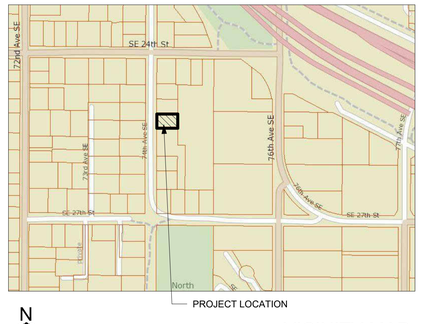
2430 74TH AVE SE

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

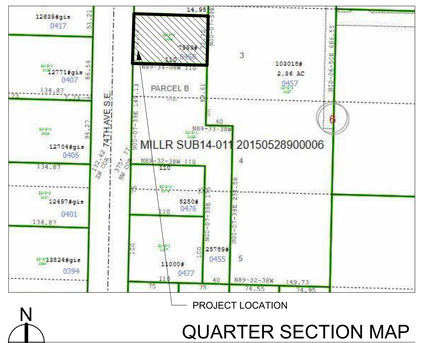
PROJECT DATA

PROJECT DESCRIPTION:	NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH BASEMENT ATTACHED DWELLING UNIT AND GARAGE.
OWNER:	BLAKE LANZ LNL BUILDS 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:	RICHARD ZABEL MULHERN & KULP 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:	TODD BEALS DAVEY RESOURCE GROUP 18809 10TH AVE NE SHORELINE, WA 98155 P: 253-656-1650 E: TODD.BEALS@DAVEY.COM
SURVEYOR:	EDWIN GREEN TERRANE 10801 MAIN ST, SUITE 102 BELLEVUE, WA 98004 P: 425-458-4488 E: EDWING@TERRANE.NET
GEOTECH:	GARRY SQUIRES GEOENGINEERS, INC 8410 154TH AVE NE REDMOND, WA 98052 P: 425-861-6000 E:



N

VICINITY MAP
1/4" = 1'-0"



N

QUARTER SECTION MAP
1/4" = 1'-0"

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BLK	BLOCK
BS	BOTH SIDES
BLDG	BUILDING
CAB	CABINET
CB	CATCH BASIN
CLG	CEILING
CLR	CLEAR
CL	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
CPT	CARPET
CSMT	CASEMENT
CF	CUBIC FOOT
DIA	DIAMETER
DBH	DIAMETER BREAST HEIGHT
DIM	DIMENSION
DW	DISHWASHER
DH	DOUBLE HUNG
DN	DOWN
DS	DOWNSPOUT
D	DRYER
EA	EACH
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
ELEV	ELEVATOR
EQ	EQUAL
EXT	EXTERIOR
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FRD	FIRE RATE DOOR
FRW	FIRE RATE WINDOW
FXD	FIXED
FIXT	FIXTURE
FAR	FLOOR AREA RATIO
FTG	FOOTING
FAU	FORCED AIR UNIT
FDN	FOUNDATION
FURN	FURNACE
GFA	GROSS FLOOR AREA
HDWD	HARDWOOD
HDR	HEADER
HVAC	HEATING, VENTILATION & A/C
HT	HEIGHT
HORZ	HORIZONTAL
HR	HOUR
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
PICT	PICTURE
PLAM	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PL	PROPERTY LINE
PNA	PROTECTED NATURAL AREA
QTY	QUANTITY
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION
R	RISER
RM	ROOM
RO	ROUGH OPENING
SG	SAFETY GLASS
SIM	SIMILAR
SH	SINGLE HUNG
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
SUP	SUPPLEMENTAL
TV	TELEVISION
TEMP	TEMPORARY
TP	TOILET PAPER DISPENSER
T&G	TONGUE & GROOVE
TO	TOP OF
TOW	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TPZ	TREE PROTECTION ZONE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VTOS	VENT TO OUTSIDE
VIF	VERIFY IN FIELD
VERT	VERTICAL
VG	VERTICAL GRAIN
WC	WATER CLOSET
WH	WATER HEATER
WRB	WATER RESISTANT BARRIER
W	WASHER
WHF	WHOLE HOUSE FAN
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WP	WATER PROOFING
YD	YARD

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
T.O.W. 119.12' TOP OF WALL ELEVATION	STRUCTURAL POST - SIZE AND TYPE PER STRUCTURAL PLAN
N 90 00' 00" E Distance 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 DIRECTION	ELECTRICAL METER
SMOKE DETECTOR	ELECTRICAL PANEL
SMOKE & CARBON MONOXIDE DETECTOR	UNDISTURBED EARTH
DOOR TAG NUMBER	COMPACTED FILL
10'-0"x12'-0" 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

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 (ISPSC)
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 CALCULATION

COVERED ENTRY	36 SF
COVERED 2ND FLOOR DECK	268.1 SF
GARAGE	403.3 SF
BASEMENT	747.8 SF
1ST FLOOR	1155.7 SF
2ND FLOOR	1249.2 SF
TOTAL	**3860.1 SF**

AUTOMATIC SPRINKLERS PROVIDED: 13R SPRINKLER SYSTEM & NFPA 'CHAPTER 29' MONITORED FIRE ALARM SYSTEM TO BE PROVIDED DUE TO INADEQUATE FIRE FLOW AND ACCESS.

INDEX OF DRAWINGS

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:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS:		DATE:
1	INTAKE COMMENTS	10/10/2023

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:

2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

TITLE SHEET

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

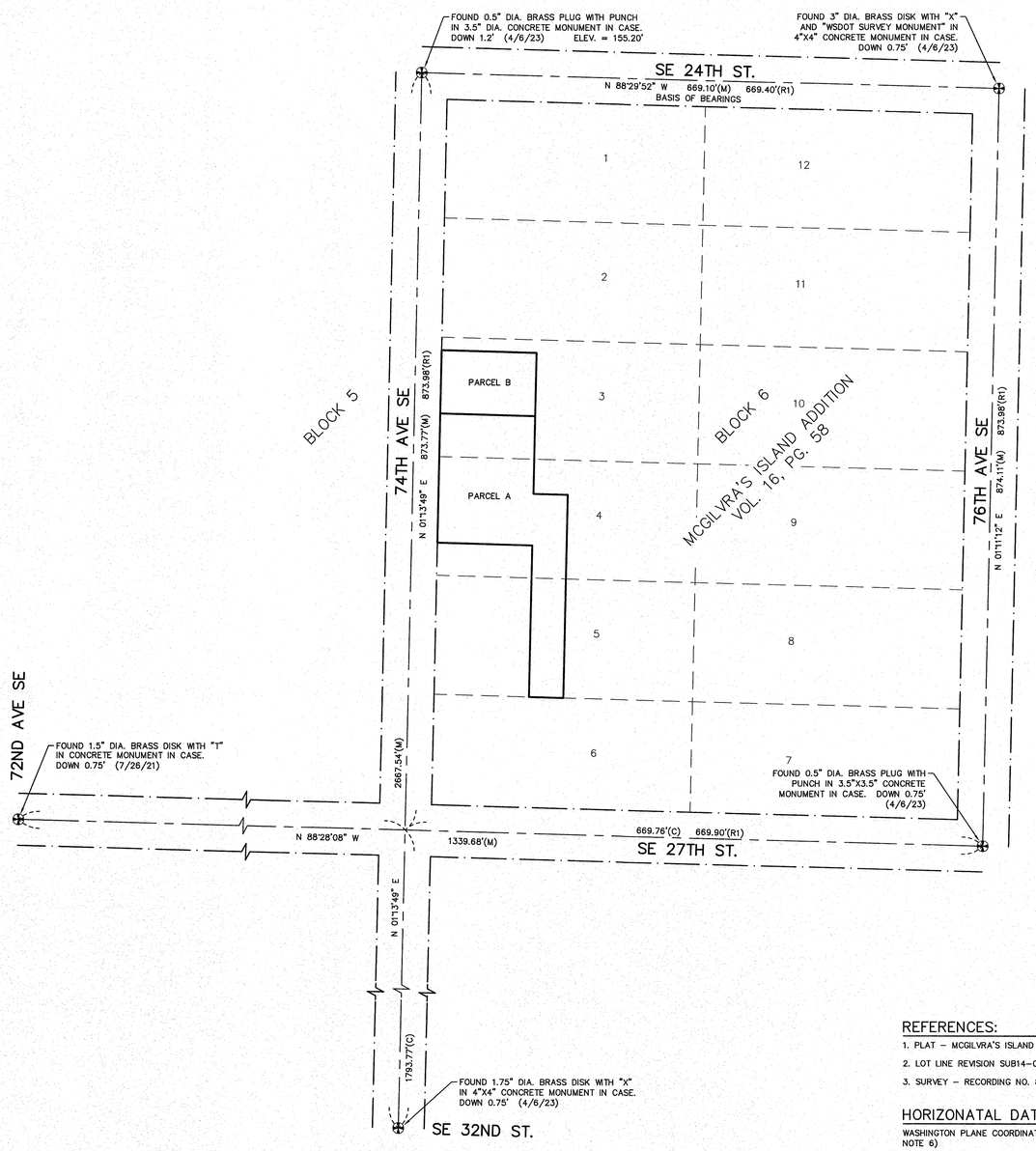
DATE: 10/10/2023
2:56:52 PM

A0.0

PLOT SCALE: 1:1

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



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, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 56, 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. 20170710000863. 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 4THD 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.

REFERENCES:

1. PLAT – MCGILVRA'S ISLAND ADDITION, VOLUME 16, PAGE 58 OF PLATS.

2. LOT LINE REVISION SUB14–011, RECORDING NO. 20150528900006.

3. SURVEY – RECORDING NO. 8501049012.

HORIZONATAL 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'

NORTH

GRAPHIC SCALE
0 40' 80' 160'
1 INCH = 80 FT.

BASIS OF BEARINGS:

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

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

74TH AVE SE
2430 AND 2436 74TH AVE SE
TAX PARCELS :
531510-0458 AND 531510-0455

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

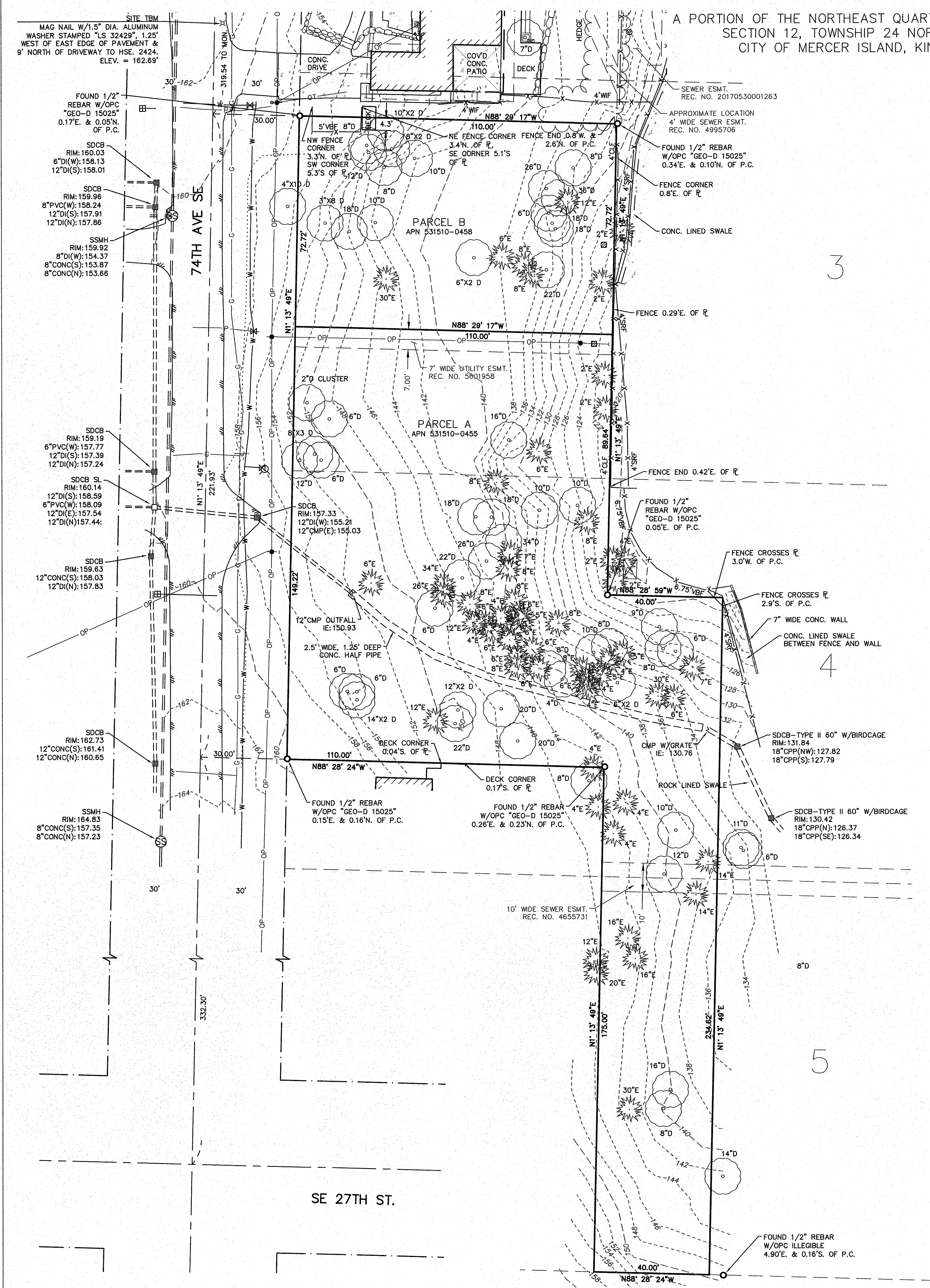
DOUGLAS J. COCHRAN
STATE OF WASHINGTON
15974
REGISTERED
PROFESSIONAL LAND SURVEYOR
06/27/23

DATE	REVISION	APP

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

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



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
- (M) MEASURED
- (C) CALCULATED
- ℞ PROPERTY LINE
- P.C. CALCULATED PROPERTY CORNER
- OPC 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 VERTICAL BOARD FENCE
- HBF HORIZONTAL BOARD FENCE
- CLF CHAINLINK FENCE
- SRF SPLIT RAIL FENCE
- HWF HOGWIRE FENCE
- CWF CHICKEN WIRE FENCE
- BWF BARBWIRE FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OP OVERHEAD POWER
- P UNDERGROUND POWER
- W UNDERGROUND WATER
- G UNDERGROUND GAS
- T UNDERGROUND TELEPHONE
- C UNDERGROUND CABLE
- EDGE OF PAVEMENT
- X FENCE
- GRAVEL
- CONCRETE

NORTH

GRAPHIC SCALE 0 10' 20' 40'

1 INCH = 20 FT.

BASIS OF BEARINGS:

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

DRS

D.R. STRONG CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS

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O 425.827.3063 F 425.827.2423

74TH AVE SE

2430 AND 2436 74TH AVE SE
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LNL BUILDS, LLC

317 - 4TH STREET
KIRKLAND, WA
98033

DOUGLAS J. COMBS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR 35974

06/27/23

DATE	REVISION	APR

PROJECT SURVEYOR: DJC
DRAFTED BY: DJC/DLC
FIELD BOOK: 199
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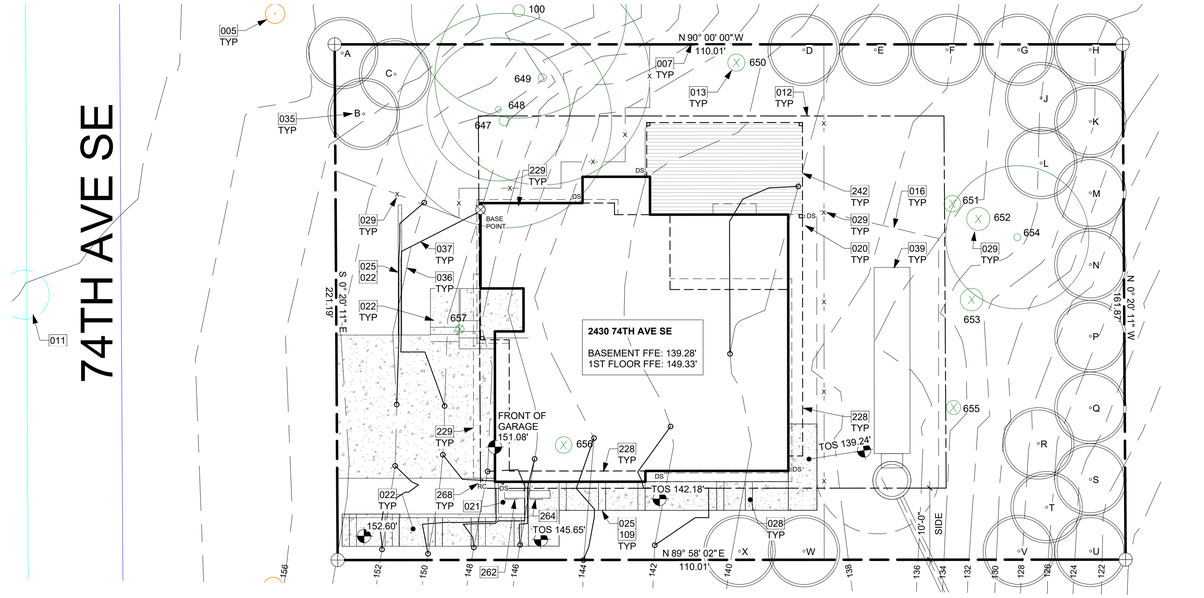
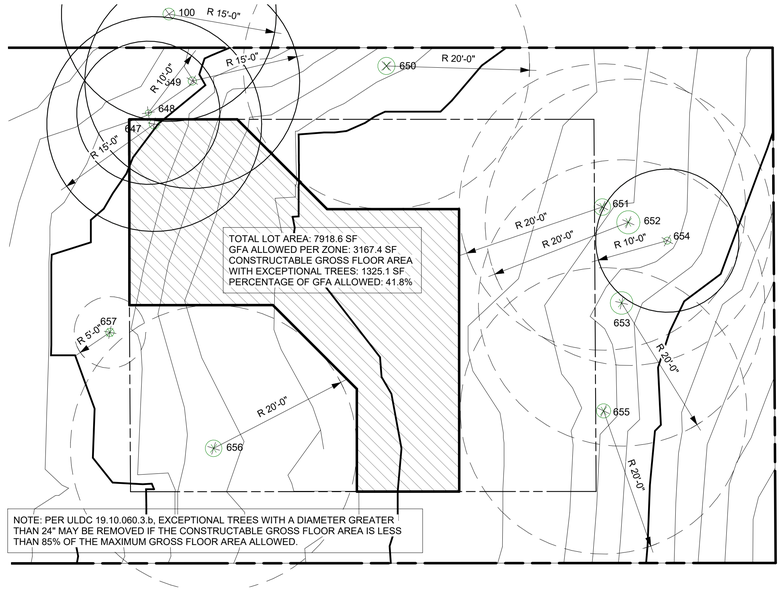


CALL 48 HOURS BEFORE YOU DIG
811 OR 1-800-424-5555

SITE PLAN
1" = 10'-0" (1)

KEY NOTES

005	EXISTING POWER POLE.
007	EXISTING PROPERTY LINE
011	BENCHMARK: SSMH RIM = 159.96
012	SETBACK LINE
013	EXISTING SITE TREES TO BE REMOVED.
016	DASHED LINE OF APPROXIMATE EXCAVATION.
020	DOWNSPOUT: TIGHTLINE TO STORMWATER SYSTEM PER CIVIL, TYP.
021	PLANTER BOX WITH DRAIN TIGHTLINE TO STORMWATER SYSTEM PER CIVIL.
022	HARDSCAPE LESS THAN 30" ABOVE GRADE AND RETAINING WALLS ALLOWED IN REQUIRED YARDS PER ULDC 19.02.020.3.B & C.
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	STAIRS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS.
029	TEMPORARY TREE PROTECTION FENCING PER ULDC 19.10.080. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 6' HIGH WITH HIGHLY VISIBLE SIGNES SPACED 15' MIN ALONG THE ENTIRETY OF THE FENCE. EXCAVATION OR OTHER POTENTIALLY DAMAGING ACTIVITIES IS PROHIBITED WITHIN THE BARRIERS. FENCES ARE TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. ALL NONNATIVE INVASIVE PLANTS SHALL BE REMOVED FROM PROTECTED TREES PRIOR TO FENCE BEING INSTALLED. MOVEMENT OF THE TREE PROTECTION FENCING DURING CONSTRUCTION IS NOT PERMITTED UNLESS AUTHORIZED BY THE DEPARTMENT.
035	REPLACEMENT SITE TREES PER ULDC 19.10.070.
036	DASHED LINES OF EXISTING CONTOURS PER SURVEY.
037	PROPOSED CONTOURS TO BE CONFIRMED ON-SITE.
039	STORMWATER DETENTION TANK AND SYSTEM PER CIVIL.
109	TOP OF RETAINING WALL TO SLOPE WITH EXISTING TOPOGRAPHY.
228	LONG DASHED LINE OF BUILDING ABOVE.
229	LONG DASHED LINE OF ROOF ABOVE. PER ULDC 19.02.020.3.A.i, EAVES ARE ALLOWED TO PROTRUDE UP TO 18" INTO ANY REQUIRED YARD.
242	DASHED LINES OF COVERED DECK ABOVE.
262	SFR WALL-HUNG HVAC CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE ENERGY CODE & VENTILATION SUMMARY SHEET A0.5 FOR HEAT PUMP AIR HANDLING EQUIPMENT MAX BTU.
264	ADU WALL-HUNG HVAC CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE ENERGY CODE & VENTILATION SUMMARY SHEET A0.5 FOR HEAT PUMP AIR HANDLING EQUIPMENT MAX BTU.
268	RAIN CHAIN IN LIEU OF DOWNSPOUT.



EXCEPTIONAL TREE DIAGRAM
1" = 10'-0" (2)

TREE PROTECTION GUIDELINES

ALL REMAINING TREES ARE TO HAVE A TREE PROTECTION ZONE (TPZ) ESTABLISHED BEFORE COMMENCEMENT OF ANY CONSTRUCTION OR DELIVERY ACTIVITIES PER ULDC 19.10.080. THE FOLLOWING GUIDELINES ARE TO BE OBSERVED AND PRACTICED DURING ALL CONSTRUCTION ACTIVITIES.

1. EXCAVATION OR OTHER POTENTIALLY DAMAGING ACTIVITIES IS PROHIBITED WITHIN THE BARRIERS.
2. FENCES ARE TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
3. ALL NONNATIVE INVASIVE PLANTS SHALL BE REMOVED FROM PROTECTED TREES PRIOR TO FENCE BEING INSTALLED.
4. ACCESS IS TO BE RESTRICTED INTO TPZ'S WITH READILY VISIBLE TEMPORARY TREE FENCING ALONG THE LOD WHICH COMPLETELY SURROUNDS THE PROTECTED AREAS OF RETAINED TREES. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FT TALL, CONSTRUCTED USING PIER BLOCK, AND MAJOR ROOTS SHOULD BE AVOIDED WHILE STAKING.
5. HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET SHALL BE PLACED ALONG SIDES OF THE TPZ FENCING.
6. CONSTRUCTION MATERIALS OR SUPPLIES, SOIL, DEBRIS, VEHICLES, AND EQUIPMENT ARE NOT TO BE PARKED OR STORED WITHIN TPZ.
7. TPZ FENCES MUST BE INSPECTED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES.
8. ASSESS CREW AND CONTRACTOR PENALTIES, IF NECESSARY, TO KEEP THE TPZ'S INTACT.
9. CHECK THE INTEGRITY OF TPZ FENCES WEEKLY, AND REPAIR OR REPLACE AS NEEDED.
10. WOOD CHIPS SHOULD BE USED IF POSSIBLE TO SPREAD ABOVE ROOT ZONES WITHIN THE TPZ'S TO A DEPTH OF 6-8 INCHES FOR TEMPORARY PROTECTION.
11. CEMENT TRUCKS MUST NOT DEPOSIT WASTE OR RINSE OUT TRUCKS IN THE TPZ.
12. AVOID GRADE CHANGES OR TRENCHING WITHIN OR NEAR THE TPZ. IF IT IS UNAVOIDABLE, THEN FOLLOW THE GUIDELINES BELOW.
13. TPZ'S MAY ONLY BE MOVED OR ACCESSED WITH PERMISSION FROM CITY OFFICIALS, AND ANY WORK DONE WITHIN TPZ'S MUST BE DONE WITH A CERTIFIED ARBORIST PRESENT.
14. IF ROOTS NEED TO PRUNED, THEY SHOULD BE CUT WITH PRUNING SAWS, MADE FLUSH WITH THE SIDE OF THE TRENCH.
15. TREES SHOULD BE WATERED TWICE A WEEK IF CONSTRUCTION IS TO TAKE PLACE DURING HOT SUMMER MONTHS

IF EXCAVATION OCCURS WITHIN THE DRIPLINES OF TREES SCHEDULED FOR RETENTION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED TO PROTECT THEM:

1. THE CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES TO AVOID CONFLICTS AND MAINTAIN MINIMUM CLEARANCES; ADJUSTMENT SHALL BE MADE TO THE GRADE OF THE NEW UTILITY AS REQUIRED.
2. THE INNER ROOT ZONE SHALL NOT BE DISTURBED OR CUT (INNER ROOT ZONE = HALF THE DRIP LINE RADIUS).
3. ISA CERTIFIED ARBORIST MUST WORK WITH EQUIPMENT OPERATORS DURING TRENCHING/ EXCAVATION. THE ARBORIST SHOULD HAVE A SHOVEL, HAND PRUNERS, LOPPERS, HANDSAW, AND A SAWSALL.
4. IF ROOTS ONE INCH OR LARGER ARE DAMAGED BY EQUIPMENT, THE ARBORIST SHALL STOP THE EQUIPMENT AND HAVE THE DIRT EXCAVATED BY HAND UNTIL THE ROOT CAN BE CLEANLY CUT. A CLEAN STRAIGHT CUT SHALL BE MADE TO REMOVE THE DAMAGED PORTION OF ROOT, AND IF POSSIBLE THE ROOTS SHOULD BE COVERED IN MOIST BURLAP UNTIL RECOVERED WITH DIRT THE SAME DAY.
5. BORING OR TUNNELING UNDER ROOTS OF EXISTING TREES IS A VIABLE ALTERNATIVE TO TRENCHING THROUGH ROOTS. IT SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND NO ROOTS 1 INCH IN DIAMETER OR LARGER SHALL BE CUT.
6. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED WITHOUT THE PLANNING OFFICIAL'S AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL. THE PLANNING OFFICIAL MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S CRITICAL ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.

ZONING REQUIREMENTS

JURISDICTION:	CITY OF MERCER ISLAND
ZONING:	R-9.6 SINGLE FAMILY
PARCEL ASSESSOR'S #:	5315100458
LOT SIZE:	7918.6 SF = 0.18 ACRE

LEGAL DESCRIPTION:
THE SOUTH 72.72 FEET OF THE NORTH 87.67 FEET OF THE WEST 110 FEET OF LOT 3, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 56, IN KING COUNTY, WA.

MAXIMUMS:
MAX. GFA: 40% PER R-9.6 + 5% ADU CREDIT (3563.3 SF)
MAX. LOT COVERAGE: 35% (2771.5 SF)
MAX. HARDSCAPE: 9% (712.7 SF)
MIN. LANDSCAPE: 70% (5543.0 SF)
MAX. HEIGHT: 30' ABOVE ABE

SETBACKS:

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

TREE DENSITY CALCULATION

ONSITE TREES

TREE	#	SPECIES	ACTION	DBH
EXISTING	#647	BIGLEAF MAPLE	RETAIN	17"
EXISTING	#648	BIGLEAF MAPLE	RETAIN	10"
EXISTING	#649	BIGLEAF MAPLE	RETAIN	14"
EXISTING	#650	BIGLEAF MAPLE	RETAIN	29"
EXISTING	#651	BLACK COTTONWOOD	REMOVE	28"
EXISTING	#652	*BLACK COTTONWOOD	REMOVE	39"
EXISTING	#653	*BLACK COTTONWOOD	REMOVE	38"
EXISTING	#654	DOUGLAS FIR	RETAIN	12"
EXISTING	#655	BLACK COTTONWOOD	REMOVE	24"
EXISTING	#656	WESTERN RED CEDAR	REMOVE	28"
EXISTING	#657	BIGLEAF MAPLE	REMOVE	14"

** DENOTES EXCEPTIONAL TREE PER MICC 19.16.010*

NUMBER OF TREES 36" OR GREATER:	2
NUMBER OF TREES 24" OR GREATER:	6
NUMBER OF TREES FROM EXCEPTIONAL TREE TABLE:	0
BIGLEAF MAPLE >30" = 0	
DOUGLAS FIR >30" = 0	
WESTERN RED CEDAR >30" = 0	
NUMBER OF LARGE (>10") TREES:	11
NUMBER OF LARGE (>10") TREES TO BE REMOVED:	6
PERCENTAGE OF LARGE (>10") TREES RETAINED:	45.5%

TREE REPLACEMENT

NUMBER OF TREES W/ DBH <10" REMOVED (x1):	0
NUMBER OF TREES W/ DBH 10"<24" REMOVED (x2):	2 (4)
NUMBER OF TREES W/ DBH 24"<36" REMOVED (x3):	2 (6)
NUMBER OF TREES W/ DBH >36" OR EXEPT. REMOVED (x6):	2 (12)
NUMBER OF REPLACEMENT TREES REQUIRED:	22

REPLACEMENT TREES

TREE	#	SPECIES	ACTION
NEW	A	WESTERN RED CEDAR	PLANT
NEW	B	WESTERN RED CEDAR	PLANT
NEW	C	WESTERN RED CEDAR	PLANT
NEW	D	WESTERN RED CEDAR	PLANT
NEW	E	WESTERN RED CEDAR	PLANT
NEW	F	WESTERN RED CEDAR	PLANT
NEW	G	WESTERN RED CEDAR	PLANT
NEW	H	DOUGLAS FIR	PLANT
NEW	J	DOUGLAS FIR	PLANT
NEW	K	DOUGLAS FIR	PLANT
NEW	L	DOUGLAS FIR	PLANT
NEW	M	DOUGLAS FIR	PLANT
NEW	N	DOUGLAS FIR	PLANT
NEW	P	DOUGLAS FIR	PLANT
NEW	Q	BIGLEAF MAPLE	PLANT
NEW	R	BIGLEAF MAPLE	PLANT
NEW	S	BIGLEAF MAPLE	PLANT
NEW	T	BIGLEAF MAPLE	PLANT
NEW	U	BIGLEAF MAPLE	PLANT
NEW	V	BIGLEAF MAPLE	PLANT
NEW	W	BIGLEAF MAPLE	PLANT
NEW	X	BIGLEAF MAPLE	PLANT

NOTES:
1. PER ULDC 19.10.070.B.2, REPLACEMENT TREES SHALL BE NATIVE TO THE REGION.
2. CONIFEROUS TREES SHALL BE AT LEAST 6' TALL
3. DECIDUOUS TREES SHALL HAVE DBH OF 1.5"

OFFSITE TREES

TREE	#	SPECIES	ACTION	DBH
EXISTING	#100	BIGLEAF MAPLE	PROTECT	20"

SYMBOL LEGEND

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

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TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:
2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:
SITE PLAN - LOT 1

DRAWN BY: JWH

CHECKED By: ST

PHASE:
CONSTRUCTION DRAWINGS

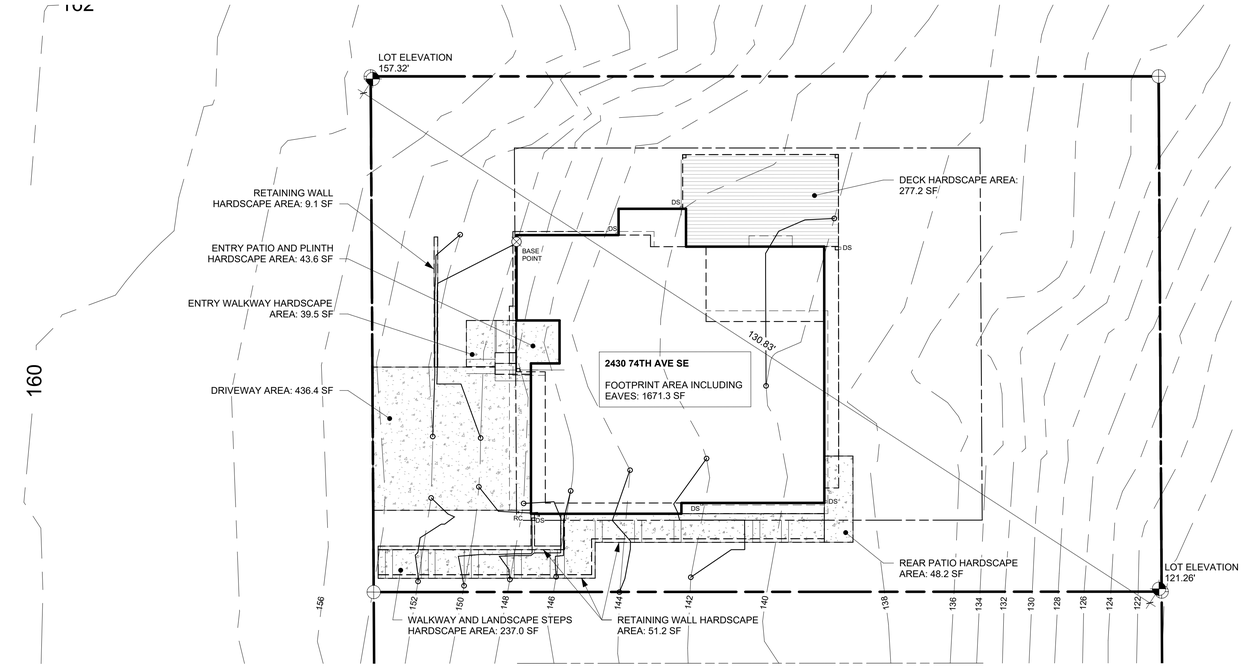
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
12:04:02 PM

PLOT SCALE: 1:1

A0.1



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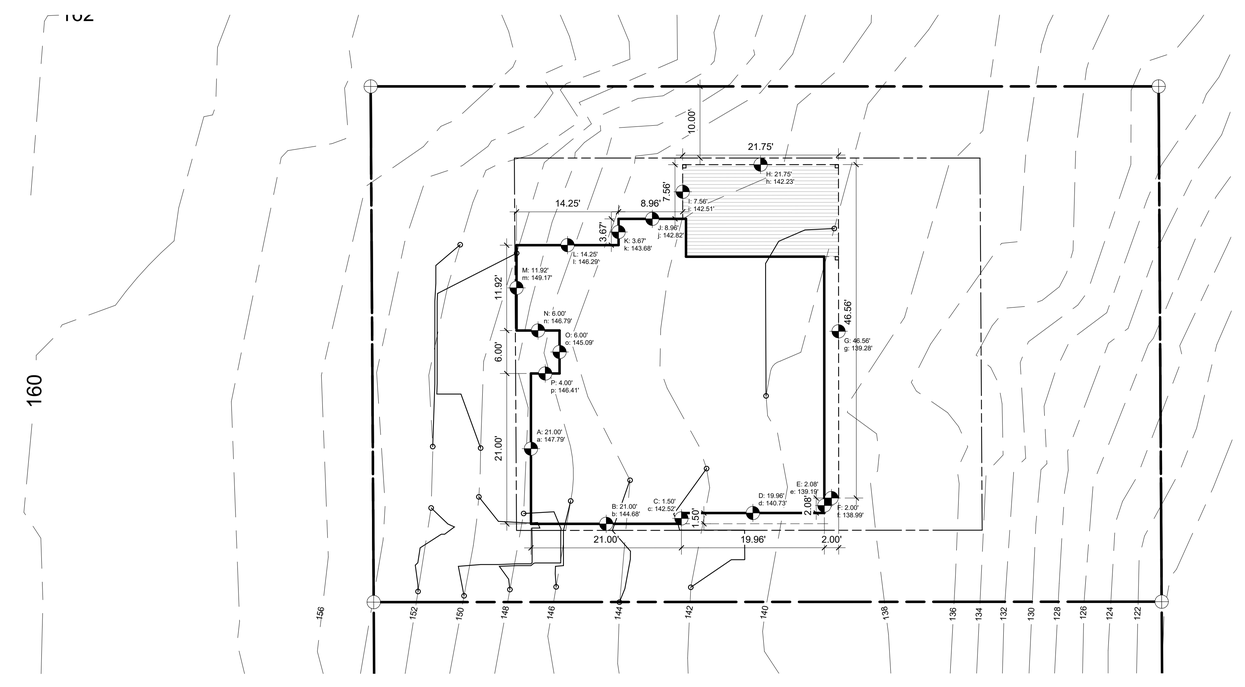
LOT COVERAGE
1" = 10'-0" 1



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ABE DIAGRAM
1" = 10'-0" 2

LOT COVERAGE CALCULATION

LOT SIZE	7918.6 SF
LOT SLOPE (157.32'-121.26') / 130.83' = 36.06' / 130.83' = 27.6%	
ALLOWABLE LOT COVERAGE (MAX. 35%)	2771.5 SF
MAXIMUM HARDSCAPE COVERAGE (MAX. 9%)	712.7 SF
LANDSCAPE REQUIREMENT (MIN. 65%)	5147.1 SF

IMPERVIOUS SURFACES	ACTUAL AREA	
FOOTPRINT INCLUDING EAVES	1671.3 SF	
DRIVEWAY	436.4 SF	
DECK	277.2 SF	
ENTRY PATIO & PLINTH	43.6 SF	
REAR PATIO	48.2 SF	
TOTAL IMPERVIOUS AREA:	**2476.7 SF**	**(31.3%)**
REMAINING LANDSCAPE AREA	**5165.4 SF**	**(68.7%)**

HARDSCAPE SURFACES		
UNCOVERED PATIO	39.4 SF	
ENTRY WALKWAY	39.5 SF	
RETAINING WALLS	60.3 SF	
PAVER WALKWAY AND STAIRS	237.0 SF	
TOTAL HARDSCAPE AREA:	**376.2 SF**	**4.8%**

A.B.E. CALCULATION

WALL LENGTH	x	ELEVATION		=	PRODUCT
A	21.00'	a	147.79'	=	3103.59'
B	21.00'	b	144.68'	=	3038.28'
C	1.50'	c	142.52'	=	213.78'
D	19.96'	d	140.73'	=	2808.97'
E	2.08'	e	139.19'	=	289.52'
F	2.00'	f	138.99'	=	277.98'
G	46.56'	g	139.28'	=	6484.88'
H	21.75'	h	142.23'	=	3093.50'
I	7.56'	i	142.51'	=	1077.38'
J	8.96'	j	142.82'	=	1279.67'
K	3.67'	k	143.68'	=	527.31'
L	14.25'	l	146.29'	=	2084.63'
M	11.92'	m	149.17'	=	1778.11'
N	6.00'	n	146.79'	=	880.74'
O	6.00'	o	145.09'	=	870.54'
P	4.00'	p	146.41'	=	585.64'
TOTAL	198.21'			=	28394.50'

AVERAGE BUILDING ELEV.:	=	143.25'
MAX HEIGHT ALLOWED	=	30'
MAX ELEVATION	=	173.25'
PROPOSED TOP OF BLDG	=	172.96'
AMOUNT BELOW MAX	**=**	**0.29'**

GROSS FLOOR AREA

LOT SIZE	7918.6 SF
GFA LIMIT IN ZONE R-9.6 = 8000 SF OR 40%	3167.4 SF
GFA BONUS FOR ADU PER 19.02.020.D.3 = 5%	395.9 SF
TOTAL GFA ALLOWED = 45%	3563.4 SF
BASEMENT (INCLUDING STAIR)	126 SF
MAIN FLOOR (EXCLUDING STAIR)	1145.7 SF
UPPER FLOOR (EXCLUDING STAIR)	1238.1 SF
GARAGE	424.5 SF
TOTAL FLOOR AREA	**2934.3 SF**
BASEMENT ADU	675.7 SF
BASEMENT EXCLUSION PER APPENDIX B	-138.2 SF
SEE WALL SEGMENT ELEVATIONS A0.3 FOR DIAGRAMS	
THIRD FLOOR STAIRCASE	84.0 SF
TOTAL BUILDING AREA:	**3555.8 SF**

SYMBOL LEGEND

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

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PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

LOT COVERAGE & ABE DIAGRAM - LOT 1

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

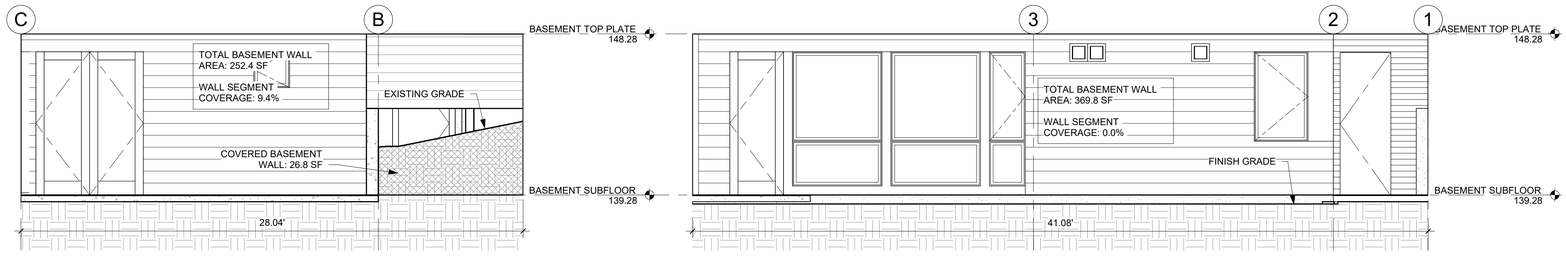
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
12:04:03 PM

A0.2

PLOT SCALE: 1:1

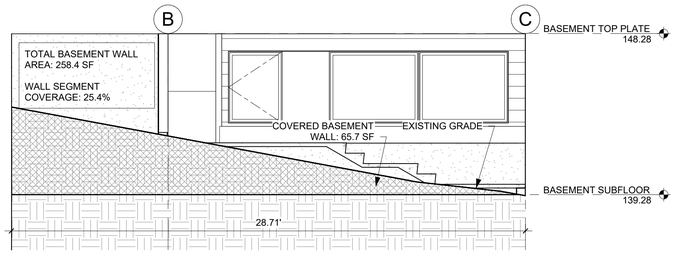


NORTH BASEMENT WALL "A" 1
1/4" = 1'-0"

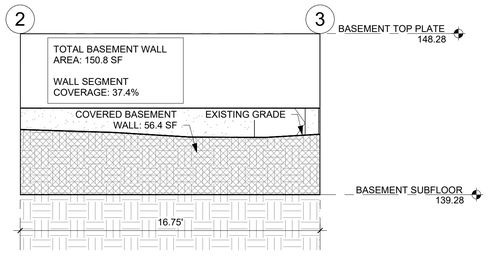
EAST BASEMENT WALL "B" 2
1/4" = 1'-0"

NOTE: WALL SEGMENT AREA USED FOR CALCULATING GFA. SEE SHEET A0.1 FOR CALCULATION.

