

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

SURVEYOR'S NOTES: (BY SURVEYOR)

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS ORDER NO. 0193784-ETU DATED OCTOBER 15, 2020 AND ORDER NO. 0193785-ETU DATED OCTOBER 14, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 10, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON JUNE 4, 2021.
- PROPERTY AREA = 28,644.14± SQUARE FEET (0.6576± 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 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.
- 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.
- CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).

SOIL AMENDMENT NOTE:

AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. THE LANDSCAPE PLAN FOR TURF AND PLANTED AREAS, STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND RECLAIM WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM CARBONIZATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 241 CU. YD. OF AMENDMENT FOR AN AREA OF 9,770 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED)

P.E. CERTIFICATION FOR SECTION B:

I HEREBY STATE THAT THIS CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN FOR 84X SE 47TH STREET HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS. I UNDERSTAND THAT THE CITY OF MERCER ISLAND DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE SUFFICIENCY, SUITABILITY, OR PERFORMANCE OF CONSTRUCTION SWPPP BMPs PREPARED BY ME.

CONSTRUCTION NOTES:

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

GENERAL EROSION CONTROL NOTES:

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

EARTHWORK VOLUME CALCULATIONS

SITE	CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
94	748	654 FILL	

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

TESC LEGEND:

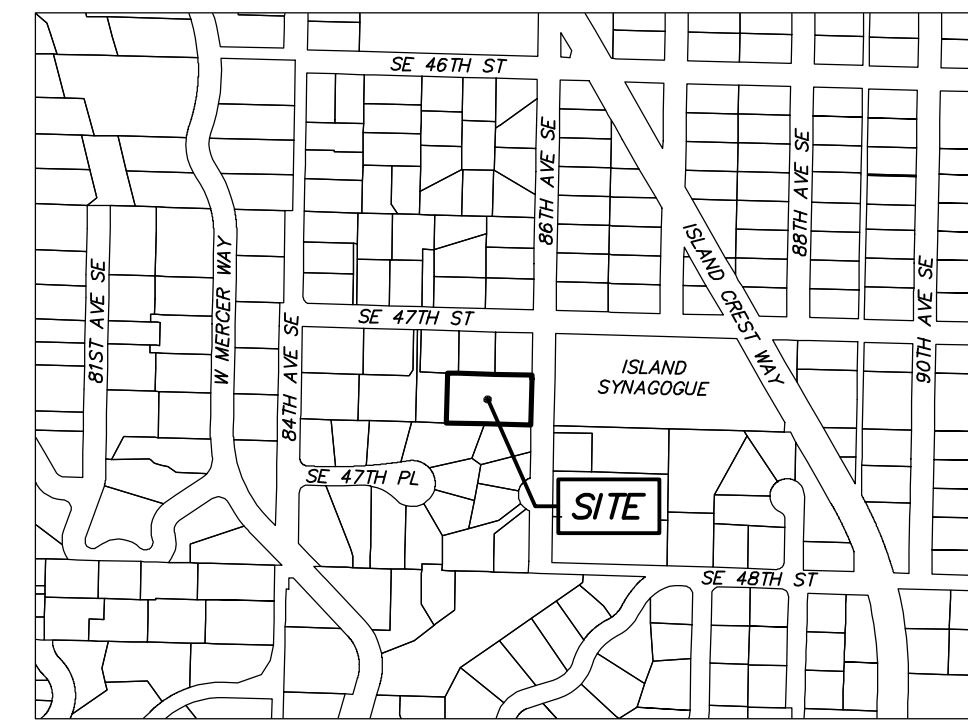
- FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012/ 2014 SWMMWW
- CL CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED (BMP C103)
 - SF SILT FENCE IS PROPOSED (BMP C233)
 - CE STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
 - SSV STREET SWEEPING & VACUUMING
 - IP INLET PROTECTION (BMP C220)
 - DC DUST CONTROL (BMP C140)
 - MU MULCHING, MATTING, & COMPOST BLANKETS (BMP C121, BMP C125)
 - PS PERMANENT SEEDING AND PLANTING (BMP C120)
 - SA POST-CONSTRUCTION SOIL QUALITY & DEPTH (BMP 15.13) SEE DETAIL ON SHEET C2
 - CH CONCRETE HANDLING (BMP C151)
 - PC PLASTIC COVERING (BMP C123)
 - Tree symbols: TREE TO BE REMOVED, CRITICAL ROOT ZONE (TREE TO REMAIN), TREE PROTECTION FENCING

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.

LEGAL DESCRIPTION:

PARCEL A: (TAX PARCEL NO. 759810-0420-03)
 THE EAST 220 FEET OF LOTS 1 AND 2, BLOCK 13, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 110 FEET OF SAID LOT 1.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



VICINITY MAP

SCALE 1" = ±500'

SHEET INDEX:

- C1 OF 4 COVER SHEET & T.E.S.C. PLAN
- C2 OF 4 T.E.S.C. NOTES & DETAILS
- C3 OF 4 GRADING & UTILITIES PLAN

PROJECT CONTACTS:

PROPERTY OWNER/APPLICANT: TODD SHERMAN
 DESIGN BUILT HOMES
 11400 SE 8TH STREET, SUITE 415
 BELLEVUE, WA 98004
 (206) 909-8187
 TODD@LUXURYDBH.COM

CIVIL ENGINEER: D.R. STRONG CONSULTING ENGINEERS
 620 7TH AVENUE
 KIRKLAND, WASHINGTON 98033
 (425) 827-3063
 CONTACT: MAHER A. JOUDI, P.E.
 MAHER.JOUDI@DRSTRONG.COM

SURVEYOR: D.R. STRONG CONSULTING ENGINEERS
 620 7TH AVENUE
 KIRKLAND, WASHINGTON 98033
 (425) 827-3063
 CONTACT: JAMES G. REICHHOFF, P.L.S.
 JAMES.REICHHOFF@DRSTRONG.COM

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC.
 15365 NE 90TH STREET, SUITE 100
 REDMOND, WASHINGTON 98052
 (425) 449-4704
 CONTACT: STEVE AVRIL
 STEVE@ESNW.COM

PROJECT DESCRIPTION:

SITE ADDRESS: 4719 86TH AVENUE SE
 TAX PARCEL NUMBER: 7598100420-03
 NUMBER OF LOTS: 1
 ZONING: R-9.6
 SITE AREA: 14,974 S.F. (0.344 ACRES)
 (POST SHORT PLAT)
 GROSS PROJECT AREA: 14,974 S.F. (0.344 ACRES)
 PROPOSED GROSS FLOOR AREA: 4,518 S.F.
 PROPOSED IMPERVIOUS AREA: 6,614 S.F. (44.2%)
 REPLACED IMPERVIOUS AREA: 0.0 S.F. (0.0%)
 PROPOSED PERVIOUS AREA: 8,360 S.F. (55.8%)
 EXISTING LOT COVERAGE: 993 S.F. (6.6%)
 PROPOSED LOT COVERAGE: 3,433 S.F. (22.9%)
 PROPOSED BUILDING HEIGHT: 23.26 FT.
 NUMBER OF PARKING SPACES: 2 MIN.

GRADING NOTE:

TOTAL AREA TO BE DISTURBED ON-SITE: 14,974 S.F.
 TOTAL AREA TO BE DISTURBED OFF-SITE: 5,367 S.F.
 FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.

VERTICAL DATUM: (BY SURVEYOR)

NAVD 88

BASIS OF BEARINGS: (BY SURVEYOR)

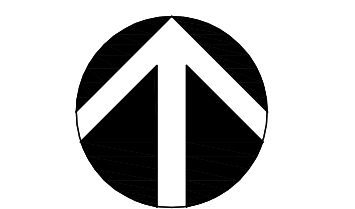
NORTH 01°01'21" EAST BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET, AND IN THE CENTERLINE OF 86TH AVENUE SE AND CU=DE-SAG, AS SHOWN ON THE PLAT OF HILL HIGH ESTATES, VOLUME 68 OF PLATS, PAGE 28.

METHOD OF SURVEY: (BY SURVEYOR)

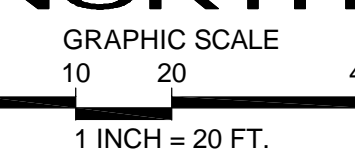
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

BENCHMARK:

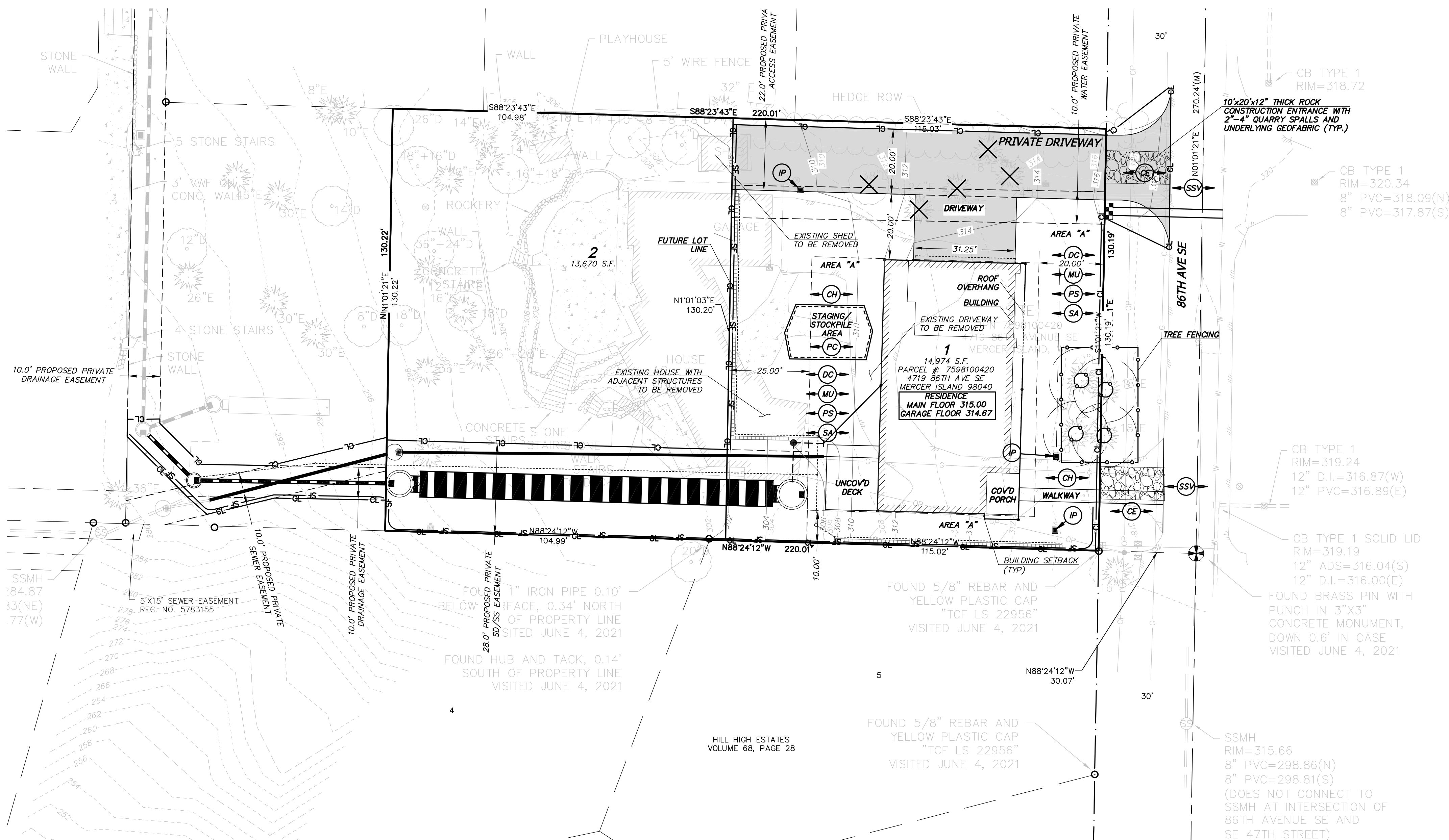
FOUND COPPER TACK IN LEAD IN 4"x4" CONCRETE MONUMENT, DOWN 0.6' IN CASE, AT THE INTERSECTION OF 86TH AVENUE SE AND SE 47TH STREET. GNSS OBSERVATION OF MONUMENT PRODUCED THE ELEVATION OF 317.158'.



NORTH



811
 Call 2 Working Days Before You Dig
 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
 425.827.3063 F 425.827.2423

LORENZINI SFR LOT 1
 COVER SHEET & T.E.S.C. PLAN
 4719 86TH AVE SE
 MERCER ISLAND
 WASHINGTON 98040
 PARCEL NO. 7598100420

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



DATE	REVISION
APR	

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 10.18.23
 PROJECT NO.: 21071

DRAWING: C1
 SHEET: 1 OF 3

LORENZINI SFR LOT 1



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

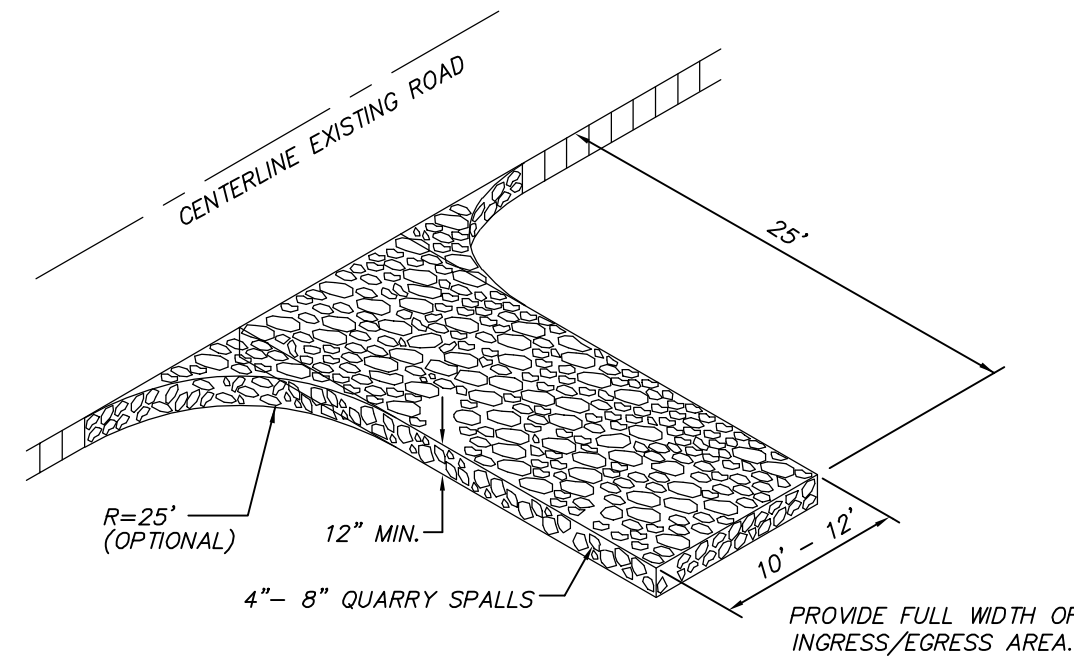
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.3423

LORENZINI SFR LOT 1

T.E.S.C. NOTES & DETAILS
4719 86TH AVE SE
MERCER ISLAND
WASHINGTON 98040
PARCEL NO. 7588100421

TODD SHERMAN
DESIGN BUILT HOMES

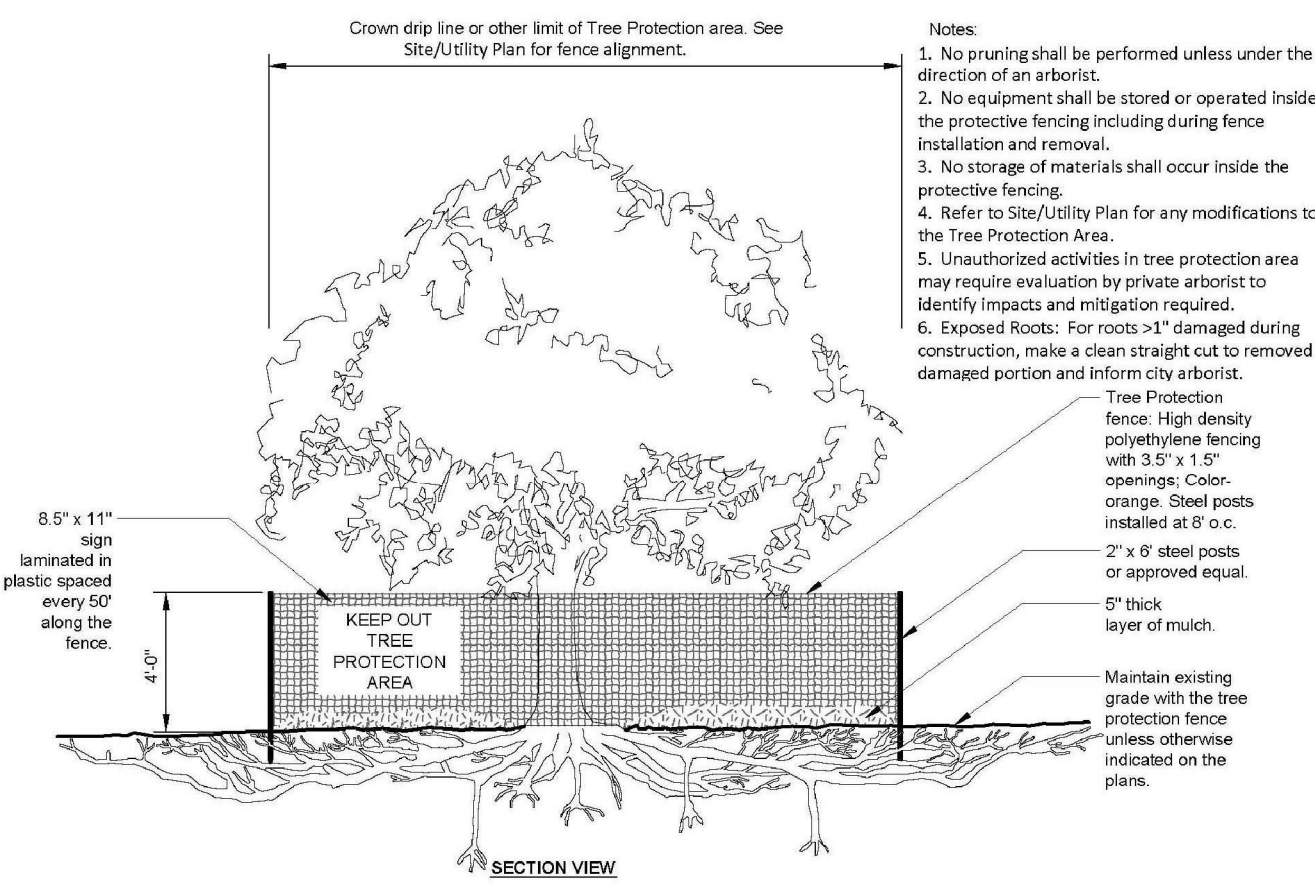
11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
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DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY. IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

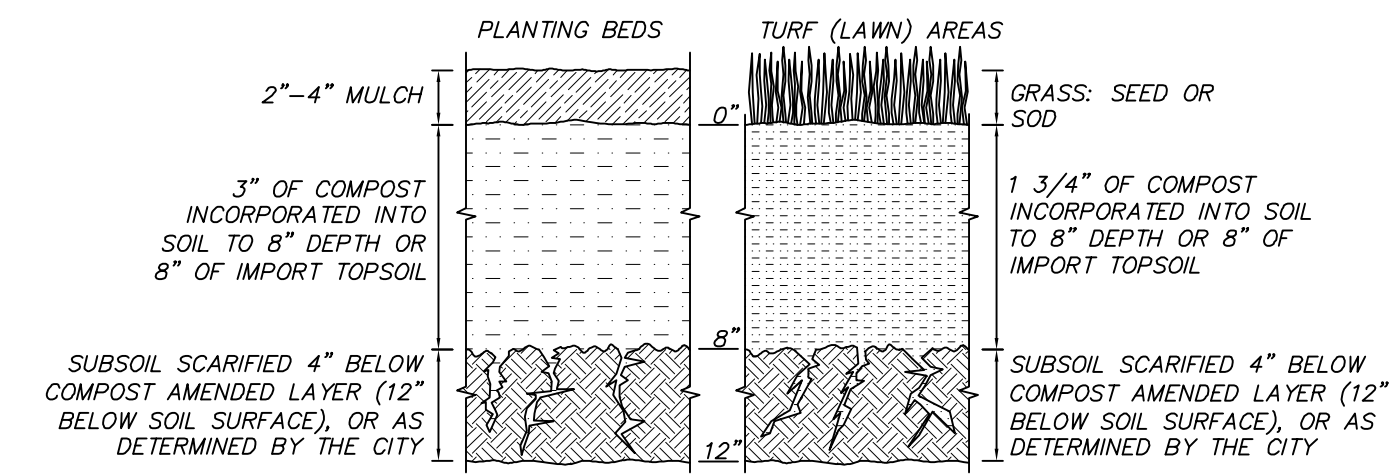
GRAVEL CONSTRUCTION ENTRANCE

NTS



TREE PROTECTION FENCING

NTS



SOIL AMENDMENT

PER BMP 15.13

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:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- MULCH PLANTING BEDS WITH 2-4 INCHES OF ORGANIC MATERIAL.
- USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP 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.
 - 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 173-330-220. THE RESULTING SOIL SHOULD BE CONGRUOUS TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

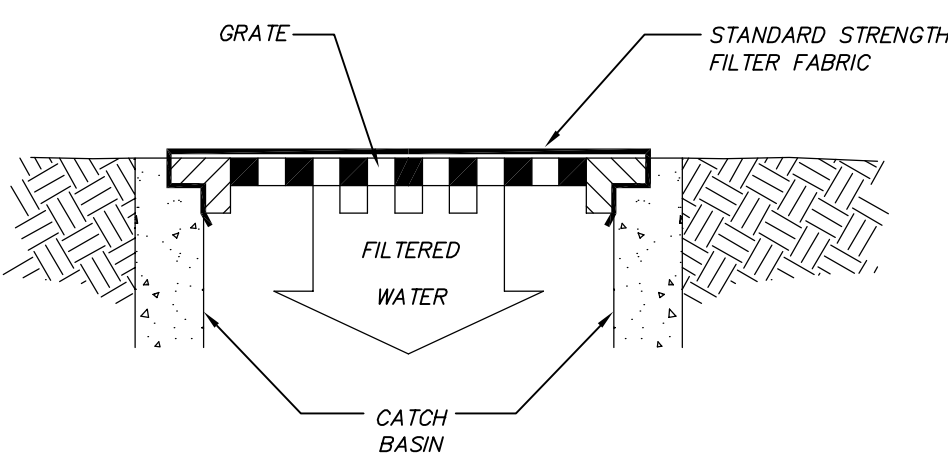
IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
- STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

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

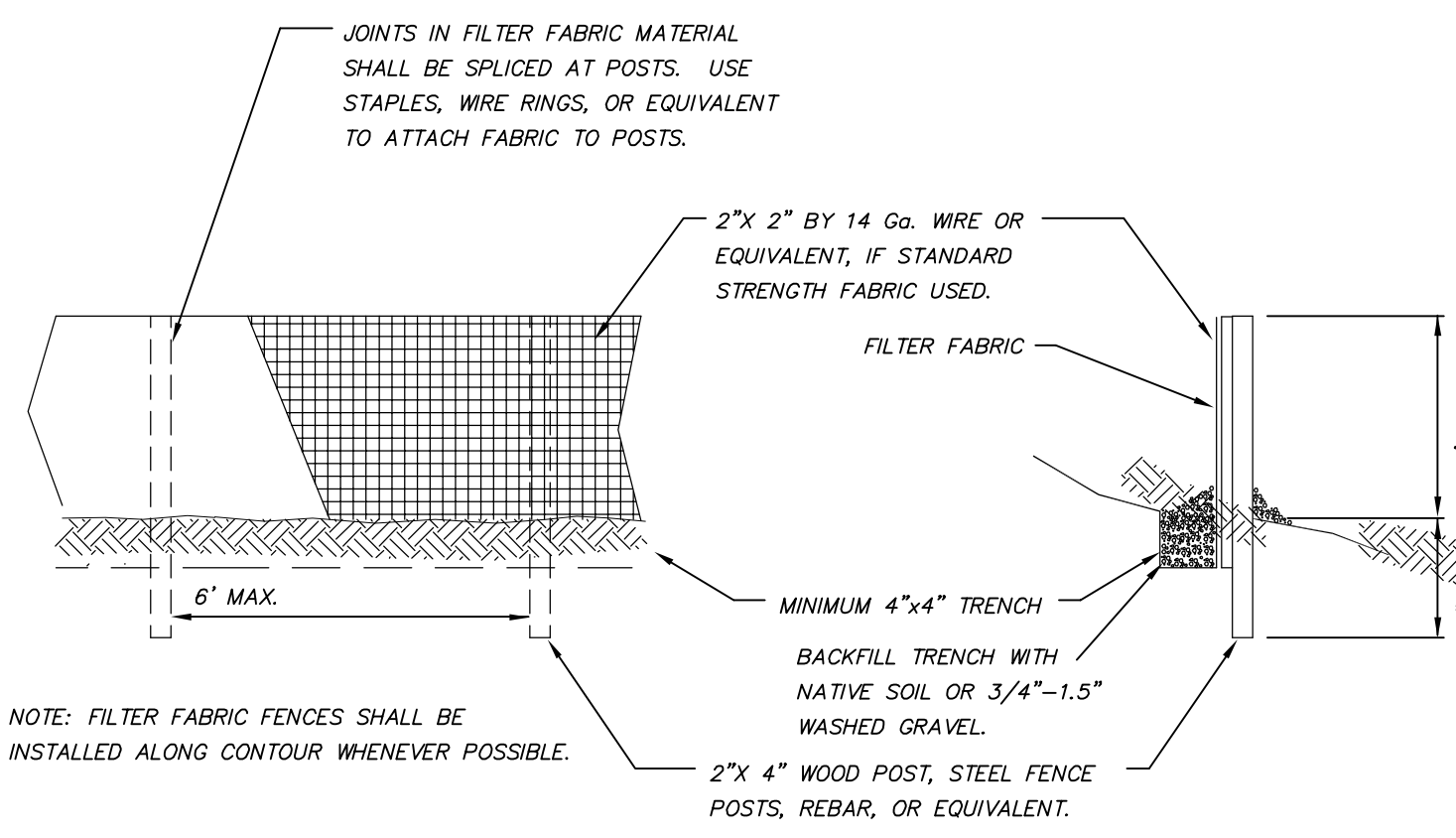
- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
- IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.



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

NTS



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

SILT FENCE DETAIL

NTS

EROSION AND SEDIMENT CONTROL NOTES:

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

APR

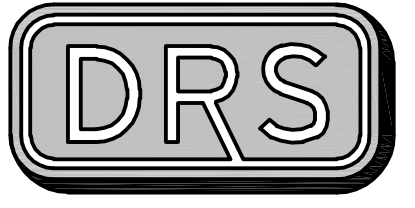
REVISION

DATE

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 10.18.23
 PROJECT NO.: 21071

DRAWING: C2
 SHEET: 2 OF 3

LORENZINI SFR LOT 1



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3065 F 425.827.3423

LORENZINI SFR LOT 1

GRADING & UTILITIES PLAN
4719 86TH AVE SE
MERCER ISLAND
WASHINGTON 98040
PARCEL NO. 7598100421

TODD SHERMAN
DESIGN BUILT HOMES

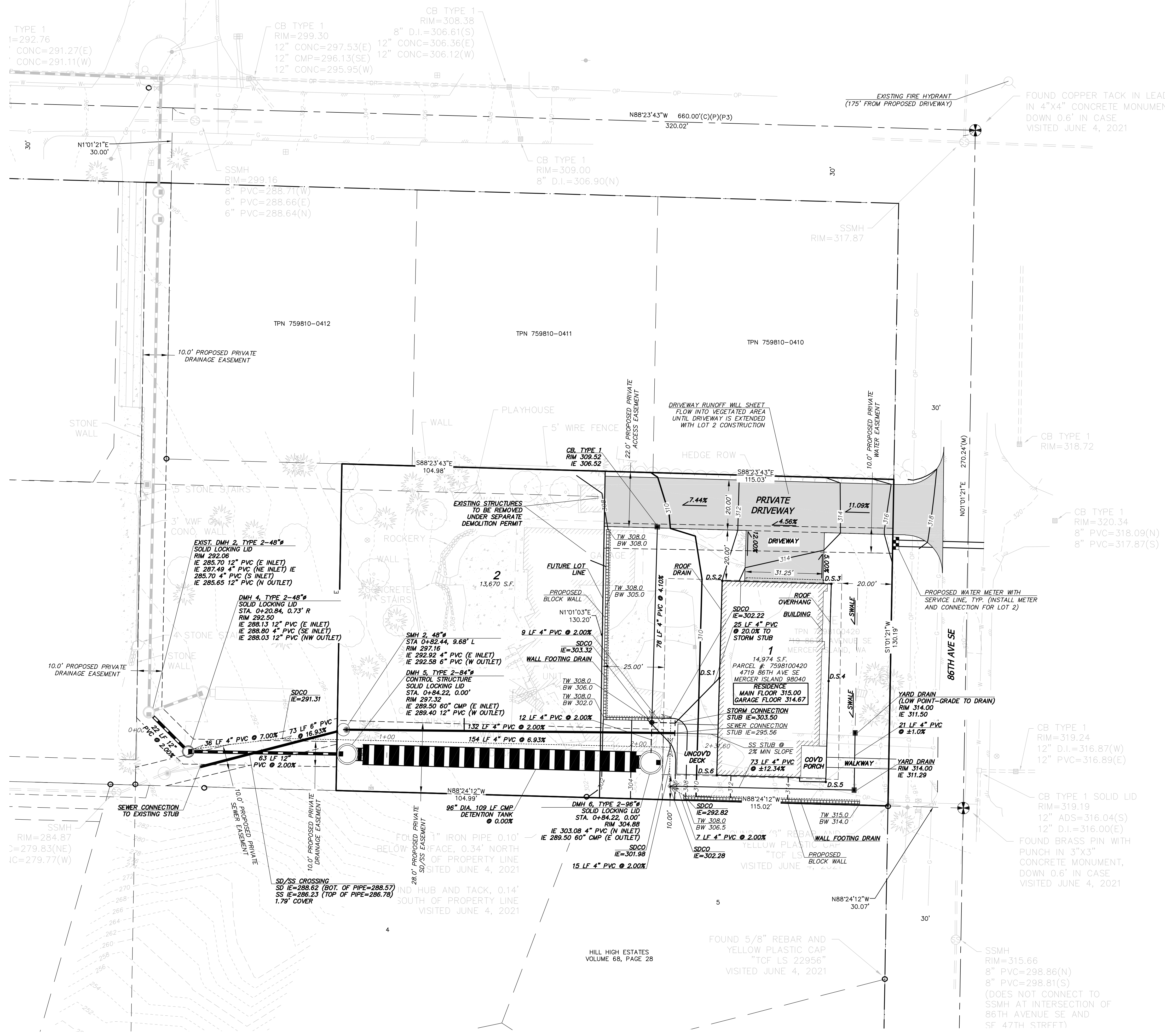
11400 SE 8TH STREET, SUITE 415
BELLEVUE, WASHINGTON 98004
206-909-8187



APR
REVISION
DATE

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: MAJ
DATE: 10.18.23
PROJECT NO.: 21071

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



GENERAL NOTES:

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

LAWN AND LANDSCAPE AREA NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 75.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

SOIL AMENDMENT NOTE:

AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. SEE LANDSCAPE PLANS FOR TURF AND PLANTING BED AREAS. STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 241 C.Y. OF AMENDMENT FOR AN AREA OF 9,770 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED)

AREA BREAKDOWN:

LOT SIZE: 14,974 S.F. (0.344 AC.)

EX. HARD SURFACES ON LOT: 5,047 S.F.

NEW HARD SURFACES ON LOT:

MAIN HOUSE ROOF:	2,890 S.F.
DRIVEWAY:	3,384 S.F.
WALKS & PATIOS:	498 S.F.
TOTAL NEW ON LOT:	6,772 S.F. (45.2%)

NEW HARD SURFACES:
LOT PERVIOUS: 8,202 S.F.

OFFSITE DRIVEWAY: 493 S.F.
TOTAL PROJECT HARD SURFACES: 7,265 S.F.
TOTAL P.G.H.S.: 4,375 S.F.

