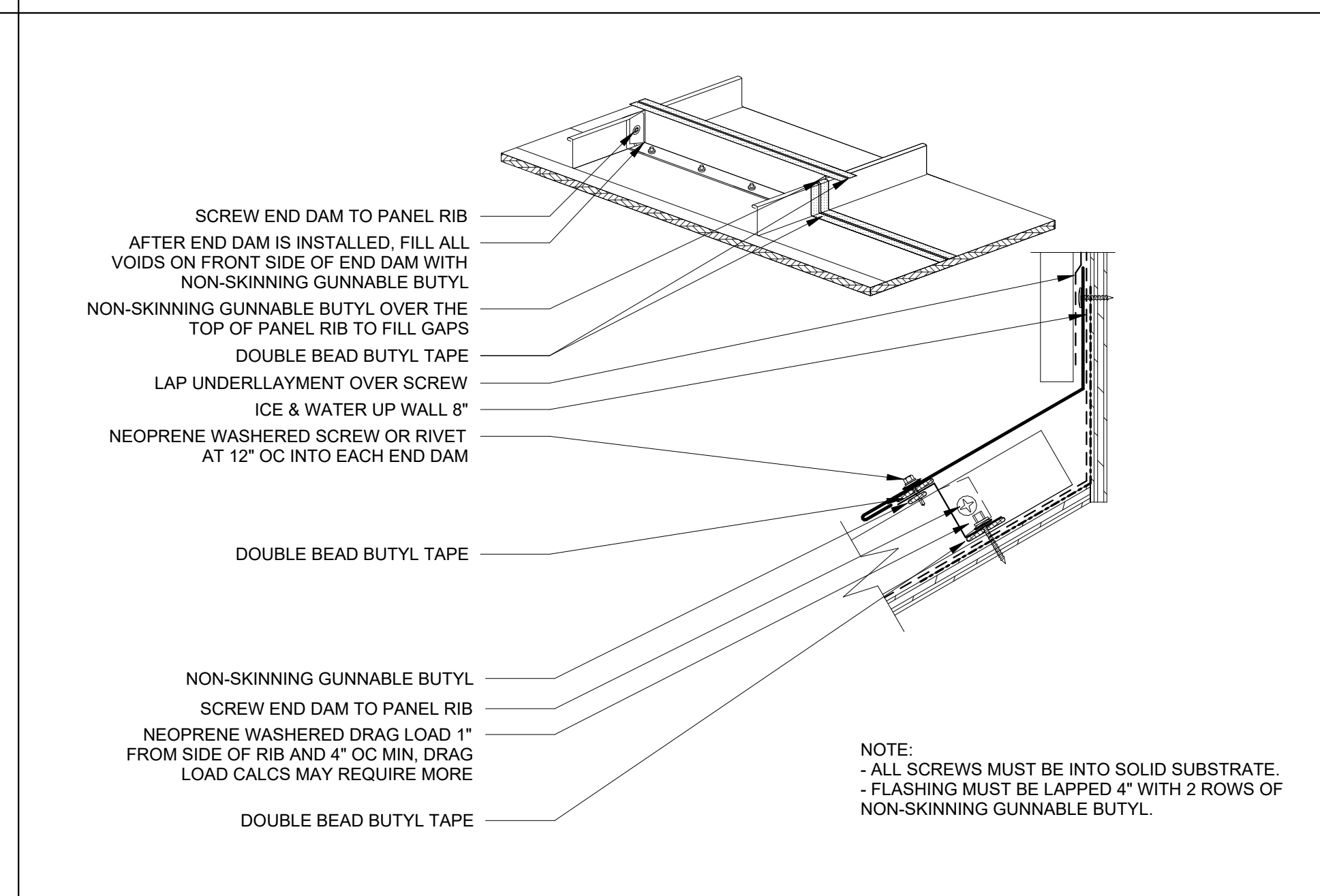
VENTED ROOF - RIDGE VENT 2
6" = 1'-0"



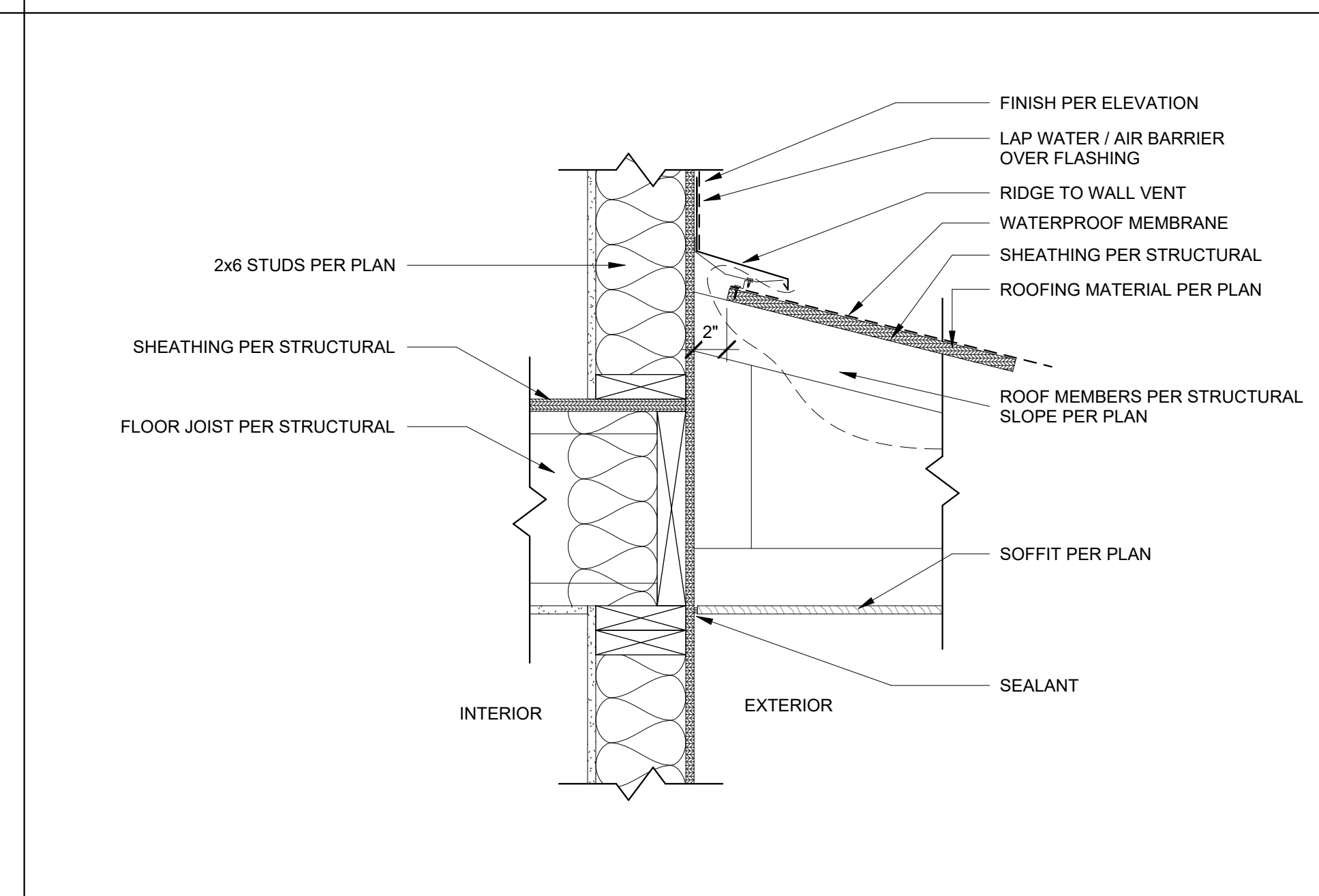
STANDING SEAM STANDARD RIDGE 3
3" = 1'-0"



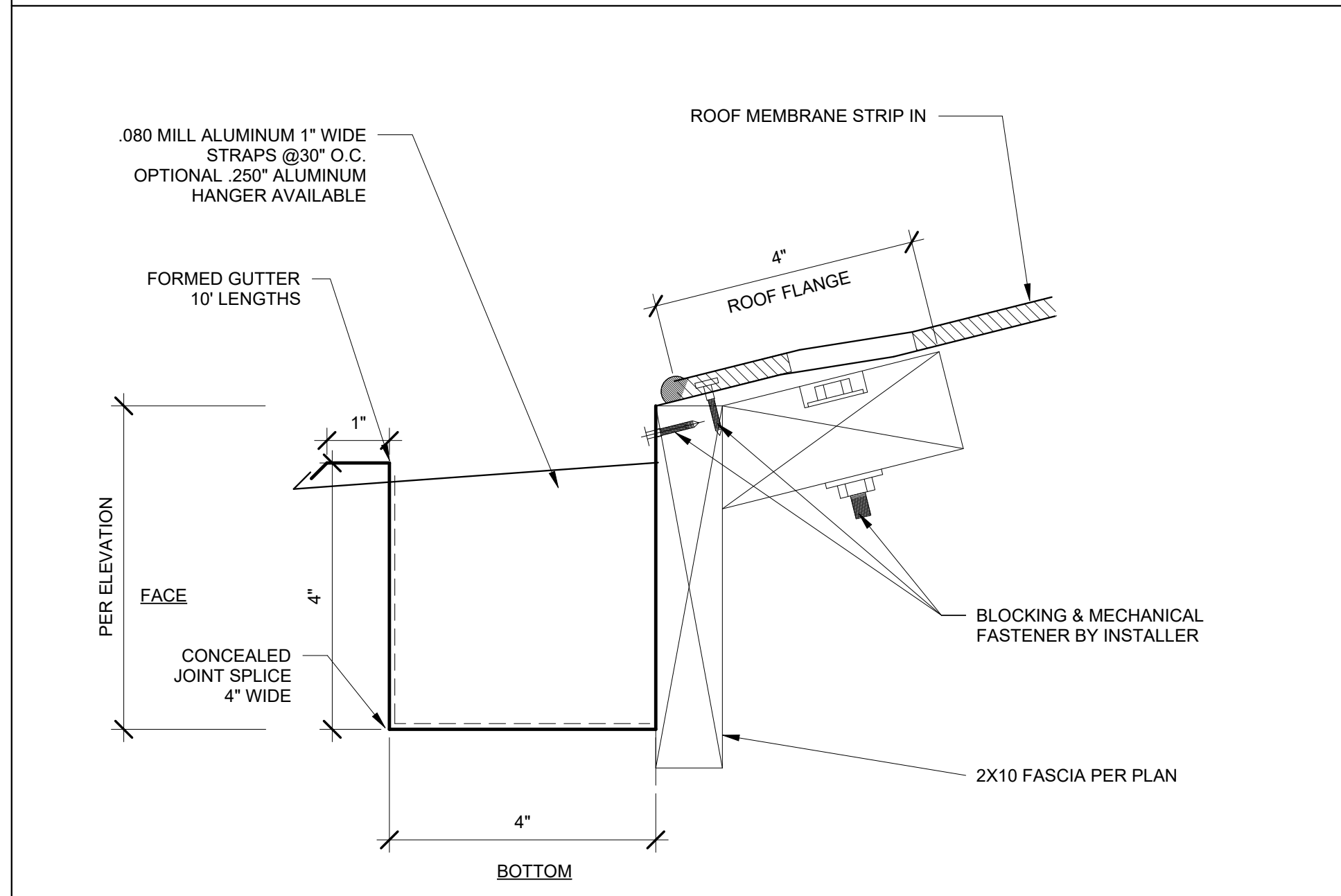
VENTED RAKE DETAIL 4
1" = 1'-0"



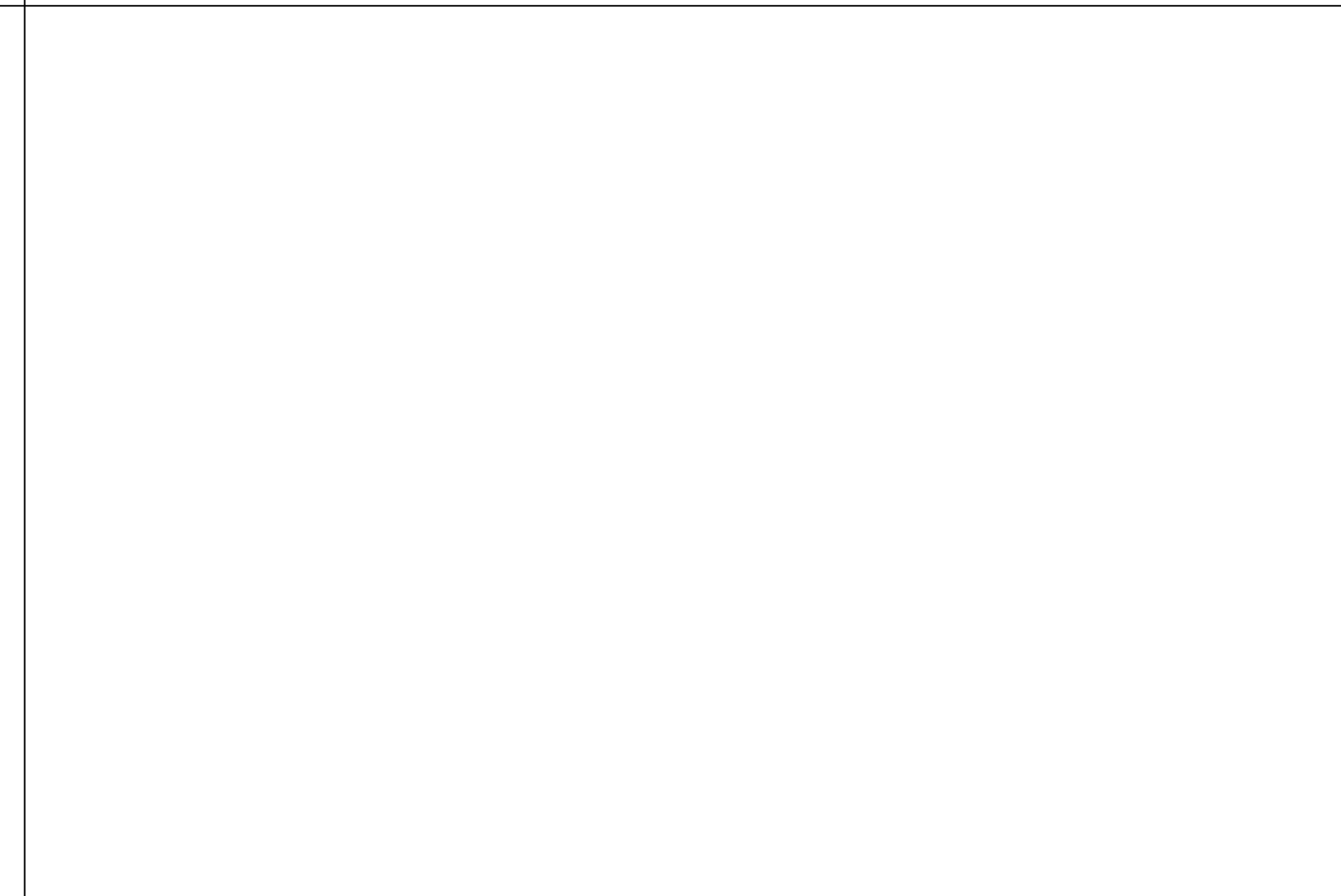
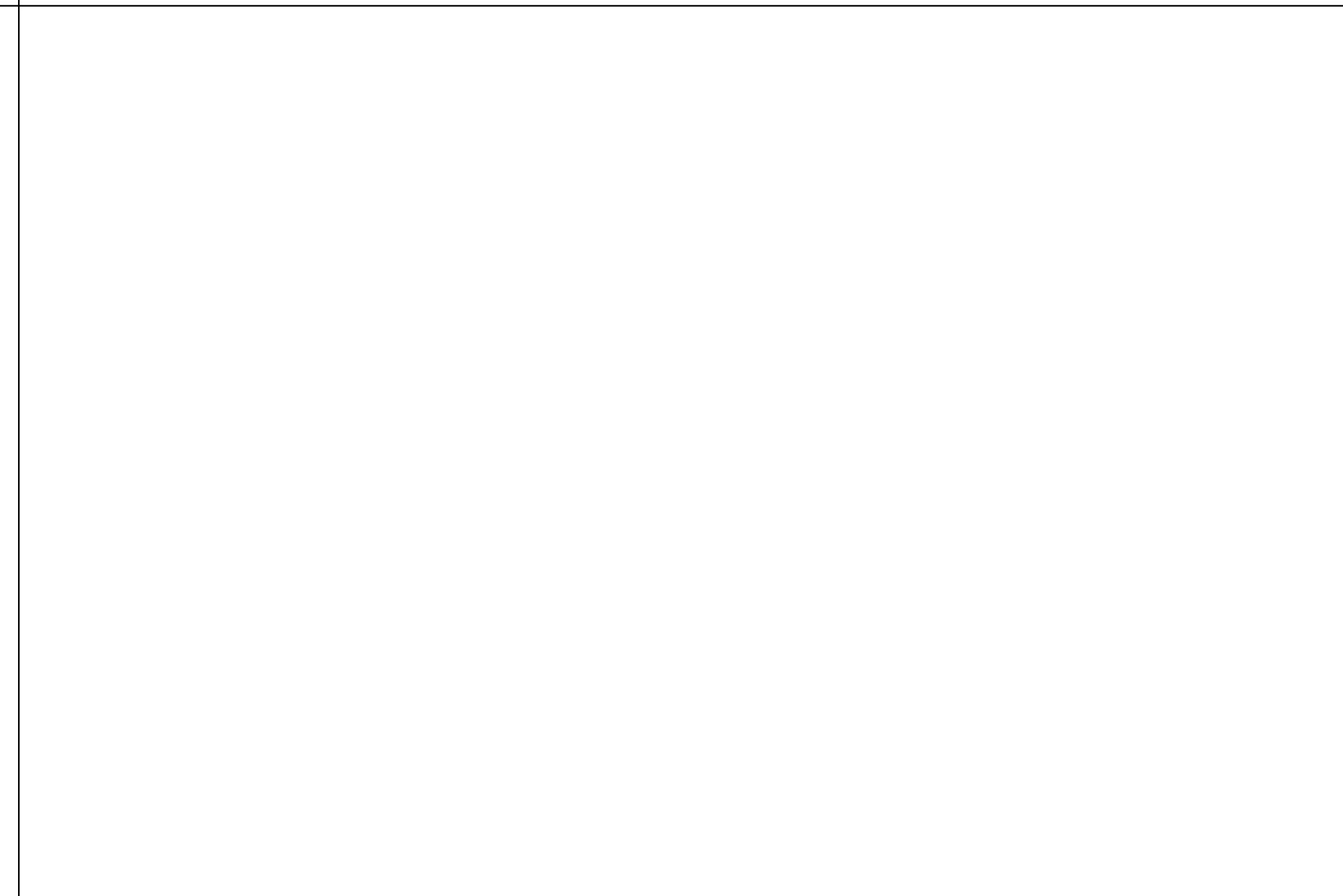
STANDING SEAM END WALL FLASHING 5
3" = 1'-0"



VENTED ROOF DETAIL - TYPICAL ROOF TO WALL 6
1 1/2" = 1'-0"



4" GUTTER BOX 7
6" = 1'-0"



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

SLAB-ON-GRADE
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

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- FOUNDATIONS HAS BEEN DESIGNED BASED ON GEOTECH REPORT PROVIDED BY EARTH SOLUTIONS NW LLC DATED MAY 2, 2023.
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 Fc = 2500 psi - FOUNDATION WALLS*
 2500 psi - FOOTINGS*
 2500 psi - INTERIOR SLABS ON GRADE
 3500 psi - EXT. SLABS ON GRADE
 fy = 60,000 psi
- * UTILIZE 5/8" SACK 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 78 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" PLATE 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/ T1 MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE END. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HFIR #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.

GRADE BEAM ON HELICAL PILING:

- TYPICAL GRADE BEAM SPECIFICATION: 16" DEEP x 16" WIDE @ PERIM. WALLS REINFORCED CONCRETE GRADE BEAM W/ (2) #4 BARS (EQUALLY SPACED) CONTINUOUS AT TOP & BOTTOM & #3 STIRRUPS @ 48" O.C. W/ 3" COVER.
- PILES SHALL BE INSTALLED TO SUPPORT DESIGN LOAD OF 11 TONS/PILE MINIMUM (SAFE LOAD) PER GEOTECH.
- PIILING CONTRACTOR SHALL DETERMINE BY TEST PILE, THE LENGTH AND DIMENSIONS OF THE PILING REQUIRED TO REACH DESIGN LOAD CAPACITY.
- HELICAL PILE FOUNDATIONS (IBC 1704.10) SPECIAL INSPECTIONS OF ALL HELICAL PILE INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.10 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION AND THE INFORMATION REPORTED SHALL INCLUDE, BUT NOT BE LIMITED TO:
 1. MATERIAL COMPLIANCE.
 VERIFY PILE DIMENSIONS. (CONTINUOUS)
 2. TEST PILE OBSERVATIONS.
 VERIFY CAPACITIES OF PILES. (CONTINUOUS)
 3. PILE DRIVING OBSERVATIONS.
 OBSERVE PILE DRIVING OPERATIONS AND MAINTAIN INSTALLATION RECORDS FOR ALL PILES. (CONTINUOUS)
 A. VERIFY PILE PLACEMENT AND PLUMBNESS.
 B. RECORD FINAL DEPTH
 C. RECORD FINAL INSTALLATION TORQUE
 D. RECORD PILE TIP ELEVATIONS.
 E. DOCUMENT ANY DAMAGE TO PILE.
- INDICATES LOCATION OF HELICAL PILE

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):
 ROOF RAFTERS (VAULTED): 15
 ROOF RAFTERS: 10
 FLOOR (I-JOISTS): 10

LIVE LOAD (PSF):
 ROOF: 20
 RESIDENTIAL LIVING AREAS: 40
 RESIDENTIAL SLEEPING AREAS: 30
 BALCONY LIVE: 60

SNOW LOAD:
 GROUND SNOW LOAD (Ps) (PSF): 25
 FLAT ROOF SNOW LOAD (Ps) (PSF): 25
 SNOW EXPOSURE FACTOR (Ce): 0.9
 SNOW LOAD IMPORTANCE FACTOR (I): 1.0
 THERMAL FACTOR (Ct): 1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)
 WIND SPEED (Va) (MPH): 100
 WIND RISK CATEGORY: II
 IMPORTANCE FACTOR (Iw): 1.0
 EXPOSURE CATEGORY: B
 INTERNAL PRESSURE COEFF. (GC): 0.18
 TOPOGRAPHIC FACTOR (Kzt): 1.3

SEISMIC LOAD: (IBC 1618)
 SEISMIC RISK CATEGORY: II
 SEISMIC IMPORTANCE FACTOR (Iw): 1.0
 MAPPED SPECTRAL RESPONSE: Ss = 1.342 S0 = 0.485
 SITE CLASS: D
 SPECTRAL RESPONSE COEFF.: Sm = 0.428
 SEISMIC DESIGN CATEGORY: D
 BASIC SEISMIC FORCE-RESISTING SYS.: LIGHT FRAMED WALLS AND WOOD STRUCTURAL PANELS
 DESIGN BASE SHEAR (ULT): TRANS: 11k LONG: 11k
 SEISMIC RESPONSE COEFF. (Ca) (ADDITION): LONG: 0.145
 RESPONSE MODIFICATION FACTOR (R): TRANS: 6.5 LONG: 6.5
 ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON 5THD14 (RJ) HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (4" 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.)

MEANS & METHODS NOTES

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 BRACINGS, GUYTS, 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.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING 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.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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.

TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:
 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)

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM:
 100 MPH WIND SPEED, EXP. B
 (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)

- 3/8" 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)

- 3/8" OSB OR 1/2" PLYWOOD:
 ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL ONLY WITH 3/8" 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 SHEAR WALL 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

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL CODE SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HFIR (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) HFIR (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 BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERFLOOR OF FRAMING AT NEXT LEVEL. BF WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HFIR (HF) #2 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-TIP POSTS SHALL BE 2x4 OR 2x6 HFIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLLINGS SHALL BE HFIR (HF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HFIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUGLAS 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 CORONA NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLLINGS, 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:
 • LSL MEMBERS - Fb=2825 PSI; Fv=310 PSI; E=1.55x10^6 PSI
 • LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
 • GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF, DR, 24F, V4 (U.N.O.)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 • LVL MEMBERS - Fb=2400 PSI; Fc=12500 PSI; E=1.8x10^6 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/ 4x4 (MULTI X-4) 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

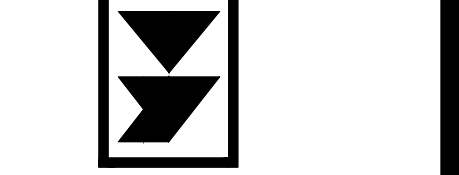
- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/800 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/HEAVY OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED 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/800 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
 SINGLE PLY: SIMPSON LUS210
 DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STUD-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

- 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, & HIP 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 16.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP1'S BC51 I-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.



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project mgr: NJM
 draw by: LGH
 issue date: 03-01-23

REVISIONS:

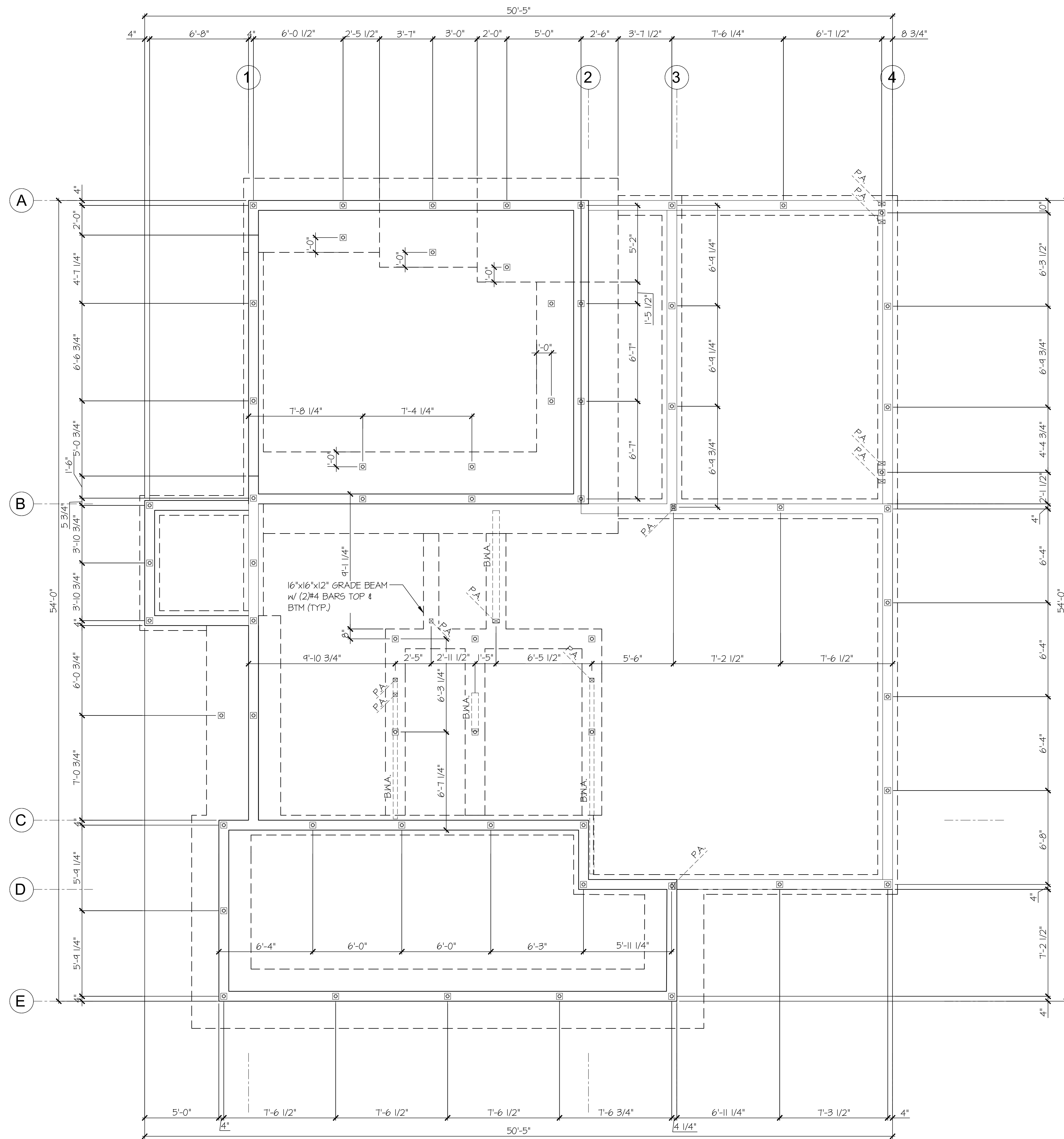
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PLAN REVIEW COMMENTS	

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STRUCTURAL NOTES

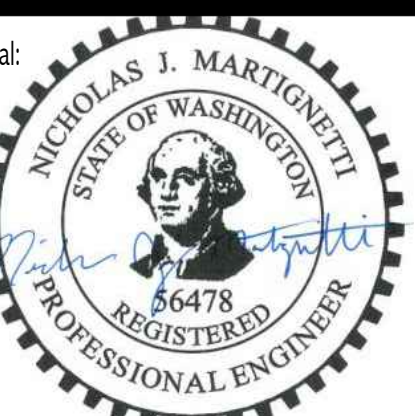
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 S-0.0



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

- TYPICAL GRADE BEAM SPECIFICATION: 16" DEEP x 16" WIDE (Ø PERIM. WALLS) REINFORCED CONCRETE GRADE BEAM w/ (2) #4 BARS (EQUALLY SPACED) CONTINUOUS AT TOP & BOTTOM & #3 STIRRUPS @ 48" o.c. w/ 3" COVER.
 - PILES SHALL BE INSTALLED TO SUPPORT DESIGN LOAD OF 11 TONS/PILE MINIMUM (SAFE LOAD) PER GEOTECH.
 - PILING CONTRACTOR SHALL DETERMINE BY TEST PILE, THE LENGTH AND DIMENSIONS OF THE PILING REQUIRED TO REACH DESIGN LOAD CAPACITY.
 - HELICAL PILE FOUNDATIONS (IBC 1704.10) SPECIAL INSPECTIONS OF ALL HELICAL PILE INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.10 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION AND THE INFORMATION RECORDED SHALL INCLUDE, BUT NOT BE LIMITED TO:
 1. MATERIAL COMPLIANCE
 2. TEST PILE OBSERVATIONS:
 - VERIFY PILE DIMENSIONS. (CONTINUOUS)
 3. PILE DRIVING OBSERVATIONS:
 - VERIFY CAPACITIES OF PILES. (CONTINUOUS)
 - OBSERVE PILE DRIVING OPERATIONS AND MAINTAIN INSTALLATION RECORDS FOR ALL PILES. (CONTINUOUS)
 - A. VERIFY PILE PLACEMENT AND PLUMBNESS.
 - B. RECORD FINAL DEPTH
 - C. RECORD FINAL INSTALLATION TORQUE
 - D. RECORD PILE TIP ELEVATIONS.
 - E. DOCUMENT ANY DAMAGE TO PILE.
- ⊗ INDICATES LOCATION OF HELICAL PILE