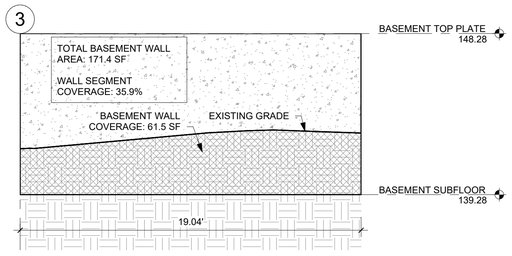
WALL SEGMENT	LENGTH	COVERAGE %	RESULT
A	28.04'	9.4%	2.64 SF
B	41.08'	0.0%	0.0 SF
C	28.71'	25.4%	7.29 SF
D	16.75'	37.4%	6.26 SF
E	19.04'	35.9%	6.84 SF
TOTAL:	**133.62'**		**23.03 SF (17.23%)**
TOTAL BASEMENT AREA:			**801.7 SF**
EXCLUDED BASEMENT AREA:			**138.16 SF**



SOUTH BASEMENT WALL 2 "C" 3
1/4" = 1'-0"



WEST BASEMENT WALL 1 "D" 6
1/4" = 1'-0"



WEST BASEMENT WALL 2 "E" 4
1/4" = 1'-0"

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MERCER ISLAND, WA 98040

DRAWING NAME:

WALL SEGMENT ELEVATIONS

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
11:58:28 AM

A0.3

PLOT SCALE: 1:1

DIVISION 1 - GENERAL REQUIREMENTS:

THE GENERAL CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS TO COMPLETE THE WORK AND NOTIFY THE ARCHITECT OF RESOLUTION FOR ALL DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND CIVIL DRAWINGS PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS - NOTIFY ARCHITECT OF DIMENSIONS IN QUESTION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND REVIEWING THE BUILDING DEPARTMENT APPROVED SET OF CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF REQUIRED CHANGES; AT THAT TIME, THE ARCHITECT WILL INITIATE APPROPRIATE ACTION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISSEMINATING ALL INFORMATION CONTAINED IN THE DRAWINGS, SPECIFICATIONS AND BID DOCUMENTS TO EACH SUBCONTRACTOR.

INSTALLATION OF MATERIALS:
ALL PRODUCTS IN THE DRAWINGS OR INTERIOR SPECIFICATIONS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PUBLISHED INSTRUCTIONS. MANUFACTURER'S INSTRUCTIONS IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. PRODUCTS NOT PROVIDED WITH INSTALLATION INSTRUCTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST TRADE PRACTICES OF THE INDUSTRY. IN ANY CASE, WORKERS EXPERIENCED AND SKILLED IN THE INSTALLATION OF THESE ITEMS SHALL INSTALL ALL PRODUCTS.

APPROVAL OF SUBSTITUTIONS:
THE GENERAL CONTRACTOR SHALL SUPPORT SUBSTITUTION REQUESTS FOR SPECIFIED MATERIALS WITH COMPLETE DATA, DRAWINGS AND SAMPLES AS NECESSARY FOR REVIEW BY THE ARCHITECT AND OWNER. ALLOW TIME FOR INVESTIGATION BEFORE A DECISION MUST BE MADE. WHEN THE ARCHITECT APPROVES A SUBSTITUTION, IT IS WITH THE UNDERSTANDING THAT THE GENERAL CONTRACTOR GUARANTEES THE SUBSTITUTED ARTICLE TO BE EQUAL OR BETTER THAN THE ONE SPECIFIED. ANY CHANGES TO THE CONTRACT SHALL BE DONE BY CHANGE ORDER.

DIVISION 2 - SITE WORK:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING. ANY VARIATION FROM THE DRAWINGS AND DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. PRIOR TO ANY FIELD CHANGES THERE MUST BE APPROVAL FROM THE ARCHITECT.

SITE EXCAVATION, BACKFILL, AND FINISH GRADING:
EXCAVATION SITE TO GRADES AS SHOWN ON DRAWINGS (NOTIFY ARCHITECT OF ANY DEVIATIONS). REMOVE ALL EXCESS MATERIAL FROM SITE. DO NOT ASSUME ON-SITE MATERIAL ACCEPTABLE FOR BACKFILL. PLACE WASHED GRAVEL AS SHOWN. PROVIDE COMPACT FILL UNDER SLABS PER STRUCTURAL ENGINEERS SPECIFICATIONS. FINISH-GRADE SITE FOR LAWN.

CONCRETE STAIRS:
PER SITE PLAN.

SITE UTILITIES:
EXISTING UTILITIES TO REMAIN, EXCEPT AS NOTED.

SITE DRAINAGE:
CONNECT ALL DOWNSPOUTS TO STORM SYSTEM PER CIVIL DRAWINGS.

DIVISION 3 - CONCRETE:

FOUNDATIONS:
PATCH ROCK PACKETS WHEN ABOVE GRADE WITH SACK FINISH. SEE STRUCTURAL GENERAL NOTES FOR SUPPLEMENTAL INFORMATION.

CAST-IN-PLACE ARCHITECTURAL CONCRETE:
ALL CONCRETE SHALL BE MIXED, PROPORTIONED CONVEYED, AND PLACED IN ACCORDANCE WITH IRC SECTIONS R402.2 AND R403. PROVIDE NEW CONCRETE PATIO AND WALKWAY WITH CONTROL JOINTS AS INDICATED ON DRAWINGS. PREPARE GRADE, FILL, AND COMPACT AND SOFT AREAS. SEE STRUCTURAL PLANS AND NOTES.

DIVISION 4 - MASONRY:
THIN BRICK MASONRY VENEER MECHANICALLY ATTACHED TO WALL PER MANUFACTURER, TO BE APPROVED BY OWNER.

DIVISION 5 - METALS:

METAL FABRICATIONS:
CUSTOM-FABRICATED METAL ITEMS INCLUDING EXTERIOR AND INTERIOR RAILINGS AND HANDRAILS TO BE APPROVED BY OWNER AND ARCHITECT, INSTALLED BY CONTRACTOR. ALL EXPOSED STRUCTURAL METAL CONNECTORS TO BE POWDER COATED, UNLESS NOTED OTHERWISE. COLOR TO BE DETERMINED.
PROVIDE NEOPRENE GASKET AT ALL DISSIMILAR METAL CONNECTIONS, TYP.
STRUCTURAL STEEL AND METAL FABRICATION REFER TO AND COMPLY WITH STRUCTURAL ENGINEERING NOTES, SPECIFICATION AND DRAWINGS. PROVIDE SHOP DRAWINGS SHOWING DETAILS OF FABRICATION, ASSEMBLY AND INSTALLATION INCLUDING TEMPLATES FOR ANCHOR BOLT PLACEMENT. GRIND SMOOTH EXPOSED WELDS.
STEEL FINISHES:
EXTERIOR STEEL UNLESS NOTED OTHERWISE - GALVANIZED, INCLUDING ALL BOLTS, NUTS AND WASHERS. INTERIOR STEEL - SEE SHOP DRAWINGS

DIVISION 6 - WOODS & PLASTICS:
REFER TO AND COMPLY WITH STRUCTURAL ENGINEERING NOTES, SPECIFICATION AND DRAWINGS. PROVIDE BLOCKING FOR PLUMBING FIXTURES, BATH ACCESSORIES AND ELECTRICAL DEVICES.
PER R317.4 WOOD/PLASTIC COMPOSITES USED IN EXTERIOR DECK BOARDS, STAIRS TREADS, HANDRAILS AND GUARD RAIL SYSTEMS SHALL BEAR A LABEL INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7032.

TREATED WOOD:
PRESSURE TREATED LUMBER AND PLYWOOD WITH WATER-BORN PRESERVATIVES FOR WOOD TO MASONRY, WOOD TO STRUCTURAL STEEL CONTACT AND AS SPECIFICALLY NOTED IN THE DRAWINGS. STRUCTURALLY GLUED LAMINATED UNITS: REFER TO AND COMPLY WITH STRUCTURAL ENGINEERING NOTES, SPECIFICATION AND DRAWINGS. SEAL ALL SURFACES, INCLUDING CUT ENDS AND DRILLED BOLT HOLES PRIOR TO PLACING MEMBERS. ALL EXPOSED TO WEATHER UNITS TO BE TREATED.

FINISH CARPENTRY:
COMPLY WITH AWI QUALITY STANDARDS “CUSTOM”, UNLESS INDICATED OTHERWISE. USE ONLY SEASONED LUMBER. CONCEAL FASTENERS WHEREVER POSSIBLE, EXCEPT WHERE EXPOSED FASTENERS ARE SHOW. HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS FOR WORK EXPOSED TO EXTERIOR AND HIGH HUMIDITY. INSTALL EXTERIOR TRIM WITH MINIMAL POSSIBLE NUMBER OF JOINTS. CENTER JOINTS OVER VERTICAL MEMBERS WHEREVER POSSIBLE. STAGGER JOINTS IN ADJACENT RELATED MEMBERS. COPING TO RETURN, MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END TO END JOINTS, INSTALL WITH FLUSH APPEARANCE. KERF BACKS AS REQUIRED TO AVOID WARPING. HAND SELECT LUMBER FOR INTERIOR TRIM OF SIMILAR GRAIN AND COLORATION. PRE-STAIN SEAL AND FINISH PER OWNER.

STAIRWAY CONSTRUCTION:
CONSTRUCT ALL STAIRS IN ACCORDANCE WITH IRC SECTION R311.7, AND AS DETAILED IN THESE DRAWINGS.

FIREBLOCKING:
INSTALL FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL IN CONCEALED SPACES PER IRC SECTION R302.11.

DRAFTSTOPPING:
INSTALL DRAFTSTOPPING IN ACCORDANCE WITH IRC R302.12.

FIRESTOPPING:
FIRESTOP SYSTEMS SHALL BE PROVIDED AT THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED ASSEMBLIES, PER IRC R302.4.

DIVISION 7 - THERMAL & MOISTURE PROTECTION:

MOISTURE CONTROL
EXTERIOR WALLS SHALL BE PROVIDED WITH A WATER-RESISTANT BARRIER PER IRC R703.1.1.

FOUNDATION WALL DAMPROOFING:
APPLY ASPHALTIC EMULSION TO ALL BELOW-GRADE FOUNDATION WALLS. ALL BELOW-GRADE FOUNDATION WALLS GREATER THAN 48" HIGH SHALL ALSO BE PROTECTED WITH DRAINAGE MATTING (MIRADRAIN, DELTA-DRAIN, ENKADRAIN, OR APPROVED EQUAL).

FOUNDATION WALL WATERPROOFING:
ALL BELOW-GRADE FOUNDATION WALLS TO BE SPRAYED WITH GRAYWALL WATERPROOFING BY RUBBER POLYMER CORPORATION. THE MEMBRANE SHALL BE APPLIED TO A MINIMUM THICKNESS OF 40-MILS TO EXTERIOR SURFACES WHICH ARE CLEAN AND DRY, AND THE AMBIENT AIR TEMPERATURE IS 15° F OR ABOVE. FILL HONEYCOMBED AREAS, CRACKS, AND TIE-HOLES WITH NON-SHRINKING GROUT BEFORE APPLYING THE MEMBRANE.

ALL FOUNDATION WALLS GREATER THAN 48" HIGH (BELOW GRADE) SHALL ALSO BE PROTECTED BY DELTA-DRAIN DAMPPROOFING MEMBRANE BY COSELLA-DORKEN PRODUCTS, INC. SUPPLY ALL SYSTEM COMPONENTS INCLUDING DELTA-MS SHEET BARRIER, DELTA TERMINATION BAR, DELTA MOLDING STRIP, DELTA PLUG-AND-NAIL, AND ALL APPLICABLE SEALANTS.

THERMAL INSULATION:
SEE PLANS AND ENERGY CODE NOTES FOR SPECIFIC BUILDING ENVELOPE REQUIREMENTS PER 2018 WSEC.

ACOUSTIC INSULATION: PER OWNER SPECIFIED LOCATIONS.

SPRAY INSULATION
ICYNENE PROSEAL (MD-C-200V3) SPRAY FOAM INSULATION: MEDIUM-DENSITY, HFC 365/227 BLOWN, CONFORMING TO THE FOLLOWING:

1. THERMAL RESISTANCE (1 IN. OF MATERIAL / R-VALUE / IN @75 DEG F): ASTM C 518; 7.1 HR. SQFT. DEG F/BTU. R-7 PER INCH.
2. AIR PERMEANCE (FOR 1 IN. OF MATERIAL): ASTM E 2178: LESS THAN 0.02 L/S.M 2 @75 PA.
3. WATER VAPOR TRANSMISSION (FOR 1.5 INCHES OF MATERIAL): ASTM E 96; 0.97 PERM.
4. RESISTANCE TO FUNGAL GROWTH: ASTM C 1338: NO GROWTH.
5. PRODUCT EMISSIONS: COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) “LOW-EMITTING” MATERIAL PER CA SECTION 01350 CRITERIA. ICYNENE PROSEAL (MD-C-200V3) FOAMED-IN-PLACE INSULATION 07 21 19-5 ICYNENE PROSEAL (MD-C-200V3) - USA LATEST REVISION: MAY 13, 2016.
6. FLAME SPREAD & SMOKE DEVELOPED RATING: ASTM E 84 A. FLAME SPREAD: 25 B. SMOKE DEVELOPMENT: 300.

BUILDING WRAP:

A. MATERIAL PERFORMANCE: PROVIDE BUILDING WRAPS THAT ARE WATER-RESISTIVE BARRIERS AND AIR BARRIER MATERIALS HAVING AN AIR PERMEANCE NOT TO EXCEED 0.004 CUBIC FEET PER MINUTE PER SQUARE FOOT UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57 PSF) (0.02 L/SM @ 75 PA.) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178.
B. MECHANICALLY-FASTENED, MEMBRANE AIR BARRIERS: MATERIAL SHALL MEET REQUIREMENTS OF ICC-ES AC38, "ACCEPTANCE CRITERIA FOR WATER-RESISTIVE BARRIERS", CCMC TECHNICAL GUIDE 07102, "SHEATHING, MEMBRANE, BREATHER-TYPE", CCMC TECHNICAL GUIDE 07273, "AIR BARRIER MATERIALS" AND TEST REPORTS FROM ACCREDITED TESTING LABORATORIES SHALL BE MADE AVAILABLE UPON REQUEST.
C. CONNECTIONS TO ADJACENT MATERIALS: PROVIDE CONNECTIONS TO PREVENT AIR LEAKAGE AT THE FOLLOWING LOCATIONS: 1. WALLS, INCLUDING PENETRATIONS, TIES AND ANCHORS; 2. WALLS, WINDOWS, CURTAIN WALLS OR DOORS; 3. DIFFERENT WALL ASSEMBLIES, AND FIXED OPENINGS WITHIN THOSE ASSEMBLIES; 4. WALL AND ROOF CONNECTIONS; 5. WALL CONTROL AND EXPANSION JOINTS; 6. WALL PIPE AND DUCT PENETRATIONS; AND 7. WALL SEISMIC AND EXPANSION JOINTS.

SIDING:

A. CLEAR CEDAR T&G HORIZONTAL RAINSCREEN W/ 4" EXPOSURE, SEAL & STAIN ALL SIDES BEFORE INSTALLING AT ALL CUTS.
B. FIBER CEMENT PLANK HORIZONTAL LAP SIDING W/ 8" & 4" EXPOSURE PER ELEVATION (HARDIPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR PER OWNER.
C. FIBER CEMENT PANEL (HARDIPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINSCREEN PAINTED TO MATCH WINDOW FRAME.
D. THIN BRICK MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR & PATTERN PER OWNER.

TRIM:

A. OUTSIDE VERTICAL TRIM: TAMLYN XTREME REVEAL XOCR
B. INSIDE VERTICAL TRIM: TAMLYN XTREME TRIM LOW PROVILE PLANK INSIDE CORNER (XICLP34).

SOFFIT:

A. CLEAR CEDAR T&G W/ 4" EXPOSURE, SEAL & STAIN ALL SIDES BEFORE INSTALLING AT ALL CUTS.

EXTERIOR STRUCTURAL WOOD SEALER:
STAIN EXPOSED WOOD BEAMS, OUTLOOKERS, COLUMNS, KNEE BRACES, RAFTER TAILS, ETC. WITH 2-COATS MINIMUM BENJAMIN MOORE "MOORWOOD" ALKYD SEMI-TRANSPARENT DECK AND SIDING STAIN OR EQUAL. COLOR TO BE DETERMINED. VERIFY W ARCHITECT / OWNER.

WATERPROOF DECK:
N/A

ROOFING MATERIAL:

MEMBRANE:	
MANUFACTURER:	WEATHERBOND, OR BY OWNER
STYLE:	MECHANICALLY FASTENED TPO, OR BY OWNER
COLOR:	GRAY, TO BE APPROVED BY OWNER.
FASTENERS:	PER MANUFACTURER.
COMPOSITION SHINGLE:	
MANUFACTURER:	PER OWNER
STYLE:	PER OWNER
COLOR:	PER OWNER
FASTENERS:	PER MANUFACTURER
STANDING SEAM METAL:	
MANUFACTURER:	TAYLOR METAL PRODUCTS, OR BY OWNER.
STYLE:	PREMIER-LOCK, OR BY OWNER.
COLOR:	DARK BRONZE, TO BE APPROVED BY OWNER.
FASTENERS:	PER MANUFACTURER.
OTHER:	
ICE & WATER SHIELD:	INSTALL 36" WIDE ACROSS ALL HIPS AND VALLEYS, AND (2) 36" WIDE COURSES AT ALL EAVES.
UNDERLAYMENT:	TYPE 30 PER ASTM D-226
VALLEY FLASHING:	28 GAUGE, ENAMELED, MIN. 24" "W"-FLASHING
WALL TRAYS:	26 GAUGE, ENAMELED, MIN. 6" TROUGH
ROOF TO WALL FLASHING:	26 GAUGE, ENAMELED, MIN. 4" COMP.
COVERAGE	
PIPE FLASHING:	26 GAUGE, ENAMELED, MIN. 12" SKIRT
CHIMNEY & SKYLIGHT FLSHNG:	26 GAUGE, ENAMELED SADDLE WITH DIVERTER WHERE WIDTH EXCEEDS 2 FEET
IN-WALL COUNTER FLASHING:	26 GAUGE, ENAMELED 7-BAR FLASHING

* DELIVER AND INSTALL PER IRC SECTION R905

GUTTERS AND DOWNSPOUTS:
LAP EAVE FLASHING INTO POWDER COATED ALUMINUM SQUARE GUTTER WITH MATCHING DOWNSPOUTS CONNECTED TO STORM DRAIN AND RUN TO APPROVED DISCHARGE, PER CIVIL. CUSTOM FABRICATED RAKE AT GUTTER END. DOWNSPOUT LOCATIONS PER PLANS.

ROOF VENTING:
UN-VENTED SINGLE-JOIST ROOF CAVITY, PROVIDE ICYNENE PROSEAL (MD-C-200 v3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION, APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING.

ROOF FLASHING:
PROVIDE FLASHING AND OTHER WEATHER PROTECTION PER IRC SECTIONS R903 AND R905. VALLEY FLASHING SHALL BE ENAMELED METAL WITH V-CRIMP TYPICAL. ROOF-TO-MASONRY CONDITIONS SHALL HAVE ENAMELED STEPFLASH AND COUNTERFLASH.

DIVISION 8 - DOORS AND WINDOWS:

EXTERIOR DOORS:
ALL EXTERIOR DOORS SHALL BE SELECTED BY OWNER. COLOR TO BE DETERMINED. PROVIDE CONTINUOUS INTERLOCKING METAL WEATHER-STRIPPING, BRASS ANODIZED METAL THRESHOLD, CYLINDER ENTRY LOCK ACCESS AND DEADBOLT DRILLING. DOUBLE-GLAZED SAFETY GLASS, WITH LOW-E (COLOR TO MATCH WINDOWS), AS INDICATED ON DRAWINGS. PROVIDE SCREENS AT SLIDING DOORS ONLY WHEN INDICATED ON DRAWINGS. PROVIDE INNOTECH OR EQUAL AS APPROVED BY ARCHITECT / OWNER.

INTERIOR DOORS:
ALL INTERIOR DOORS BY OWNER. CLEAR COATED (BOTH SIDES) WOOD VENEER OR PAINTED BOTH SIDES. VERIFY W/ OWNER. ALL POCKET- AND SURFACE-SLIDER DOORS PREMIUM TRACK AND ROLLER HARDWARE. VERIFY W/OWNER.

GARAGE DOORS:
SEE ELEVATIONS FOR PANEL PATTERN, CLOPAY INSULATED STEEL BASE DOOR WITH WINDOW STYLE OPTIONS, STYLE TO BE SELECTED BY OWNER.

DOOR HARDWARE:
-EXTERIOR DOORS: TO BE SELECTED BY OWNER, KEY LOCK EXTERIOR, KNOB LOCK INTERIOR, WITH SEPARATE DEAD BOLT TO MATCH. TO BE DETERMINED BY OWNER. -INTERIOR DOORS: TO BE SELECTED BY OWNER. PROVIDE PRIVACY LOCKS AT ALL BATHROOMS AND BEDROOMS; PASSAGE LATCH AT ALL OTHERS UNLESS NOTED OTHERWISE; MATCHING HINGES TO MATCH LATCH SETS. VERIFY W/OWNER. PROVIDE 2 PAIR BUTTS ON ALL 8'-0" HIGH DOORS, 1-1/2 PAIR BUTTS ON 6'-8" OR 7'-0" DOORS. PROVIDE DOOR-STOPS TO MATCH HARDWARE.

WINDOWS:
ALL WINDOWS TO BE DOUBLE-PANED, VINYL, ANODIZED DARK BRONZE FINISH, WITH INSULATED LOW-E GLAZING. WINDOW PERFORMANCE AND CONSTRUCTION TO CONFORM WITH IRC SECTION R609. SIMULATED DIVIDED LITES SHALL HAVE 1" BEAD STOP PROFILE. HARDWARE FINISH SHALL MATCH DOOR HARDWARE. ALL CASEMENT OPENINGS SHALL HAVE ROTO HARDWARE. ALL OPENINGS WEATHER-STRIPPED BY MANUFACTURER; GENERAL CONTRACTOR SHALL INSTALL "Z"-FLASHING AT HEADS OF ALL WINDOWS AND SEAL WINDOW PERIMETER PER MANUFACTURER'S SPECIFICATIONS. PROVIDE INSECT SCREENS AT ALL OPERABLE LOCATIONS. EGRESS SHALL BE PROVIDED FROM ALL SLEEPING ROOMS PER IRC SECTION R310. GENERAL CONTRACTOR SHALL REVIEW ALL TEMPERED GLASS.

ACCESS DOORS:
CRAWL SPACE SIZE AND LOCATION PER PLAN.

SKYLIGHTS:
N/A

DIVISION 9 - INTERIOR FINISHES:

GYPSUM DRYWALL:
SMOOTH FINISH 1/2" GWB ON INTERIOR WALLS; 5/8" GWB ON CEILINGS.
PROVIDE GYPSUM DRYWALL CONSTRUCTION FIRE RESISTANT RATINGS INDICATED INSTALL WATER- RESISTANT BACKING BOARD IN POOL ROOM, BATHROOMS, & OTHER SIMILAR “WET” AREAS NOT OTHERWISE INDICATED TO RECEIVE “WONDERBOARD” & TILE. INSTALL COMPOUND IN 3 COATS. PREFILL OF CRACKS RECOMMENDED BY MANUFACTURE. SAND AFTER FINAL 2 COATS.
ATTACHMENTS: SCREW (ABSOLUTELY NO NAILS)
ACCESSORIES AND TAPE: AS RECOMMENDED BY GYPSUM BOARD MANUFACTURE & AS INDICATED IN THE DRAWINGS.
JOINT COMPOUND: UNITED STATES GYPSUM CO. USE WATER-RESISTANT JOINT COMPOUND WITH WATER RESISTANT BACKING BOARD.
FINISH: SMOOTH-WALLS. REGLETS AND BEADS: VERIFY WITH ARCHITECT & OWNER AS REQUIRED.

HARDWOOD FLOORING:
TO BE SELECTED BY OWNER. APPLY (3) COATS SWEDISH FINISH. INSTALL FLUSH WOODEN FLOOR GRILLES PER MECHANICAL REQUIREMENTS FOR AIR VENTING. VERIFY LOCATION OF GRILLES WITH ARCHITECT & OWNER.

BUILT-IN CABINETRY: VERIFY W/ OWNER.

INTERIOR STONE WORK/ HARD SURFACE COUNTERTOPS:
WHERE APPLICABLE, COMPLY WITH RECOMMENDATION CONTAINED IN NATIONAL GRANITE QUARRIES ASSOC., INC. (NBGQA). STONE SLAB: NOT YET DETERMINED, VERIFY WITH OWNER. GROUT: HYDROMENT, COLOR AS SELECTED BY OWNER. SEALANTS: AS RECOMMENDED BY INSTALLER.

INTERIOR WOOD TRIM:
ALL INTERIOR WOOD TRIM TO BE MDF UNLESS NOTED OTHERWISE. VERIFY W/OWNER.

BASEBOARD TRIM:
ENTIRE RESIDENCE FIRST FLOOR SHALL HAVE A 1/2 X 5 VERIFY W/OWNER MDF BASEBOARD TRIM. ROOMS WITH CERAMIC TILE FLOORING SHALL HAVE A CERAMIC TILE BASE. VERIFY W/OWNER.

TILE:
COMPLY WITH MORTAR AND GROUT MATERIALS AND INSTALLATION STANDARD OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD SPECIFICATION FOR CERAMIC TILE AND MANUFACTURER'S INSTRUCTIONS FOR GLASS MESH MORTAR UNITS (WONDERBOARD) PER MANUFACTURE'S REQUIREMENT AT BATHROOMS. VERIFY EXPOSED EDGE OF THE TILE MEETING CARPET, WOOD, OR RESILIENT FLOORING, UNLESS OTHERWISE INDICATED.
GROUT: HYDROMENT, COLOR AS SELECTED BY OWNER.
SEALANTS: ONE -PART MILDEW-RESISTANT SILICONE SEALANTS PER MANUFACTURER.

PAINT SPECIFICATIONS:
VERIFY ALL FINISH WITH OWNER PRIOR TO PROCEEDING. COLORS WILL BE SELECTED BY OWNER FROM STANDARD COLOR AVAILABLE FOR THE COATINGS REQUIRED. APPLY REQUIRED PRIME COAT TO MATERIALS. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS WHERE REQUIRED. PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH PRIMERS. SAND LIGHTLY BETWEEN LACQUER COATS. APPLY ADDITIONAL COATS UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE.
PRIMED AND PAINTED METAL: FIRST COAT: POLY-AMIDE EPOXY SECOND COAT: ALIPHATIC POLYESTER FINISH COAT: URETHANE
GALVANIZED STEEL: EXPOSED EXTERIOR GALVANIZED STEEL LEFT UNPAINTED.
EXTERIOR: DECKING, SIDING, EXTERIOR CEDAR TRIM & SOFFIT BOARDS: SEE SPECIFICATION - DIVISION 6 - WOOD AND PLASTICS SECTION.
WOOD PAINTED DOORS: PRIME & TWO COATS BENJAMIN MOORE IMPREVO. COLOR TO BE SELECTED BY OWNER.
WOOD LACQUER DOORS: TWO COATS TINTED SEMI-TRANSPARENT UV RESISTANT LACQUER. - COLOR TO BE SELECTED BY OWNER.
INTERIOR WOOD TRIM: TWO COASTS CLEAR SEMI-GLOSS TRANSPARENT UV RESISTANT LACQUER OR PRIME AND TWO COATS OIL BASED SEMI-GLOSS ENAMEL. REVIEW WITH OWNER LOCATIONS OF PAINT VERSUS LACQUER.
GWB: FIRST COAT: PVA SEALER-PRIMER SECOND COAT: INTERIOR FLAT LATEX (SEMI-GLOSS LATEX ENAMEL IN WET LOCATIONS) THIRD COAT: INTERIOR FLAT LATEX (SEMI-GLOSS AT WET LOCATIONS).
INTERIOR WOOD PANELS: TWO COATS SHOP APPLIED CLEAR TINTED SEMI-TRANSPARENT UV RESISTANT LACQUER. TOUCH UP FIELD CUTS AS REQUIRED. VERIFY W/OWNER.

DIVISION 10 - SPECIALTIES:

TOWEL & BATH ACCESSORIES:
VERIFY W/OWNER SPECS. FOR ALL MIRRORS, TOWEL BARS, TOILET PAPER DISPENSERS AND ANY OTHER ACCESSORIES, WHETHER SHOWN ON PLANS OR NOT. PROVIDE BLOCKING FOR ALL ACCESSORIES AS INDICATED ON DRAWINGS.

STORAGE SYSTEMS: CONSULT WITH OWNER ON CLOSET STORAGE SYSTEMS.

DIVISION 11 - EQUIPMENT:

GARAGE DOOR OPENERS: N/A

DIVISION 12 - FURNISHINGS: N/A

DIVISION 13 - SPECIAL CONSTRUCTION: N/A

DIVISION 14 - CONVEYING SYSTEMS: N/A

DIVISION 15 - MECHANICAL:

HEATING AND VENTILATION - SFR:
ENERGY STAR RATED GAS WATER HEATER MIN UEF 0.91. DUCTLESS MINI-SPLIT HEAT PUMP WITH MIN HSPF OF 10.0. MAX HEAT EQUIPMENT OUTPUT **29,460 Btu/HR**. ALL HABITABLE LIVING SPACES SHALL BE SERVED BY HEADS, TO BE APPROVED BY OWNER. ALL EQUIPMENT INSTALLED PER MANUFACTURER RECOMMENDATION.

HEATING AND VENTILATION - ADU:
ENERGY STAR RATED GAS WATER HEATER MIN UEF 0.91. ELECTRIC RESISTANCE BASED HEATING SYSTEM W/ DUCTLESS MINI-SPLIT HEAT PUMP WITH MIN HSPF OF 11.0. MAX HEAT EQUIPMENT OUTPUT **12,789 Btu/HR**. ALL HABITABLE LIVING SPACES SHALL BE SERVED BY HEADS, TO BE APPROVED BY OWNER. ALL EQUIPMENT INSTALLED PER MANUFACTURER RECOMMENDATION.

METAL DUCTS:
FOR DUCTS TO BE CONSIDERED INSIDE A CONDITIONED SPACE, ALL DUCT SYSTEMS SHALL BE LOCATED COMPLETEY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE, OR WHERE METALIIC DUCTS ARE LOCATED OUTSIDE THE CONDITIONED SPACE, THEY MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED, THEY CANNOT CONTAIN SPLICES.

GARAGE/ CARPORT DUCTS:
N/A

EXHAUST FANS:
PROVIDE EXHAUST FANS WHERE SHOWN ON FLOOR PLANS.

THERMOSTAT(S):
PROVIDED BY MECHANICAL CONTRACTOR; VERIFY LOCATION(S) W/OWNER.

GAS APPLIANCE FIREPLACES:
MODEL BY OWNER. INSTALL PER MANUFACTURER'S REQUIREMENTS. PER IRC R1004.2, FACTORY BUILT HEARTH EXTENTIONS FOR APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENTION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. FRAMING CLEARANCES PER SELECTED UNIT.

PLUMBING:
ALL PLUMBING TO BE INSTALLED PER THE UPC. WATER HEATERS IN UNCONDITIONED SPACE SHALL HAVE A THERMAL RESISTANCE OF R-10 FOR THE HEATER BASE PER WSEC. PROVIDE SEISMIC STRAPS PER THE UPC. DRAIN HOT WATER TANK PRESSURE-RELIEF VALVE TO OUTSIDE OF BUILDING OR TO FLOOR DRAIN (PROVIDE 1" MINIMUM AIR GAP) USING HARD-DRAWN COPPER PIPING. PROVIDE RETICULATING PUMP AND PLUMB FOR INSTANT HOT WATER. SOURCES OF IGNITION MUST BE KEPT AT LEAST 18" ABOVE FLOOR LINE. PROVIDE PLUMBING TO ALL FIXTURES SHOWN ON DRAWINGS. PROVIDE INSULATION FOAM AT ALL FLOOR, ROOF, AND WALL PLUMBING PENETRATIONS.

SPRINKLER SYSTEM:
13D SPRINKLER SYSTEM TO BE PROVIDED.

DIVISION 16 - ELECTRICAL:
ALL WORK SHALL CONFORM TO CURRENT AND APPLICABLE CODES AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS TO WIRE AND HOOK UP ALL EXHAUST FANS, APPLIANCES, FURNACES, AIR CONDITIONERS AND ALL OTHER EQUIPMENT REQUIRING ELECTRICAL SERVICE. ELECTRICAL CONTRACTOR SHALL VERIFY AND ACQUIRE APPROVAL OF PANEL DISTRIBUTION AND SERVICE FROM OWNER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION.

INSULATION FOAM:
PROVIDE INSULATION FOAM AT ALL FLOOR, ROOF, AND WALL ELECTRICAL PENETRATIONS.

LIGHTING FIXTURE LAMPS:
ALL INCANDESCENT LAMPS RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER.
ALL FLUORESCENT LAMPS SHALL BE FULL-SPECTRUM.