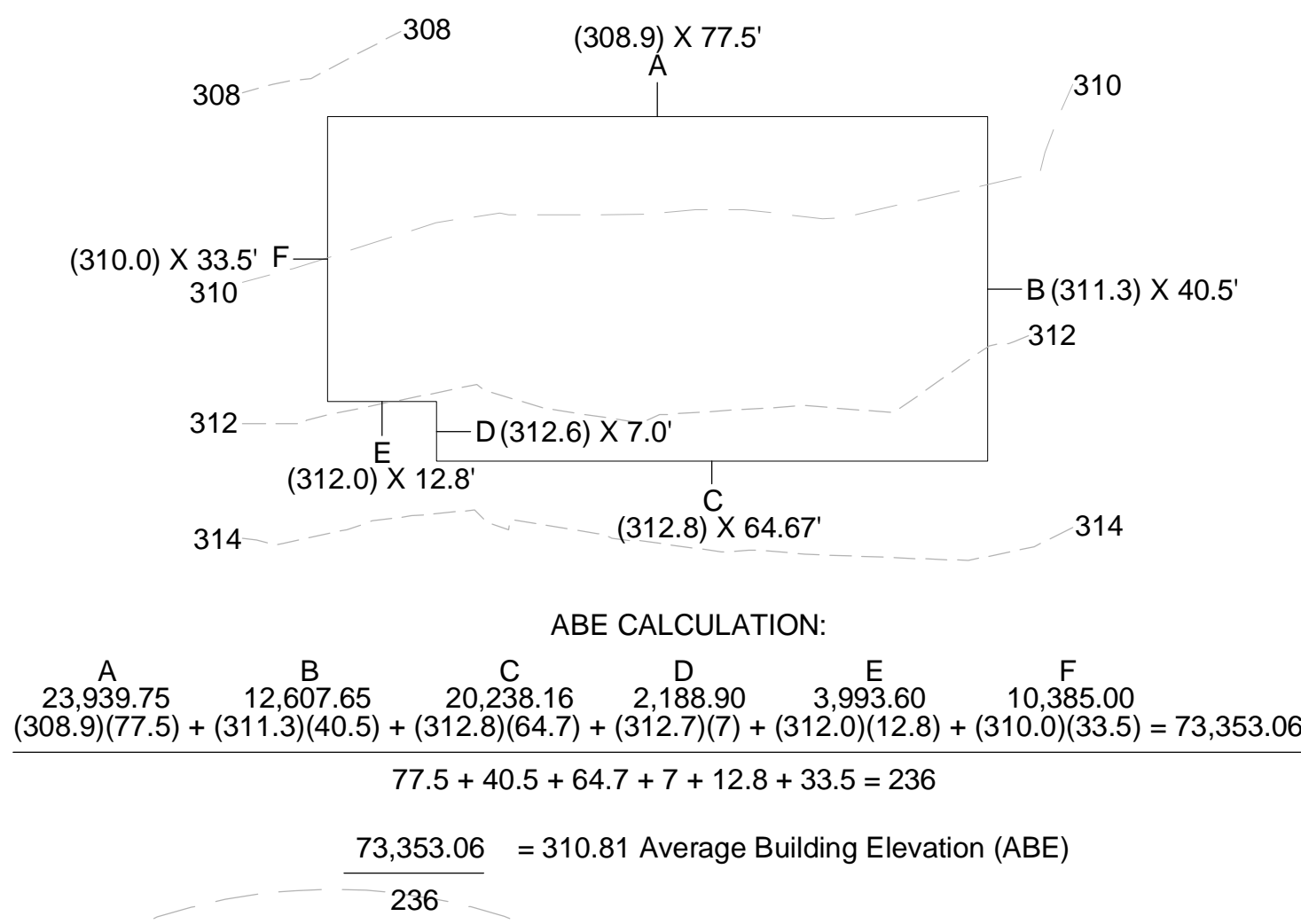
DOWNSPOUT ELEVATIONS

DOWNSPOUT #	INVERT ELEV.
1	308.50
2	309.28
3	310.16
4	310.94
5	310.16
6	309.28



NORTH
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

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



HARDSCAPE

- A. GROSS LOT AREA: 14,974 SF
- B. NET LOT AREA: 13,638 SF
- C. AREA BORROWED FROM LOT COVERAGE: 0 SF
- D. ALLOWED HARDSCAPE AREA+9% OF LOT AREA + C: 9% OF LOT 1,227.42 SF
- E. ALLOWED HARDSCAPE AREA: 0 SF
- F. TOTAL EXISTING HARDSCAPE AREA: 0 SF
- G. (TOTAL HARDSCAPE REMOVED): 456 SF
- H. TOTAL NEW HARDSCAPE AREA: 360 SF
- I. TOTAL PROJECT HARDSCAPE AREA = (F7 - G) + 7: 620 SF
- J. TOTAL PROJECT HARDSCAPE AREA = (I/B)x100: 4.5%

LOT COV'G

- LOT AREA (NET): 13,638 SF
- GROSS FLOOR AREA (INCL ROOF): 3,432 SF
- VEHICULAR USE AREA: 1,758 SF
- TOTAL LOT COVERAGE AREA: 5,190 SF
- % OF LOT AREA: =38.05%
- ALLOWED LOT COV'G. AREA: 5,455.2 SF
- ALLOWED % OF LOT AREA: =40.00%

GROSS FLOOR AREA

- LOT AREA (NET): 13,638 SF
- UPPER FLOOR AREA (LESS STAIR): 2,371 SF
- MAIN FLOOR AREA (INCL GARAGE): 3,049 SF
- TOTAL GROSS FLOOR AREA: 5,420 SF
- % OF LOT AREA: =39.74%
- ALLOWED LOT AREA: 5,455.2 SF
- ALLOWED % OF LOT AREA: =40.00%

FIRE AREA SUMMARY

- UPPER FLOOR AREA: 2,204 SF
- MAIN FLOOR AREA: 2,314 SF
- GARAGE FLOOR AREA: 734 SF
- UNHEATED STORAGE AREA: 0 SF
- COVERED AREA: 416 SF
- TOTAL: 4,759 S.F.

DRIVEWAY RUNOFF WILL SHEET FLOW INTO VEGETATED AREA UNTIL DRIVEWAY IS EXTENDED WITH LOT 2 CONSTRUCTION

PARCEL NUMBER

759810-0420

SITE ADDRESS

4719 86TH AVENUE SE
LARENZINI LOT 1
MERCER ISLAND, WA 98040

ZONING

- R-9.6
- MIN FRONT SETBACK: 20'
- MIN REAR SETBACK: 25'
- MIN SIDE SETBACK: 10'
- SUM OF 15' & NO LESS THAN 5'
- MAX BLDG HEIGHT: 30'
- MAX GROSS FLOOR AREA: 45%

LOT SLOPE

- HIGHEST ELEV POINT OF LOT: 317.25
- LOWEST ELEV POINT OF LOT: 302.50
- ELEVATION DIFFERENCE: 14.75
- HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS: 172.8'
- LOT SLOPE: 7.11%

OWNER

DESIGN BUILT HOMES
TODD SHERMAN
1412-112TH AVE NE, SUITE 104
BELLEVUE, WA 98004
PH: 206 909 8187
EM: TODD@LUXURYDBH.COM

ARCHITECT

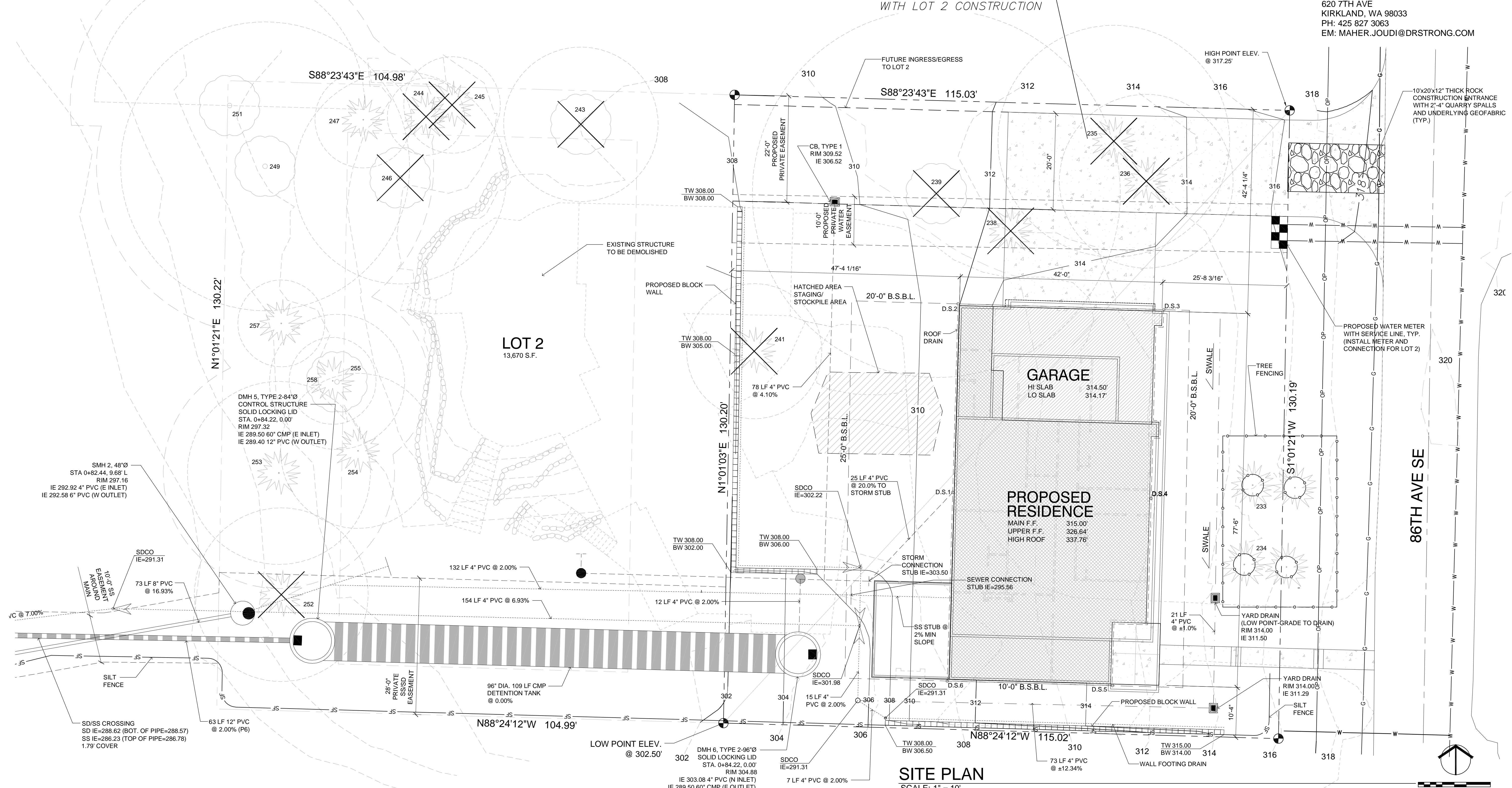
MCCULLOUGH ARCHITECTS
PHIL MCCULLOUGH
5601 6TH AVESOUTH, SUITE 371
SEATTLE, WA 98108
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KIRKLAND, WA 98033
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EM: MAHER.JOUDI@DRSTRONG.COM

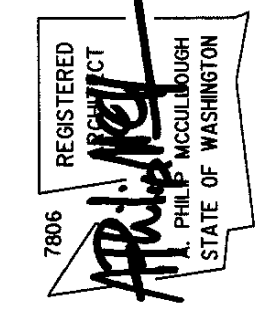


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Revisions
11.01.2023
00.00.2023

Date: 11.01.2023
Job No: xx-xxx
Project No: 00000
Drawn: BAK
Approved: APM

Owner
Design Built Homes



4719 86th Ave SE

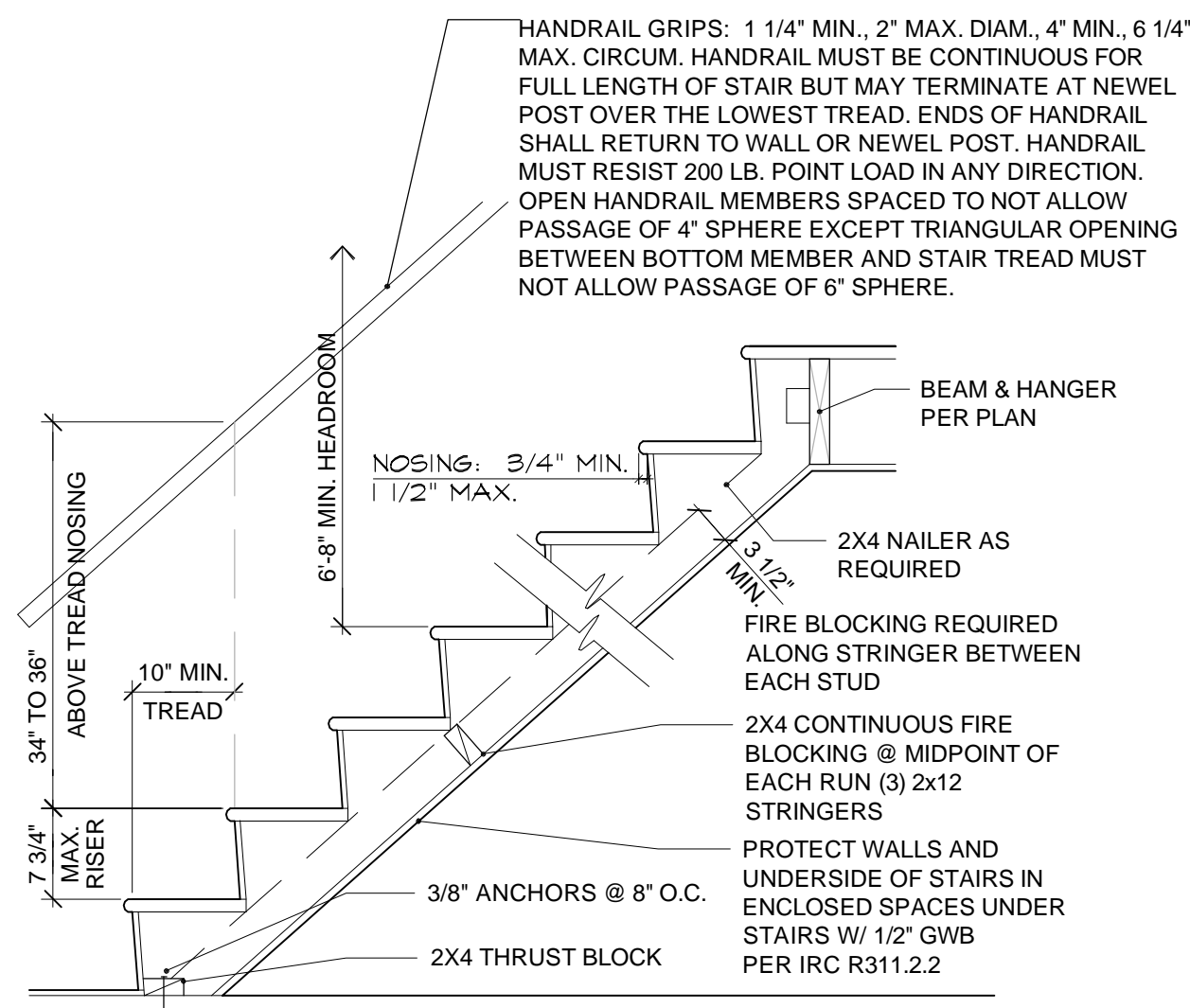
Mercer Island, Washington

Permit Documents

Site Plan

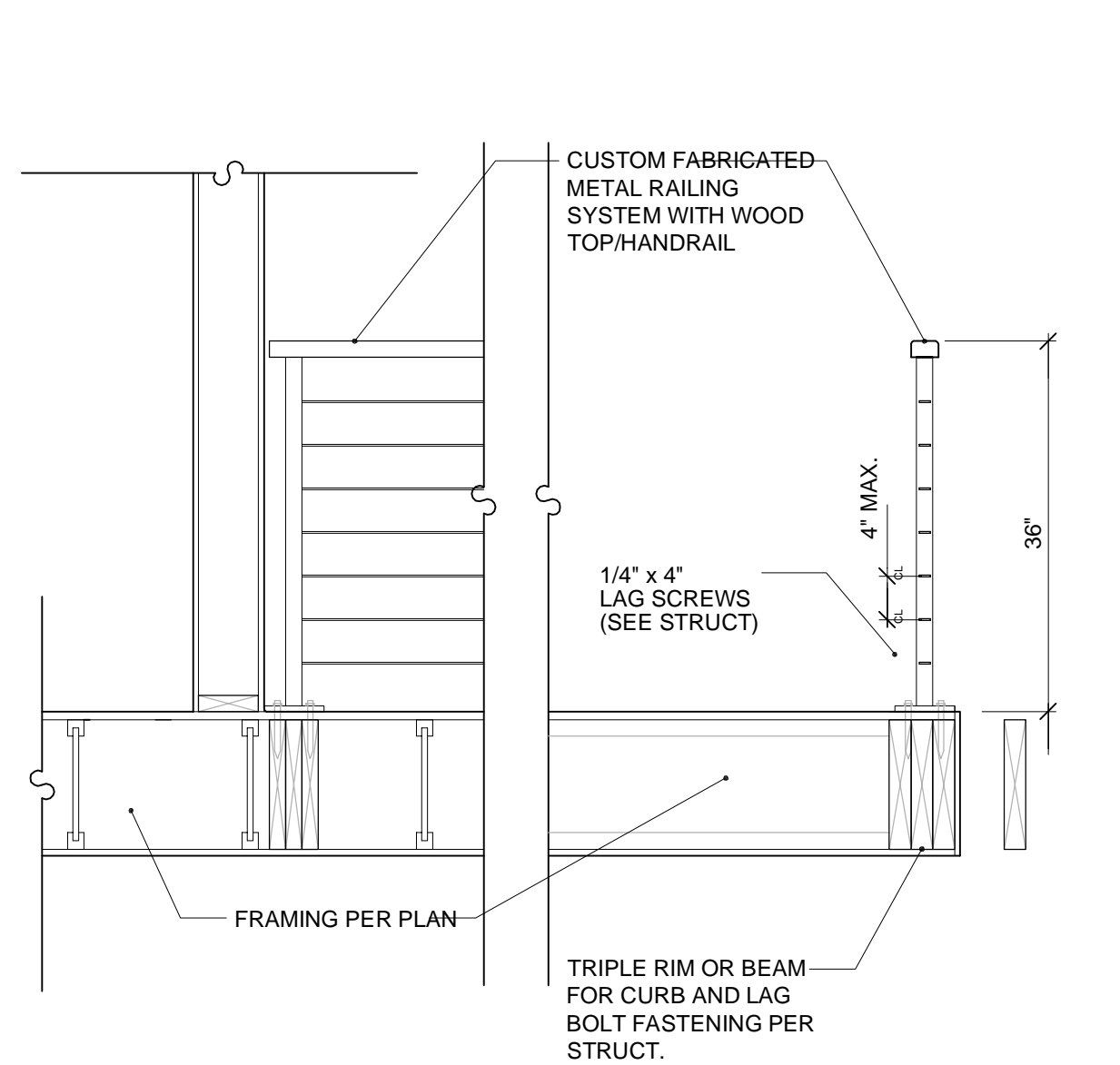
A1

SITE PLAN
SCALE: 1" = 10'



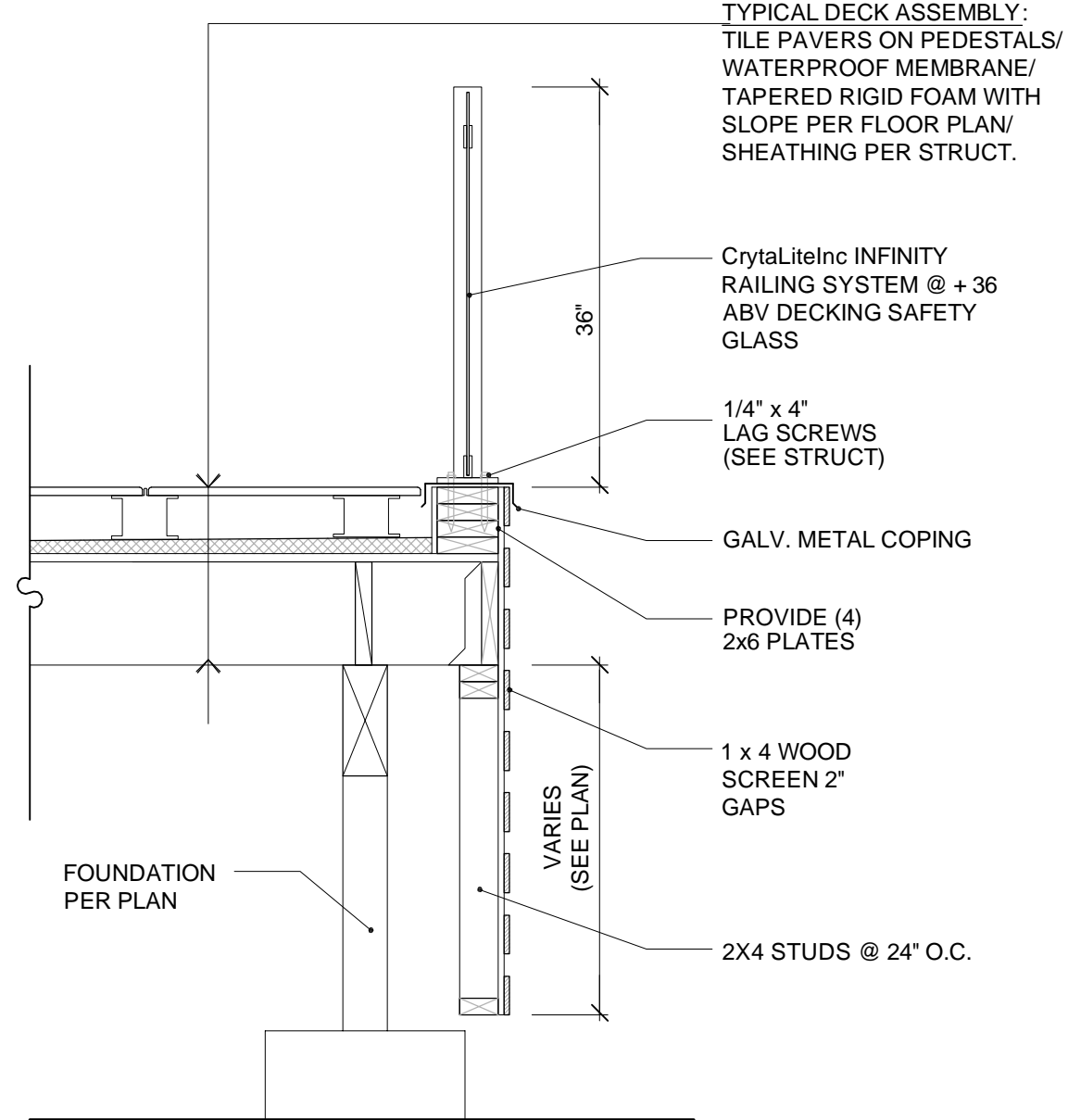
STAIR SECTION
SCALE: 3/4" = 1'-0"

8
A2



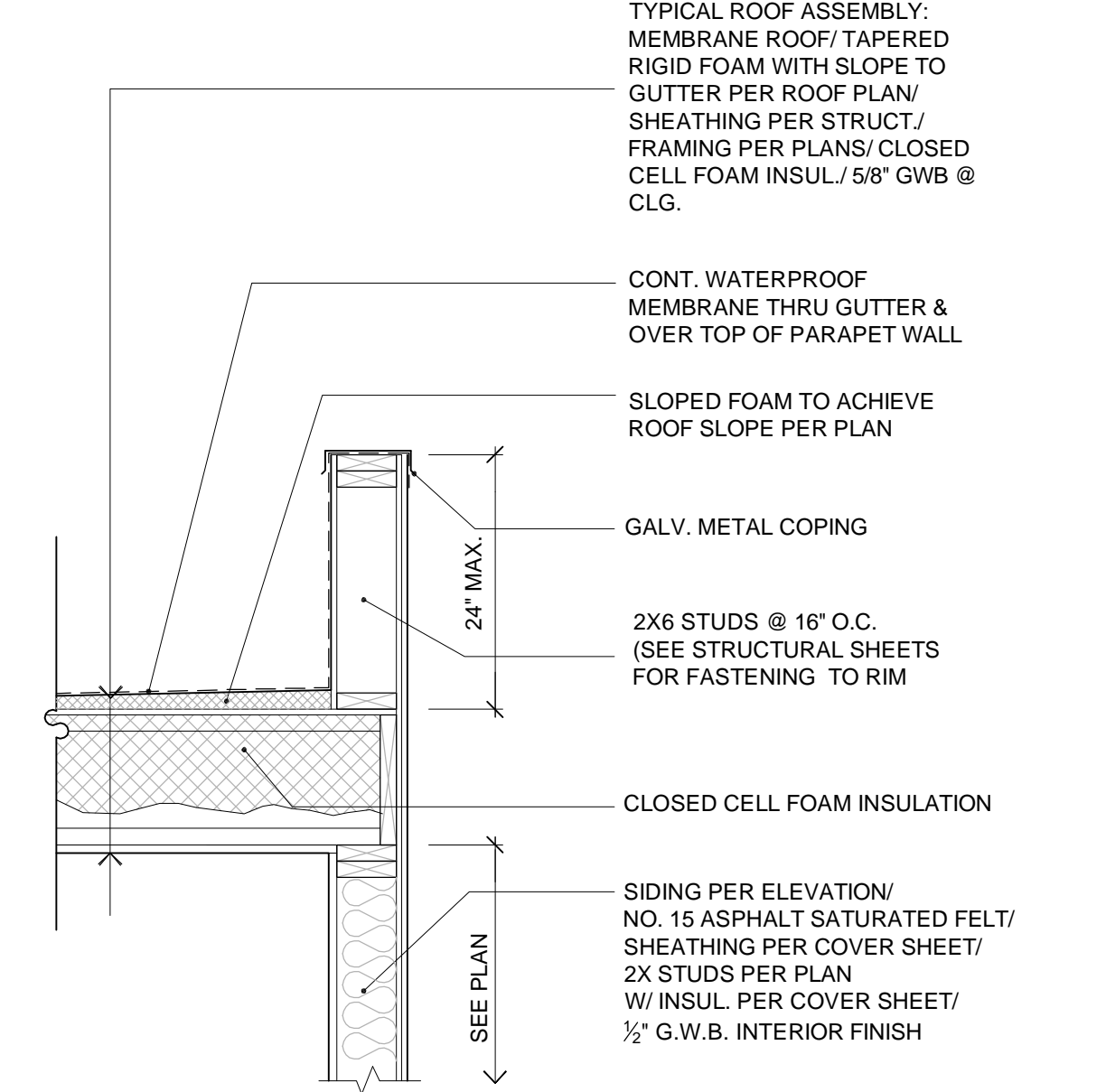
TYPICAL RAIL
SCALE: 3/4" = 1'-0"

11
A2



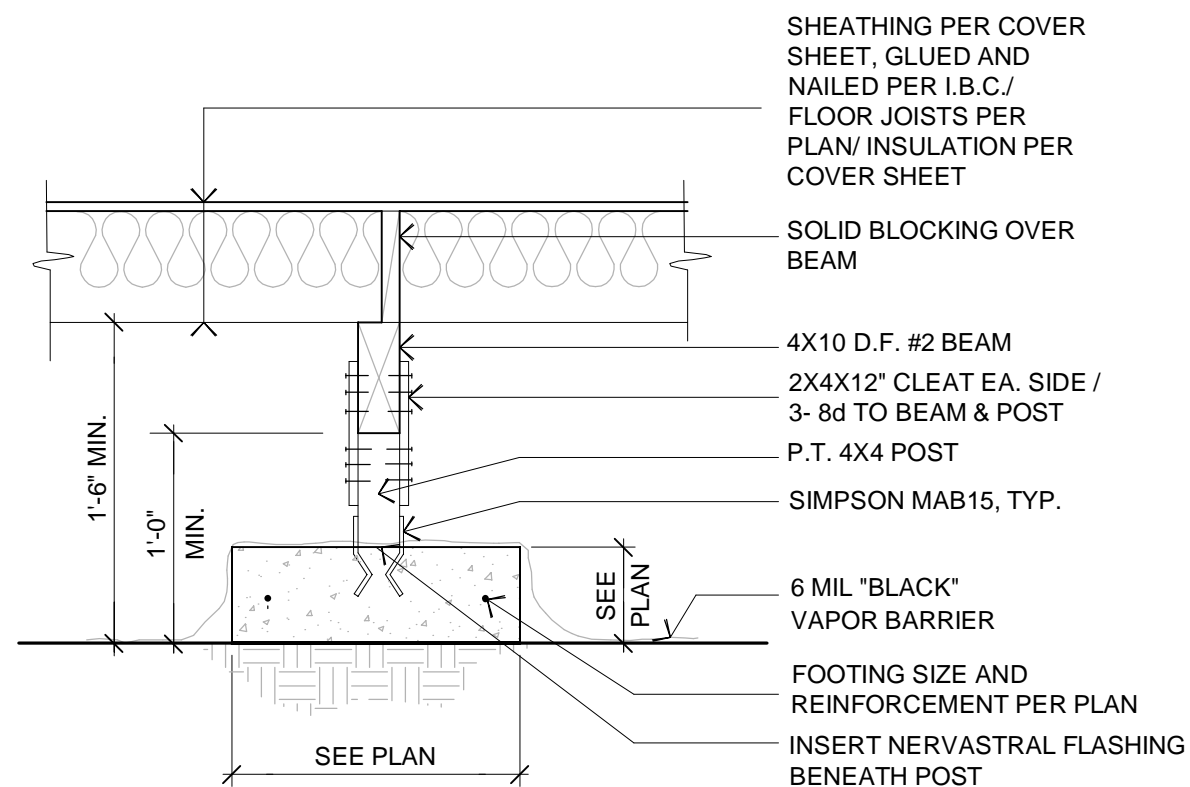
RAIL AT DECK
SCALE: 3/4" = 1'-0"

10
A2



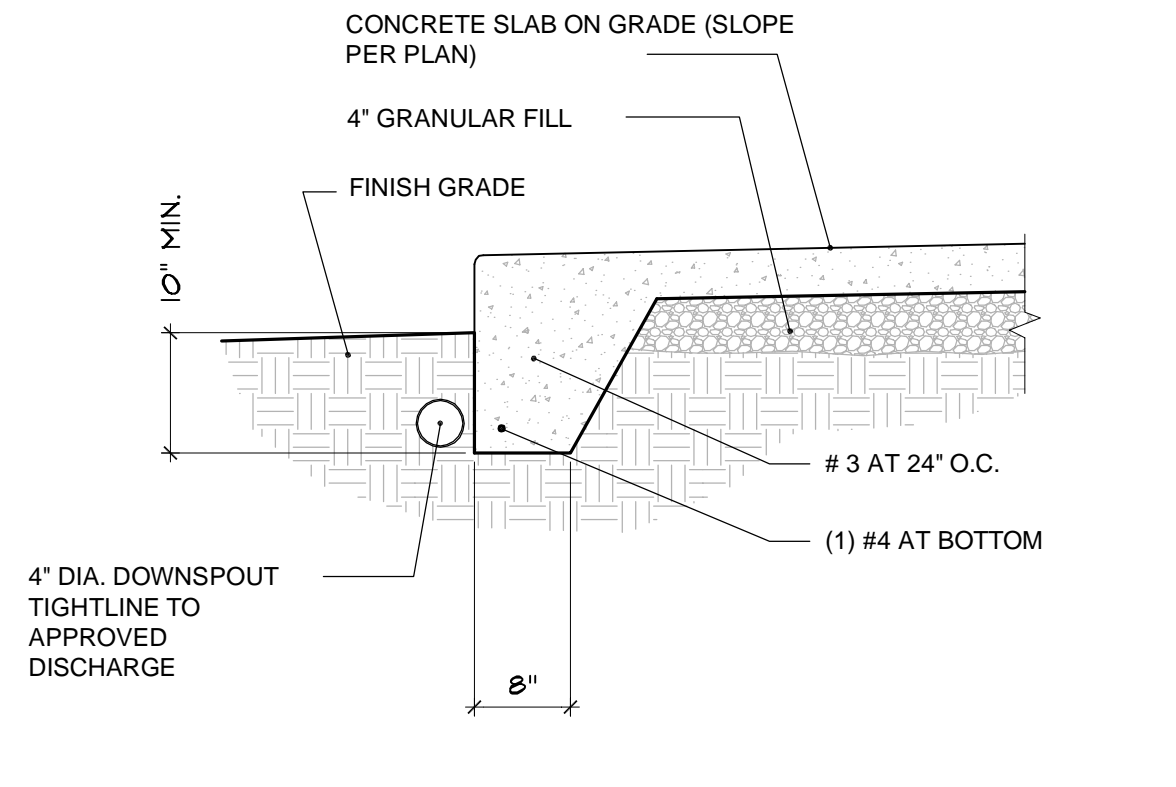
EAVE AT PARAPET
SCALE: 3/4" = 1'-0"

9
A2



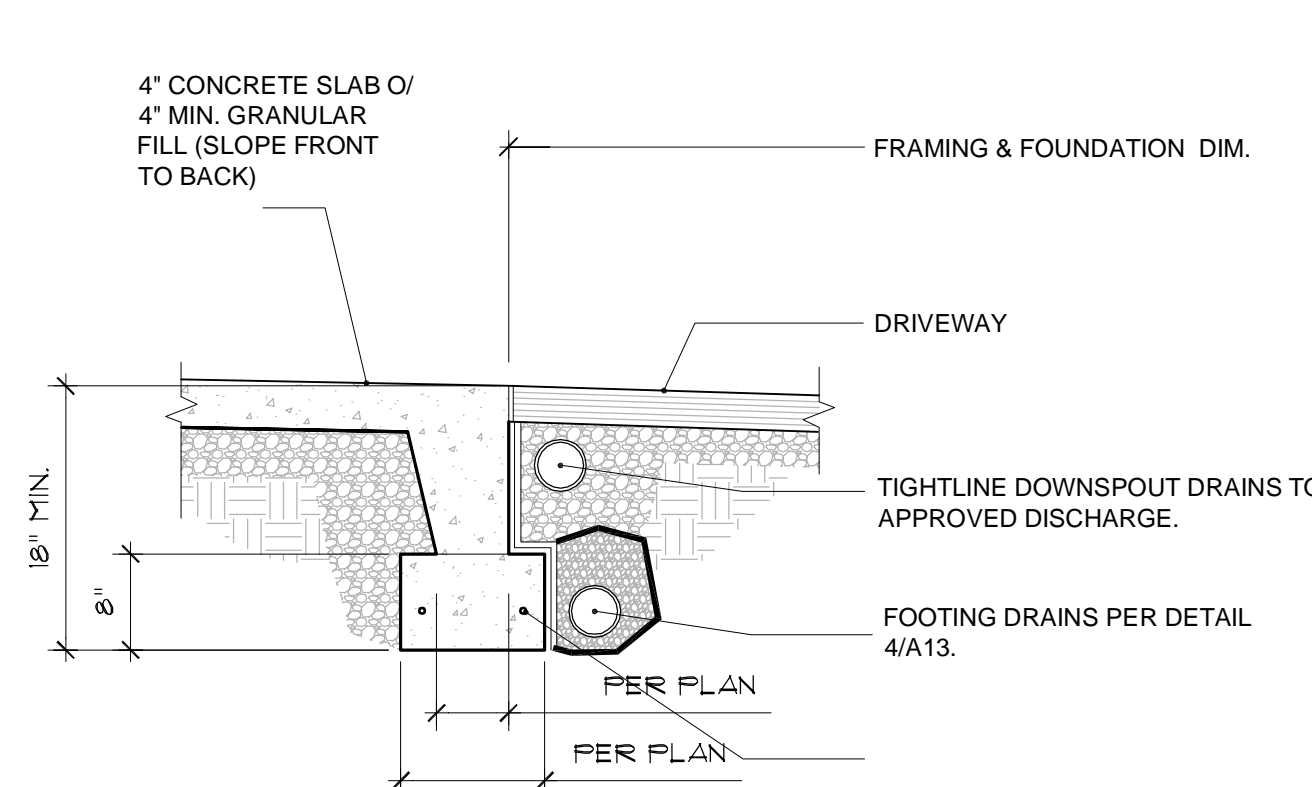
ISOLATED PAD FOOTING
SCALE: 3/4" = 1'-0"

