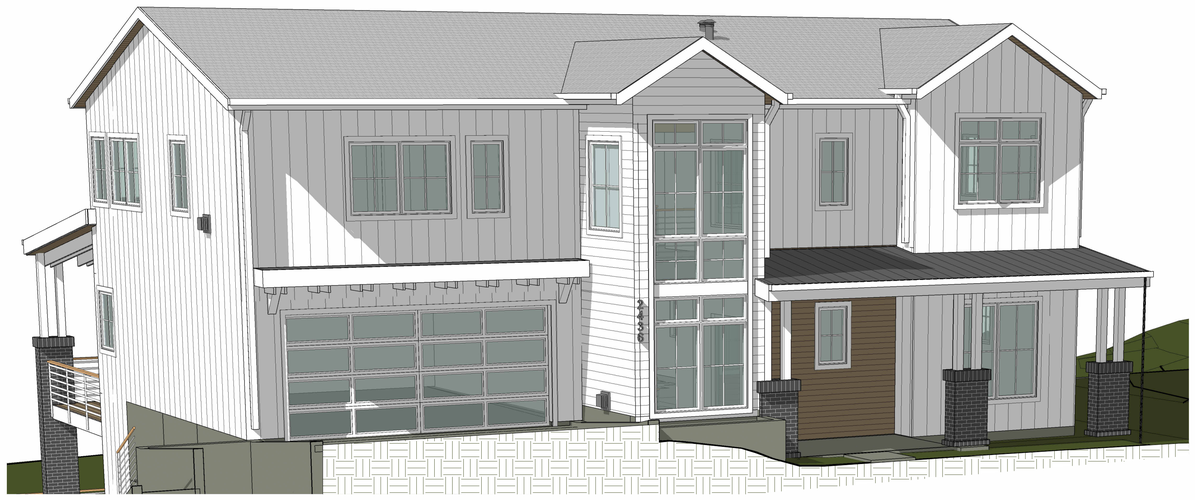
2436 74TH AVE SE

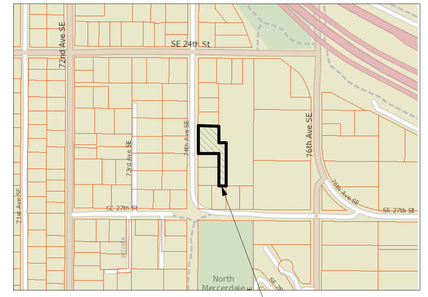


NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PERSPECTIVE 1
NTS

PROJECT DATA

PROJECT DESCRIPTION:	NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
OWNER:	BV HOMES L.L.C. BLAKE LANZ 317 4TH ST KIRKLAND, WA 98033 P: 206.715.6200 E: BLAKE@LNLBUILDS.COM
ARCHITECT:	SCHUYLER TUTT MEDICI ARCHITECTS 11711 SE 8TH ST, SUITE 100 BELLEVUE, WA 98005 P: 425.453.9298 E: SCHUYLER@MEDICIARCHITECTS.COM
STRUCTURAL ENGINEER:	MULHERN & KULP RICHARD ZABEL 7220 TRADE ST, SUITE 295 SAN DIEGO, CA 92121 P: 619.650.0010 E: RZABEL@MULHERNKULP.COM
CIVIL ENGINEER:	MAHER JOUDI D.R. STRONG 620 7TH AVE KIRKLAND, WA 98033 P: 425.827.3063 E: MAHER.JOUDI@DRSTRONG.COM
ARBORIST:	DAVEY RESOURCE GROUP, INC. TODD BEALS 18809 10TH AVE NE SHORELINE, WA 98155 P: 253.656.1650 E: TODD.BEALS@DAVEY.COM
SURVEYOR:	TERRANE EDWIN GREEN 10801 MAIN STREET, SUITE 102 BELLEVUE, WA 98004 P:425.458.4488 E: EDWING@TERRANE.NET
GEOTECH:	EARTH SOLUTIONS NW, LLC SCOTT RIEGEL 15365 NE 9TH ST, SUITE 100 REDMOND, WA 98052 P: 425.449.4704 E: SCOTTR@ESNW.COM



N

VICINITY MAP
NTS



N

QUARTER SECTION MAP
NTS

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 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