ELEVATOR: N/A

ATTIC SPACES: N/A

SMOKE & CARBON MONOXIDE DETECTORS:
SEE FLOOR PLANS. PROVIDE AND INSTALL SMOKE DETECTORS PER IRC SECTION R314. HARDWIRE 110-VOLT UNIT WITH BATTERY BACKUP. IN ALTERATIONS, REPAIRS & ADDITIONS PROVIDE AND INSTALL ADDITIONALLY PER IRC SECTION R314. PROVIDE & INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION R315.
SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 6' FROM A COOKING APPLIANCE.
IONIZATION SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 20' FROM A COOKING APPLIANCE, OR NOT LESS THAN 10' WHEN EQUIPPED WITH AN ALARM-SILENCING SWITCH.

WALL MOUNTED LIGHT FIXTURES:
ALL WALL MOUNTED FIXTURES SHALL BE MOUNTED +80" FROM FINISH FLOOR TO CENTERLINE OF FIXTURE, UNLESS NOTED OTHERWISE. AT BOTTOM LIGHT VALENCE, LIGHT FIXTURE SHALL BE MOUNTED AT +84" AND TOP OF MIRROR SHALL BE AT +80".

EAVES:
PROVIDE WATERPROOF DUPLEX OUTLETS UNDER THE EAVES WHERE SHOWN IN DRAWINGS. COLOR SHALL BE APPROVED BY ARCHITECT & OWNER.
EAVES EXTENDING TO WITHIN 5' OF A PROPERTY LINE OR ASSUMED PROPERTY LINE SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION, PER IRC 302.1.

BUILT-IN IRONING BOARD: N/A

DOOR CHIME:
PROVIDE WIRED DOOR CHIME & PUSH BUTTON; STYLE & COLOR TO BE DETERMINED. VERIFY W/OWNER.

INTERNAL MEDIA WIRING:
VERIFY AND PROVIDE TELEPHONE, CABLE, AND INTERNET REQUIREMENTS PER OWNER.

SOUND SPEAKERS:
PROVIDE RECESSED SOUND SPEAKERS PER OWNER.

GROUND FAULT CIRCUIT INTERRUPTER PROTECTION:
GROUND FAULT INTERRUPTER REQUIRED IN ALL BATHROOMS, ON OR ABOVE COUNTERTOPS WITHIN SIX FEET OF ANY SINK, IN ALL ACCESSIBLE GARAGE AREAS, IN ALL CRAWL SPACES, ALL OUTDOOR AREAS, AND ANY OTHER LOCATIONS AS REQUIRED BY THE NEC.

SWITCHES/OUTLETS AND COVER PLATES:
ALL SWITCHES AND OUTLETS SHALL BE BLOCKED OUT FROM OPENINGS SUCH THAT COVER PLATES WILL NOT CONFLICT WITH DOOR AND WINDOW TRIM OR DECORATIVE MOLDING, UNLESS NOTED OTHERWISE. SUPPLY AND INSTALL COVER PLATES ON ALL ELECTRICAL, TELEPHONE, AND CABLE OUTLETS. ALL COVER PLATES SHALL BE DECORA OR EQUAL; COLOR TO BE DETERMINED.

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:

13087
REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS:		DATE:

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

GENERAL NOTES

DRAWN BY: JWH
CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086
DATE: 9/20/2023
11:58:28 AM
PLOT SCALE: 1:1

A0.4

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information
2430 74TH AVE SE - SFR

Contact Information
SCHUYLER TUTT, MEDICI ARCHITECTS
11711 SE 8TH ST BELLEVUE, WA 98005
425.453.9298

Heating System Type: ○ All Other Systems ● Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions: Mercer Island
Design Temperature Difference (ΔT): 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions: Conditioned Floor Area (sq ft): 2,528
Average Ceiling Height
Instructions: Average Ceiling Height (ft): 9.0
Conditioned Volume: 22,748

Glazing and Doors
Instructions: U-0.28

U-Factor	X	Area	=	UA
0.280		662		185.36

Skylights
Instructions:

U-Factor	X	Area	=	UA
0.50				---

Insulation
Attic
Instructions: Select R-Value

U-Factor	X	Area	=	UA
No selection				---

Single Rafter or Joist Vaulted Ceilings
Instructions: R-38 Vented

U-Factor	X	Area	UA
0.027		1,240	33.73

Above Grade Walls *(see Figure 1)*
Instructions: Select R-Value

U-Factor	X	Area	UA
No selection		5,095	

Floors
Instructions: R-38

U-Factor	X	Area	UA
0.025		454	11.35

Below Grade Walls *(see Figure 1)*
Instructions: Select R-value

U-Factor	X	Area	UA
No selection			---

Slab Below Grade *(see Figure 1)*
Instructions: Select conditioning

F-Factor	X	Length	UA
No selection			---

Slab on Grade *(see Figure 1)*
Instructions: Select R-Value

F-Factor	X	Length	UA
No selection			---

Location of Ducts
Instructions: Unconditioned Space
Duct Leakage Coefficient: 1.10

Sum of UA	230.44	
Envelope Heat Load *Sum of UA x ΔT*	10,370	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	11,056	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	21,425	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1*	23,568	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump*	29,460	Btu / Hour

Figure 1.

(07/01/13)

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Project Information
2430 74TH AVE SE - ADU

Contact Information
SCHUYLER TUTT, MEDICI ARCHITECTS
11711 SE 8TH ST BELLEVUE, WA 98005
425.453.9298

Heating System Type: ○ All Other Systems ● Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions: Mercer Island
Design Temperature Difference (ΔT): 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions: Conditioned Floor Area (sq ft): 625
Average Ceiling Height
Instructions: Average Ceiling Height (ft): 9.0
Conditioned Volume: 5,626

Glazing and Doors
Instructions: U-0.28

U-Factor	X	Area	=	UA
0.280		233		65.24

Skylights
Instructions:

U-Factor	X	Area	=	UA
0.50				---

Insulation
Attic
Instructions: Select R-Value

U-Factor	X	Area	=	UA
No selection				---

Single Rafter or Joist Vaulted Ceilings
Instructions: Select R-Value

U-Factor	X	Area	UA
No selection		612	

Above Grade Walls *(see Figure 1)*
Instructions: R-21 Intermediate

U-Factor	X	Area	UA
0.056		825	46.22

Floors
Instructions: Select R-Value

U-Factor	X	Area	UA
No selection			---

Below Grade Walls *(see Figure 1)*
Instructions: R-21 int plus R-5 ci

U-Factor	X	Area	UA
0.028		563	15.75

Slab Below Grade *(see Figure 1)*
Instructions: Select conditioning

F-Factor	X	Length	UA
No selection			---

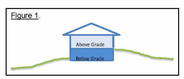
Slab on Grade *(see Figure 1)*
Instructions: R-10 Fully Insulated

F-Factor	X	Length	UA
0.360		109	39.39

Location of Ducts
Instructions: Conditioned Space
Duct Leakage Coefficient: 1.00

Sum of UA	166.59	
Envelope Heat Load *Sum of UA x ΔT*	7,497	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	2,734	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	10,231	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1*	10,231	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump*	12,789	Btu / Hour

Figure 1.



(07/01/13)

HOUSE VENTILATION - SFR

BALANCED WHOLE HOUSE VENTILATION REQUIREMENTS TO BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM (HRV) PER M1505.4 AND WSEC ENERGY CREDIT OPTION 2.3. HRV TO HAVE MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.75. MINIMUM MECHANICAL VENTILATION AIRFLOW RATE TO BE 160 CFM (INTERMITTENT) - (5 BEDROOMS 3001<3500 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT, PER TABLES M1505.4.3(1) AND M1505.4.3(3).

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	BATH & POWDER	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM
B	KITCHEN	MINIMUM LOCAL EXHAUST RATE TO BE 100 CFM 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	MINIMUM LOCAL EXHAUST RATE TO BE 50 CFM

** 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.

HOUSE VENTILATION - ADU

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

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. 60 CFM (INTERMITTENT) - TO FUNCTION AND BE LABELED AS WHOLE HOUSE FAN (0-1 BEDROOMS 501<1000 SF) TO OPERATE 50% OF TIME IN EACH 4-HOUR SEGMENT.

** 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.

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 (UNVENTED SINGLE RAFTER):	R-38 USING 3" SPRAY FOAM (R-21) + R-21 BATT
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

ENERGY CODE COMPLIANCE - SFR

CONDITIONED FLOOR AREA
BASEMENT: 122.7 SF
1ST FLOOR: 1155.7 SF
2ND FLOOR: 1249.2 SF
TOTAL: 2527.6 SF < 5000 SF "MEDIUM DWELLING UNIT"

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

ENERGY CODE COMPLIANCE - ADU

CONDITIONED FLOOR AREA
BASEMENT: 625.1 SF
TOTAL: 625.1 SF < 1500 SF "SMALL DWELLING UNIT"
(225.0 SF FENESTRATION)

FUEL NORMALIZATION CREDITS PER TABLE R406.2
SYSTEM TYPE 4 — 0.5 CREDITS
-ELECTRIC RESISTANCE BASED HEATING SYSTEM W/ DUCTLESS MINI-SPLIT HEAT PUMP PER R403.7.1

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 3.4 HIGH EFF. HVAC EQUIPMENT — 1.5
-DUCTLESS SPLIT SYSTEM TO PROVIDE HEATING TO THE LARGEST ZONE.
-HEAT PUMP WITH MIN HSPF OF 10.0
OPTION 5.2 EFFICIENT WATER HEATING — 0.5
-ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.80.

TOTAL CREDITS REQUIRED — 3.0
TOTAL CREDITS PROPOSED — 3.0

ENERGY CODE COMPLIANCE NOTES:
1. THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN WSEC.
2. THE SFR BUILDING ONLY SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 1.5 AIR CHANGES PER HOUR.
3. FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.
4. INSULATION FOR HOT WATER PIPE SHALL HAVE A MINIMUM R-3.

1. DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOME OWNER PRIOR TO THE APPROVED FINAL INSPECTION. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
1. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 1.5 CFM AT THE SFR AND 4 CFM (113.3 L/MIN) AT THE ADU PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 4 CFM (133.3 L/MIN) PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
2. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM (85 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE (WSEC 401.3). THIS SHALL BE PRESENT TO THE INSPECTOR AS A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TESTING RESULTS.
EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. DUCTS LOCATED IN CRAWL SPACES DO NOT QUALIFY FOR THIS EXCEPTION.

2. A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO THE FINAL INSPECTION.

3. MINIMUM 90% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES AND ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICIENCY LUMINAIRES.

4. ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS PER WSEC R406 MUST BE MET.

5. EACH DWELLILNG UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.

MEDICI ARCHITECTS

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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:
2430 74TH AVE SE
LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:
ENERGY CODE & VENTILATION SUMMARY

DRAWN BY: JWH

CHECKED By: ST

PHASE:
CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
11:58:30 AM

PLOT SCALE: 1:1

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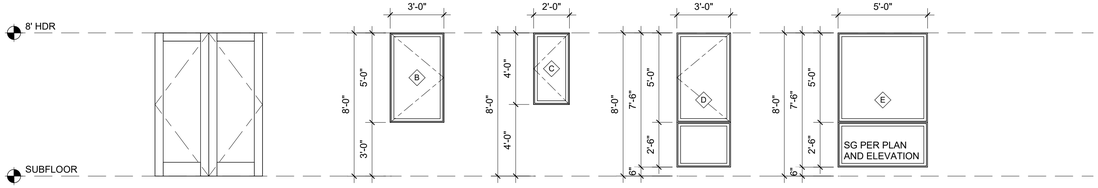

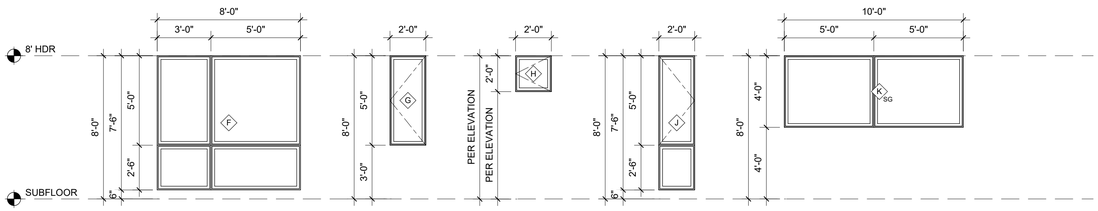

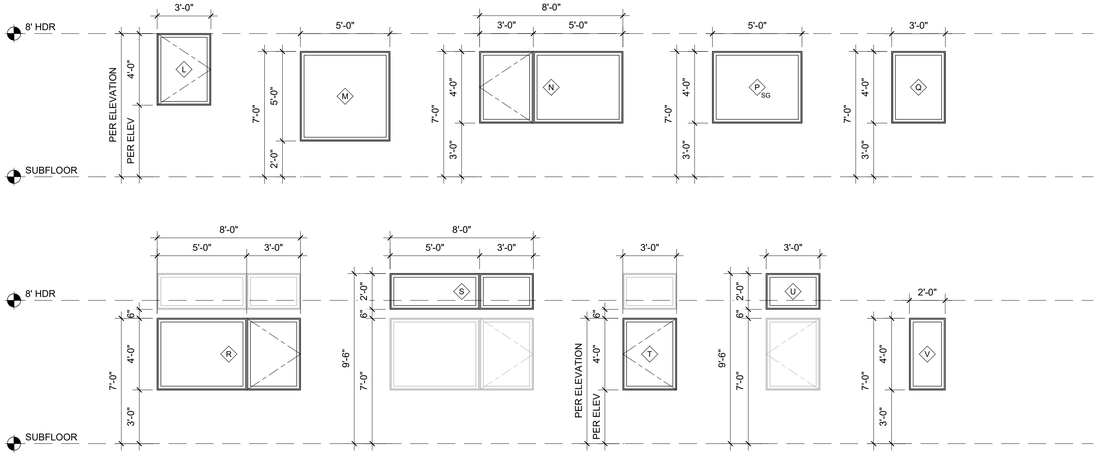

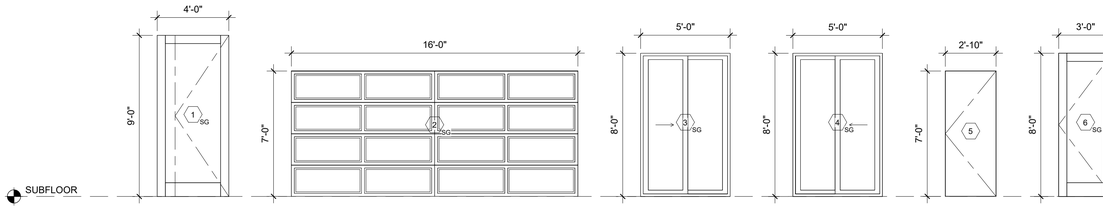

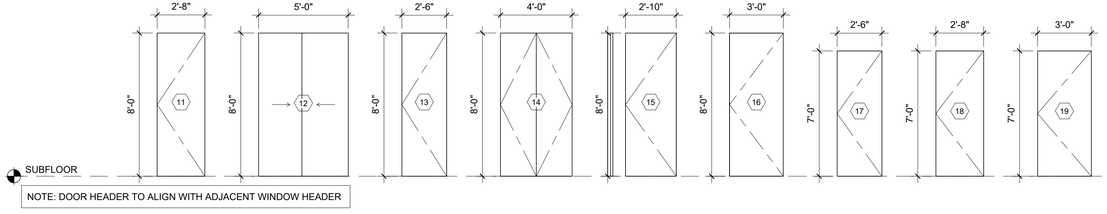

NOTE: DOOR HEADER TO ALIGN WITH ADJACENT WINDOW HEADER

WINDOW SCHEDULE - SFR

NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	OPERATION	SCREEN	SG	HARDWARE	COMMENTS
A	1	BED 04	8'-0"	5'-0"	40 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
B	1	BED 04	3'-0"	5'-0"	15 SF	TBD	0.28	CASE	Y	No	TBD	EGRESS
C	2	BA 03 / PRIMARY BA	2'-0"	4'-0"	16 SF	TBD	0.28	CASE	Y	No	TBD	
D	2	LIVING / KITCHEN	3'-0"	7'-6"	45 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
E	1	LIVING	5'-0"	7'-6"	37.5 SF	TBD	0.28	FIXED	N	No	TBD	
F	1	DINING	8'-0"	7'-6"	60 SF	TBD	0.28	FIXED	N	No	TBD	
G	1	KITCHEN	2'-0"	5'-0"	10 SF	TBD	0.28	CASE	Y	No	TBD	
H	1	BA 02	2'-0"	2'-0"	4 SF	TBD	0.28	CASE	Y	No	TBD	
L	2	VARIES	3'-0"	4'-0"	24 SF	TBD	0.28	CASE	Y	No	TBD	EGRESS PER PLAN AND ELEVATION
M	2	STAIR	5'-0"	5'-0"	50 SF	TBD	0.28	FIXED	N	No	TBD	
N	3	BED 03 / PRIMARY BED	8'-0"	4'-0"	96 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	EGRESS PER PLAN AND ELEVATION
P	1	PRIMARY BA	5'-0"	4'-0"	20 SF	TBD	0.28	FIXED	N	Yes	TBD	
Q	1	BED 02	3'-0"	4'-0"	12 SF	TBD	0.28	FIXED	Y	No	TBD	
R	1	BED 02	8'-0"	4'-0"	32 SF	TBD	0.28	CASE / FIXED	N	No	TBD	
S	1	BED 02	8'-0"	2'-0"	16 SF	TBD	0.28	FIXED	N	No	TBD	
T	1	LAU	3'-0"	4'-0"	12 SF	TBD	0.28	CASE	Y	No	TBD	
U	1	LAU	3'-0"	2'-0"	6 SF	TBD	0.28	FIXED	N	No	TBD	
V	1	BED 03 WIC	2'-0"	4'-0"	8 SF	TBD	0.28	FIXED	N	No	TBD	
Window Count: 24					503.5 SF							
TOTAL WINDOW AREA: 503.5 SF							0.28	UA =	140.98			
TOTAL SKYLIGHT AREA: N/A							0.5	UA =	N/A		NOTE: SEE A0.3 & A4.0~A4.1 FOR WINDOW DIVISIONS.	
								TOTAL UA =	140.98			

WINDOW SCHEDULE - ADU

NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	OPERATION	SCREEN	SG	HARDWARE	COMMENTS
B	1	ADU PRIMARY	3'-0"	5'-0"	15 SF	TBD	0.28	CASE	Y	No	TBD	EGRESS
E	2	ADU DINING	5'-0"	7'-6"	75 SF	TBD	0.28	FIXED	N	<varies>	TBD	SG PER PLAN AND ELEVATION
H	1	ADU BA	2'-0"	2'-0"	4 SF	TBD	0.28	CASE	Y	No	TBD	
J	1	ADU DINING / LIVING	2'-0"	7'-6"	15 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
K	1	ADU DINING / LIVING	10'-0"	4'-0"	40 SF	TBD	0.28	FIXED	N	Yes	TBD	
T	1	ADU KITCHEN	3'-0"	4'-0"	12 SF	TBD	0.28	CASE	Y	No	TBD	
Window Count: 7					161 SF							
TOTAL WINDOW AREA: 161.0 SF							0.28	UA =	56.28			
TOTAL SKYLIGHT AREA: N/A							0.5	UA =	N/A		NOTE: SEE A0.3 & A4.0~A4.1 FOR WINDOW DIVISIONS.	
								TOTAL UA =	201.00			

EXTERIOR DOOR SCHEDULE - SFR

NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	DOOR TYPE	OPERATION	SG	COMMENTS
1	1	ENTRY	4'-0"	9'-0"	36 SF	TBD	0.28	PIVOT	X	Yes	STYLE TO BE APPROVED BY OWNER. ALL GLAZING DOORS, TRANSOMS, AND SIDELITES TO BE SAFETY GLASS.
2	1	GARAGE	16'-0"	7'-0"	112 SF	TBD	0.28	OVERHEAD GARAGE	X	Yes	STYLE TO BE APPROVED BY OWNER. GARAGE DOOR OPENER.
3	1	LIVING	5'-0"	8'-0"	40 SF	TBD	0.28	SLIDING GLASS	XO	Yes	ALL GLAZING DOORS, TRANSOMS, AND SIDELITES TO BE SAFETY GLASS.
4	1	LIVING	5'-0"	8'-0"	40 SF	TBD	0.28	SLIDING GLASS	OX	Yes	ALL GLAZING DOORS, TRANSOMS, AND SIDELITES TO BE SAFETY GLASS.
5	1	GARAGE	2'-10"	7'-0"	19.8 SF	TBD	0.28	FLUSH SWINGING	X	No	20 MIN. FIRE RATED DOOR W/ SELF CLOSER. INSULATED.
9	1	STAIR	2'-10"	8'-0"	22.7 SF	TBD	0.28	FLUSH SWINGING	X	No	INSULATED
Exterior Door Total: 6					270.5 SF						
TOTAL EXTERIOR DOOR AREA: 270.5-112= 158.5 SF							0.28	UA =	44.38		

EXTERIOR DOOR SCHEDULE - ADU

NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	DOOR TYPE	OPERATION	SG	COMMENTS
6	1	ADU DINING / LIVING	3'-0"	8'-0"	24 SF	TBD	0.28	FLUSH SWINGING	X	Yes	ALL GLAZING DOORS, TRANSOMS, AND SIDELITES TO BE SAFETY GLASS.
7	1	STORAGE	2'-10"	8'-0"	22.7 SF	TBD	0.28	FLUSH SWINGING	X	No	UNCONDITIONED SPACE
8	1	ADU BED	6'-0"	8'-0"	48 SF	TBD		FLUSH SWINGING	XX	Yes	
Exterior Door Total: 3					94.7 SF						
TOTAL EXTERIOR DOOR AREA: 94.7-22.7= 72.0 SF							0.28	UA =	6.72		

INTERIOR DOOR SCHEDULE - SFR

NO	QTY	LOCATION	WIDTH	HEIGHT	MANUF.	DOOR TYPE	COMMENTS
11	1	BED 04	2'-8"	8'-0"	TBD	SOLID SWING FLUSH	
12	1	BED 04 / ADU PRIMARY	5'-0"	8'-0"	TBD	2-PANEL SLIDING BYPASS	
13	1	BA 03	2'-6"	8'-0"	TBD	SOLID SWING FLUSH	
14	1	COAT	4'-0"	8'-0"	TBD	DOUBLE SOLID SWING FLUSH	
15	1	MECH	2'-10"	8'-0"	TBD	SOLID SWING FLUSH	
17	5	VARIES 2ND FLR	2'-6"	7'-0"	TBD	SOLID SWING FLUSH	
18	4	VARIES 2ND FLR	2'-8"	7'-0"	TBD	SOLID SWING FLUSH	
19	1	BROOM	3'-0"	7'-0"	TBD	SOLID SWING FLUSH	
20	2	PRIMARY BED / LAU	2'-10"	7'-0"	TBD	SOLID SWING FLUSH	
21	1	LINEN	4'-0"	7'-0"	TBD	DOUBLE SOLID SWING FLUSH	
22	1	LINEN	2'-2"	7'-0"	TBD	SOLID SWING FLUSH	
23	2	ADU MECH / ADU LAU	2'-2"	8'-0"	TBD	SOLID SWING FLUSH	
Interior Door Total: 21							

INTERIOR DOOR SCHEDULE - ADU

NO	QTY	LOCATION	WIDTH	HEIGHT	MANUF.	DOOR TYPE	COMMENTS
11	1	ADU PRIMARY	2'-8"	8'-0"	TBD	SOLID SWING FLUSH	
12	1	BED 04 / ADU PRIMARY	5'-0"	8'-0"	TBD	2-PANEL SLIDING BYPASS	
13	1	ADU BA	2'-6"	8'-0"	TBD	SOLID SWING FLUSH	
16	1	STAIRWAY	3'-0"	8'-0"	TBD	SOLID SWING FLUSH	45-MIN FIRE RATED DOOR W/ SELF CLOSER. INSULATED.
Interior Door Total: 4							

SCHEDULES NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA ON ALL WINDOWS AND EXTERIOR DOORS SHOWING COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE.
2. OPERATION SHOWN ON SCHEDULE IS GENERIC. WINDOW AND DOOR OPERATION PER ELEVATIONS.
3. ALL EXTERIOR TRUE DIVIDED FIXED TRANSOM GLAZING TO BE POSITIONED AT UPPER SASH.
4. ALL WINDOWS AND GLAZING IN DOORS TO BE NFRC CERTIFIED AND LABELED.
5. DIMENSIONS INDICATE NOMINAL SIZE. ROUGH OPENING PER MANUFACTURER RECOMMENDATIONS.
6. 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".
7. VERIFY ALL DOOR AND WINDOW TYPES & HARDWARE W/ OWNER PRIOR TO ORDERING.
8. ALL EXTERIOR DOOR AND WINDOW FRAMES TO BE METAL. VERIFY W/ OWNER.
9. EMERGENCY EGRESS AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF IRC SECTION R310.
10. ALL DOORS STANDARD JAMB DIMENSION 4-1/2" FROM HINGE TO ADJACENT FRAMING UNLESS OTHERWISE NOTED.
11. SURFACE SLIDER DOOR PANELS TO BE 6" WIDER AND 2" TALLER THAN THEIR OPENING.
12. 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.
13. WHERE WINDOW FALL PROTECTION IS REQUIRED, WINDOW OPENING CONTROL DEVICES SHALL BE PROVIDED PER IRC R312.2, IN COMPLIANCE WITH ASTM F2090.
14. 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

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TEL: (425) 453-9298

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TEL: (208) 726-0194

REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

SCHEDULES

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

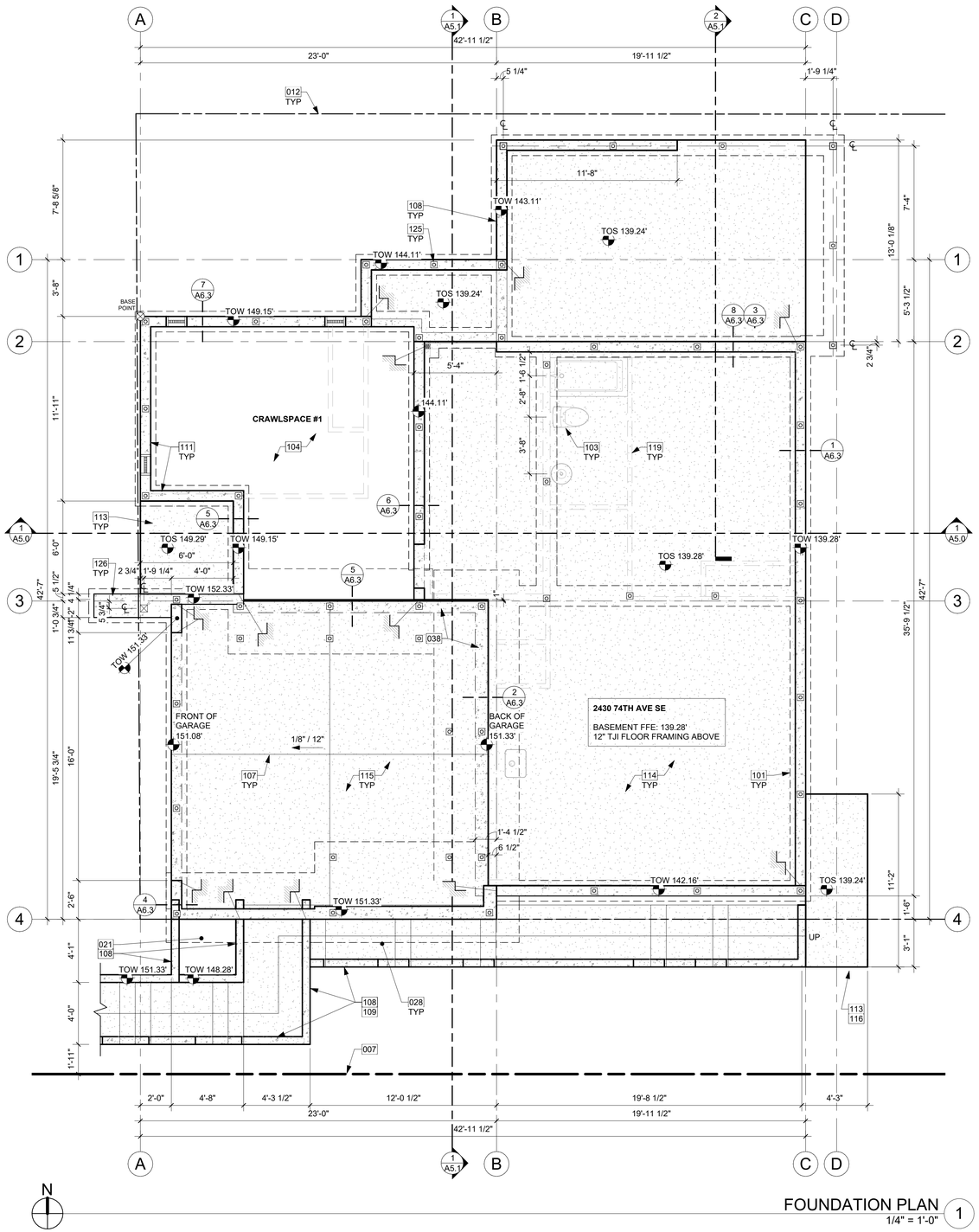
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
11:58:33 AM

A0.6

PLOT SCALE: 1:1



KEY NOTES

007	EXISTING PROPERTY LINE
012	SETBACK LINE
021	PLANTER BOX WITH DRAIN TIGHTLINE TO STORMWATER SYSTEM PER CIVIL.
028	STAIRS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS.
038	CONCRETE STEMWALL BELOW GARAGE SLAB PER STRUCTURE.
101	GRADE BEAM ON HELICAL PILINGS PER STRUCTURAL.
103	PLUMBING FIXTURE ABOVE. VERIFY DIMENSIONS IN FIELD PER FIXTURE SELECTION.
104	CRAWLSPACE MIN 18" CLEAR BELOW FLOOR JOISTS. R-38 INSULATION IN FLOOR SYSTEM. PROVIDE CLASS 1 VAPOR RETARDER OVER GRADE AND UP STEM WALLS, MIN 6 MIL.
107	CONCRETE CONTROL JOINT. SPACED 10' x 15' MAX. JOINT GROOVE SHOULD BE MIN. DEPTH OF ¼ THICKNESS OF THE SLAB. SAW-CUT JOINTS SHOULD BE DONE WITHIN 4-12 HRS AFTER THE CONCRETE HAS BEEN FINISHED.
108	RETAINING WALL PER STRUCTURAL PLANS. SEE FLOOR PLAN AND SITE PLAN.
109	TOP OF RETAINING WALL TO SLOPE WITH EXISTING TOPOGRAPHY.
111	TJI FLOOR FRAMING PER STRUCTURAL TO HANG OFF STEM WALL.
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.
116	PATIO EXTENDING INTO REQUIRED YARD, PER KZC 115.115.3(b)
119	DASHED LINE OF WALLS ABOVE, TYP.
125	HELICAL PILINGS PER STRUCTURE.
126	CONCRETE PLINTH AND FOOTING PER STRUCTURE.

CRAWL SPACE VENTILATION

CS #1 AREA=	253.8 SF	
CS #1 VENTILATION REQUIRED:	(253.8 SF x 144 SI) / 300 =	121.8 SI
USE:	16"x8" FOUNDATION VENTS	
CS #1 NET VENT AREA =	98.0 SI (-25%) = 73.5 SI	
VENTS REQUIRED =	139.2 SI / 73.5 SI =	2 VENTS
CS #1 PROVIDE:	(3) 16"x8" VENTS =	220.5 SI
CS #1 TOTAL MIN. VENTILATION PROVIDED = 220.5 SI IS GREATER THAN 121.8 REQ.		
NOTE: IF VENTILATION IS REDUCED TO 1 SI/1500 SF, A CLASS I VAPOR RETARDER SHALL BE PROVIDED OVER ENTIRE GROUND SURFACE AND A RADON VENT SHALL BE INSTALLED, PER IRC R408.2.		

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.

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

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:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

FOUNDATION PLAN

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
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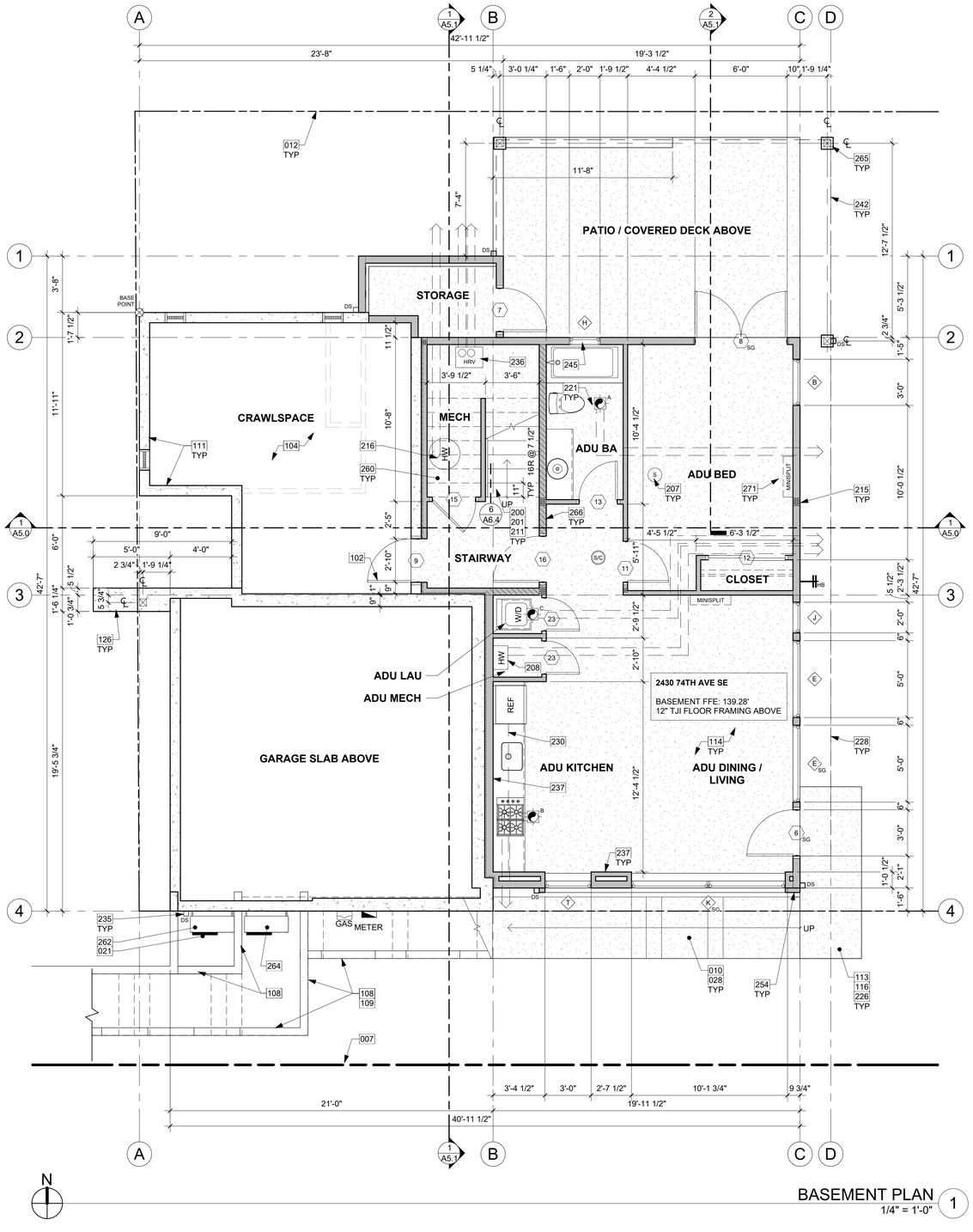
PLOT SCALE: 1:1



N

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

FLOOR PLAN NOTES - ADU

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 HOLDOWNS 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. 120ºF 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.

KEY NOTES

007	EXISTING PROPERTY LINE
010	PAVERS TO CONFORM WITH ULDC 19.02.060.C.2 FOR PARTIALLY EXEMPT MATERIALS. MAY NOT EXCEED 10% OF TOTAL LOT SIZE WITH A SLOPE NOT TO EXCEED 5%.
012	SETBACK LINE
021	PLANTER BOX WITH DRAIN TIGHTLINE TO STORMWATER SYSTEM PER CIVIL.
028	STAIRS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS.
102	CRAWL SPACE ACCESS PER R408.4 IN FRAMED BASEMENT WALL. THROUGH WALL 16"x24" MIN OPENING WITH R-38 INSULATION.
104	CRAWLSPACE MIN 18" CLEAR BELOW FLOOR JOISTS. R-38 INSULATION IN FLOOR SYSTEM. PROVIDE CLASS 1 VAPOR RETARDER OVER GRADE AND UP STEM WALLS, MIN 6 MIL.
108	RETAINING WALL PER STRUCTURAL PLANS. SEE FLOOR PLAN AND SITE PLAN.
109	TOP OF RETAINING WALL TO SLOPE WITH EXISTING TOPOGRAPHY.
111	TJI FLOOR FRAMING PER STRUCTURAL TO HANG OFF STEM WALL.
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.
116	PATIO EXTENDING INTO REQUIRED YARD, PER KZC 115.115.3(b)
126	CONCRETE PLINTH AND FOOTING PER STRUCTURE.
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.
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.
208	HIGH EFFICIENCY TANKLESS WATER HEATER W/ MIN. UEF OF 0.80 PER WSEC TABLE 406.3 OPTION 5.2, SEE ENERGY CODE COMPLIANCE TABLE SHEET A0.5. DIRECT VENT TO OUTSIDE THROUGH WALL PER MANUFACTURER'S REQUIREMENTS. COMBUSTION AIR TO BE PROVIDED BY INFILTRATION OF FRESH AIR WITH A FRESH AIR VENT.
211	HANDRAIL, WALL OR TREAD 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".
215	POINT LOADS FROM ABOVE. SEE STRUCTURE.
216	HIGH EFFICIENCY TANKED WATER HEATER W/ MIN. UEF OF 0.91 PER WSEC TABLE 406.3 OPTION 5.3, SEE ENERGY CODE COMPLIANCE TABLE SHEET A0.5. DIRECT VENT TO OUTSIDE THROUGH WALL PER MANUFACTURER'S REQUIREMENTS. COMBUSTION AIR TO BE PROVIDED BY INFILTRATION OF FRESH AIR WITH A FRESH AIR VENT.
221	BATH FAN VENT THROUGH ROOF OR WALL PER MANUFACTURER REQUIREMENTS.
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 EXCEPT AT EXTERIOR LOCATION WHICH SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
228	LONG DASHED LINE OF BUILDING ABOVE.
230	LONG DASHED LINE OF UPPER CABINETS ABOVE
235	3" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
236	HEAT RECOVERY VENTILATOR (HRV) W/ MIN. SENSIBLE HEAT RECOVER EFFICIENCY OF 0.75 TO SATISFY WHOLE HOUSE VENTILATION REQUIREMENTS PER WSEC ENERGY CREDIT OPTION 2.3. DUCT INSTALLATION SHALL COMPLY WITH IRC SECTION R403.3.7. STALE AND FRESH AIR VENT THROUGH WALL.
237	FURRED 2x 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.
242	DASHED LINES OF COVERED DECK ABOVE.
245	WINDOW SILL ABOVE 60" STANDING SURFACE DOESN'T REQUIRE SAFETY GLASS.
254	FURRED NON-STRUCTURAL & UNINSULATED WALL OUTSIDE OF BUILDING ENVELOPE.
260	UNDER STAIR PROTECTION. PER R302.7, ACCESSIBLE ENCLOSED SPACE UNDER STAIRS THAT SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP.
262	SFR WALL-HUNG HVAC CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE ENERGY CODE & VENTILATION SUMMARY SHEET A0.5 FOR HEAT PUMP AIR HANDLING EQUIPMENT MAX BTU.
264	ADU WALL-HUNG HVAC CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE ENERGY CODE & VENTILATION SUMMARY SHEET A0.5 FOR HEAT PUMP AIR HANDLING EQUIPMENT MAX BTU.
265	WRAPPED PT 6X6 POSTS PER STRUCTURE.
266	HATCHED WALLS INDICATE 1/2-HR RATED WALL SEPARATING ADU FROM SFR, PER R302.3 EXCEPTION 1. PER EXCEPTION 2, FIRE RATING IS SATISFIED BY (1) LAYER OF 1/2" GYP EACH SIDE.
271	DUCTLESS INDOOR MINISPLIT HEAD.