7
A2



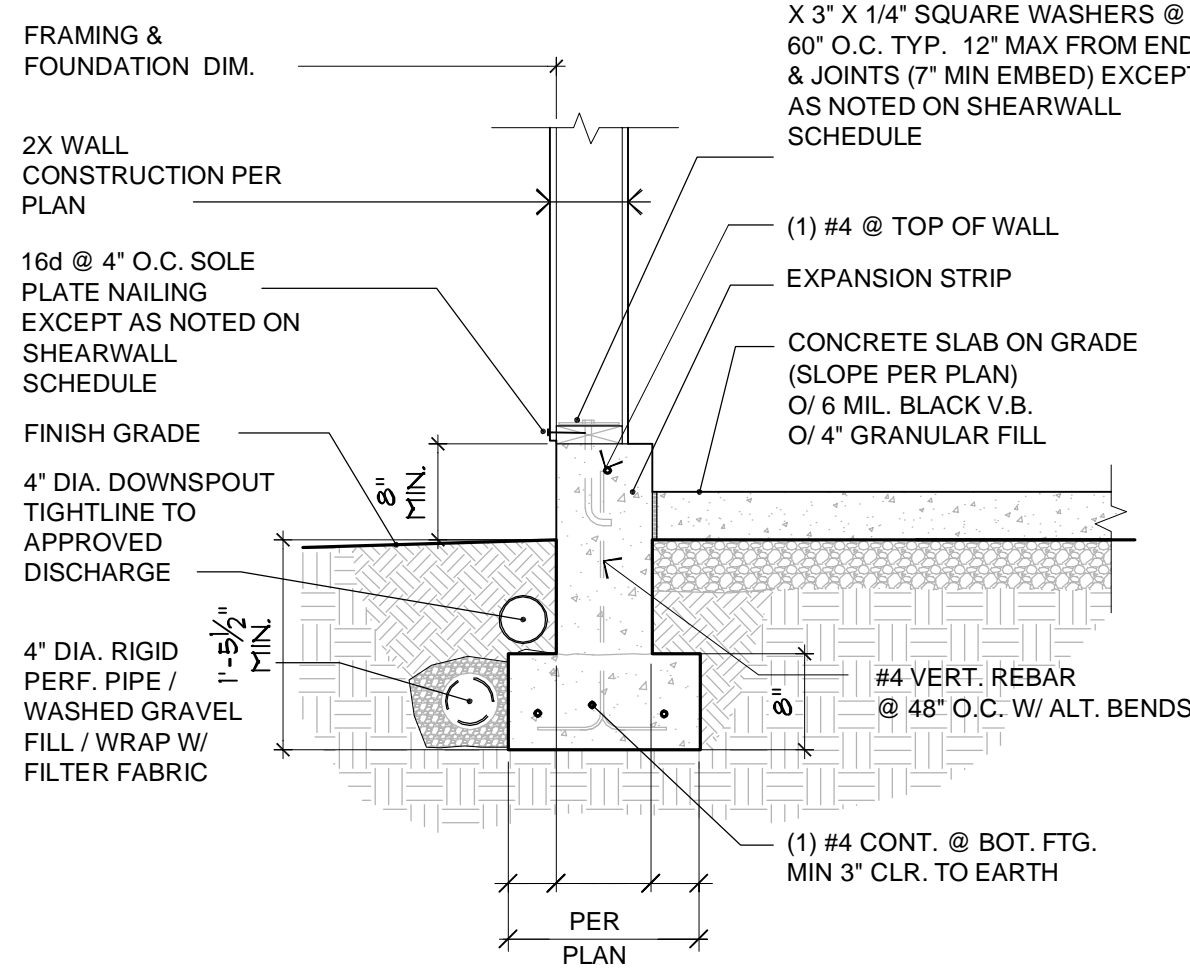
PORCH SLAB EDGE
SCALE: 3/4" = 1'-0"

6
A2



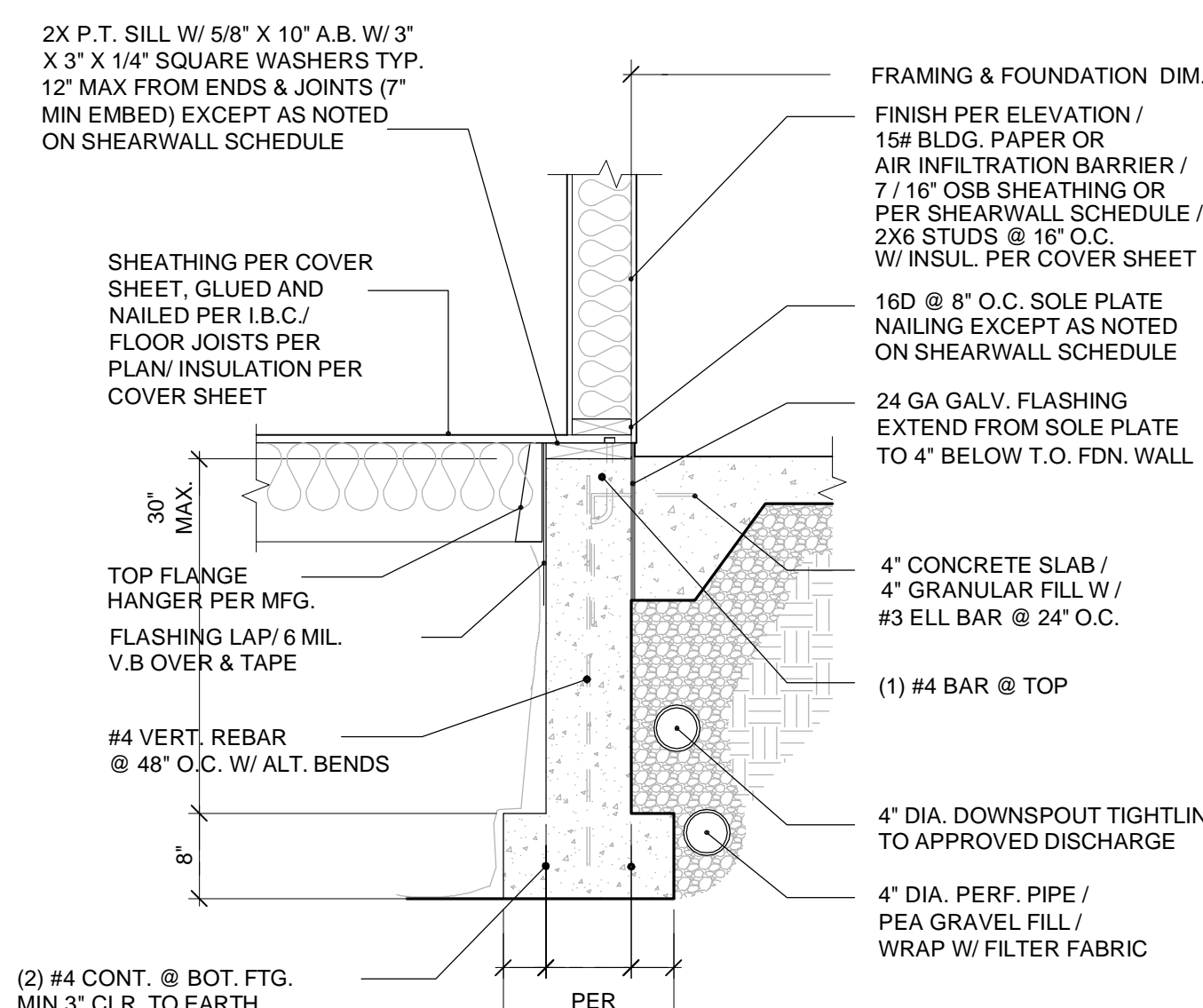
GARAGE SLAB @ DOOR
SCALE: 3/4" = 1'-0"

5
A2



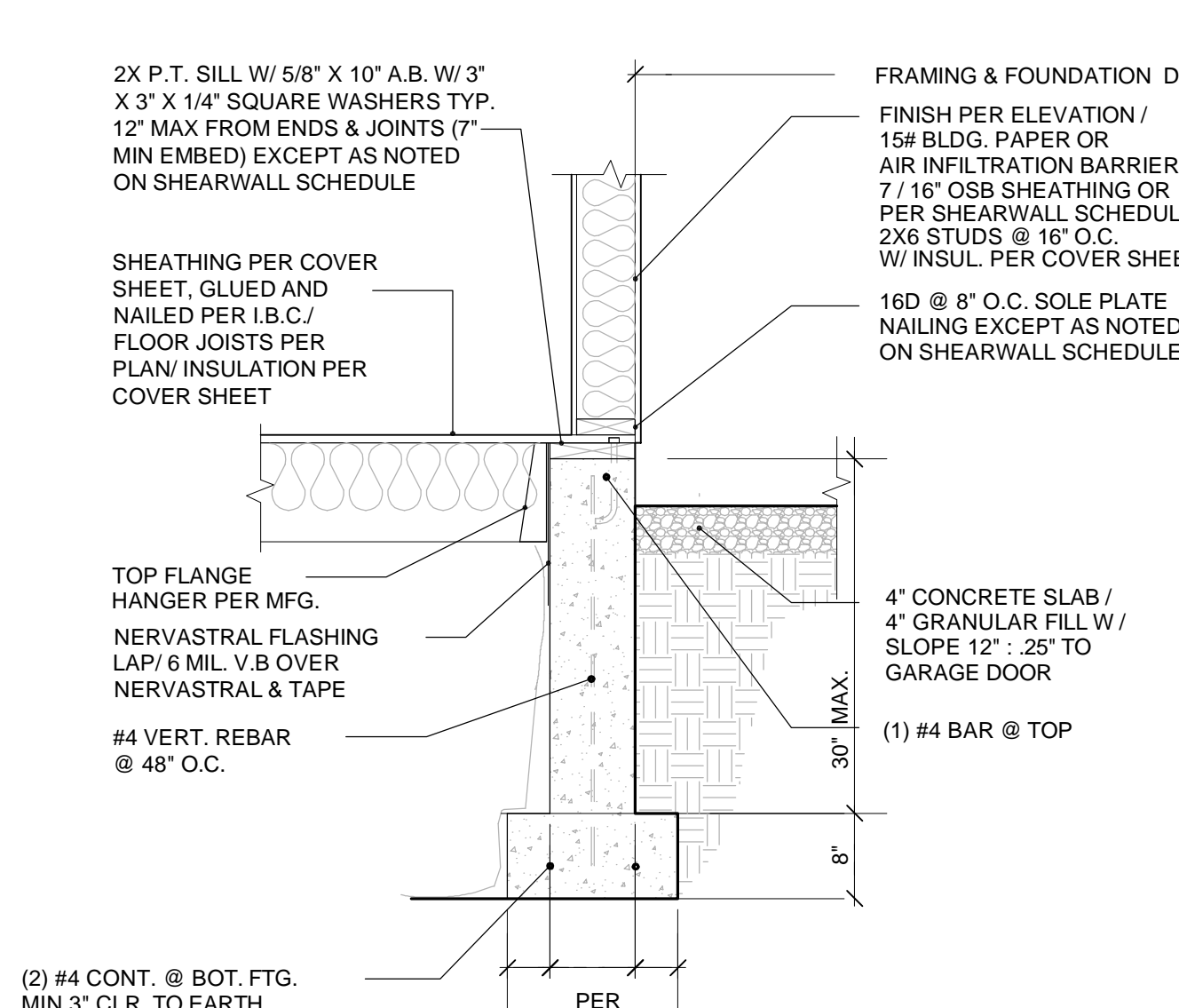
GARAGE FNDN. & SLAB
SCALE: 3/4" = 1'-0"

4
A2



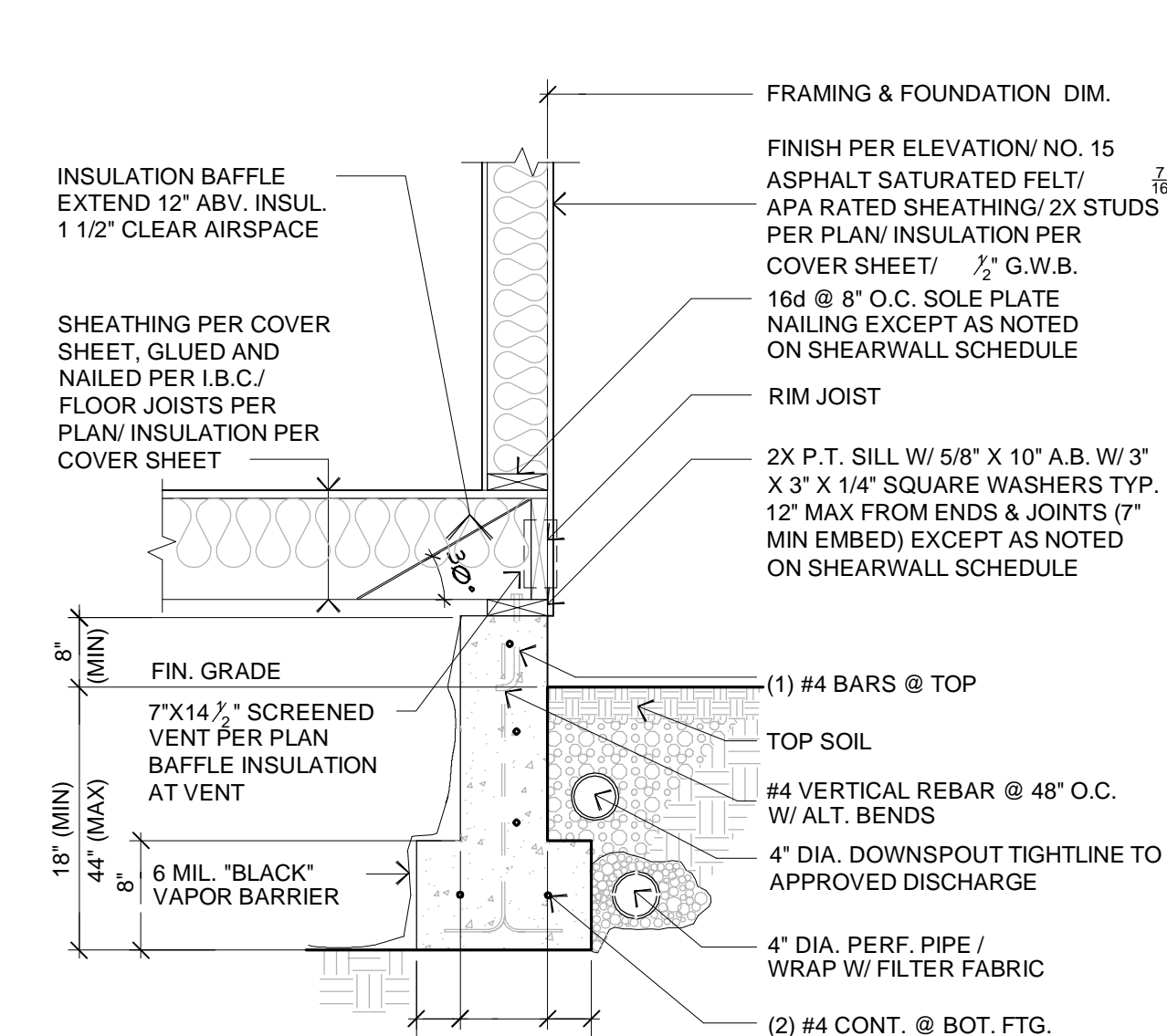
PORCH / PATIO / HOUSE FNDN.
SCALE: 3/4" = 1'-0"

3
A2



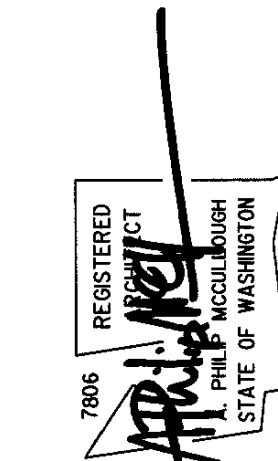
HOUSE / GARAGE FNDN.
SCALE: 3/4" = 1'-0"

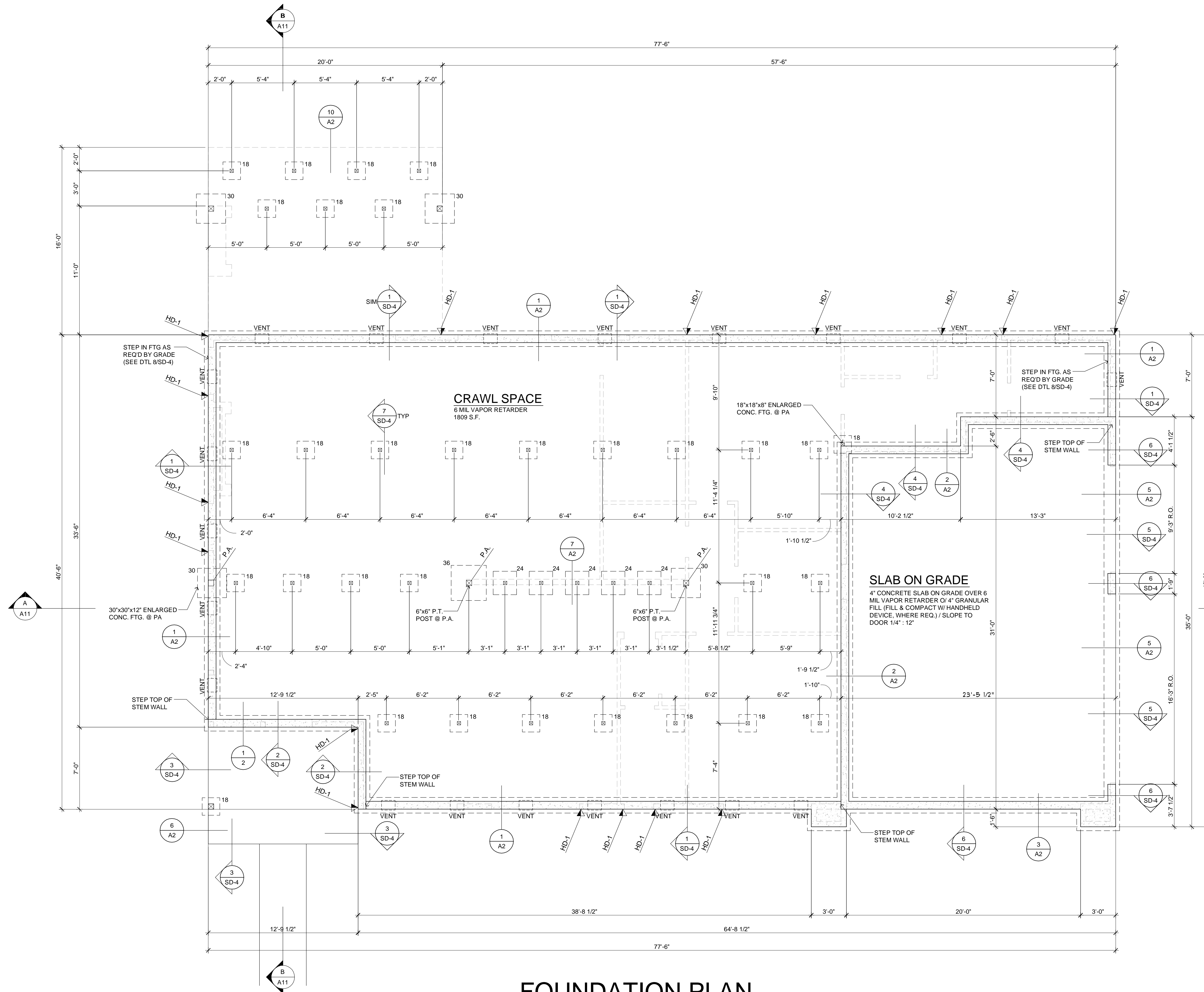
2
A2



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

1
A2





- GENERAL NOTES:**
- 8" MIN. CLEARANCE BETWEEN EXTERIOR GRADE & UNPROTECTED WOOD.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
 - ALL DIMENSION LINES ARE TO FACE OF FRAMING OR CONCRETE, U.N.O.
 - SEE FNDN DETAILS FOR LOCATION & SPACING OF ANCHOR BOLTS.
 - INSTALL ALL HOLDDOWNS AND HARDWARE PRIOR TO BACKFILLING.
 - FOUNDATION DESIGN IS BASED ON AVERAGE BEARING CAPACITY OF 2000 PSF. REFER TO SOILS REPORT AS SPECIFIED IN GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL FOUNDATION DESIGN INFORMATION.
 - PROVIDE 18"x24" MIN. CRAWLSPACE ACCESS WEATHERSTRIP AND INSULATE PER WSEC R402.2.4.

- 18 18" SQ. X 8" THICK FTG. W/ (2) #4 EA. WAY BOT.
- 24 24" SQ. X 8" THICK FTG. W/ (3) #4 EA. WAY BOT.
- 30 30" SQ. X 12" THICK FTG. W/ (4) #4 EA. WAY BOT.
- 36 36" SQ. X 12" THICK FTG. W/ (4) #4 EA. WAY BOT.
- ⊠ TYPICAL POST IS HF#2 4X4, U.N.O.

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

UNDER-FLOOR AREAS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. OF VENTILATION FOR EACH 150 SQ. FT. OF UNDER-FLOOR AREA. THE UNDER FLOOR AREA = 2,326 S.F. / 150 = 15.51 S.F. OF REQUIRED VENTING AREA. USING 7"x14" SCREENED VENTS PROVIDES 0.75 S.F. OF VENTING FOR EACH VENT. 15.51 S.F. / 0.75 S.F. = 20.68. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH OPENINGS OF 1/4" IN DIMENSION. (21) 7" X 14" VENTS REQUIRED.

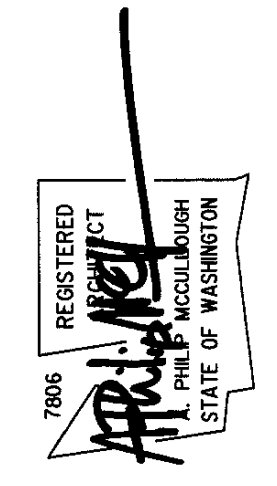
- PLAN NOTES:**
- BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
 - SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #6 W/ 4X11.4 W/M CENTERED IN SLAB. PROVIDE VAPOR BARRIER BELOW SLAB OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
 - REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
 - REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
 - DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

TYPICAL CRAWLSPACE NOTES:

4x4 P.T. POST w/ 2x4 CLEATS EA. SIDE + (2) A35 CLIPS OON EA. SIDE @ BASE OF POST w/0.131"x1 1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 18"x18"x8" CONC. FTG. (TYP. U.N.O.)

Date:	11.01.2023	Revisions	Comment
Job No:	xx-xxx	00.00.2023	X
Project No:	00000		
Drawn:	BAK		
Approved:	APM		

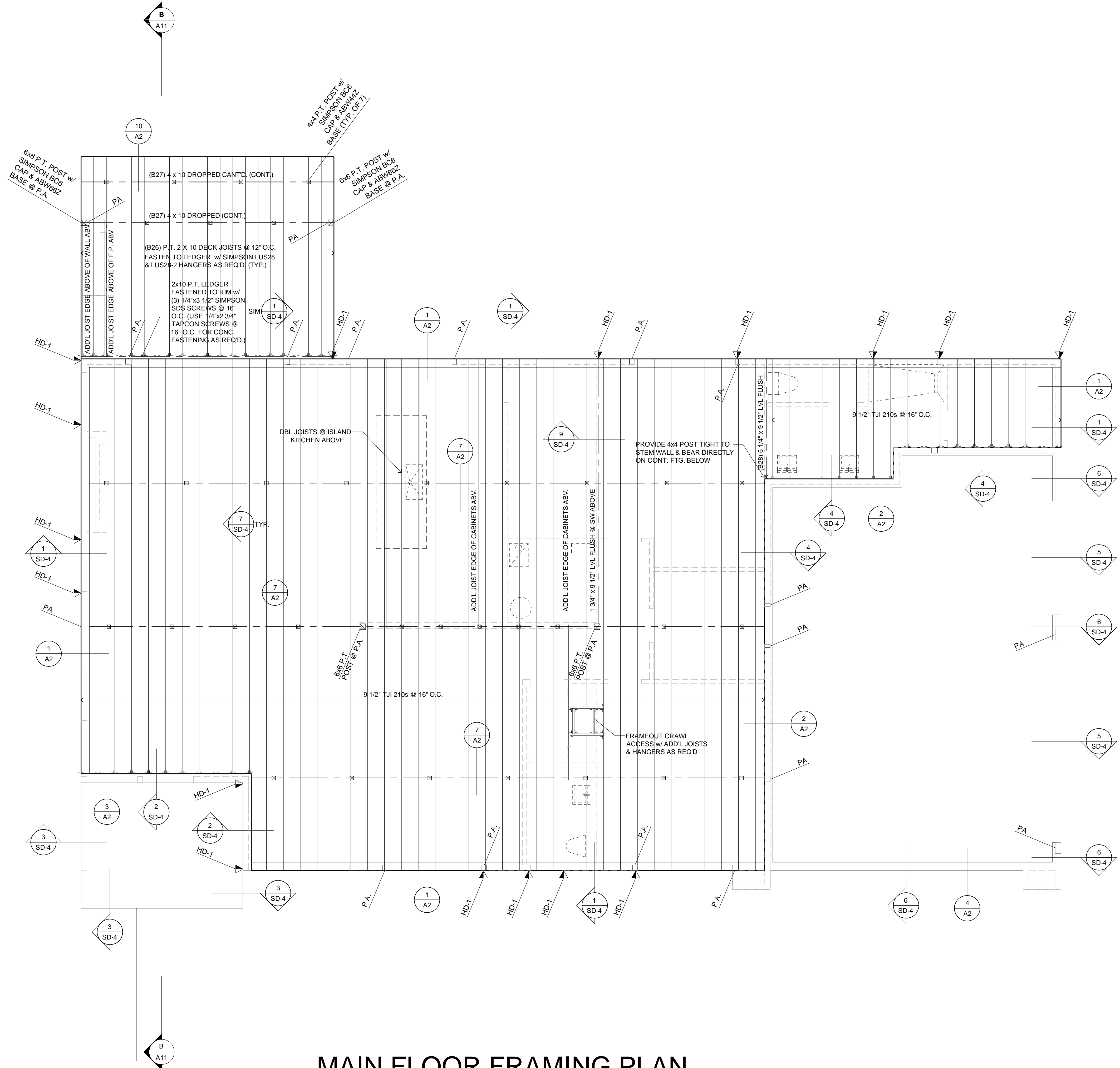
Owner: Design Built Homes



4719 86th Ave SE

Mercer Island, Washington

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



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

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

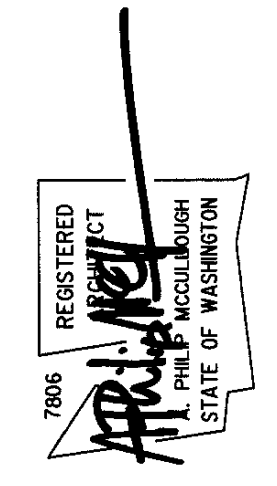
B29 / B30 4x10 CONT. DROPPED GIRDER (TYP. U.N.O.)

TYPICAL CRAWLSPACE POSTS:
4x4 P.T. POST w/ 2x4 CLEATS EA. SIDE + (2) A36 CLIPS ON EA. SIDE @ BASE OF POST w/ 0.131"x 1 1/2" LONG REDHEAD NAILS (4"-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 18"x18"x8" CONC. FTG. (TYP. U.N.O.)

Revisions	Comment
00.00.2023	X

Date: 11.01.2023
Job No: xx-xxx
Project No: 00000
Drawn: BAK
Approved: APM

Owner
Design Built Homes



4719 86th Ave SE

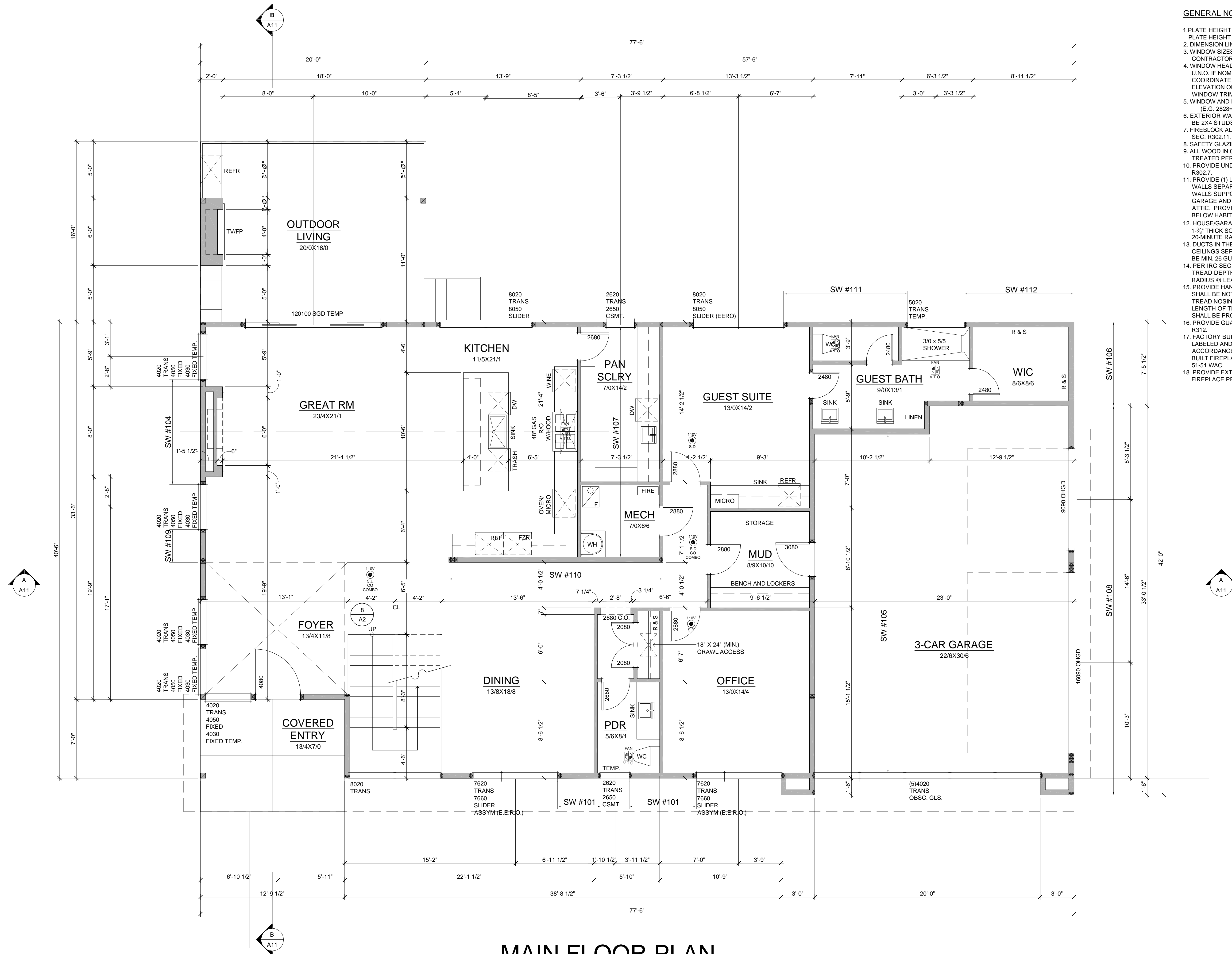
Mercer Island, Washington

Permit Documents

Main Floor Framing Plan

A4

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



MAIN FLOOR PLAN

SCALE 1/4" = 1'-0" 2,314 SF
TOTAL = 4,580 SF

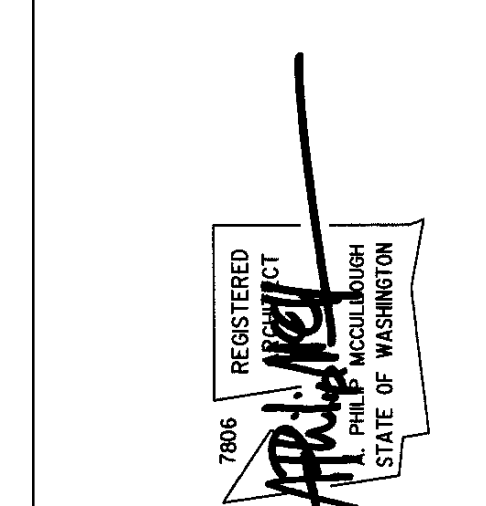
GENERAL NOTES:

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

Permit Documents

4719 86th Ave SE

Mercer Island, Washington



Date:	11.01.2023
Job No:	xx-xxx
Project No:	00000
Drawn:	BAK
Approved:	APM
Revisions	Comment
00.00.2023	X

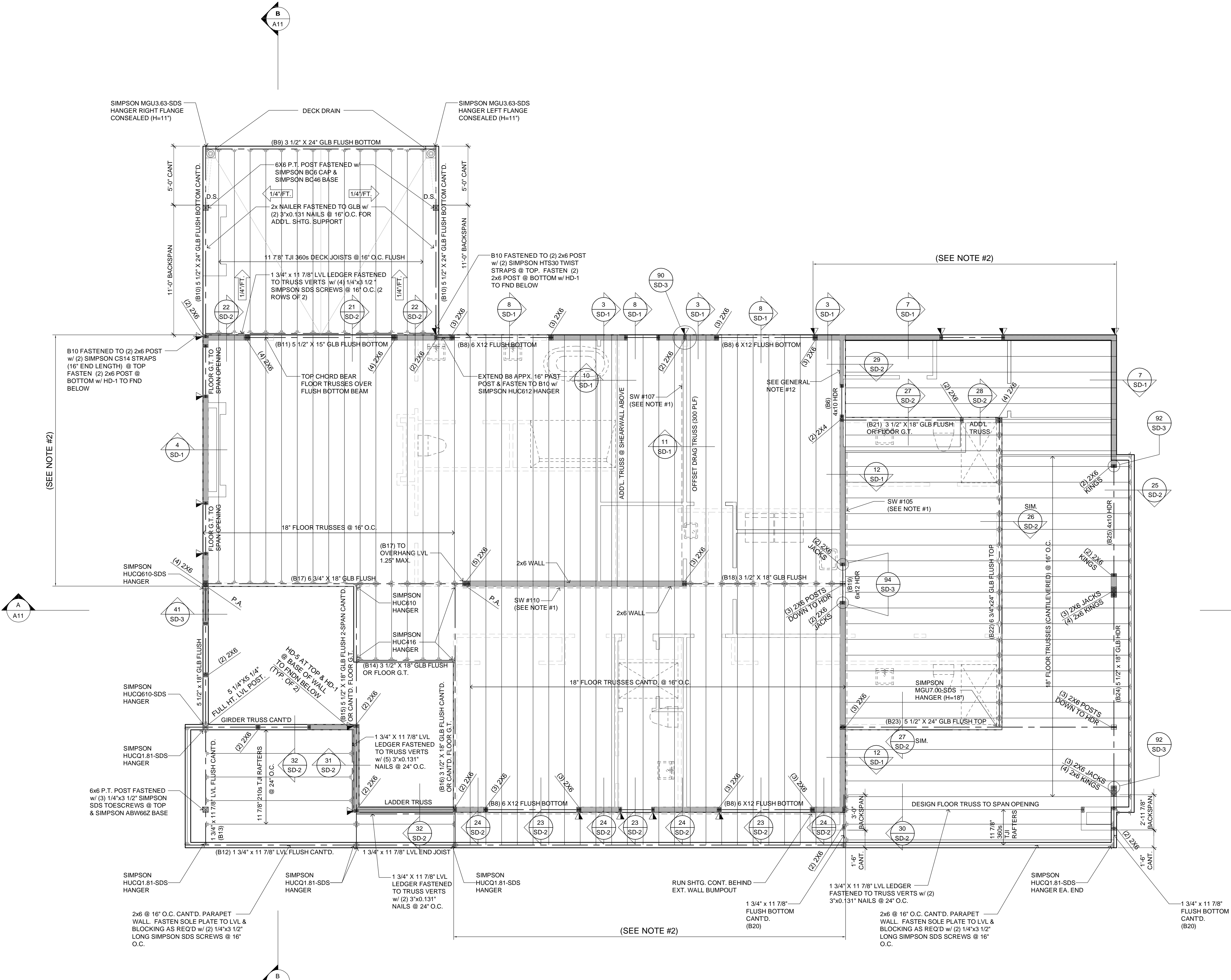
Owner
Design Built Homes

McCULLOUGH
ARCHITECTS

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Suite 371
Seattle, WA 98108
206.443.1181
mccullougharchitects.com

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Main Floor Plan
A5



UPPER FLOOR FRAMING PLAN

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

- GENERAL NOTES:**
- UPPER FLOOR FRAMING TO BE 18" FLOOR TRUSSES @ 16" O.C. WITH 3/4" OSB SUBFLOOR, GLUED AND NAILED. U.N.O. ADHESIVES SHALL CONFORM TO APA SPEC. AFG 01. PROVIDE T&G EDGES AT LONG PANEL EDGES. STAGGER SUBFLOOR END JOINTS.
 - BEARING WALLS ARE SHADED.
 - PROVIDE SOLID BLOCKING IN FLOOR AT ALL WALLS AND POINT LOADS FROM ABOVE.
 - PROVIDE (3) 2 X POST @ ALL BEAMS, HEADERS & TRUSS GIRDERS, U.N.O.
 - NAIL FLIED BEAMS TOGETHER W/ 10d @ 12" O.C. @ TOP & BOTTOM.
 - PROVIDE 18" X 24" MIN CRAWLSPACE ACCESS. WEATHERSTIP & INSULATE PER WSEC R402.2.4.
 - GLB TO BE 24F-V4 U.N.O.
 - PSL TO BE 2.0E U.N.O.
 - SEE DETAIL 100SD-3 FOR TYP. FLUSH BEAM CONNECTIONS ABOVE WINDOW OPENINGS WHEN THE DBL TOP PLATE MUST BE SPLICED (TYP. U.N.O.).
 - 4x 10 FLUSH BOTTOM HDR W/ TOP CHORD BRG FLOOR TRUSSES @ ALL PERPENDICULAR EXTERIOR OPENINGS (TYP. U.N.O.) B5
 - ALL HOLD-DOWNS SHALL BE HD-1 FASTENED @ (2) 2x6 MIN. DOWN TO FNDN. BELOW (TYP. U.N.O.)
 - ALL 2x4 INTERIOR BEARING WALLS @ THIS LEVEL SHALL BE HF-1 GRADE OR BETTER @ 12" O.C.