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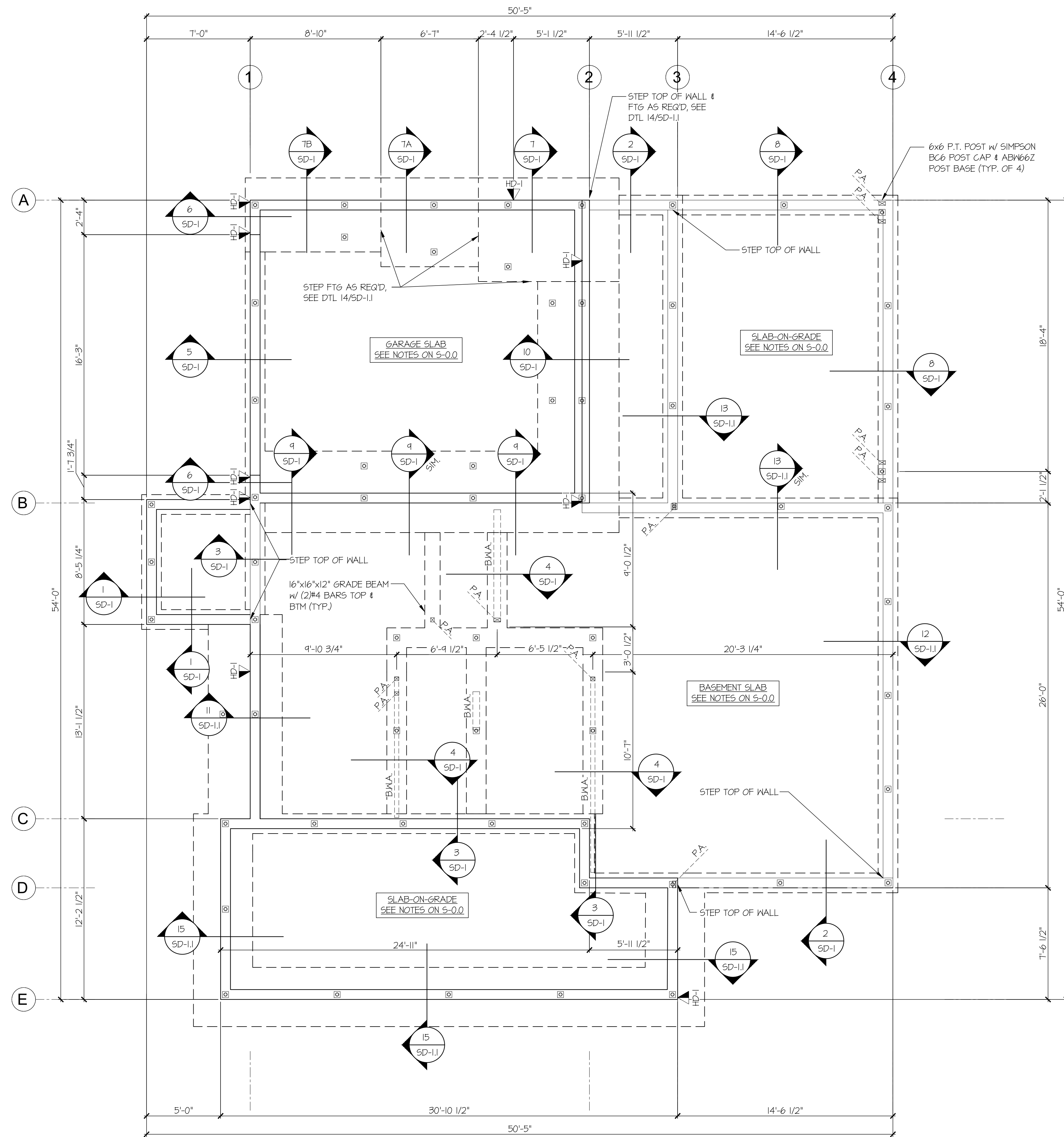
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HELICAL PILE PLAN
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HP-1

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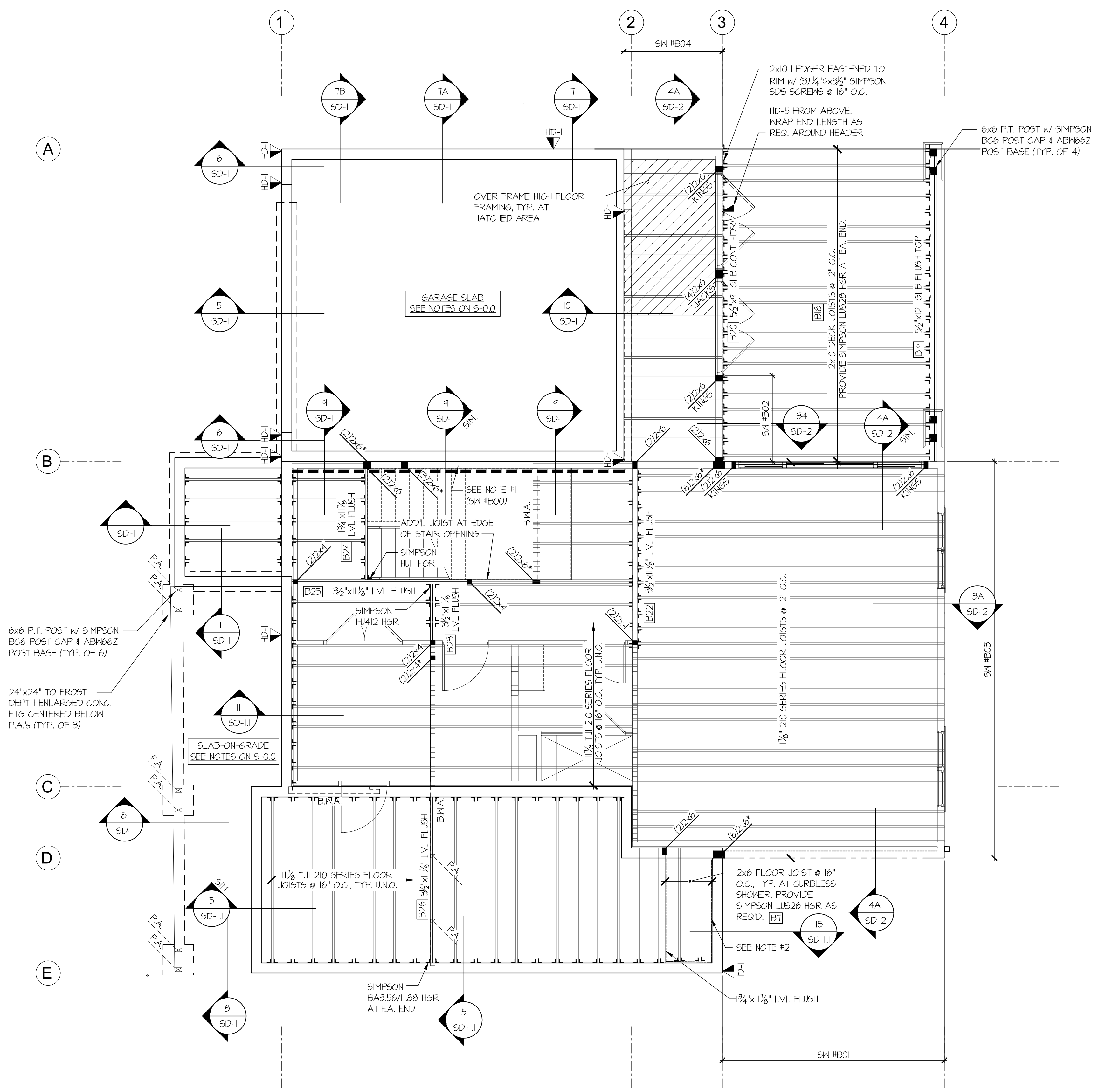
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FOUNDATION PLAN
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FOUNDATION PLAN
SCALE: 1/4"=1'-0"



REFER TO S-0.0 FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

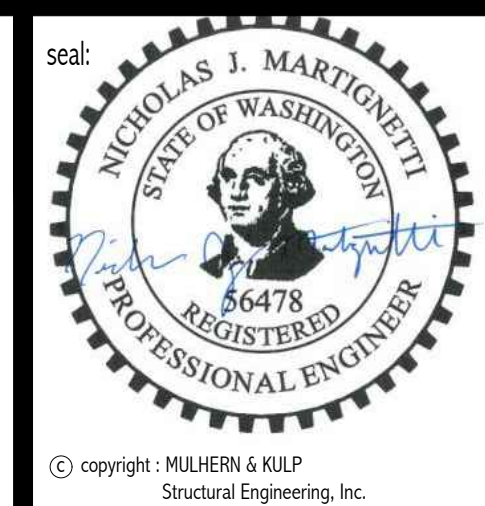
LEGEND

- ◻ INTERIOR BEARING WALL
- ▤ BEARING WALL ABOVE (BWA), OR SHEARWALL ABOVE (SWA)
- 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.)

- 4x8 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) [B2]
- NOTE #1: PROVIDE 3/8" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)
- NOTE #2: 2x6 LEDGER FASTENED TO BEAM/STUDS w/ (2) 1/4" x 3/8" SIMPSON SDS SCREWS @ 16" O.C., TYP. AT CURBLESS SHOWER



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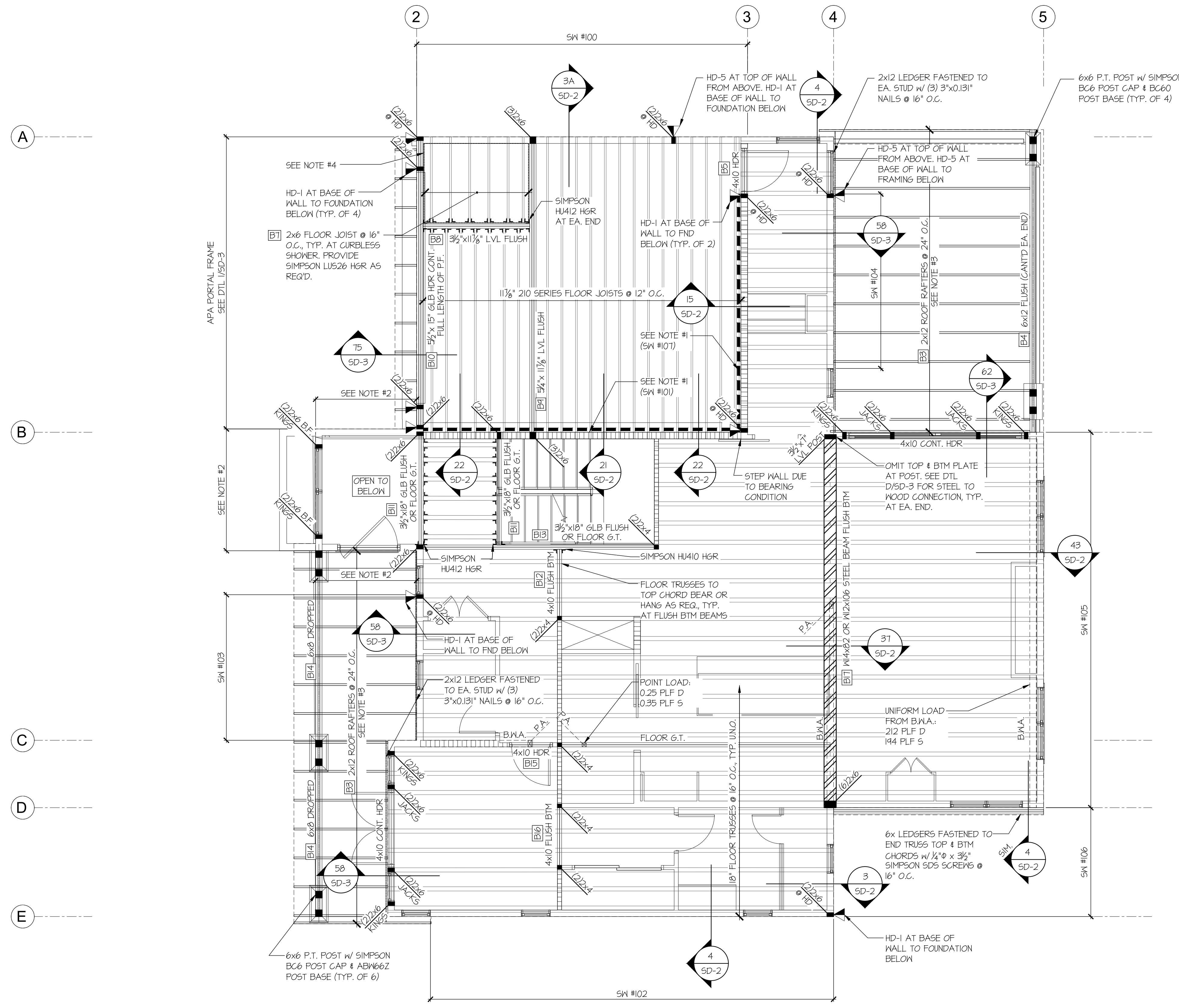
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03/22/2024	LGH
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MAIN FLOOR FRAMING PLAN
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sheet:
S-1.1

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.)

① STEEL BEAMS: PROVIDE SOLID 2x1/4" 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.

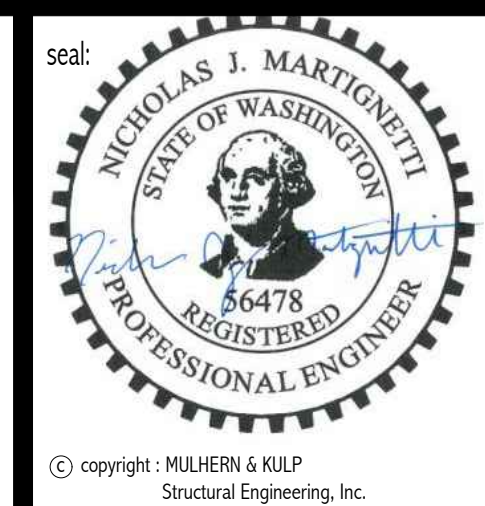
4x10 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) [B6]

NOTE #1: PROVIDE 3/8" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-O.O)

NOTE #2: 2x6 HF, #2 BF. STUDS @ 16" o.c.

NOTE #3: PROVIDE SIMPSON A35 CLIP + (2) 3"x0.131" TOENAILS, TYP. AT EA. ROOF RAFTER TO LEDGER/BEAM

NOTE #4: 2x6 LEDGER FASTENED TO BEAM/STUDS w/ (2) 1/4" x 3 1/2" SIMPSON SDS SCREWS @ 16" o.c., TYP. AT CURBLESS SHOWER



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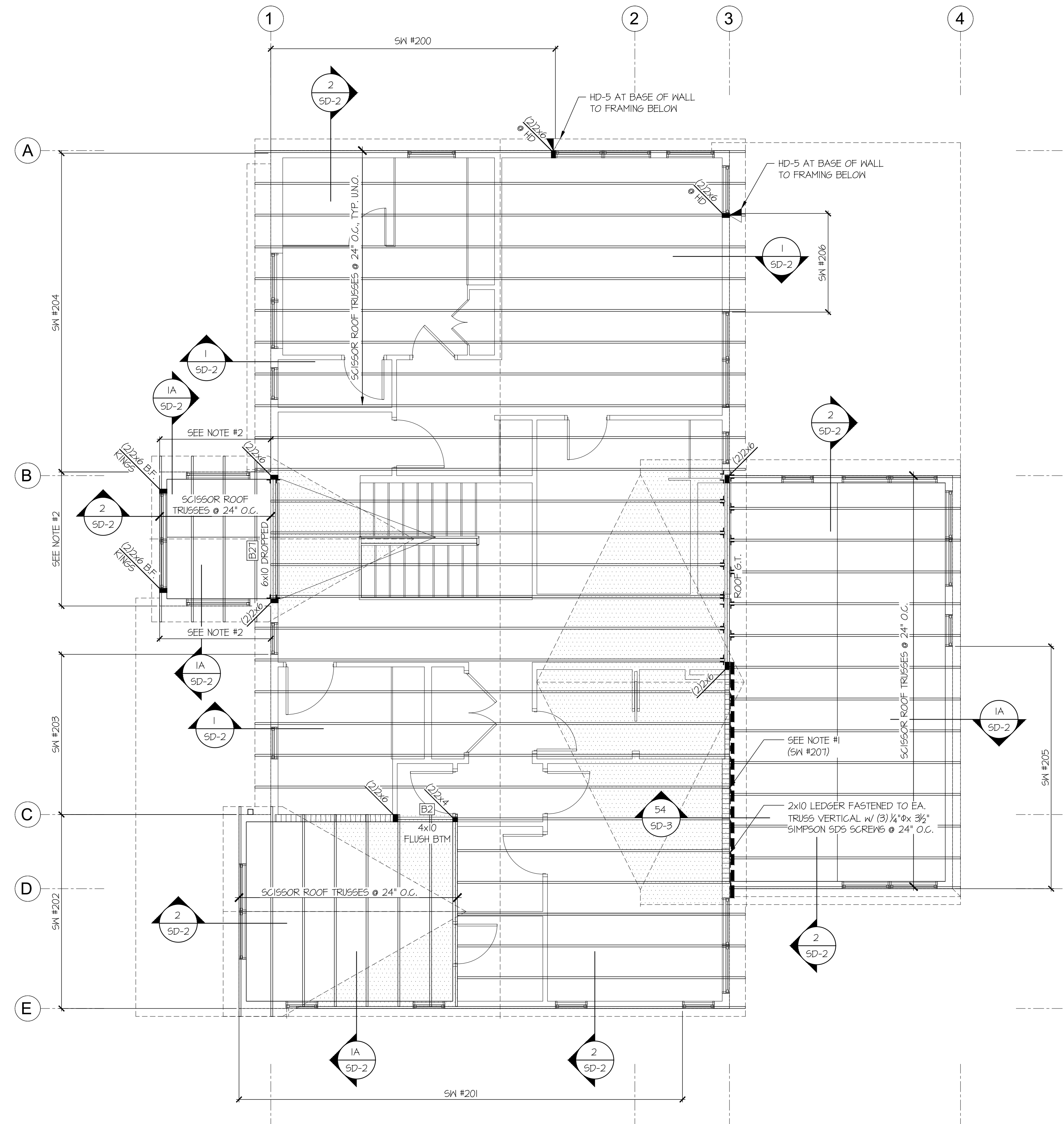
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PLAN REVIEW COMMENTS	

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UPPER FLOOR FRMG PLAN
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S-2.0

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



REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

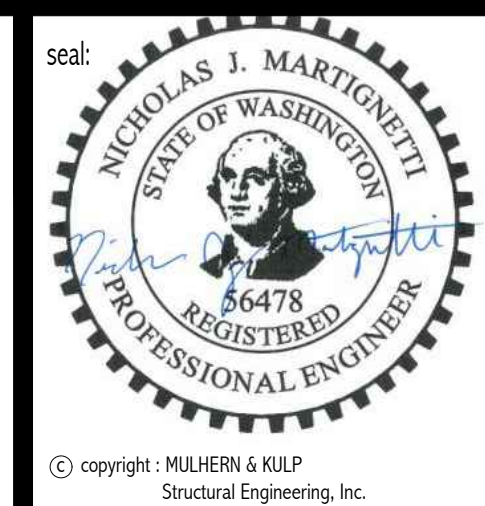
LEGEND

- ▬ 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.Q.)
▴	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.Q.)

- 4x8 HDR @ ALL EXT. OPENINGS (TYP. U.N.Q.) [B]
- PROVIDE SLOPING EXTERIOR WALLS TIGHT TO UNDERSIDE OF END TRUSSES (TYP. @ VAULTED SPACES)
- NOTE #1: PROVIDE 3/8" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)
- NOTE #2: 2x6 H.F. #2 B.F. STUDS @ 16" O.C.



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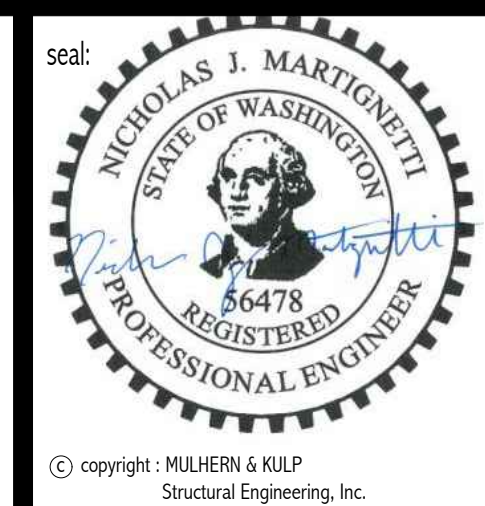
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ROOF FRAMING PLAN
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1 ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"



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drawn by: **LGH**
issue date: **03-01-23**