ENERGY CODE COMPLIANCE

CONDITIONED FLOOR AREA

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

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

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

FUEL NORMALIZATION CREDITS PER TABLE R406.2

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

ENERGY CREDITS PER TABLE R406.3

OPTION 1.3 BUILDING ENVELOPE -VERTICAL FENESTRATION U=0.28 -WALL R-21int -FLOOR R-38 -SLAB ON GRADE R-10 @ PERIMETER AND UNDER ENTIRE SLAB	0.5
OPTION 2.3 AIR LEAKAGE CONTROL -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	1.5
OPTION 3.6 HIGH EFF. HVAC EQUIPMENT -DUCTLESS SPLIT SYSTEM W/ NO ELECTRIC RESISTANCE HEATING IN PRIMARY LIVING. -HEAT PUMP WITH MIN HSPF OF 10.0	2.0
OPTION 5.3 EFFICIENT WATER HEATING -ENERGY STAR RATED GAS WATER HEATER WITH MIN. UEF OF 0.91.	1.0
TOTAL CREDITS REQUIRED	**6.0**
TOTAL CREDITS PROPOSED	**6.0**

OTHER PERMITS

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

SEPARATE FIRE SPRINKLER PERMIT TO BE OBTAINED.

CODE INFORMATION

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

2018 WASHINGTON STATE BUILDING CODE (IBC)
2018 WASHINGTON STATE EXISTING BUILDING CODE (IEBC)
2018 WASHINGTON STATE RESIDENTIAL CODE (IRC)
2018 WASHINGTON STATE MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (NATURAL GAS) (IFGC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (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 SPRINKLERS

AUTOMATIC SPRINKLERS PROVIDED: 13R SPRINKLER SYSTEM TO BE PROVIDED

NOXIOUS WEEDS

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

INDEX OF DRAWINGS

A0.0	TITLE SHEET & SYMBOLS
1 OF 2	SURVEY
2 OF 2	SURVEY

ARCHITECTURAL SHEET INDEX

A0.1	SITE PLAN
A0.2	DIAGRAMS
A0.3	TREE RETENTION DIAGRAMS
A0.4	GENERAL NOTES
A0.5	SCHEDULES
A1.0	FOUNDATION PLAN
A2.0	BASEMENT PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A3.0	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	ELEVATIONS
A4.4	PERSPECTIVES
A5.0	SECTIONS
A5.1	SECTIONS
A6.0	DETAILS - ENVELOPE
A6.1	DETAILS - FOUNDATION
A6.2	DETAILS - FOUNDATION
A6.3	DETAILS - INTERIOR
A6.4	DETAILS - SIDING
A6.5	DETAILS - SIDING
A6.6	DETAILS - SIDING
A6.7	DETAILS - FLASHING

STRUCTURAL SHEET INDEX

S-0.0	STRUCTURAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	MAIN FLOOR FRAMING PLAN
S-2.0	UPPER FLOOR FRAMING PLAN
S-3.0	ROOF FRAMING PLAN
SD-1	FOUNDATION DETAILS
SD-1.1	FOUNDATION DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS

CIVIL SHEET INDEX

C1	COVER SHEET AND T.E.S.C. PLAN
C2	TESC NOTES & DETAILS
C4	GRADING AND UTILITIES PLAN
C5	NOTES AND DETAILS

LANDSCAPE SHEET INDEX

L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

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: 9/28/2023

REVISIONS:		DATE:
1	CORRECTION LETTER	5/28/24
2	CORRECTION LETTER 02	10/8/2024
3	CORRECTION LETTER 03	1/6/2025
4	CORRECTION LETTER 04	1/28/2025
5	CORRECTION LETTER 05	3/6/2025

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

TITLE SHEET

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A0.0

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL A:
THE EAST 60 FEET OF LOT 1; LOTS 2 AND 3,
EXCEPT THE WEST 110 FEET THEREOF; AND
THE NORTH 40 FEET OF LOT 4,
EXCEPT THE WEST 110 FEET THEREOF,
ALL IN BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE WEST 110 FEET OF LOT 3 AND LOTS 4 AND 5, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 87.67 FEET OF LOT 3; AND
EXCEPT THE NORTH 40 FEET OF LOT 4, EXCEPT THE WEST 110 FEET THEREOF; AND
EXCEPT THE WEST 110 FEET OF THE SOUTH 175 FEET THEREOF OF LOTS 4 AND 5.

PARCEL C:
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.