STRUCTURAL PLAN NOTES:

- NOTE 1:
PROVIDE 7/16" OSB PLYWOOD SHTG. + FASTEN PER TYP. WALL & SHTG. SPECS. (SEE NOTES).
- NOTE 2:
3" O.C. EDGE NAILING (SEE S-0).

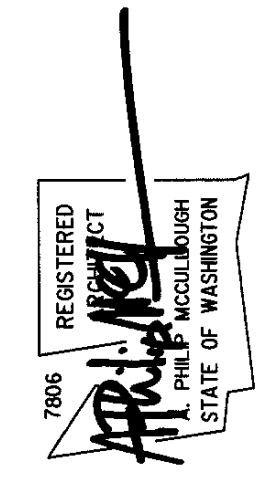
- INDICATES LOC. OF POINT LOAD FROM ABOVE (TYP.)
- INDICATES LOC. OF SOLID SUPPORT (2) STUDS LAMD W/ 16d @ 12" O.C. (2) 16d EA. END TYP. UNLESS NOTED OTHERWISE
- ▽ TYPICAL HANGER @ MAIN FLOOR SIMPSON LB

Revisions	Comment
00.00.2023	X

11.01.2023
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 Project No: 00000
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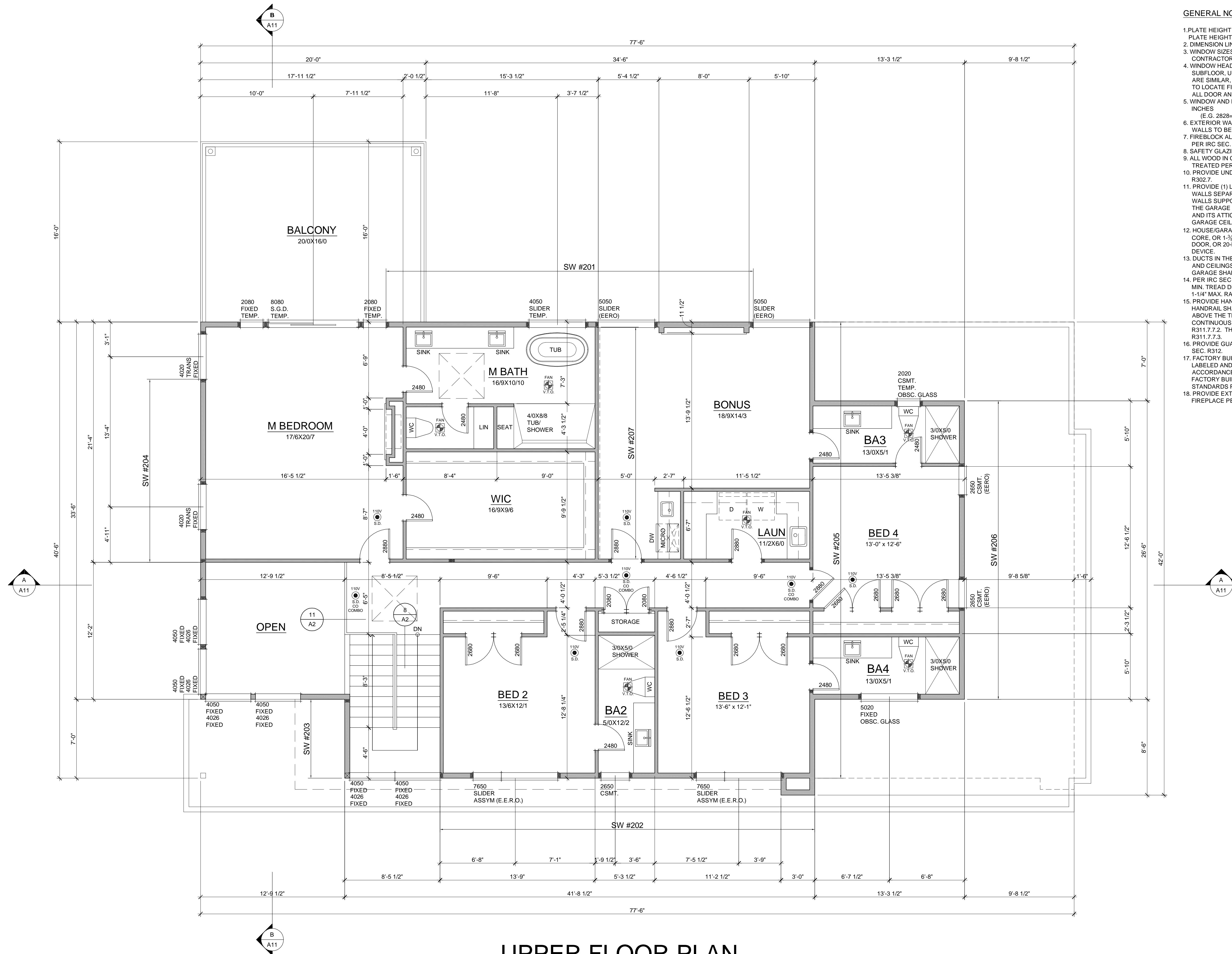
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4719 86th Ave SE

Mercer Island, Washington



UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

2,204 SF

GENERAL NOTES:

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

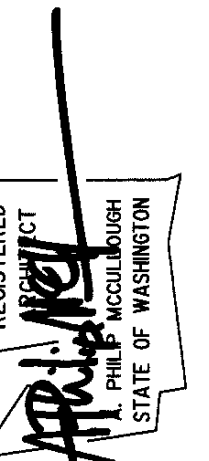
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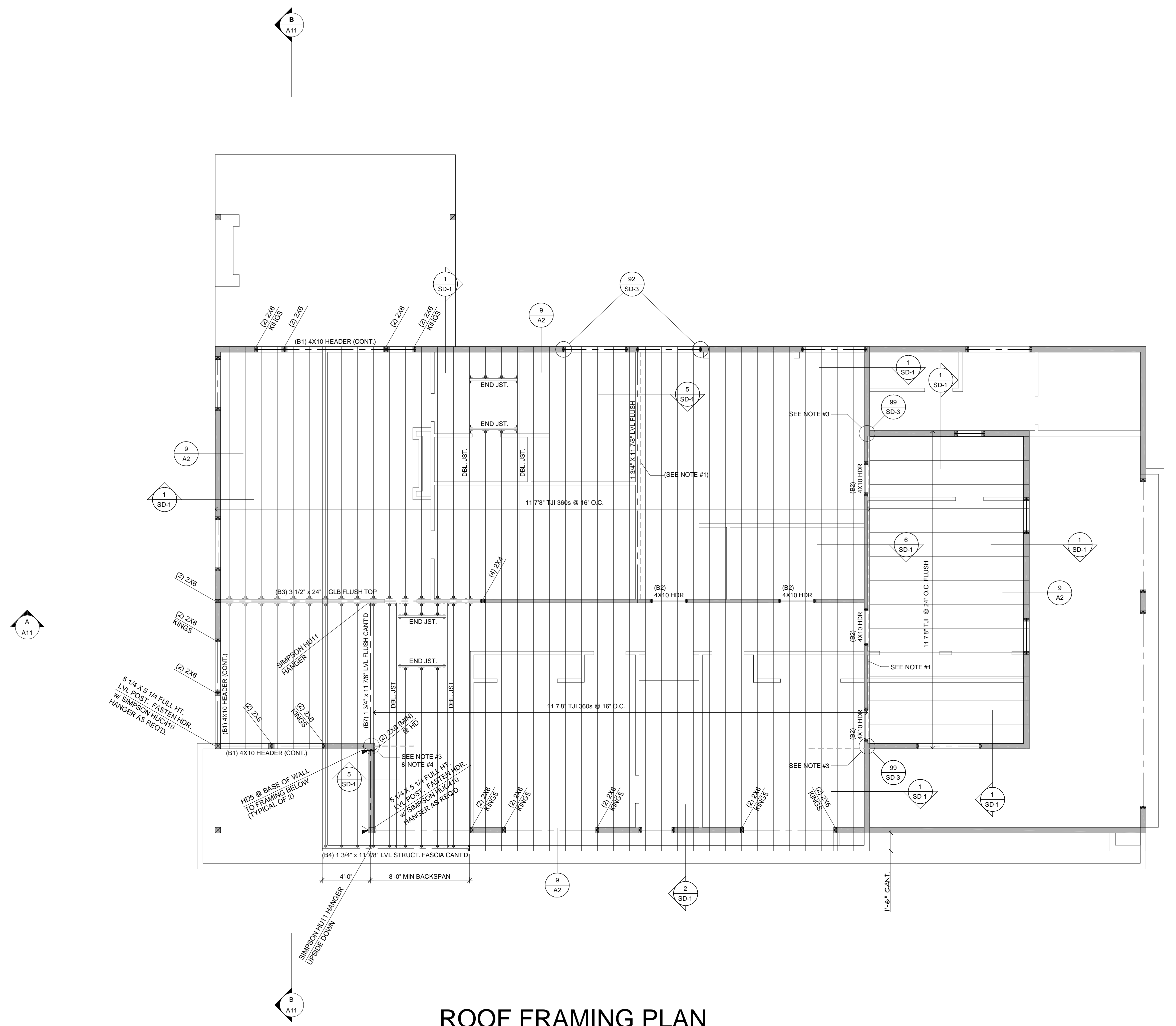
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Upper Floor Plan

A7

Revisions
 00.00.2023 X

Comment



ROOF FRAMING PLAN

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

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

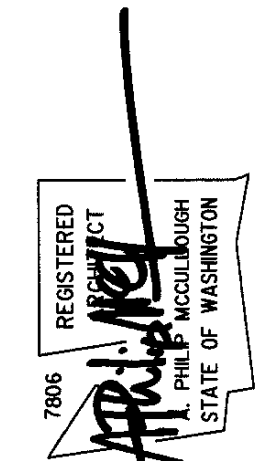
STRUCTURAL PLAN NOTES:

- NOTE 1:
PROVIDE 7/16" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALLS SHTG. SPECS. (SEE NOTES).
- NOTE 3:
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE OR FLUSH BEAM (13' END LENGTH) TO UNDERSIDE OF BLOCKING BETWEEN I-JOISTS FOR (3) BAYS (8'-0" MIN.) FASTEN ROOF SHTG. TO BLOCKING w/ 2 1/2.131 NAILS @ 6'-0" O.C.
- NOTE 4:
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE TO UNDERSIDE OF FLUSH BEAM (13' END LENGTH)

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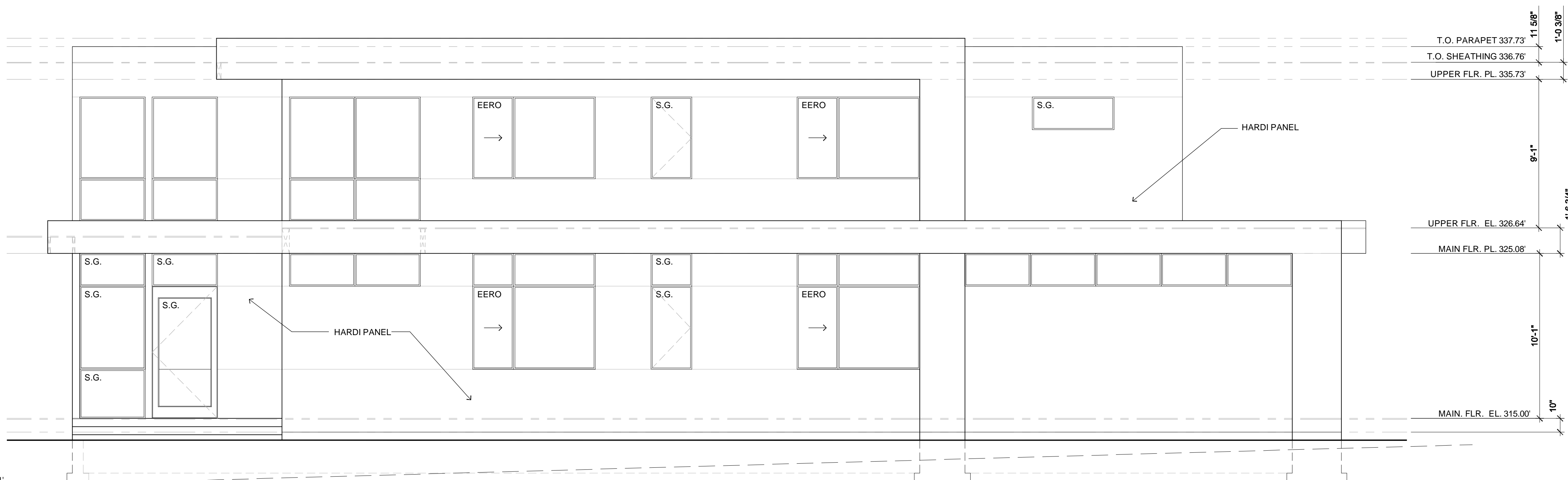
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ALLOWABLE BUILDING HEIGHT 340.81'

30'-0"

AVERAGE BUILDING ELEVATION 310.81'



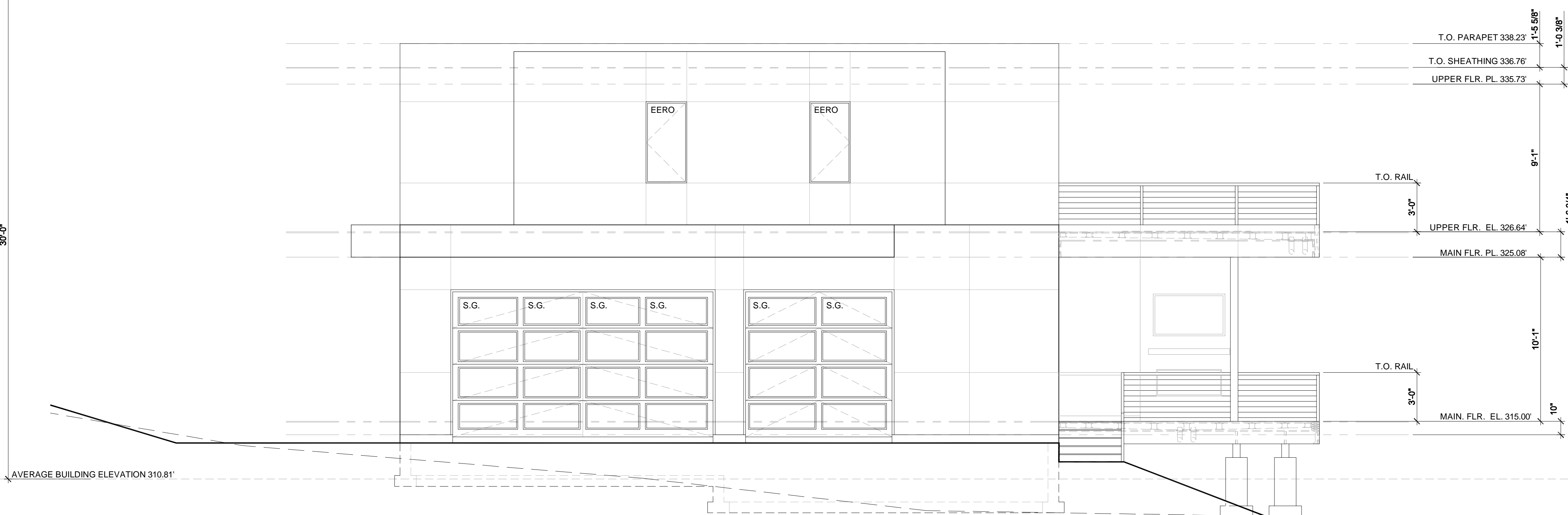
EAST ELEVATION

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

ALLOWABLE BUILDING HEIGHT 340.81'

30'-0"

AVERAGE BUILDING ELEVATION 310.81'



NORTH ELEVATION

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

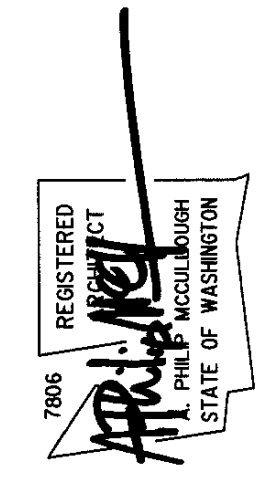
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Lot 1-86th Ave SE

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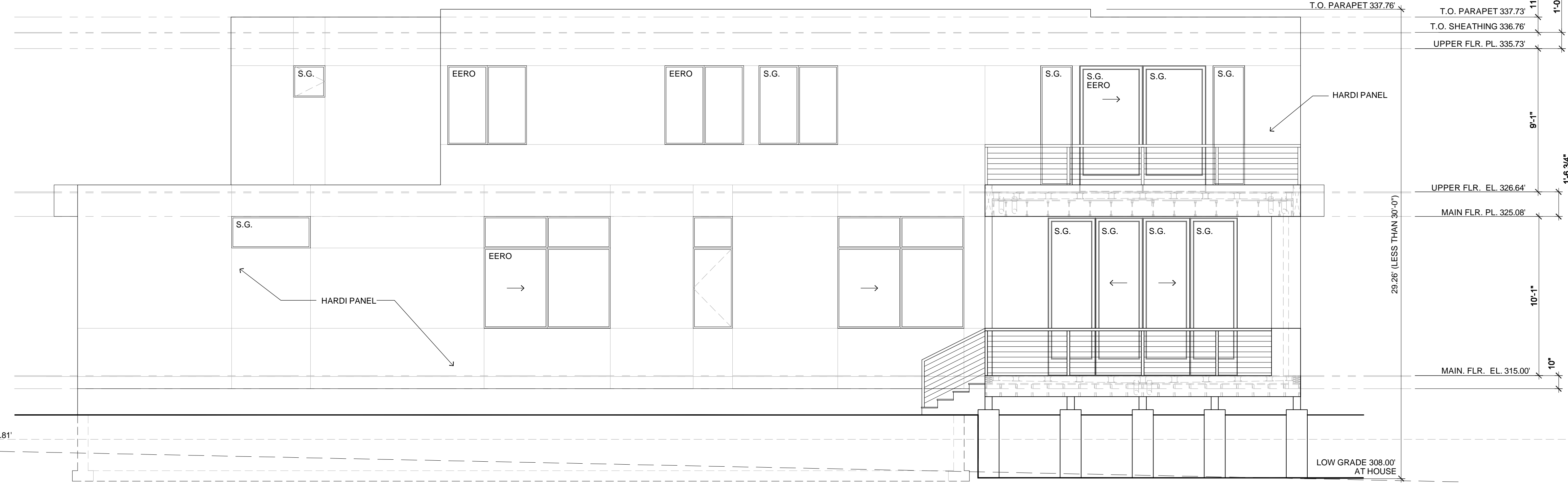
Exterior Elevations

A9

ALLOWABLE BUILDING HEIGHT 340.81'

30'-0"

AVERAGE BUILDING ELEVATION 310.81'



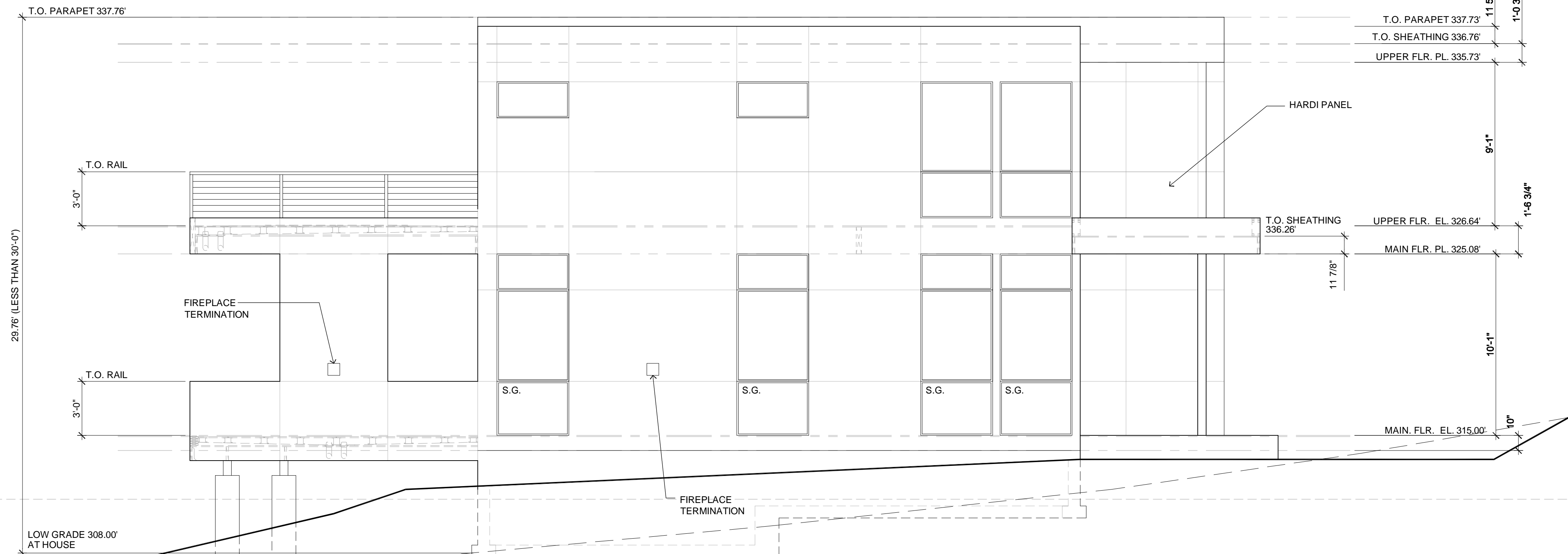
WEST ELEVATION

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

ALLOWABLE BUILDING HEIGHT 340.81'

30'-0"

AVERAGE BUILDING ELEVATION 310.81'



SOUTH ELEVATION

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

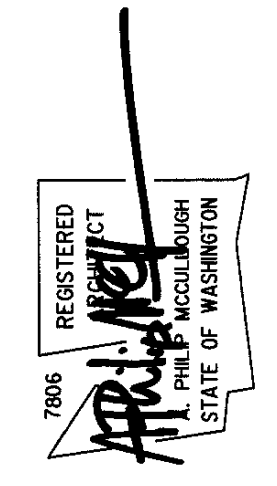
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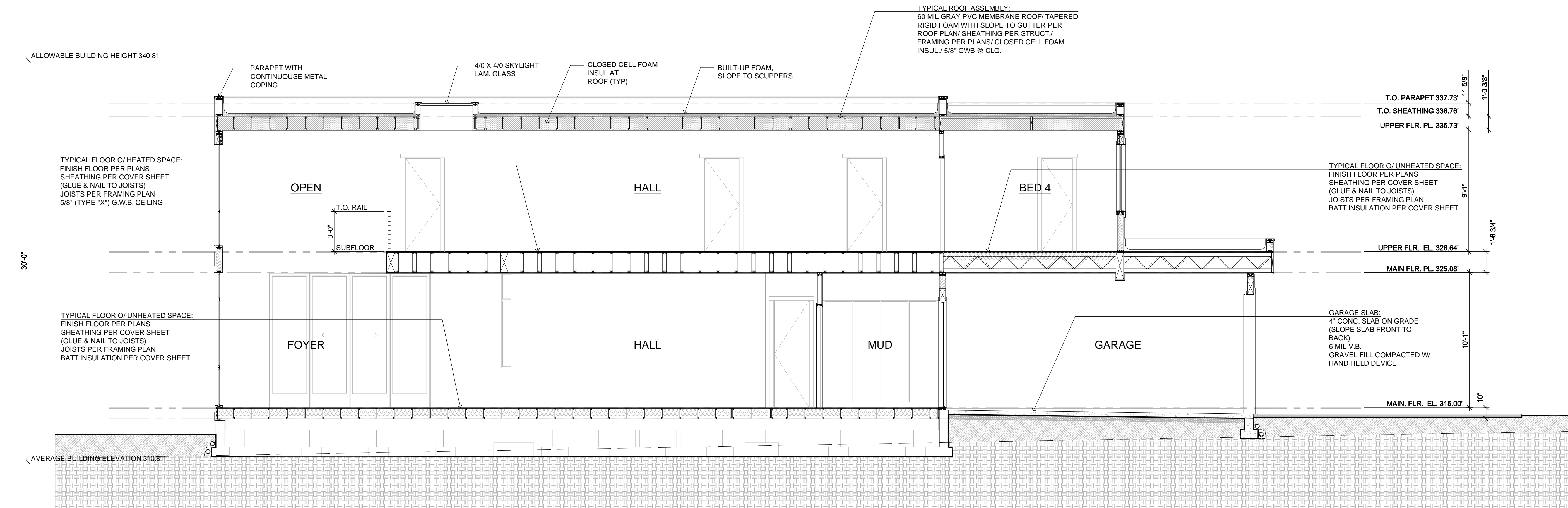
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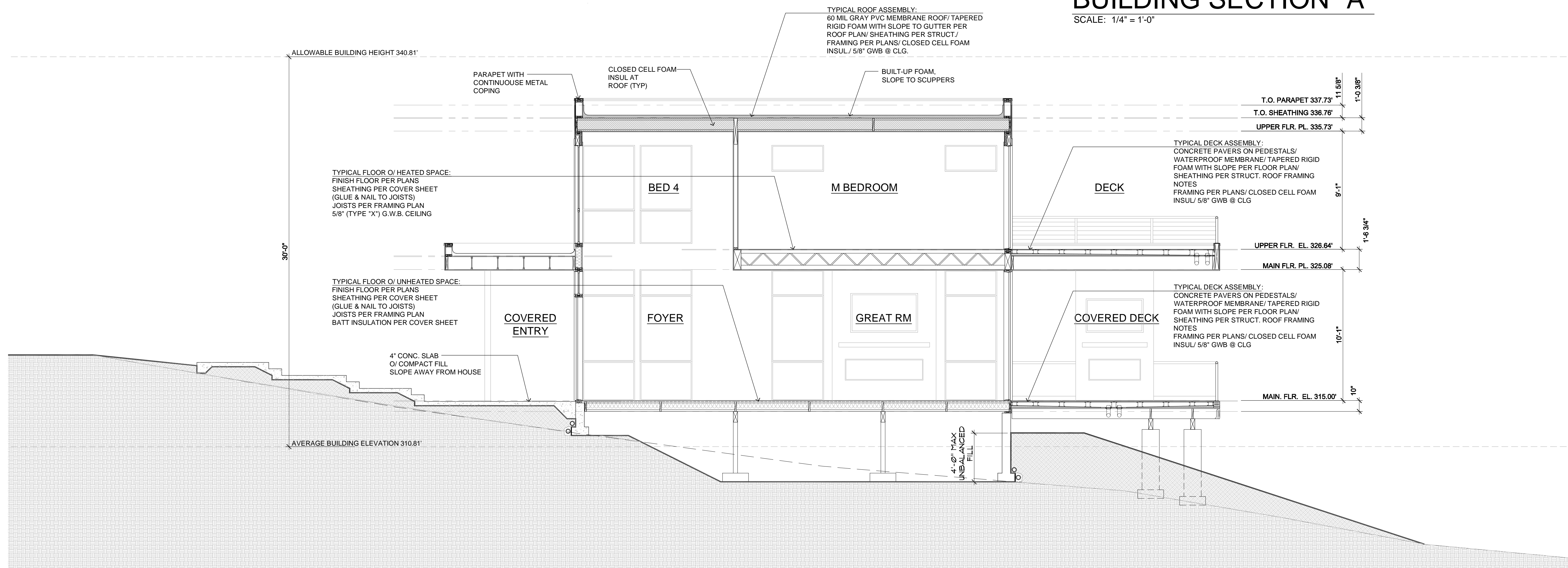
Exterior Elevations

A10



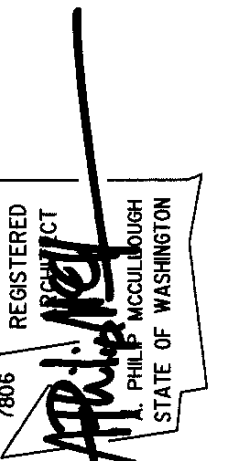
BUILDING SECTION "A"

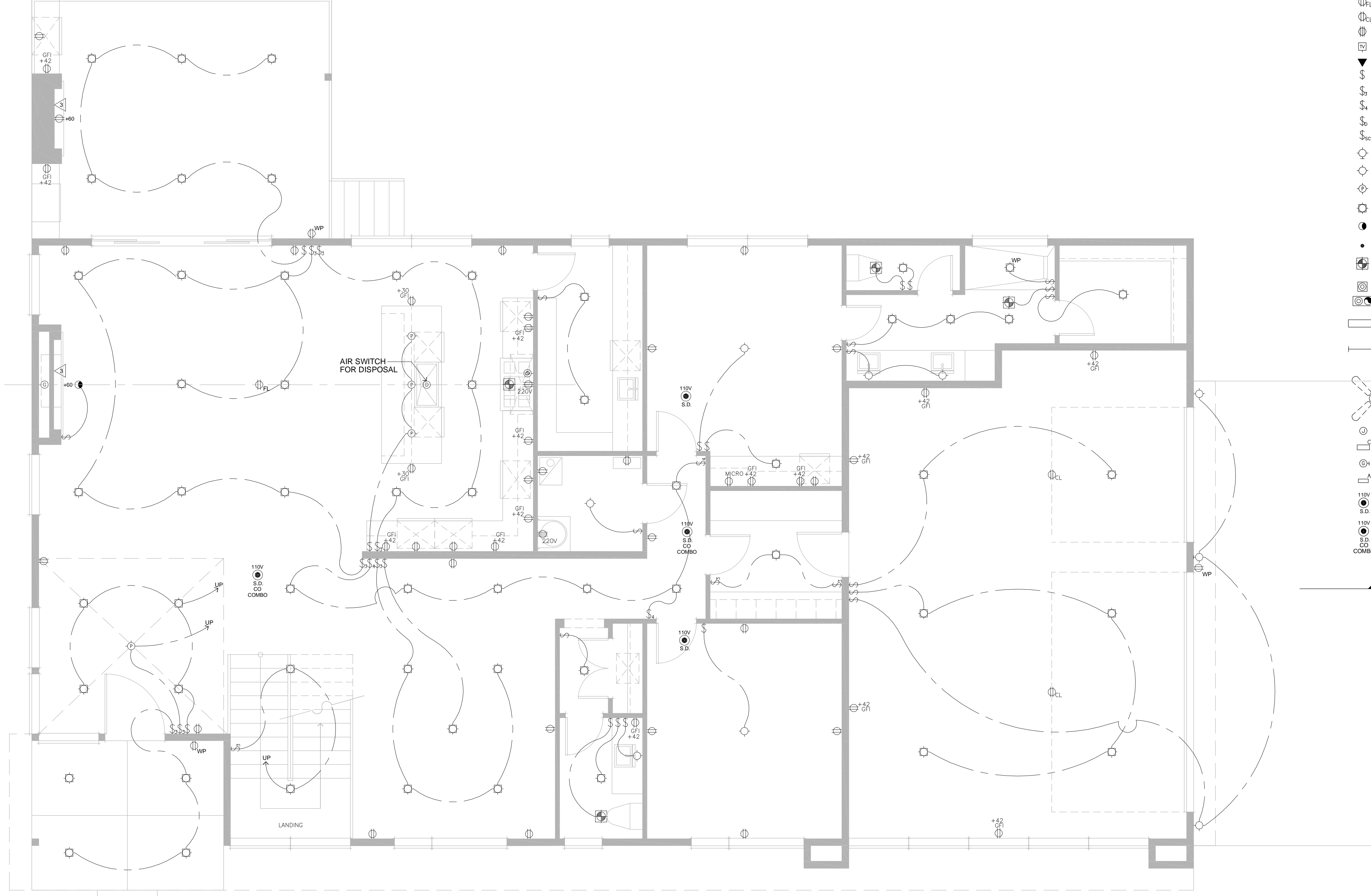
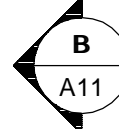
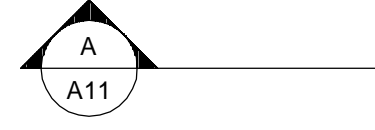
SCALE: 1/4" = 1'-0"



BUILDING SECTION "B"