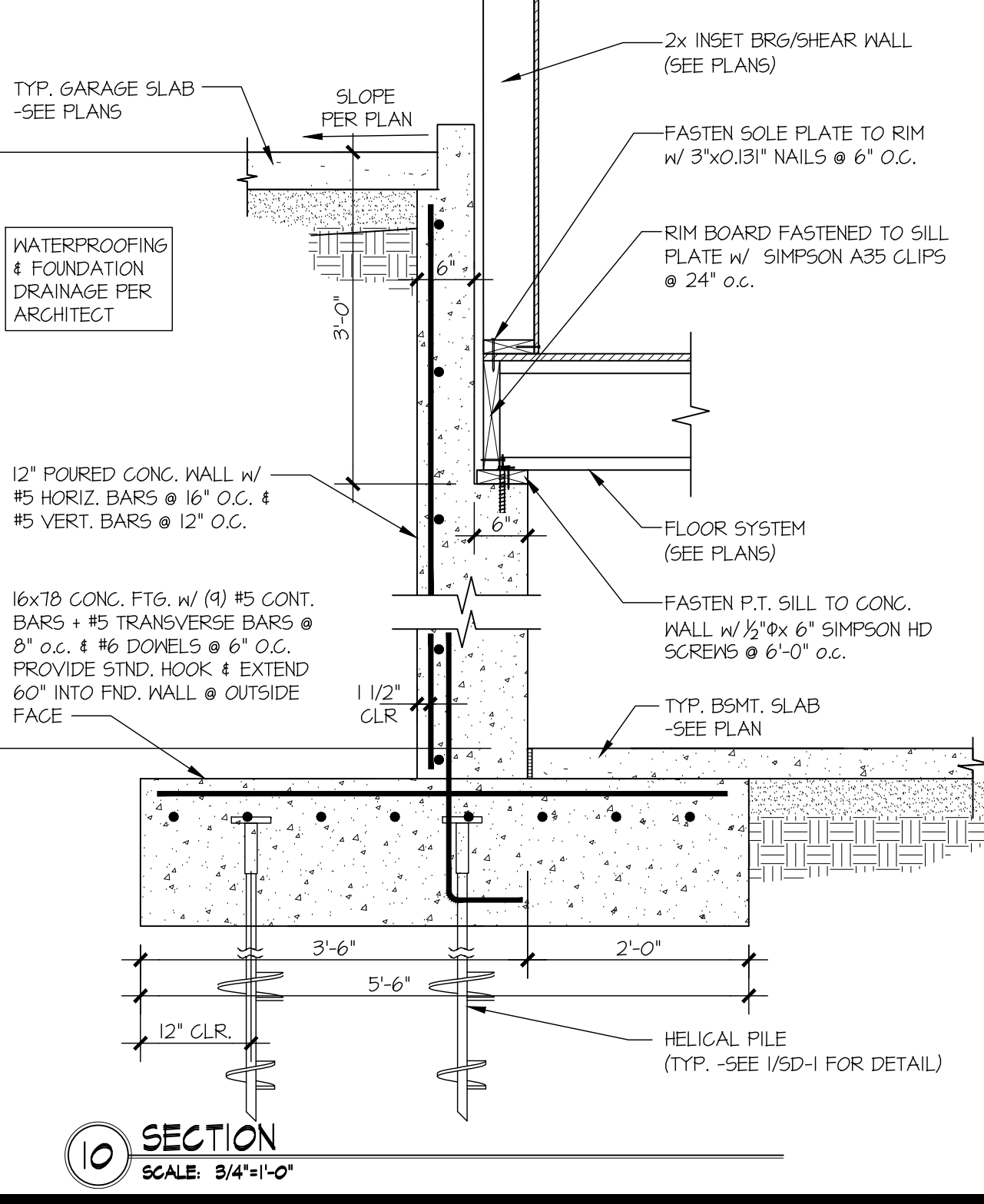
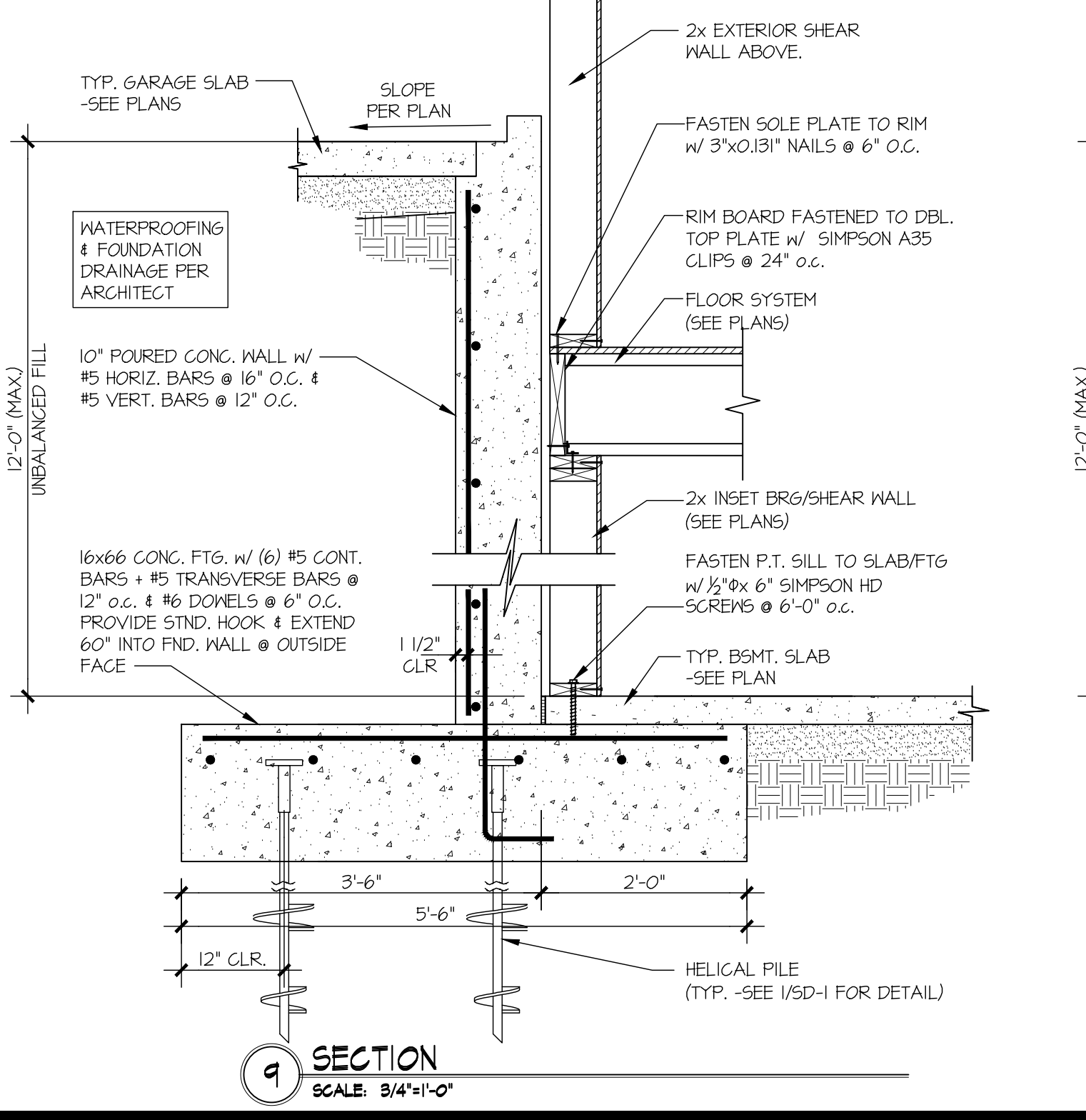
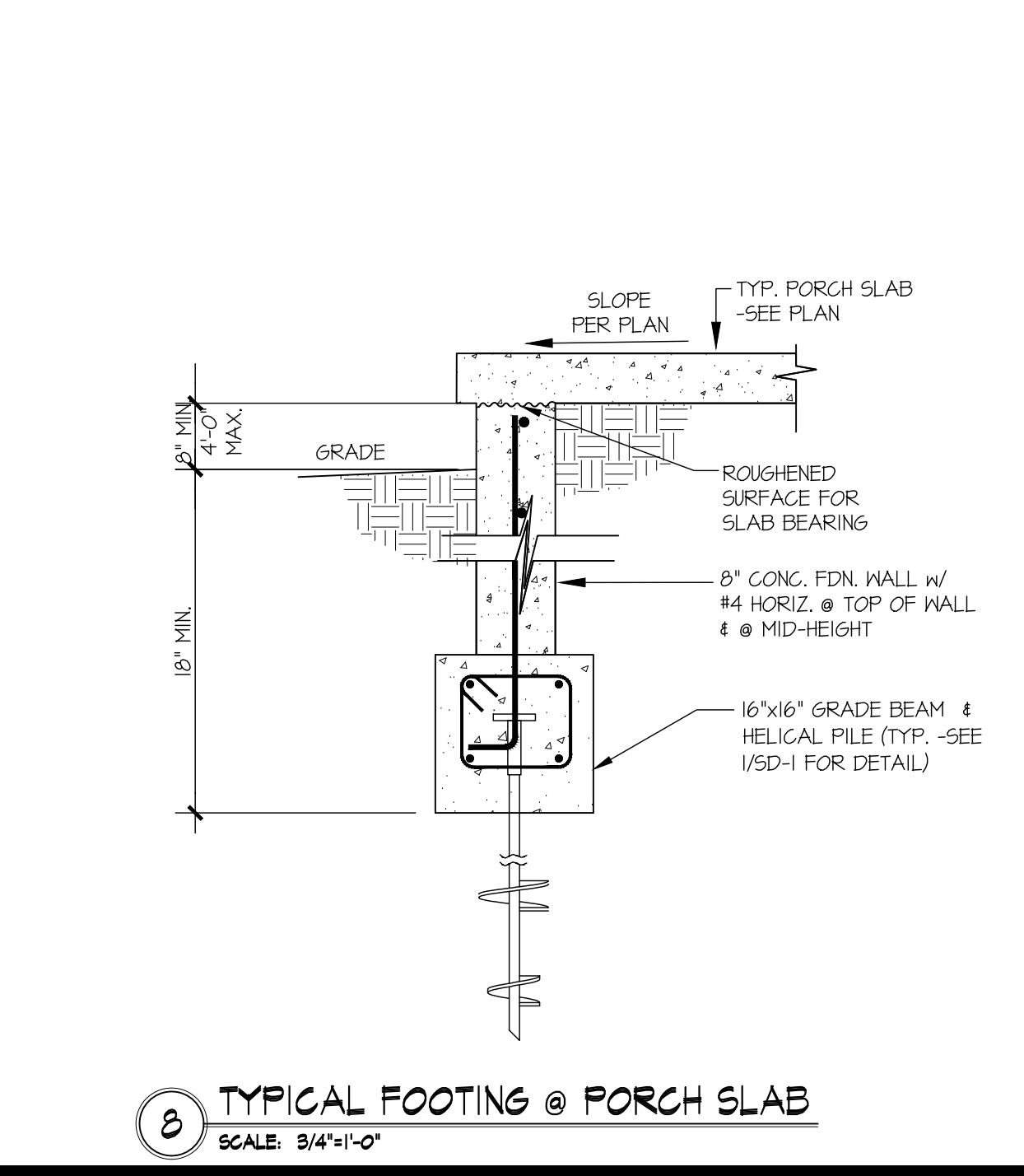
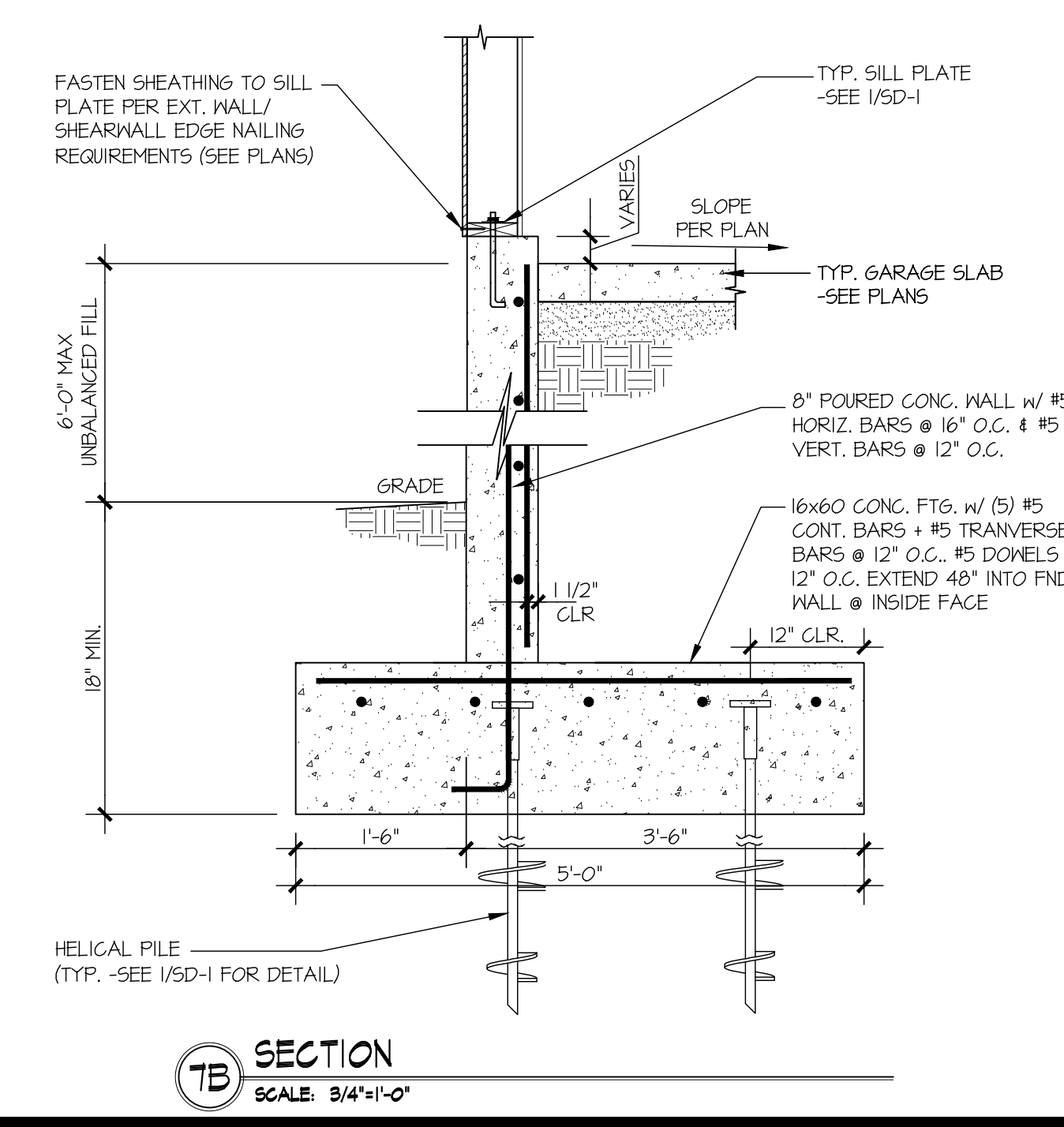
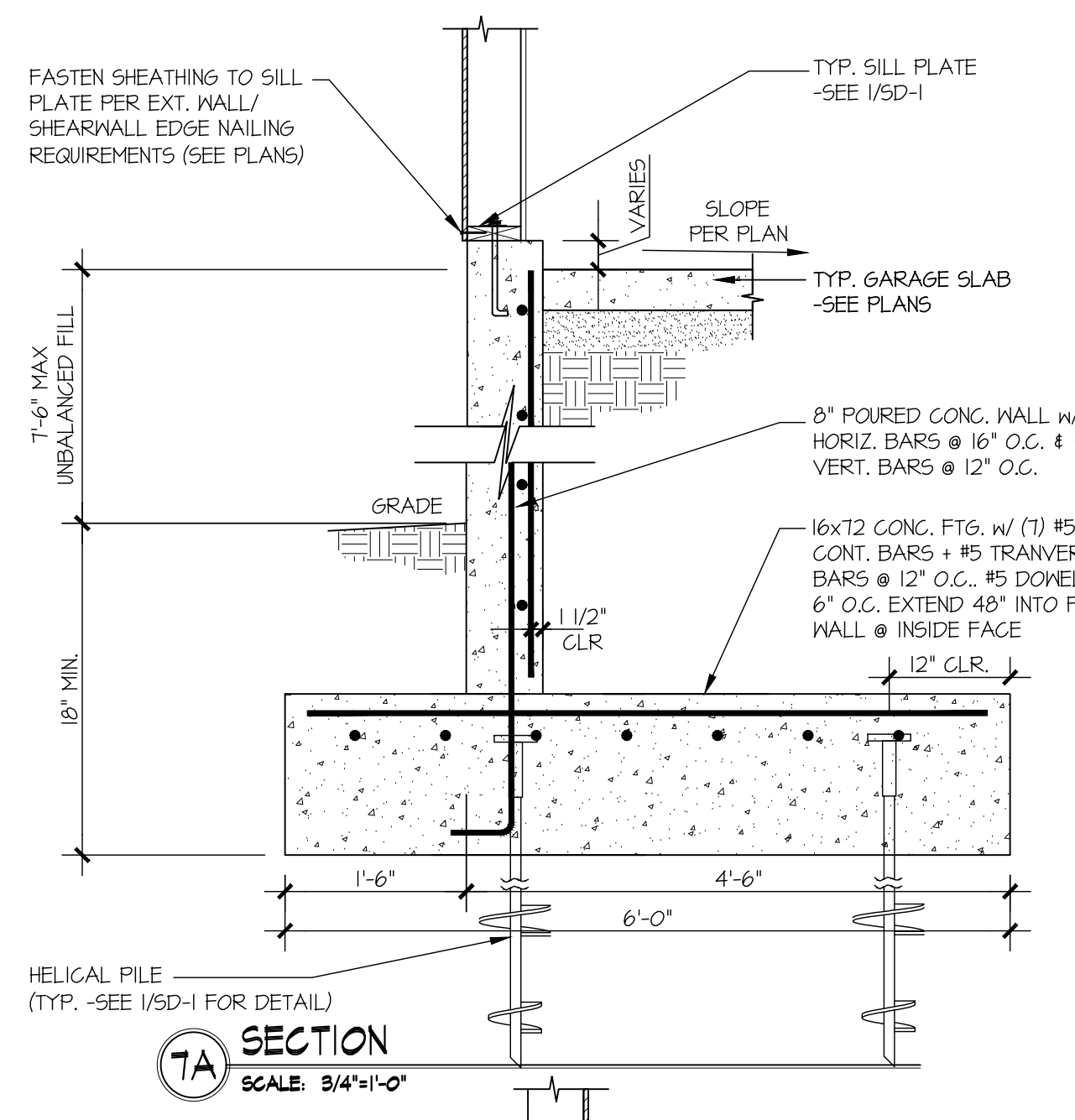
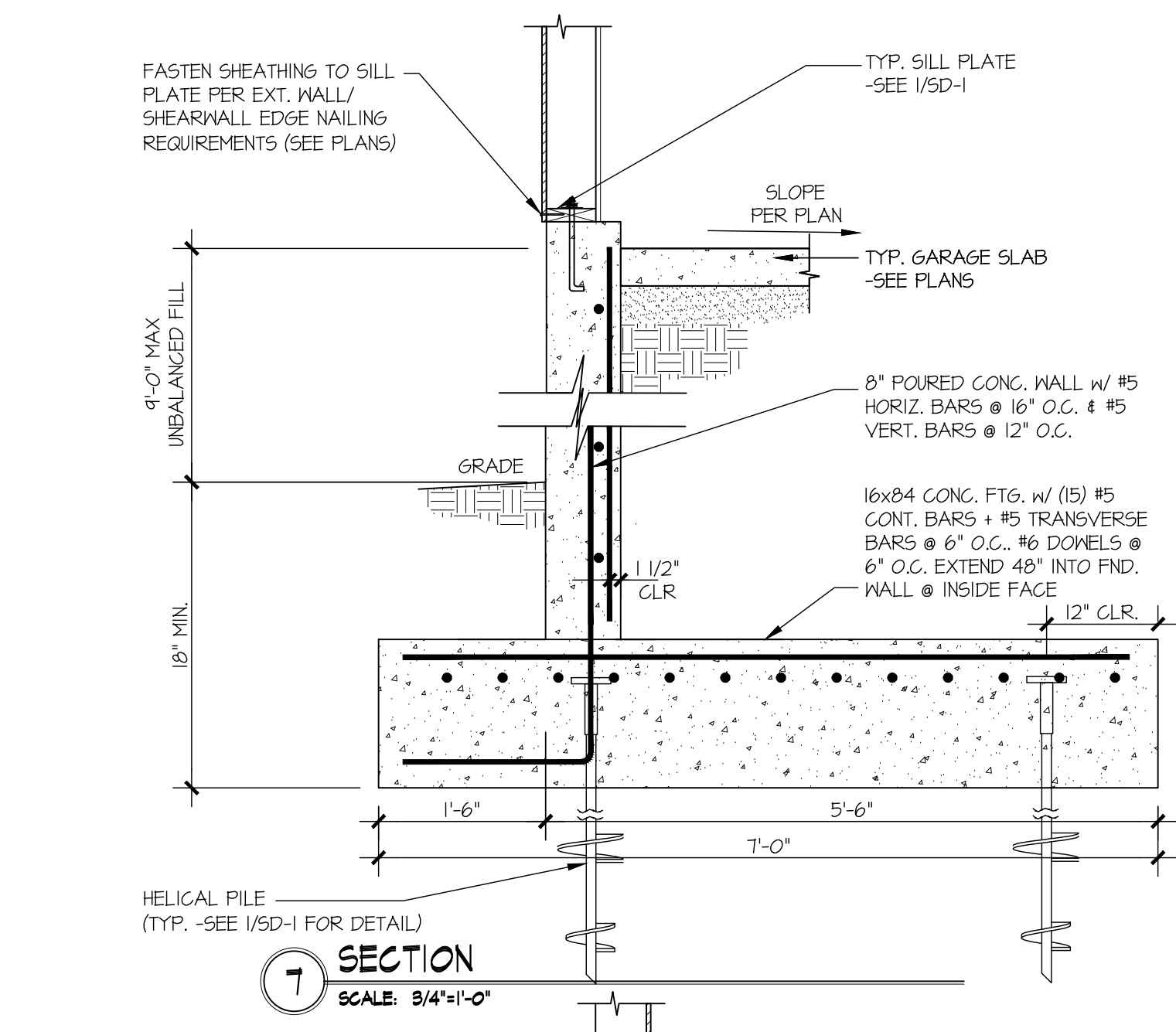
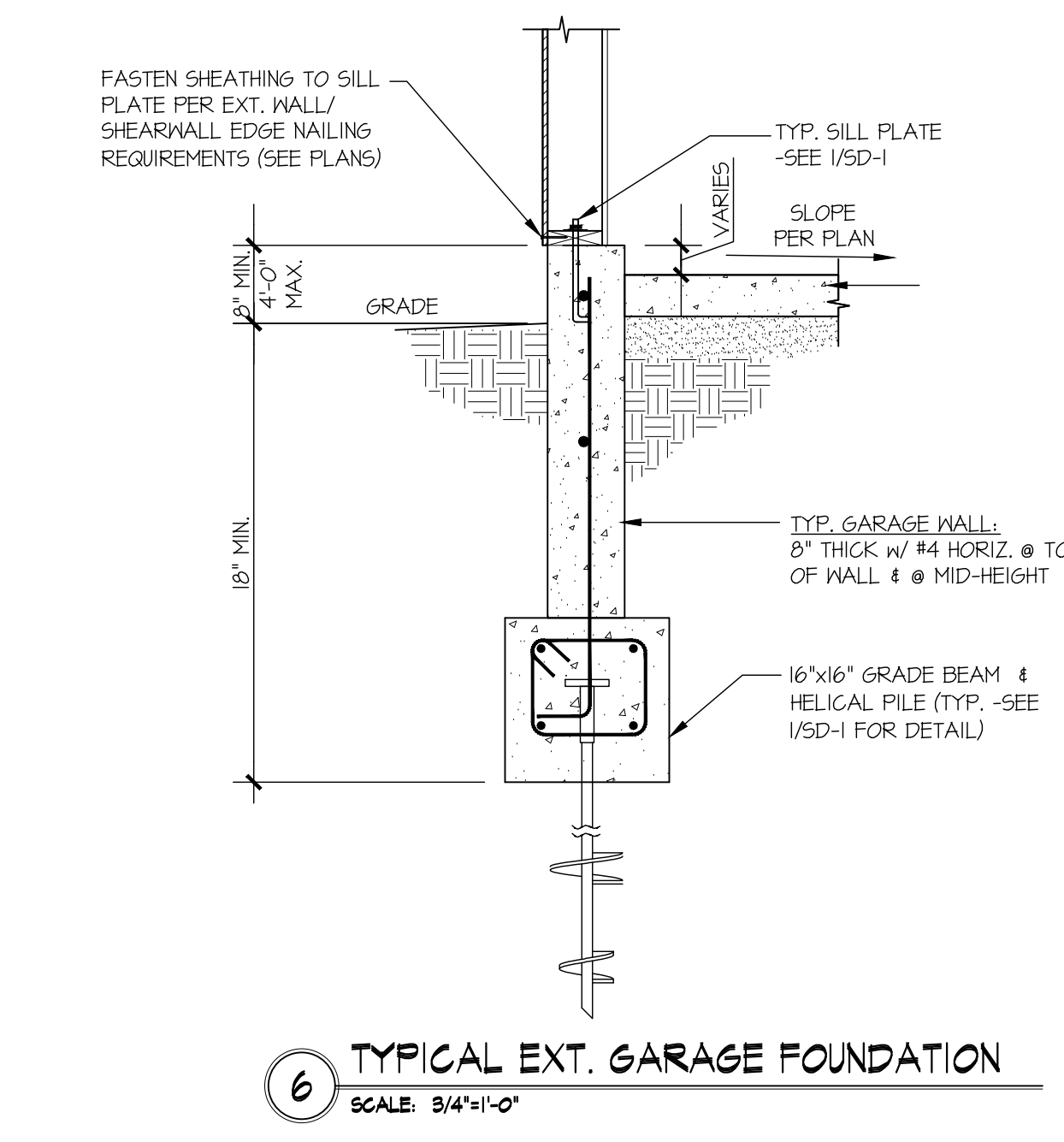
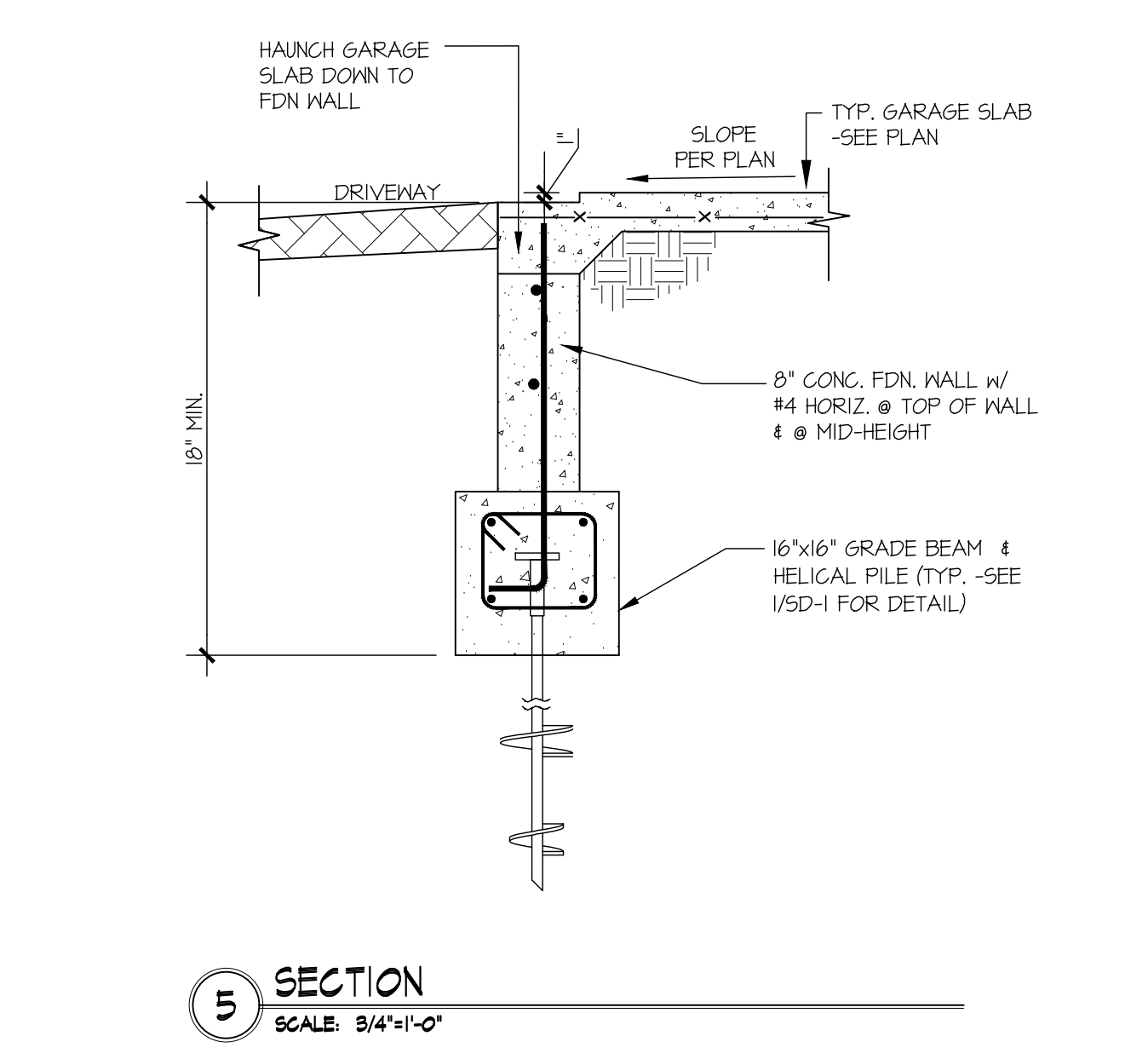
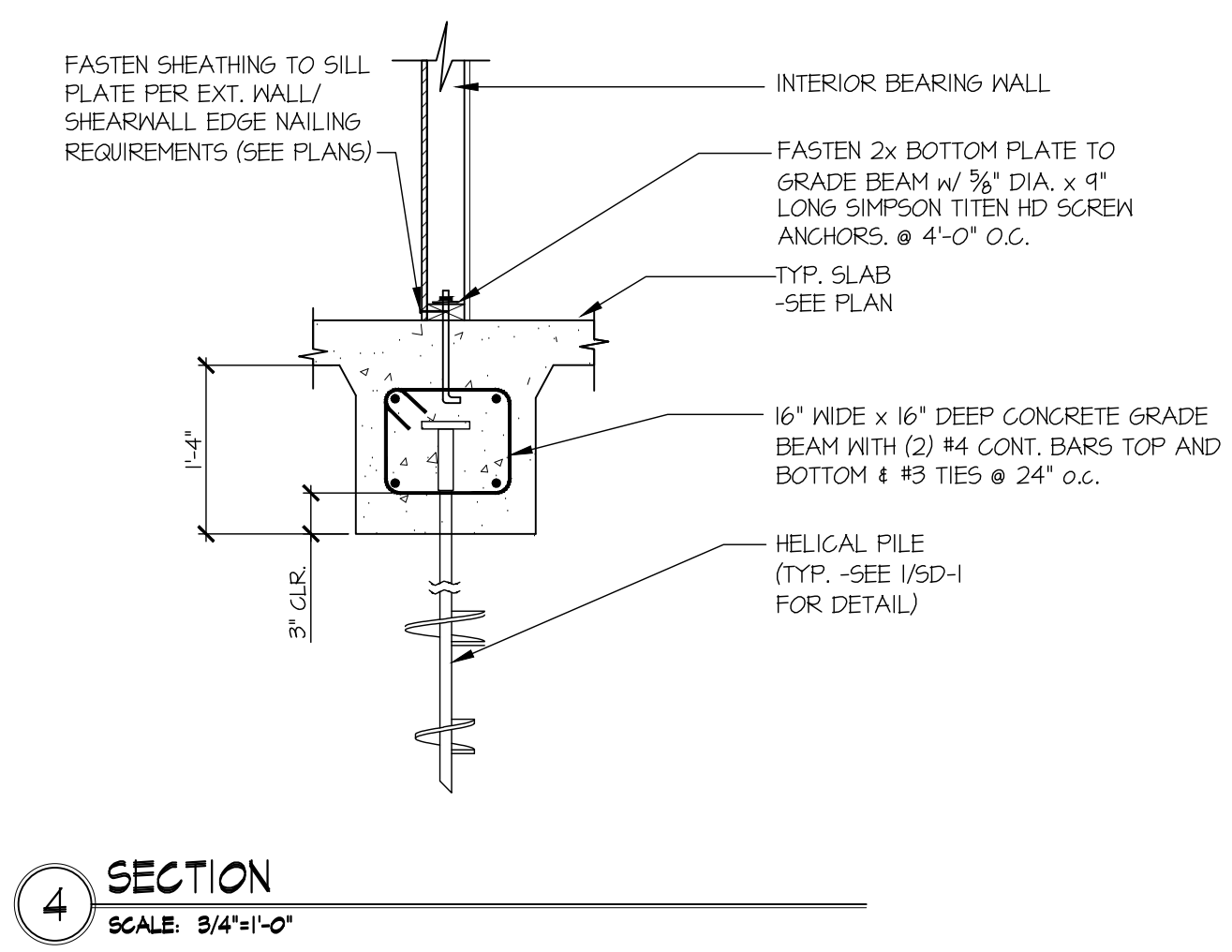
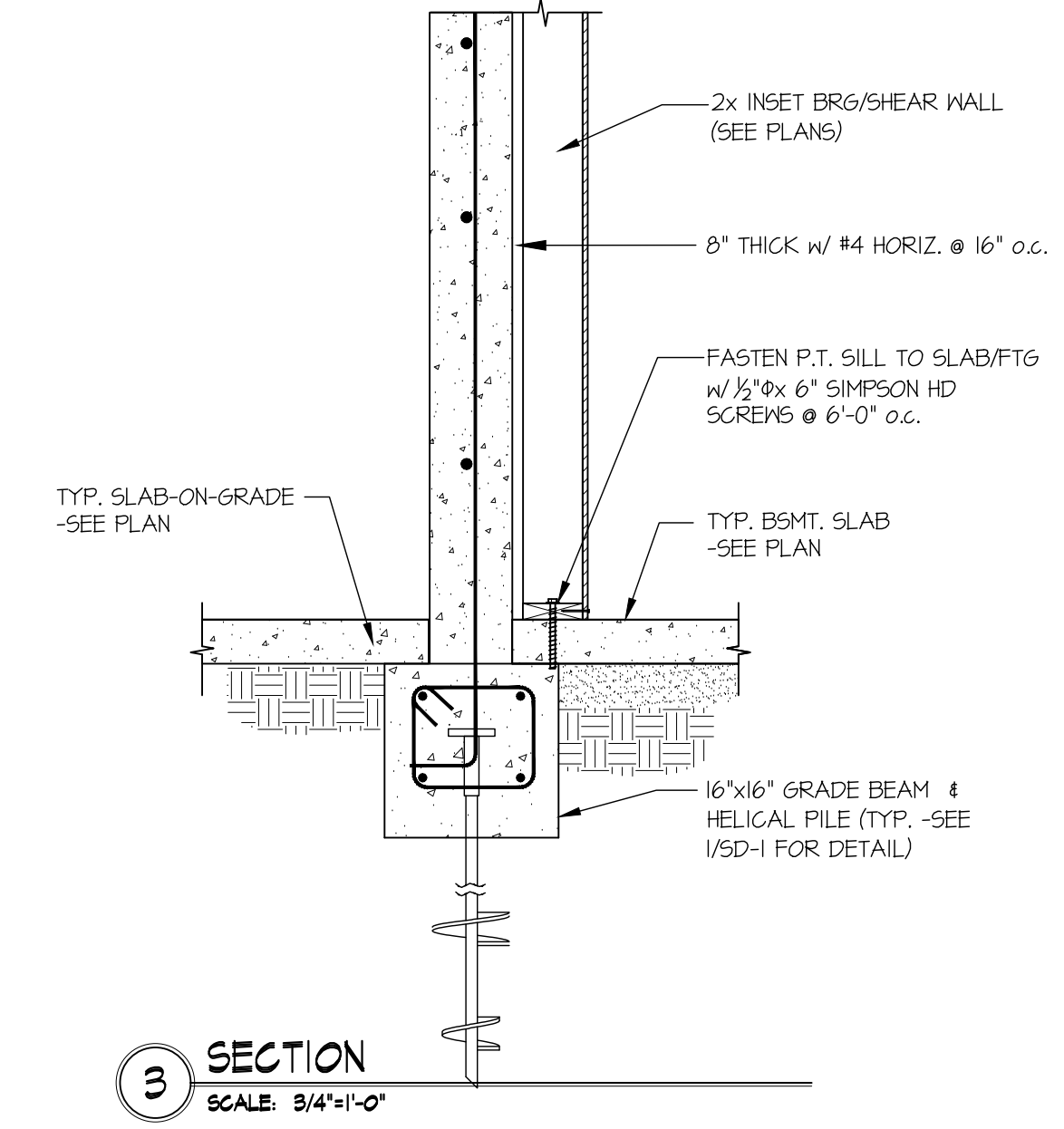
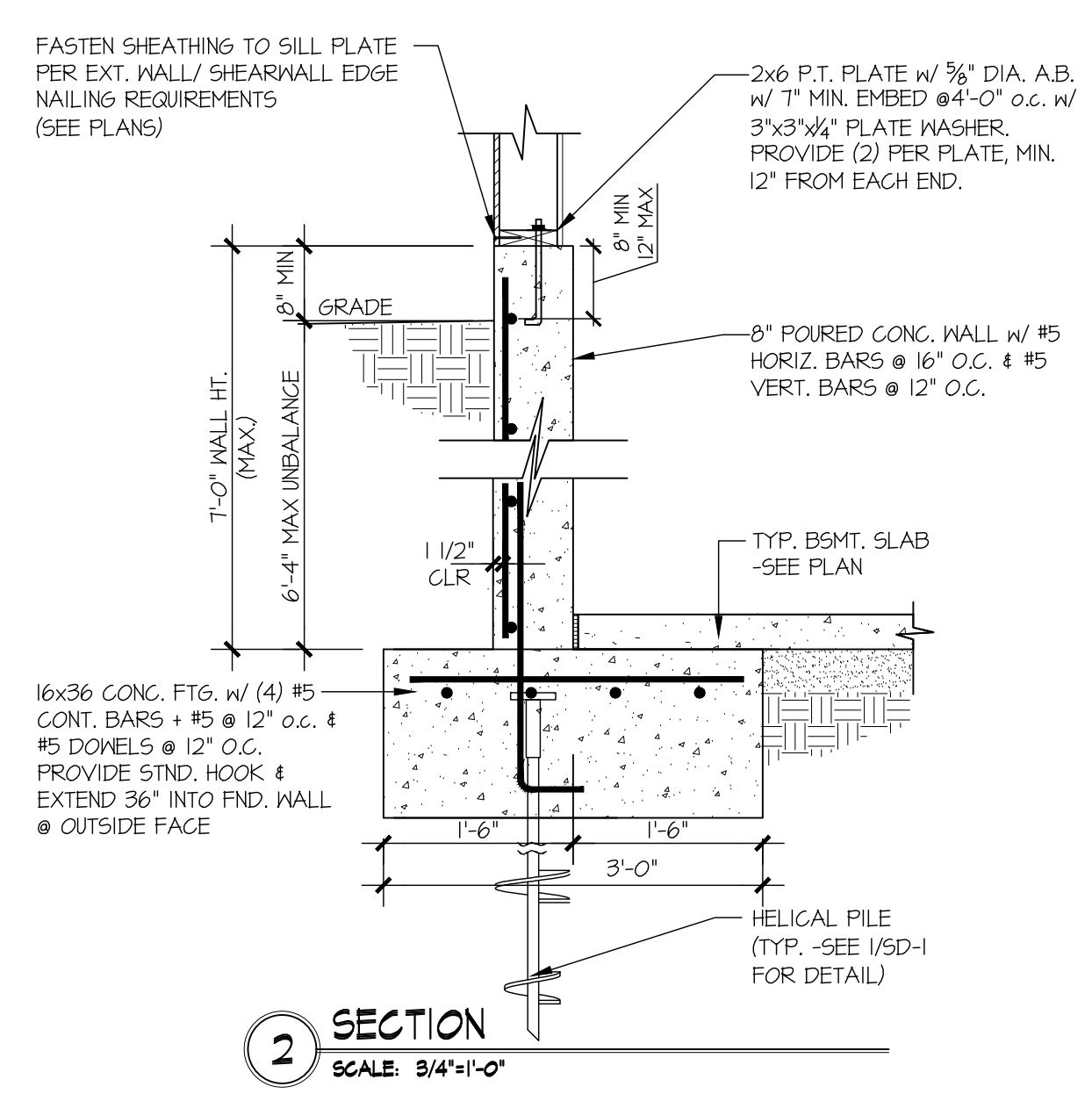