MEDICI ARCHITECTS

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SCHUYLER D. TUTT
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INTAKE DATE: 9/19/2023

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2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

BASEMENT PLAN

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
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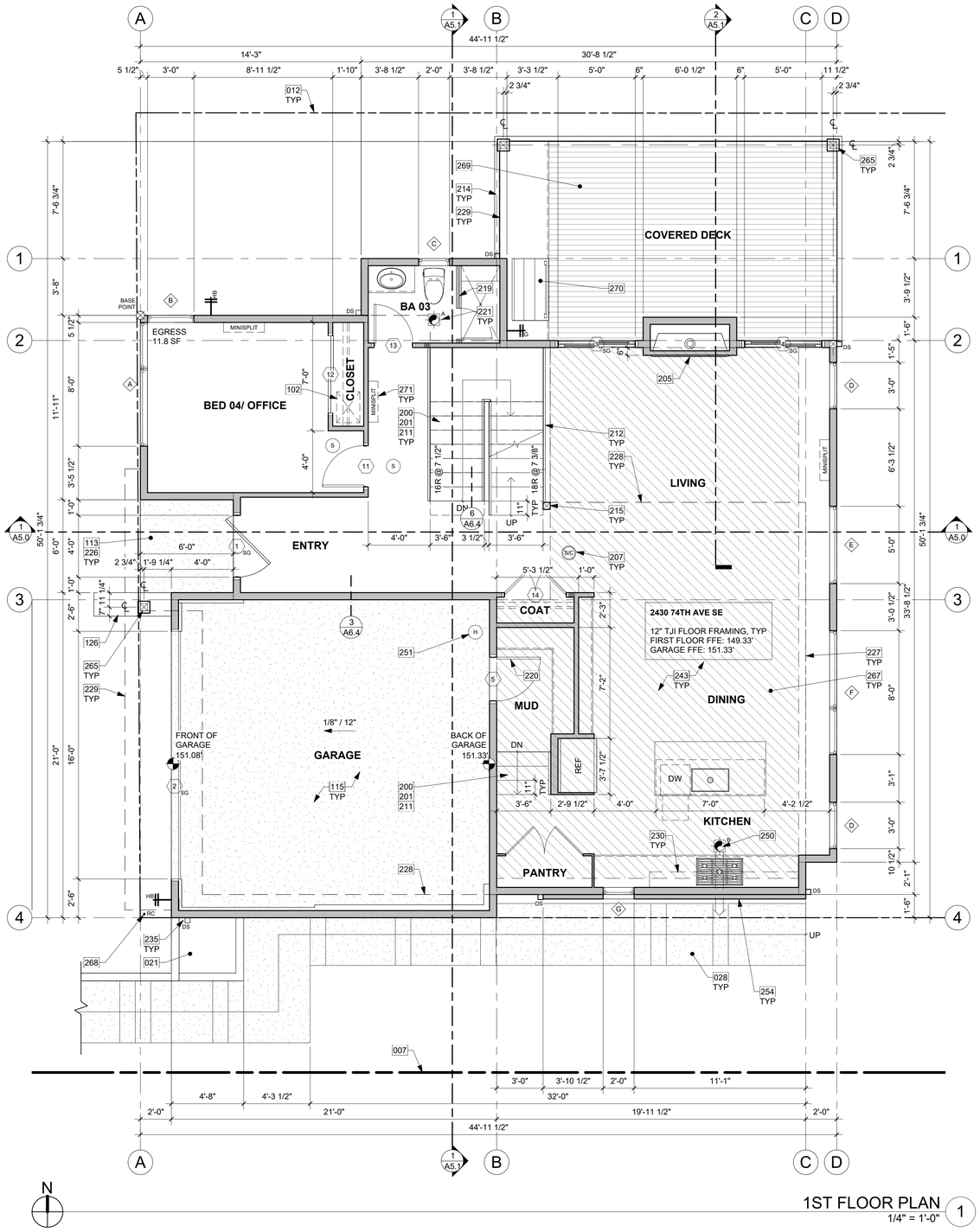

1ST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES - SFR

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 HOLDOWNS 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. 120ºF 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.

KEY NOTES

007	EXISTING PROPERTY LINE
012	SETBACK LINE
021	PLANTER BOX WITH DRAIN TIGHTLINE TO STORMWATER SYSTEM PER CIVIL.
028	STAIRS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS.
102	CRAWL SPACE ACCESS PER R408.4 IN FRAMED BASEMENT WALL. THROUGH WALL 16"x24" MIN OPENING WITH R-38 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.
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126	CONCRETE PLINTH AND FOOTING PER STRUCTURE.
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 EXTENTIONS FOR APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENTION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING GLOOR 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' 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 OR TREAD 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, FLOOR 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.
214	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.
215	POINT LOADS FROM ABOVE. SEE STRUCTURE.
219	SAFETY GLASS.
220	20 MIN. FIRE RATED DOOR W/ SELF CLOSER. INSULATED.
221	BATH FAN VENT THROUGH ROOF OR WALL PER MANUFACTURER REQUIREMENTS.
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 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.
228	LONG DASHED LINE OF BUILDING ABOVE.
229	LONG DASHED LINE OF ROOF ABOVE. PER ULDC 19.02.020.3.A.i, EAVES ARE ALLOWED TO PROTRUDE UP TO 18" INTO ANY REQUIRED YARD.
230	LONG DASHED LINE OF UPPER CABINETS ABOVE
235	3" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
243	12" TJI FLOOR FRAMING PER STRUCTURE. ALL CUTS TO TJI'S TO BE DONE PER MANUFACTURER RECOMMENDATIONS.
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.
254	FURRED NON-STRUCTURAL & UNINSULATED WALL OUTSIDE OF BUILDING ENVELOPE.
265	WRAPPED PT 6X6 POSTS PER STRUCTURE.
267	HATCHED AREA INDICATES 1/2-HR RATED CEILING OVER ADU, PER R302.3 EXCEPTION 1. PER EXCEPTION 2, FIRE RATING IS SATISFIED BY (1) LAYER OF 5/8" TYPE X GYP ON CEILING SIDE.
268	RAIN CHAIN IN LIEU OF DOWNSPOUT.
269	PT 2X10 OPEN-GRID DECK JOISTS W/ 5/4" DECKING.
270	OUTDOOR KITCHEN W/ GAS BBQ PER OWNER.
271	DUCTLESS INDOOR MINISPLIT HEAD.

MEDICI ARCHITECTS

11711 SE 8TH STREET
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200 W. RIVER ST.
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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

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LNL BUILDS

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MERCER ISLAND, WA 98040

DRAWING NAME:

1ST FLOOR PLAN

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

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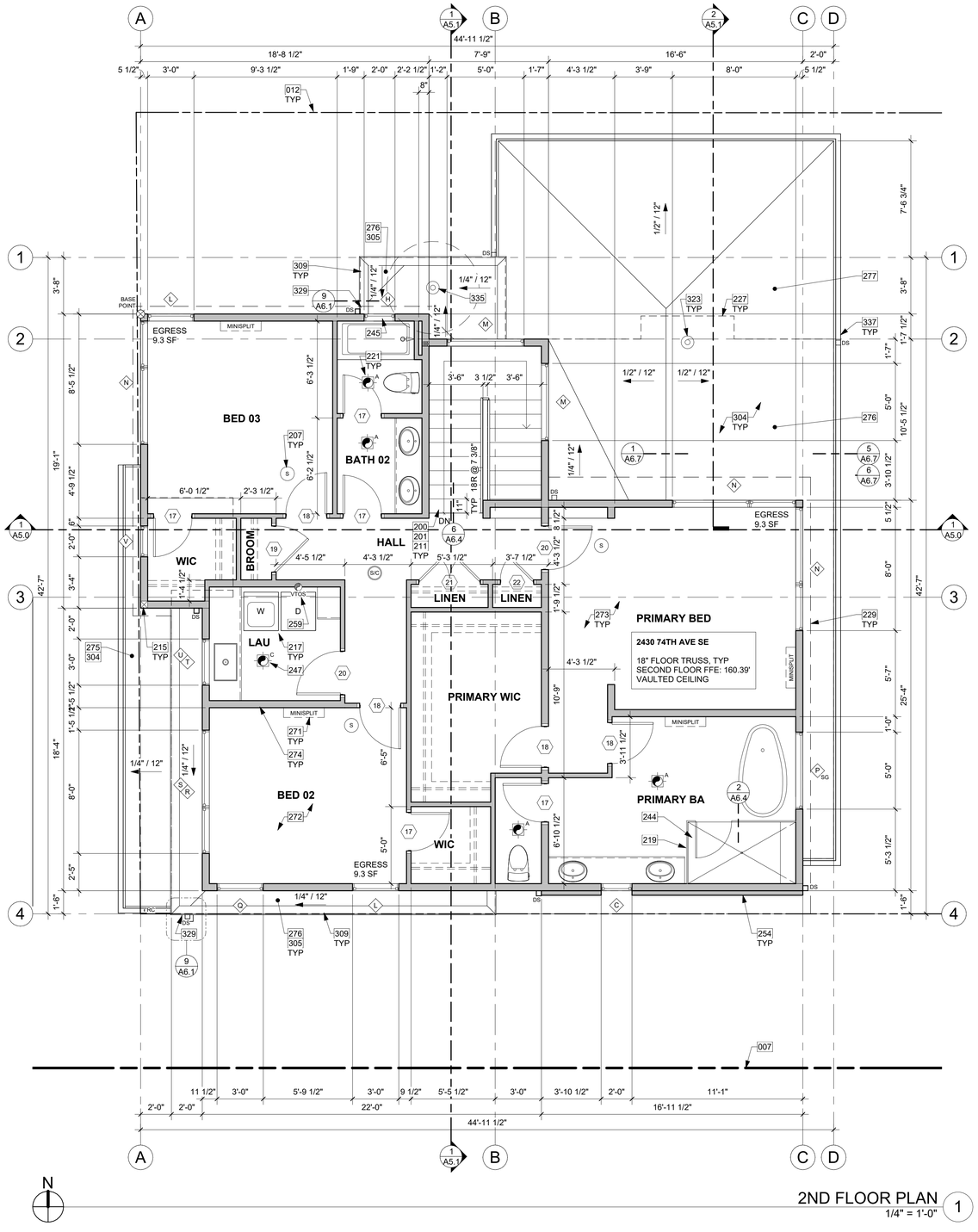

FLOOR PLAN NOTES - SFR

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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 HOLDOWNS 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.

KEY NOTES

007	EXISTING PROPERTY LINE
012	SETBACK LINE
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.
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 OR TREAD 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".
215	POINT LOADS FROM ABOVE. SEE STRUCTURE.
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 WALL. HTTP://WWW/FLOODSAVER.COM
219	SAFETY GLASS.
221	BATH FAN VENT THROUGH ROOF OR WALL PER MANUFACTURER REQUIREMENTS.
227	SHORT DASHED LINE OF BUILDING BELOW.
229	LONG DASHED LINE OF ROOF ABOVE. PER ULDC 19.02.020.3.A.i, EAVES ARE ALLOWED TO PROTRUDE UP TO 18" INTO ANY REQUIRED YARD.
244	CURBLESS SHOWER WITH WEDI WATERPROOF SYSTEM. FLOOR FRAMING RECESSED- SEE STRUCTURAL PLANS.
245	WINDOW SILL ABOVE 60" STANDING SURFACE DOESN'T REQUIRE SAFETY GLASS.
247	LAUNDRY FAN VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
254	FURRED NON-STRUCTURAL & UNINSULATED WALL OUTSIDE OF BUILDING ENVELOPE.
259	DRYER VENT THROUGH ROOF PER MANUFACTURE REQUIREMENTS.
271	DUCTLESS INDOOR MINISPLIT HEAD.
272	12" TJI FLOOR FRAMING OVER GARAGE. SEE SECTIONS & STRUCTURE.
273	18" TRUSS FLOOR FRAMING AT 2ND FLOOR, TYP, EXCEPT ABOVE GARAGE. SEE SECTIONS & STRUCTURE.
274	ALL 2ND FLOOR INTERIOR WALLS BALLOON FRAMED TO VAULTED CEILING, UNO.
275	2X10 SLOPED RAFTERS @ 1ST FLOOR ENTRY ROOF. SEE SECTIONS & STRUCTURE.
276	ROOF FRAMED WITH 18" TRUSSES. SEE SECTIONS & STRUCTURE.
277	ROOF FRAMED WITH 14" TJIs OVER DECK. SEE SECTIONS & STRUCTURE.
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10 ON ALL SHED AND HIP ROOFS, TYP.
305	WATERPROOF MEMBRANE ROOF ASSEMBLY PER IRC SECTION R905.13; MIN. SLOPE 1/4" PER FOOT. TPO MECHANICALLY ATTACHED PER MANUFACTURER. WWW.WEATHERBONDROOFING.COM OR SIMILAR AS APPROVED
309	VENTED PARAPET WALL WITH (2) 2 1/2" VENTING HOLES PER 16" PROVIDING 5.6 S.I. OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE. W/ 20 GA. POWDER COATED COPING, COLOR TBD.
323	FIREPLACE VENT TERMINATION THROUGH THE ROOF. PER IRC SECTION M1804.2.1, VENTS PASSING THROUGH A ROOF SHALL EXTEND THROUGH FLASHING AND TERMINATE IN ACCORDANCE WITH THE MANUFACTURER 'S INSTALLATION REQUIREMENTS.
329	LINEAR SCUPPER WITH OR WITHOUT GUTTER, PER ELEVATION. FLASHING PAINTED TO MATCH WINDOW FRAME COLOR.
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.

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SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:

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LNL BUILDS

PROJECT ADDRESS:
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MERCER ISLAND, WA 98040

DRAWING NAME:

2ND FLOOR PLAN

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

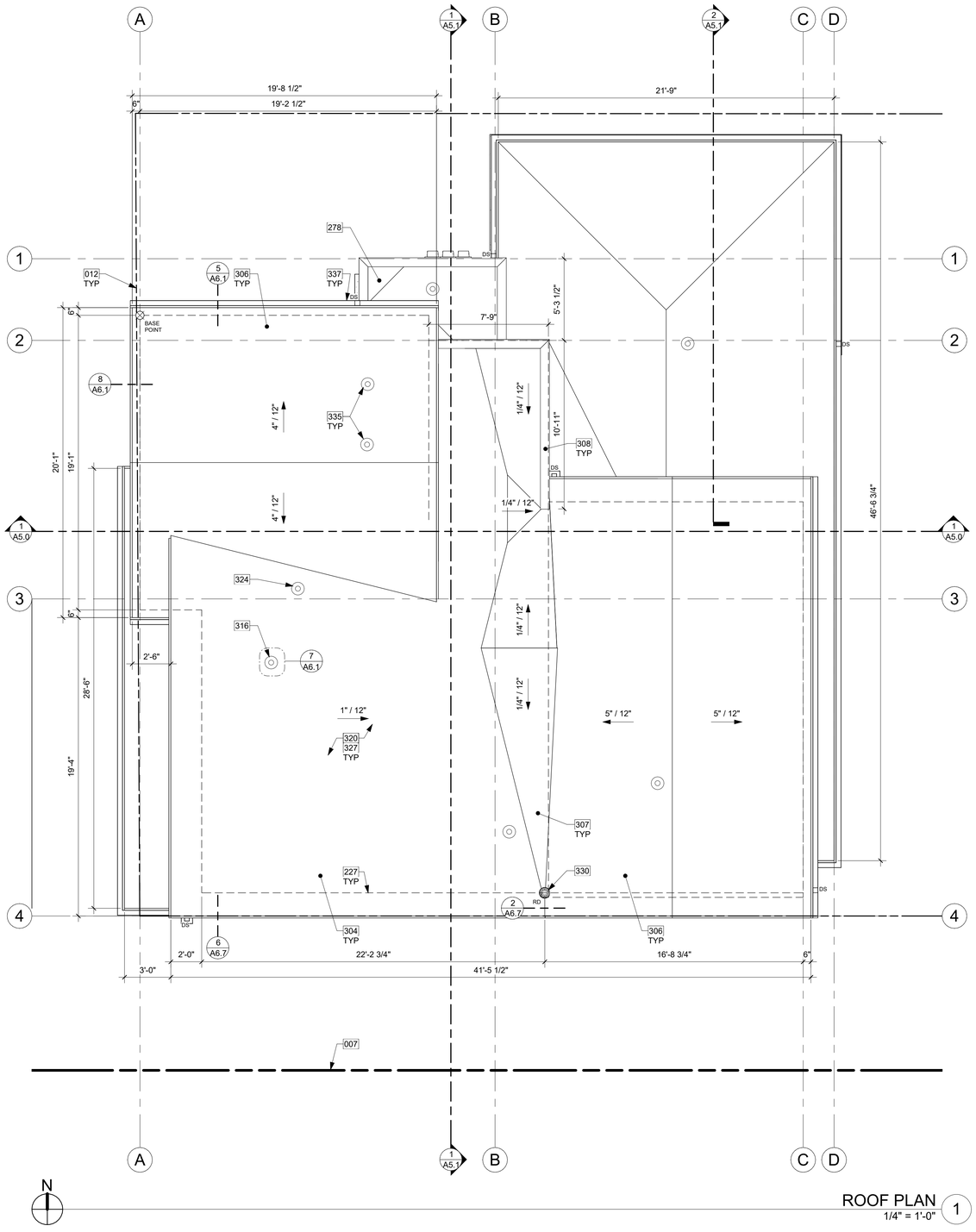
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
11:58:42 AM

PLOT SCALE: 1:1

A2.2



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

KEY NOTES

007	EXISTING PROPERTY LINE
012	SETBACK LINE
227	SHORT DASHED LINE OF BUILDING BELOW.
278	SCUPPER CONCEALED BY ROOF ABOVE SHOWN ON 2ND FLOOR PLAN.
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10 ON ALL SHED AND HIP ROOFS, TYP.
306	COMPOSITION SHINGLE ROOFING PER R905.2.2 INSTALLED PER MANUFACTURER AT ALL GABLE ROOFS, TYP., 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.
308	UNVENTED PARAPET WALL W/ 20 GA. POWDER COATED COPING, COLOR TBD.
316	LAUNDRY VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
320	UNVENTED SINGLE JOIST ROOF CAVITY. PER R806.5 PROVIDE MINIMUM R-17 ICYNENE PROSEAL (MD-C-200 v3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION (R-7 PER INCH), APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING. RECOMMENDED 3" SPRAY INSULATION W/ R-21 BATT INSULATION. TOTAL MIN. R-38.
324	DRYER EXHAUST VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
327	STICK-FRAMED 2X12 VAULTED ROOF, TYP. SEE SECTIONS.
330	ROOF DRAIN.
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.

ROOF VENTILATION

ENTIRE ROOF UNVENTED

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DRAWING NAME:

ROOF PLAN

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
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PLOT SCALE: 1:1

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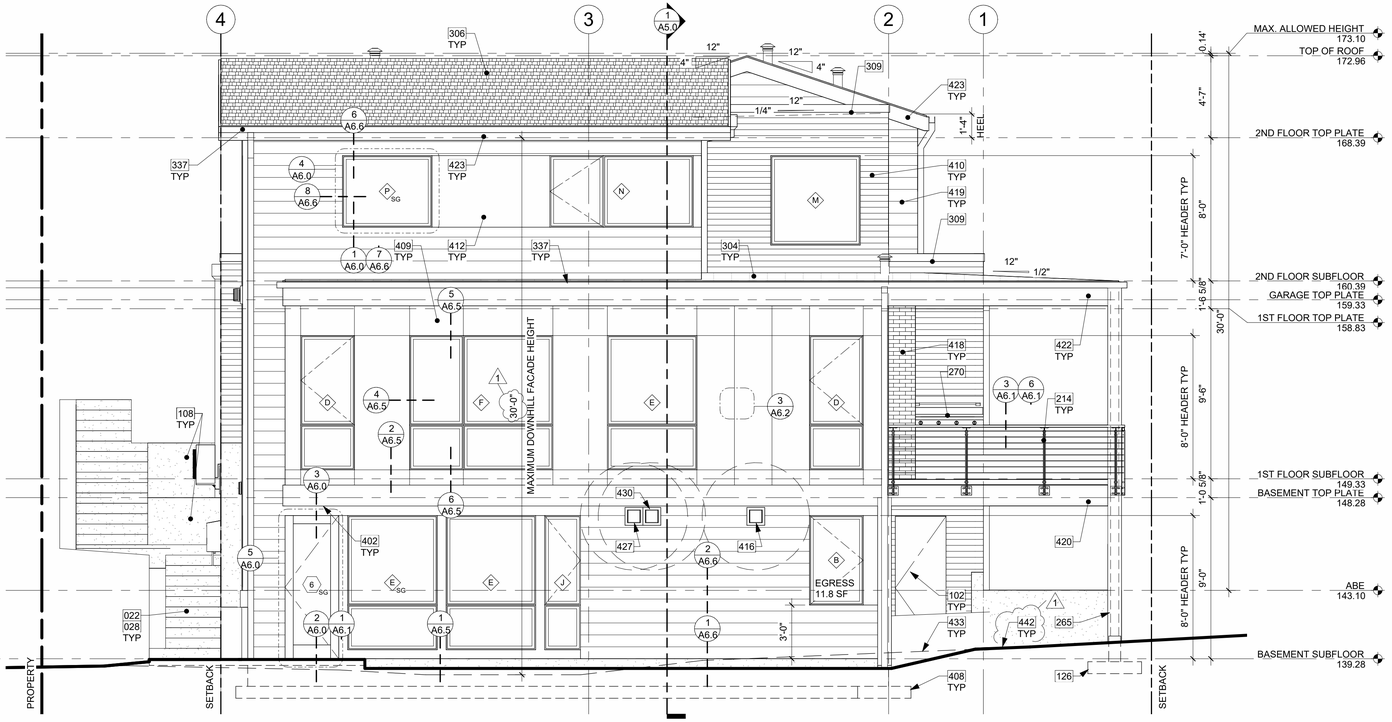
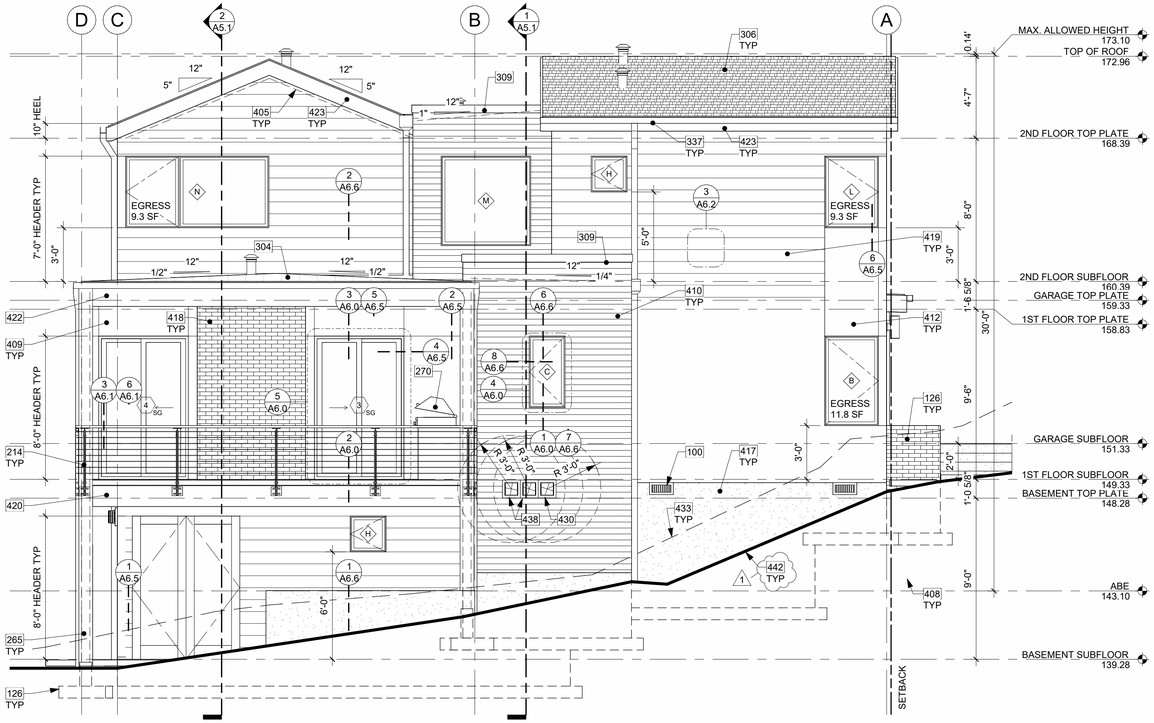
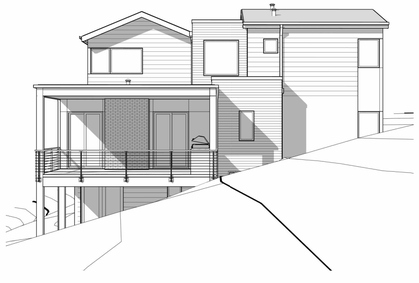


EAST ELEVATION 1
1/4" = 1'-0"



NORTH ELEVATION 2
1/4" = 1'-0"

EAST ELEVATION PERSPECTIVE
NTS



NORTH ELEVATION PERSPECTIVE
NTS

KEY NOTES

022	HARDSCAPE LESS THAN 30" ABOVE GRADE AND RETAINING WALLS ALLOWED IN REQUIRED YARDS PER ULDC 19.02.020.3.B & C.
028	STAIRS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS.
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.
102	CRAWL SPACE ACCESS PER R408.4 IN FRAMED BASEMENT WALL. THROUGH WALL 16"x24" MIN OPENING WITH R-38 INSULATION.
108	RETAINING WALL PER STRUCTURAL PLANS. SEE FLOOR PLAN AND SITE PLAN.
126	CONCRETE PLINTH AND FOOTING PER STRUCTURE.
214	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.
265	WRAPPED PT 6X6 POSTS PER STRUCTURE.
270	OUTDOOR KITCHEN W/ GAS BBQ PER OWNER.
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10 ON ALL SHED AND HIP ROOFS, TYP.
306	COMPOSITION SHINGLE ROOFING PER R905.2.2 INSTALLED PER MANUFACTURER AT ALL GABLE ROOFS, TYP., DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
309	VENTED PARAPET WALL WITH (2) 2 1/2" VENTING HOLES PER 16" PROVIDING 5.6 S.I. OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE. W/ 20 GA. POWDER COATED COPING, COLOR TBD.
337	3" GUTTER W/ SQUARE DOWNSPOUT. POWDER COATED COLOR TBD. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. CENTER OF LIGHT SOURCE 6' FROM WALKING SURFACE OR IN SOFFIT. FIXTURES PER OWNER.
405	DASHED LINES OF VAULTED FRAMING.
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 4" 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.
416	BATH FAN VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
417	EXPOSED ARCHITECTURAL CONCRETE.
418	MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
419	FIBER CEMENT PLANK HORIZONTAL LAP SIDING WITH 8" EXPOSURE (HARDIEPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR TBD.
420	FASCIA BOARD: 14" WITH POWDER COATED FLASHING, COLOR TBD.
422	FASCIA BOARD: 16" WITH POWDER COATED FLASHING, COLOR TBD.
423	FASCIA BOARD: 10" WITH POWDER COATED FLASHING, COLOR TBD.
427	DRYER EXHAUST VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
430	GAS HOT WATER HEATER VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
433	DASHED LINE OF EXISTING GRADE.
438	HRV VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
442	BOLD LINE OF PROPOSED GRADE.

ELEVATION NOTES

1. VERIFY SHEAR WALL NAILING & HOLDOWNS 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.
4. 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.
5. 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.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
9. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

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SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS:		DATE:
1	INTAKE COMMENTS	10/10/2023

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MERCER ISLAND, WA 98040

DRAWING NAME:

ELEVATIONS

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 10/10/2023
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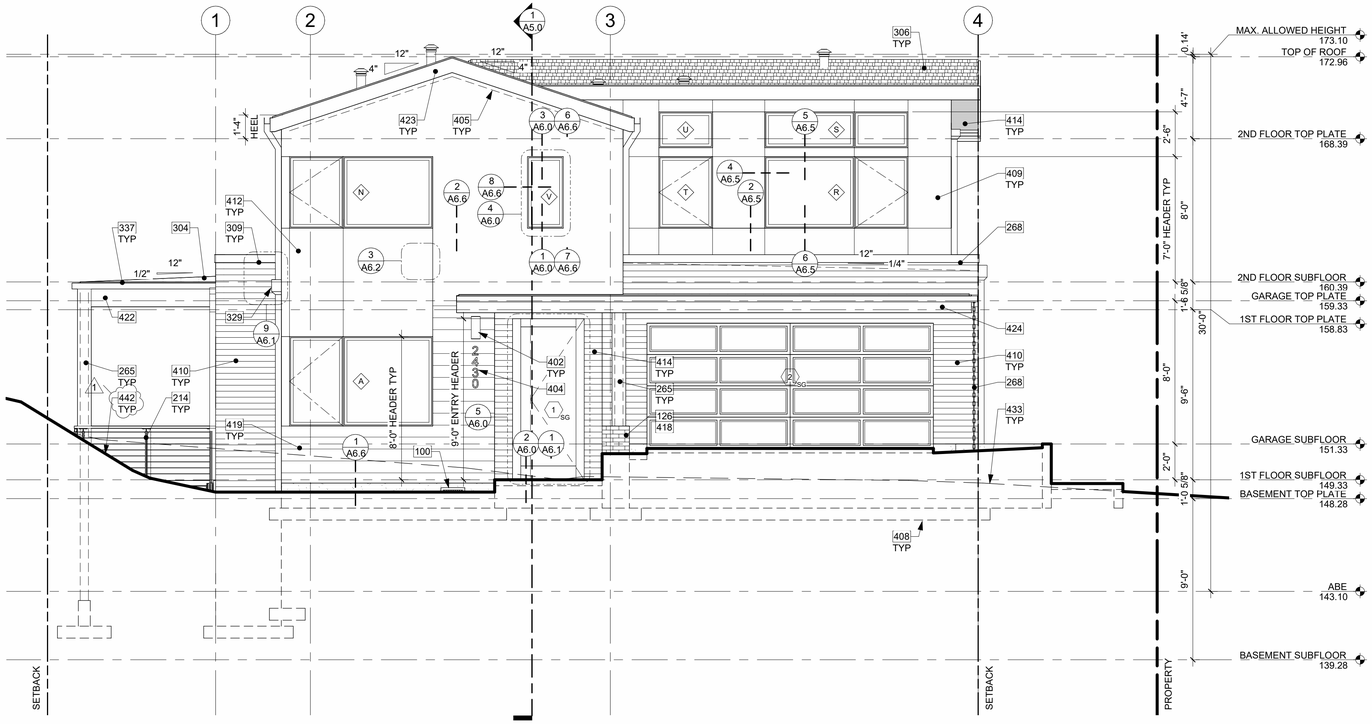
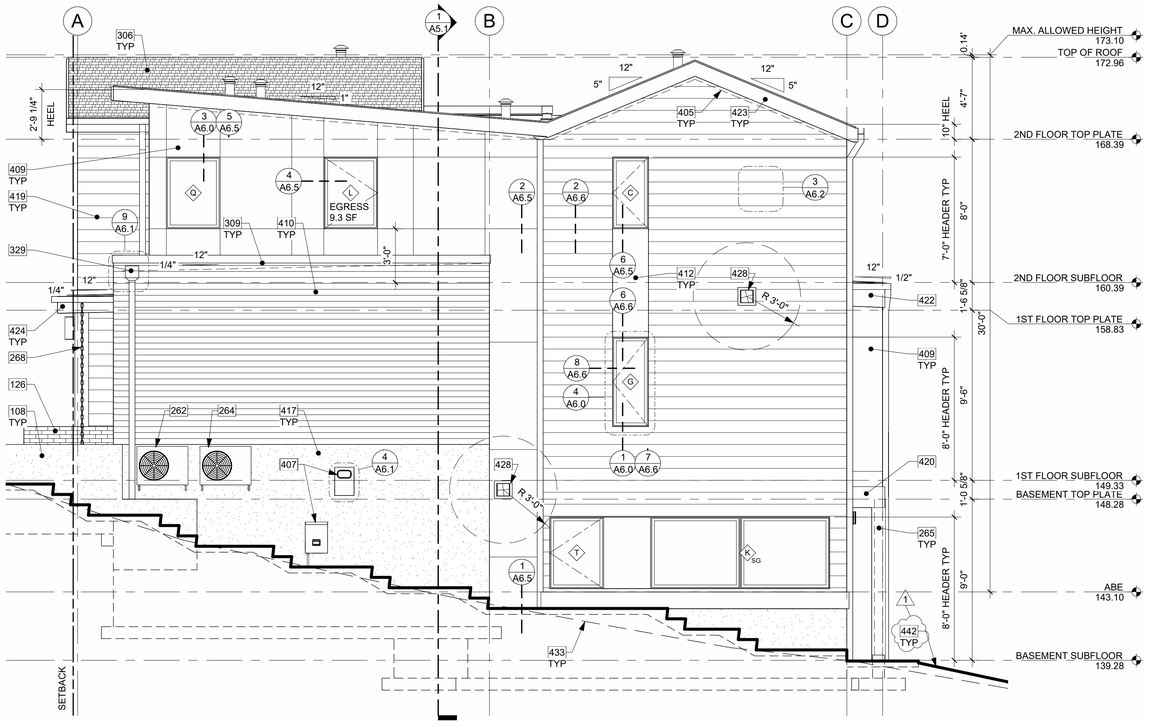


WEST ELEVATION 1
1/4" = 1'-0"



SOUTH ELEVATION 2
1/4" = 1'-0"

WEST ELEVATION PERSPECTIVE
NTS

SOUTH ELEVATION PERSPECTIVE
NTS

KEY NOTES

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.
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214	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.
262	SFR WALL-HUNG HVAC CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE ENERGY CODE & VENTILATION SUMMARY SHEET A0.5 FOR HEAT PUMP AIR HANDLING EQUIPMENT MAX BTU.
264	ADU WALL-HUNG HVAC CONDENSER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. SEE ENERGY CODE & VENTILATION SUMMARY SHEET A0.5 FOR HEAT PUMP AIR HANDLING EQUIPMENT MAX BTU.
265	WRAPPED PT 6X6 POSTS PER STRUCTURE.
268	RAIN CHAIN IN LIEU OF DOWNSPOUT.
304	METAL STANDING SEAM ROOF ASSEMBLY PER IRC SECTION R905.10 ON ALL SHED AND HIP ROOFS, TYP.
306	COMPOSITION SHINGLE ROOFING PER R905.2.2 INSTALLED PER MANUFACTURER AT ALL GABLE ROOFS, TYP., DOUBLE LAYER OF UNDERLAYMENT REQUIRED IF ROOF PITCH IS SHALLOWER THAN 4:12.
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329	LINEAR SCUPPER WITH OR WITHOUT GUTTER, PER ELEVATION. FLASHING PAINTED TO MATCH WINDOW FRAME COLOR.
337	3" GUTTER W/ SQUARE DOWNSPOUT. POWDER COATED COLOR TBD. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
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: HELVELTICA, COLOR: DARK BRONZE.
405	DASHED LINES OF VAULTED FRAMING.
407	UTILITY METERS INSTALLED PER JURISDICTION.
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 4" 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.
414	TIGHT KNOT CEDAR T&G HORIZONTAL RAINSCREEN SIDING & SOFFIT WITH 4" EXPOSURE. SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
417	EXPOSED ARCHITECTURAL CONCRETE.
418	MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR AND PATTERN TBD.
419	FIBER CEMENT PLANK HORIZONTAL LAP SIDING WITH 8" EXPOSURE (HARDIEPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR TBD.
420	FASCIA BOARD: 14" WITH POWDER COATED FLASHING, COLOR TBD.
422	FASCIA BOARD: 16" WITH POWDER COATED FLASHING, COLOR TBD.
423	FASCIA BOARD: 10" WITH POWDER COATED FLASHING, COLOR TBD.
424	FASCIA BOARD: 12" WITH POWDER COATED FLASHING, COLOR TBD.
428	STOVE & COOKTOP VENT THROUGH WALL PER MANUFACTURER REQUIREMENTS. MINIMUM 3' FROM OPERABLE WINDOWS & DOORS.
433	DASHED LINE OF EXISTING GRADE.
442	BOLD LINE OF PROPOSED GRADE.