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2014. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO.'S 531510-0455, 531510-0457 & 531510-0458
4. GROSS SUBJECT PROPERTY AREA PER THIS SURVEY IS 136,806± S.F. (3.14± ACRES)
   PARCEL 531510-0455= 67,897 SQ FT +/- (1.56 ACRE)
   PARCEL 531510-0457= 60,910 SQ FT +/- (1.40 ACRE)
   PARCEL 531510-0458= 7,999 SQ FT +/- (0.18 ACRE)
5. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED CHICAGO TITLE INSURANCE COMPANY NAME, COMMITMENT NO. 0019926-06 WITH AN EFFECTIVE DATE OF AUGUST 18, 2014 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53033CINDO, WITH A DATE OF IDENTIFICATION, DECEMBER 6, 2001, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
8. ZONING CLASSIFACATION: MF-2 & MF-3
   MAXIMUM BUILDING HEIGHT: FOR CARE SERVICES = 36 FEET OR 3 STORIES, WHICHEVER IS LESS
   NOTE-APPURTENANCES MAY EXTEND TO A MAX 5 FEET ABOVE
   PARKING REQUIREMENT: FOR RESIDENTIAL CARE FACILITIES
   = 1 SPACE FOR EVERY 4 BEDS
   SETBACK REQUIREMENTS:
   FRONT - 20'
   REAR - 25'
   SIDE - 20' (MAY BE REDUCED TO 10' WHEN ADJACENT TO MF, B, CO, PBZ OR TC ZONES)
   NOTE: THE ABOVE ZONING INFORMATION IS PER CITY OF SEATTLE MUNICIPAL CODE, CHAPTER 23.50.032 & 23.54.015 IT WAS NOT PROVIDED BY THE INSURER AS IS REQUIRED BY THE 2011 ALTA/ACSM STANDARDS FOR ALTA SURVEYS.
9. THE PROPERTY HAS DIRECT ACCESS TO SE 24TH STREET, A DEDICATED PUBLIC STREET AND 74TH AVE SE, A DEDICATED PUBLIC STREET.
10. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 37, INCLUDING 2 DESIGNATED HANDICAP SPACE, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
12. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATE

TO: AEGIS SENIOR COMMUNITIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY NAME;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(B) [6(B) ZONING INFORMATION WAS NOT PROVIDED BY INSURED], 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16 & 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2014.

Edwin J. Green Jr. 11/3/2014
EDWIN S. GREEN JR. PLS# 15025 DATE

SPECIAL EXCEPTIONS - SCHEDULE B

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING A SEWER PIPELINE OR PIPELINES AND ALL NECESSARY OR CONNECTIONS AND APPURTENANCES
RECORDING DATE: JANUARY 18, 1956
RECORDING NO.: 4655731
AFFECTS: PORTIONS OF PARCELS A AND B "PLOTTED"

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING A SEWER PIPELINE OR PIPELINES AND ALL NECESSARY OR CONNECTIONS AND APPURTENANCES
RECORDING DATE: JANUARY 18, 1956
RECORDING NO.: 4655732
AFFECTS: PORTION OF PARCEL A "PLOTTED"

SAID EASEMENT HAS BEEN MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NOS. 5581325 AND 5593899.

3. SIDE SEWER EASEMENT
RECORDING DATE: FEBRUARY 10, 1959
RECORDING NO.: 4995706
WIDTH: 4 FEET
AFFECTS: AN UNDISCLOSED PORTION OF PARCEL C AND OTHER PROPERTY, ALONG THE LINE "AS CONSTRUCTED"

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ACCESS FOR DRIVEWAY AND ROADWAY
RECORDING DATE: APRIL 10, 1963
RECORDING NO.: 5568194
AFFECTS: AN EASTERLY PORTION OF PARCEL A "PLOTTED"

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ACCESS FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER, SEWER AND TELEPHONE
RECORDING DATE: JUNE 26, 1963
RECORDING NO.: 5601958
AFFECTS: A NORTHERLY PORTION OF PARCEL B "AS CONSTRUCTED"

6. LETTER OF AGREEMENT
BETWEEN: MERCER ISLAND VILLA CARE CENTER AND: VIACOM CABLEVISION
RECORDING DATE: MARCH 26, 1982
RECORDING NO.: 8203260501
REGARDING: THE EXCLUSIVE RIGHT TO INSTALL, OWN, OPERATE AND MAINTAIN A COMMUNITY ANTENNA TELEVISION SYSTEM
AFFECTS: PARCEL A "BLANKET IN NATURE"

7. MDU SERVICE AGREEMENT BETWEEN: MERCER ISLAND CARE CENTER AND: TELE-VUE SYSTEMS, INC.
RECORDING DATE: MARCH 31, 2000
RECORDING NO.: 20000331000027
REGARDING: CABLE TELEVISION SYSTEM
AFFECTS: PARCEL A "BLANKET IN NATURE"

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COMCAST OF CALIFORNIA COLORADO TEXAS WASHINGTON,
PURPOSE: CABLE COMMUNICATIONS SERVICES
RECORDING DATE: MAY 18, 2010
RECORDING NO.: 20100518001248
AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY
AFFECTS: PARCEL A "BLANKET IN NATURE"

9. ACCESS EASEMENT AGREEMENT
BETWEEN: SECOND GENERATION PARTNERS LLC
AND: HYNES PROPERTIES LLC
AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000103 "PLOTTED"