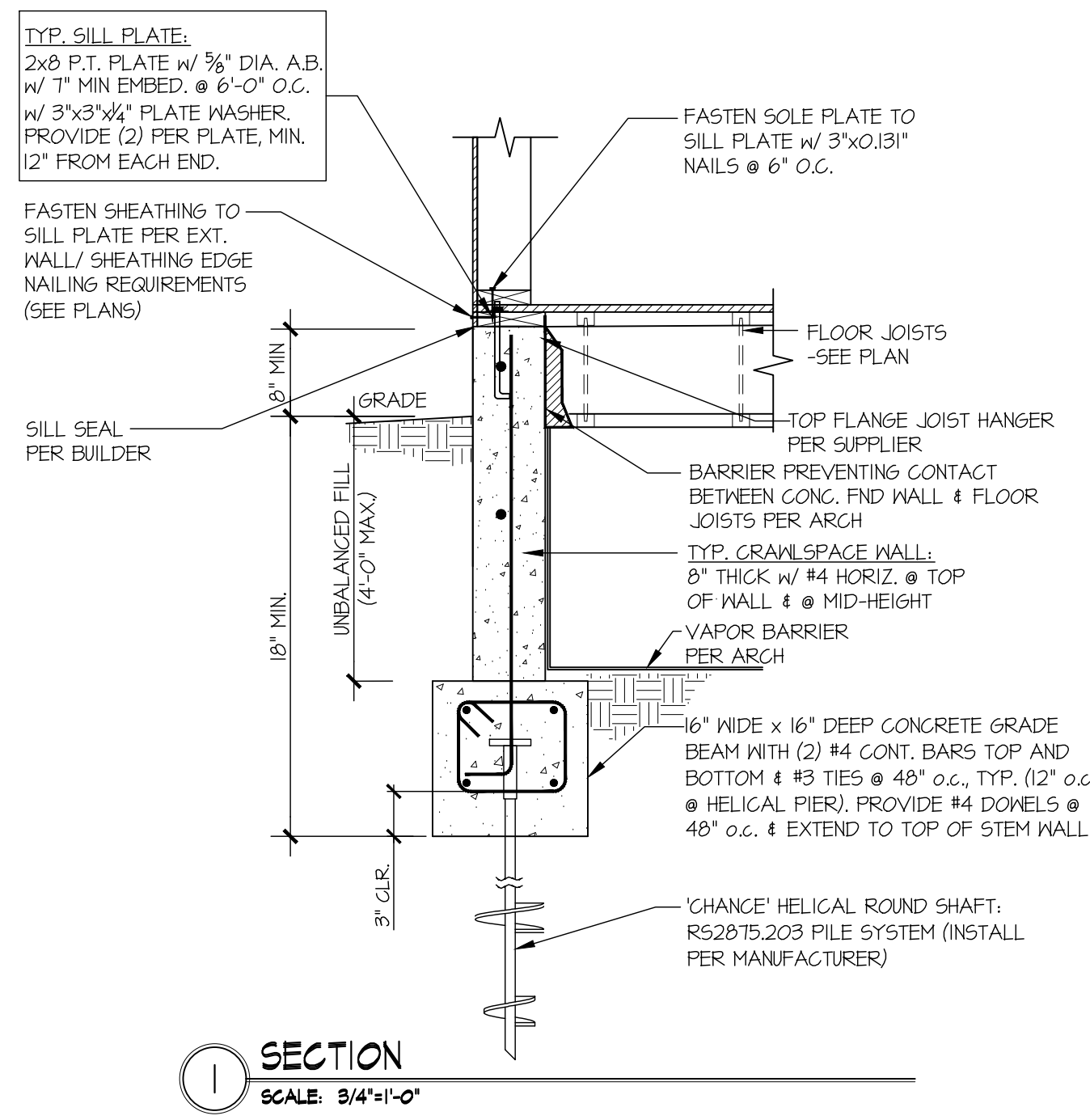
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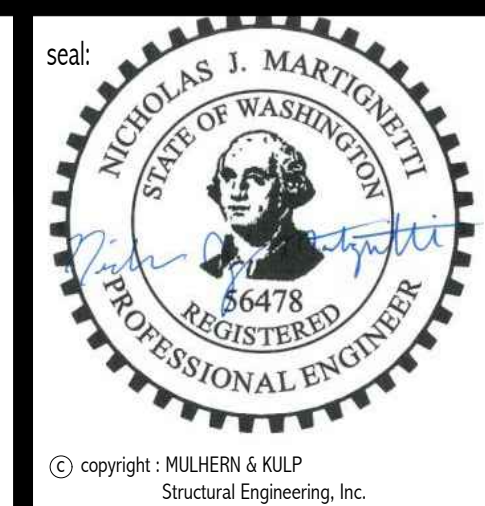
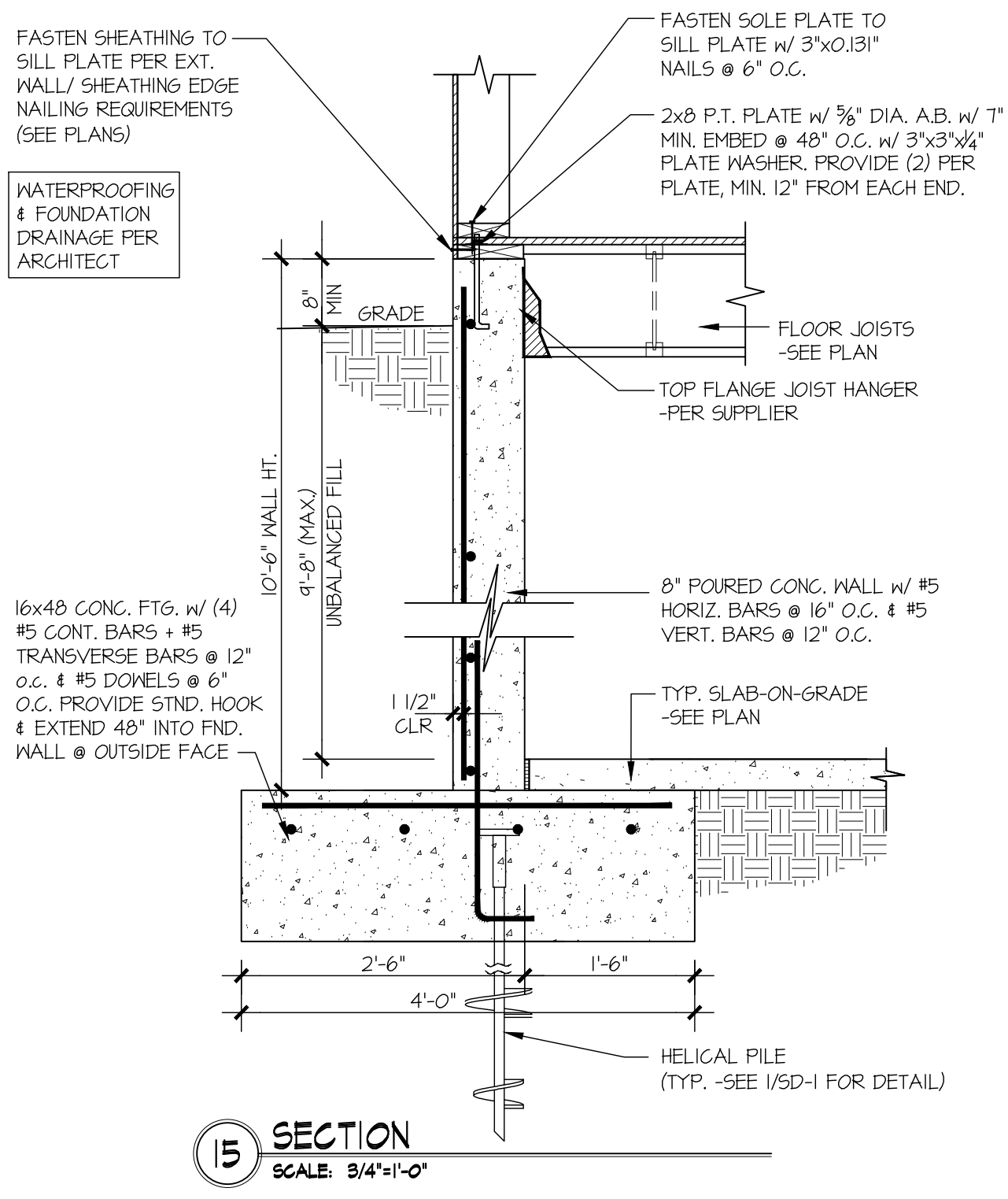
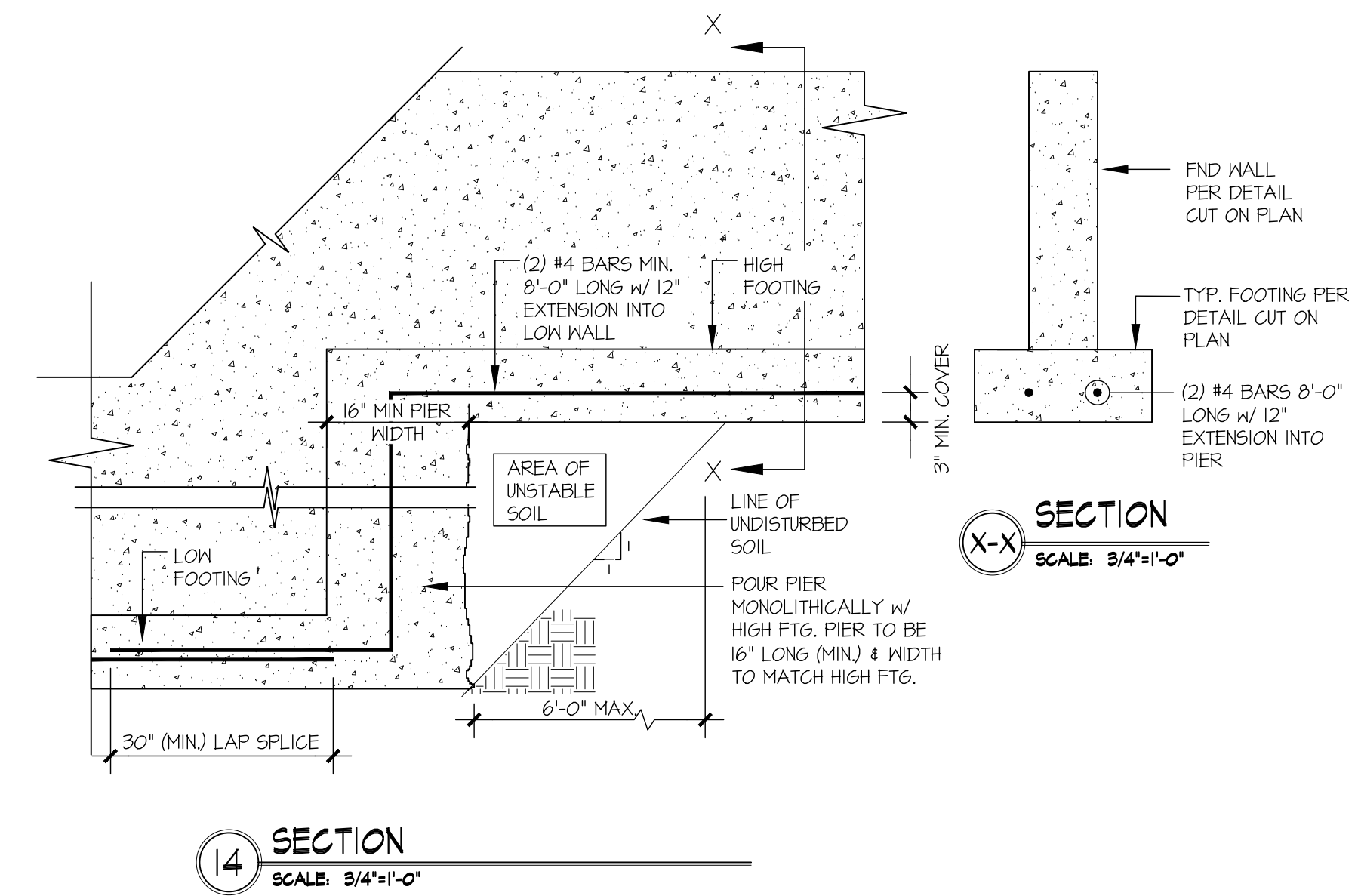
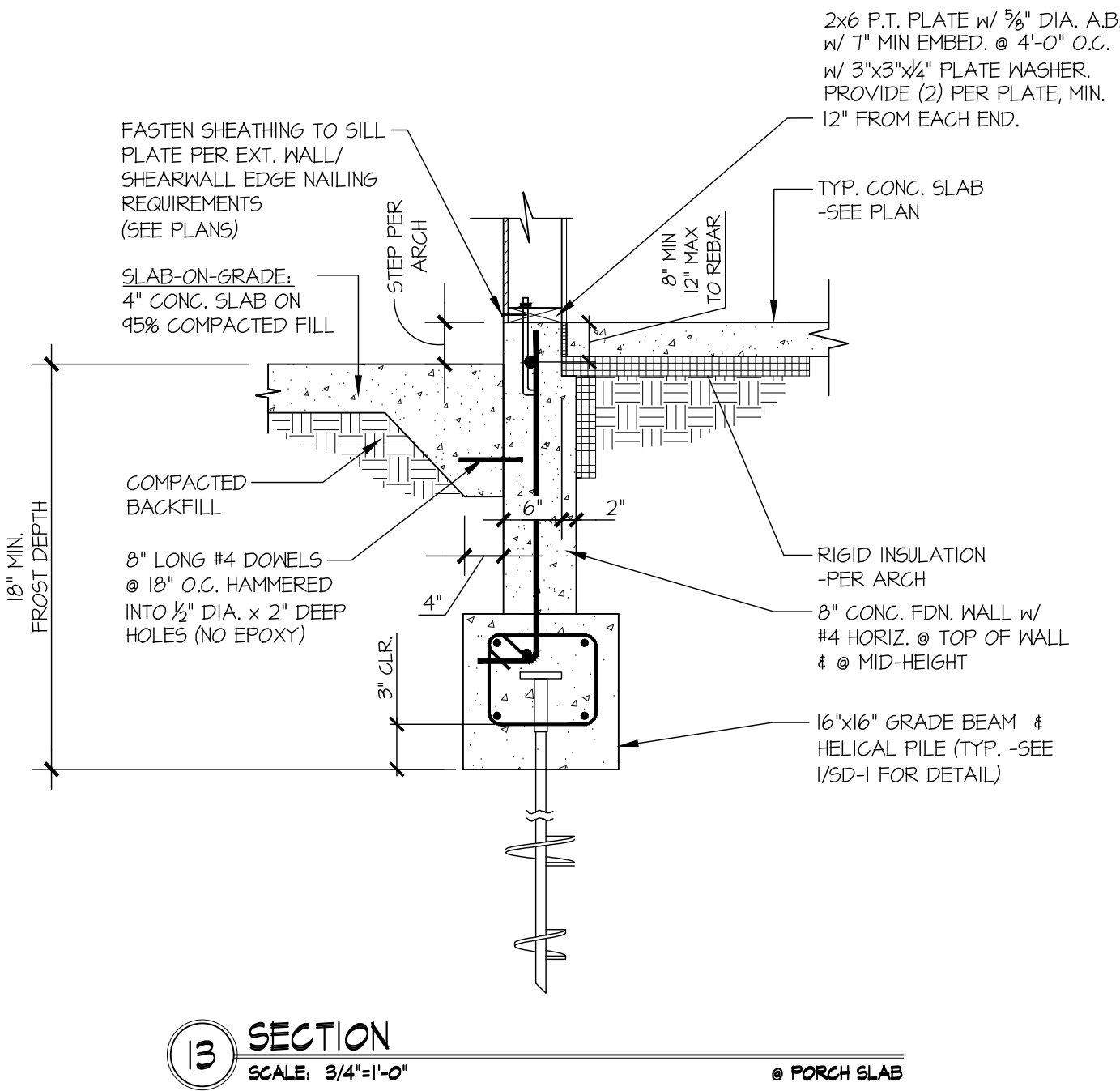
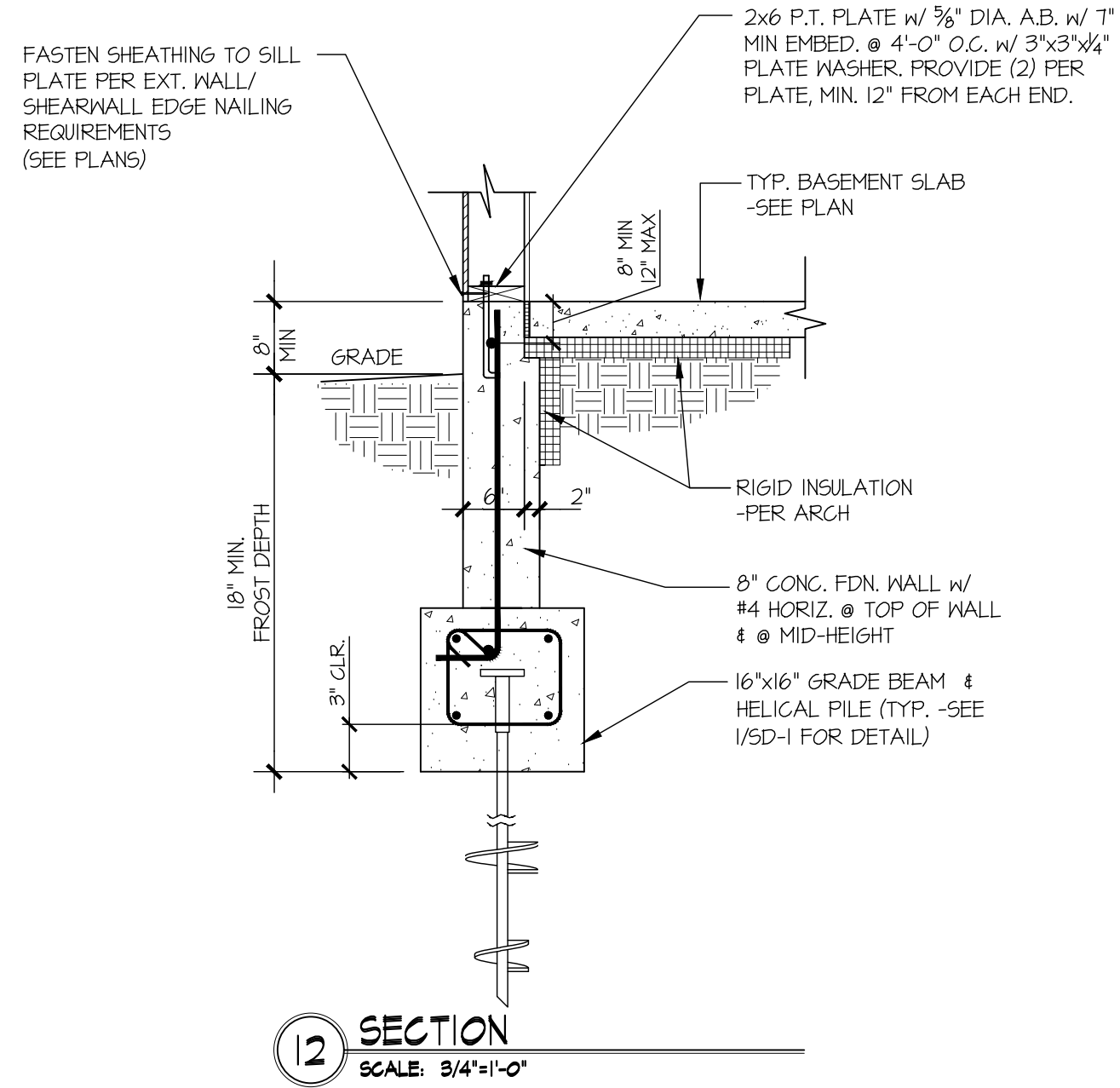
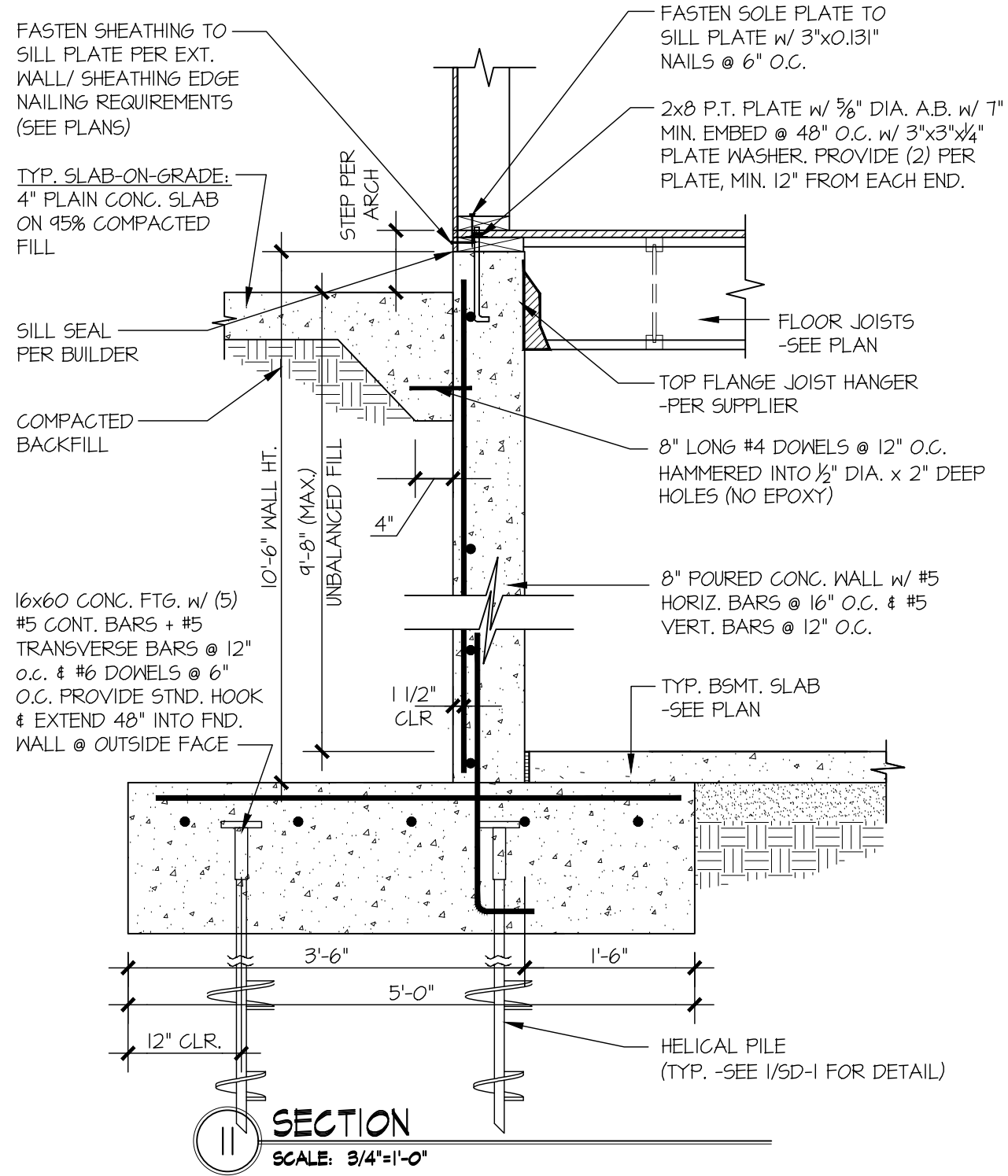
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WATERPROOFING & FOUNDATION DRAINAGE PER ARCHITECT