ELEVATION NOTES

1. VERIFY SHEAR WALL NAILING & HOLDOWNS 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.
4. 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.
5. 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.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
7. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE DOORS. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
8. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.
9. SEE GENERAL NOTES SHEET A0.3 FOR ADDITIONAL NOTES.

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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS:		DATE:
1	INTAKE COMMENTS	10/10/2023

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:

2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

ELEVATIONS

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 10/10/2023
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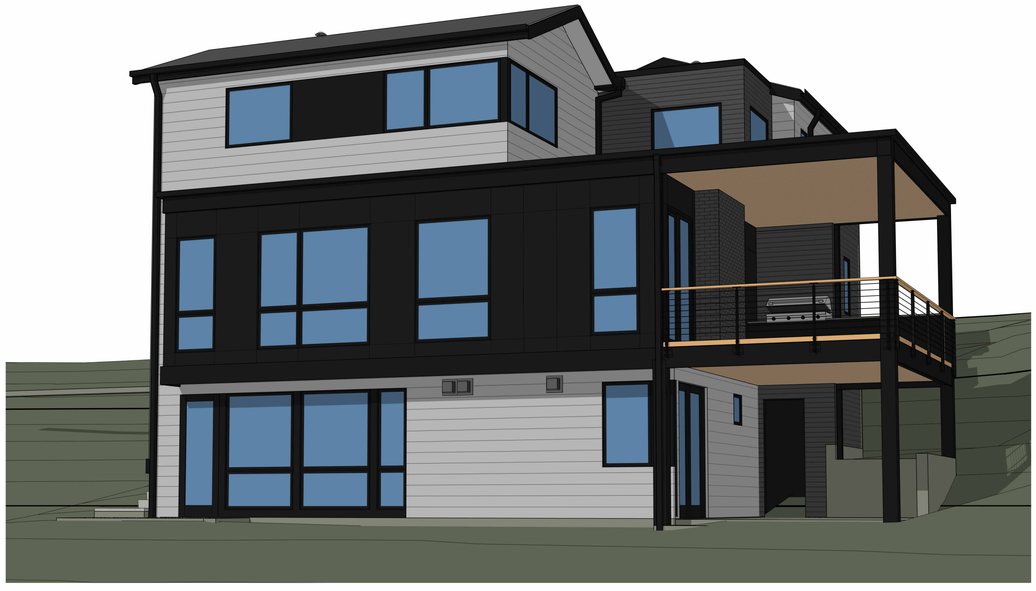
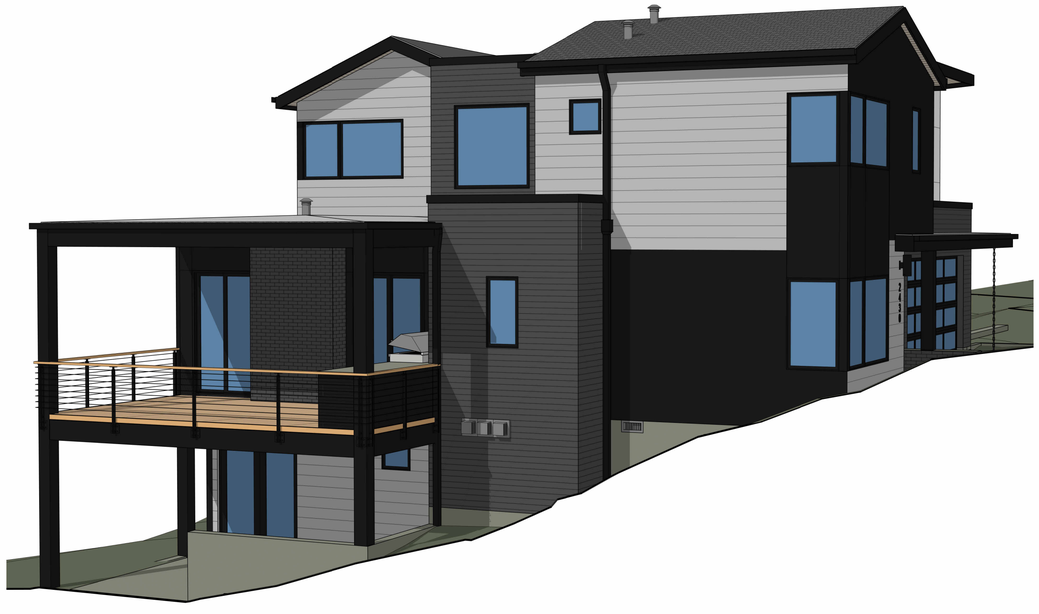


NORTHEAST PERSPECTIVE
NTS

SOUTHEAST PERSPECTIVE
NTS



NORTHWEST PERSPECTIVE
NTS

SOUTHWEST PERSPECTIVE
NTS

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

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PLOT SCALE: 1:1

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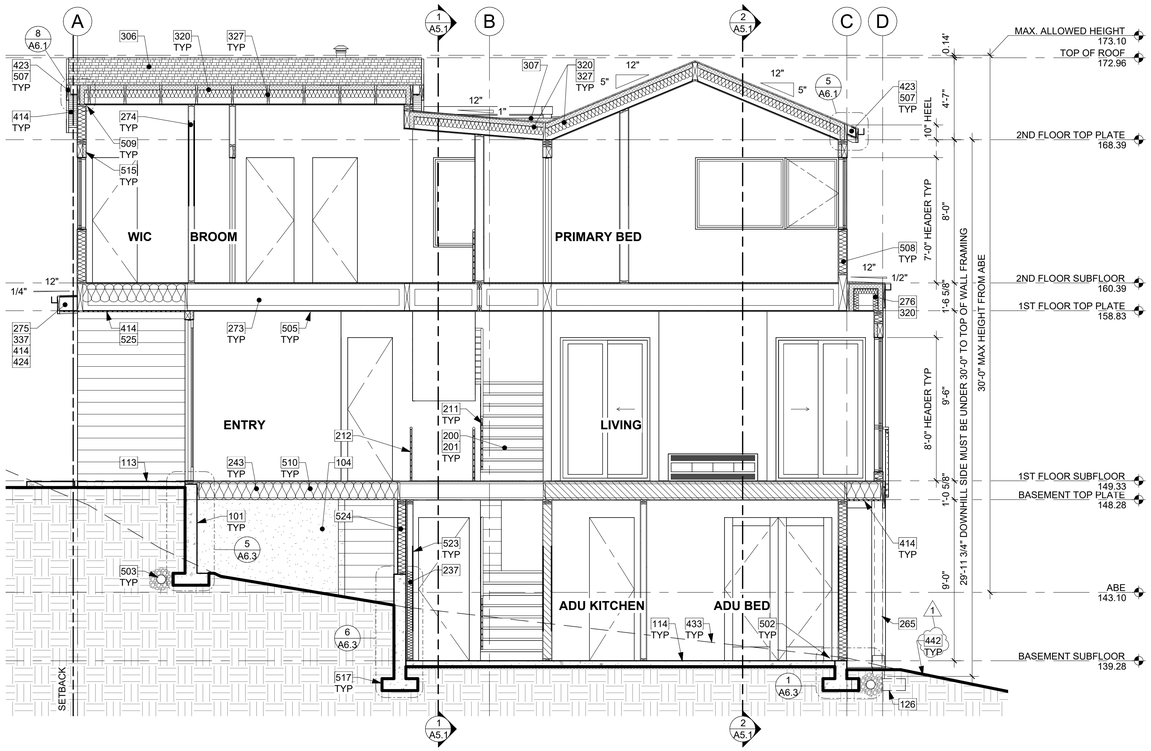

EAST-WEST SECTION 1

1/4" = 1'-0"

KEY NOTES

101	GRADE BEAM ON HELICAL PILINGS PER STRUCTURAL.
104	CRAWLSPACE MIN 18" CLEAR BELOW FLOOR JOISTS. R-38 INSULATION IN FLOOR SYSTEM. PROVIDE CLASS 1 VAPOR RETARDER OVER GRADE AND UP STEM WALLS, MIN 6 MIL.
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.
126	CONCRETE PLINTH AND FOOTING PER STRUCTURE.
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 OR TREAD 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, FLOOR 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 2x 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.
243	12" TJI FLOOR FRAMING PER STRUCTURE. ALL CUTS TO TJI'S TO BE DONE PER MANUFACTURER RECOMMENDATIONS.
265	WRAPPED PT 6X8 POSTS PER STRUCTURE.
273	18" TRUSS FLOOR FRAMING AT 2ND FLOOR, TYP, EXCEPT ABOVE GARAGE. SEE SECTIONS & STRUCTURE.
274	ALL 2ND FLOOR INTERIOR WALLS BALLOON FRAMED TO VAULTED CEILING, UNO.
275	2X10 SLOPED RAFTERS @ 1ST FLOOR ENTRY ROOF. SEE SECTIONS & STRUCTURE.
276	ROOF FRAMED WITH 18" TRUSSES. SEE SECTIONS & STRUCTURE.
306	COMPOSITION SHINGLE ROOFING PER R905.2.2 INSTALLED PER MANUFACTURER AT ALL GABLE ROOFS, TYP., 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.
320	UNVENTED SINGLE JOIST ROOF CAVITY. PER R806.5 PROVIDE MINIMUM R-17 ICYNENE PROSEAL (MD-C-200 v3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION (R-7 PER INCH), APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING. RECOMMENDED 3" SPRAY INSULATION W/ R-21 BATT INSULATION. TOTAL MIN. R-38.
327	STICK-FRAMED 2X12 VAULTED ROOF, TYP. SEE SECTIONS.
337	3" GUTTER W/ SQUARE DOWNSPOUT. POWDER COATED COLOR TBD. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
414	TIGHT KNOT CEDAR T&G HORIZONTAL RAINSCREEN SIDING & SOFFIT WITH 4" EXPOSURE. SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
423	FASCIA BOARD: 10" WITH POWDER COATED FLASHING, COLOR TBD.
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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	2x6 RAFTER TAILS, TYP.
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.
509	TOP PLATE HEIGHT AND DETAIL ON RAKE SIDE PER STRUCTURAL DRAWINGS
510	R-38 BATT INSULATION @ FLOORS BETWEEN HEATED AND UNHEATED SPACES TYP.
515	R-10 RIGID INSULATION @ HEADERS, TYP.
517	FOOTINGS PER STRUCTURAL PLANS.
523	PROVIDE MIN. 1/2" GYP BOARD TO WALLS & UNDER-STAIR SURFACES ON THE ENCLOSED SIDE OF SPACE UNDER STAIRS PER R302.7.
524	2x6 CRIPPLE WALL AS REQ'D.
525	STRIP VENT IN SOFFIT.

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SECTIONS

DRAWN BY: JWH

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PHASE:

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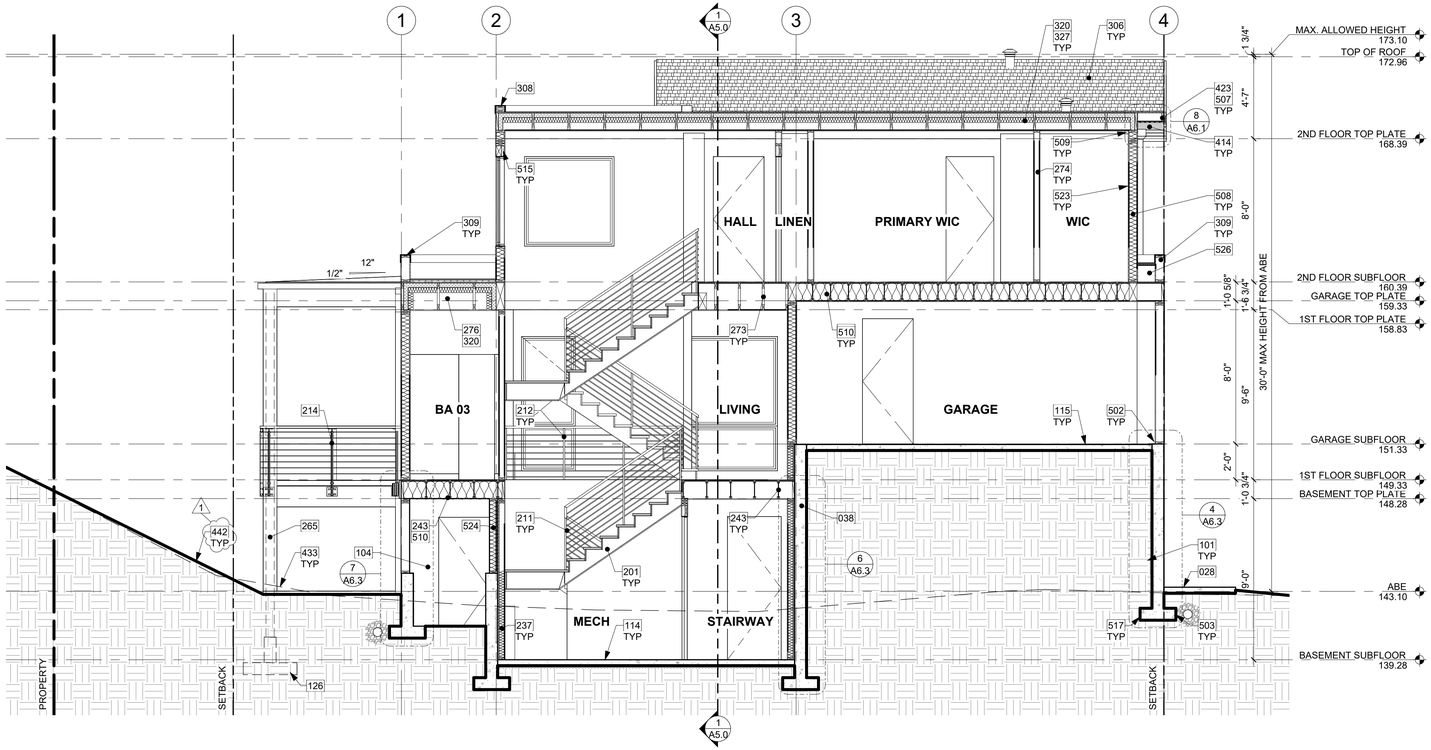
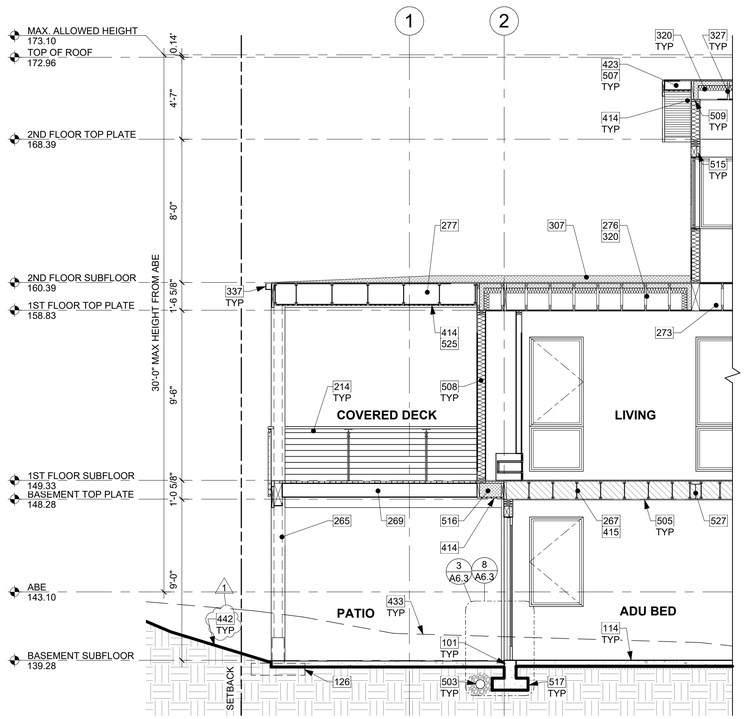
PLOT SCALE: 1:1



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



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

KEY NOTES

028	STAIRS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS.
038	CONCRETE STEMWALL BELOW GARAGE SLAB PER STRUCTURE.
101	GRADE BEAM ON HELICAL PILINGS PER STRUCTURAL.
104	CRAWLSPACE MIN 18" CLEAR BELOW FLOOR JOISTS. R-38 INSULATION IN FLOOR SYSTEM. PROVIDE CLASS 1 VAPOR RETARDER OVER GRADE AND UP STEM WALLS, MIN 6 MIL.
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243	12" TJI FLOOR FRAMING PER STRUCTURE. ALL CUTS TO TJI'S TO BE DONE PER MANUFACTURER RECOMMENDATIONS.
265	WRAPPED PT 6X6 POSTS PER STRUCTURE.
267	HATCHED AREA INDICATES 1/2-HR RATED CEILING OVER ADU, PER R302.3 EXCEPTION 1. PER EXCEPTION 2, FIRE RATING IS SATISFIED BY (1) LAYER OF 5/8" TYPE X GYP ON CEILING SIDE.
269	PT 2X10 OPEN-GRID DECK JOISTS W/ 5/4" DECKING.
272	12" TJI FLOOR FRAMING OVER GARAGE. SEE SECTIONS & STRUCTURE.
273	18" TRUSS FLOOR FRAMING AT 2ND FLOOR, TYP, EXCEPT ABOVE GARAGE. SEE SECTIONS & STRUCTURE.
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276	ROOF FRAMED WITH 18" TRUSSES. SEE SECTIONS & STRUCTURE.
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308	UNVENTED PARAPET WALL W/ 20 GA. POWDER COATED COPING, COLOR TBD.
309	VENTED PARAPET WALL WITH (2) 2 1/2" VENTING HOLES PER 16" PROVIDING 5.6 S.I. OF VENTILATION PER LINEAR FOOT. SEE ROOF VENT TABLE. W/ 20 GA. POWDER COATED COPING, COLOR TBD.
320	UNVENTED SINGLE JOIST ROOF CAVITY. PER R806.5 PROVIDE MINIMUM R-17 ICYNENE PROSEAL (MD-C-200 v3) CLOSED-CELL WATER-BASED SPRAY FOAM INSULATION (R-7 PER INCH), APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING. RECOMMENDED 3" SPRAY INSULATION W/ R-21 BATT INSULATION. TOTAL MIN. R-38.
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414	TIGHT KNOT CEDAR T&G HORIZONTAL RAINSCREEN SIDING & SOFFIT WITH 4" EXPOSURE. SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
415	TIGHT KNOT CEDAR BOARD OPEN SOFFIT WITH 4" EXPOSURE. SEAL & STAIN ALL SIDES BEFORE INSTALLING AND @ ALL CUTS.
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505	5/8" GWB @ CEILINGS, TYP.
507	2x6 RAFTER TAILS, TYP.
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.
509	TOP PLATE HEIGHT AND DETAIL ON RAKE SIDE PER STRUCTURAL DRAWINGS
510	R-38 BATT INSULATION @ FLOORS BETWEEN HEATED AND UNHEATED SPACES TYP.
515	R-10 RIGID INSULATION @ HEADERS, TYP.
516	SPRAY INSULATION @ UNVENTED FLOOR BETWEEN EXTERIOR @ INTERIOR SPACES, TYP.
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523	PROVIDE MIN. 1/2" GYP BOARD TO WALLS & UNDER-STAIR SURFACES ON THE ENCLOSED SIDE OF SPACE UNDER STAIRS PER R302.7.
524	2x6 CRIPPLE WALL AS REQ'D.
525	STRIP VENT IN SOFFIT.
526	OVERFRAMING AS REQ'D FOR DRAINAGE.
527	STEEL BEAM PER STRUCTURE.

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CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

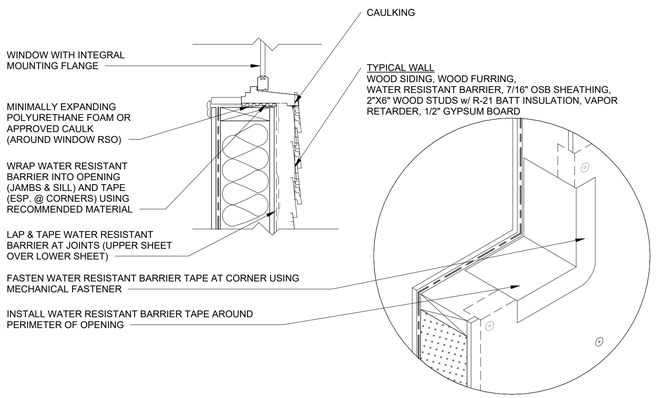
PROJECT No.: A22 086

DATE: 10/10/2023
2:57:16 PM

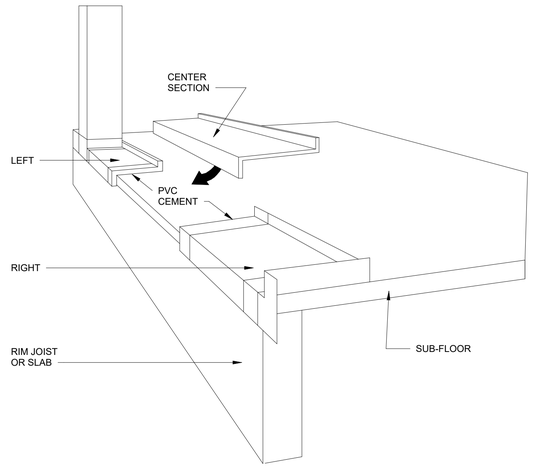
A5.1

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.



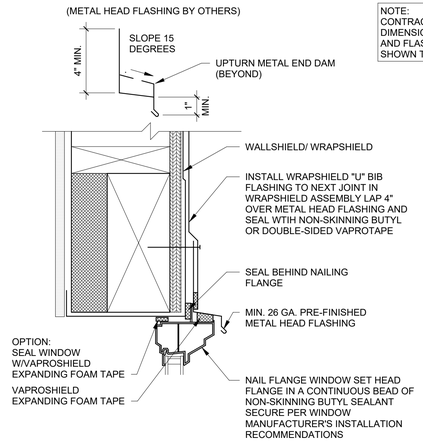
WINDOW SILL FLASHING 1
1 1/2" = 1'-0"



DOOR SILL WEATHERPROOFING 2
1 : 3

(METAL HEAD FLASHING BY OTHERS)

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. MEMBRANE AND FLASHING COMPONENTS ARE NOT SHOWN TO SCALE FOR CLARITY.

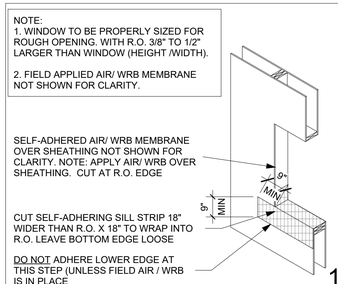


WINDOW & DOOR HEADER FLASHING 3
3" = 1'-0"

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

NOTE:
1. WINDOW TO BE PROPERLY SIZED FOR ROUGH OPENING. WITH R.O. 3/8" TO 1/2" LARGER THAN WINDOW (HEIGHT /WIDTH).

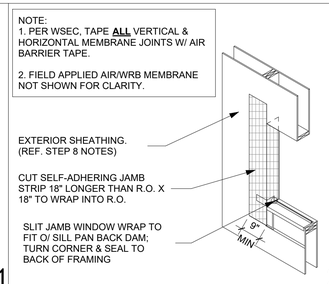
2. FIELD APPLIED AIR/ WRB MEMBRANE NOT SHOWN FOR CLARITY.



1

NOTE:
1. PER WSEC, TAPE **ALL** VERTICAL & HORIZONTAL MEMBRANE JOINTS W/ AIR BARRIER TAPE.

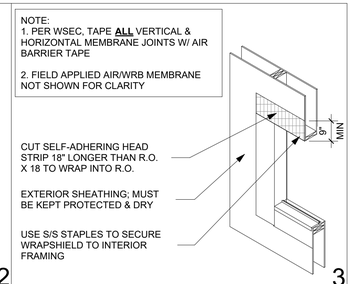
2. FIELD APPLIED AIR/WRB MEMBRANE NOT SHOWN FOR CLARITY.



2

NOTE:
1. PER WSEC, TAPE **ALL** VERTICAL & HORIZONTAL MEMBRANE JOINTS W/ AIR BARRIER TAPE

2. FIELD APPLIED AIR/WRB MEMBRANE NOT SHOWN FOR CLARITY



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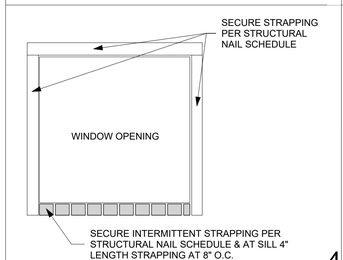
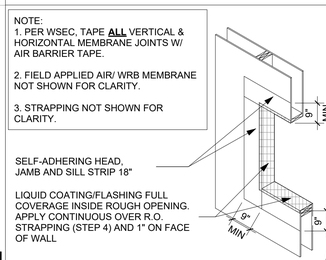


4

NOTE:
1. PER WSEC, TAPE **ALL** VERTICAL & HORIZONTAL MEMBRANE JOINTS W/ AIR BARRIER TAPE.

2. FIELD APPLIED AIR/ WRB MEMBRANE NOT SHOWN FOR CLARITY.

3. STRAPPING NOT SHOWN FOR CLARITY.

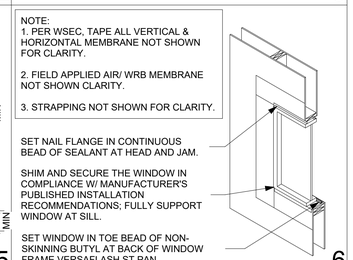


5

NOTE:
1. PER WSEC, TAPE ALL VERTICAL & HORIZONTAL MEMBRANE NOT SHOWN FOR CLARITY.

2. FIELD APPLIED AIR/ WRB MEMBRANE NOT SHOWN FOR CLARITY.

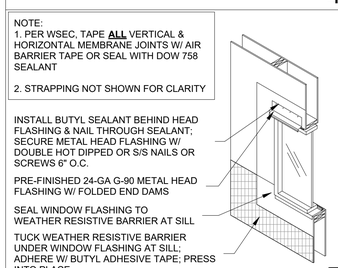
3. STRAPPING NOT SHOWN FOR CLARITY.



6

NOTE:
1. PER WSEC, TAPE **ALL** VERTICAL & HORIZONTAL MEMBRANE JOINTS W/ AIR BARRIER TAPE OR SEAL WITH DOW 758 SEALANT

2. STRAPPING NOT SHOWN FOR CLARITY

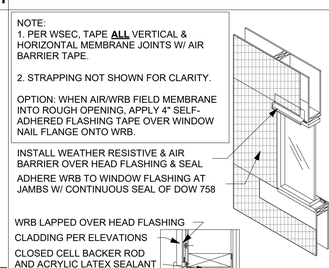


7

NOTE:
1. PER WSEC, TAPE **ALL** VERTICAL & HORIZONTAL MEMBRANE JOINTS W/ AIR BARRIER TAPE.

2. STRAPPING NOT SHOWN FOR CLARITY.

OPTION: WHEN AIR/WRB FIELD MEMBRANE INTO ROUGH OPENING, APPLY 4" SELF-ADHERED FLASHING TAPE OVER WINDOW NAIL FLANGE ONTO WRB.



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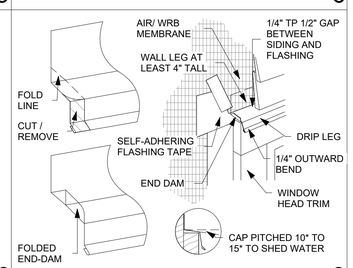


9

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
3/8" = 1'-0"

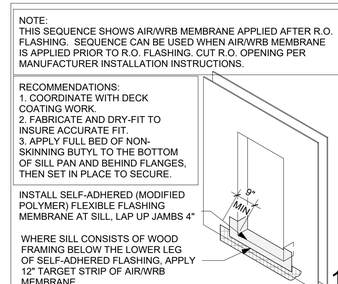
OVERVIEW OF DOOR WRAP INSTALL SEQUENCE
- COMPATIBLE WITH TYVEK, VAPROSHEILD AND HARDIE WRAP SYSTEMS

NOTE:
THIS SEQUENCE SHOWS AIR/WRB MEMBRANE APPLIED AFTER R.O. FLASHING. SEQUENCE CAN BE USED WHEN AIR/WRB MEMBRANE IS APPLIED PRIOR TO R.O. FLASHING. CUT R.O. OPENING PER MANUFACTURER INSTALLATION INSTRUCTIONS.

RECOMMENDATIONS:
1. COORDINATE WITH DECK COATING WORK.
2. FABRICATE AND DRY-FIT TO INSURE ACCURATE FIT.
3. APPLY FULL BED OF NON-SKINNING BUTYL TO THE BOTTOM OF SILL PAN AND BEHIND FLANGES, THEN SET IN PLACE TO SECURE.

INSTALL SELF-ADHERED (MODIFIED POLYMER) FLEXIBLE FLASHING MEMBRANE AT SILL, LAP UP JAMBS 4"

WHERE SILL CONSISTS OF WOOD FRAMING BELOW THE LOWER LEG OF SELF-ADHERED FLASHING, APPLY 12" TARGET STRIP OF AIR/WRB MEMBRANE.

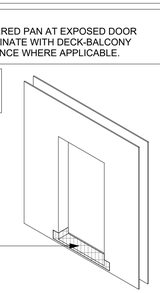


1

NOTE:
24-GA. G-90 GALV. FULLY SOLDERED PAN AT EXPOSED DOOR LOCATIONS REF DETAIL.COORDINATE WITH DECK-BALCONY WATERPROOF COATING SEQUENCE WHERE APPLICABLE.

SELF-ADHERED FLEXIBLE FLASHING AND FIELD AIR/WRB NOT SHOWN FOR CLARITY.

FABRICATE AND INSTALL SILL PAN, FULLY SOLDERED IN FULL BED OF NON-SKINNING BUTYL SEALANT. REF. DETAIL 1 & 2

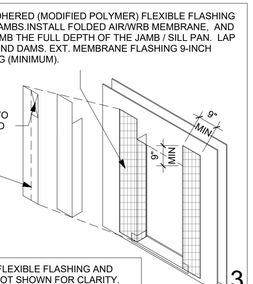


2

INSTALL SELF-ADHERED FLEXIBLE FLASHING MEMBRANE AT JAMBS.INSTALL FOLDED AIR/WRB MEMBRANE, AND ADHERE INTO JAMB THE FULL DEPTH OF THE JAMB / SILL PAN. LAP OVER SILL PAN END DAMS. EXT. MEMBRANE FLASHING 9-INCH OVER SHEATHING (MINIMUM).

CUT & REMOVE TO ALIGN WITH HEAD FRAMING

FOLD LINE



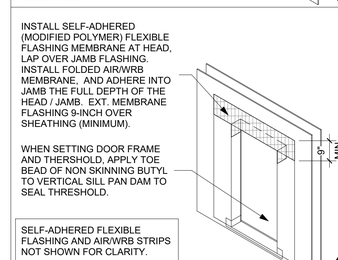
SELF-ADHERED FLEXIBLE FLASHING AND FIELD AIR/WRB NOT SHOWN FOR CLARITY.

3

INSTALL SELF-ADHERED (MODIFIED POLYMER) FLEXIBLE FLASHING MEMBRANE AT HEAD, LAP OVER JAMB FLASHING. INSTALL FOLDED AIR/WRB MEMBRANE, AND ADHERE INTO JAMB THE FULL DEPTH OF THE HEAD / JAMB. EXT. MEMBRANE FLASHING 9-INCH OVER SHEATHING (MINIMUM).

WHEN SETTING DOOR FRAME AND THERSHOLD, APPLY TOE BEAD OF NON SKINNING BUTYL TO VERTICAL SILL PAN DAM TO SEAL THRESHOLD.

SELF-ADHERED FLEXIBLE FLASHING AND AIR/WRB STRIPS NOT SHOWN FOR CLARITY.



4

NOTE:
APPLY LOW PRESSURE FOAM W/THIN DOOR FRAME CAVITY, AND APPLY CONTINUOUS ACRYLIC SEALANT AT HEAD AND JAMBS (TO PROVIDE AIR SEAL BETWEEN WRB AND DOOR FRAME. USE CLOSED-CELL BACKER ROD AS NECESSARY (25% LARGER THAN GAP DIM.)

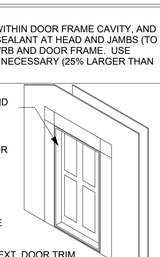
INSTALL DOOR FRAME WITHIN R.O. (PLUMB/LEVEL/SQUARE) AND SECURE IN ACCORDANCE WITH MFG LEGACY REPORT.

APPLY BACKER-ROD & ACRYLIC SEALANT ALONG INTERIOR DOOR FRAME JAMB TO AIR/WRB.

SEE DOOR JAMB DETAIL FOR ADDITIONAL MATERIAL INFORMATION

DOOR FRAME

EXT. DOOR TRIM PER ELEVATION.

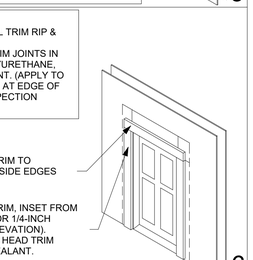


5

NOTE:
1. PRE-PRIME ALL TRIM RIP & END-CUTS.
2. EMBED ALL TRIM JOINTS IN APPROVED POLYURETHANE, (i.e. NP-1) SEALANT, (APPLY TO BECOME VISIBLE AT EDGE OF JOINTS FOR INSPECTION PURPOSES)

INSTALL HEAD TRIM TO EXTEND TO OUTSIDE EDGES OF JAMB TRIMS.

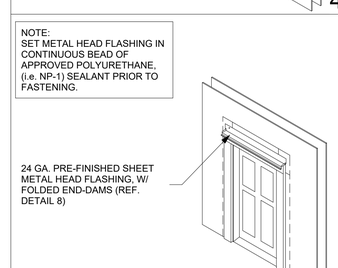
INSTALL JAMB TRIM, INSET FROM DOOR FRAME FOR 1/4-INCH REVEAL (PER ELEVATION). EMBED JAMB TO HEAD TRIM JOINT IN NP-1 SEALANT.



6

NOTE:
SET METAL HEAD FLASHING IN CONTINUOUS BEAD OF APPROVED POLYURETHANE, (i.e. NP-1) SEALANT PRIOR TO FASTENING.

24 GA. PRE-FINISHED SHEET METAL HEAD FLASHING, W/ FOLDED END-DAMS (REF. DETAIL 8)



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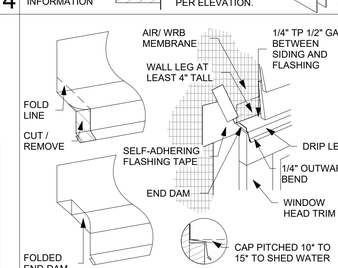
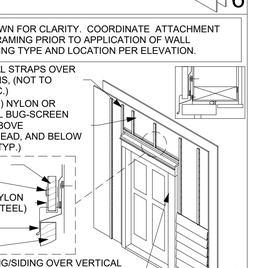


8

LAP SIDING SHOWN FOR CLARITY. COORDINATE ATTACHMENT LAYOUT WITH FRAMING PRIOR TO APPLICATION OF WALL SHEATHING. SIDING TYPE AND LOCATION PER ELEVATION.

INSTALL VERTICAL STRAPS OVER STUDS LOCATIONS, (NOT TO EXCEED 16-IN O.C.)

INSTALL 3-IN (MIN) NYLON OR STAINLESS STEEL BUG-SCREEN (CONTINUOUS) ABOVE DOOR/WINDOW HEAD, AND BELOW WINDOW SILLS. (TYP.)



INSTALL CLADDING/SIDING OVER VERTICAL STRAPPING SYSTEM. PLANK AND PANEL SIDING LOCATIONS PER ELEVATION.

9

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 - DOOR WRAP 5
3/8" = 1'-0"

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:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:
2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

DETAILS - EXTERIOR

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
11:59:17 .

PLOT SCALE: 1:1

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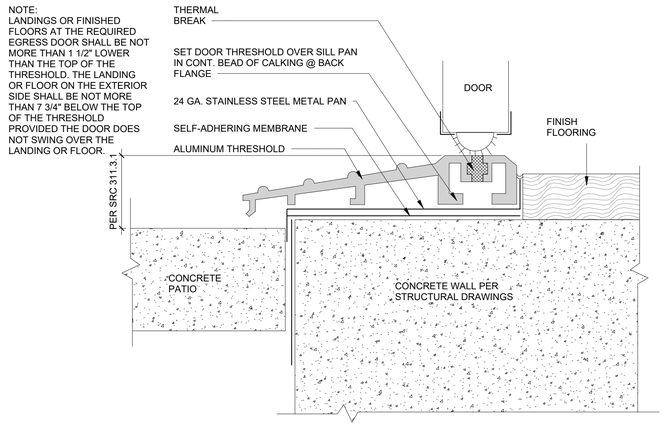
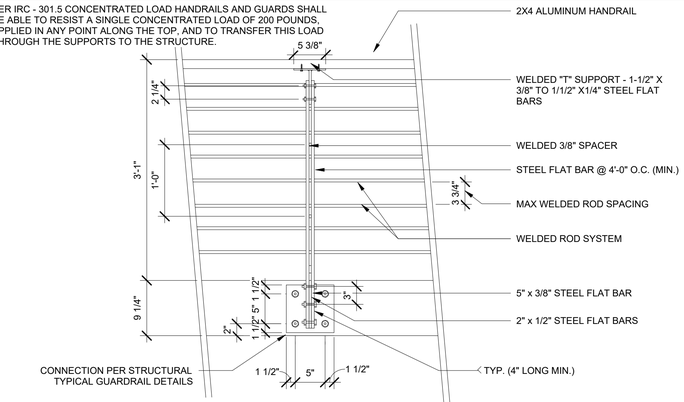


DOOR THRESHOLD @ PATIO 1
6" = 1'-0"

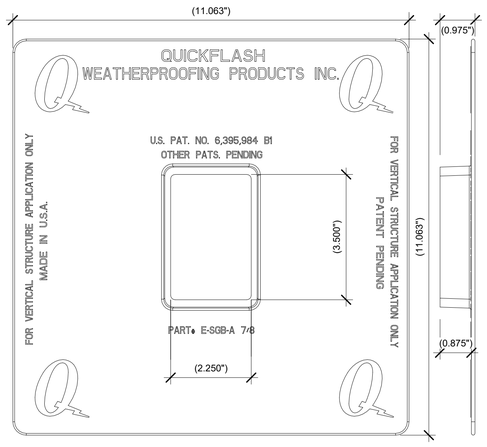
PER IRC - 301.5 CONCENTRATED LOAD HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.