10. ACCESS EASEMENT AGREEMENT
BETWEEN: HYNES PROPERTIES LLC,
AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
AND: SECOND GENERATION PARTNERS LLC,
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000104 "PLOTTED"

11. TEMPORARY CRANE BOOM EASEMENT AGREEMENT
BETWEEN: SECOND GENERATION PARTNERS LLC,
AND: HYNES PROPERTIES LLC,
AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000105 "PLOTTED"

12. TEMPORARY CRANE BOOM EASEMENT AGREEMENT
BETWEEN: HYNES PROPERTIES LLC,
AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000106 "PLOTTED"

13. MAINTENANCE AND CONSTRUCTION EASEMENT AGREEMENT
BETWEEN: HYNES PROPERTIES LLC,
AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000107 "AS CONSTRUCTED"

14. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: NOVEMBER 21, 1960
RECORDING NO.: 5225329
AFFECTS: A PORTION OF PARCEL A "BLANKET IN NATURE"

SPECIAL EXCEPTIONS-CONT'D

15. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: APRIL 4, 1967
RECORDING NO.: 6158024
AFFECTS: PORTIONS OF PARCELS A AND B "BLANKET IN NATURE"

16. AGREEMENT INCLUDING THE TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED THEREIN
BETWEEN: TEN-TWENTY CORPORATION, MERCER VIEW CONVALESCENT HOSPITAL, INC., AND KYRAN E. HYNES AND CHRISTINE E. HYNES
AND: ERIK H. ERIKSON AND WIFE, W. H. SEELYE AND WIFE AND ROBERT H. CLARK AND WIFE
RECORDING DATE: APRIL 10, 1962
RECORDING NO.: 5410645 "BLANKET IN NATURE"

ENCROACHMENTS

1. WOOD FENCE ON NORTH LINE OR PARCEL C, AS NOTED.
2. FENCE ALONG SOUTH LINE OF PARCEL B, AS NOTED.

BASIS OF BEARINGS

CENTERLINE OF SE 24TH STREET BEARS N 89°35'08" W BETWEEN MONUMENTS FOUND.

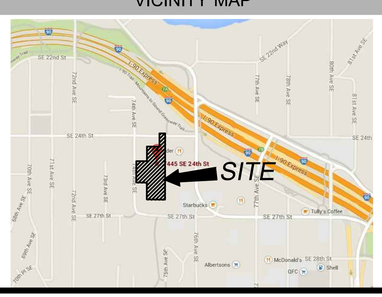
VERTICAL DATUM

NAVD 88 PER PER CITY OF MERCER ISLAND BENCHMARK #7126
3/8" COPPER PLUG W/PUNCH IN CONC MON, DN 1.3'. LOCATED 6' S. OF INTX SE 24TH ST & 74TH AVE SE, ELEV=155.20'

REFERENCES

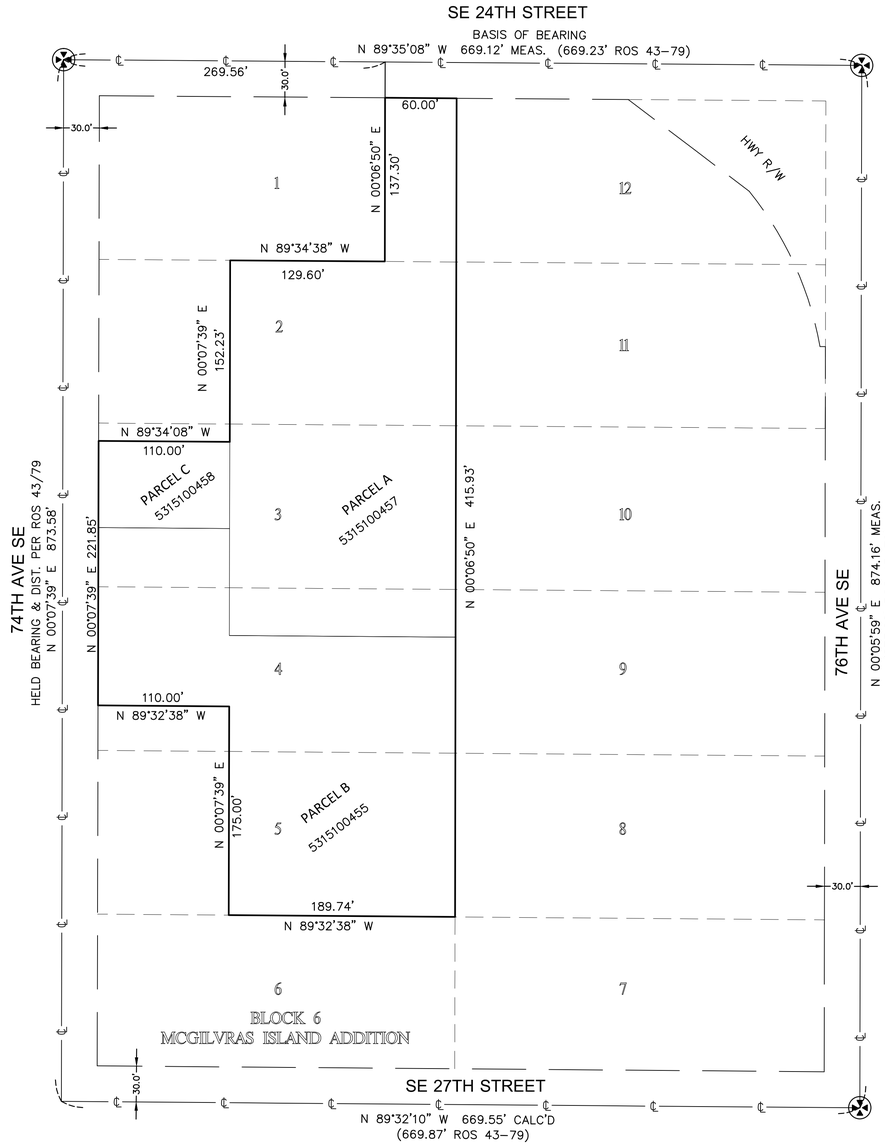
RECORD OF SURVEY VOLUME 43, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON.