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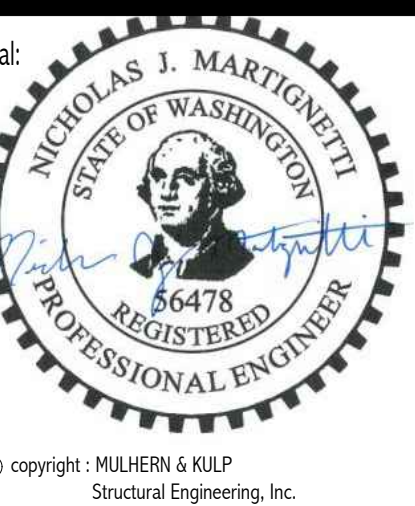
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drawn by: LGH
issue date: 03-01-23

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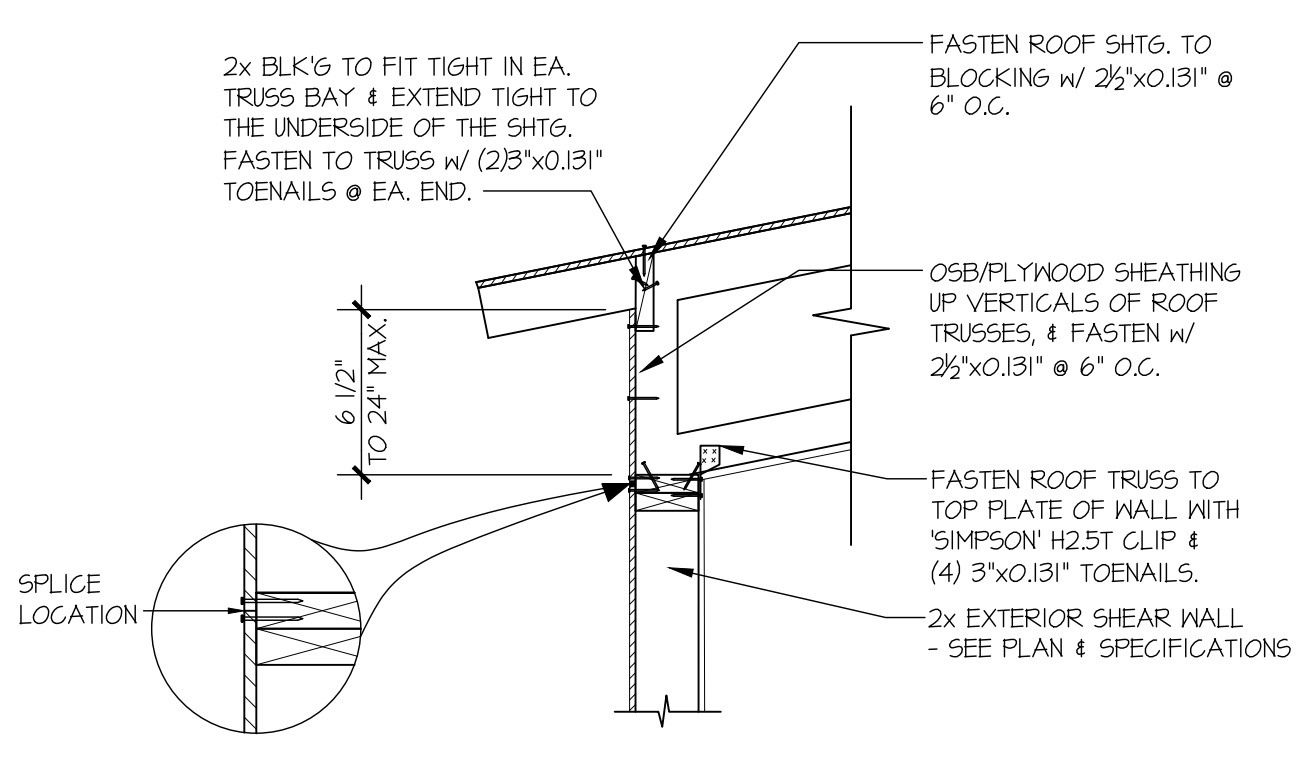
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03/22/2024	LGH
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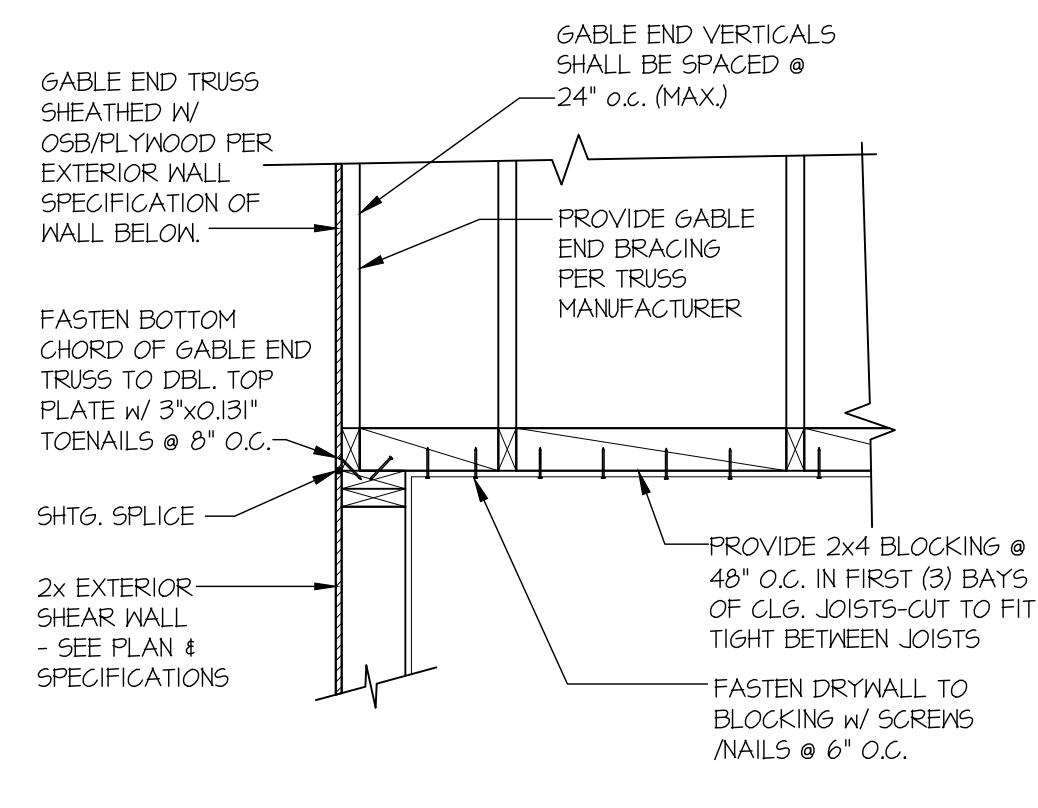
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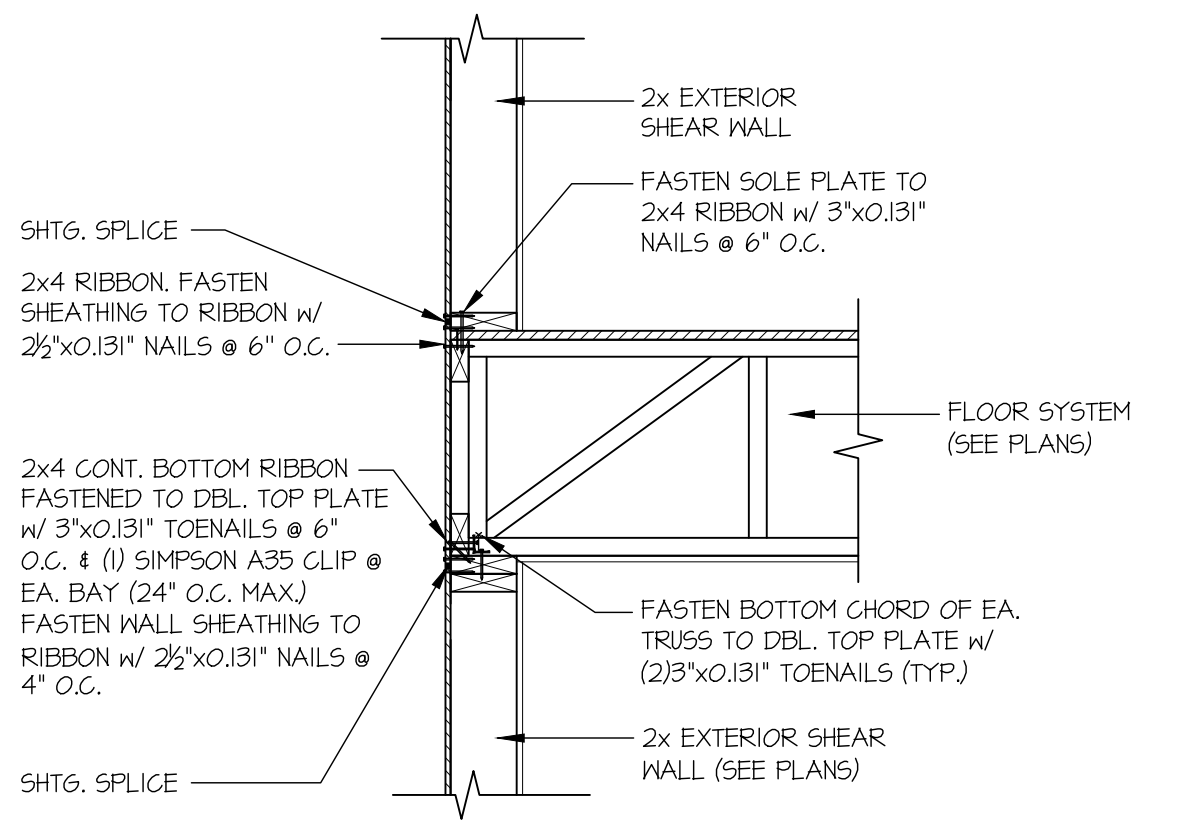
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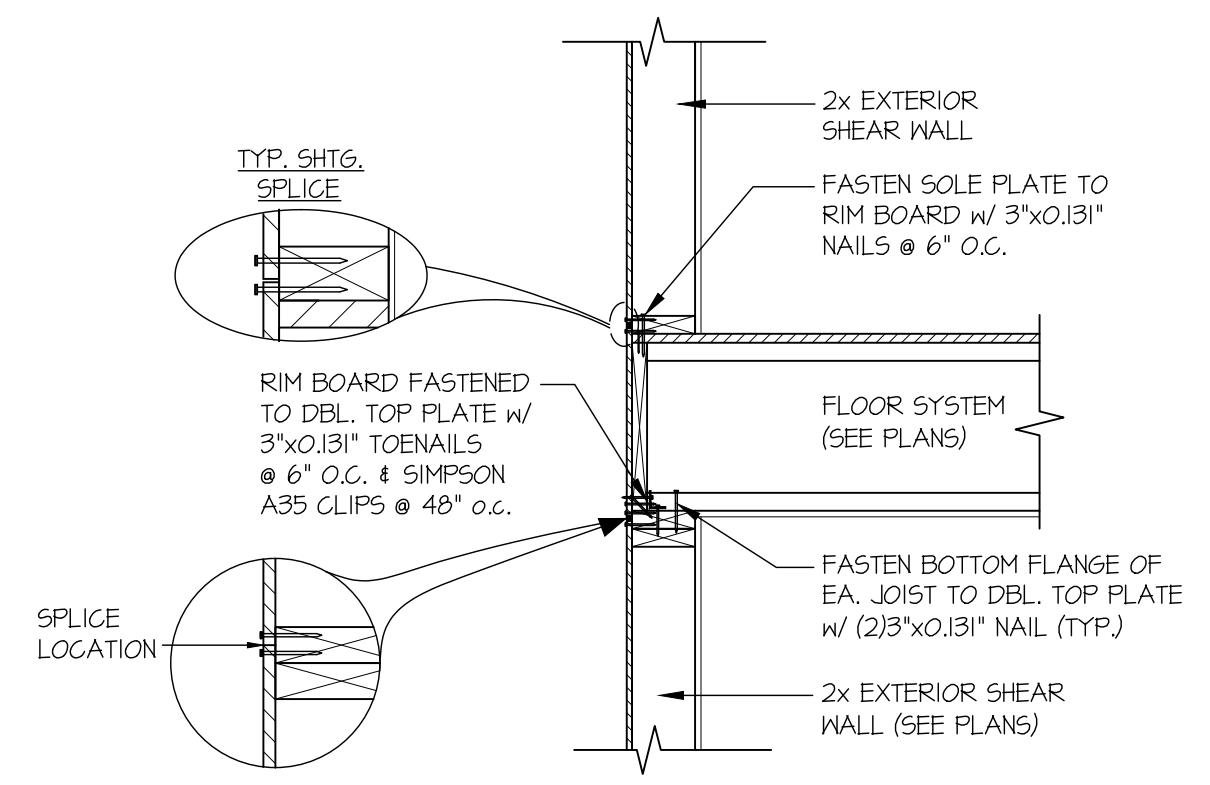
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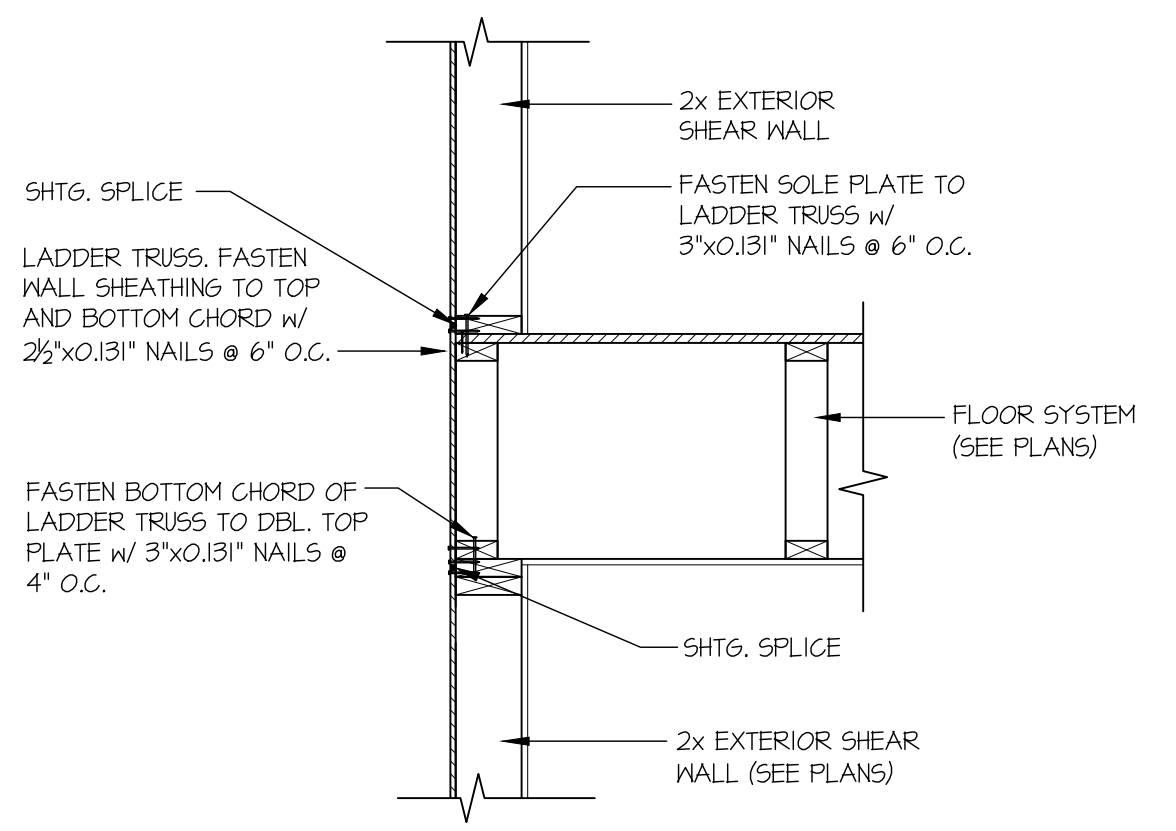
2 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



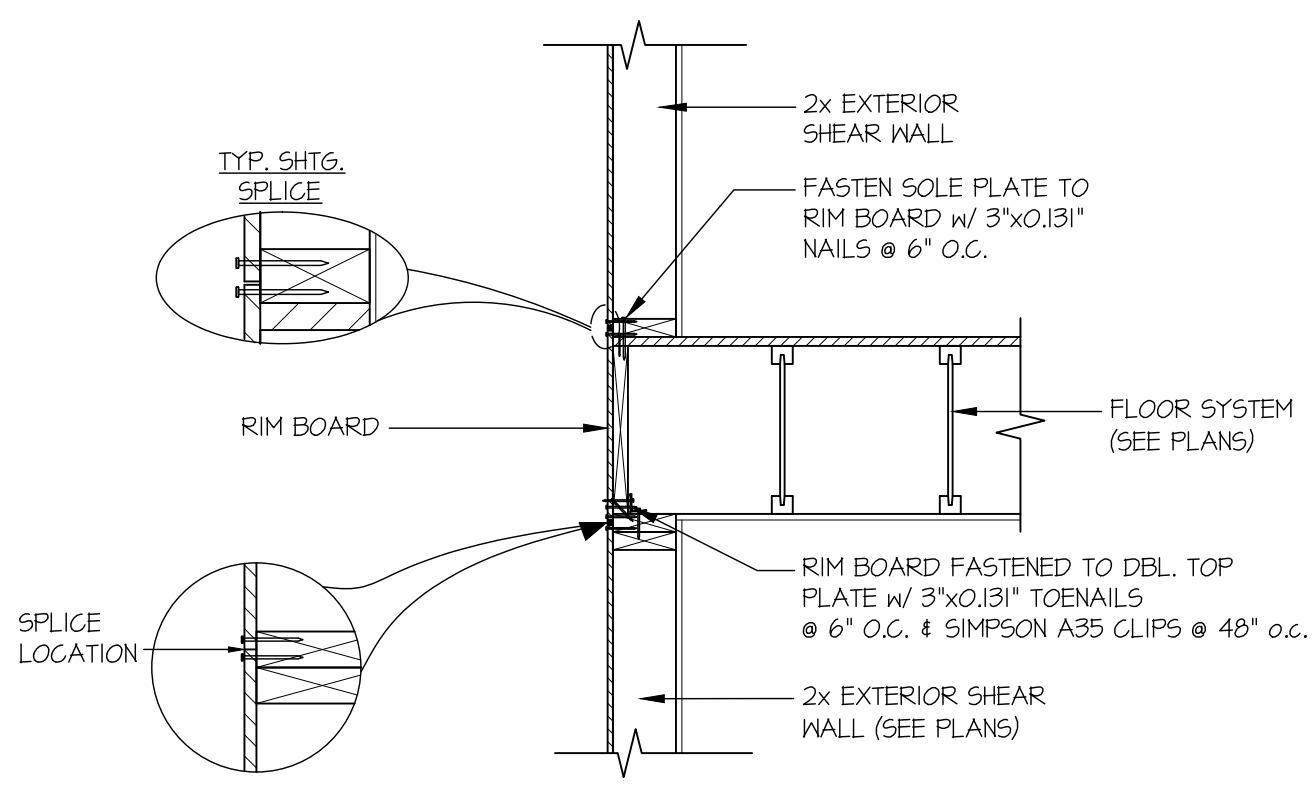
3 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



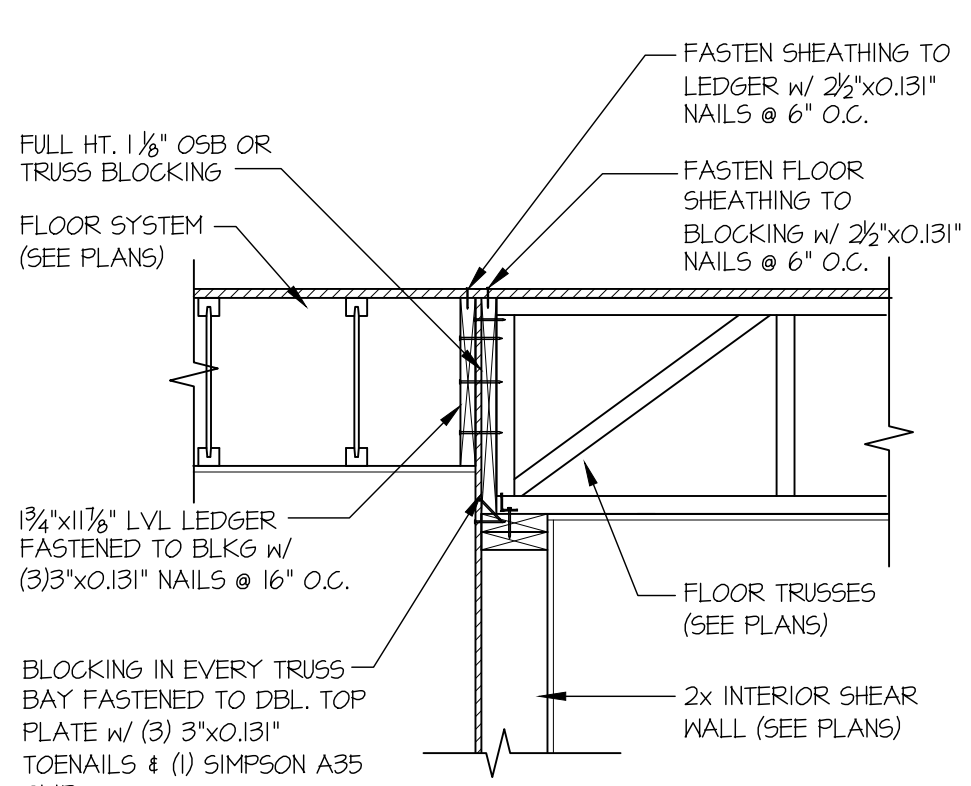
3A SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



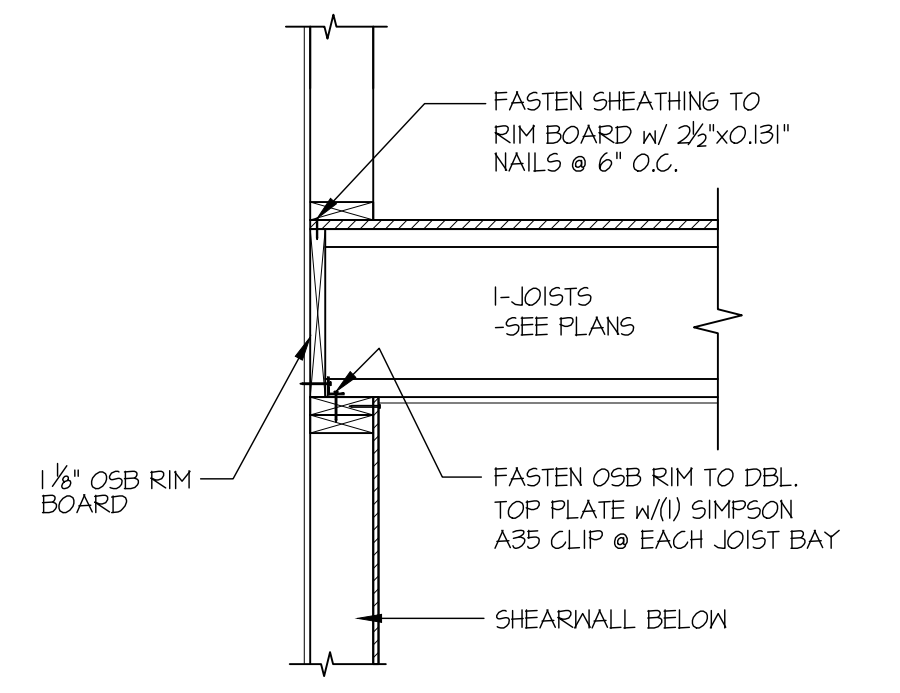
4 SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



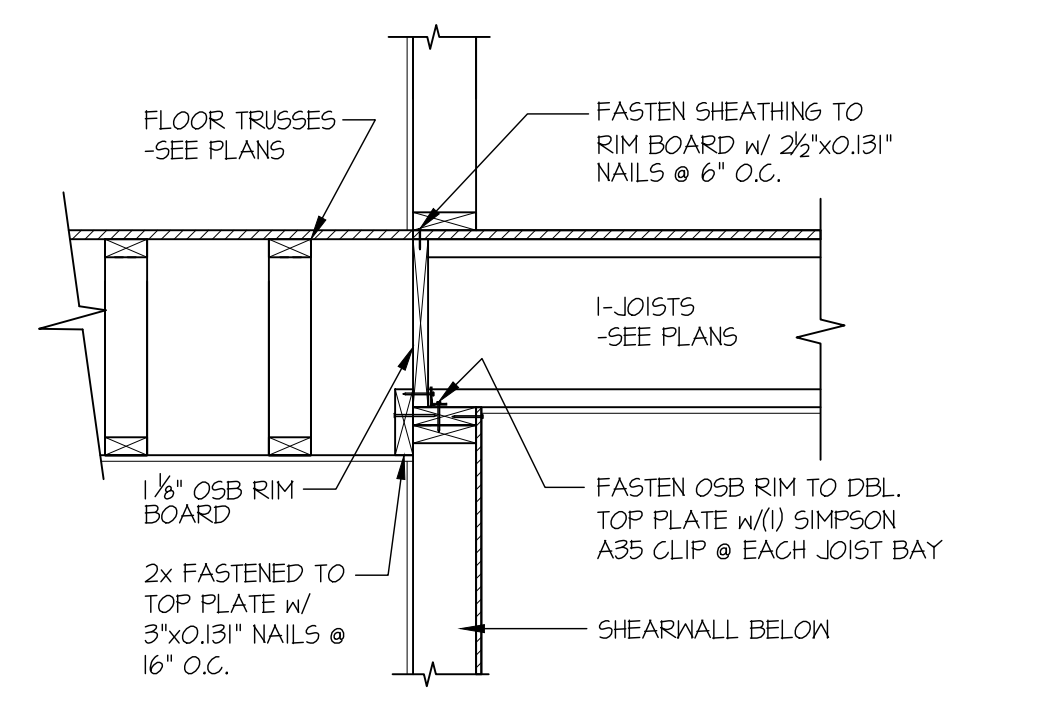
4A SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



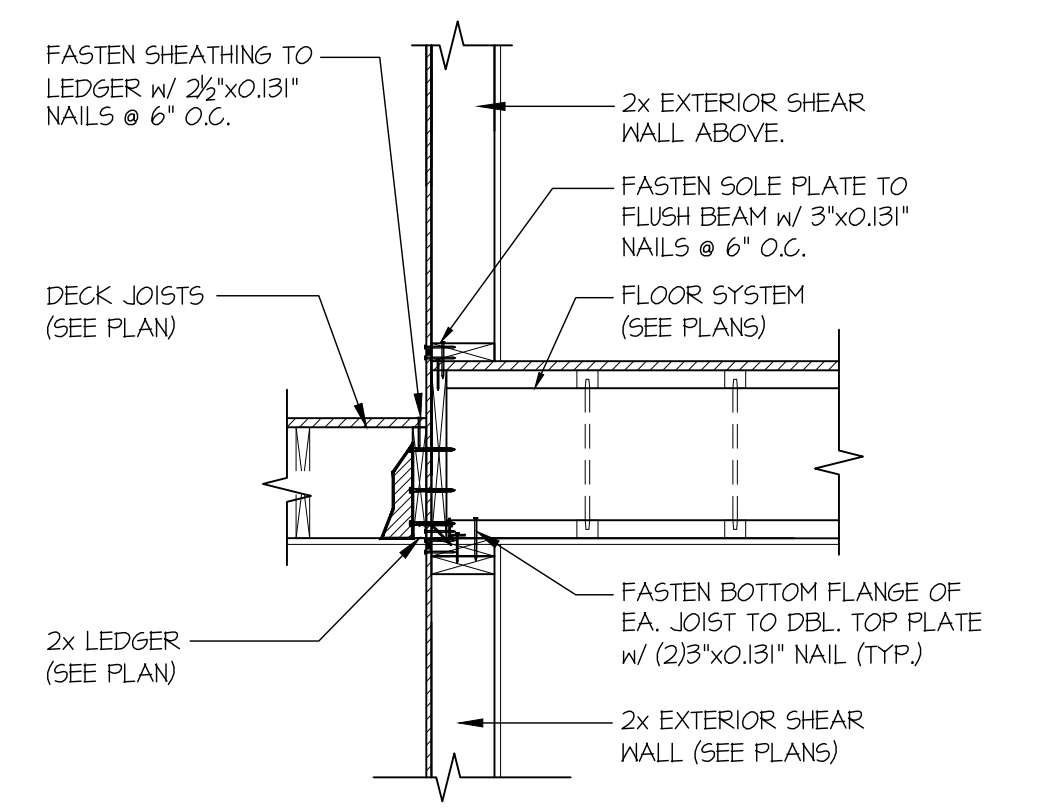
15 SECTION
SCALE: 3/4"=1'-0"



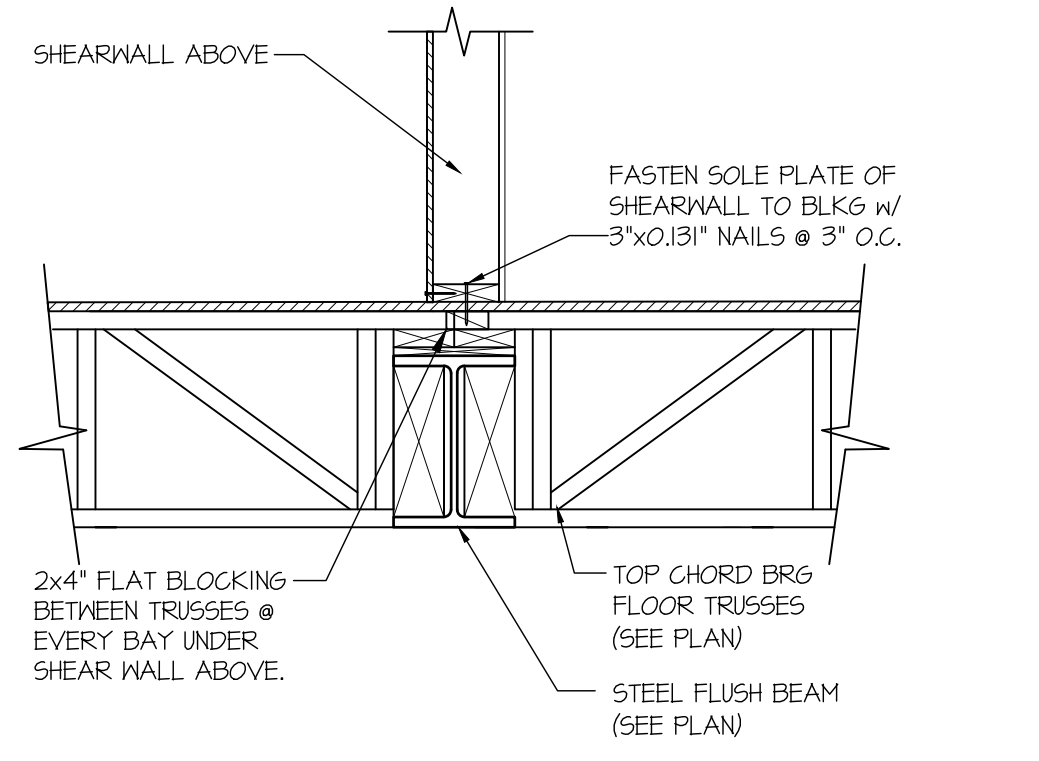
21 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" EDGE OF FRAMING



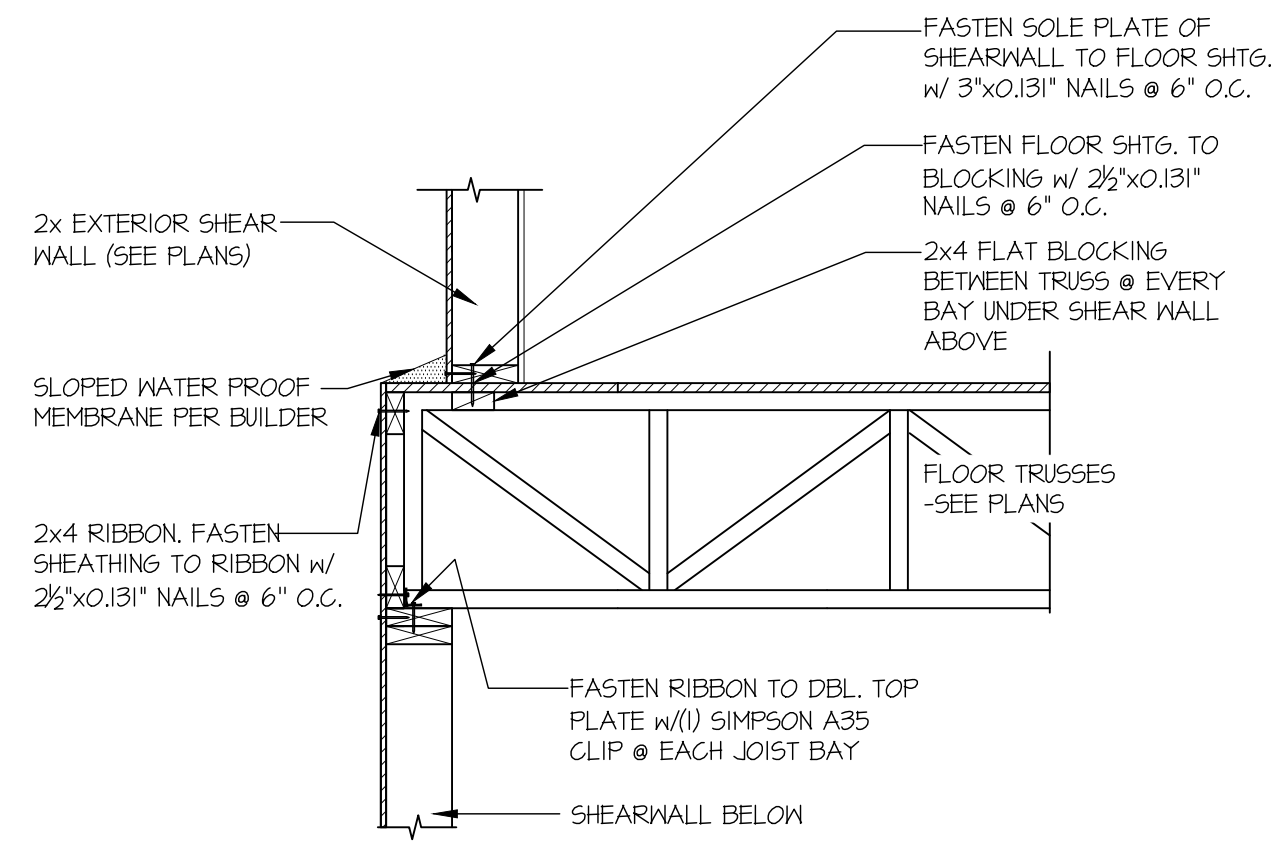
22 SECTION
SCALE: 3/4"=1'-0" EDGE OF FRAMING