DEFERRED SUBMITTAL - STEEL GUARDRAILS
THIS ITEM IS CONSIDERED TO BE A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW. THESE ITEMS WILL THEN BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

NOTE: ALL STEEL TO BE POWDER COATED GEFORE DELIVERY TO SITE

GUARD & HANDRAIL ELEVATION 3
1" = 1'-0"



1. SLIDE QUICKFLASH PANEL ONTO PIPE FIRMLY PRESSING PANEL AGAINST THE WALL STUDS.

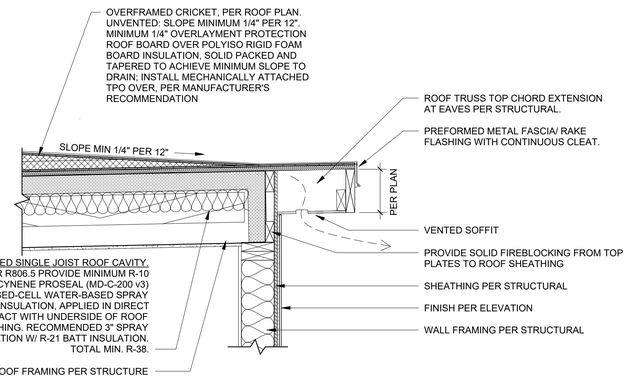
2. USING NON-CORROSIVE FASTENERS, SECURE THE QUICKFLASH PANEL TO THE STRUCTURE FROM THE MIDPOINT OF THE PANEL TO THE TOP.

3. SLIDE THE WEATHER RESISTANT BARRIER UNDERNEATH THE QUICKFLASH PANEL TO THE BOTTOM OF THE PIPE.

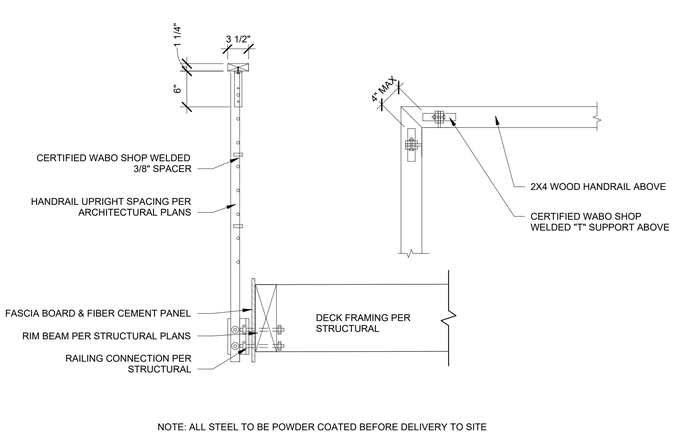
4. INSTALL THE WEATHER RESISTANT BARRIER CAREFULLY CUTTING OPENING AROUND PIPE, OVER THE TOP OF QUICKFLASH PANEL USING SHINGLE STYLE METHOD EXTENDING TO THE BOTTOM OF FLASHING PANEL OR FURTHER.

QUICKFLASH
PART # E-SGB-A 7/8
5/26/06
1/1 SCALE

EXTERIOR ELECTRICAL BOX FLASHING 4
6" = 1'-0"



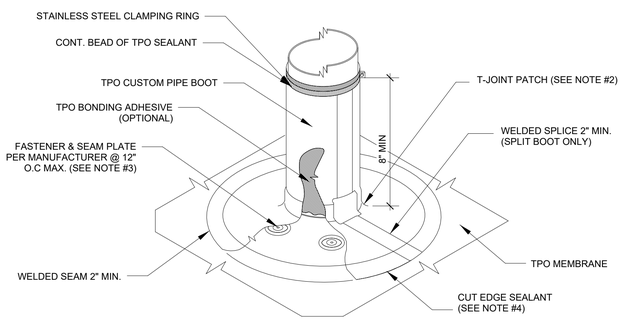
UNVENTED ROOF AT EAVE 5
1" = 1'-0"



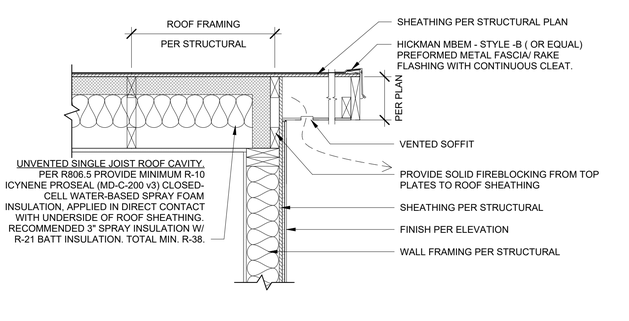
NOTE: ALL STEEL TO BE POWDER COATED BEFORE DELIVERY TO SITE

GUARD & HANDRAIL SECTION & CORNER PLAN 6
1" = 1'-0"

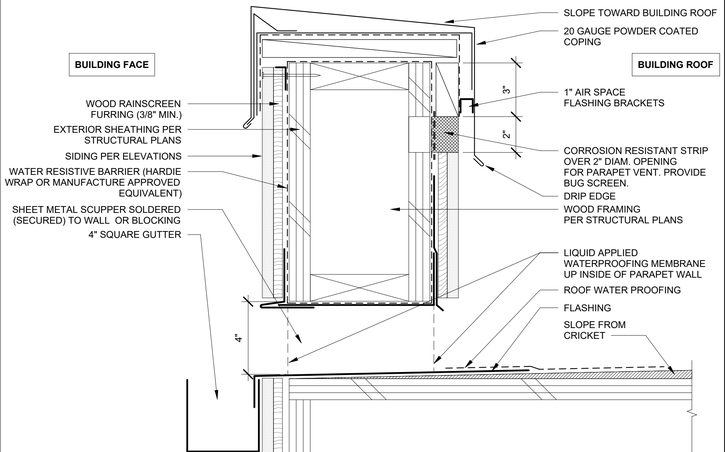
NOTES:
1. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160F. REFER MANUFACTURER SPECIFICATION
2. T-JOINT PATCH REQUIRED AT ALL VERTICAL TRANSITIONS ON NON-FACTORY WELDS.
3. MANUFACTURER FASTENER AND SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED SEE MANUFACTURER SPECIFICATIONS.
4. CUT EDGE SEALANT SHALL BE APPLIED TO ANY EDGES WERE SCRIM REINFORCEMENTS IS EXPOSED PER MANUFACTURER.



ROOF PIPE PENETRATION FLASHING 7
NTS



UNVENTED ROOF AT RAKE 8
1" = 1'-0"



PARAPET WITH THRU-WALL PENETRATION 9
3" = 1'-0"

MEDICI ARCHITECTS

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BELLEVUE, WA 98005
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DRAWN BY: JWH

CHECKED By: ST

PHASE:

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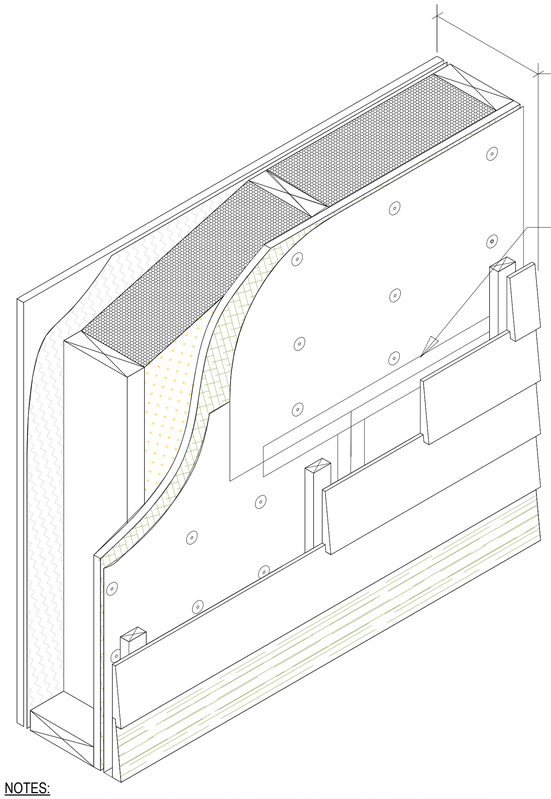

TYPICAL WALL

WOOD/COMPOSITE SIDING
WOOD FURRING
WATER RESTANT BARRIER
SHEATHING PER STRUCTURAL DRAWINGS
2x6 WOOD STUDS
R-21 BATT INSULATION, OR PER SECTION
CLASS I OR II VAPOR RETARDER PER R702.7
1/2" GYPSUM BOARD

LAP AND TAPE MOISTURE BARRIER AT JOINTS

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 Time1 <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
3/4" = 1'-0"
3

MEDICI ARCHITECTS

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DETAILS - EXTERIOR

DRAWN BY: Author

CHECKED By: Checker

PHASE:

CONSTRUCTION DRAWINGS

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DATE: 9/20/2023
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PLOT SCALE: 1:1

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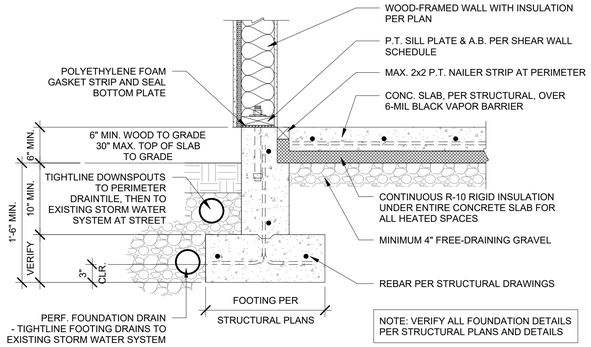
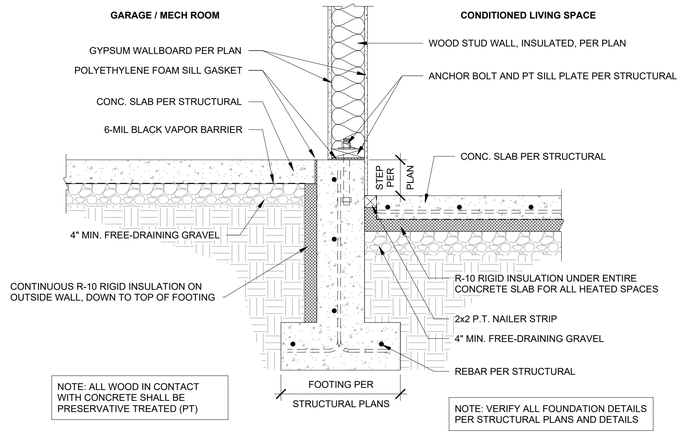


FOUNDATION AT INSULATED SLAB-ON-GRADE 1
1" = 1'-0"

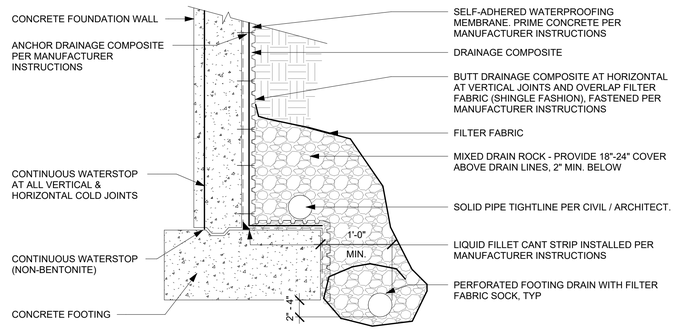


FOUNDATION AT INSULATED SLAB-ON-GRADE 2
1" = 1'-0"

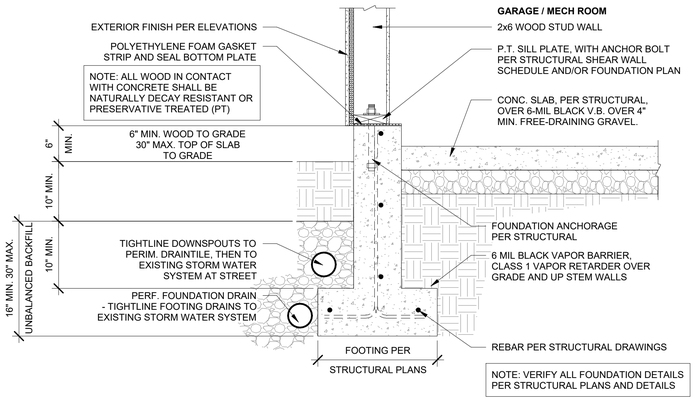
NOTE 1: SEE GENERAL NOTES SHEET A0.2 DIVISION 7 FOR SPECIFIC MANUFACTURER AND PRODUCTS FOR MOISTURE CONTROL

NOTE 2: USE MANUFACTURER PROVIDED AND/OR APPROVED FASTENERS AND ACCESSORIES FOR INSTALLATION OF DRAINAGE COMPOSITE

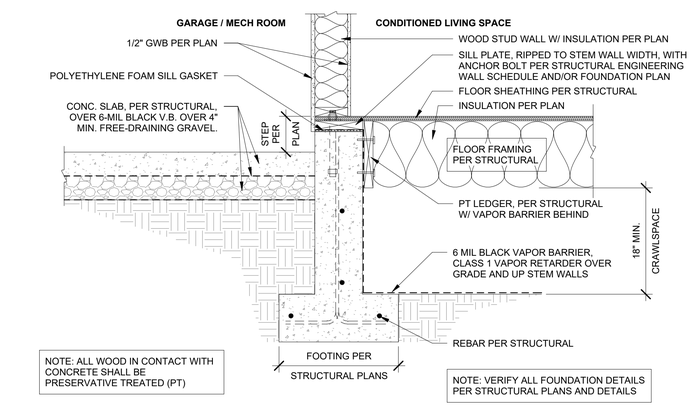
NOTE 3: APPLY MECHANICALLY ATTACHED TERM BAR PRIOR TO BACKFILL



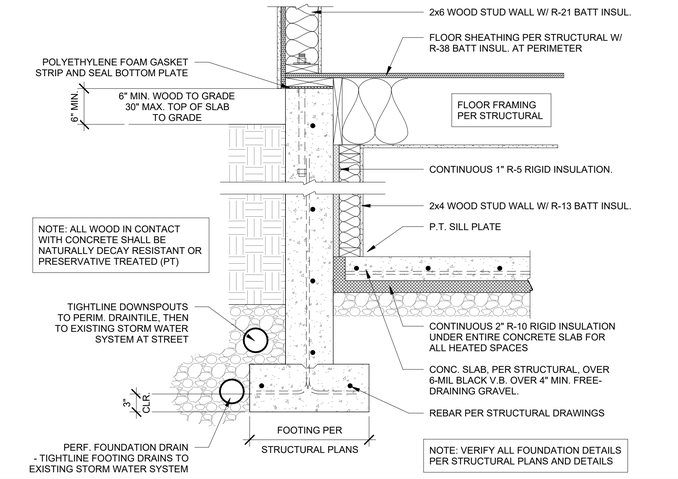
FOUNDATION DRAINAGE 3
1" = 1'-0"



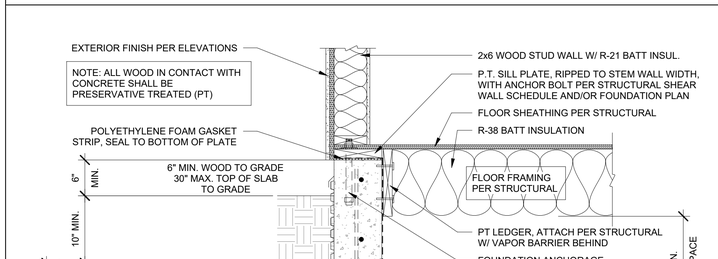
FOUNDATION AT UNINSULATED SLAB-ON-GRADE 4
1" = 1'-0"



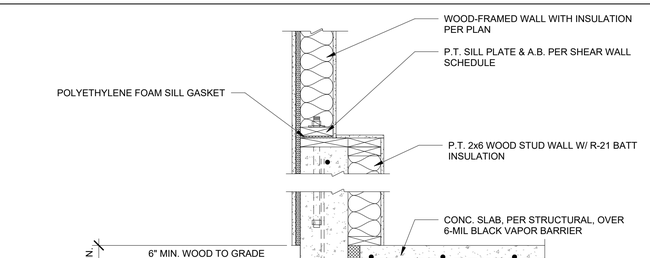
FOUNDATION AT CRAWLSPACE 5
1" = 1'-0"



FOUNDATION DETAIL AT BASEMENT 6
1" = 1'-0"



FOUNDATION AT CRAWLSPACE 7
1" = 1'-0"



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

MEDICI ARCHITECTS

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

REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/19/2023

REVISIONS: DATE:

PROJECT / CLIENT:

2430 74TH AVE SE

LNL BUILDS

PROJECT ADDRESS:

2430 74TH AVE SE
MERCER ISLAND, WA 98040

DRAWING NAME:

DETAILS - FOUNDATION

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

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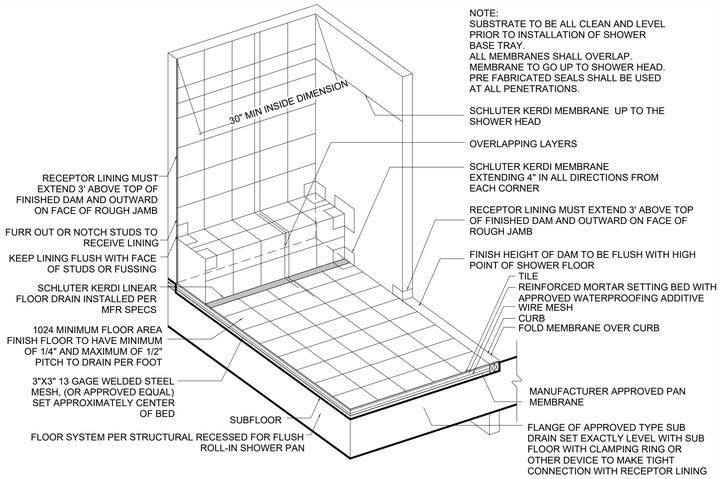
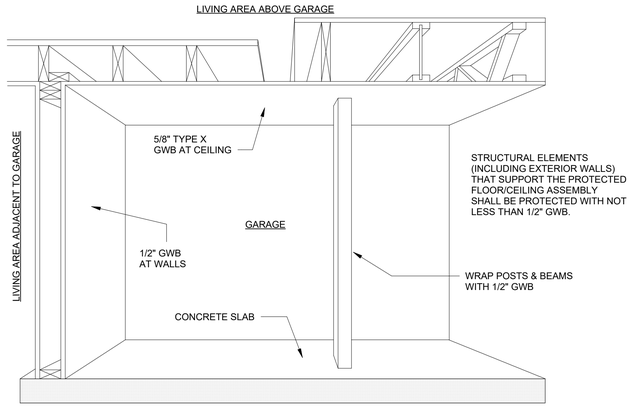
A6.3

PLOT SCALE: 1:1

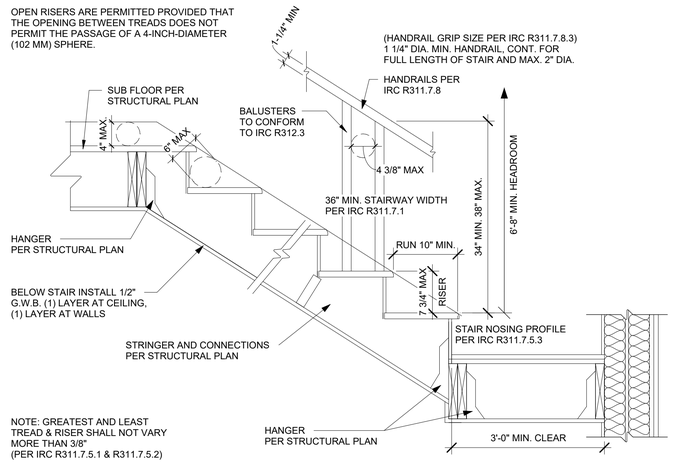


TILE LINED RECESSED SHOWER RECEPTOR 2
NTS



GARAGE/DWELLING SEPARATION DETAIL
W/ LIVING SPACE ABOVE GARAGE

GENERIC GARAGE ENVELOPE 3
3" = 1'-0"



INTERIOR WOOD FRAMED STAIR 6
1" = 1'-0"

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DRAWING NAME:

DETAILS - INTERIOR

DRAWN BY: JWH

CHECKED By: ST

PHASE:

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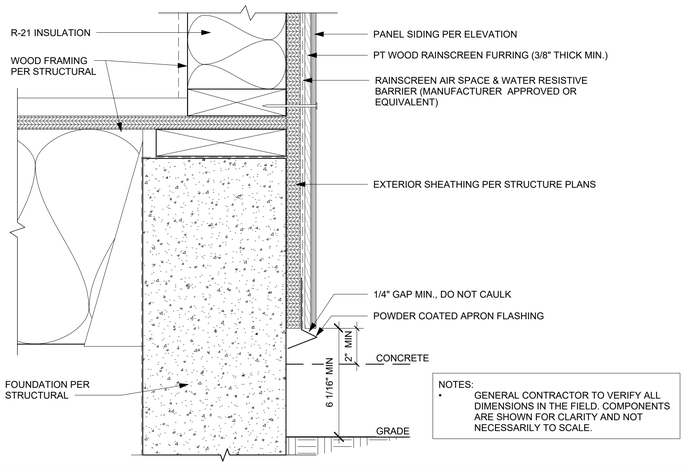
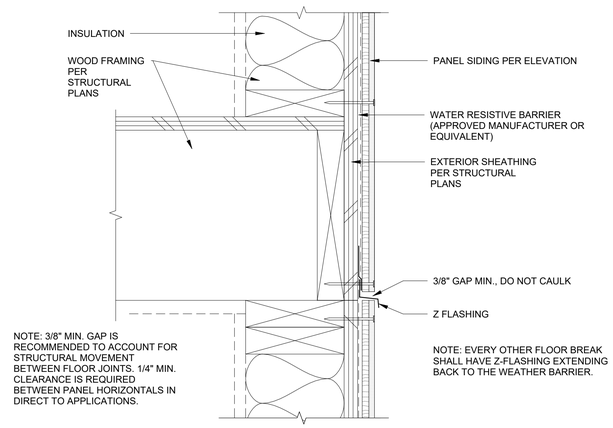
11:59:21

A6.4

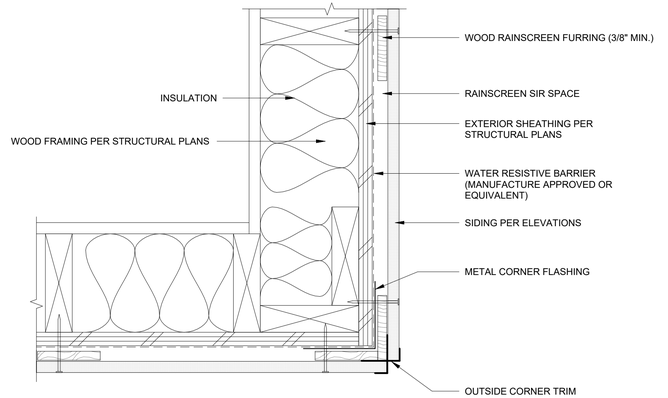
PLOT SCALE: 1:1



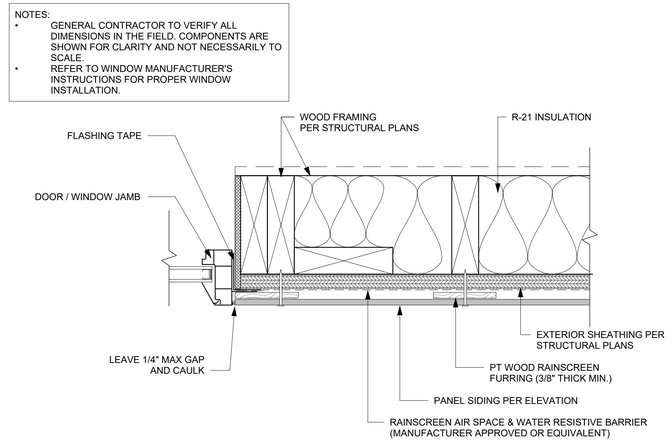
GRADE CLEARANCE @ PANELS 1
3" = 1'-0"



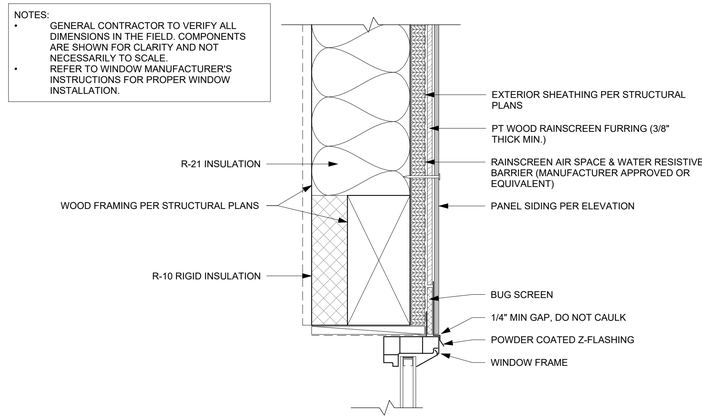
HORIZONTAL BREAK @ PANELS 2
3" = 1'-0"



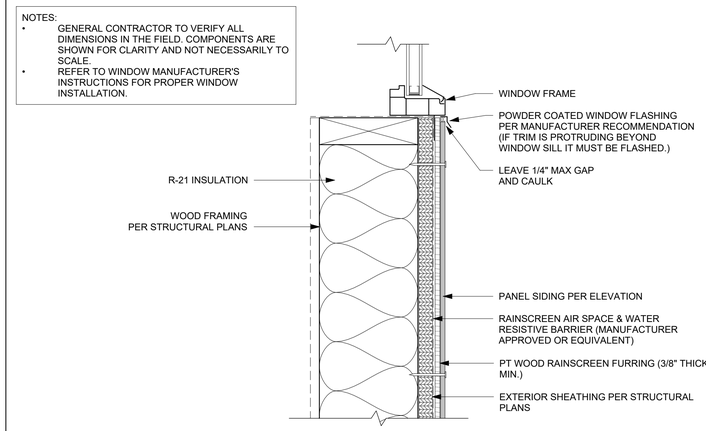
OUTSIDE CORNER @ PANELS 3
3" = 1'-0"



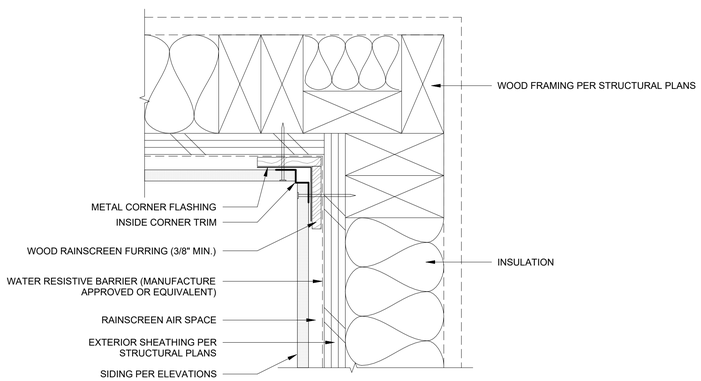
WINDOW/DOOR JAMB @ PANELS 4
3" = 1'-0"



WINDOW / DOOR HEAD @ PANELS 5
3" = 1'-0"



WINDOW SILL @ PANELS 6
3" = 1'-0"



INSIDE CORNER @ PANELS 7
3" = 1'-0"

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DETAILS - SIDING

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

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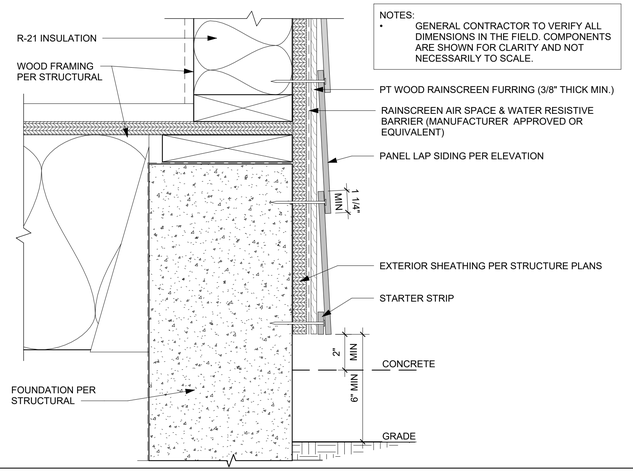
DATE: 9/20/2023
11:59:21 AM

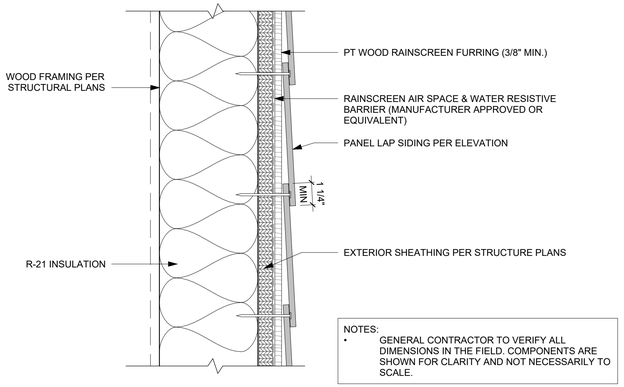
A6.5

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 1
3" = 1'-0"



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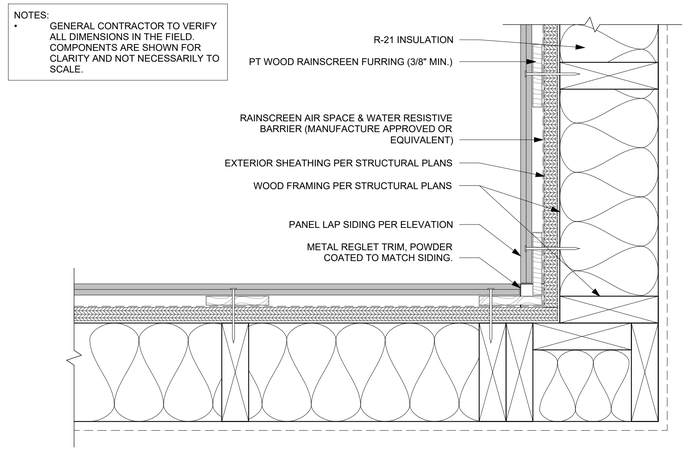
FIBER CEMENT LAP - HORIZONTAL LAP 2
3" = 1'-0"



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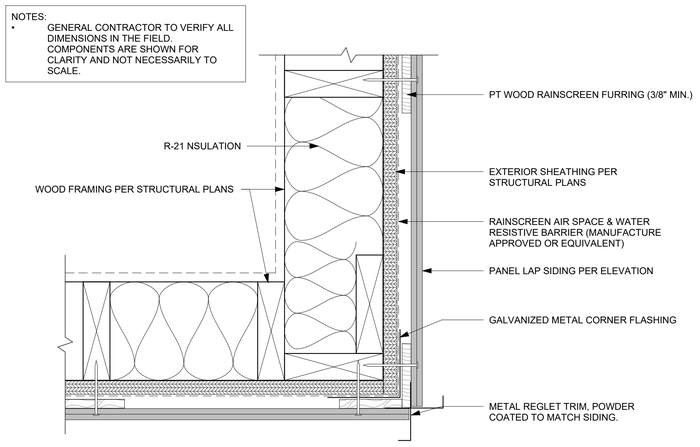
FIBER CEMENT LAP - INSIDE CORNER 3
3" = 1'-0"



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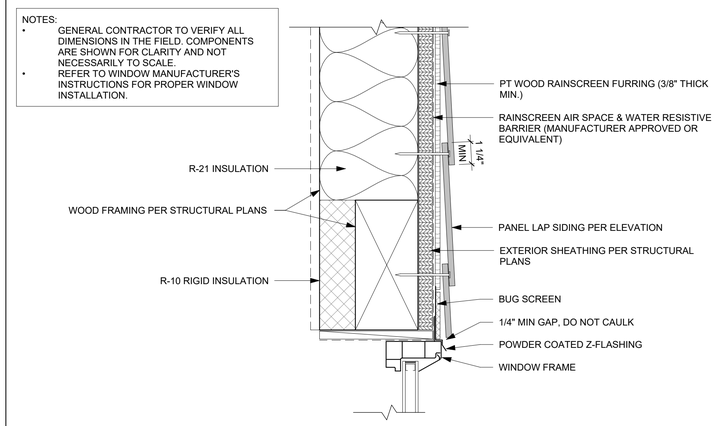
FIBER CEMENT LAP - OUTSIDE CORNER 4
3" = 1'-0"



NOTES:
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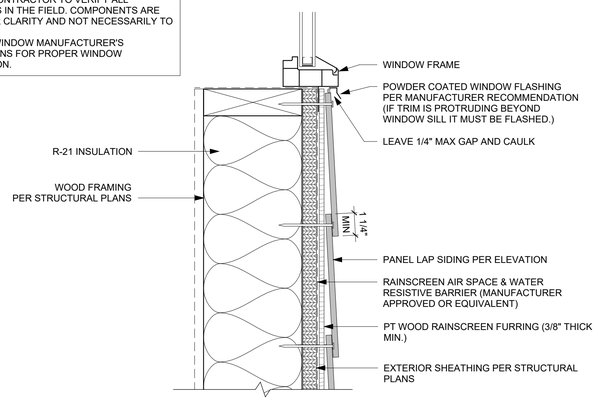
- REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.

FIBER CEMENT LAP - WINDOW HEAD 6
3" = 1'-0"



NOTES:
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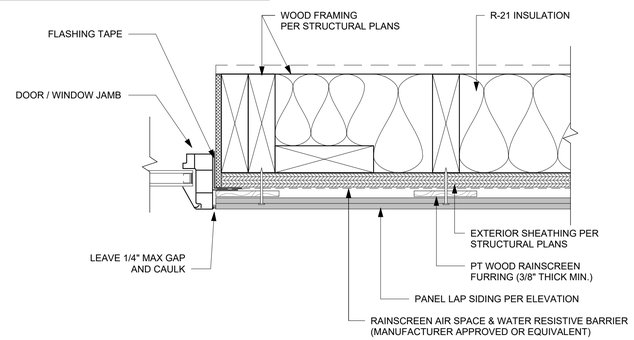
- REFER TO WINDOW MANUFACTURER'S INSTRUCTIONS FOR PROPER WINDOW INSTALLATION.

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



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

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DRAWN BY: JWH

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PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 086

DATE: 9/20/2023
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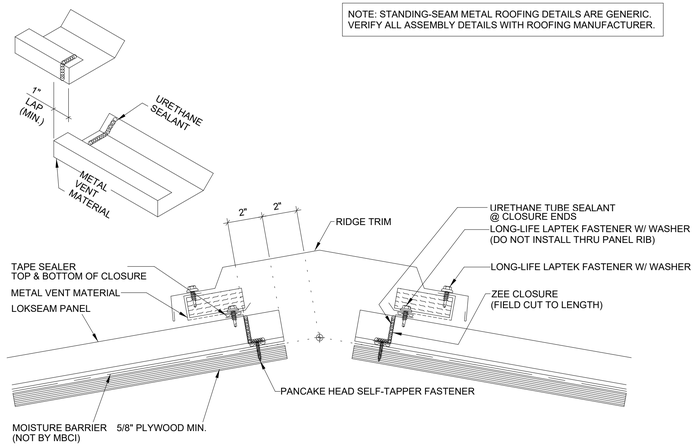
PLOT SCALE: 1:1

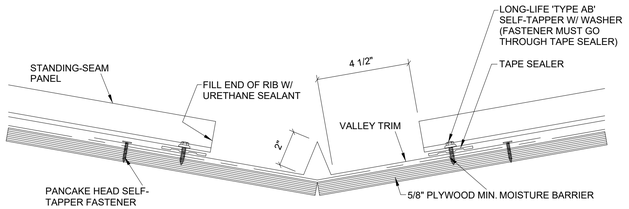
A6.6

NOTE: STANDING-SEAM METAL ROOFING DETAILS ARE GENERIC. VERIFY ALL ASSEMBLY DETAILS WITH ROOFING MANUFACTURER.



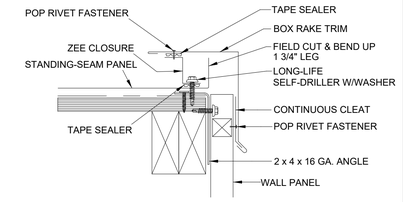
STANDING SEAM RIDGE 1
3" = 1'-0"

NOTE: STANDING-SEAM METAL ROOFING DETAILS ARE GENERIC. VERIFY ALL ASSEMBLY DETAILS WITH ROOFING MANUFACTURER.

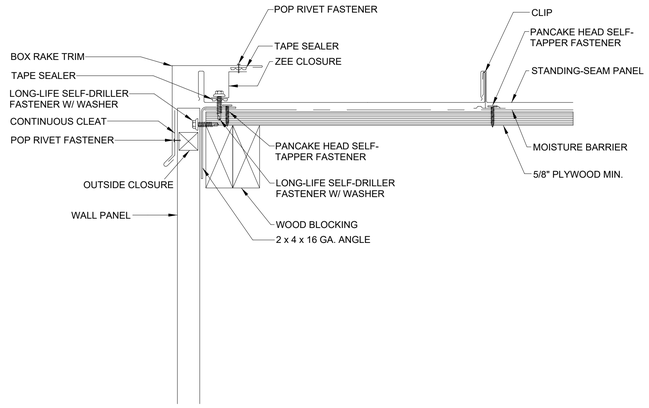


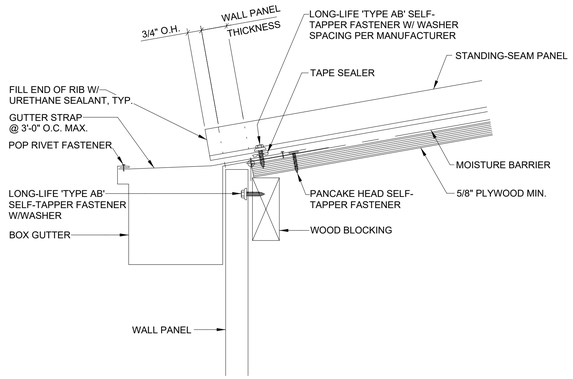
STANDING SEAM VALLEY 2
3" = 1'-0"

NOTE: STANDING-SEAM METAL ROOFING DETAILS ARE GENERIC. VERIFY ALL ASSEMBLY DETAILS WITH ROOFING MANUFACTURER.