VICINITY MAP



CONTROL MAP

SCALE: 1" = 60'



measure success

ALTA/ACSM LAND TITLE SURVEY
NE 1/4 OF THE NW 1/4 OF SEC. 12, TWP. 24N., RGE. 4E., W.M.
TAX PARCEL NO. 531510-0455, 531510-0457 & 531510-0458

AEGIS SENIOR COMMUNITIES
7445 SE 24TH STREET
MERCER ISLAND, WA

EDWIN J. GREEN JR. 15025 STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

JOB NUMBER:	140548
DATE:	1/26/15
DRAFTED BY:	TLR
CHECKED BY:	EJG/JGM
SCALE:	1"= 60'

REVISION HISTORY	
1/26/15	CHANGED TITLE

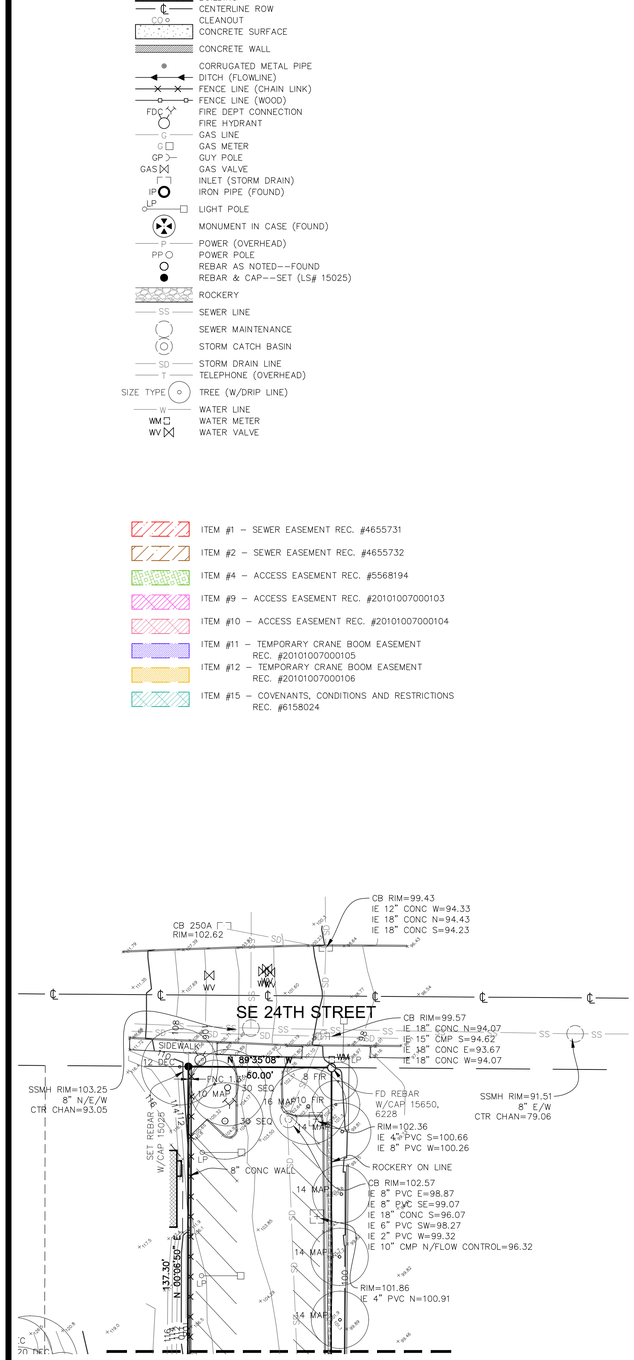
SHEET NUMBER
1 OF 2

ALTA/ACSM LAND TITLE SURVEY

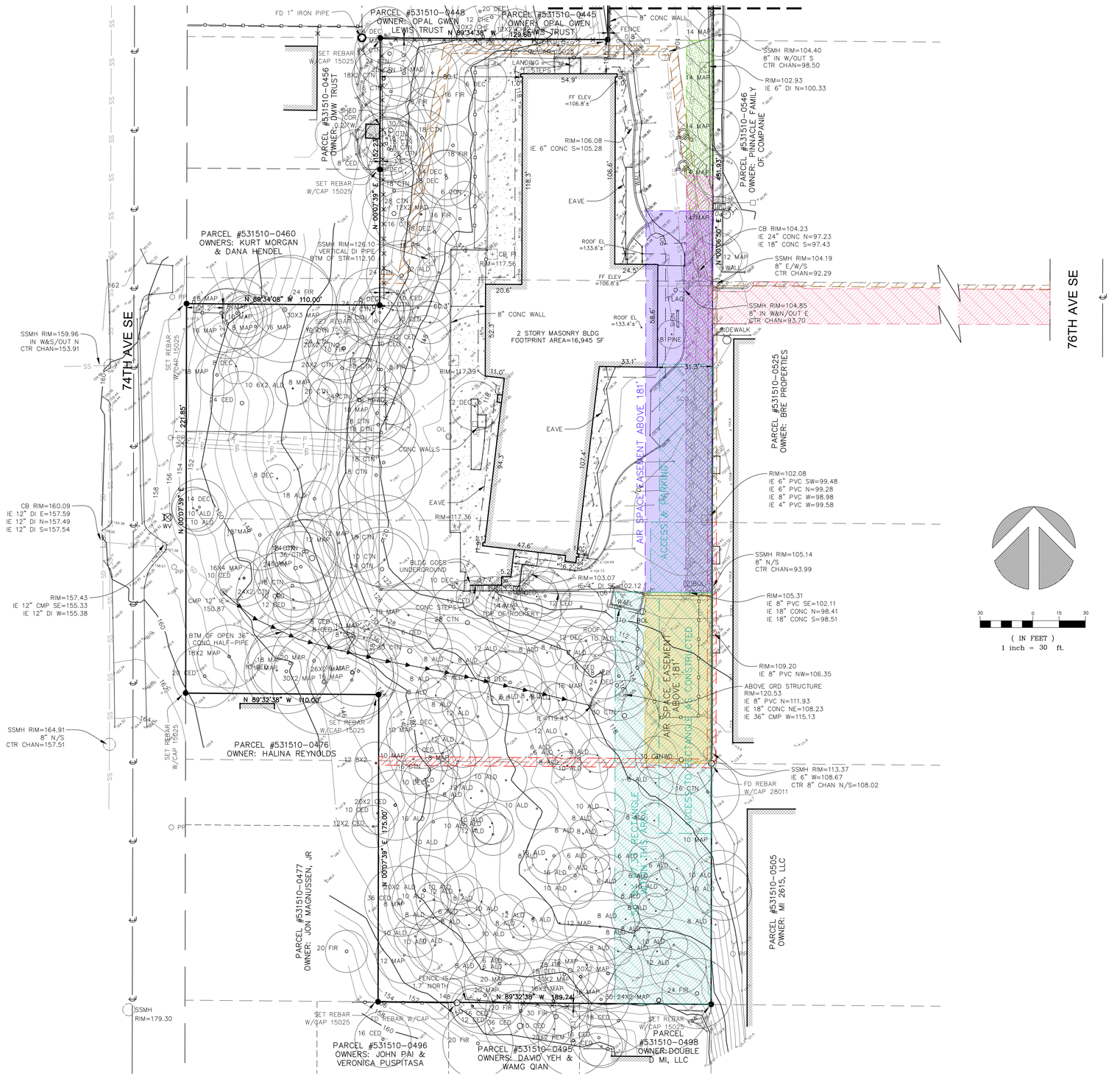
LEGAL DESCRIPTION

AREA DRAIN
ASPHALT SURFACE
BOL BOLLARD
BUILDING
CENTERLINE ROW
CO CLEANOUT
CONCRETE SURFACE
CONCRETE WALL