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



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



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

M&K project number: 01B-22081

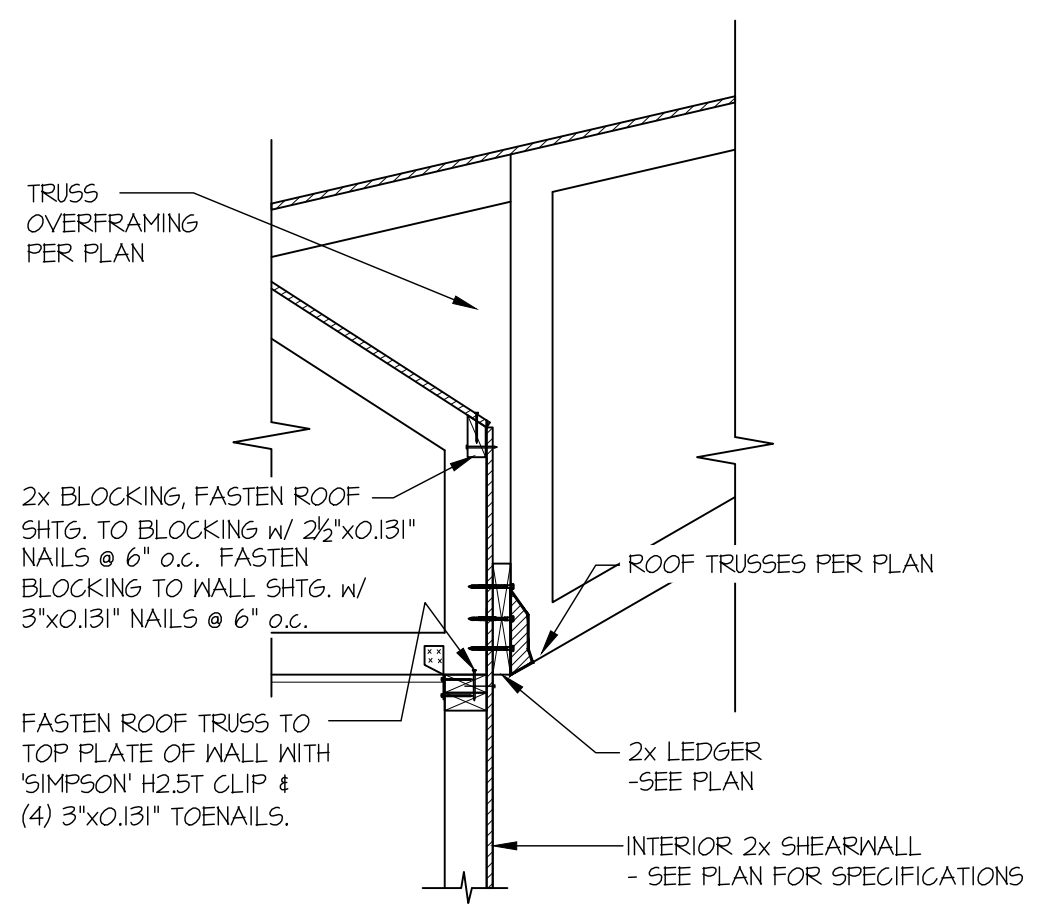
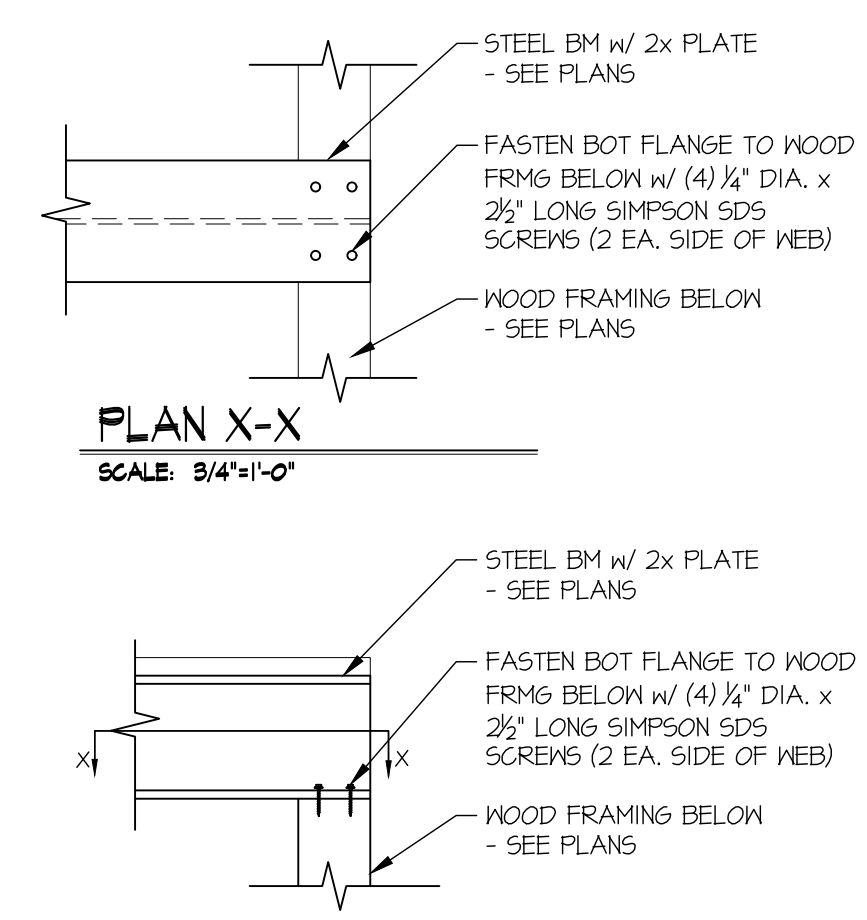
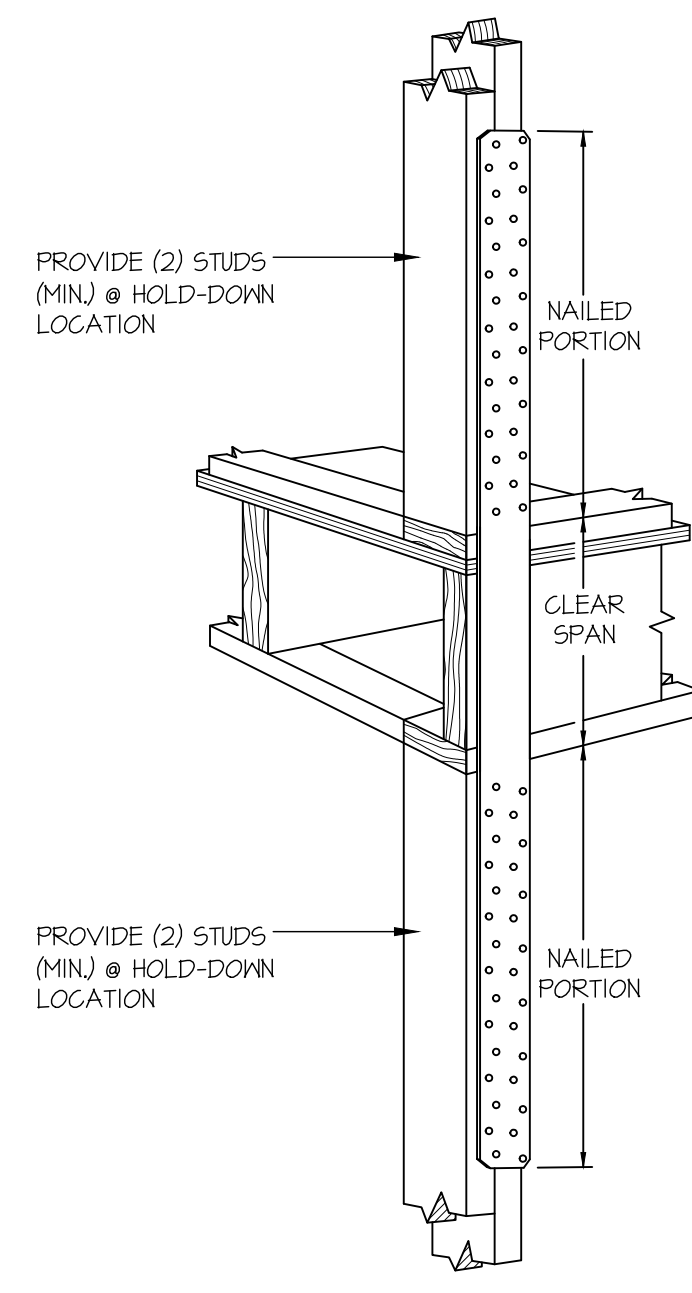
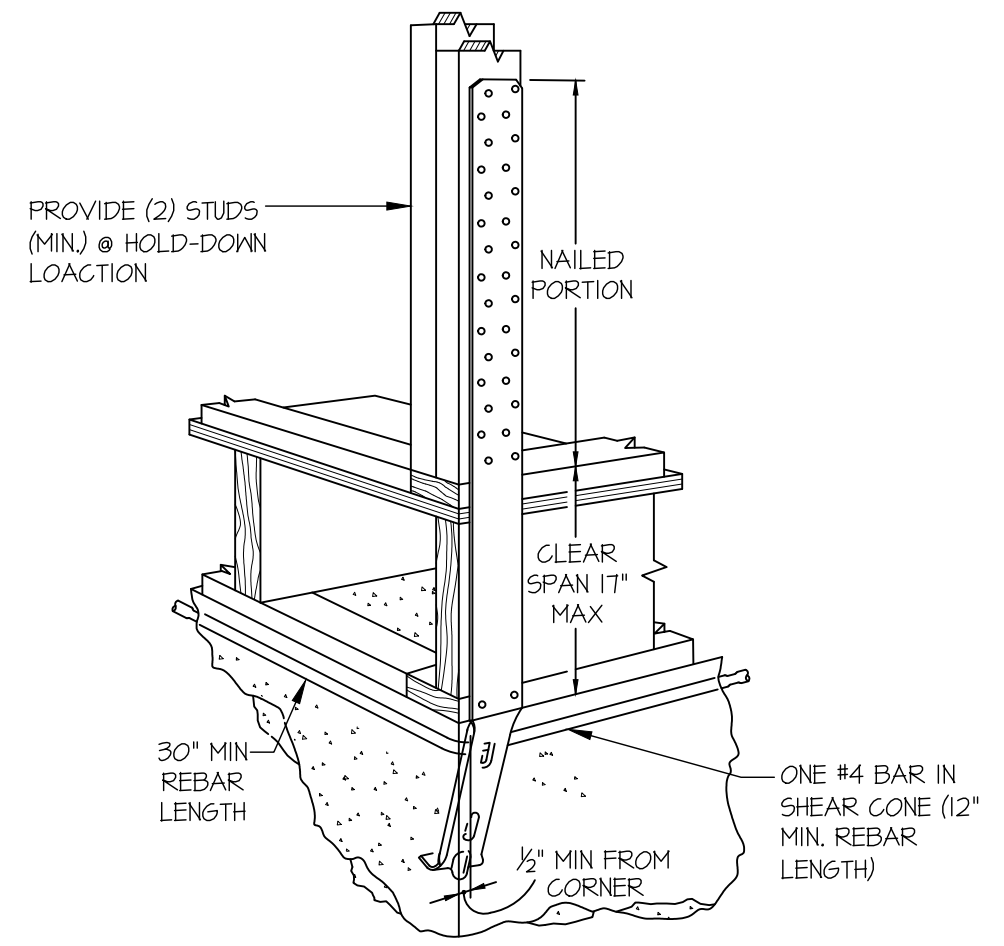
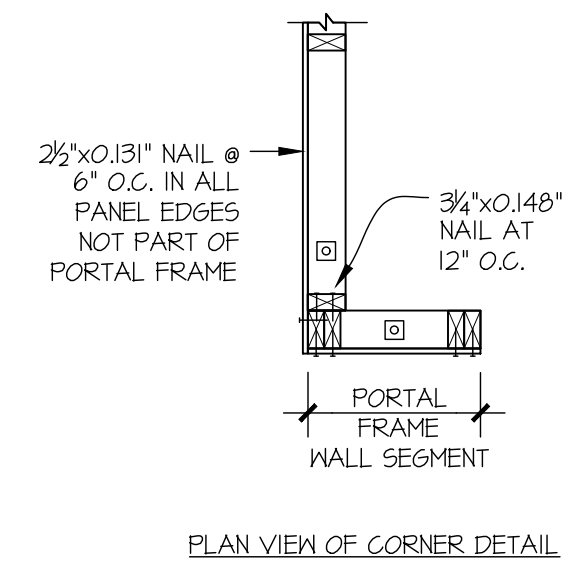
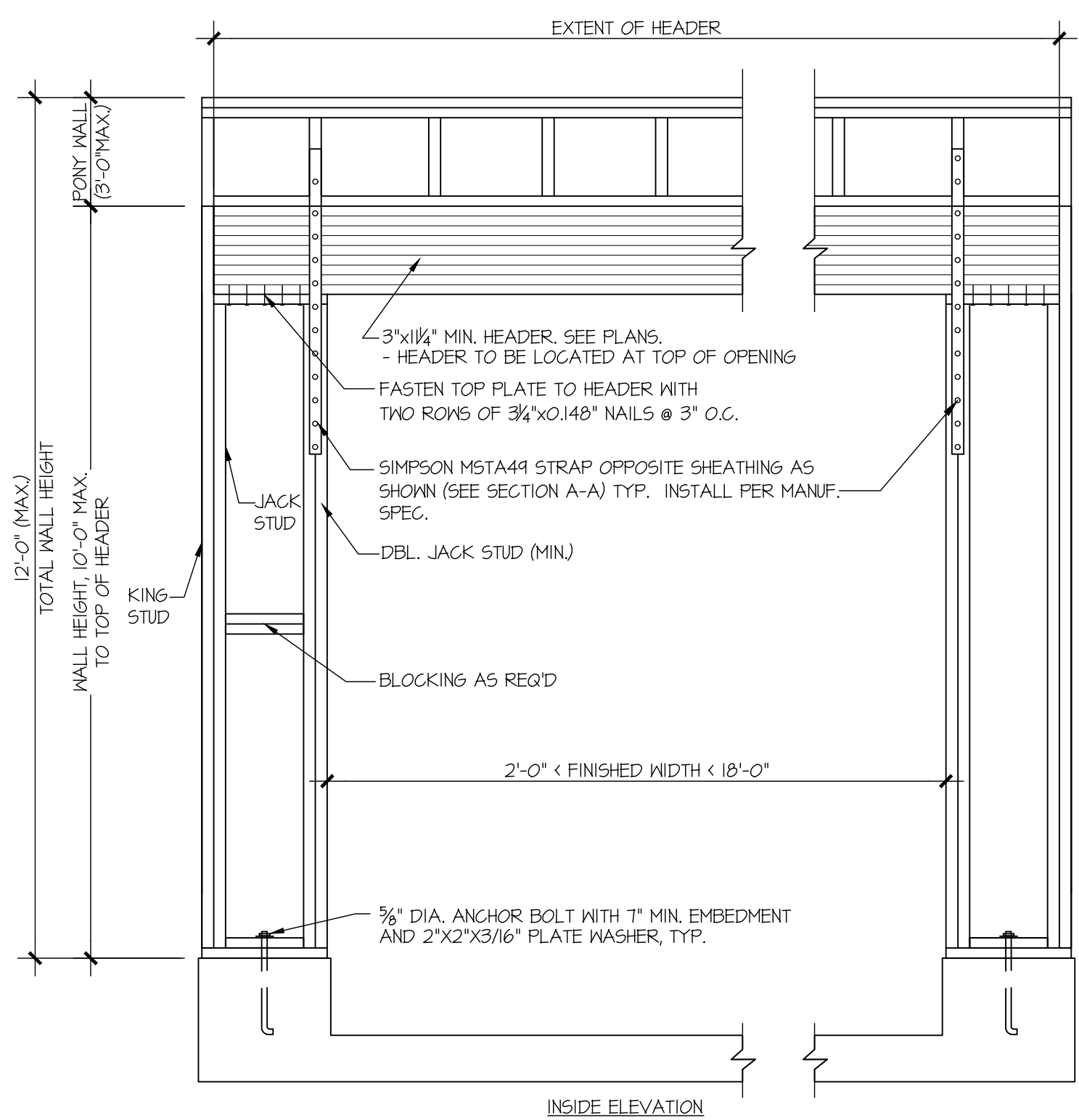
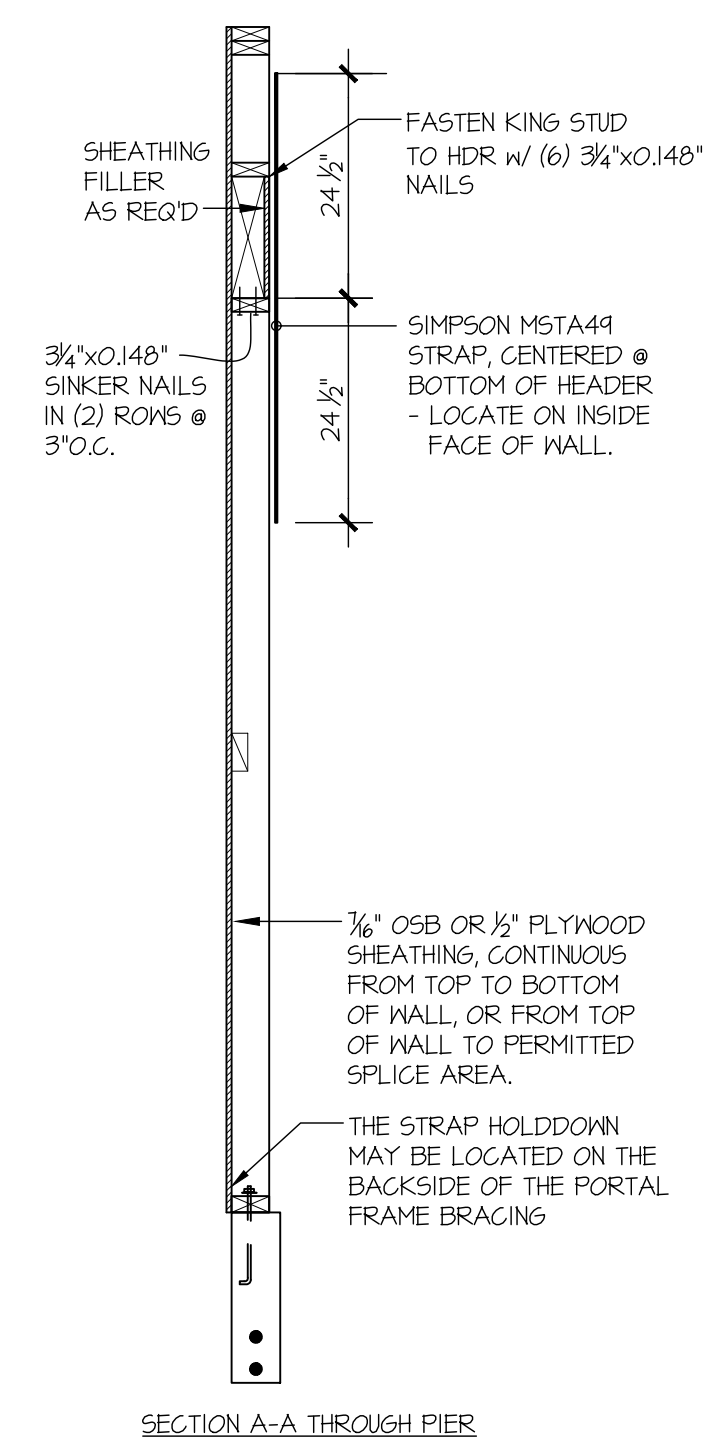
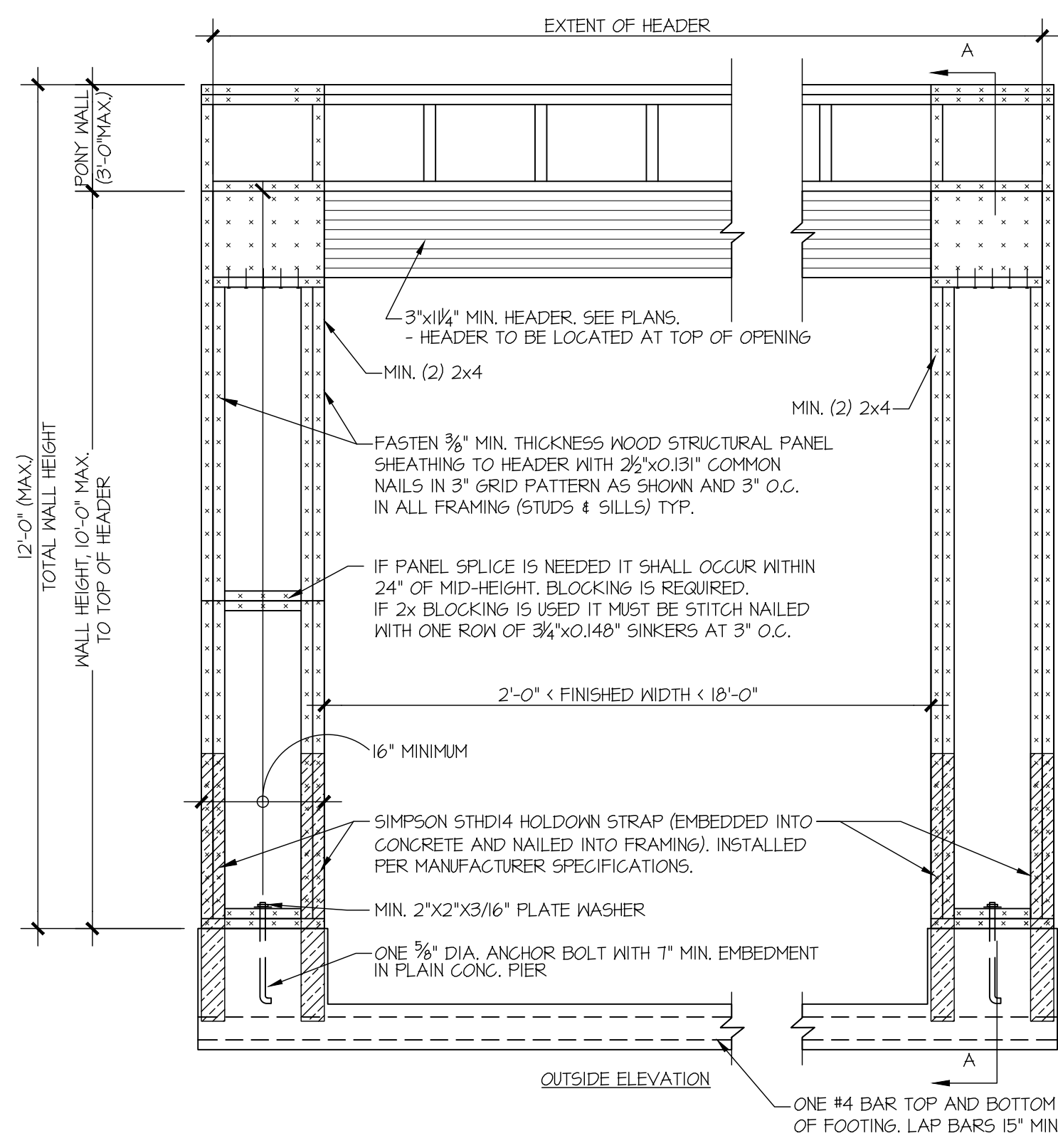
project mgr: NJM
 draw by: LGH
 issue date: 03-01-23

REVISIONS:

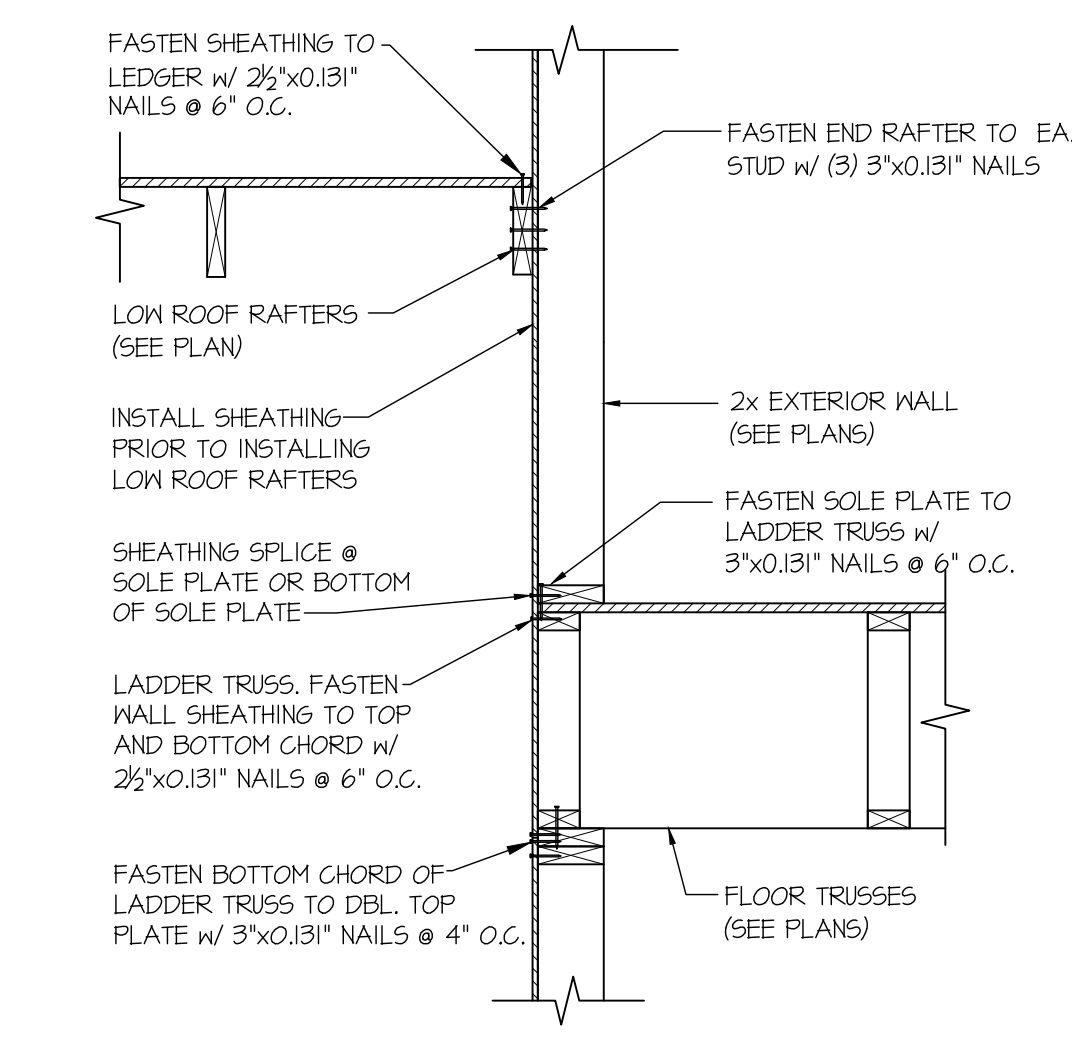
date:	initial:
05/16/2023	LGH
03/22/2024	LGH
PLAN REVISION COMMENTS	

LNL BUILDS

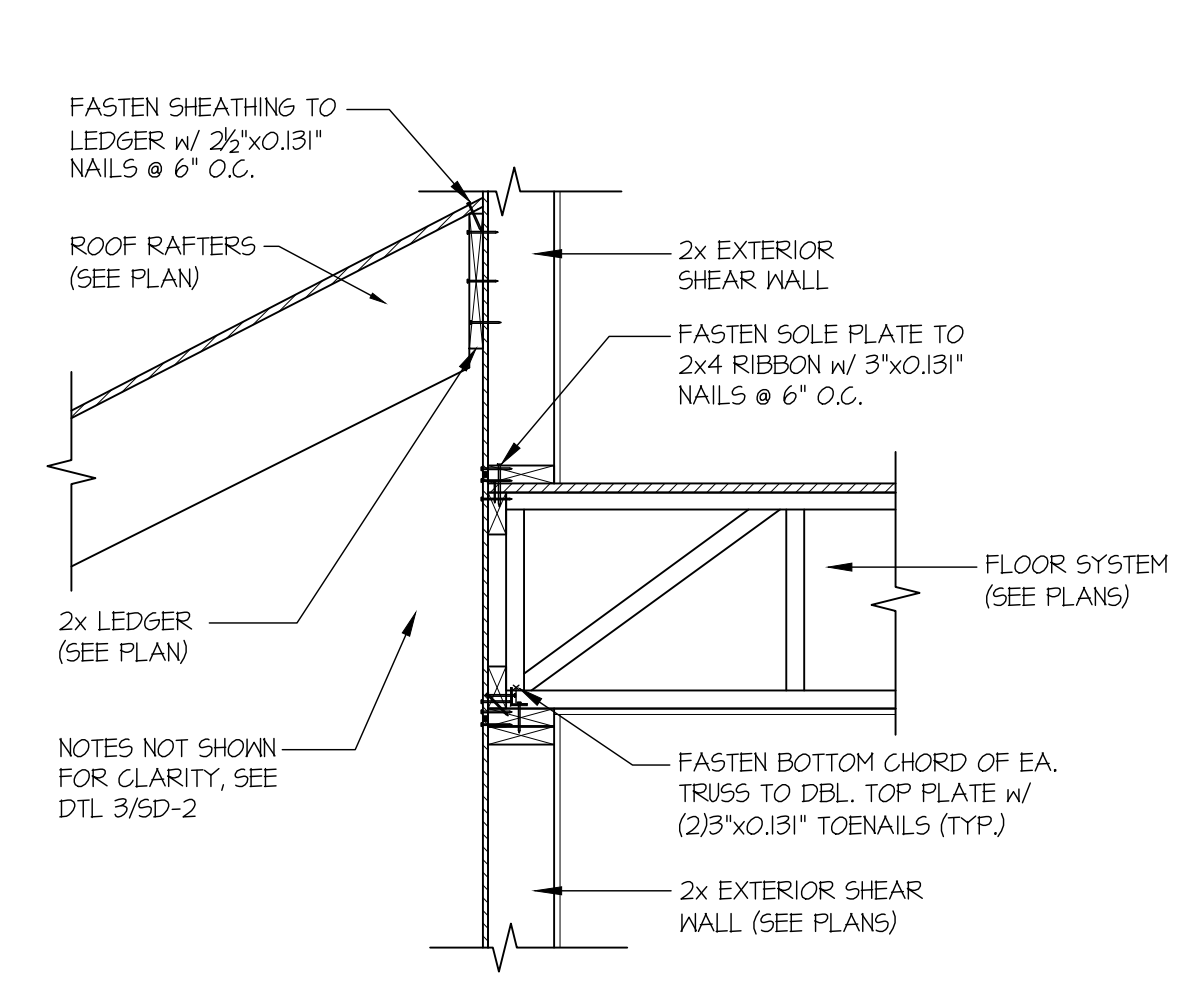
STRUCTURAL DETAILS
 2436 74TH AVE SE
 MERCER ISLAND, WASHINGTON



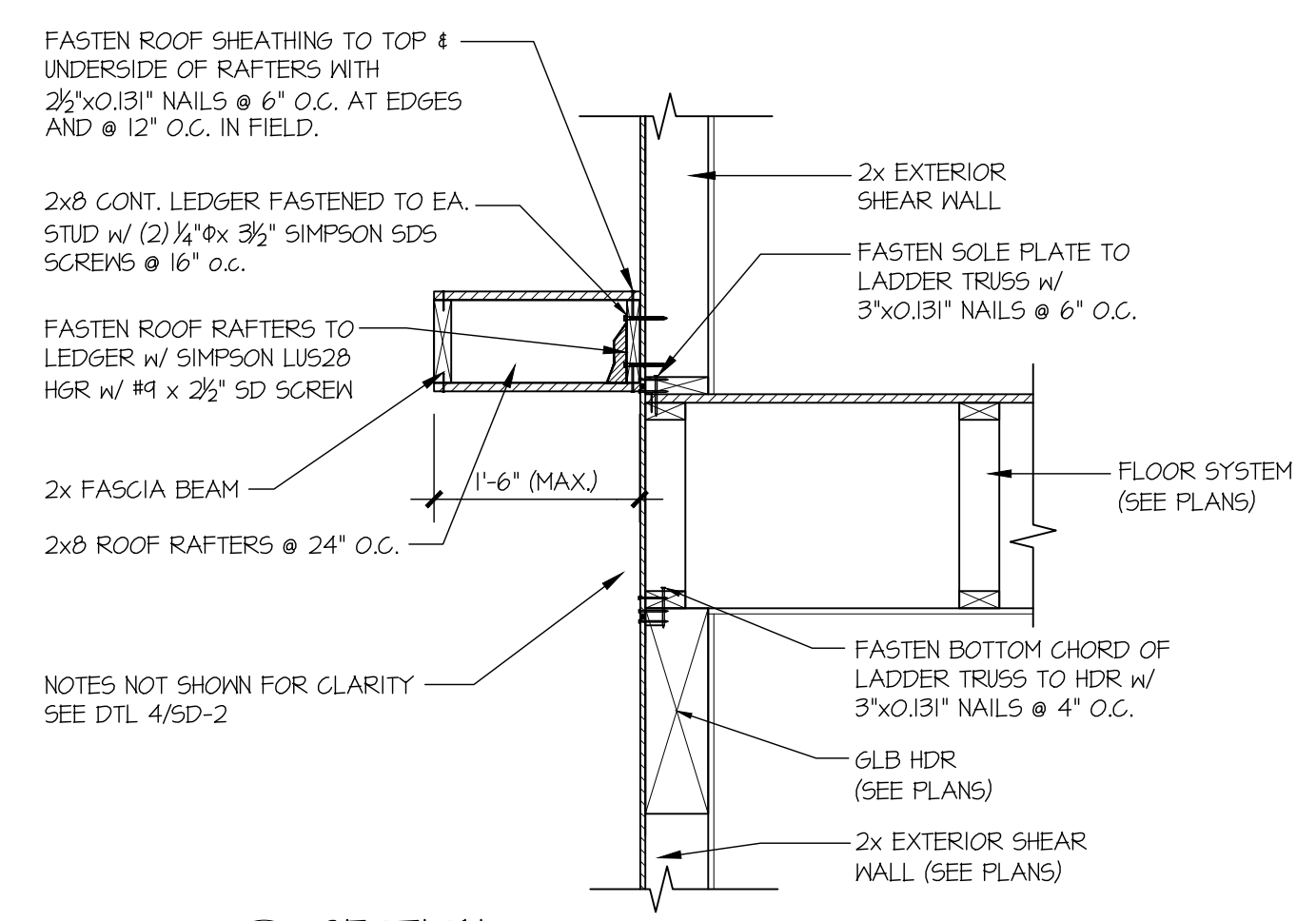
54 SECTION
 SCALE: 3/4"=1'-0"



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



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



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

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

A TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON STHD HD @ FLOOR FRAMING

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

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

SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0187036-16, UPDATED AND COMMITMENT DATED NOVEMBER 2, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS, LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS, LLC 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 COMMITMENT. D.R. STRONG CONSULTING ENGINEERS, LLC HAS RELIED WHOLLY ON SAID CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS, LLC QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 13, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON APRIL 6, 2023 UNLESS NOTED OTHERWISE.
- PROPERTY AREA:
PARCEL A = 7,994± SQUARE FEET (0.1836± ACRES)
PARCEL B = 25,800± SQUARE FEET (0.5923± ACRES)
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL NAVIGATION SATELLITE SYSTEMS SURVEY. A TRIMBLE S7 ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R121 GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) RECEIVER WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- RTK GNSS OBSERVATIONS WERE MADE ON 04/06/2023 UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). THE COMBINED GRID TO GROUND SCALE FACTOR USED IS 0.999986520.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND UTILITY CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY.
- CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATION. CONTOUR ACCURACY IS WITHIN ONE-HALF CONTOUR INTERVAL PER NATIONAL MAPPING STANDARDS.
- THIS SURVEY WAS PERFORMED IN SUPPORT OF ENGINEERING DESIGN.