FINISHING OFF MODULE





STANDING SEAM GUTTER 5
3" = 1'-0"

STANDING SEAM RAKE 6
3" = 1'-0"

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MERCER ISLAND, WA 98040

DRAWING NAME:
DETAILS - STANDING SEAM METAL ROOF

DRAWN BY: JWH

CHECKED By: ST

PHASE:

CONSTRUCTION DRAWINGS

APPROVED FOR CONSTRUCTION:

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11:59:23 AM

PLOT SCALE: 1:1

A6.7

GARAGE SLAB

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

BASEMENT SLAB

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- FOUNDATIONS HAS BEEN DESIGNED BASED ON GEOTECH REPORT PROVIDED BY GEOENGINEERS, DATED OCTOBER 26, 2015.
- DESIGN LOADS:
  SOIL 4,000 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 2,500 psi: .... FOUNDATION WALLS*
  2,500 psi: .... FOOTINGS*
  2,500 psi: .... INTERIOR SLABS ON GRADE
  3,500 psi: .... EXT. SLABS ON GRADE
  fy = 60,000 psi
  * UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR WEATHERING POTENTIAL
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH ⅝" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x ¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN ½" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

" 2018 IRC" - OCT 2020

GRADE BEAM ON HELICAL PILINGS:

- 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.
- PILING CONTRACTOR SHALL DETERMINE BY TEST PILE, THE LENGTH AND DIMENSIONS OF THE PILINGS 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:
     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
FLOOR TRUSSES:	15
FLOOR (SOLID SAWN):	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
BALCONY LIVE:	60
SNOW LOAD:	
GROUND SNOW LOAD (P_g) (PSF) :	25
FLAT ROOF SNOW LOAD (P_f) (PSF) :	25
SNOW EXPOSURE FACTOR (C_e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_W) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.3

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_S: 1.392 S_1: 0.485	
SITE CLASS :	D
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 0.928 S_{D1}: 0.587	
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS : LIGHT FRAMED WALLS W/WOOD STRUCTURAL PANELS	
DESIGN BASE SHEAR (ULT.): TRANS: 12k LONG: 12k	
SEISMIC RESPONSE COEFF. (C_s): TRANS: 0.143 LONG: 0.143	
RESPONSE MODIFICATION FACTOR (R) : TRANS: 6.5 LONG: 6.5	
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE	

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (RJ) 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.)

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, GUYS, 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 M&K 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 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)

- 7/16" OSB OR 15/32" PLYWOOD:

  FASTEN SHEATHING w/ 2½"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)

- 7/16" OSB OR 15/32" PLYWOOD:

  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" OSB. FASTEN SHEATHING w/ 2½"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:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 3"x0.131" NAILS @ 8" O.C. USE (12)3½"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT (TYP. U.N.O)
3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- AREA OF OVERFRAMING

METAL HANGER

INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLDOWN.

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) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. 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, U.N.O..
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX 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. 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=2325 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; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF; 24F-V4 (U.N.O)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; FcII=2500 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 1¾" 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 ('HILTI' X-U PINS OR EQUAL (0.157" 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/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, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" 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/ 1½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (3) 3"x0.131" TOENAILS (MIN.) & (1) 'SIMPSON' H2.5T CLIP @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' H2.5T CLIPS AT 2-PLY GIRDER TRUSSES & 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) 'SIMPSON' H2.5T CLIP. PROVIDE (2) 'SIMPSON' H2.5T 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 ½" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(3) 3"x0.131" NAILS @ 16" o.c.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

" 2018 IRC" - OCT 2020

seal:

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M&K project number: 01B-22081

project mgr: NJM

drawn by: LGH

issue date: 02-06-23

REVISIONS:

date:	initial:
05/12/2023 ARCH/FOUNDATION REVISIONS	LGH

LNL BUILDS

STRUCTURAL NOTES

2430 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet:

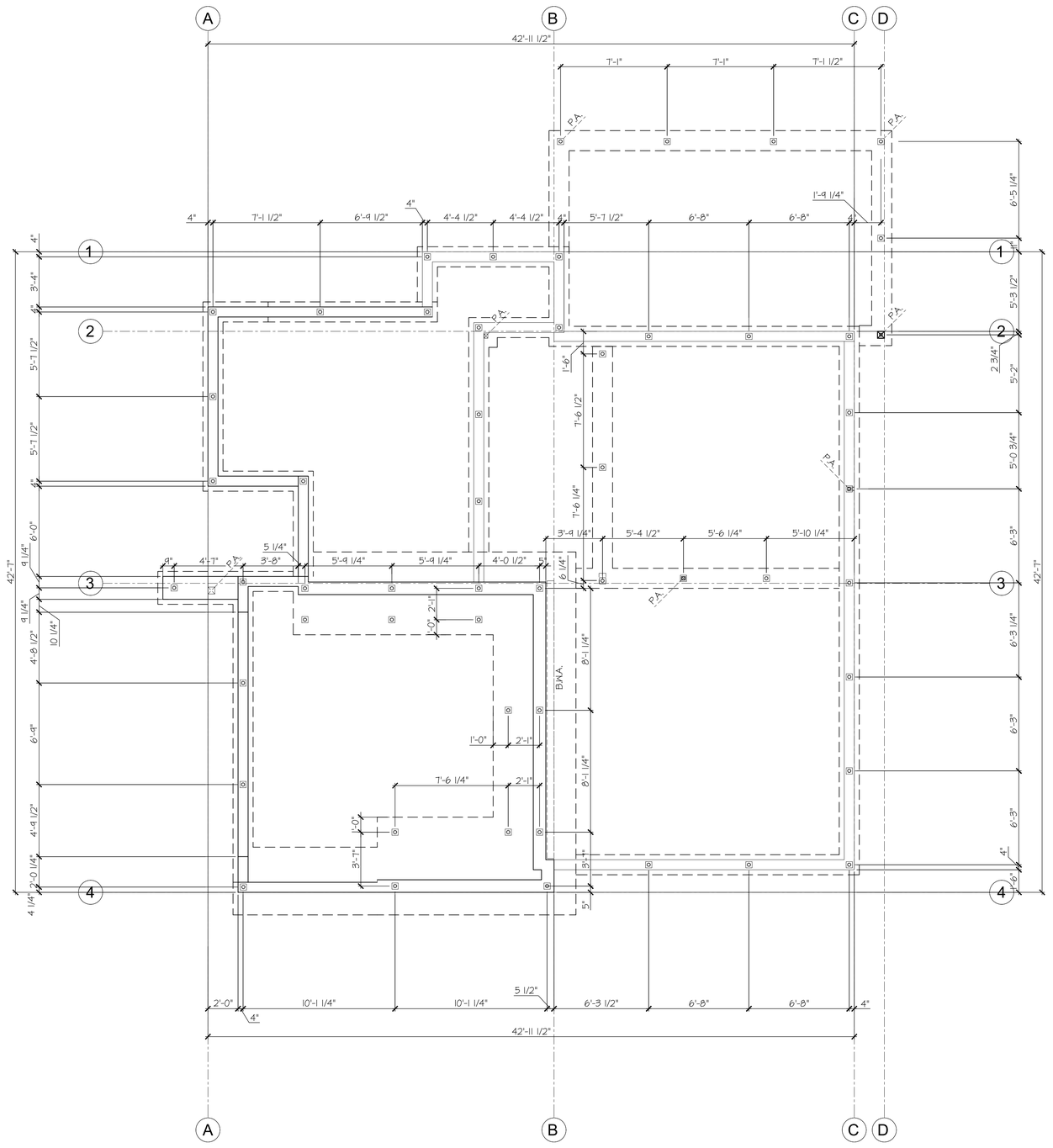
S-0.0

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

GRADE BEAM ON HELICAL PILINGS:

- 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.
- PILING CONTRACTOR SHALL DETERMINE BY TEST PILE, THE LENGTH AND DIMENSIONS OF THE PILINGS 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:
     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



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

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Helical Pile Plan

2430 74th Ave SE
Mercer Island, Washington

sheet: HP-1

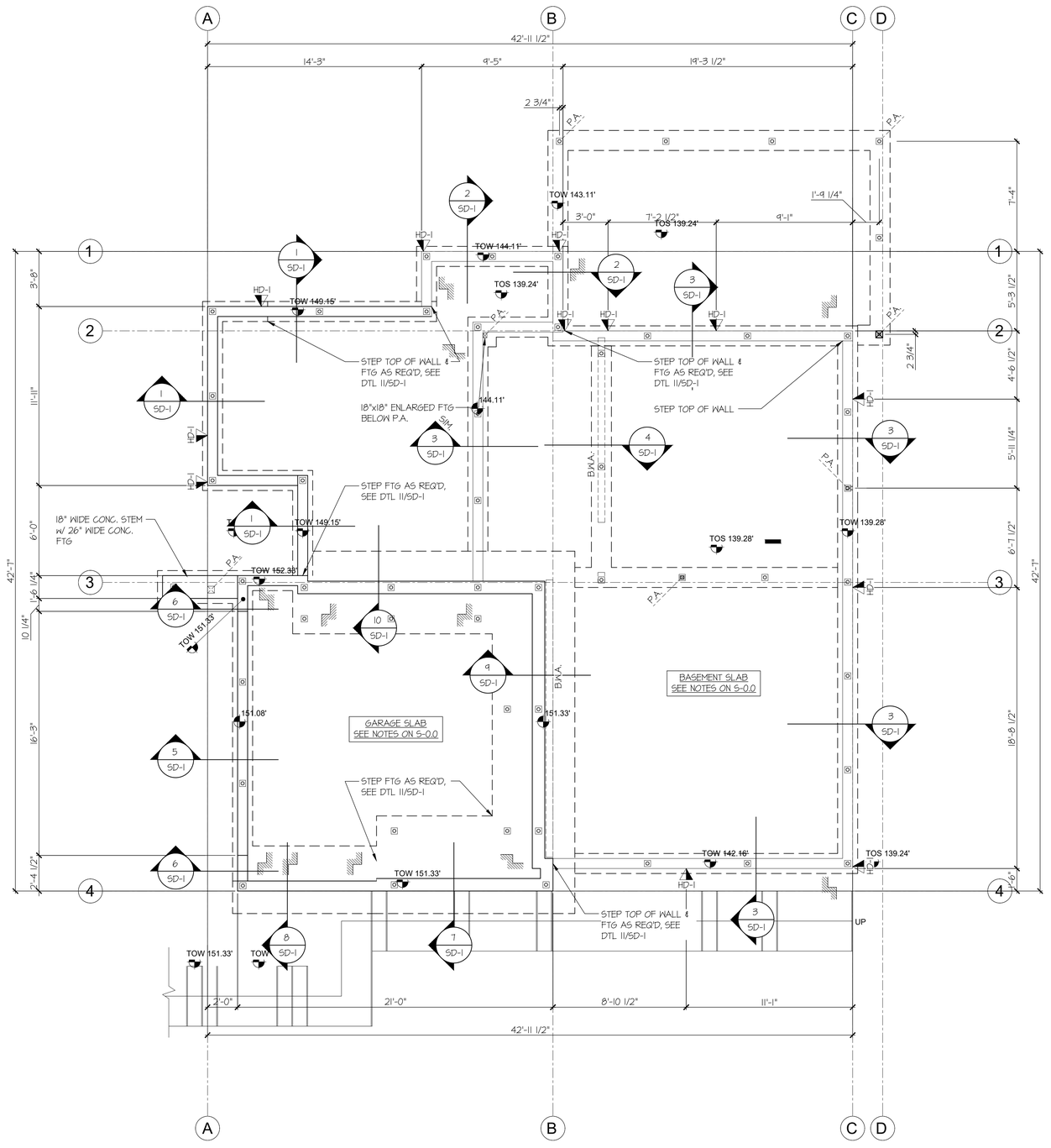
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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 HOLDOWN.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.L) 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 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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FOUNDATION PLAN
2430 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-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.
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HOLD-DOWN SCHEDULE

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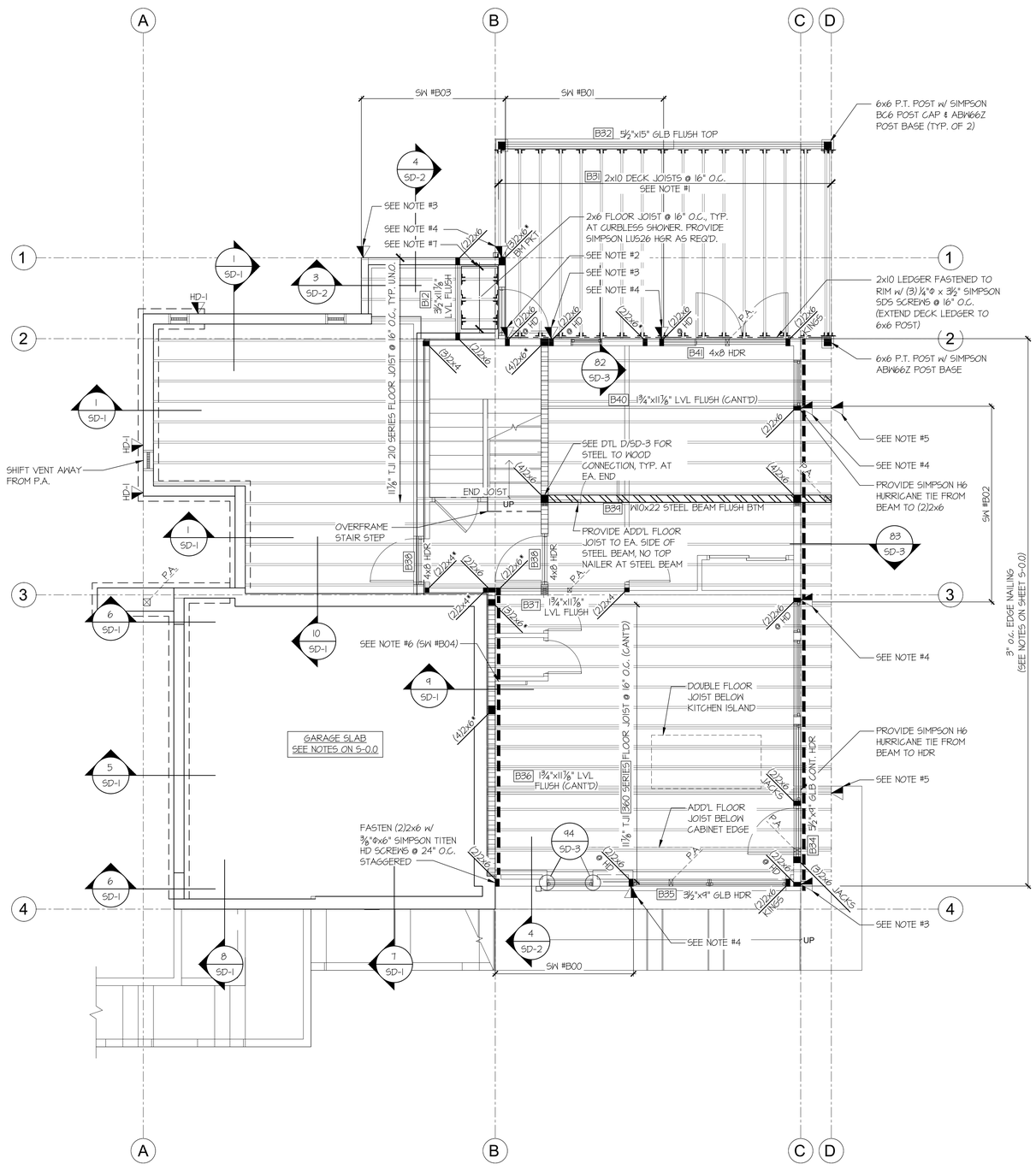

@ STEEL BEAMS: PROVIDE SOLID 2x/LVL WEB PACKOUT FASTENED TO WEB w/ ½" DIA. THRU BOLTS @ 24"o.c. STAGGERED.

4x8 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) B33

NOTE #1: PROVIDE SIMPSON LUS210 HGR AT DECK JOIST TO FLUSH BEAM/LEDGER

NOTE #2: HD-5 FROM ABOVE TO TOP OF (2)2x6. FASTEN (2)2x6 w/ ⅜"Φx6" SIMPSON TITEN HD SCREWS @ 24" O.C. STAGGERED

NOTE #3: HD-5 FROM ABOVE TO TOP OF WALL. HD-1 AT BASE OF WALL TO FOUNDATION BELOW

NOTE #4: HD-1 AT BASE OF WALL TO FOUNDATION BELOW

NOTE #5: HD-5 FROM ABOVE. WRAP END LENGTH AS REQ. AROUND BEAM

NOTE #6: PROVIDE ⅞" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)

NOTE #7: 2x6 LEDGER FASTENED TO BEAM/STUDS w/ (2) ¼"Φx3½" SIMPSON SDS SCREWS @ 16" O.C., TYP. AT CURBLESS SHOWER

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

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M&K project number: 01B-22081

project mgr: NJM
drawn by: LGH
issue date: 02-06-23

REVISIONS:

date:	initial:
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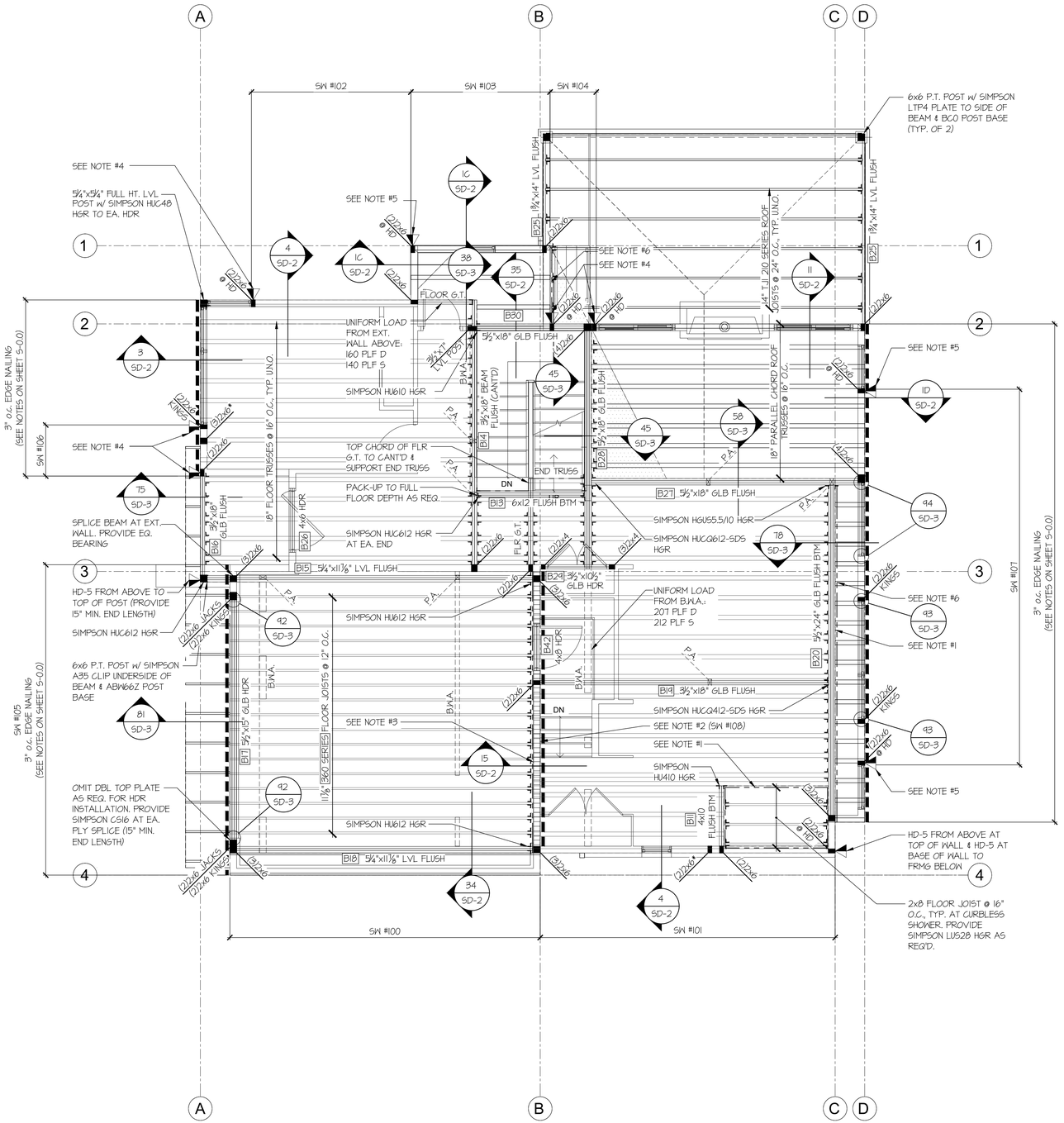
MAIN FLOOR FRAMING PLAN

2430 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-1.1



1 UPPER FLOOR FRAMING PLAN

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

4x10 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) B10

NOTE #1: 2x8 LEDGER FASTENED TO BTM CHORD TRUSS/BEAM/STUDS w/ (2) ¼"Ø x 3½" SIMPSON SDS SCREWS @ 16" O.C., TYP. AT CURBLESS SHOWER

NOTE #2: PROVIDE ⅛" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)

NOTE #3: 1¾"x11⅞" LVL LEDGER w/ (3) ¼"Ø x 3½" SIMPSON SDS SCREWS @ 16" O.C. TO BLKG/TRUSS VERT.

NOTE #4: HD-1 AT BASE OF WALL TO FOUNDATION BELOW

NOTE #5: HD-5 AT BASE OF WALL TO FRAMING BELOW

NOTE #6: 1¾"x14" LVL LEDGER w/ (3) 3"x0.131" NAILS @ 16" O.C. TO EA. STUD

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.
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HOLD-DOWN SCHEDULE

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UPPER FLOOR FRMG PLAN

2430 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-2.0

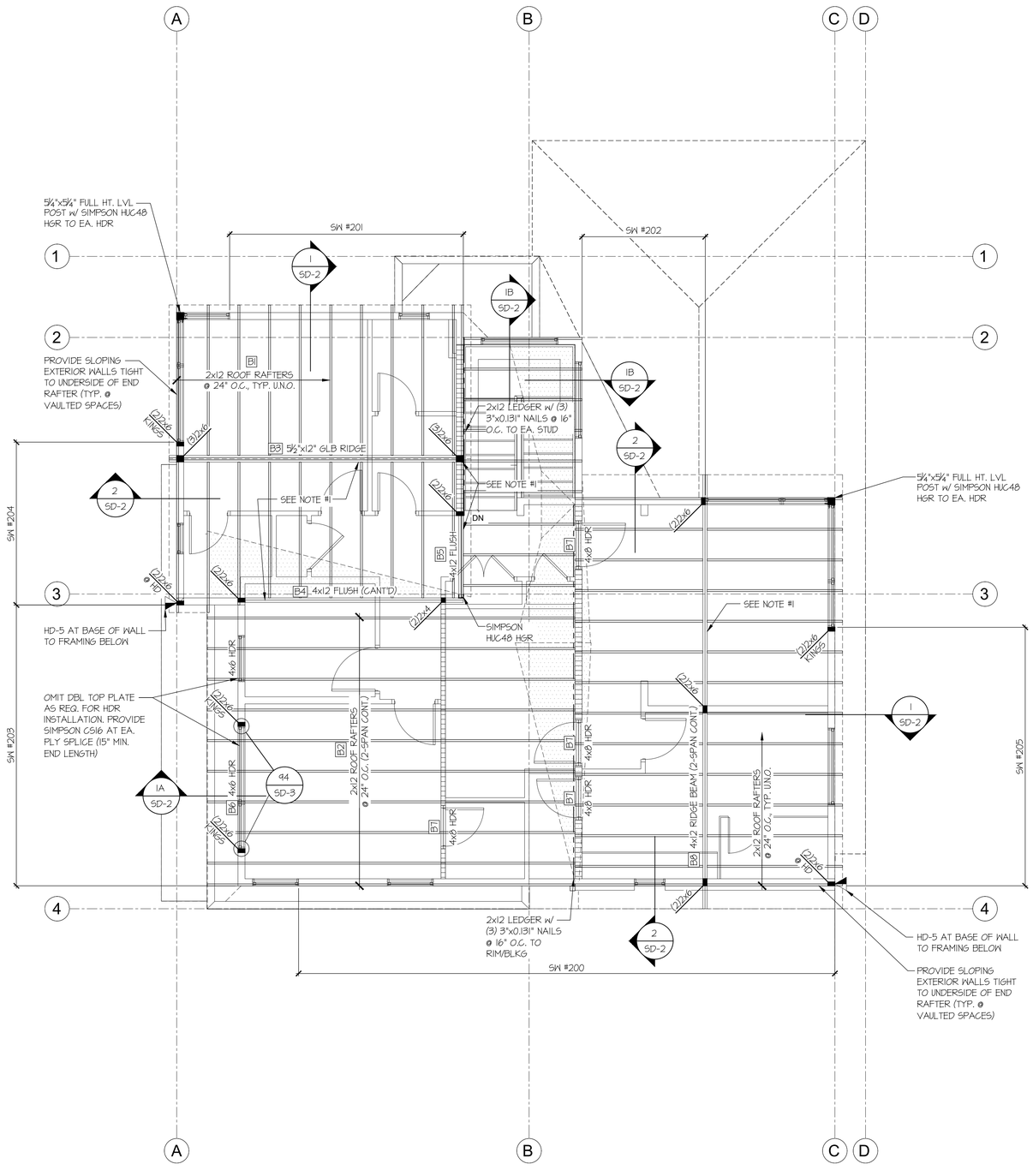
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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 HOLDOWN.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) 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.) B4

NOTE #1: PROVIDE (6) 3"x0.131" TOENAILS, TYP. AT ROOF RAFTER TO RIDGE/FLUSH BEAM/LEDGER

1 ROOF FRAMING PLAN

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

seal: NICHOLAS J. MARTIGNETTI · STATE OF WASHINGTON · 36478 · REGISTERED PROFESSIONAL ENGINEER

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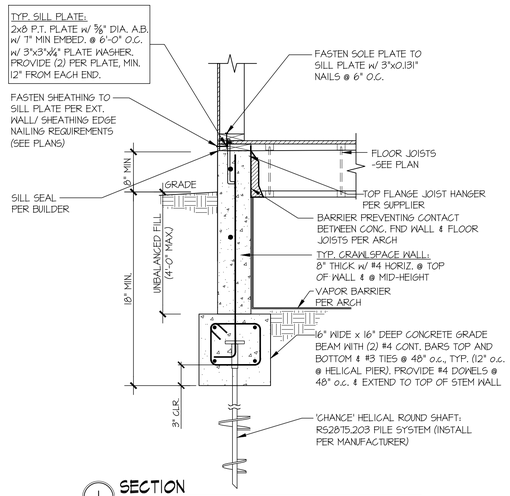
05/12/2023 AHJ/FOUNDATION REVISIONS	LGH

LNL BUILDS

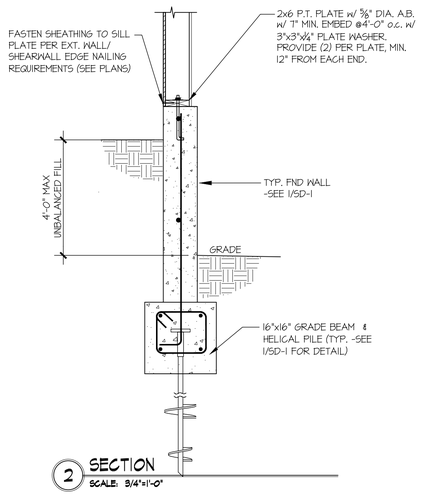
ROOF FRAMING PLAN

2430 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-3.0



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



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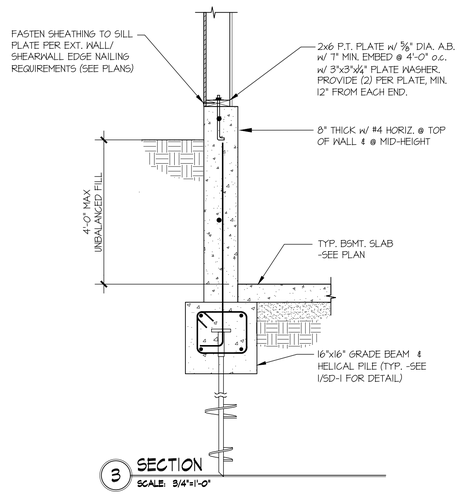

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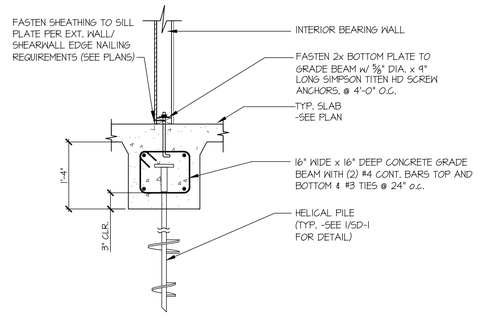
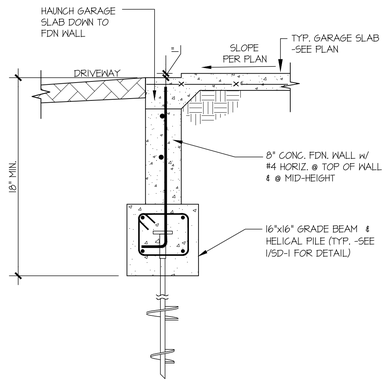


4 SECTION
SCALE: 3/4"=1'-0"



5 SECTION
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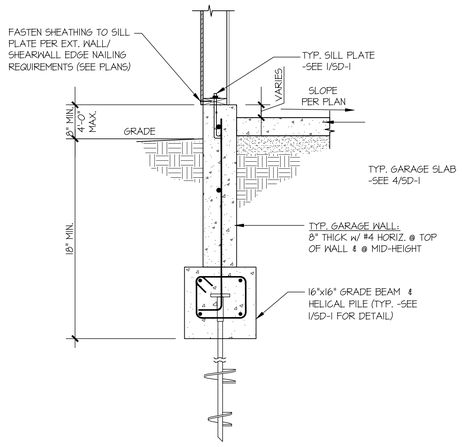
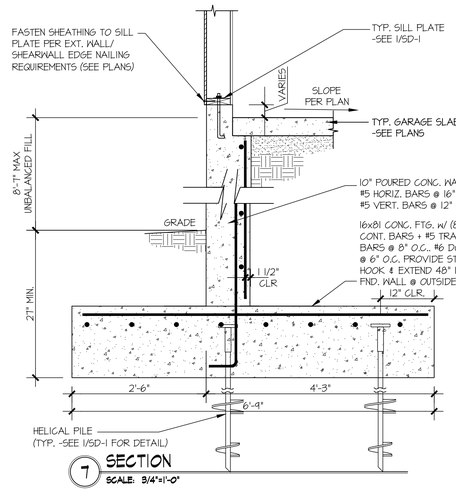
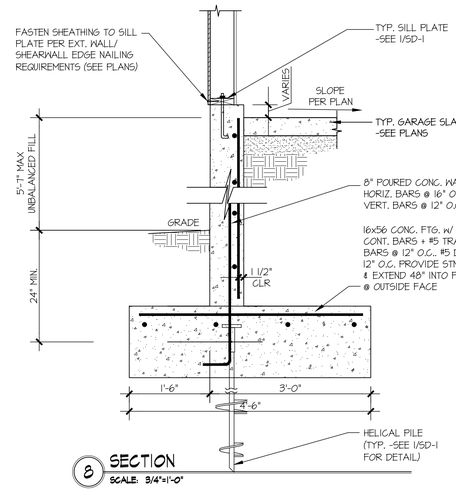


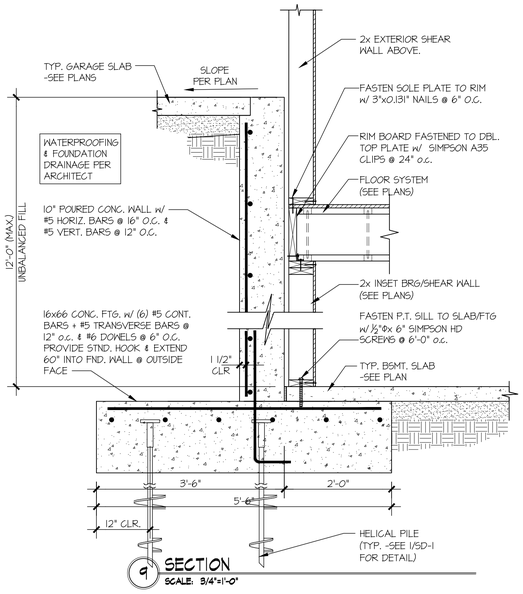
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



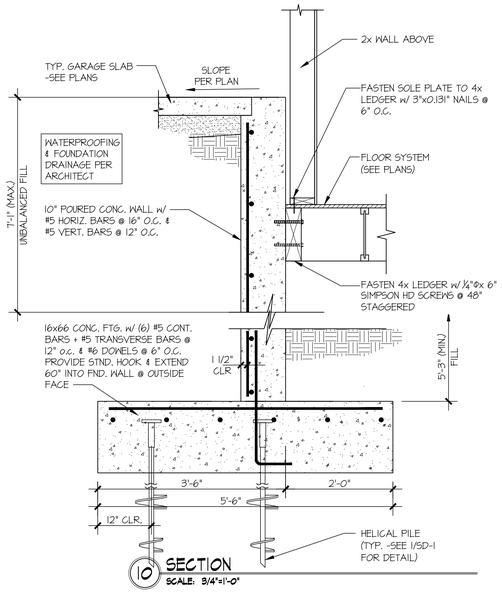
7 SECTION
SCALE: 3/4"=1'-0"



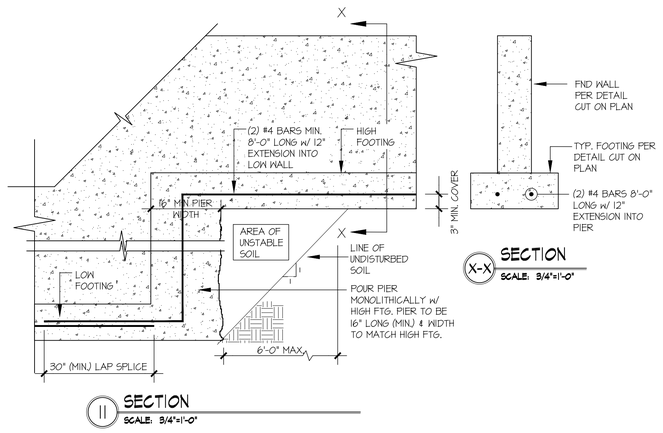
8 SECTION
SCALE: 3/4"=1'-0"



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



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



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

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

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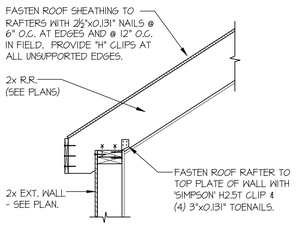
ADU/ORGANIZATION REVISIONS	

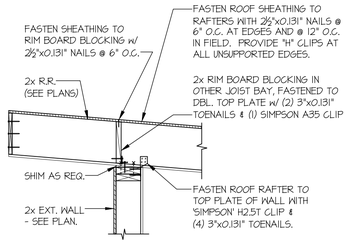
LNL Builds

FOUNDATION DETAILS
2430 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet:
SD-1



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



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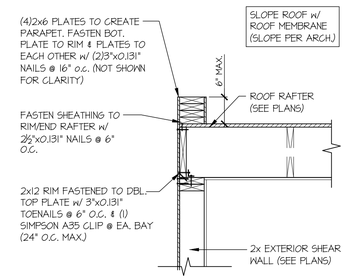
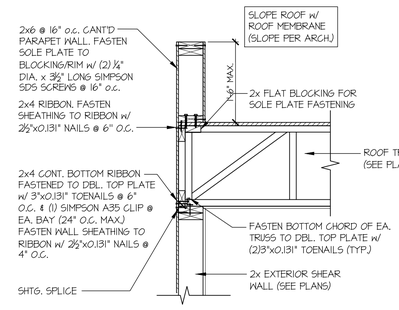
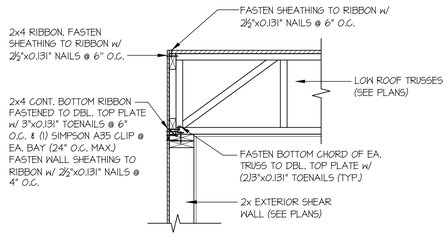
SCALE: 3/4"=1'-0"



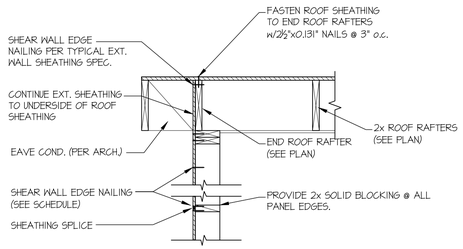
1B SECTION
SCALE: 3/4"=1'-0"



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



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



2 SECTION
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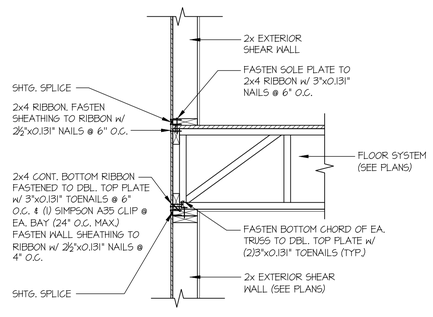
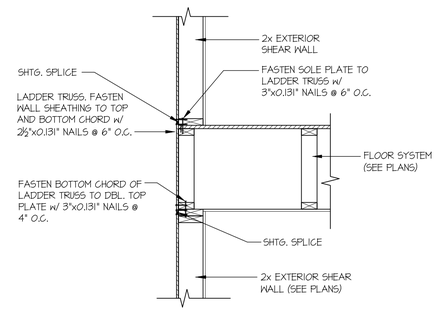
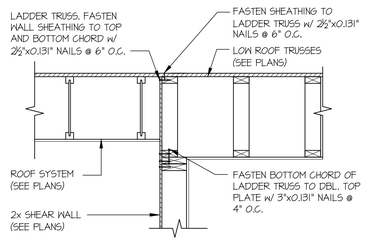


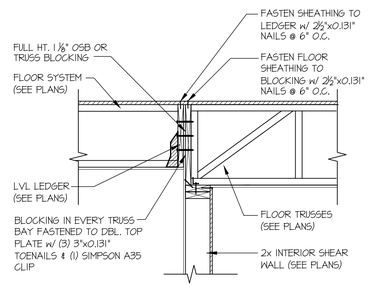
3 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



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



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



15 SECTION
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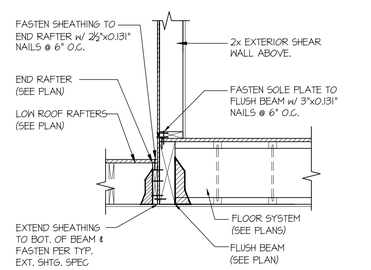
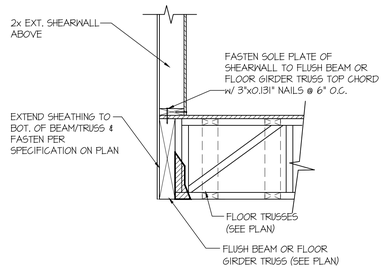


34 SECTION
SCALE: 3/4"=1'-0"



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

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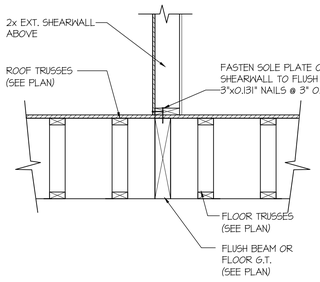
05/12/2023 ARCH/FOUNDATION REVISIONS	LGH

LNL Builds

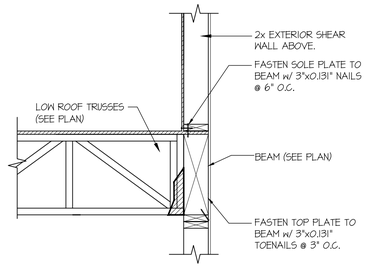
Structural Details

2430 74th Ave SE
Mercer Island, Washington

sheet:
SD-2



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



45 SECTION
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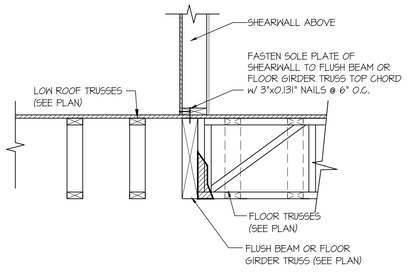
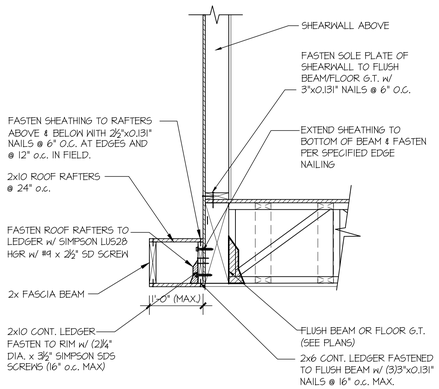


58 SECTION
SCALE: 3/4"=1'-0"



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

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

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

82 SECTION
SCALE: 3/4"=1'-0" AT WALKOUT/DAYLIGHT

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

- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

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

- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

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

- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

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

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"

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STRUCTURAL DETAILS
2430 74TH AVE SE
MERCER ISLAND, WASHINGTON
LNL BUILDS

sheet: SD-3

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

2430 74TH AVE SE

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 2ND COMMITMENT DATED NOVEMBER 24, 2021. 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.