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





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

Permit Documents

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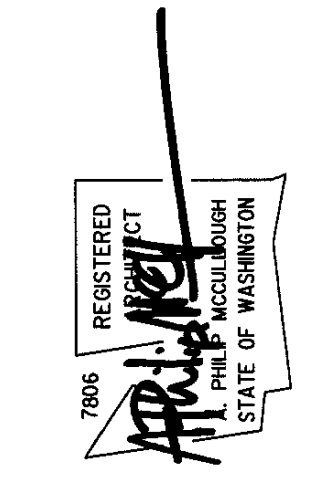
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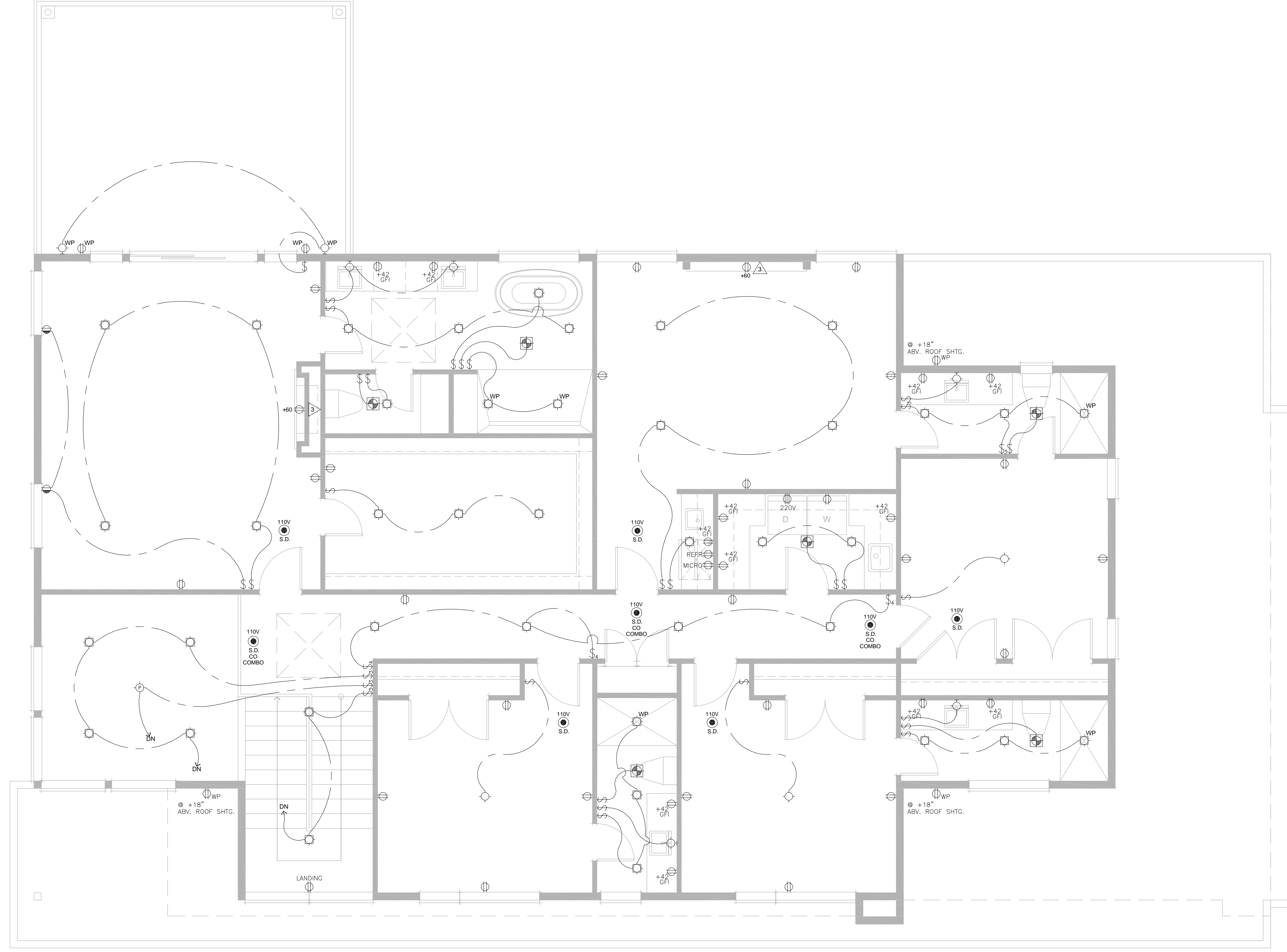
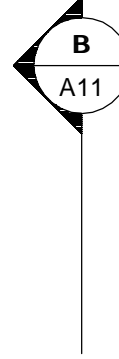
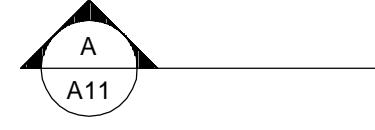
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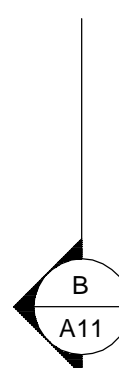
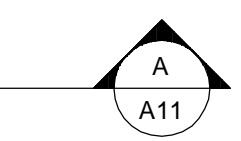
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Main Electrical Plan





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



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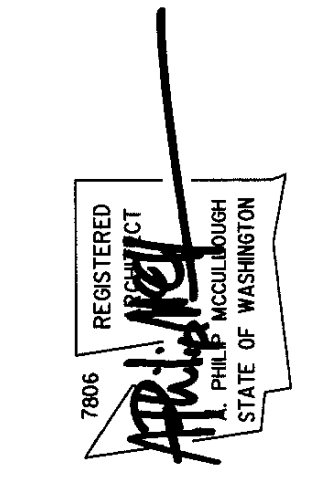
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BASEMENT SLAB
4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GARAGE SLAB
4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB
4" CONC. SLAB ON GRADE ON 6 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
- DESIGN LOADS: SOIL 2,000 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO.
 - F_c = 2500 psi - FOUNDATION WALLS*
 - 2500 psi - FOOTINGS*
 - 2500 psi - INTERIOR SLABS ON GRADE
 - 3500 psi - GARAGE & EXT. SLABS ON GRADE
 - f_y = 60,000 psi
- UTILIZE 95% 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 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL RECOMMENDATIONS PER COBALT GEOSCIENCES LLC
- 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 ALL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x2"x1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF BILT PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 1" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE. 12" MAXIMUM FROM PLATE EDGES. UNO. (SEE FIN. DETAILS)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

- ROOF JOISTS : 10
- DECK JOISTS : 10
- FLOOR (TRUSSES) : 15
- TILE FLOORS : 15
- PEDESTAL PAVERS : 15

LIVE LOAD (PSF):

- ROOF : 20
- RESIDENTIAL LIVING AREAS : 40
- RESIDENTIAL SLEEPING AREAS : 30
- RESIDENTIAL WOOD DECKS : 60
- GARAGE : 50

SNOW LOAD:

- GROUND SNOW LOAD (P) (PSF) : 25
- FLAT ROOF SNOW LOAD (P) (PSF) : 25
- SNOW EXPOSURE FACTOR (C_e) : 0.4
- SNOW LOAD IMPORTANCE FACTOR (I) : 1.0
- THERMAL FACTOR (C_t) : 1.2

LATERAL DESIGN LOADS:

WIND LOAD (IBC 1609)

- SPEED (V) (MPH) : 100
- WIND RISK CATEGORY : II
- IMPORTANCE FACTOR (I_w) : 1.0
- EXPOSURE CATEGORY : B
- INTERNAL PRESSURE COEFF. (GC_{pi}) : 0.4/0.8
- TOPOGRAPHIC FACTOR (K_{zt}) : 1.0

SEISMIC LOAD (IBC 1613)

- SEISMIC RISK CATEGORY : II
- SEISMIC IMPORTANCE FACTOR (I_s) : 1.0
- MAPPED SPECTRAL RESPONSE : S_s 0.4H1 S₁ 0.4H1
- SITE CLASS : D(DEFAULT)
- SPECTRAL RESPONSE COEFF. : S_{rs} 1.150 S_{rs} 0.5H1
- SEISMIC DESIGN CATEGORY : D
- BASIC SEISMIC-FORCE-RESISTING SYS : LIGHT FRAMED WALLS W/WOOD STRUCTURAL PANELS
- ULTIMATE BASE SHEAR : TRANS: 11 K LONG: 11 K
- SEISMIC RESPONSE COEFF. (C_d) : TRANS: 0.177 LONG: 0.177
- TRANS: 6.5 LONG: 6.5
- ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

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

- 1/8" OSB OR 1 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 UNO. ON PLANS.

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

- 1/8" OSB OR 1 1/2" PLYWOOD:

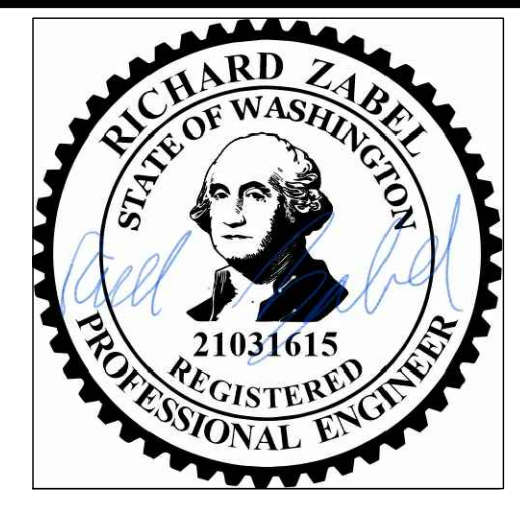
ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL SHOWN WITH 1/8" OSB FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. 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 (12) 3/8"x0.131" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. UNO.)
- 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/A/A), OR SHEAR WALL ABOVE (S/A/A)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
- HATCH INDICATES AREA OF OVERFRAMING
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE. (P.A. = POST ABOVE)
- INDICATES HOLD-DOWN.



HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON STDH14 (R/J) HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

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 BRACING, GIRTS, 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 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 MKF 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:

- ROOF TRUSSES: 1/41" DEAD LOAD
- FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD
- FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

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 DESIGN 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) HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x #2UD 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 UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (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, UNO.
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX. CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.
- 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:
 - LVL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.155x10⁶ PSI
 - LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=1.2x10⁶ PSI
 - GLB MEMBERS - Fb=3240 PSI; Fv=1850 PSI; Fv=285 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO.)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2400 PSI; Fv=11250 PSI; E=1.8x10⁶ PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1 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/ P.A.F.s (HLT) X-U PINS OR EQUAL (0.51" 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. UNO.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKF FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): SINGLE PLY: SIMPSON LUS210 DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED #2UD-1-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, UNO.
- 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 H25T CLIP @ ALL BEARING POINTS. PROVIDE (2) SIMPSON H25T CLIPS AT 2-PLY GIRDER TRUSSES & 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H25T CLIP. PROVIDE (2) SIMPSON H25T 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, & HP'S FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 1.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSEES 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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M&K project number: 244-22008

project mgr: R.JZ
drawn by: JCL
issue date: 09-13-22

REVISIONS:
date: initial:

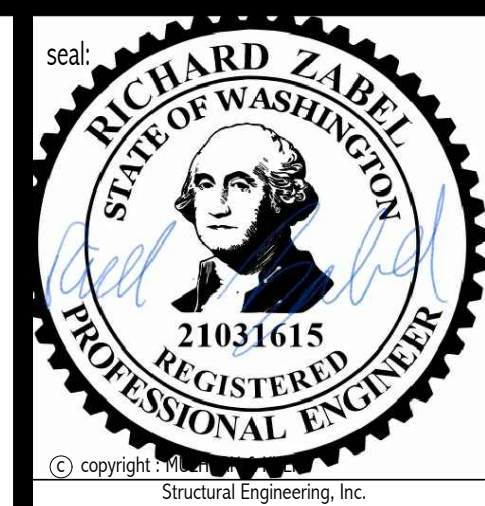
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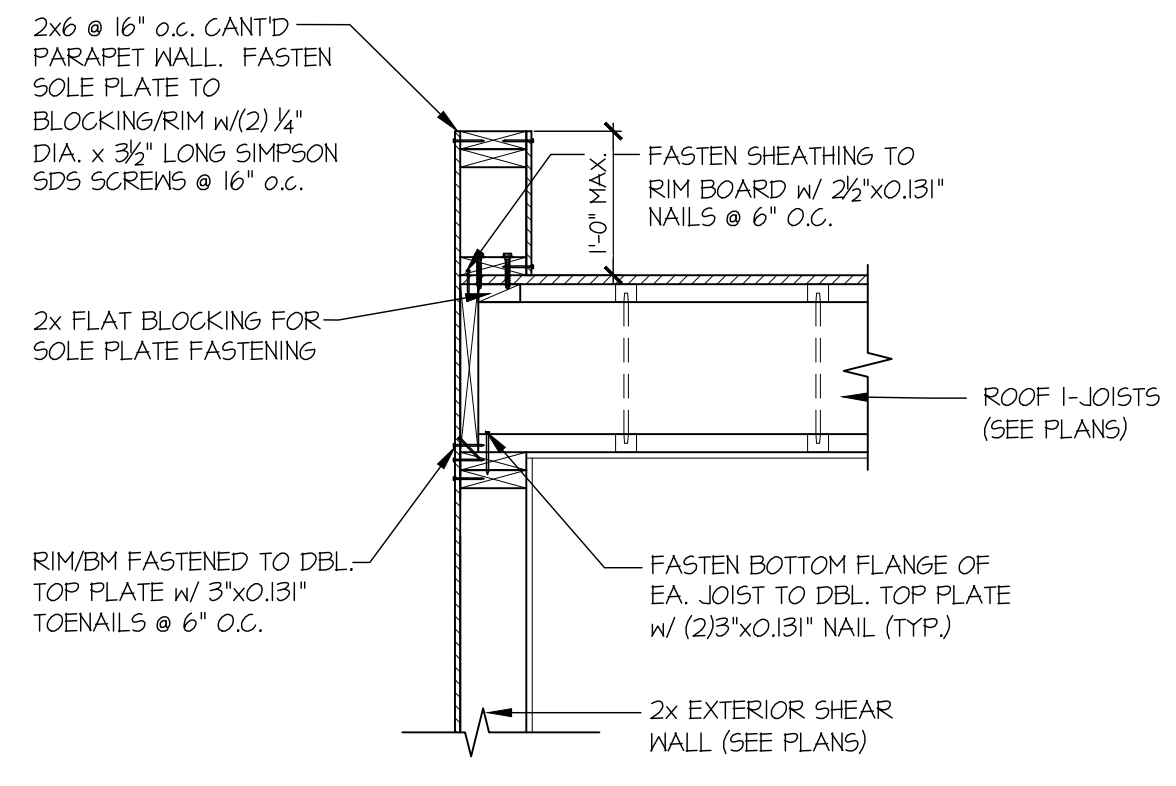
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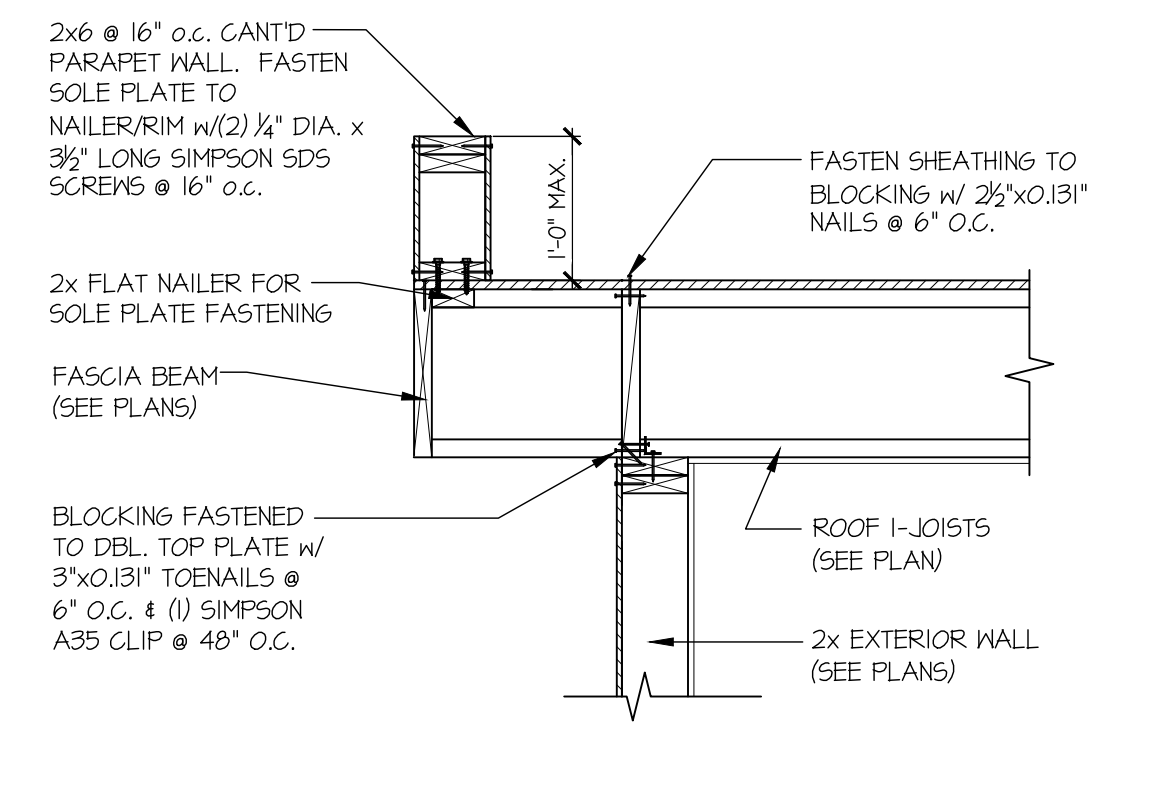
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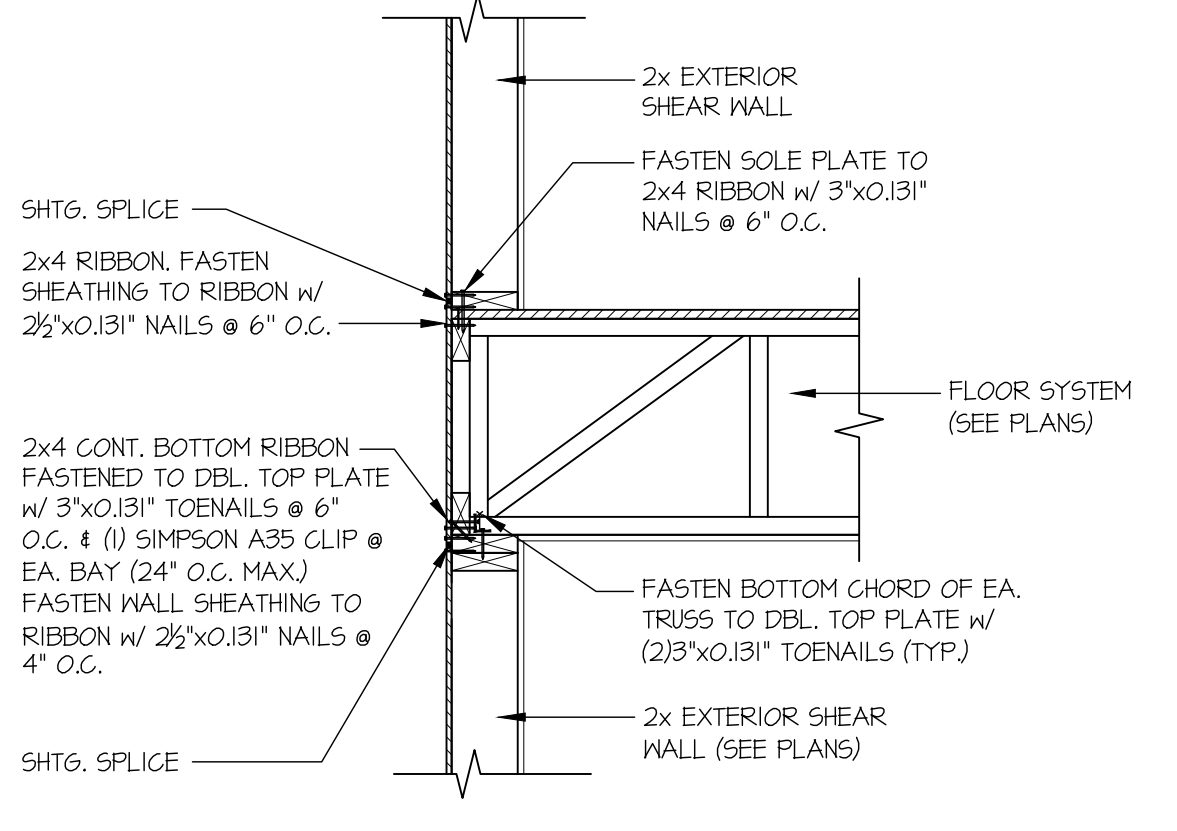
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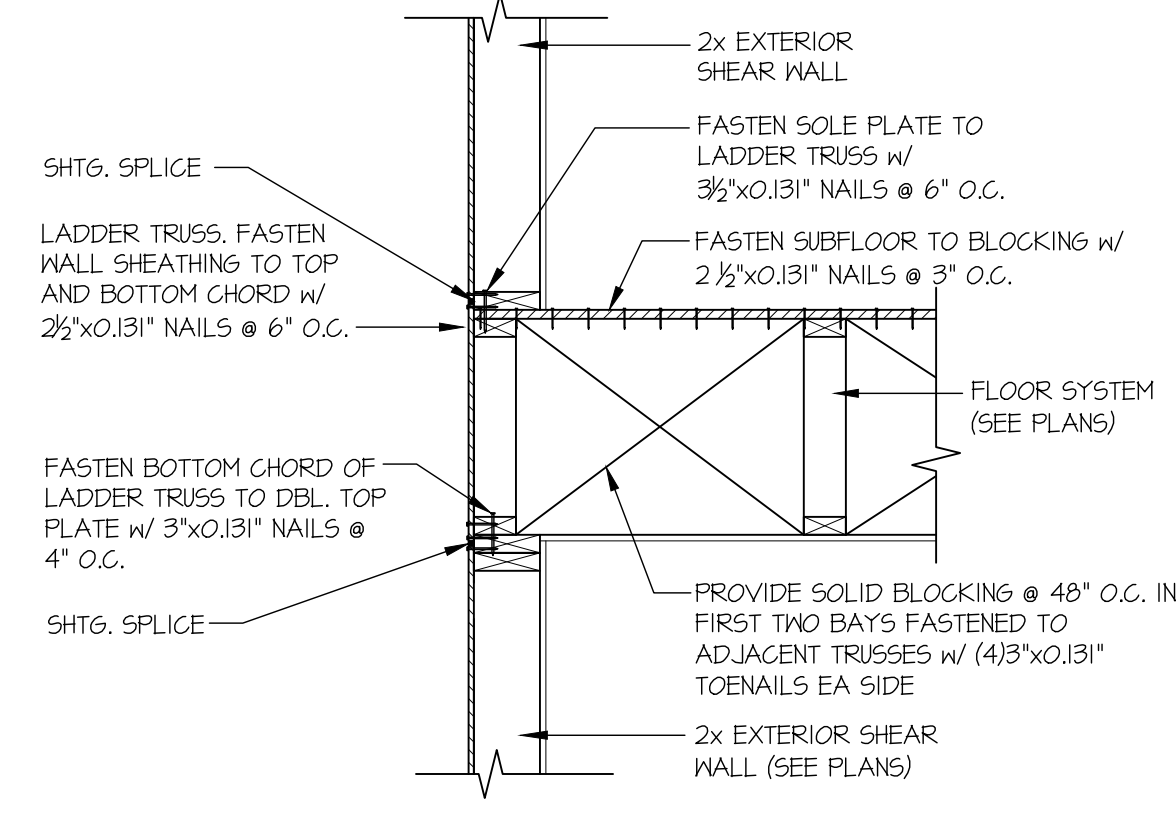
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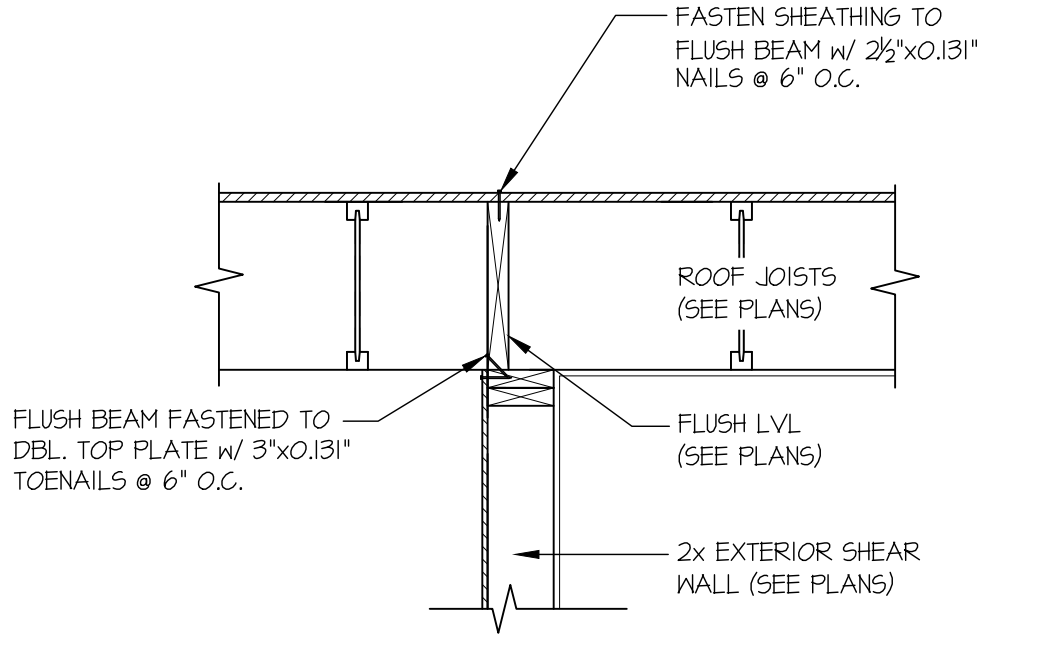
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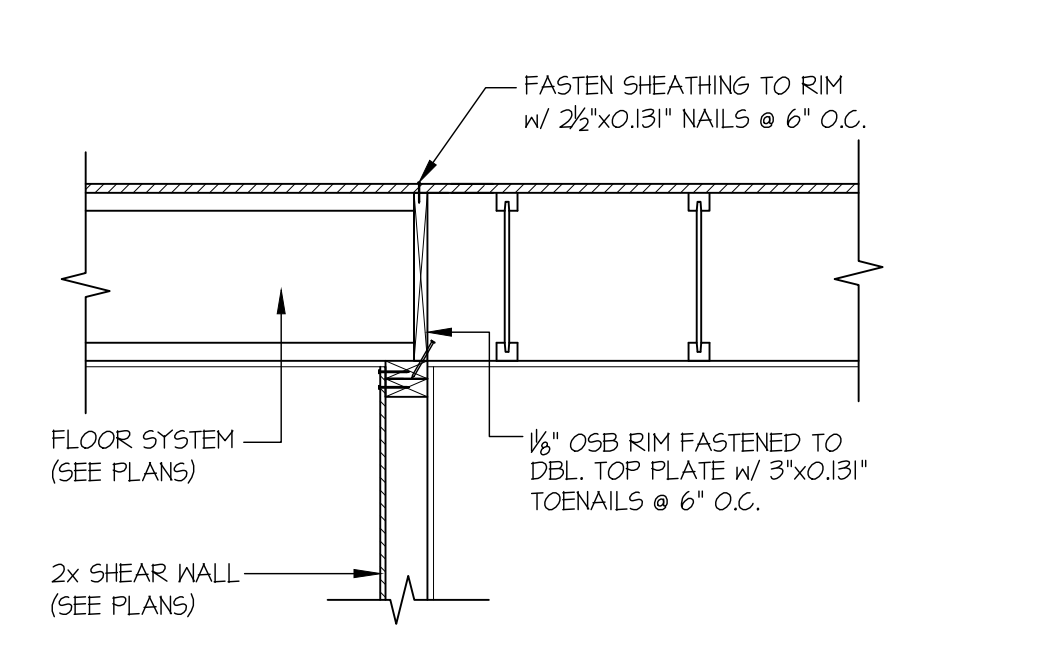
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



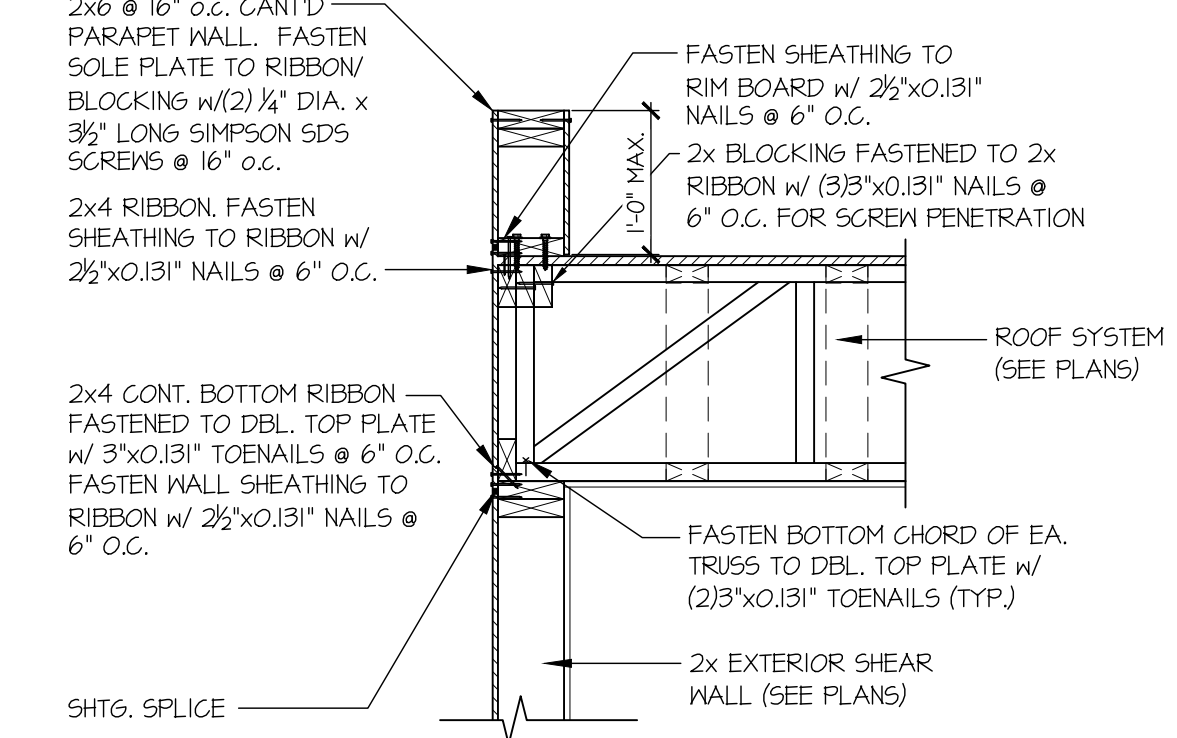
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
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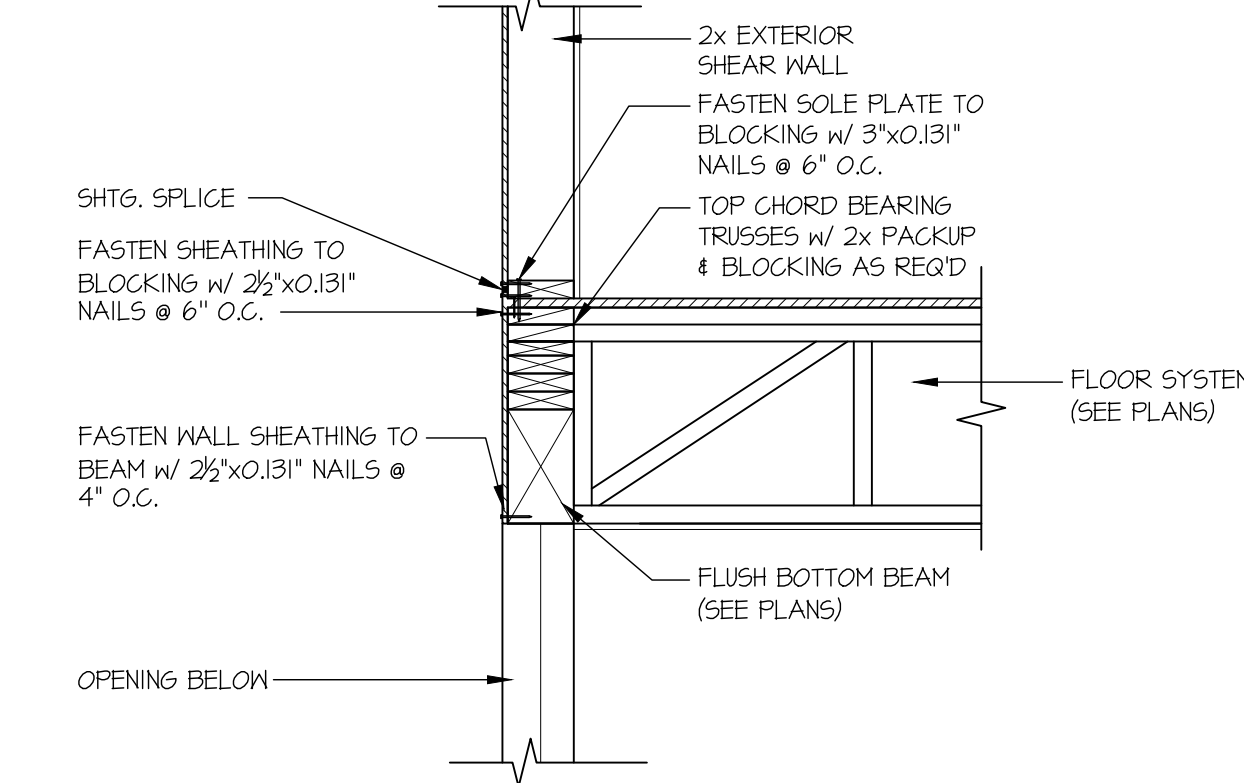
5 TYPICAL SHEAR TRANSFER DETAIL @ ROOF & EXTERIOR WALL
SCALE: 3/4"=1'-0"