CONSTRUCTION SEQUENCE

- ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY INSPECTOR.
- FLAG OR FENCE CLEARING LIMITS.
- CALL ONE-CALL UTILITY LOCATE SERVICE PRIOR TO ANY EXCAVATION WORK.
- GRADE INSTALL ROCK CONSTRUCTION ENTRANCE IF NECESSARY.
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT RESIDENCE AND OTHER SITE IMPROVEMENTS.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OR COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- MAINTAIN ACCESS TO OFF-SITE ROADS AND DRIVEWAYS AT ALL TIMES DURING THE DURATION OF THE PROJECT.
- 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 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.
- STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE AFTER ACCEPTANCE BY INSPECTOR.

NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.

2436 74TH AVE SE

LEGAL DESCRIPTION:

PARCEL B:
PARCEL B OF CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB14-011, RECORDED UNDER RECORDING NUMBER 2015052890006, IN KING COUNTY WASHINGTON;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES:

- PLAT - MCGILVRA'S ISLAND ADDITION, VOLUME 16, PAGE 58 OF PLATS.
- LOT LINE REVISION SUB14-011, RECORDING NO. 2015052890006.
- SURVEY - RECORDING NO. 8501049012.

HORIZONTAL DATUM:

WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83-2011 EPOCH 2010.00 (SEE SURVEY NOTE 6)

VERTICAL DATUM:

NAVD 88 PER GNSS OBSERVATION (SEE SURVEY NOTE 6)

BENCHMARK:

3.5" DIA. CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH IN MONUMENT CASE AT THE INTERSECTION OF SE 24TH ST. AND 74TH AVE. SE. BENCHMARK IS TOP OF CONCRETE MONUMENT.
ELEVATION = 155.20'

P.E. CERTIFICATION FOR SECTION B:

I HEREBY STATE THAT THIS CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN FOR 2430 74TH AVE SE 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.

SURVEY CONTOUR NOTE:

SEE NOTE ON BOUNDARY AND TOPOGRAPHIC SURVEY. ADDITIONAL SURVEY POINTS WERE TAKEN TO ENSURE THE AVERAGE CONTOUR ELEVATION WITHIN THE VICINITY OF THE BUILDING FOOTPRINT IS ACCURATE WITHIN 6 INCHES VERTICALLY AND HORIZONTALLY FROM ACTUAL ELEVATIONS.

TESC LEGEND:

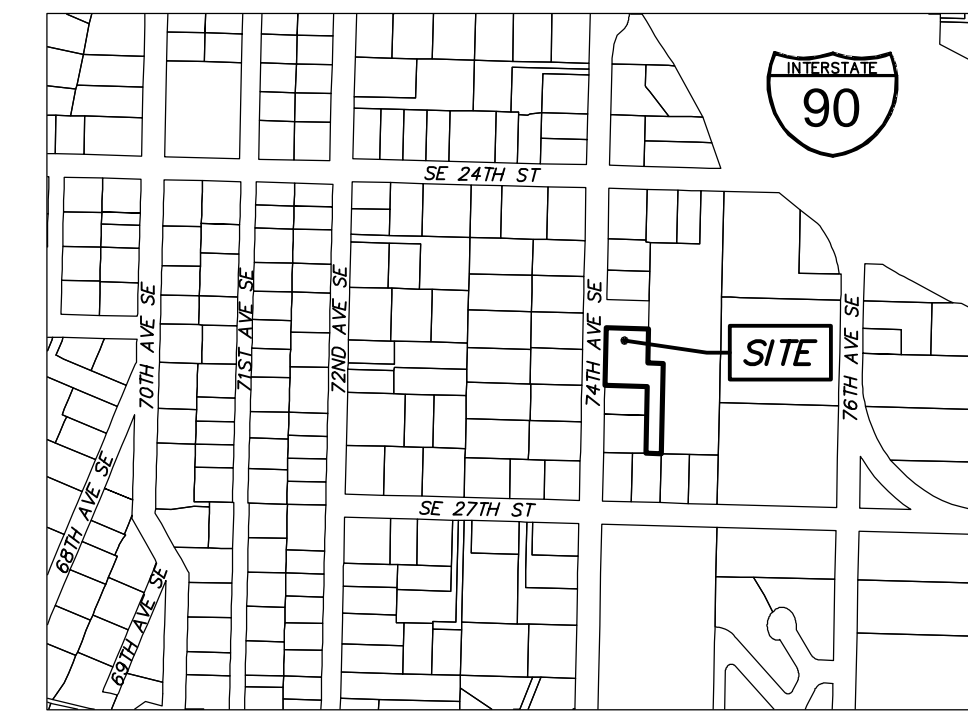
FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012/ 2014 SWMMWW

- 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 TS.13) SEE DETAIL ON SHEET C2
- CH CONCRETE HANDLING (BMP C151)
- PC PLASTIC COVERING (BMP C123)

EARTHWORK VOLUME CALCULATIONS

	CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
SITE 302	302	231	89 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, UTILITY EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.



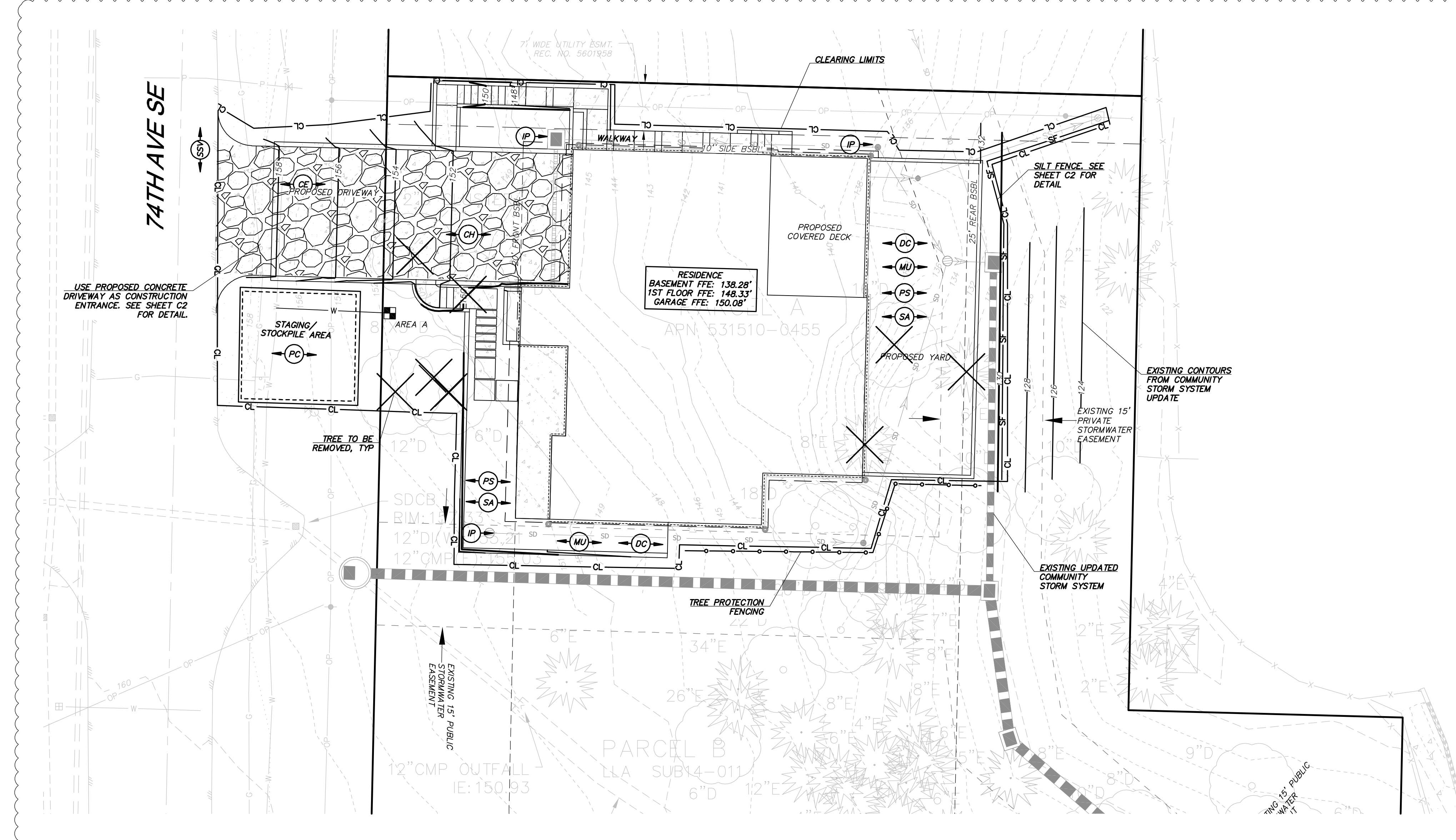
VICINITY MAP

SCALE 1"= ±500'

PROJECT CONTACTS:

- PROPERTY OWNER/APPLICANT.....VANN LANZ
.....LNL BUILDS, LLC.
.....317 4TH STREET
.....KIRKLAND, WA 98033
.....(206) 499-1277
.....VANN@LNLBUILDS.COM
- CIVIL ENGINEER/SURVEYOR.....D.R. STRONG CONSULTING ENGINEERS, INC.
.....620 7TH AVENUE
.....KIRKLAND, WASHINGTON 98033
.....(425) 827-3063
.....CONTACT: MAHER A. JOUDI, P.E.
.....MAHER.JOUDI@DRSTRONG.COM
- GEOTECHNICAL ENGINEER.....EARTH SOLUTIONS NW
.....15365 NE 90TH ST #100
.....REDMOND, WASHINGTON 98052
.....(425) 449-4704
.....CONTACT: SCOTT RIEGEL
.....SCOTTR@ESNW.COM
- ENVIRONMENTAL ENGINEER.....ALTMANN OLIVER ASSOCIATES, LLC.
.....PO BOX 578
.....CARNATION, WA 98014
.....(425) 333-4535
.....CONTACT: JOHN ALTMANN
.....JOHN@ALTOLIVER.COM
- ARBORIST.....DAVEY RESOURCE GROUP, INC.
.....18809 10TH AVE NE
.....SHORELINE, WA
.....(253) 656-1650

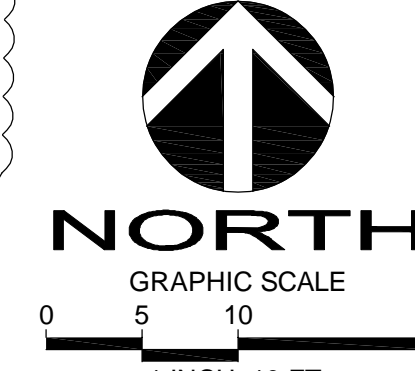
- PROJECT DESCRIPTION:**
SITE ADDRESS:.....2436 74TH AVE SE
TAX PARCEL NUMBER:.....5315100455
NUMBER OF LOTS:.....1
ZONING:.....R-9.6
SITE AREA:.....25,799 S.F. (0.592 ACRES)
GROSS PROJECT AREA:.....6,561 S.F. (0.194 ACRES)
PROPOSED IMPERVIOUS AREA:.....3,409 S.F. (13.2%)
OFFSITE IMPERVIOUS AREA:.....478 S.F.
REPLACED IMPERVIOUS AREA:.....0 S.F. (0.0%)
PROPOSED PERVIOUS AREA:.....22,390 S.F. (86.8%)
EXISTING LOT COVERAGE:.....0 S.F. (0.0%)
PROPOSED LOT COVERAGE:.....2,616 S.F. (10.14%)
NUMBER OF PARKING SPACES:.....2 MIN.
- GRADING NOTE:**
TOTAL AREA TO BE DISTURBED ON-SITE.....5,521 S.F.
TOTAL AREA TO BE DISTURBED OFF-SITE.....1,040 S.F.
FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.
- 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.
- 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 REPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 6-INCHES. PROVIDE A TOTAL OF 14.4 G.Y. OF AMENDMENT FOR AN AREA OF 2,665 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED)
- GENERAL EROSION CONTROL NOTES:**
ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMPs. 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 STABILIZED AREAS. 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 TS.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH. ALL STOCKPILES WILL BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.



SHEET INDEX:

C1	OF 5	COVER SHEET & T.E.S.C. PLAN
C2	OF 5	T.E.S.C. NOTES & DETAILS
C3	OF 5	TREE RETENTION PLAN
C4	OF 5	TREE RETENTION PLAN
C5	OF 5	STORM DRAINAGE PLAN

BASIS OF BEARINGS:
N 88°29'52" W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG SE 24TH ST.



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

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

2430 74TH AVE SE
COVER SHEET & T.E.S.C. PLAN
2436 74TH AVE SE
MERCER ISLAND
WASHINGTON 98040
PARCEL NO. 5315100455

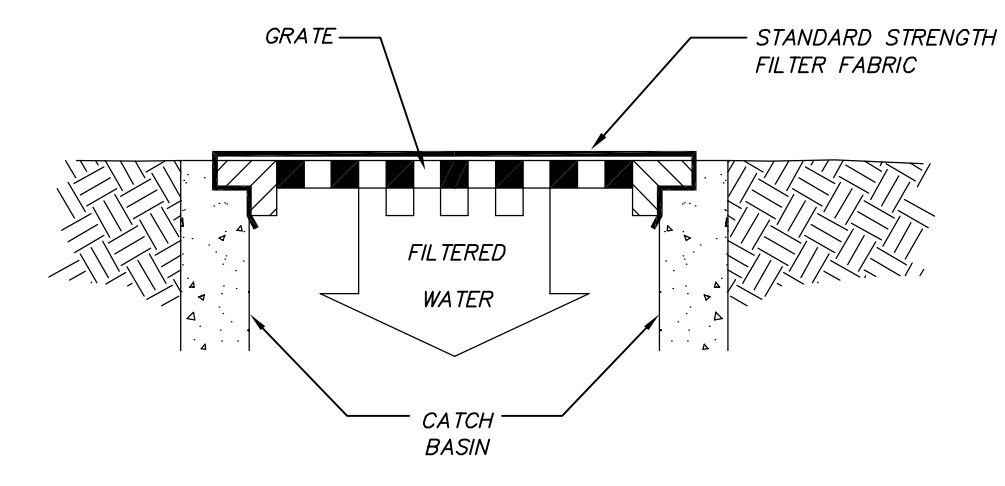
VANN LANZ
LNL BUILDS, LLC
317 4TH STREET
KIRKLAND, WASHINGTON 98033
206-499-1277

DATE	REVISION	INITIALS	COMMENTS
10.18.23	1	MAJ	CITY COMMENTS
5.3.24	2	MAJ	CITY COMMENTS

DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: MAJ
DATE: 9.26.23
PROJECT NO.: 23001

DRAWING: C1
SHEET: 1 OF 5

NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.
2436 74TH AVE SE



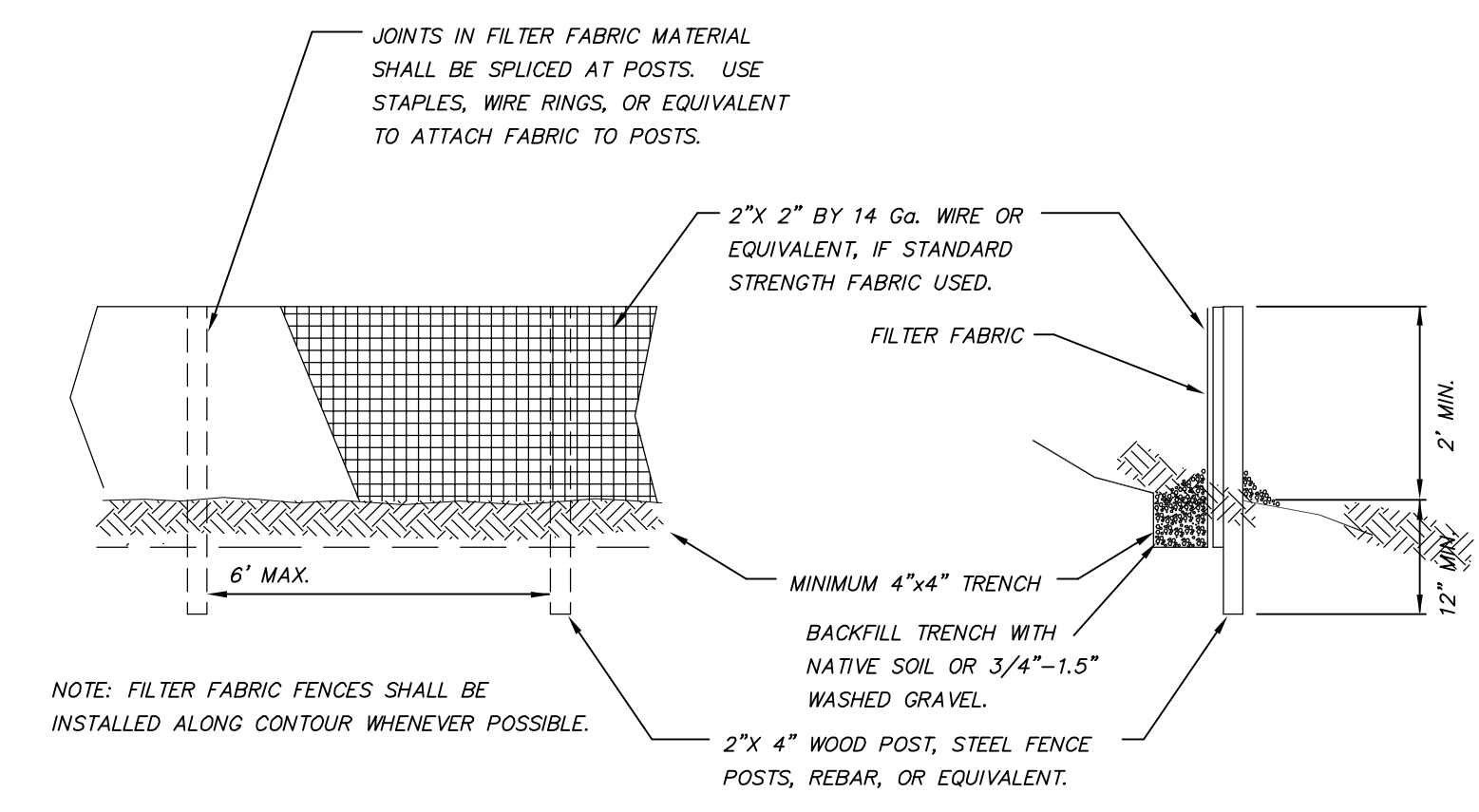
NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

CATCH BASIN INLET FILTER

CATCH BASIN INSERT MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASINS PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

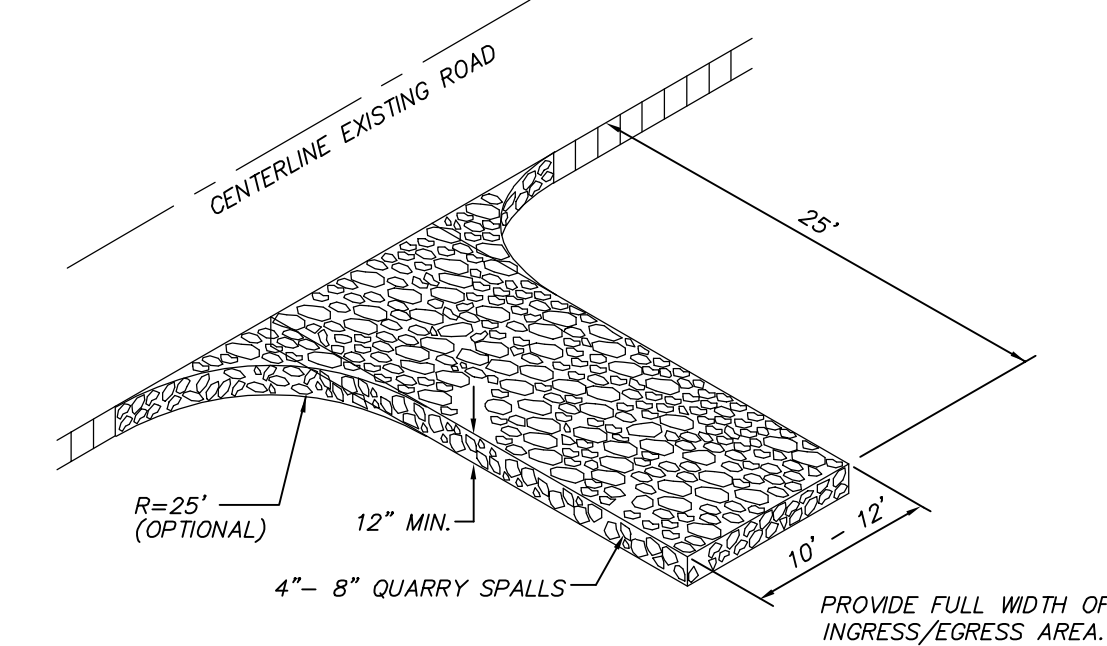
NTS



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL

NTS



DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY
 IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

GRAVEL CONSTRUCTION ENTRANCE

NTS

EROSION AND SEDIMENT CONTROL NOTES:

1. 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.).
2. 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.
3. 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.
4. 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.
5. 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.).
6. 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).
7. 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.).
8. 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.
9. 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.
10. 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.
11. ALL EXPOSED SOIL AREAS SHALL BE COVERED OR PROTECTED USING AN APPROPRIATE BMP. STABILIZE DENUDED AREAS OF THE SITE BY MULCHING, SEEDING, PLANTING, OR SODDING.
12. 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.
13. 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.
14. 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 AREA (TPZ)

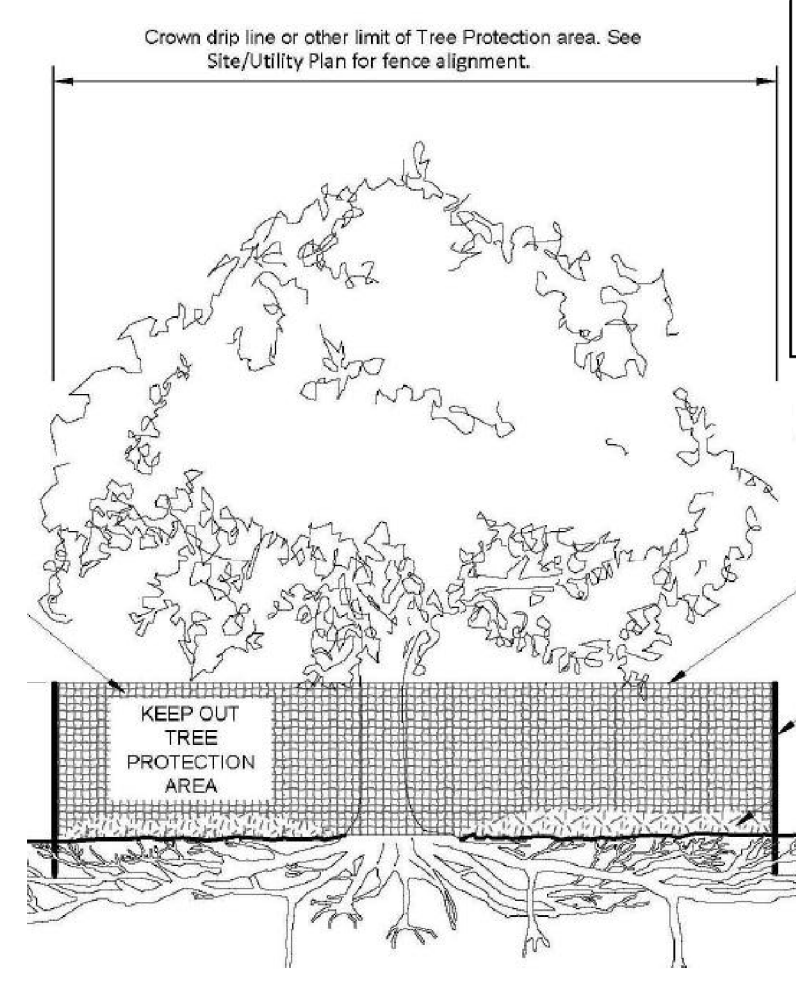
KEEP OUT!

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

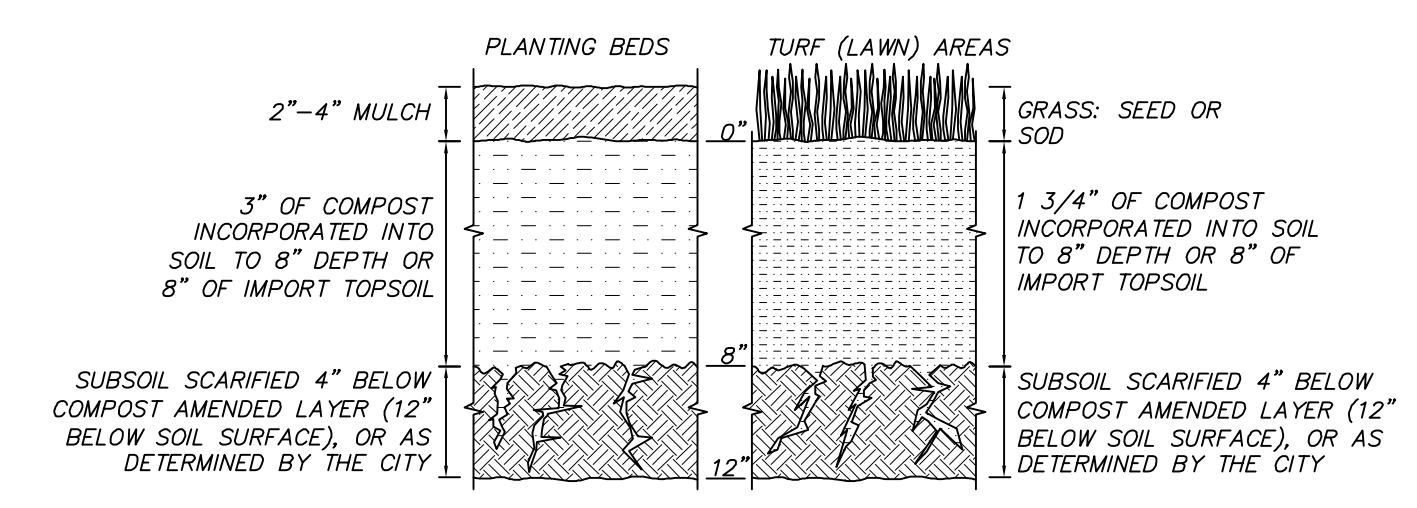
Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

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 damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
 4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
 5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



SOIL AMENDMENT

PER BMP 75.13

NTS

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:

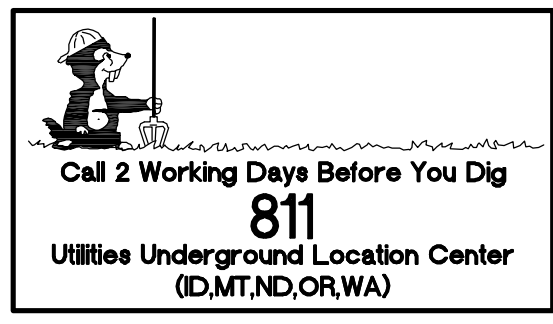
1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MAKING THE PH OF THE UNDISTURBED SOIL THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH 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.
2. MULCH PLANTING BEDS WITH 2-4 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIODEGRADATION (E.T. 17.30). 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.
 - B. 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.

*IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. 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.
3. 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.
4. 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.