CONSTRUCTION SEQUENCE

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

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, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES:

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

HORIZONATAL 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.

TITLE RESTRICTIONS: (NOTE: NOT ALL DOCUMENTS PROVIDED.)

1. EASEMENT GRANTED TO MERCER ISLAND SEWER DISTRICT FOR A SEWER PIPELINE, RECORDING NO. 4655731. AFFECTS PORTIONS OF PARCEL A AND OTHER PROPERTY. [NOT PROVIDED]

2. 4–FOOT WIDE EASEMENT FOR SIDE SEWER – AS CONSTRUCTED, RECORDING NO. 4995706. NOT PLOTTABLE. AFFECTS PORTION OF PARCEL B AND OTHER PROPERTY. [NOT PROVIDED]

3. 7–FOOT WIDE EASEMENT FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER SEWER AND TELEPHONE, RECORDING NO. 5601958. AFFECTS NORTHERLY PORTION OF PARCEL A. [NOT PROVIDED]

4. TEMPORARY CRANE BOOM EASEMENT, RECORDING NO. 20101007000106. EASEMENT DOES NOT APPEAR TO IMPACT CURRENT LEGAL DESCRIPTION OF PARCEL A AND MAY HAVE SELF TERMINATED.

5. MAINTENANCE AND CONSTRUCTION EASEMENT, RECORDING NO. 20101007000107. DOES NOT APPEAR TO IMPACT CURRENT DESCRIPTION OF PARCEL A.

6. COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, AS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN DOCUMENT RECORDING NO. 6158024. [NOT PROVIDED]

7. HOLD HARMLESS AGREEMENT, RECORDING NO. 2016012000200 [INCOMPLETE RECORDING NO., COPY NOT PROVIDED]]

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. 20171013001254. 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. 20170710000863. NOT SURVEY RELATED.

12. RESTAURANT AGREEMENT, RECORDING NO. 20171113001170. NOT SURVEY RELATED.

13–16. RELATED TO TAXES AND ASSESSMENTS. NOT SURVEY RELATED.

17. NOTING ENCROACHMENT OF A "TRASH CORRAL".

TESC LEGEND:

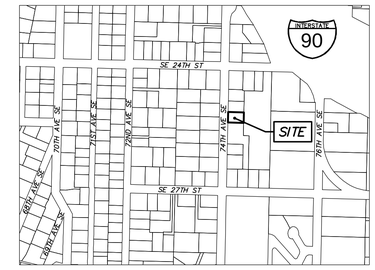
FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012/ 2014 SWMMWW

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 T5.13) 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	10	27	17 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.



VICINITY MAP

SCALE 1"= ±500'

NORTH

PROJECT CONTACTS:

PROPERTY OWNER/APPLICANT.....VANN LANZ
.....LNL BUILDS, LLC
.....317 47TH 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.....GEOENGINEERS, INC.
.....8410 154TH AVE NE
.....REDMOND, WASHINGTON 98052
.....(425) 861–6000

ENVIRONMENTAL ENGINEER.....ALTMANN OLIVER ASSOCIATES, LLC.
.....PO BOX 578
.....CARNATION, WA 98014
.....(425) 333–4535
.....CONTACT: JOHNN ALTMANN
.....JOHN@ALTOLIVER.COM

ARBORIST.....DAVEY RESOURCE GROUP, INC.
.....18809 10TH AVE NE
.....SHORELINE, WA
.....(253) 656–1650

PROJECT DESCRIPTION:

SITE ADDRESS:.....2430 74TH AVE SE
TAX PARCEL NUMBER:.....5315100458
NUMBER OF LOTS:.....1
ZONING:.....R–9.6
SITE AREA:.....7,999 S.F. (0.184 ACRES)
GROSS PROJECT AREA:.....6,208 S.F. (0.143 ACRES)
PROPOSED GROSS FLOOR AREA:.....5,288 S.F.
PROPOSED SITE IMPERVIOUS AREA:.....2,636 S.F. (33.0%)
REPLACED IMPERVIOUS AREA:.....0 S.F. (0.0%)
PROPOSED PERVIOUS AREA:.....5,363 S.F. 67.0%)
EXISTING LOT COVERAGE:.....0 S.F. (0.0%)
PROPOSED LOT COVERAGE:.....1,982 S.F. (24.8%)
NUMBER OF PARKING SPACES:.....2 MIN.

GRADING NOTE:

TOTAL AREA TO BE DISTURBED ON–SITE...4,868 S.F.
TOTAL AREA TO BE DISTURBED OFF–SITE...1,340 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:

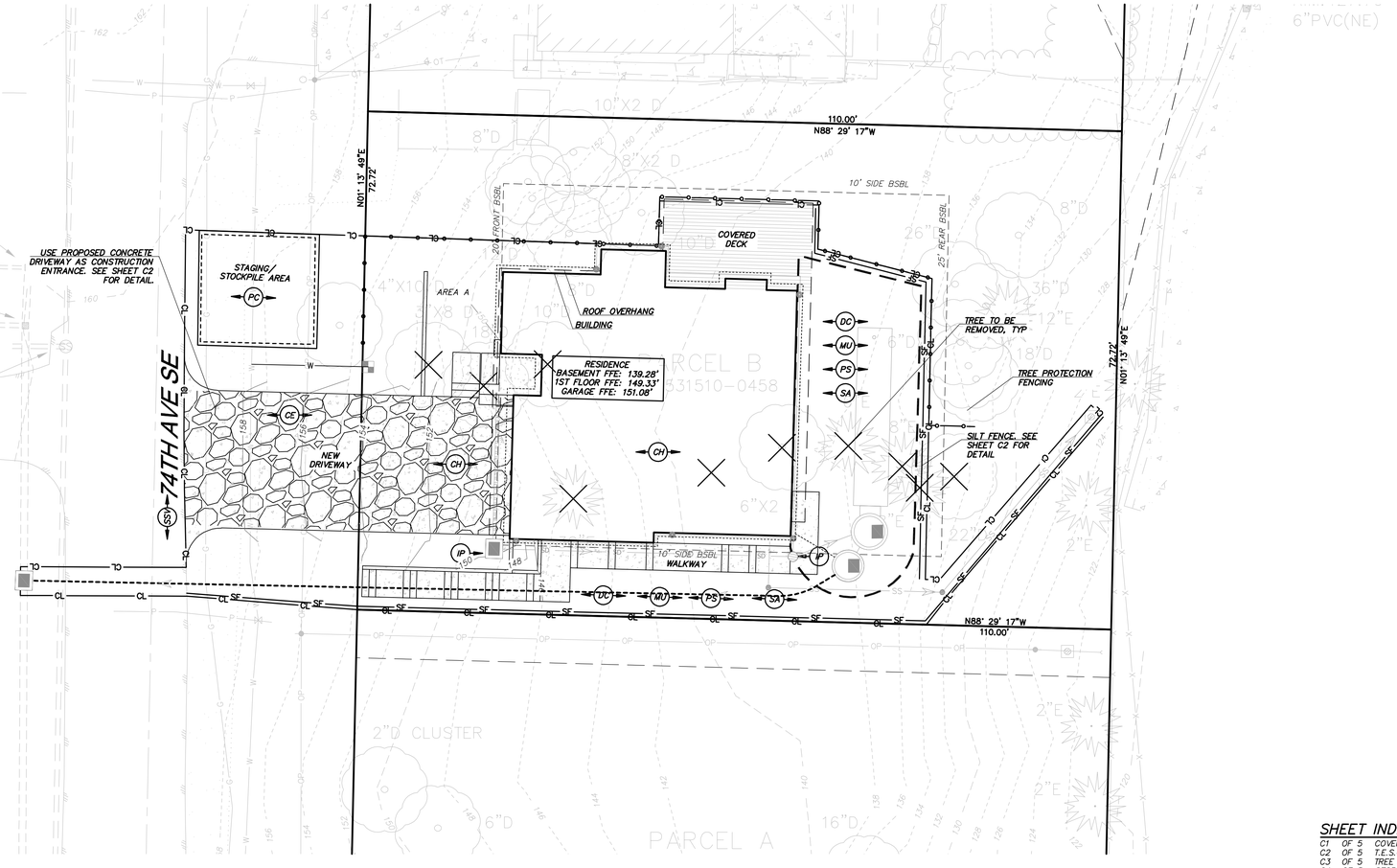
AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. SEE LANDSCAPE PLANS FOR TURF AND PLANTING BED AREAS. STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8–INCHES. PROVIDE A TOTAL OF 16.5 C.Y. OF AMENDMENT FOR AN AREA OF 3,052 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED)

GENERAL EROSION CONTROL NOTES:

ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S. THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.

AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS WILL BE STABILIZED WITH COMPOST AMENDED SOILS AND HYDROSEEDING OR SOD.

EXPOSED SOILS SHALL BE WORKED DURING THE WEEK UNTIL THEY HAVE BEEN STABILIZED. SOIL STOCKPILES WILL BE LOCATED
WITHIN THE DISTURBED AREA SHOWN ON THE SWPPP SITE MAP. SOIL EXCAVATED FOR THE FOUNDATION WILL BE BACKFILLED
AGAINST THE FOUNDATION AND GRADED TO DRAIN AWAY FROM THE BUILDING. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED
FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. ONCE THE
DISTURBED LANDSCAPE AREAS ARE GRADED, THE GRASS AREAS WILL BE AMENDED USING BMP T5.13 POST–CONSTRUCTION SOIL
QUALITY AND DEPTH. ALL STOCKPILES WILL BE COVERED WITH PLASTIC OR BURLAP IF LEFT UNWORKED.



SHEET INDEX:

BASIS OF BEARINGS:

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

NORTH

GRAPHIC SCALE
0 5 10 20
1 INCH=10 FT.

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COVER SHEET & T.E.S.C. PLAN
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MERCER ISLAND
WASHINGON 98040
PARCEL NO. 5315100458

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206.499.1277

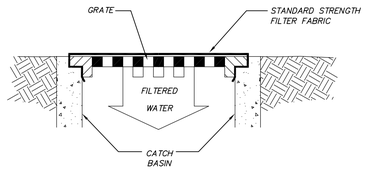
DATE	REVISION	APR
10.6.23	INTAKE COMMENTS	MAJ

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.

2430 74TH AVE SE



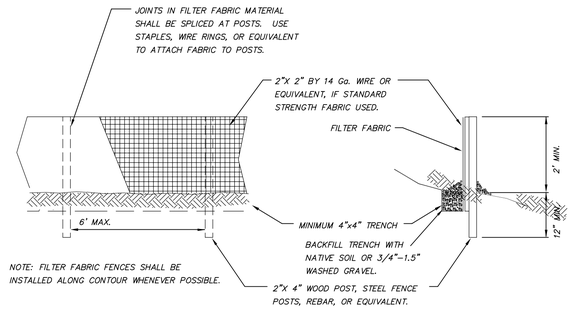
NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOR RESULT IN EROSION OF SLOPES.

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.

CATCH BASIN INLET FILTER

NTS

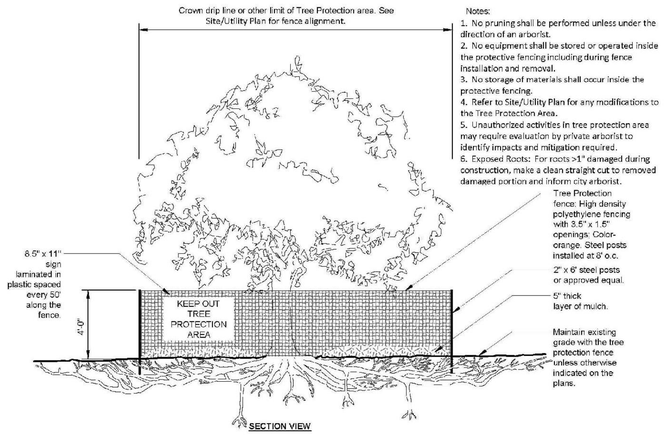


NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. 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.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE DETAIL

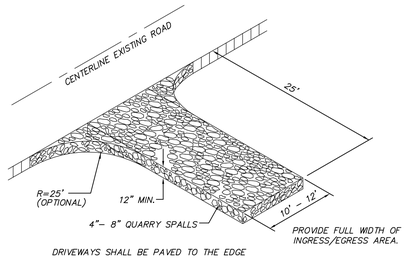
NTS



TREE PROTECTION DETAIL

TREE PROTECTION FENCING

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

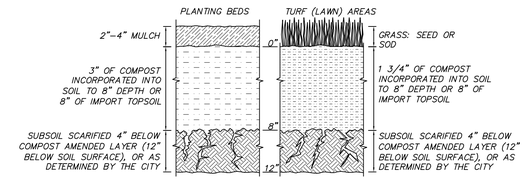
IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

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.



SOIL AMENDMENT

PER BMP T5.13

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 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.
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 BIORETENTION (BMP T7.30), 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.

THE RESULTING SOIL SHOULD BE CONDUCIVE 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:

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.

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2430 74TH AVE SE

T.E.S.C. PLAN, NOTES & DETAILS
2430 74TH AVE SE
MERCER ISLAND
WASHINGON 98040
PARCEL NO. 5315100458

VANN LANZ
LNL BUILDS, LLC
317 4TH STREET
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206.499.1277

10-6-23

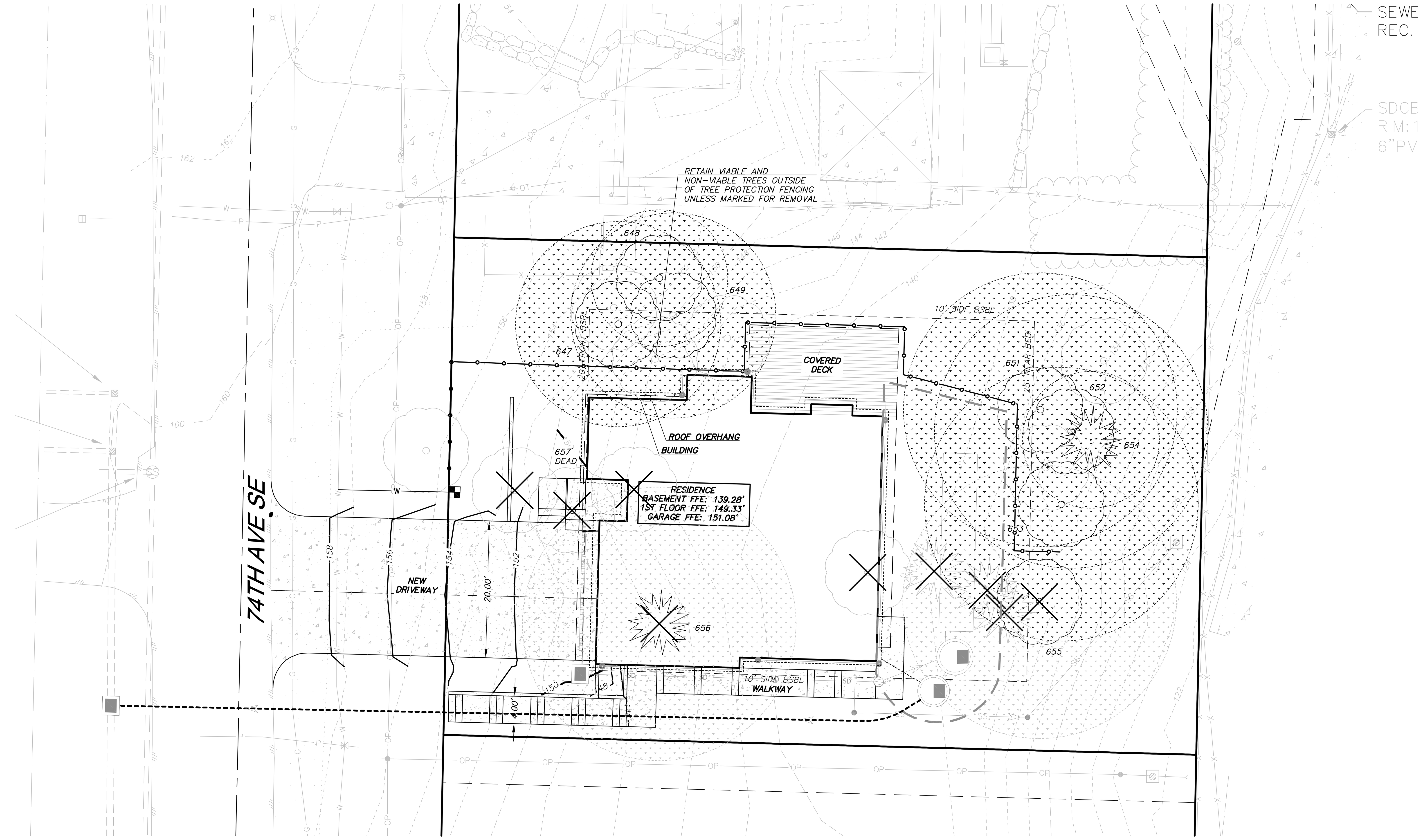
DATE	REVISION	APR
10.6.23	INTAKE COMMENTS	MAJ

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

DRAWING: C2
SHEET: 2 OF 5

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

2430 74TH AVE SE



2	3	4	5	6	7	8	9	9	10	11
Tree ID	Species	MICC Status	DBH (in)	Height (ft)	Avg. Canopy Radius (ft)	Condition	Preservation Priority	Canopy Notes	Trunk Notes	Root Notes
647	Maple, Bigleaf (Acer macrophyllum)	Exceptional (Grove)	17	70	15	Fair	2	Full, minor deadwood	Ivy	Steep slope, blackberry
648	Maple, Bigleaf (Acer macrophyllum)	Exceptional (Grove)	10	35	10	Poor	3	Onesided to the north, broken top	Ivy	Steep slope, blackberry, stump sprout
649	Maple, Bigleaf (Acer macrophyllum)	Exceptional (Grove)	14	70	15	Fair	2	Onesided to the south, minor deadwood	Ivy, codominant stem	Steep slope, blackberry
651	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	28	90	20	Fair	2	Onesided to the SE	Ivy, slight lean	Steep slope, blackberry
652	Cottonwood, Black (Populus trichocarpa)	Exceptional	39	90	20	Fair	2	Full	Ivy, codominant stem	Steep slope, blackberry
653	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	38	90	20	Fair	2	Full	Ivy, codominant stem	Steep slope, blackberry
654	Douglas-fir (Pseudotsuga menziesii)	Exceptional (Grove)	12	70	10	Fair	2	Onesided to the west, suppressed	Ivy, lean to west (corrected)	Steep slope, blackberry
655	Cottonwood, Black (Populus trichocarpa)	Exceptional (Grove)	24	90	20	Fair	2	Full		Steep slope, blackberry
656	Cedar, Western-red (Thuja pilcata)	Large	28	90	20	Good	1	Full		Steep slope, blackberry

LEGEND

- VIABLE TREE
- NON VIABLE TREE
- TREE TO BE REMOVED
- DRIPLINE OF EXCEPTIONAL VIABLE TREE TO BE RETAINED
- DRIPLINE OF EXCEPTIONAL VIABLE TREE TO BE REMOVED
- TREE PROTECTION FENCING (SEE SHEET C2 FOR DETAIL)

TREE RETENTION CALCULATION

TOTAL NUMBER OF EXCEPTIONAL TREES:	8
TOTAL LARGE TREES:	1
TOTAL VIABLE ONSITE TREES:	9
REQUIRED: 30% VIABLE TREES:	3
PROPOSED VIABLE TREES RETAINED:	7

NORTH

GRAPHIC SCALE 0 5 10 20
1 INCH=10 FT.

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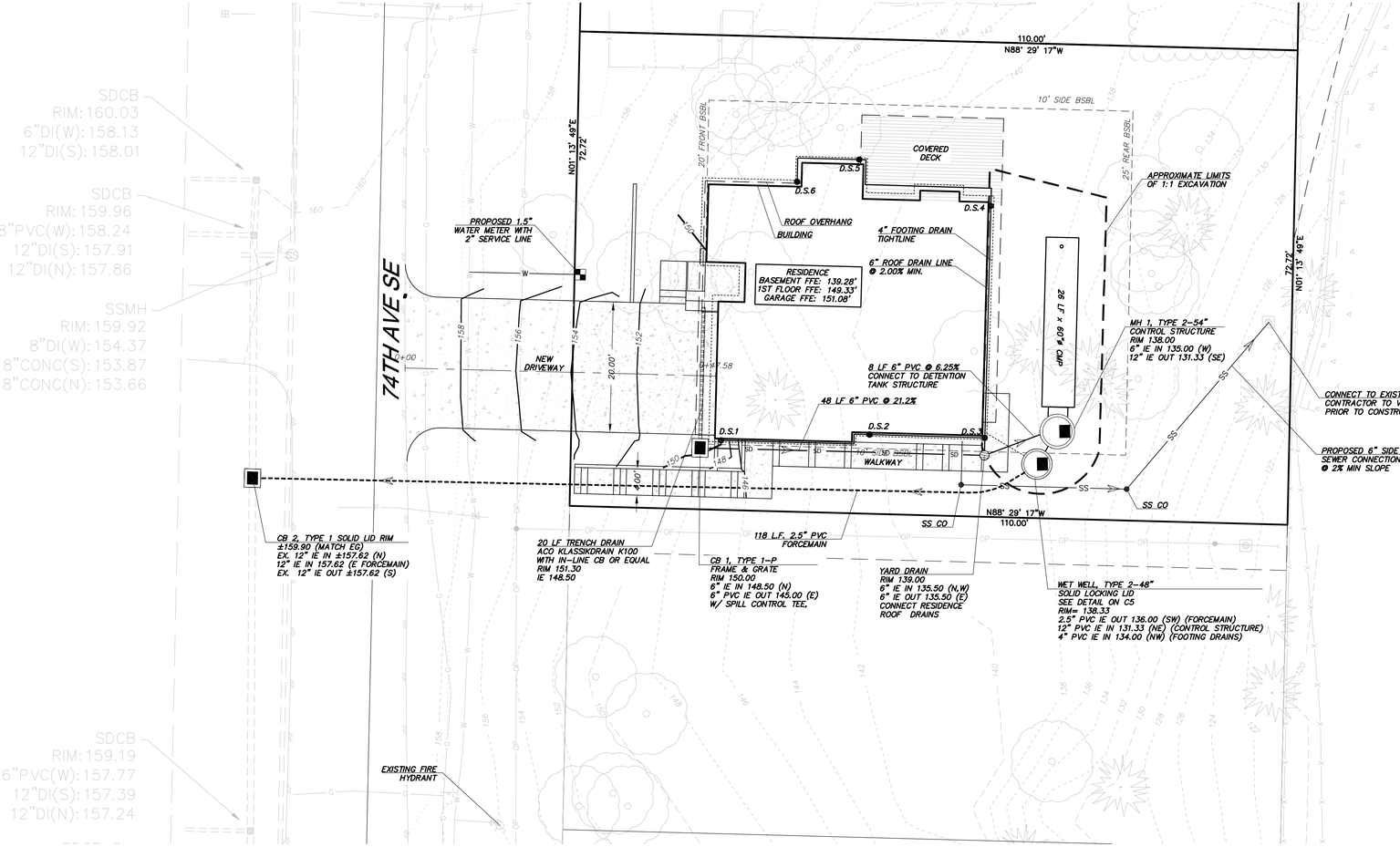
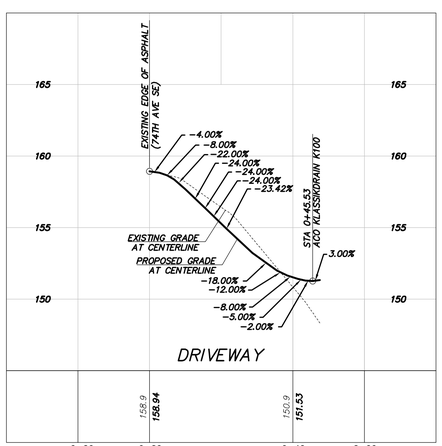
DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: MAJ
DATE: 9.26.23
PROJECT NO.: 23001

DRAWING: C3
SHEET: 3 OF 5

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

2430 74TH AVE SE





0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL

Table 1

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

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

GENERAL NOTES:

1. SITE PLAN PROVIDED BY CLIENT ON JANUARY 5, 2023.
2. 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.
3. 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.
4. CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR TO VERIFY CONDITION AND GOOD WORKING ORDER OF ALL EXISTING UTILITIES TO BE RECONNECTED OR RE-USED PRIOR TO START OF CONSTRUCTION.
6. SOILS ON THE SITE CONSISTS OF KITSAP SILT LOAM (KpB) PER THE NRCS WEB SOIL SURVEY.
7. ROOF DRAINS SHALL BE 4" OR 6" PVC AS SHOWN AND HAVE A MINIMUM SLOPE OF 2.00%.
8. ALWAYS CALL 811 TWO WORKING DAYS BEFORE YOU DIG.

STORM DRAINAGE NOTES:

1. FRAME AND GRATE FOR CONTROL STRUCTURE SHALL BE SET DIRECTLY OVER THE LADDER AND OFFSET SO THAT THE OVERFLOW PIPE SHALL BE VISIBLE AT THE EDGE OF THE ACCESS OPENING.
2. THE FLOW CONTROL MANHOLE SHALL BE A STANDARD TYPE II CATCH BASIN. LADDER RUNS SHALL BE UNIFORMLY SPACED 12" TO 16 1/2 " VERTICALLY.
3. ALL STEEL PIPE AND PARTS SHALL BE GALVANIZED.
4. THE STORAGE PIPE SHALL GENERALLY HAVE A MINIMUM OF 2 FEET OF COVER.
5. 6" & 8" PVC PIPE SHALL MEET ASTM D3034 SDR-35
6. 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 VLAVES WHERE NOTED. A PUMP MAY BE REQUIRED FOR THE POOL FOOTING DRAINS.
7. 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.
8. 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.
9. FIELD ADJUST AREA DRAIN LOCATIONS. GRADE TO DRAIN.
10. SLEEVE ALL PIPES UNDER/ THROUGH WALLS.

UTILITY LEGEND:

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

LAWN AND LANDSCAPE AREA NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE 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:

LOT SIZE: 7,999 S.F. (0.184 AC.)

EX. HARD SURFACES ON LOT:	0 S.F.
NEW HARD SURFACES ON LOT:	
MAIN HOUSE ROOF:	1,982 S.F.
DRIVEWAY:	384 S.F.
WALKS & PATIOS	270 S.F.
TOTAL NEW ON LOT:	2,636 S.F. (33.0%)
NEW HARD SURFACES:	2,636 S.F.
LOT PERVIOUS:	5,363 S.F.
OFFSITE DRIVEWAY:	520 S.F.
TOTAL PROJECT HARD SURFACES:	3,156 S.F.
TOTAL P.G.I.S.:	904 S.F.

DOWNSPOUT ELEVATIONS

DOWNSPOUT #	INVERT ELEV.
1	135.94
2	135.45
3	135.05
4	135.78
5	136.34
6	136.60

NORTH
GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FT.

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

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

GRADING & UTILITIES PLAN
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VANN LANZ
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KIRKLAND, WASHINGTON 98033
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WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER
45232
REGISTERED
10-6-23

DATE	REVISION	APR
10.6.23	INTAKE COMMENTS	MAJ

DRAFTED BY: RMF
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PROJECT ENGINEER: MAJ
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DRAWING: C4
SHEET: 4 OF 5

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

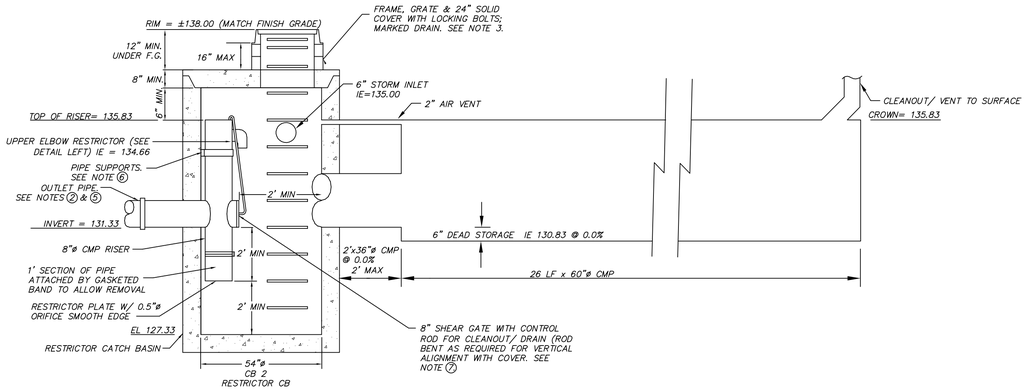
2430 74TH AVE SE

STANDARD DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36). CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE, CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

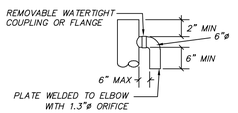
RESTRICTOR CATCH BASIN NOTES:

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



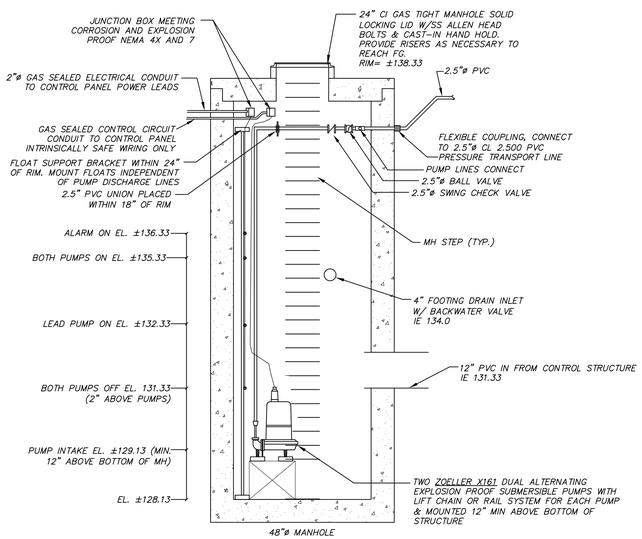
DETENTION TANK & RESTRICTOR CB

NTS



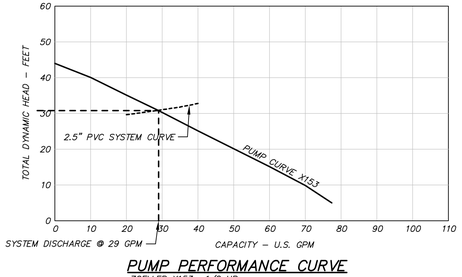
ELBOW RESTRICTOR DETAIL

NTS



WET WELL 1

NTS



PUMP PERFORMANCE CURVE

ZOELLER X153- 1/2 HP

DETENTION TANK PUMP SYSTEM NOTES:

1. THERE IS A TOTAL OF 28.49 FT. OF ELEVATION HEAD FROM THE PUMP TO CB 2 AND 31.0 FT OF TDH THROUGH THE PIPE AND FITTINGS AT 29 GPM.
2. PUMP LINE SHALL BE CLASS 200 PVC AND MEET THE REQUIREMENTS OF ASTM D2241 SDR-21.
3. EACH PUMP SHALL PROVIDE 29 GPM @ 31.0 FT OF HEAD.
4. PUMPS SHALL OPERATE IN AN "ON-DEMAND" CONFIGURATION, WITH EACH PUMP ALTERNATELY SELECTED BY THE CONTROL PANEL AS THE "LEAD PUMP" OR "LAG PUMP". CONTROLS FOR EACH PUMP SHALL INCLUDE: PUMP ON; PUMP OFF; HIGH WATER LEVEL ALARM.
5. DUPLEX CONTROL PANEL SHALL HAVE AUDIO/VISUAL ALARM ON SEPARATE CIRCUITS AND BE MOUNTED IN DIRECT LINE OF SIGHT OF THE PUMP ACCESS LID.
6. PROVIDE LIFT CHAIN OR RAIL SYSTEM FOR PUMP ACCESS.
7. FLOATS/ PUMP CONTROL SWITCHES SHALL BE MOUNTED INDEPENDENT OF THE PUMP AND TRANSPORT LINES.
8. THE STORMWATER PUMPING SYSTEM SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEM.
9. PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY/ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM AND EMERGENCY OVERFLOW.
10. IT IS HIGHLY RECOMMENDED THAT THE PUMP AND PUMP CONTROLS ARE RATED FOR CLASS 1 DIVISION 1 ENVIRONMENT (EXPLOSION PROOF).
11. IT IS HIGHLY RECOMMENDED THAT AUTOMATIC EMERGENCY BACKUP POWER GENERATOR BE PROVIDED FOR PUMP AND ALARM CIRCUITS (BY OTHERS).
12. IT IS HIGHLY RECOMMENDED THAT THE PROPERTY OWNER(S) CONTRACT WITH A PRIVATE SECURITY/ MONITORING SERVICE TO MONITOR AND TROUBLESHOOT THE PUMP SYSTEM IN THE EVENT OF A TOTAL SYSTEM FAILURE (E.G., POWER OUTAGE AND GENERATOR FAILURE).

PUMP SYSTEM OPERATION AND MAINTENANCE:

SYSTEM OPERATION:

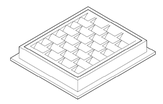
IN A PUMP-TO-GRAVITY STORMWATER SYSTEM, A PUMP IS USED TO CONVEY STORMWATER COLLECTED IN A PUMP CHAMBER (WET WELL) TO THE APPROVED DISCHARGE LOCATION. THE WET WELL CONTAINS A PUMP OPERATING IN AN "ON-DEMAND" CONFIGURATION. THIS SYSTEM CONTAINS MINIMAL EMERGENCY STORAGE IN THE EVENT OF A SYSTEM FAILURE.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

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

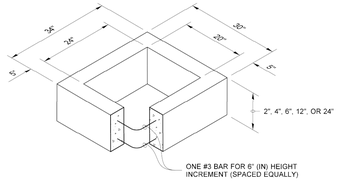
RECOMMENDED MAINTENANCE:

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

DRAWN BY: LISA CYFORD



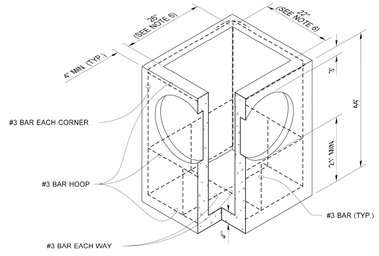
FRAME AND VANED GRATE



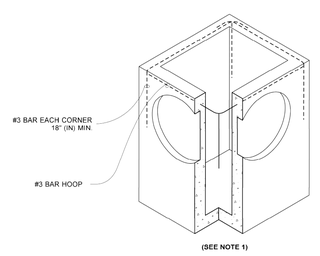
RECTANGULAR ADJUSTMENT SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE **PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

JULIE HEILMAN STATE OF WASHINGTON 22070 REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
Heilman, Julie
Jan 25 2017 2:53 PM
design

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jan 26 2017 6:48 AM
design
STATE DESIGN ENGINEER
Washington State Department of Transportation

NORTH

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

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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

NOTES AND DETAILS
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WASHINGON 98040
PARCEL NO. 5315100458

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JULIE HEILMAN STATE OF WASHINGTON 22070 REGISTERED PROFESSIONAL ENGINEER
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