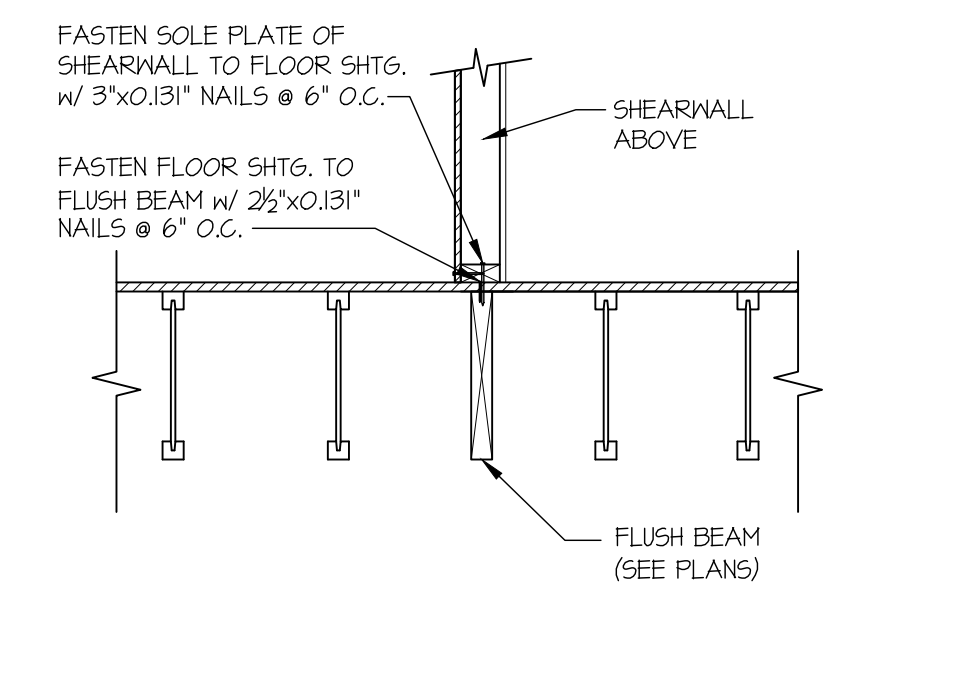
6 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
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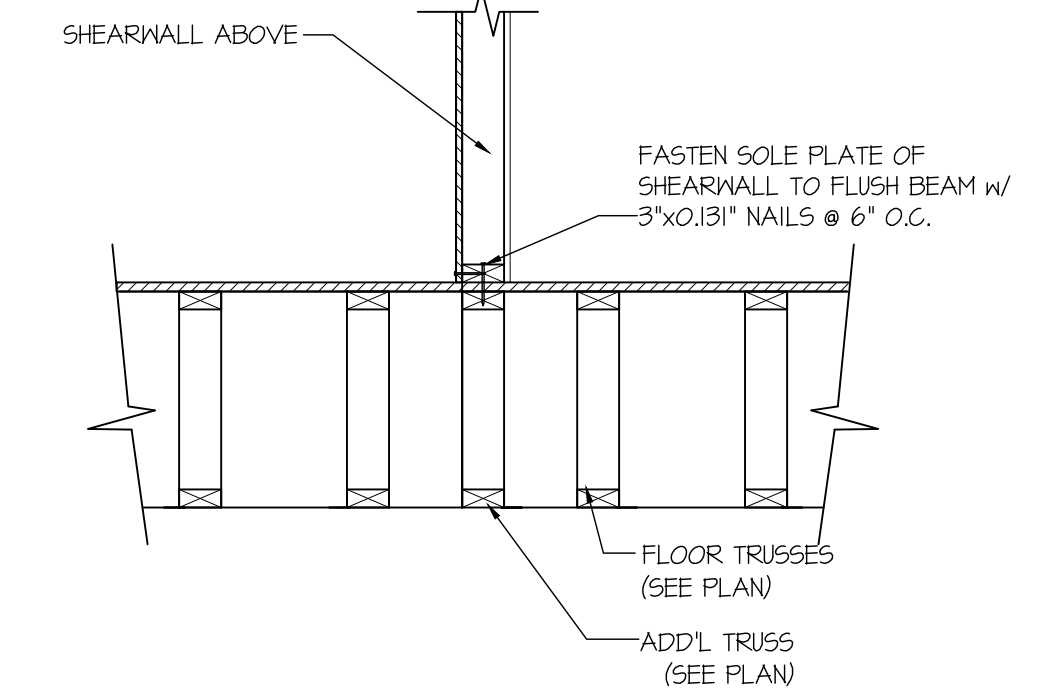
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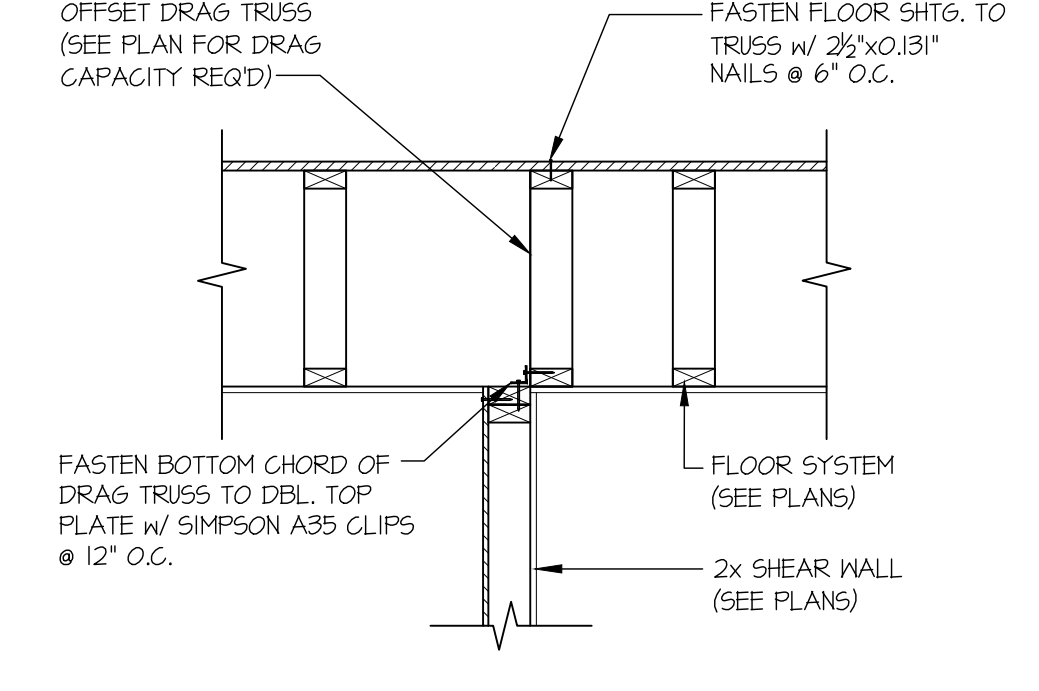
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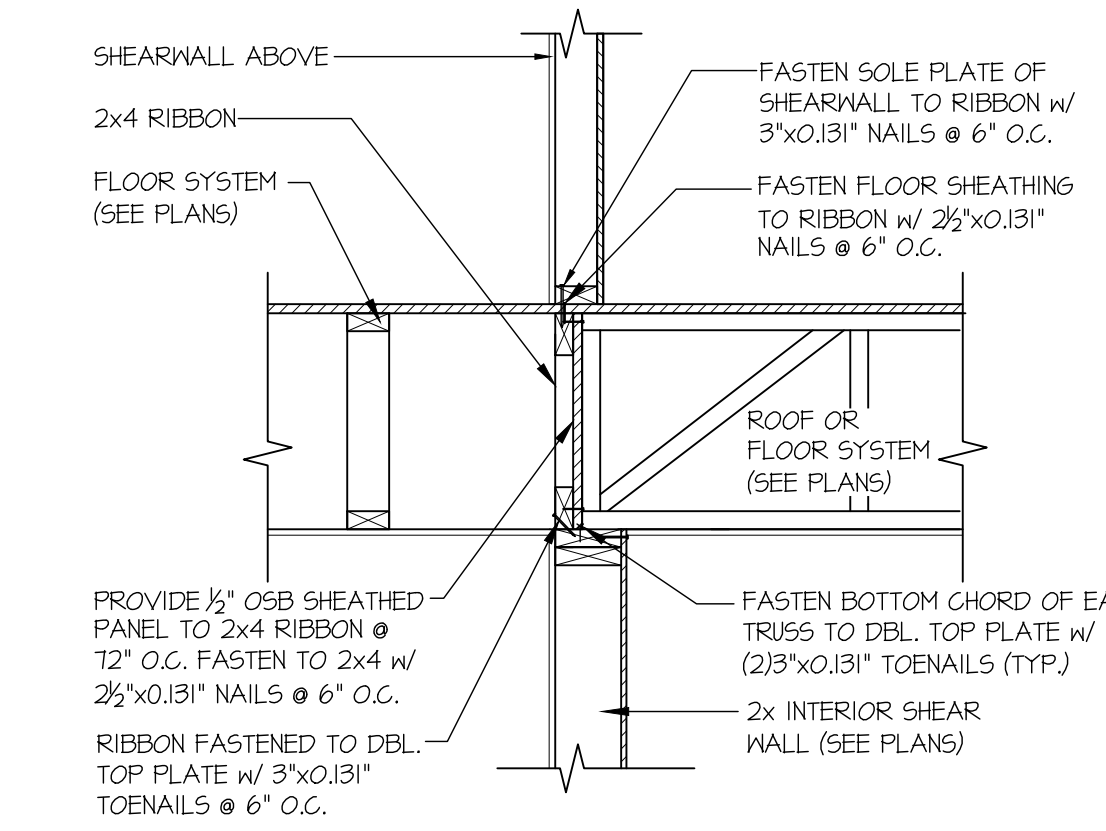
9 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PARALLEL FRAMING



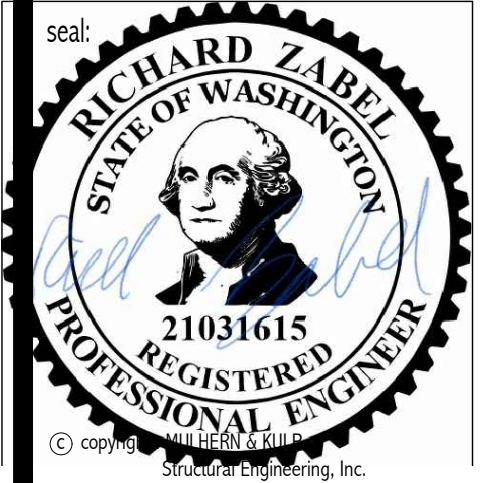
10 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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



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



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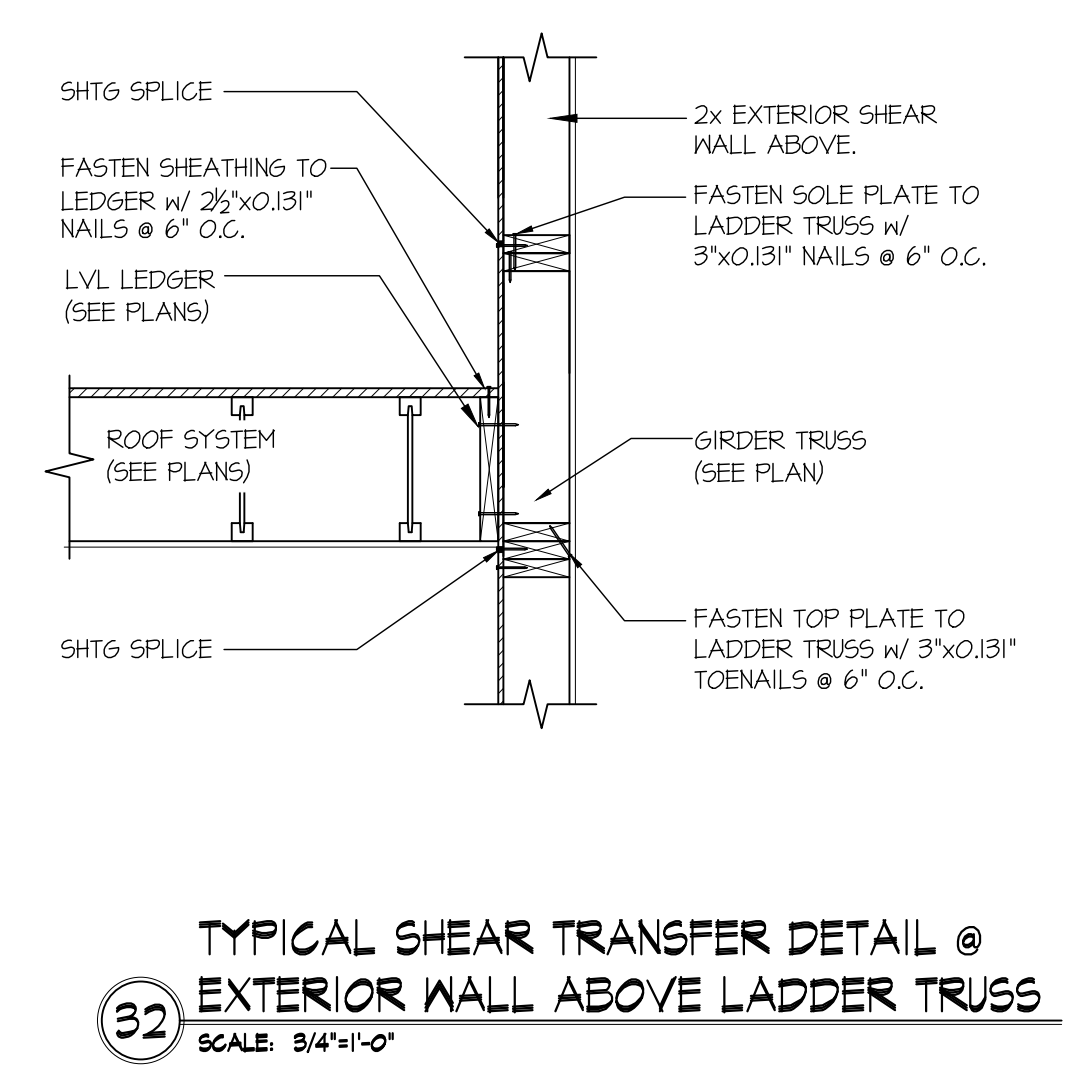
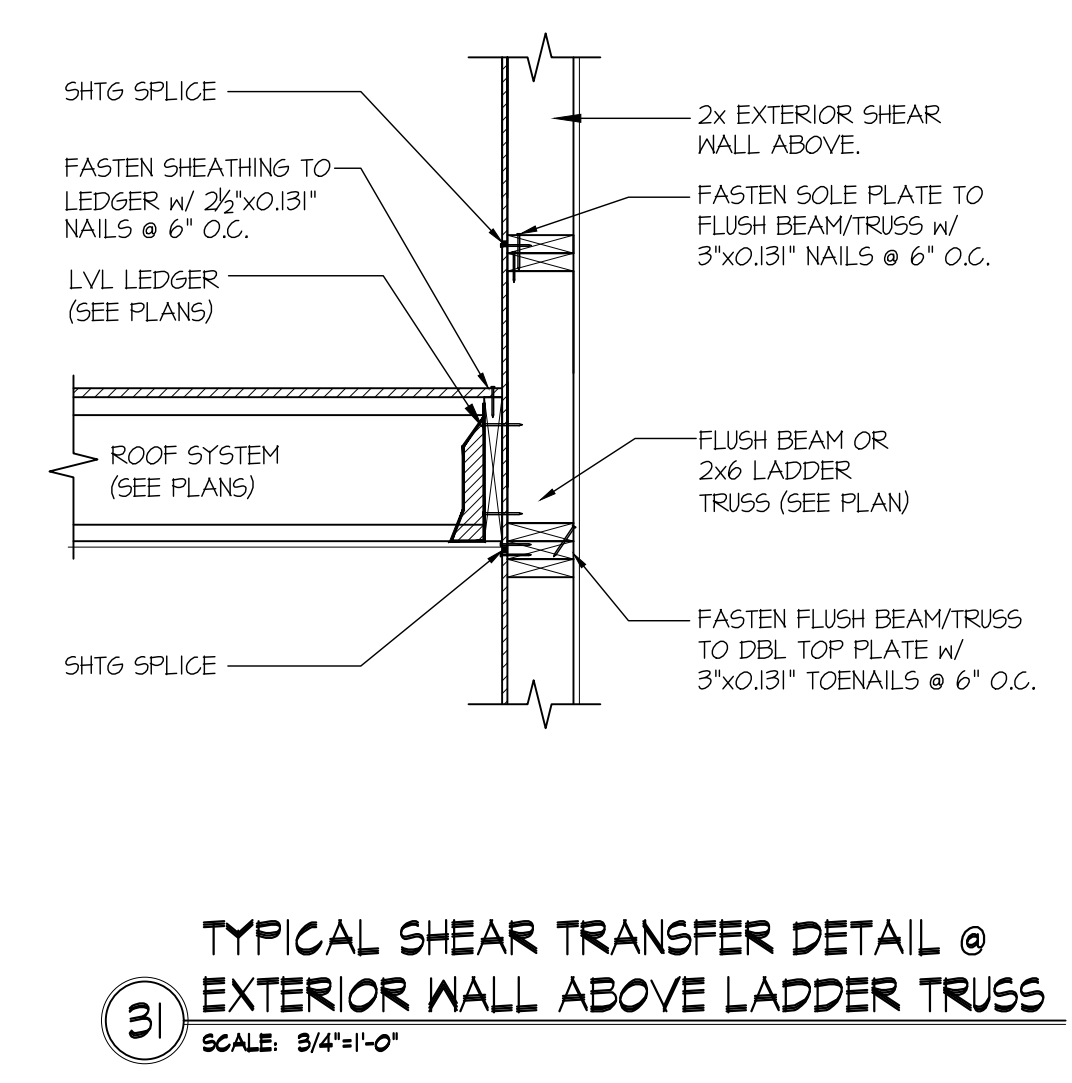
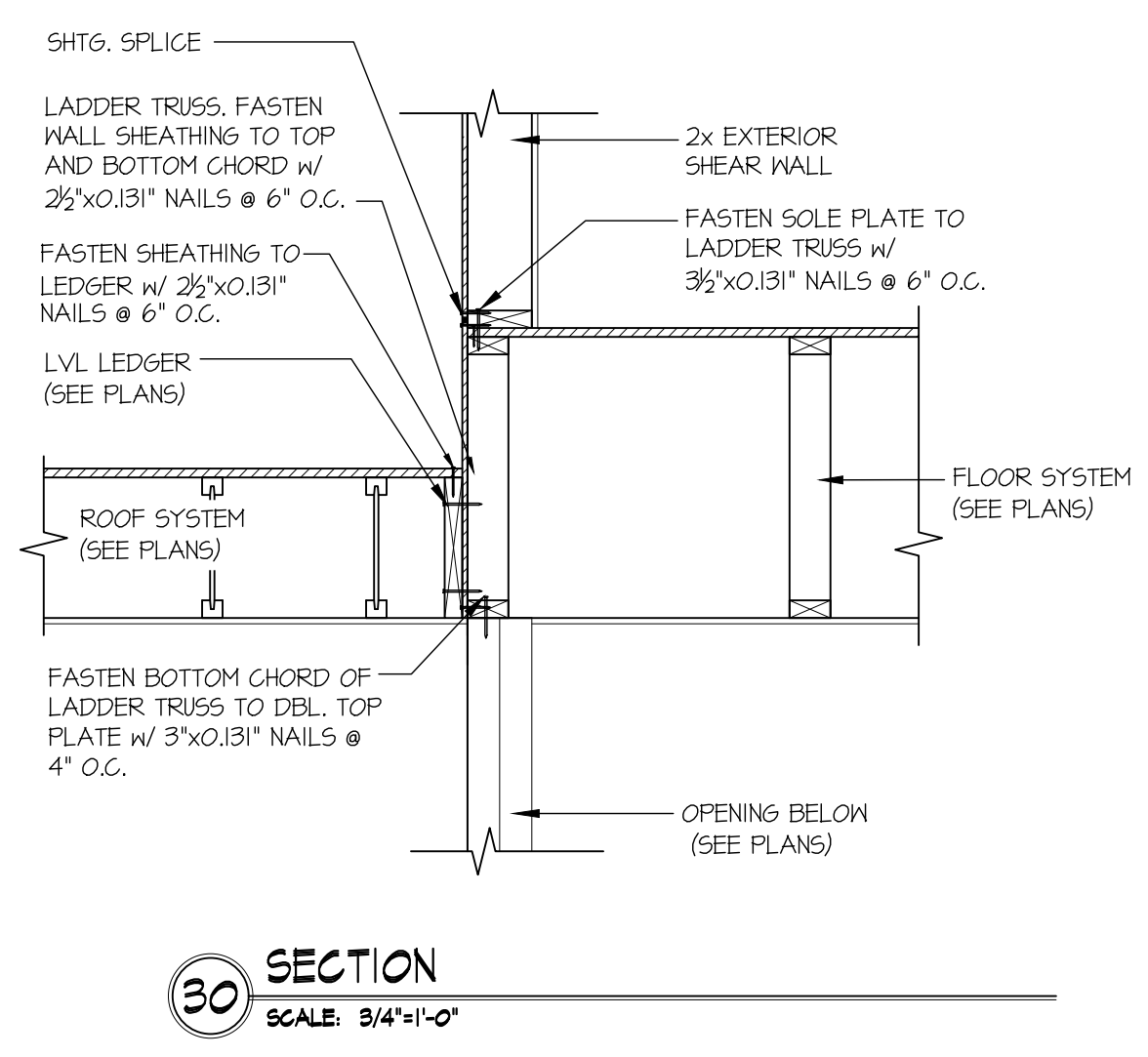
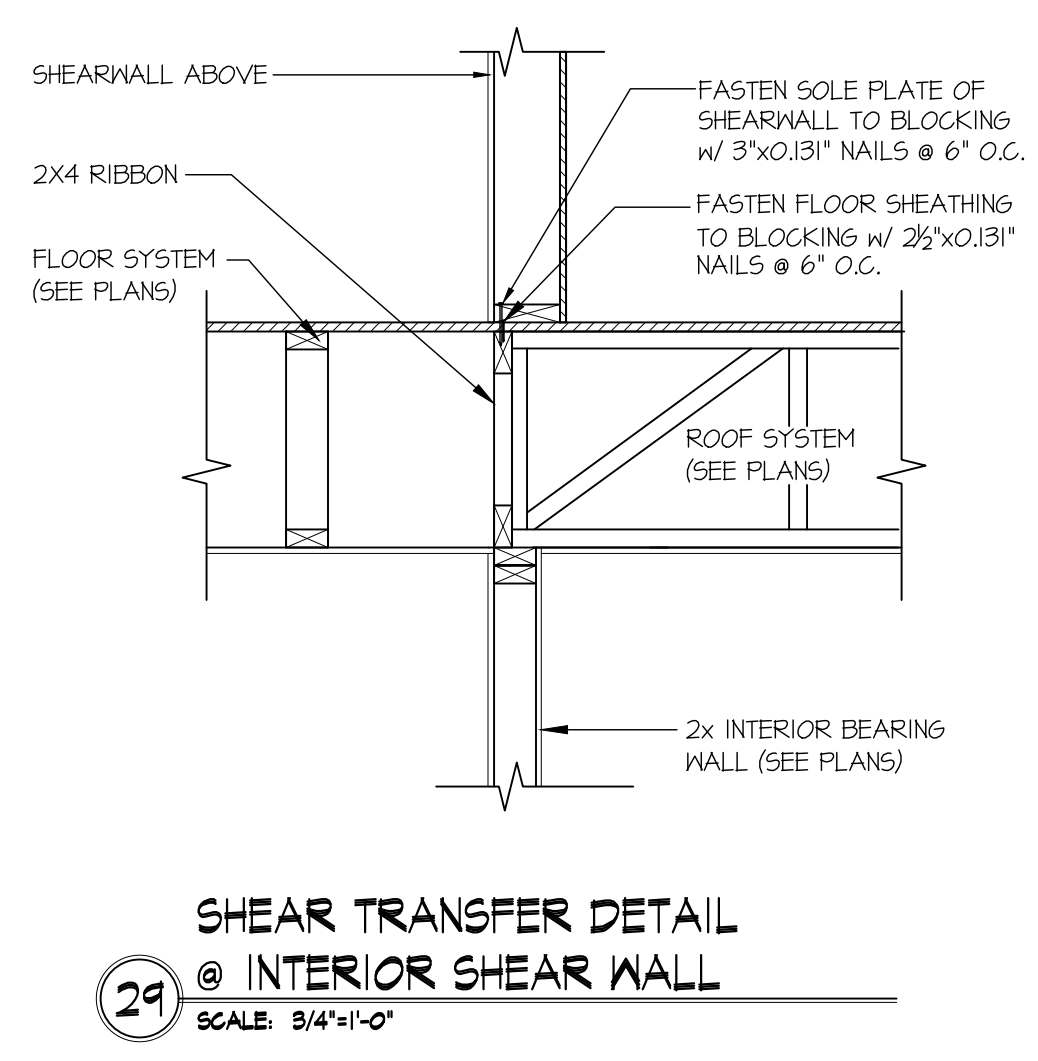
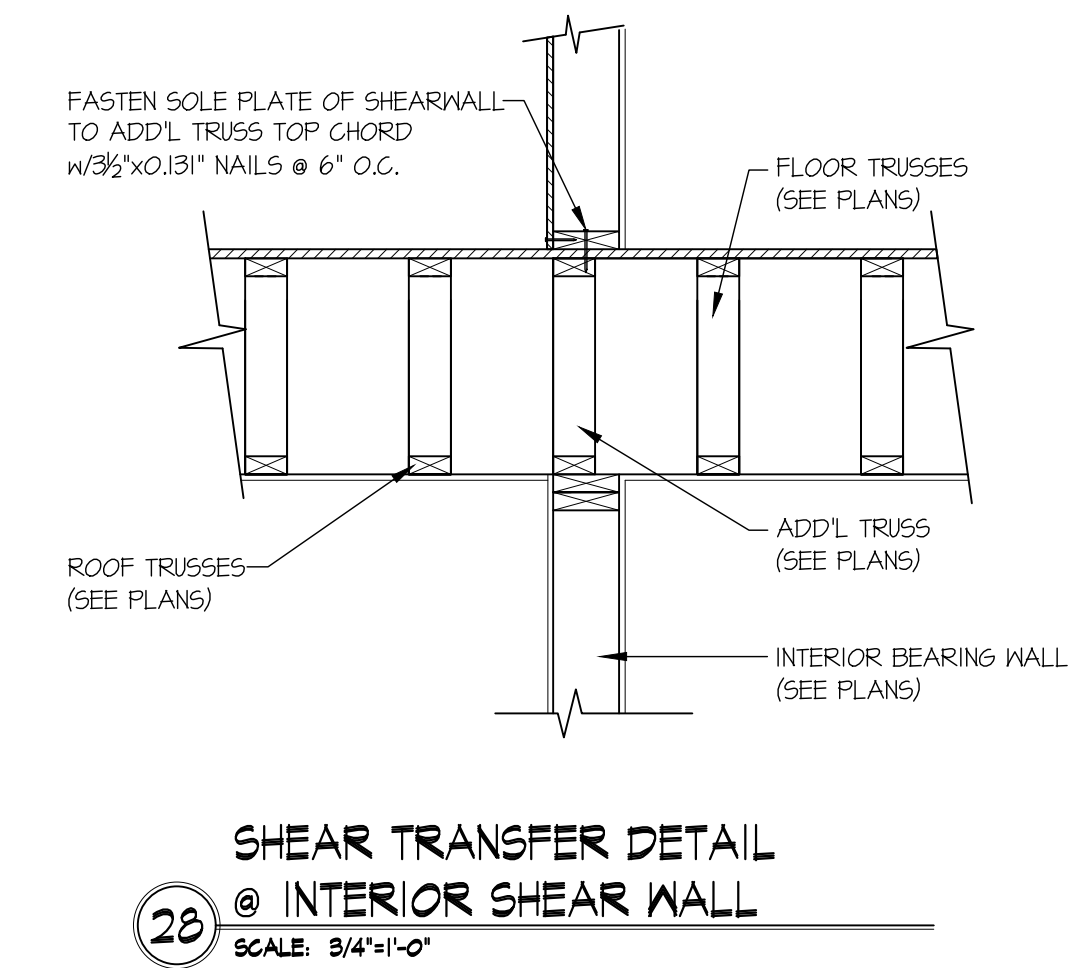
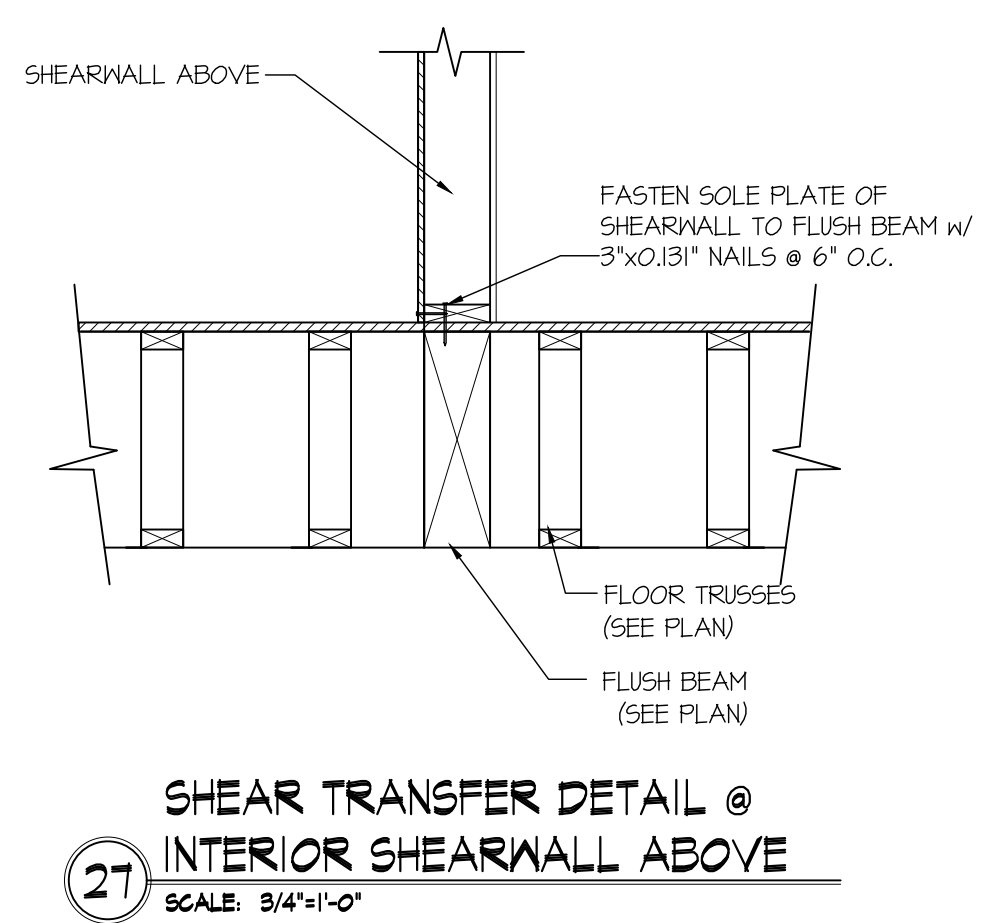
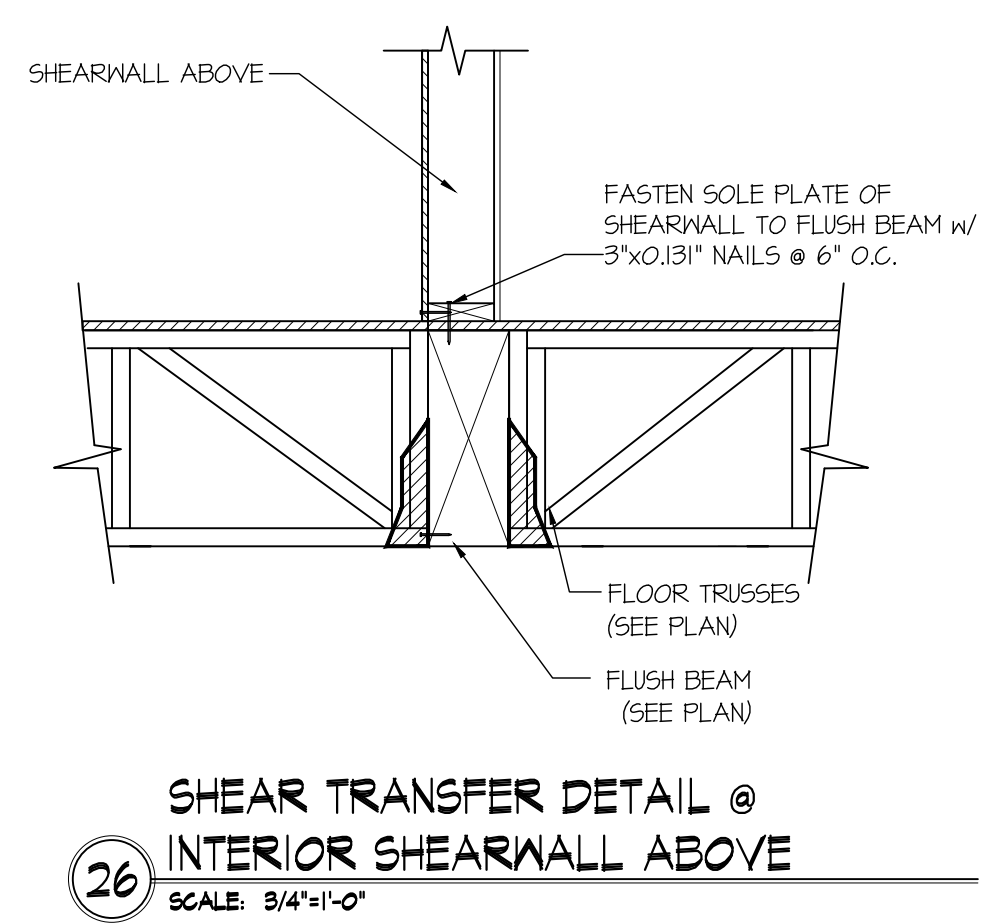
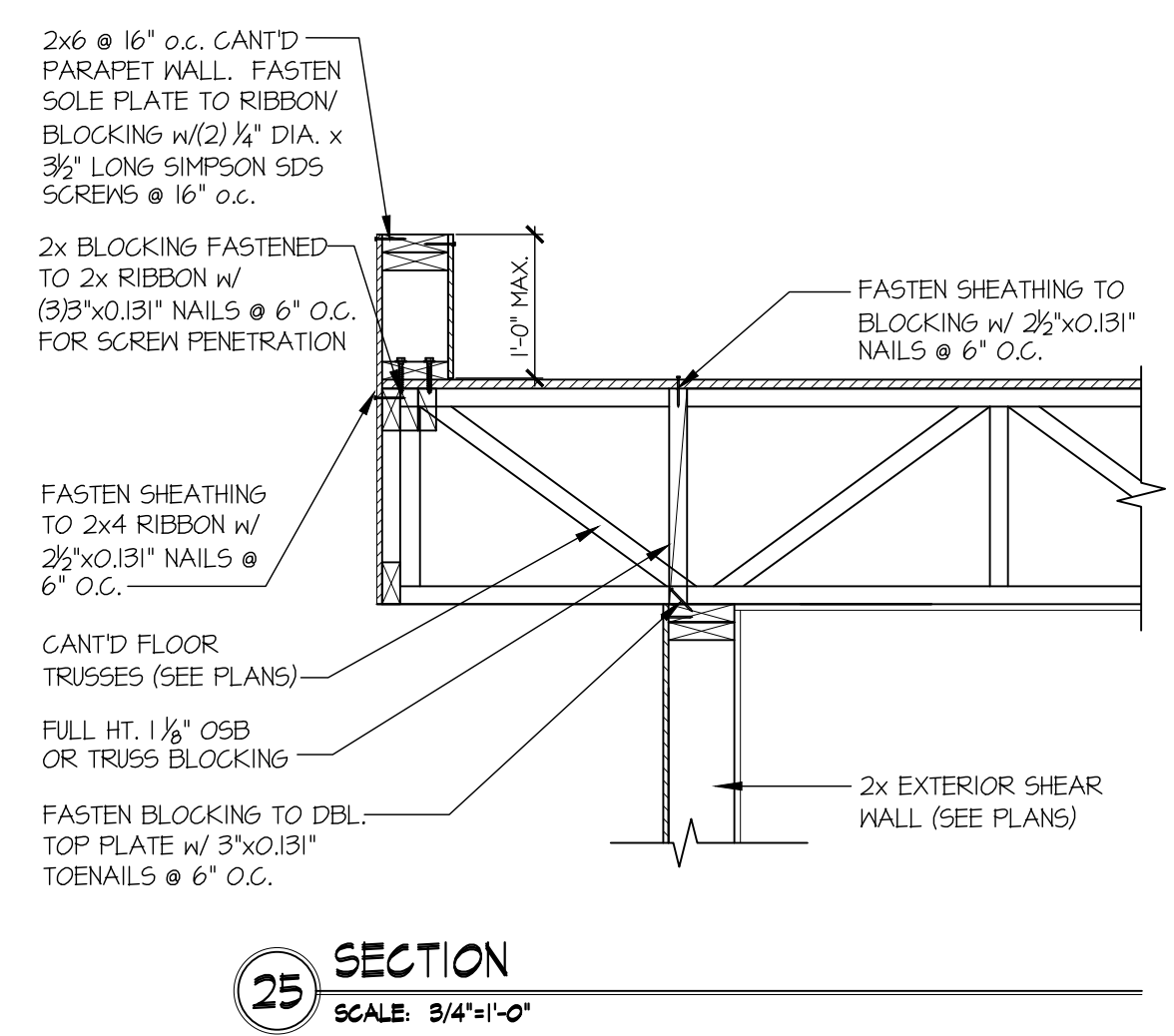
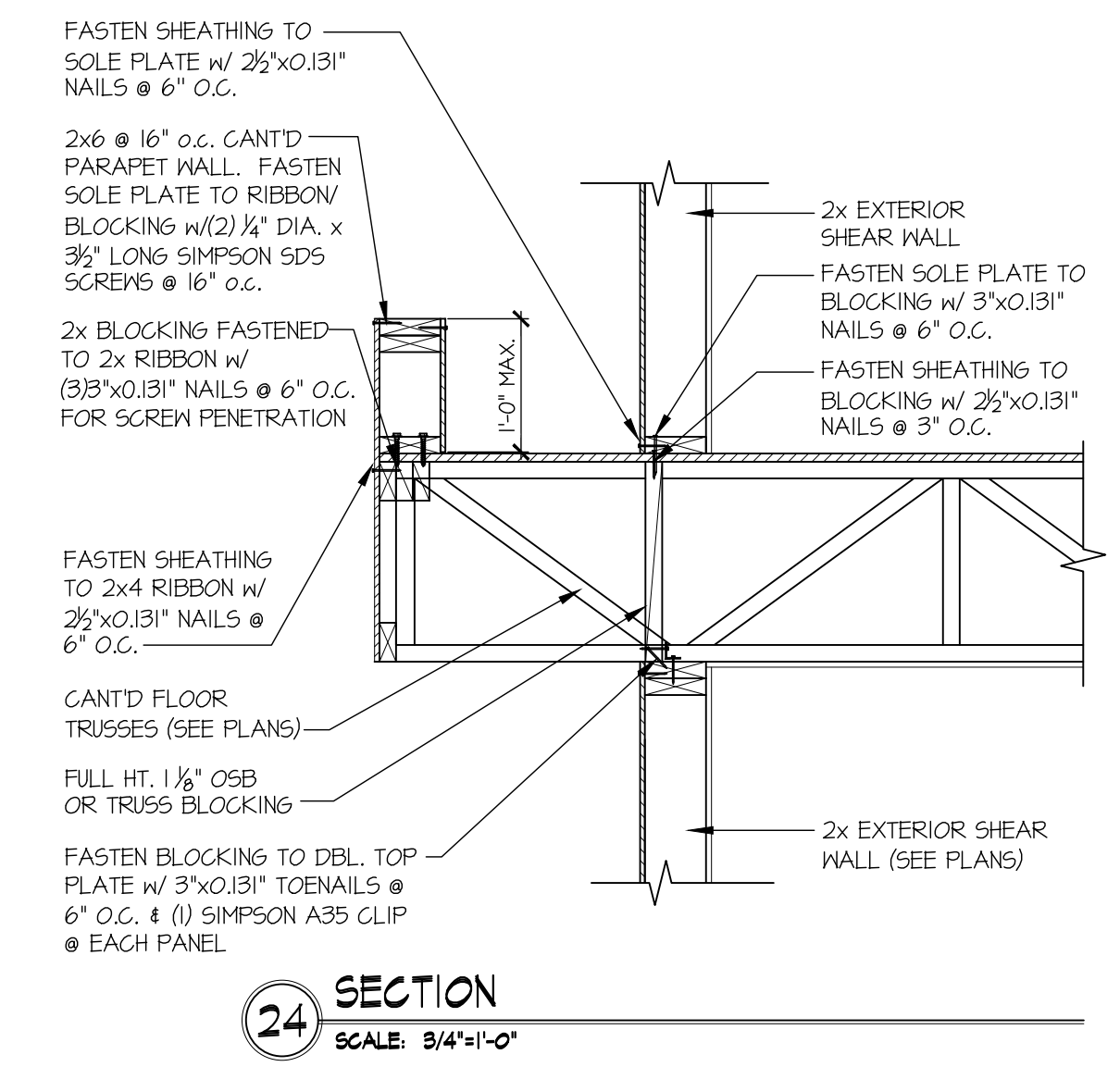
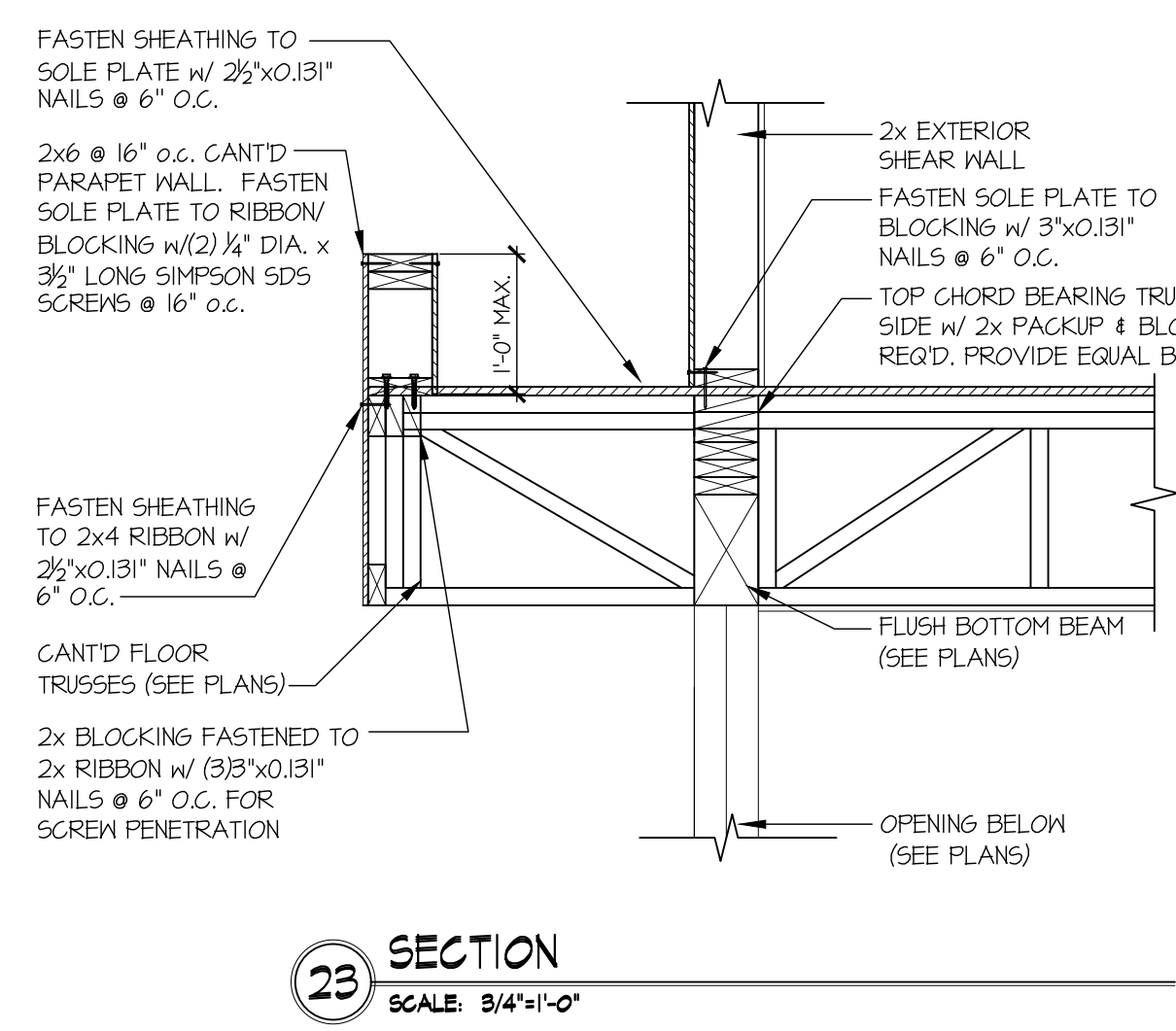
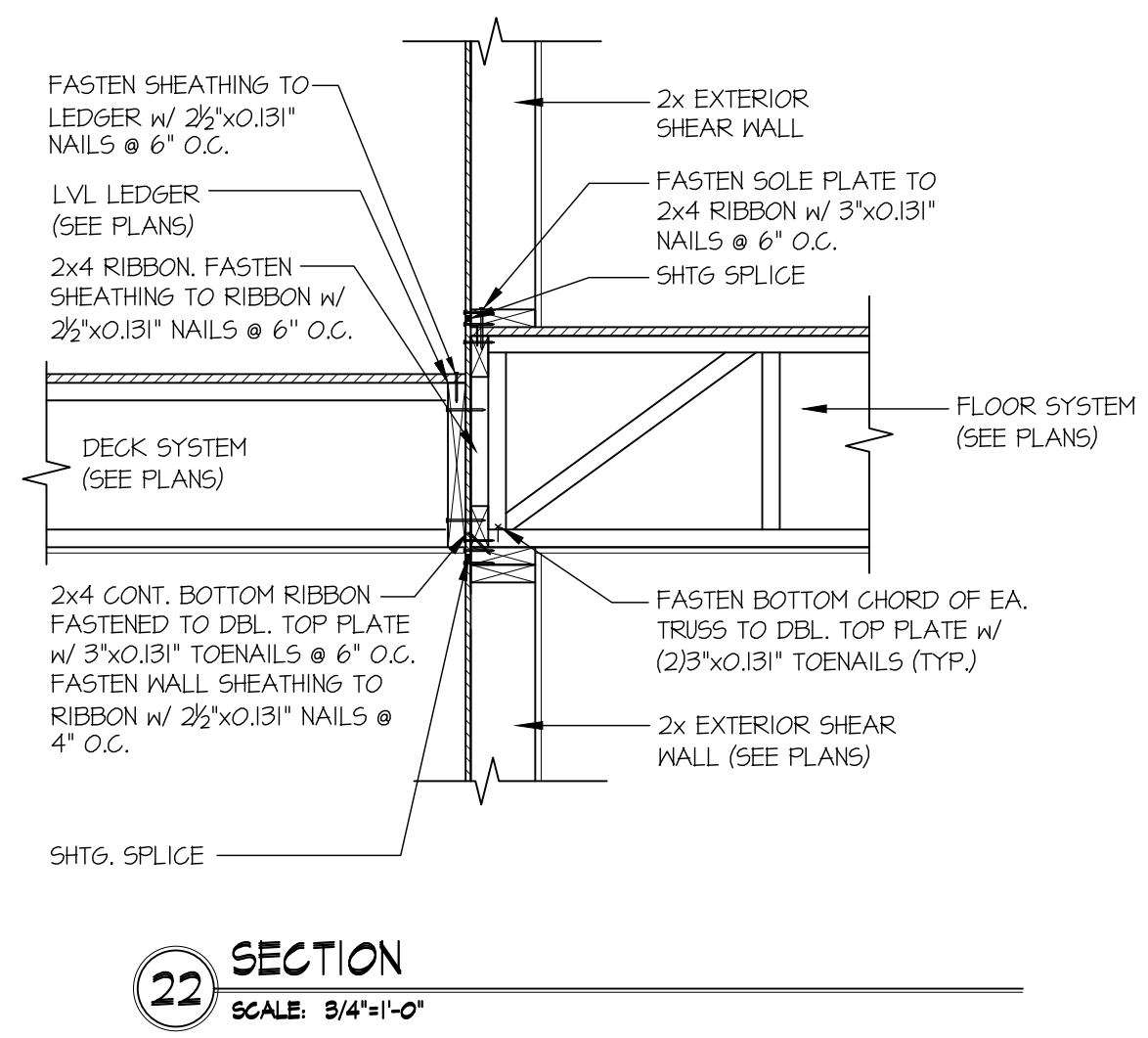
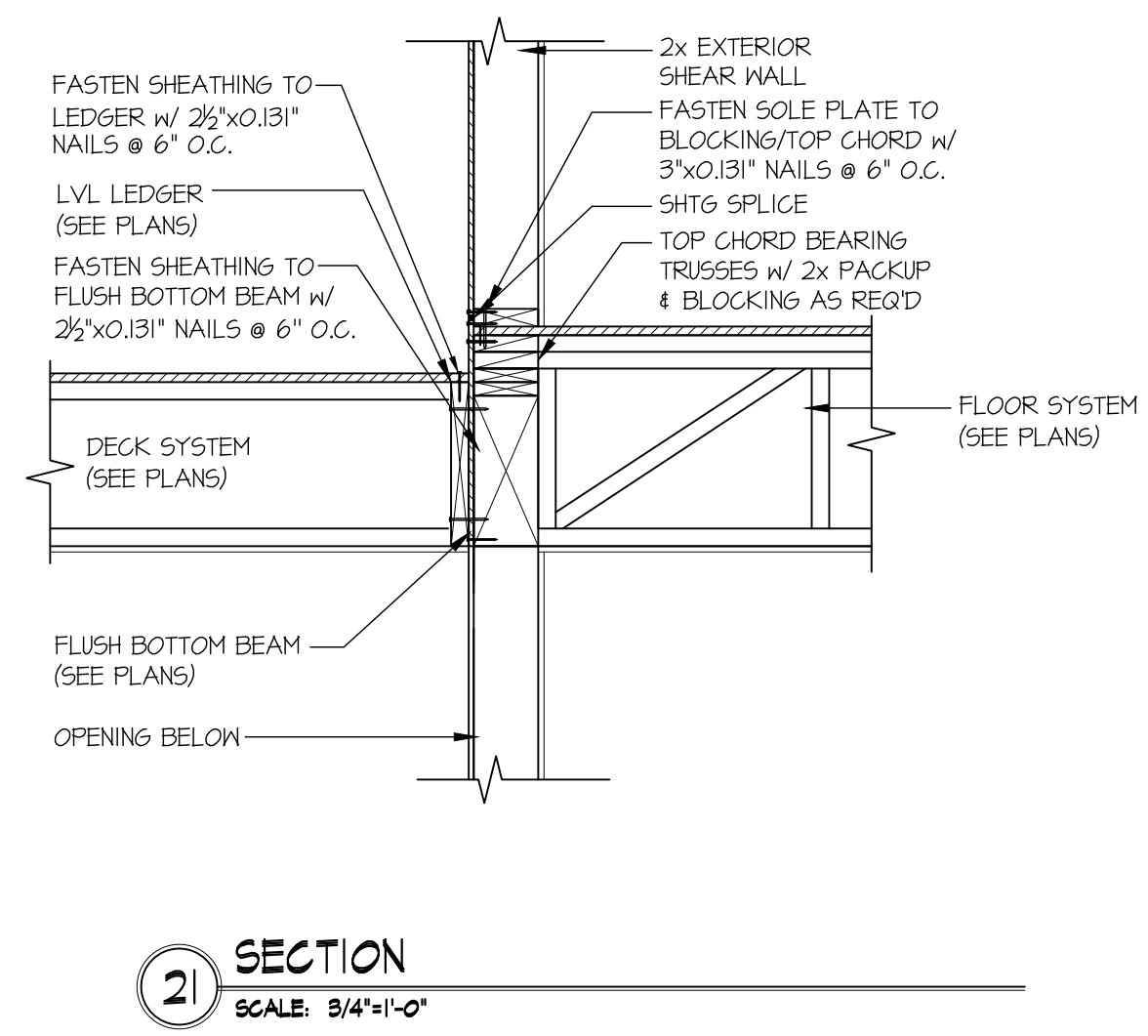
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drawn by: JCL
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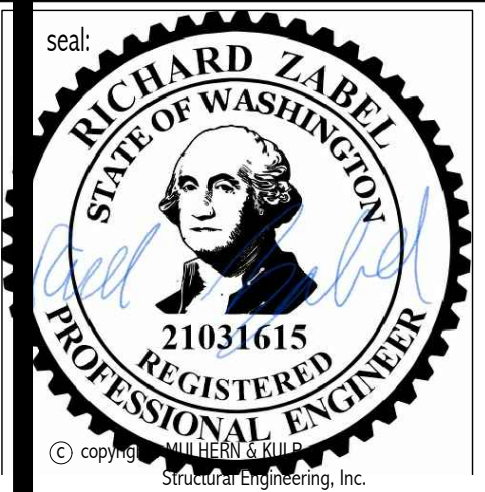
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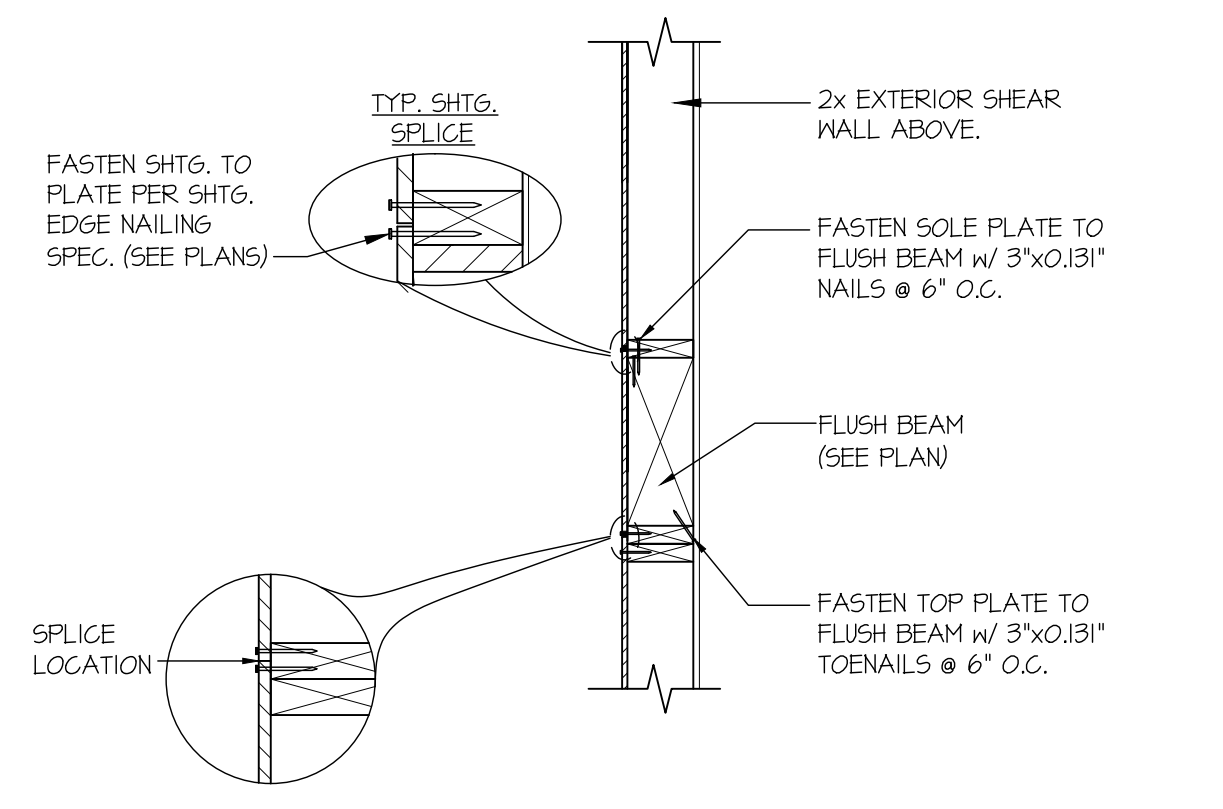
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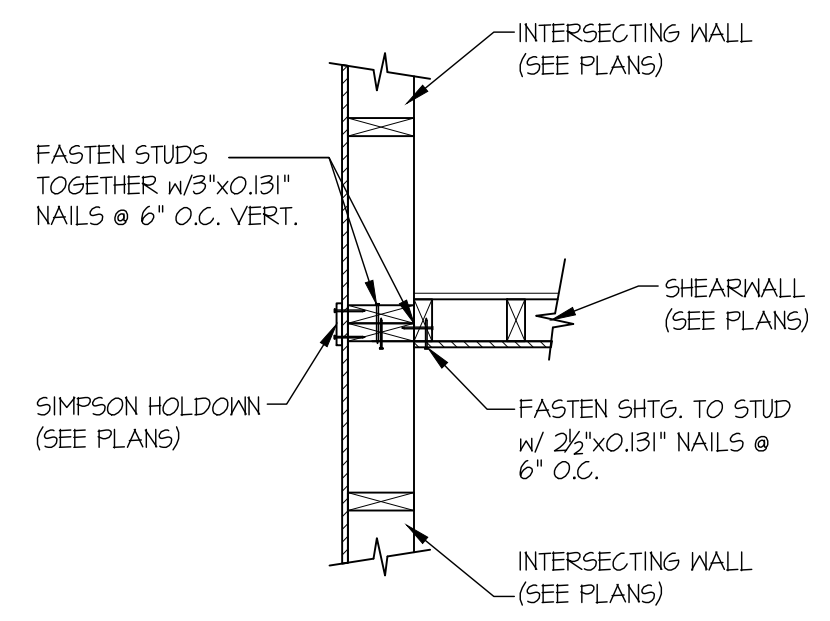
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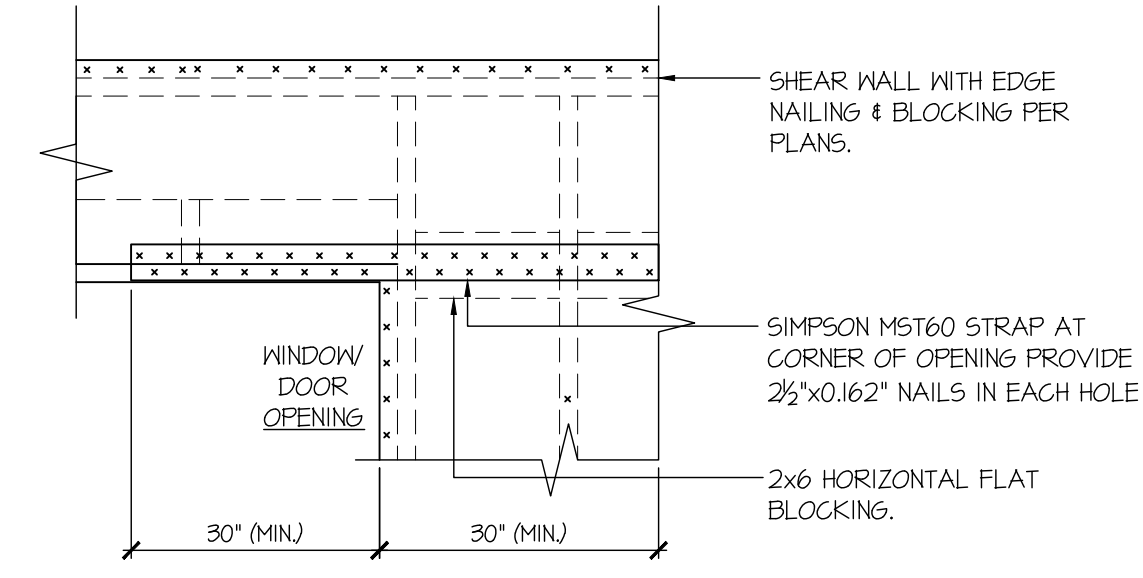
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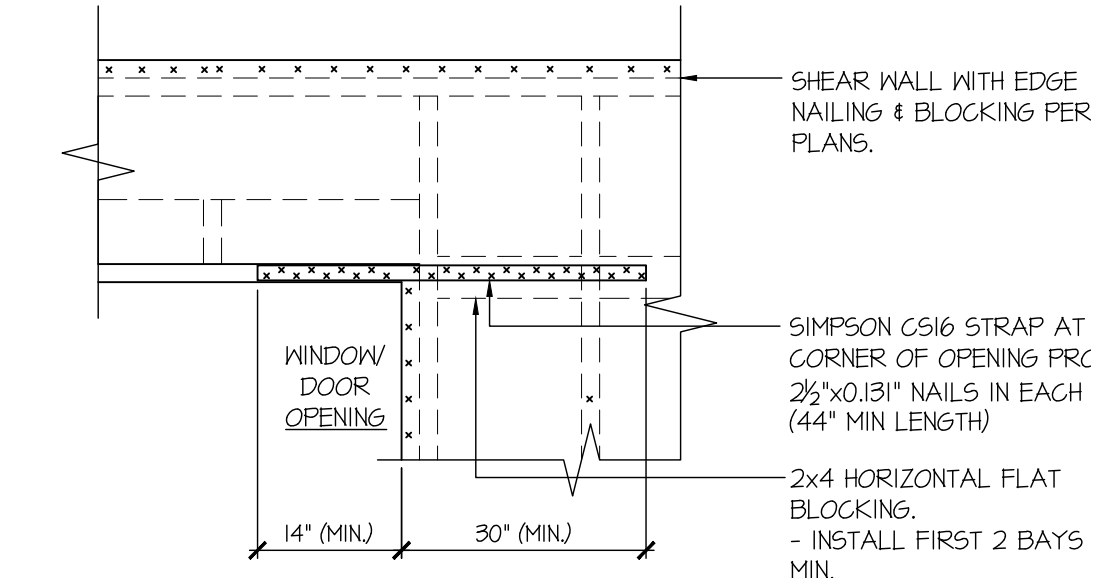
41 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH WIND BEAM
SCALE: 3/4"=1'-0"