CORRUGATED METAL PIPE
DITCH (FLOWLINE)
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FDC FIRE DEPT CONNECTION
FIRE HYDRANT
G GAS LINE
G GAS METER
GP GUY POLE
GAS GAS VALVE
INLET (STORM DRAIN)
IP IRON PIPE (FOUND)
LP LIGHT POLE
MONUMENT IN CASE (FOUND)
P POWER (OVERHEAD)
PP POWER POLE
REBAR AS NOTED--FOUND
REBAR & CAP--SET (LS# 15025)
ROCKERY
SS SEWER LINE
SEWER MAINTENANCE
STORM CATCH BASIN
SD STORM DRAIN LINE
T TELEPHONE (OVERHEAD)
SIZE TYPE TREE (W/DRIP LINE)
W WATER LINE
WM WATER METER
WV WATER VALVE

ITEM #1 – SEWER EASEMENT REC. #4655731
ITEM #2 – SEWER EASEMENT REC. #4655732
ITEM #4 – ACCESS EASEMENT REC. #5568194
ITEM #9 – ACCESS EASEMENT REC. #20101007000103
ITEM #10 – ACCESS EASEMENT REC. #20101007000104
ITEM #11 – TEMPORARY CRANE BOOM EASEMENT REC. #20101007000105
ITEM #12 – TEMPORARY CRANE BOOM EASEMENT REC. #20101007000106
ITEM #15 – COVENANTS, CONDITIONS AND RESTRICTIONS REC. #6158024



MATCH LINE



30 0 15 30
(IN FEET)
1 inch = 30 ft.

measure success

ALTA/ACSM LAND TITLE SURVEY
NE 1/4 OF THE NW 1/4 OF SEC. 12, TWP. 24N., RGE. 4E., W.M.
TAX PARCEL NO. 531510-0455, 531510-0457 & 531510-0458

AEGIS SENIOR COMMUNITES
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MERCER ISLAND, WA

JOHN J. GREEN JR. 15025 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON

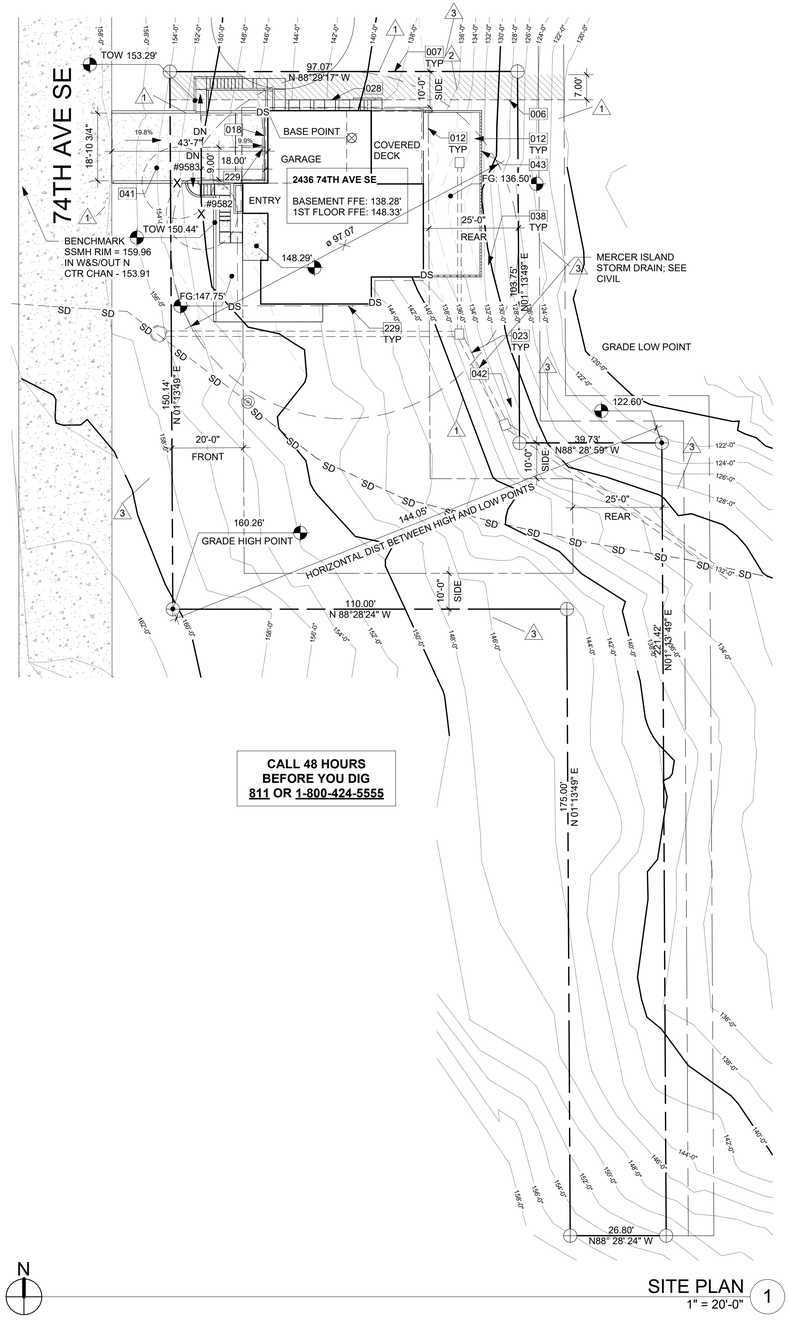
GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.438.4488
support@geodimensions.net
www.geodimensions.net