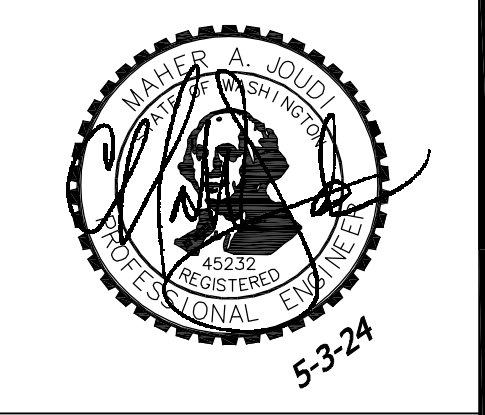


2430 74TH AVE SE

T.E.S.C. NOTES & DETAILS
 2436 74TH AVE SE
 MERCER ISLAND
 WASHINGTON 98040
 PARCEL NO. 5315100455

VANN LANZ
 LNL BUILDS, LLC

317 4TH STREET
 KIRKLAND, WASHINGTON 98033
 206.489.1277



DATE	REVISION	DATE	REVISION
10.18.23	INITIAL COMMENTS	5.3.24	CITY COMMENTS

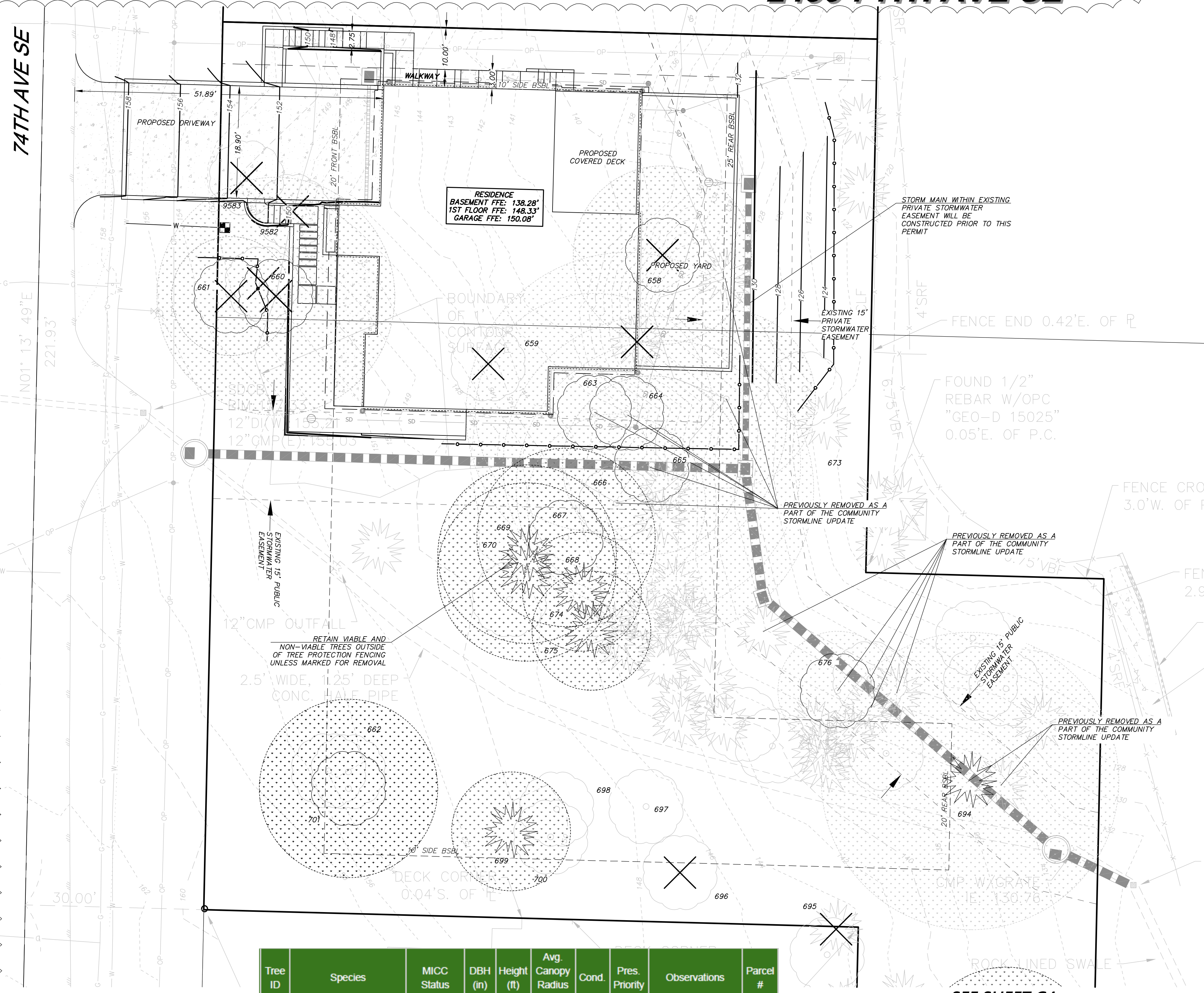
DRAFTED BY: RMF
 DESIGNED BY: RMF
 PROJECT ENGINEER: MAJ
 DATE: 9.26.23
 PROJECT NO.: 23001

DRAWING: C2
 SHEET: 2 OF 5

2436 74TH AVE SE

74TH AVE SE

N01° 13' 49"E
221.93'



LEGEND

- Viable Tree (See Sheet C4 for additional tree information)
- Non-Viable Tree
- Tree to be Removed
- Dripline of Exceptional/Large Viable Tree to be Retained
- Dripline of Exceptional/Large Viable Tree to be Removed
- Tree Protection Fencing (See Sheet C2 for Detail)

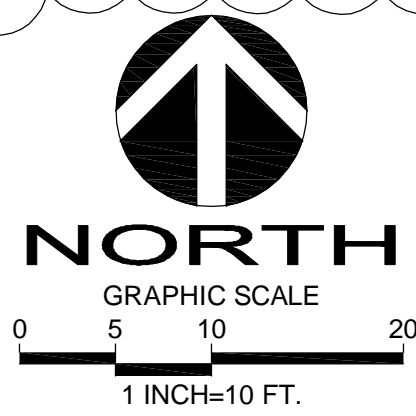
Tree ID	Species	MICC Status	DBH (in)	Height (ft)	Avg Canopy Radius (ft)	Cond.	Pres. Priority	Observations	Parcel #
669	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	30	80	15	Fair	2	Full canopy, Joined at base with adjacent tree, Steep slope, blackberry, large surface roots	53151 00455
670	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	24	80	15	Fair	2	Onesided to east, Joined at base with adjacent tree, Steep slope, blackberry, large surface roots	53151 00455
671	Maple, Bigleaf (Acer macrophyllum)	Exceptional (Grove)	15	65	15	Poor	3	Sparse canopy, signs of stress, 5% brown foliage, Poor structure, codominant stem, Steep slope, blackberry, raised root collar, multiple trees from same point	53151 00455

SEE SHEET C4

673	Maple, Bigleaf (Acer macrophyllum)	Exceptional (Grove)	12	65	10	Poor	3	Onesided to the W, major deadwood, ivy, Heavy ivy, Steep slope, blackberry	53151 00455
674	Cedar, Western-red (Thuja plicata)	Exceptional (Grove)	10	60	10	Fair	2	Suppressed, sparse, Steep slope	53151 00455
675	Cedar, Western-red (Thuja plicata)	Exceptional (Grove)	12	60	10	Fair	2	Suppressed, sparse, Steep slope	53151 00455
676	Maple, Bigleaf (Acer macrophyllum)	Large	10	60	10	Fair	2	Sparse, major deadwood, poor structure, Slight lean, Steep slope	53151 00455
677	Cedar, Western-red (Thuja plicata)	Exceptional	35	80	15	Very Poor	3	Sparse, heavy ivy, signs of stress, Heavy ivy, ivy, blackberry, steep slope	53151 00455

Tree ID	Species	MICC Status	DBH (in)	Height (ft)	Avg Canopy Radius (ft)	Cond.	Pres. Priority	Observations	Parcel #
662	Maple, Bigleaf (Acer macrophyllum)	Large	21	60	20	Poor	3	Onesided to the E, major deadwood, cavity, Ivy, 4 stems, stump sprouts, decay, Steep slope, blackberry, stump sprout	53151 00455
663	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	20	80	15	Fair	2	Onesided to S, major deadwood, Straight, Steep slope, blackberry	53151 00455
664	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	27	80	15	Fair	2	Full, major deadwood, Straight, Steep slope, blackberry	53151 00455
665	Cottonwood, Black (Populus trichocarpa)	Exceptional	37	80	25	Fair	2	Full, minor deadwood, Codominant stem at 6 ft, large inclusion, ivy, Steep slope, blackberry, large surface roots	53151 00455
666	Cottonwood, Black (Populus trichocarpa)	n/a (condition)	24	80	15	Very Poor	4	Onesided to NW, major deadwood, serious decline, Lean to NW, Steep slope, blackberry, large surface roots	53151 00455
667	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	29	80	15	Fair	2	Full canopy, major deadwood, Relatively straight, defect free, Steep slope, blackberry, large surface roots	53151 00455
668	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	22	80	15	Fair	3	Onesided to the north, Significant lean north, Steep slope, blackberry, large surface roots	53151 00455
658	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	22	75	15	Fair	2	Full, Many large burbs, poor structure, Steep slope, blackberry	53151 00455
659	Maple, Bigleaf (Acer macrophyllum)	n/a (condition)	18	55	15	Poor	4	Onesided to the S, major deadwood, Ivy, cavity, Steep slope, blackberry	53151 00455
660	Willow (Salix spp.)	Exceptional	16	55	10	Fair	3	Minor deadwood, broken branches, very poor structure, 3 stems, Steep slope, blackberry	53151 00455
661	Willow (Salix spp.)	Exceptional	14	55	10	Fair	3	Minor deadwood, broken branches, very poor structure, Poor structure, Steep slope, blackberry, large surface roots	53151 00455

TREE RETENTION CALCULATION
 NUMBER OF Viable LARGE OR GREATER TREES ON-SITE: 25
 NUMBER OF Viable LARGE OR GREATER TREES TO BE REMOVED: 2
 REQUIRED: 30% Viable TREES: 8
 PROPOSED Viable TREES RETAINED: 23
 SEE A0.3 AND TREE INVENTORY WORKSHEET FOR DETAILED TREE CALCULATIONS.

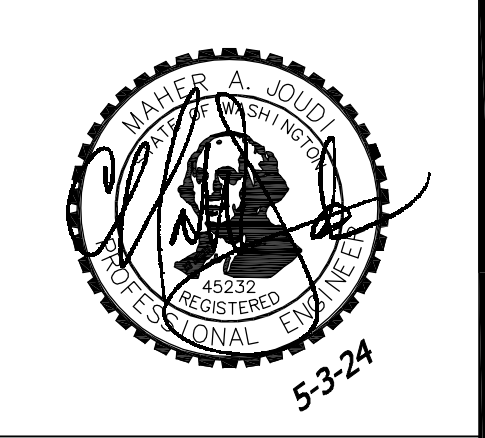


811
 Call 2 Working Days Before You Dig
 Utilities Underground Location Center
 (D,MT,ND,OR,WA)

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 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423

2430 74TH AVE SE
 TREE RETENTION PLAN
 2436 74TH AVE SE
 MERCER ISLAND
 WASHINGTON 98040
 PARCEL NO. 5315100455

VANN LANZ
LNL BUILDS, LLC
 317 4TH STREET
 KIRKLAND, WASHINGTON 98033
 206-499-1277



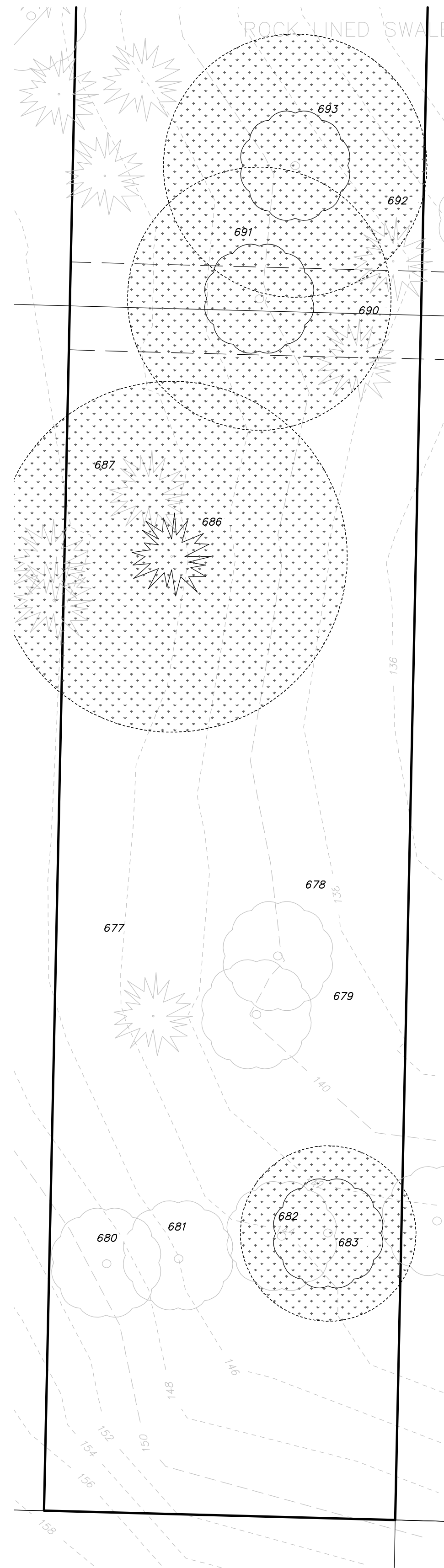
DATE	REVISION	INTAKE COMMENTS	CITY COMMENTS
10.18.23			
5.3.24			

DRAFTED BY: RMF
 DESIGNED BY: RMF
 PROJECT ENGINEER: MAJ
 DATE: 9.26.23
 PROJECT NO.: 23001

DRAWING: **C3**
 SHEET: **3** OF **5**

2436 74TH AVE SE

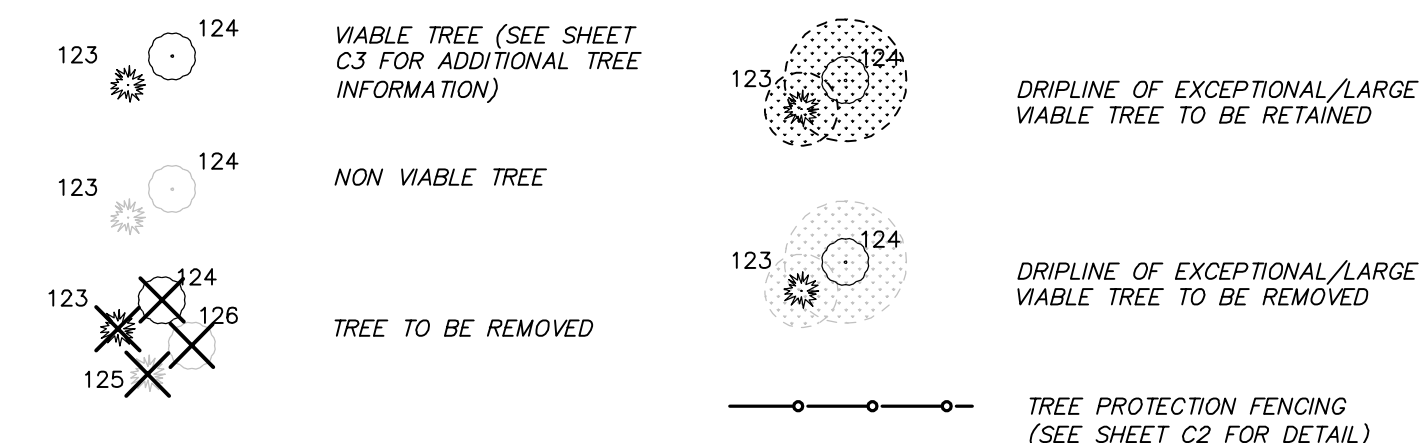
SEE SHEET C3



Tree ID	Species	MICC Status	DBH (in)	Height (ft)	Avg. Canopy Radius (ft)	Cond.	Pres. Priority	Observations	Parcel #
680	Maple, Bigleaf (Acer macrophyllum)	n/a (condition)	14	60	10	Very Poor	4	Onesided N, minor deadwood, Codominant stem, inclusion, lean to west, Ivy, blackberry, steep slope	53151 00455
681	Alder, Red (Alnus rubra)	n/a (condition)	10	60	5	Very Poor	4	Ivy, serious decline, Heavy ivy, cavity, seam, Ivy, blackberry, steep slope	53151 00455
682	Alder, Red (Alnus rubra)	n/a (condition)	14	40	5	Very Poor	4	Ivy, serious decline, Heavy ivy, Ivy, blackberry, steep slope	53151 00455
683	Alder, Red (Alnus rubra)	Large	12	60	10	Fair	3	Ivy, signs of stress, Heavy ivy, poor structure, Ivy, blackberry, steep slope	53151 00455
684	Cedar, Western-red (Thuja plicata)	Large	25	70	15	Fair	2	Sparse,, Codominant stem,,	53151 00455
685	Cedar, Western-red (Thuja plicata)	Large	12	70	15	Fair	2	Sparse,, ,	53151 00455
686	Cedar, Western-red (Thuja plicata)	Large	20	70	20	Fair	2	Sparse,, Codominant stem, poor structure, wishbone union at base,	53151 00455
687	Cherry (Prunus spp.)	n/a (condition)	11	25	5	Very Poor	4	Sparse, deadwood, Codominant stem, poor structure, flaking bark,	53151 00455
688	Willow (Salix spp.)	Exceptional	12	50	10	Poor	3	Sparse, deadwood, onesided to the north,, Twisted, leaning to the north,	53151 00455
689	Alder, Red (Alnus rubra)	n/a (condition)	18	65	10	Dying	4	Sparse, deadwood, Flaking bark, decay,	53151 00455
690	Willow (Salix spp.)	n/a (condition)	19	65	10	Dying	4	50% dead branches, Decay, cavity,	53151 00455
691	Maple, Bigleaf (Acer macrophyllum)	Large	13	65	15	Fair	2	Deadwood, onesided to the east, Slight lean to the east, Blackberry, ivy, horsetail	53151 00455
692	Cedar, Western-red (Thuja plicata)	n/a (condition)	15	65	5	Dead	4	..	53151 00455
693	Maple, Bigleaf (Acer macrophyllum)	Large	12	65	15	Fair	2	Full crown, , Blackberry, ivy, horsetail	53151 00455
694	Cottonwood, Black (Populus trichocarpa)	Large	33	100	25	Fair	3	Full crown, large hanging deadwood, Large tree with multiple large limb failures, may not be practical to preserve, any construction impacts would flag for removal. Targets under canopy, , Blackberry, ivy, horsetail	53151 00455
695	Maple, Bigleaf (Acer macrophyllum)	n/a (condition)	37	25	5	Dead	4	, Multistem, snag,	53151 00455
696	Maple, Bigleaf (Acer macrophyllum)	n/a (condition)	22	25	5	Dead	4	, Msnag,	53151 00455

Tree ID	Species	MICC Status	DBH (in)	Height (ft)	Avg. Canopy Radius (ft)	Cond.	Pres. Priority	Observations	Parcel #
697	Maple, Bigleaf (Acer macrophyllum)	n/a (condition)	22	75	15	Poor	4	6 large stubs from broken branches, recently exposed to north wind, Lean to the south, ivy, Saturated soil, blackberry, ivy	53151 00455
698	Maple, Bigleaf (Acer macrophyllum)	n/a (condition)	20	75	15	Poor	4	Large deadwood, onesided south,, Lean to the south, ivy, large basal cavity, multistem at base, Saturated soil, blackberry, ivy	53151 00455
699	Cedar, Western-red (Thuja plicata)	Large	13	35	10	Good	2	Full canopy, Interesting structure, swooping, Saturated soil, blackberry, ivy	53151 00455
700	Cottonwood, Black (Populus trichocarpa)	n/a (condition)	21	75	10	Poor	4	Large deadwood, 5 large broken stubs, Ivy, Saturated soil, blackberry, ivy	53151 00455
701	Cedar, Western-red (Thuja plicata)	Large	24	50	15	Good	2	Suppressed, , Steep slope, blackberry, stump sprout	53151 00455
9582	Hawthorn, Black (Crataegus douglasii)	n/a (condition)	8	30	10	Poor	4		53151 00455
9583	Willow (Salix spp.)	Exceptional	8	25	10	Fair	3		53151 00455
678	Cottonwood, Black (Populus trichocarpa)	n/a (condition)	18	60	10	Very Poor	4	Sparse, heavy ivy, signs of stress, hanging deadwood, Heavy ivy, Ivy, blackberry, steep slope	53151 00455
679	Alder, Red (Alnus rubra)	n/a (condition)	14	60	10	Very Poor	4	Sparse, heavy ivy, signs of stress, hanging deadwood, Heavy ivy, Ivy, blackberry, steep slope	53151 00455

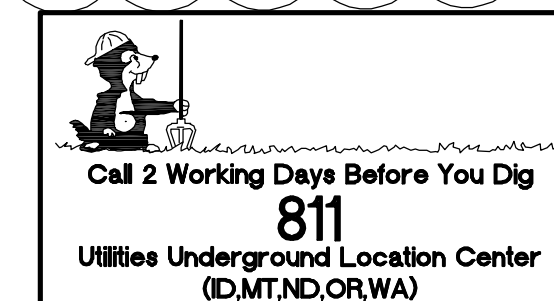
LEGEND



TREE RETENTION CALCULATION

NUMBER OF VIABLE LARGE OR GREATER TREES ON-SITE:	25
NUMBER OF VIABLE LARGE OR GREATER TREES TO BE REMOVED:	2
REQUIRED: 30% VIABLE TREES:	8
PROPOSED VIABLE TREES RETAINED:	23

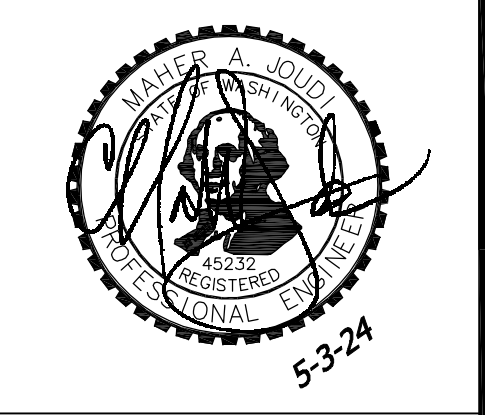
SEE A0.3 AND TREE INVENTORY WORKSHEET FOR DETAILED TREE CALCULATIONS.



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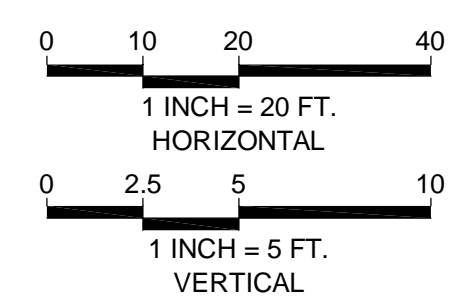
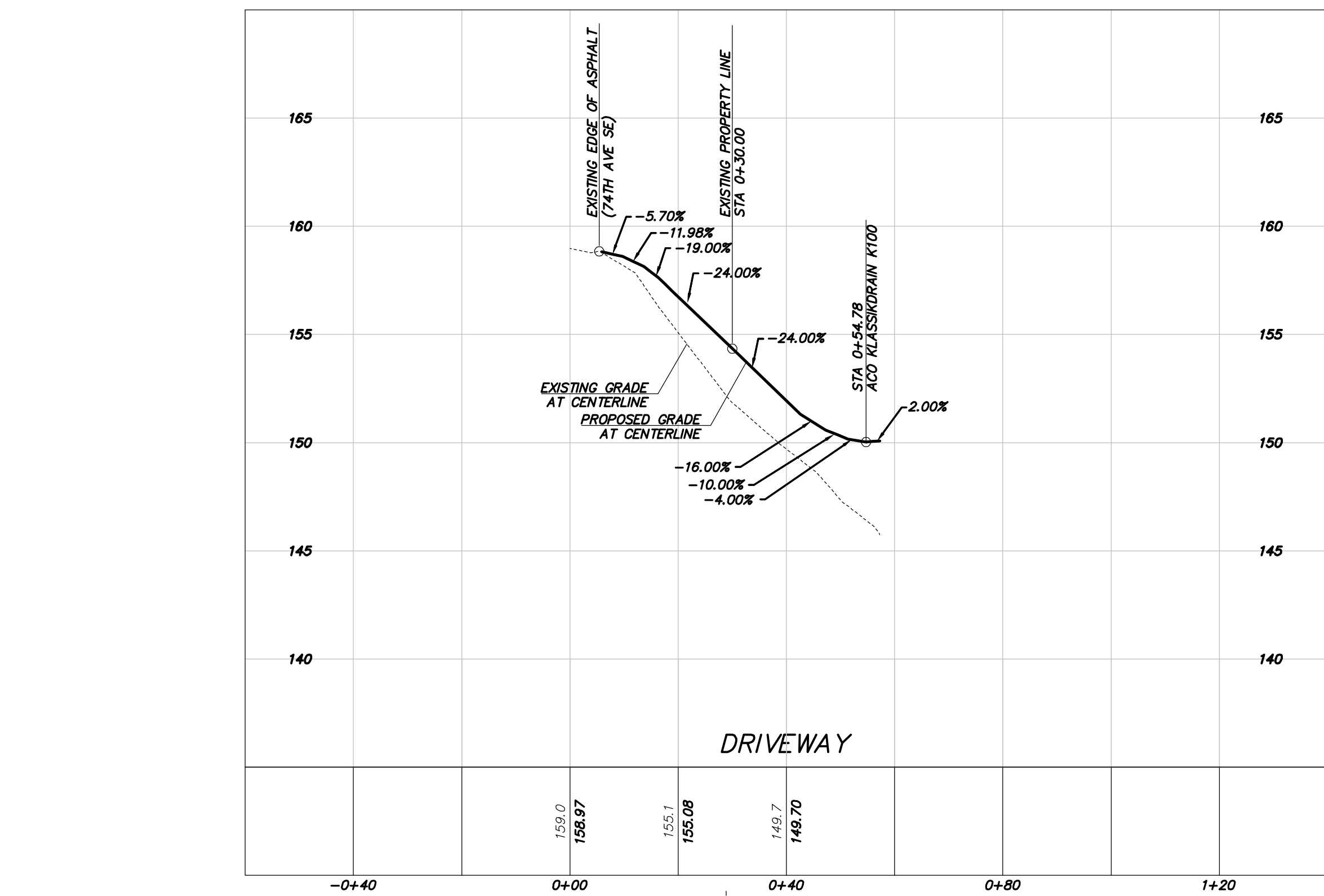
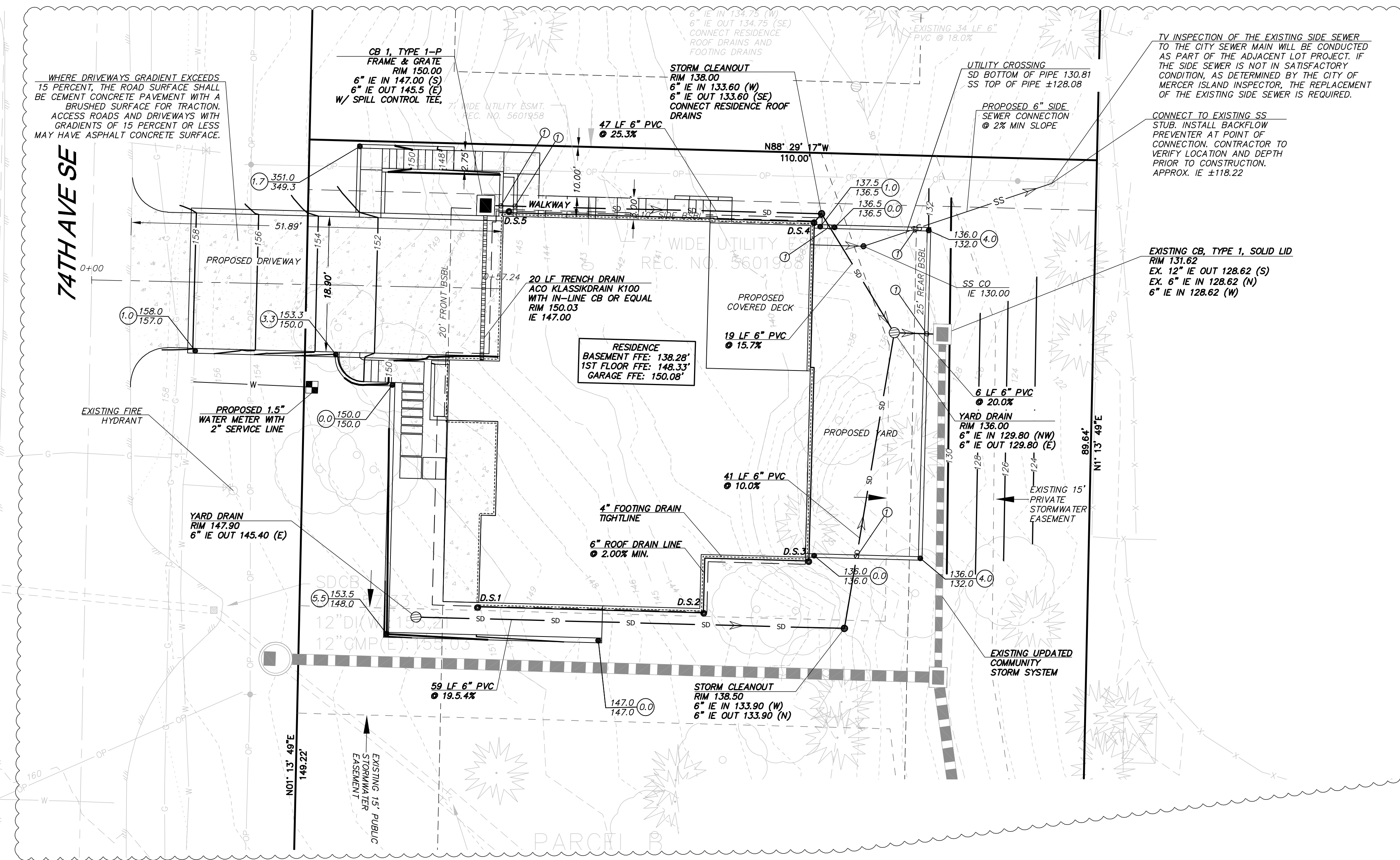


DATE	REVISION	APR	MAJ	MAJ
10.18.23	INTAKE COMMENTS			
5.3.24	CITY COMMENTS			

DRAFTED BY: RMF
 DESIGNED BY: RMF
 PROJECT ENGINEER: MAJ
 DATE: 9.26.23
 PROJECT NO.: 23001

DRAWING: **C4**
 SHEET: **4** OF **5**

NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.
2436 74TH AVE SE



FIRE SPRINKLER NOTE:

NFPA 13R FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

FIRE ALARM NOTE:

A NFPA 72-CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

LAWN AND LANDSCAPE AREA NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. 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.

AREA BREAKDOWN:

ADDRESS: 2436 74TH AVE SE
 LOT SIZE: 25,799 S.F. (0.592 AC.)

EX. HARD SURFACES ON LOT:		0 S.F.
NEW HARD SURFACES ON LOT:		
MAIN HOUSE ROOF:	2,619 S.F.	
DRIVEWAY:	520 S.F.	
WALKS & PATIOS:	270 S.F.	
TOTAL NEW ON LOT:	3,409 S.F. (13.2%)	
NEW HARD SURFACES:	3,409 S.F.	
LOT PERVIOUS:	22,392 S.F.	
OFFSITE DRIVEWAY:	478 S.F.	
TOTAL PROJECT HARD SURFACES:	3,885 S.F.	
TOTAL P.G.I.S.:	998 S.F.	

DOWNSPOUT ELEVATIONS

DOWNSPOUT #	INVERT ELEV.
1	145.00
2	140.84
3	135.53
4	135.04
5	142.55

UTILITY LEGEND:

SD	PROPOSED STORM LINE
C	PROPOSED COMMUNICATION LINE
W	PROPOSED WATER LINE
P	PROPOSED POWER LINE
SS	PROPOSED SEWER LINE

GENERAL NOTES:

- SITE PLAN PROVIDED BY CLIENT ON APRIL 10, 2023.
- 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.

STORM DRAINAGE NOTES:

- 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 FLAVES WHERE NOTED.
- 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.

SURVEY CONTOUR NOTE:

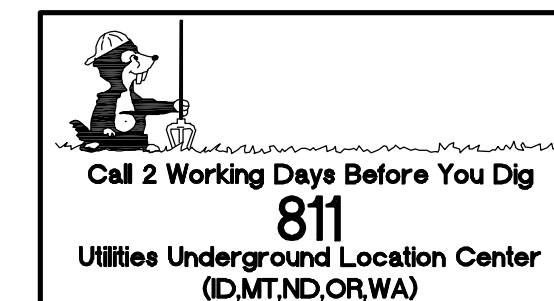
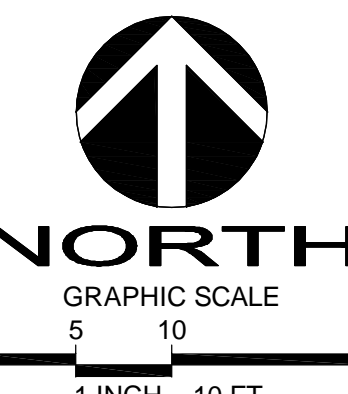
SEE NOTE ON BOUNDARY AND TOPOGRAPHIC SURVEY. ADDITIONAL SURVEY POINTS WERE TAKEN TO ENSURE THE AVERAGE CONTOUR ELEVATION WITHIN THE VICINITY OF THE BUILDING FOOTPRINT IS ACCURATE WITHIN 6 INCHES VERTICALLY AND HORIZONTALLY FROM ACTUAL ELEVATIONS.

DETENTION NOTE:

THIS PROJECT PROPOSES A FEE IN LIEU OF DETENTION. SEE DRAINAGE REPORT FOR DETAILED ANALYSIS.

PIPE SLEEVE NOTE:

- ① SLEEVE ALL PIPES UNDER / THROUGH WALLS.



2430 74TH AVE SE
 GRADING & UTILITIES PLAN
 2436 74TH AVE SE
 MERCER ISLAND
 WASHINGTON 98040
 PARCEL NO. 5315100455

VANN LANZ LNL BUILDS, LLC
 317 4TH STREET
 KIRKLAND, WASHINGTON 98033
 206-489-1277



DATE	REVISION	INITIALS	COMMENTS
APR 10, 2023			
5-3-24			

DRAFTED BY: RMF
 DESIGNED BY: RMF
 PROJECT ENGINEER: MAJ
 DATE: 9.26.23
 PROJECT NO.: 23001

DRAWING: C5
 SHEET: 5 OF 5