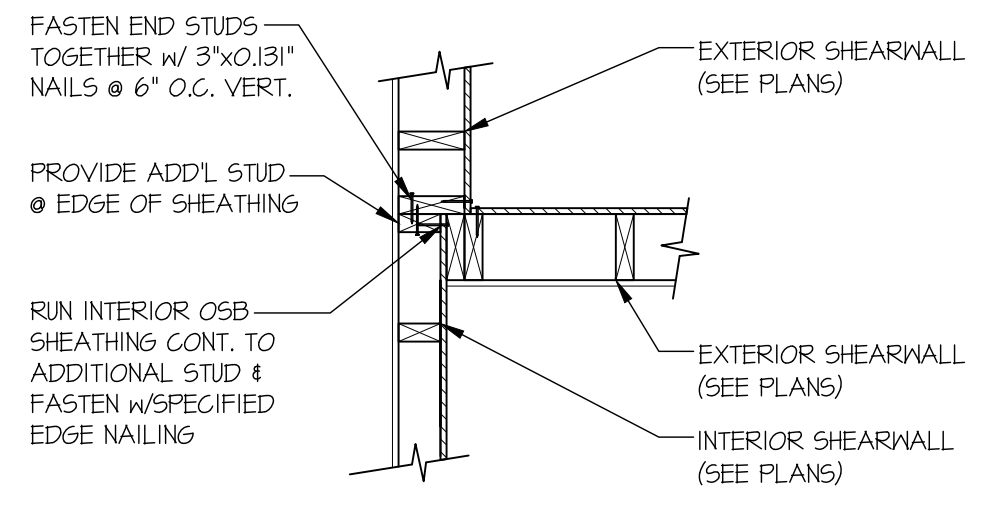
90 SHEAR TRANSFER DETAIL @ INTERSECTION
SCALE: 3/4"=1'-0"



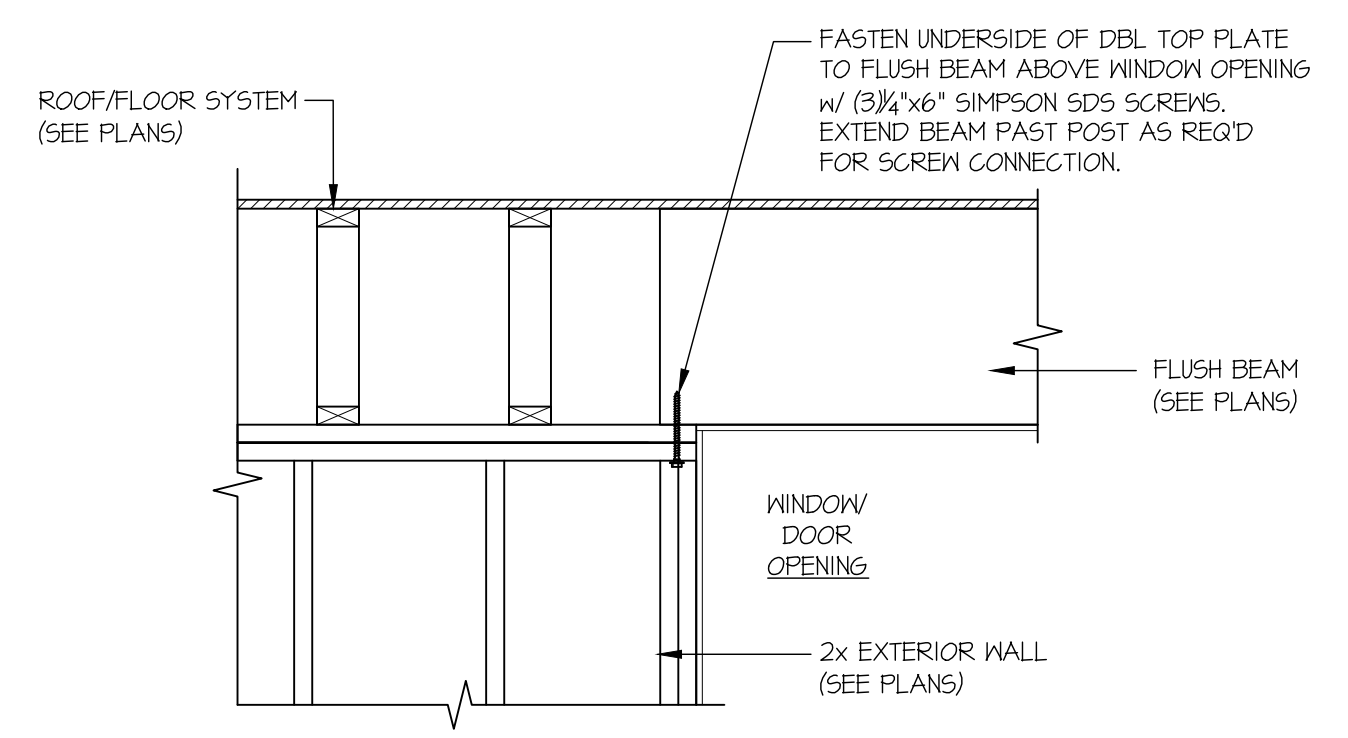
92 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS
• ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS



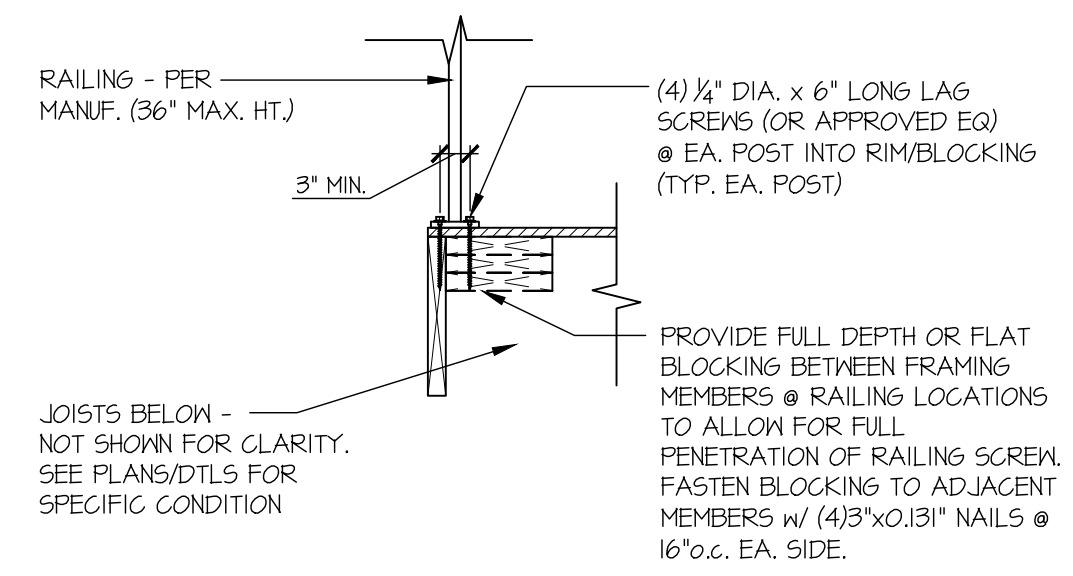
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS
• DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
• ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
• IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL



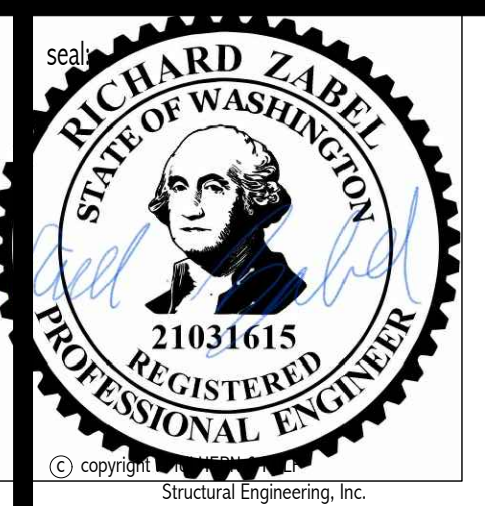
99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES



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



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



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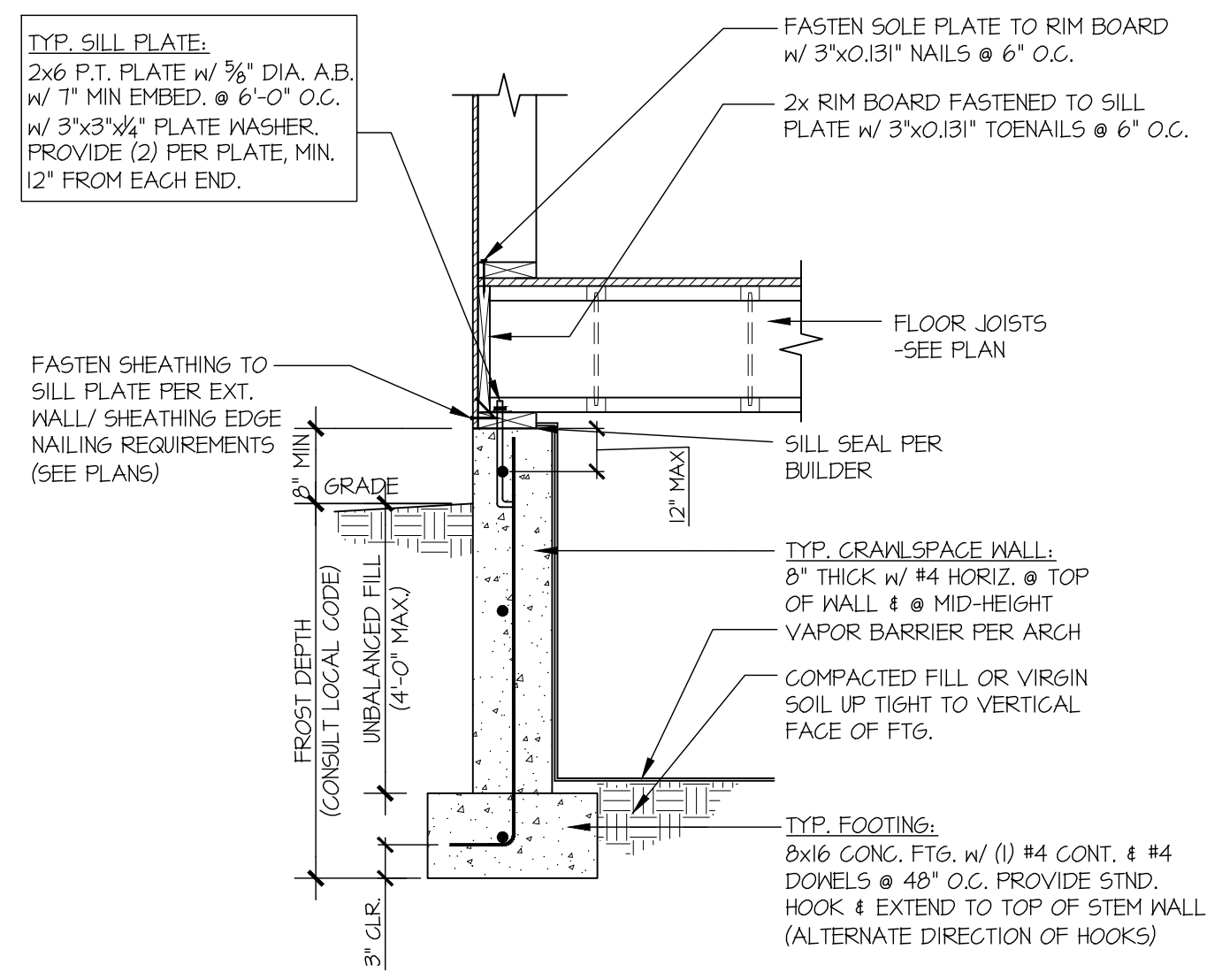
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244-22008
project mgr: R.JZ
drawn by: JCL
issue date: 09-13-22

REVISIONS:
date: initial:

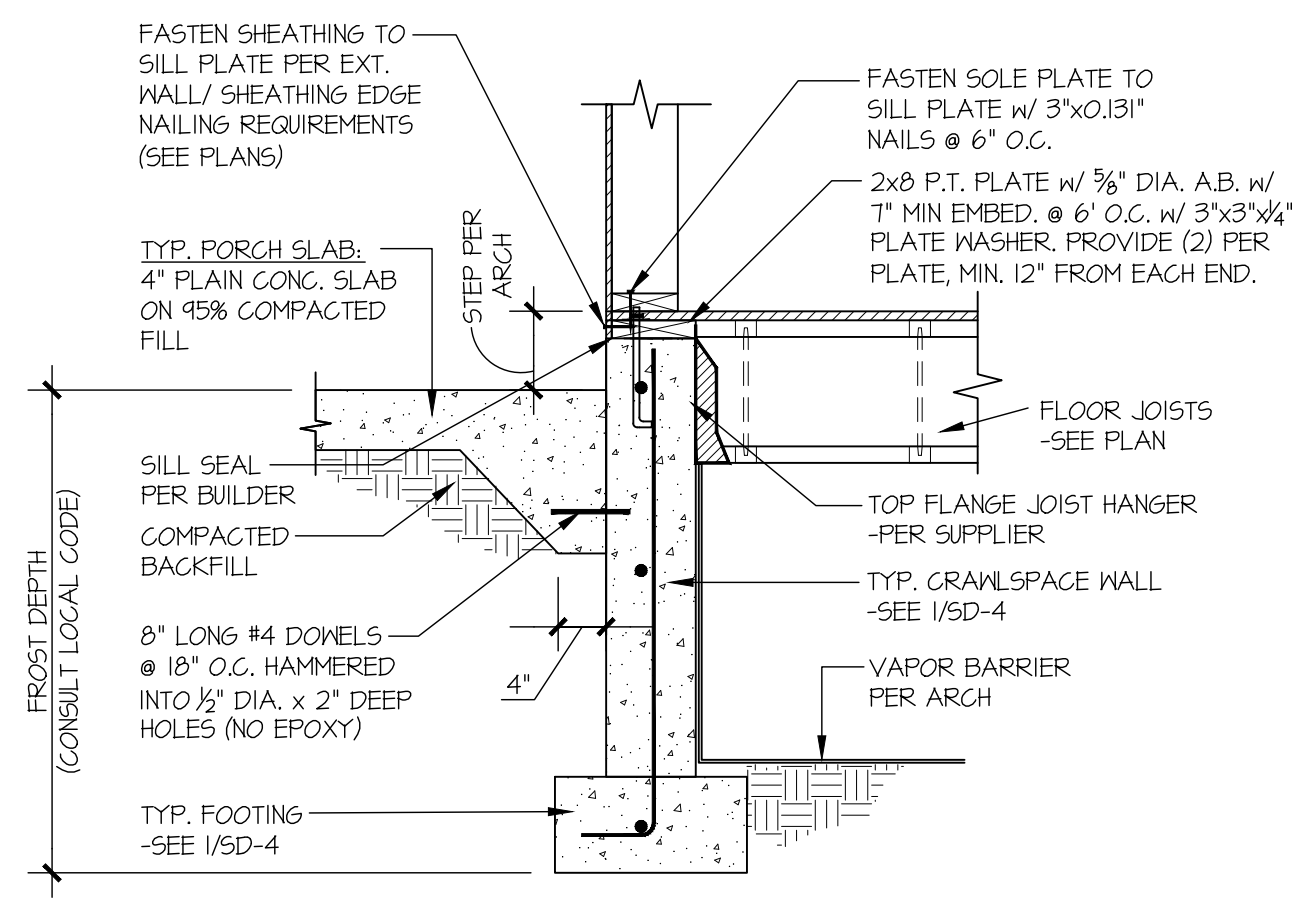
MCCULLOUGH
ARCHITECTS

FOUNDATION DETAILS
LOT 1 86TH AVE SE
MERCER ISLAND, WASHINGTON

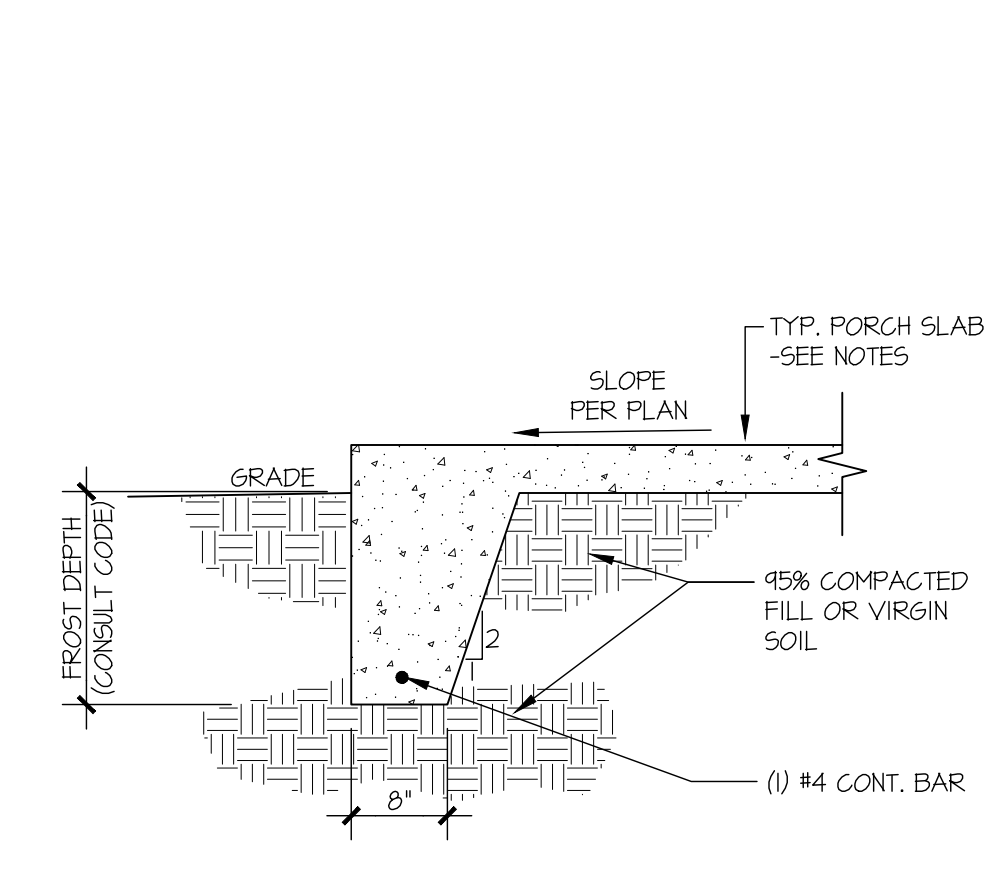
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SD-4



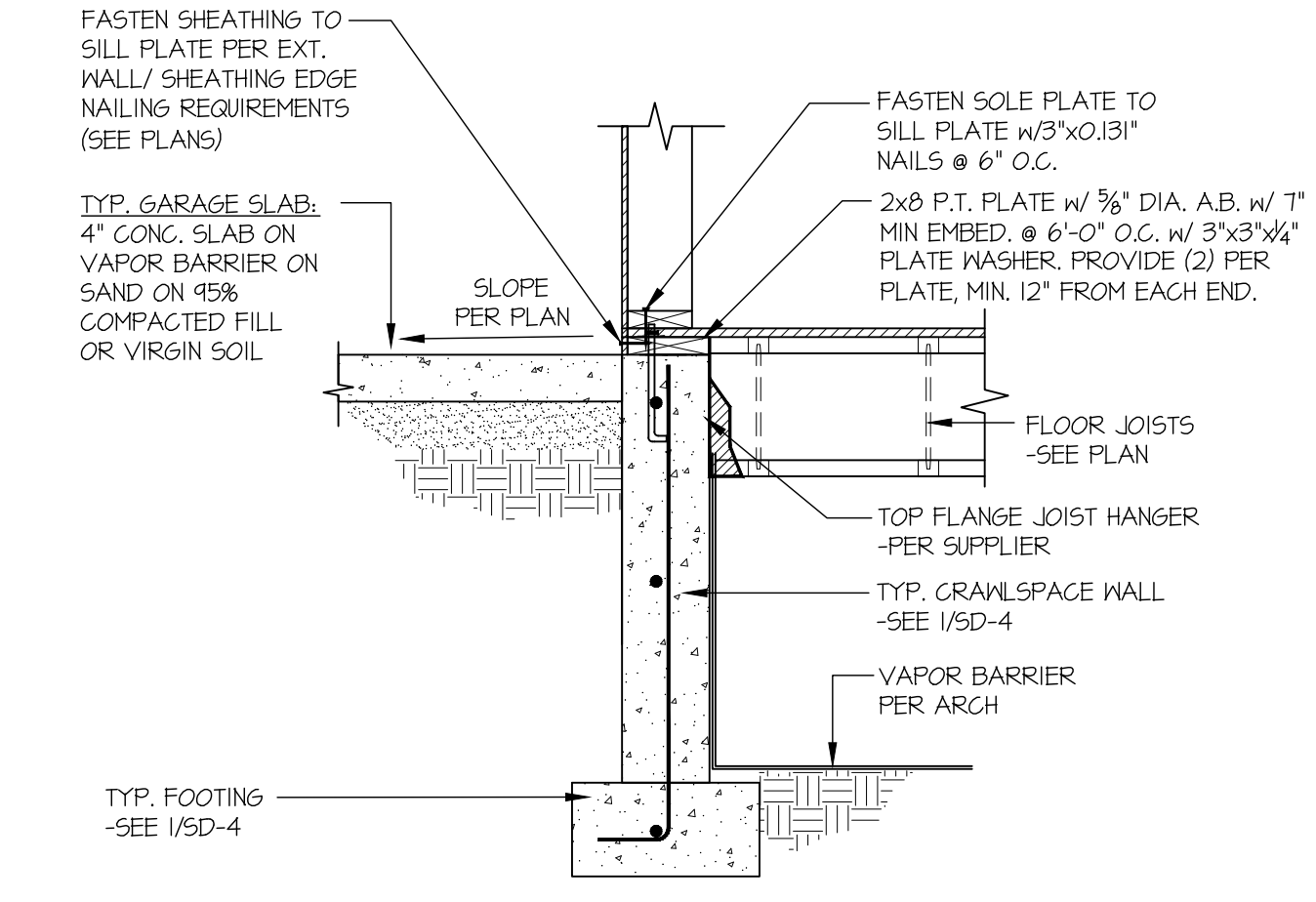
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



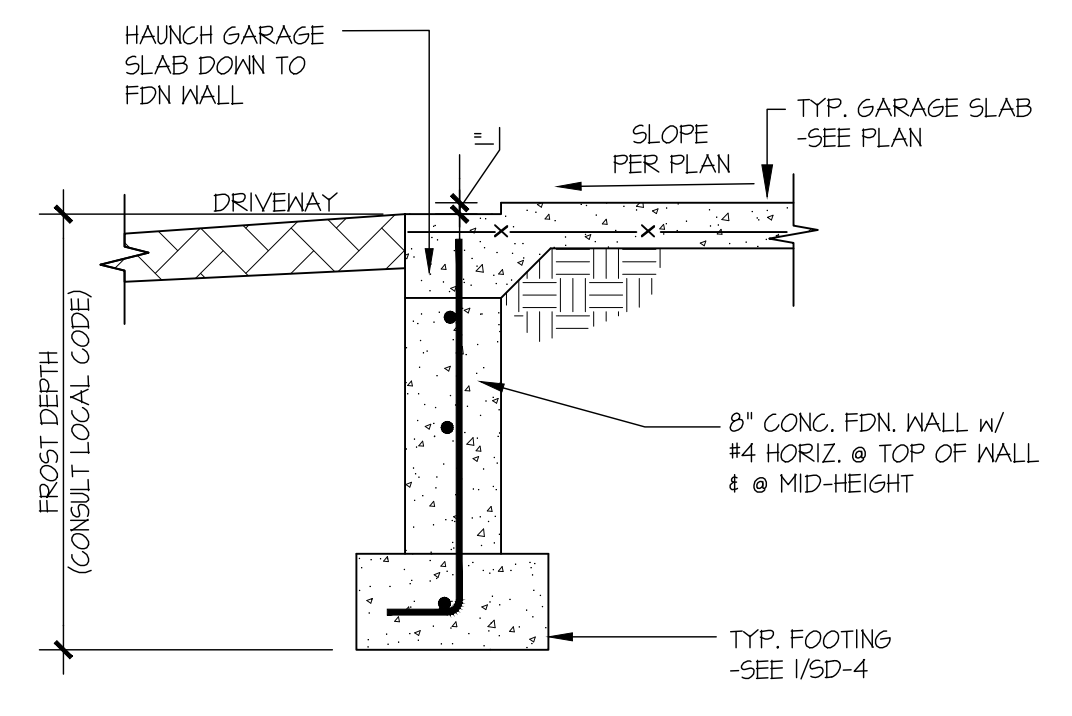
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



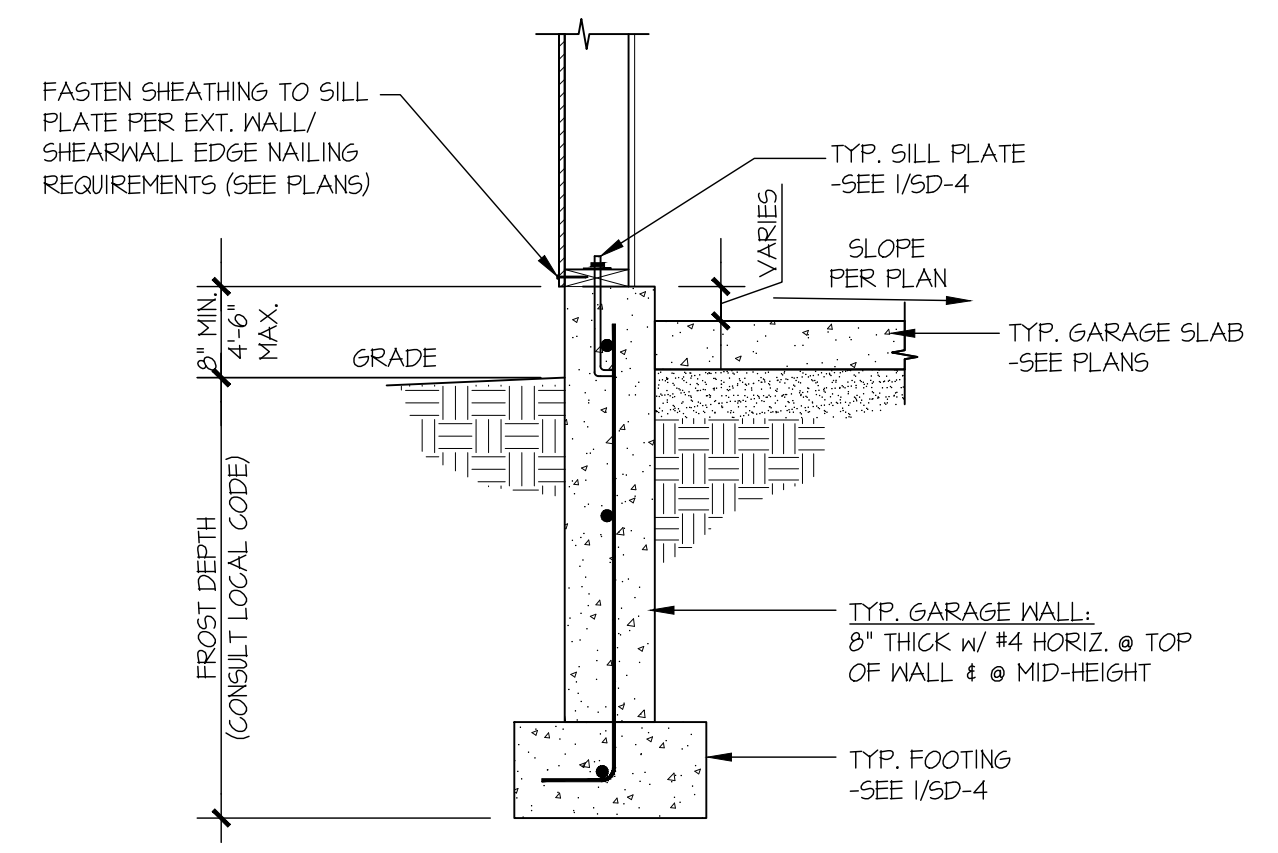
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



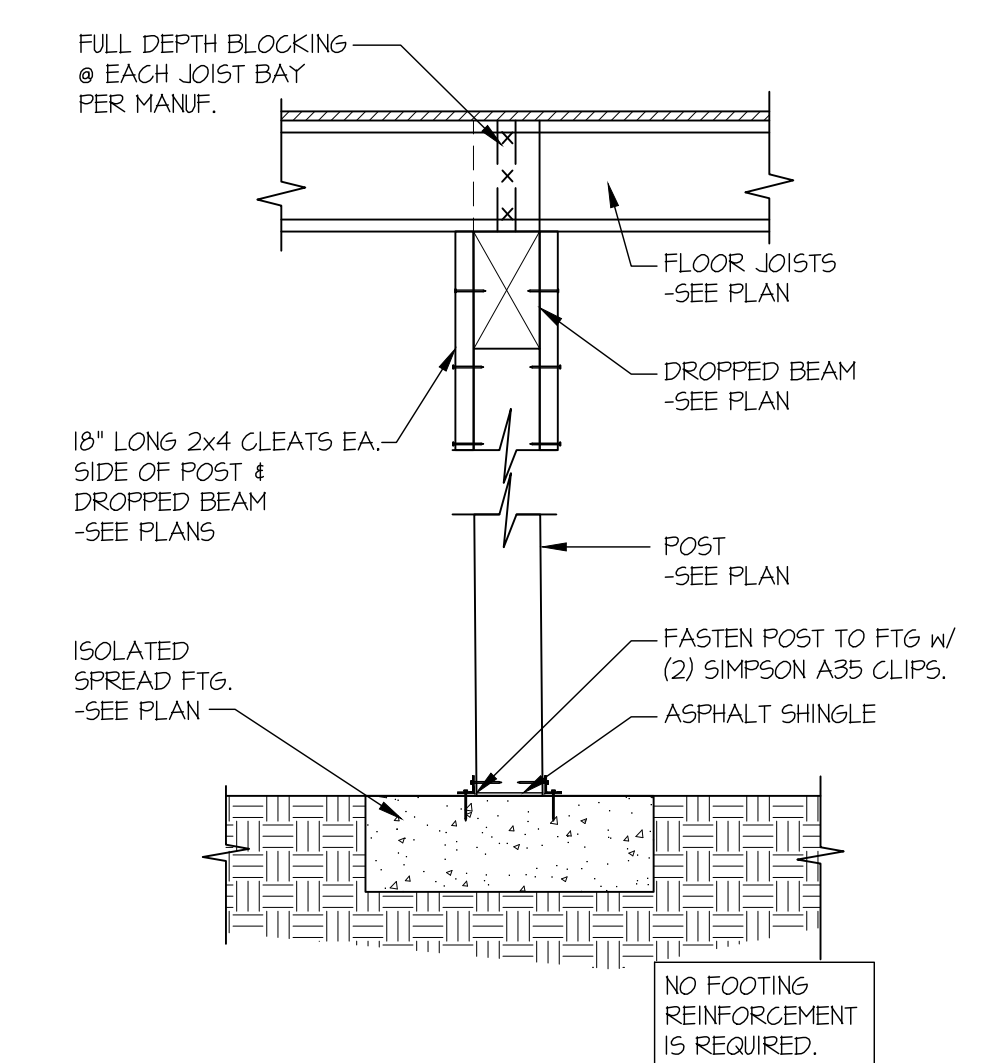
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



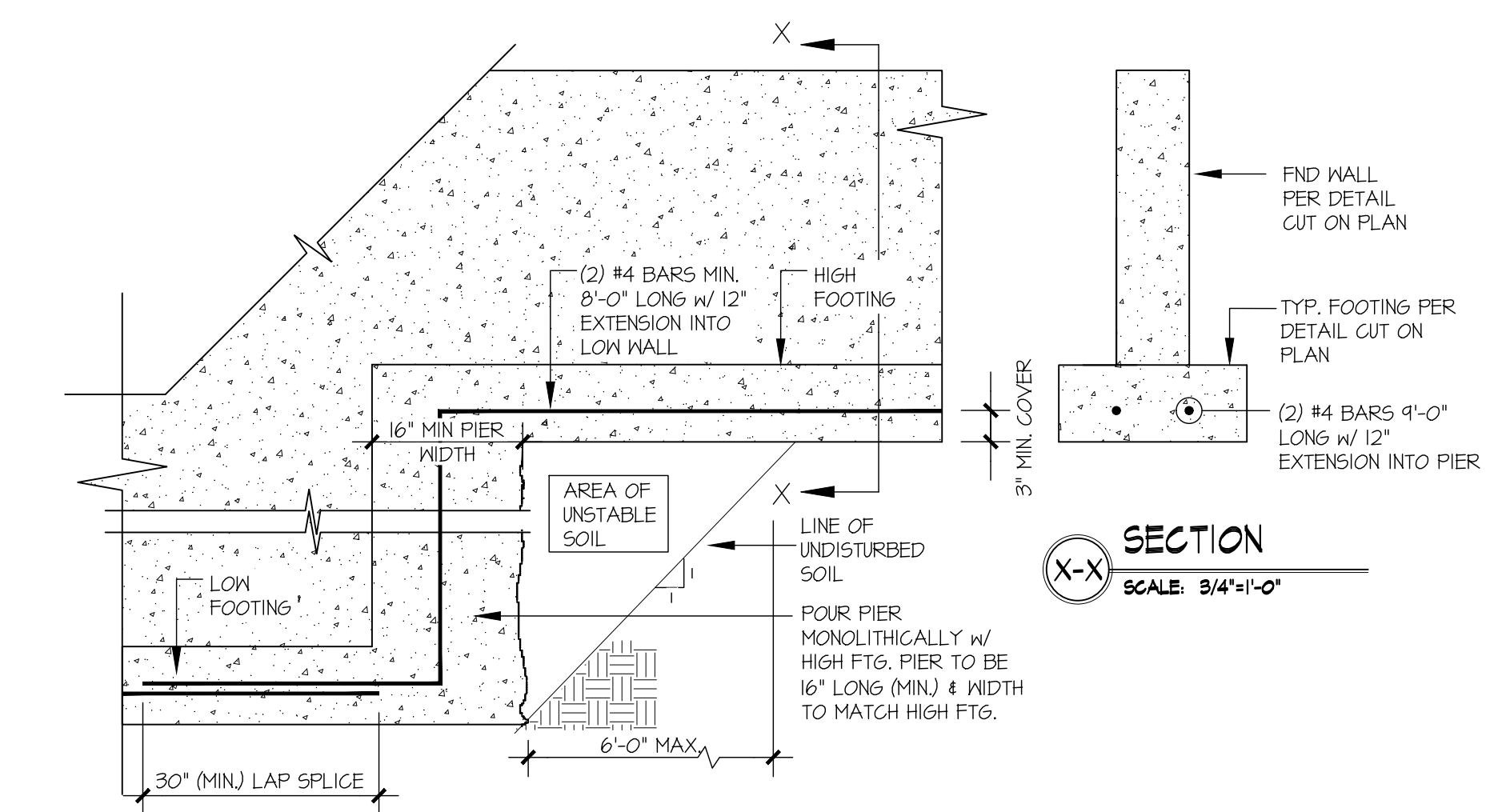
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



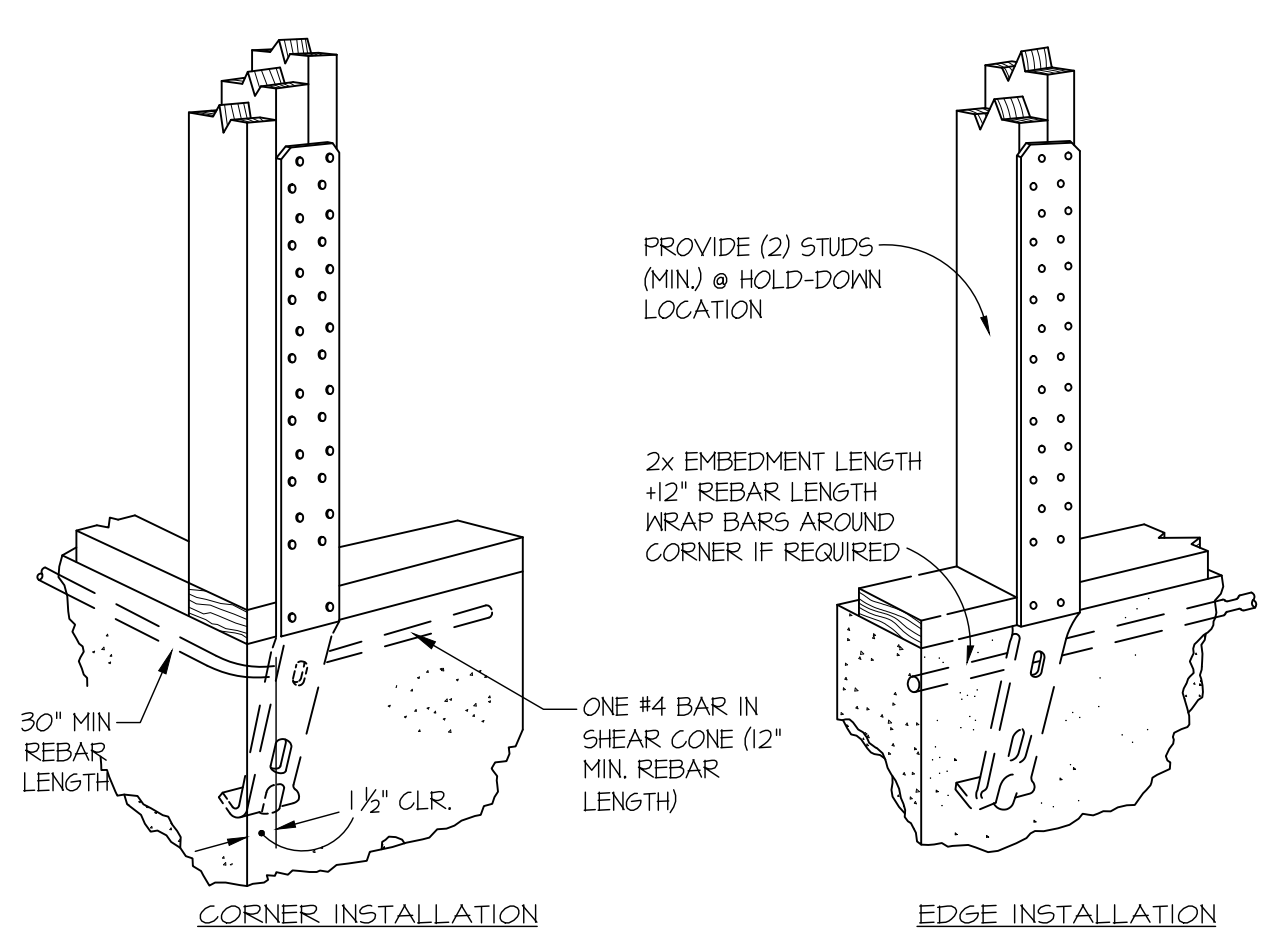
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



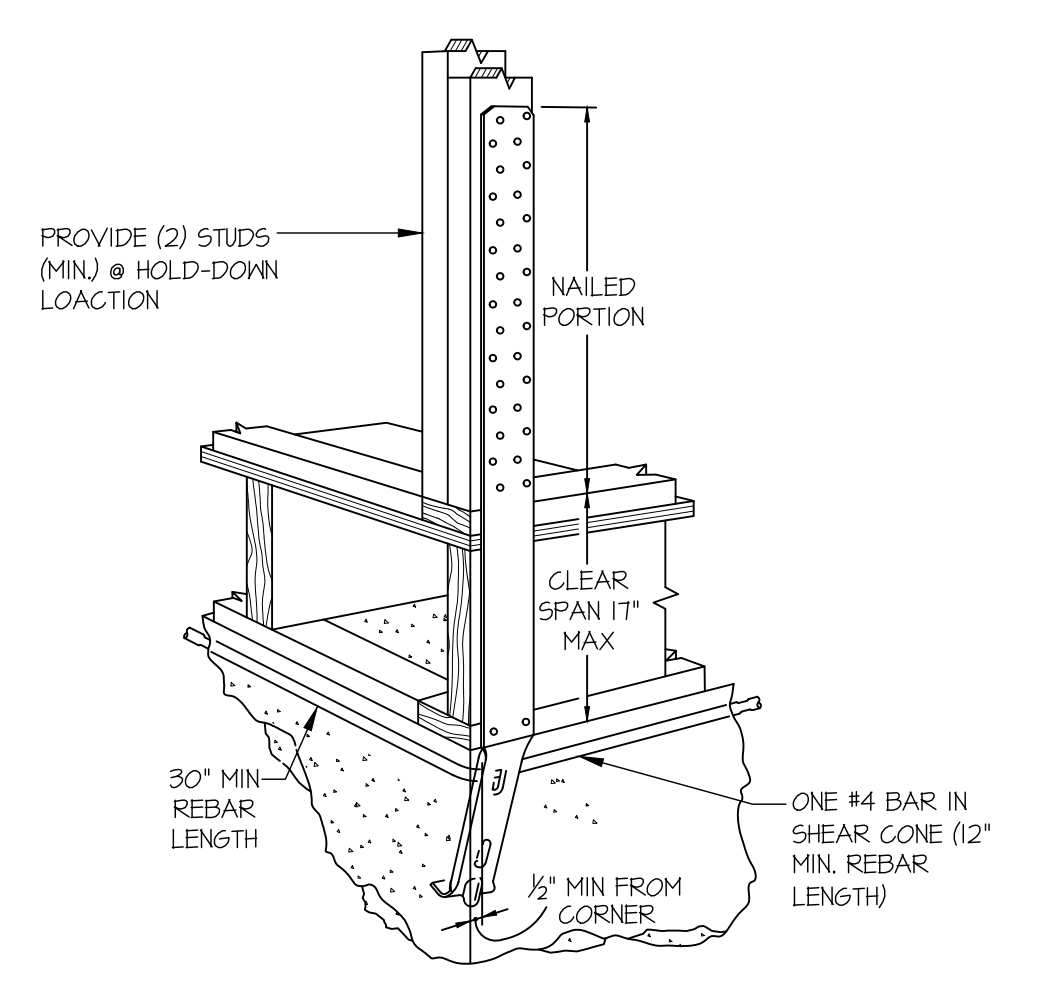
7 TYPICAL CRAWLSPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



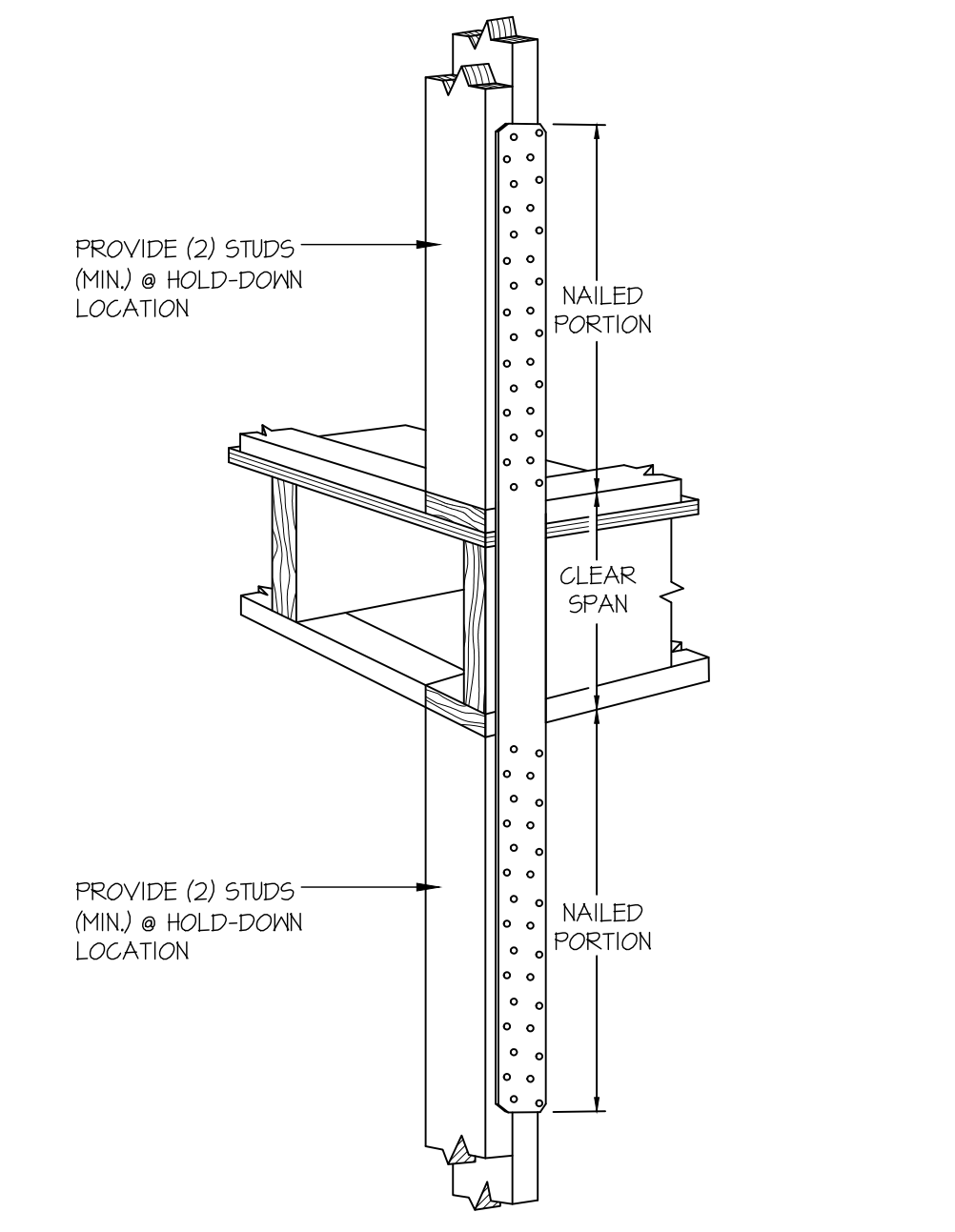
8 TYPICAL STEPPED FOOTING
SCALE: 3/4"=1'-0"



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



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



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