JOB NUMBER:	140548
DATE:	1/26/15
DRAFTED BY:	TLR
CHECKED BY:	EJG/JGM
SCALE:	1"= 30'

REVISION HISTORY

1/26/15	CHANGED TITLE

SHEET NUMBER
2 OF 2



N

SITE PLAN 1

1" = 20'-0"

KEY NOTES

006	EXISTING EASEMENT LINE
007	EXISTING PROPERTY LINE
012	SETBACK LINE
018	TRENCH DRAIN: SEE DETAILS AND CIVIL.
023	SITE DRAINAGE AWAY FROM HOME PER IRC SECTION 401.3. SEE CIVIL DRAWINGS FOR FOUNDATION DRAINAGE SPECIFICATIONS.
028	HARDSCAPE STEPS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS. PROVIDE HANDRAILINGS TO ANY PORTION OF EXTERNAL STAIRS THAT EXCEED 4 RISERS.
038	DRIPLINE OF TREES TO BE RETAINED ON SITE, TYP.
041	DRIVEWAY SLOPE THAT EXCEEDS 15% SHALL BE CEMENT CONCRETE PAVEMENT WITH A BRUSHED SURFACE FOR TRACTION. DRIVEWAY SLOPE THAT IS 15% OR LESS TO BE ASPHALT CONCRETE SURFACE, PER CIVIL.
042	LOT REQUIREMENT MINIMUM 75'-0" DIAMETER.
043	LANDSCAPE BLOCK WALL TO NOT EXCEED 4'-0" IN HEIGHT.
229	LONG DASHED LINE OF ROOF ABOVE.

ZONING REQUIREMENTS

JURISDICTION:	CITY OF MERCER ISLAND
ZONING:	R-9.6 SINGLE FAMILY
PARCEL ASSESSOR'S #:	5315100455
LOT SIZE:	21,108.7 SF = 0.49 ACRE

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

MAXIMUMS:
MAX. FAR: 40%
MAX. LOT COVERAGE: 35%
MAX. HEIGHT: 30' ABOVE ABE

SETBACKS:

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

G.F.A. CALCULATION

LOT SIZE	21,108.7 SF
G.F.A. IN ZONE R-9.6 = 40%	8,443.5 SF
BASEMENT FLOOR	1,050.5 SF
EXEMPT (SEE BASEMENT FLOOR AREA CALCULATION)	-581.89 SF
1ST FLOOR	1,561.46 SF
2ND FLOOR	2,007.81 SF
ATTACHED GARAGE	459.46 SF
TOTAL:	**4,497.34 SF**
PERCENT:	**21.3%**

LOT COVERAGE CALCULATION

LOT SIZE	21,108.7 SF
MAX HARDSCAPE COVERAGE (9%)	1,899.8 SF
MIN LANDSCAPE REQUIREMENT (70%)	14,776.1 SF
MAXIMUM PAVER COVERAGE (9%)	1,899.8 SF
ALLOWABLE LOT COVERAGE (35%)	7,388.1 SF

LANDSCAPE CALCULATIONS:

IMPERVIOUS SURFACES	ACTUAL AREA	
FOOTPRINT INCLUDING EAVES:	2120.97 SF	
DRIVEWAY:	520.61 SF	
COVERED DECK:	304.57 SF	
COVERED ENTRY PATIO:	194.17 SF	
PAVER WALKWAY AND STAIRS < 60"	192.94 SF	
PAVER ENTRY WALKWAY < 60"	75.75 SF	0.0 SF
TOTAL IMPERVIOUS COVERAGE:	**3409.01 SF (3,979.1 SF UNDER)**	
REMAINING LANDSCAPE AREA:	**17,699.69 SF (2,923.6 SF OVER)**	

LOT COVERAGE CALCULATIONS:

LOT COVERAGE	AREA
ROOF:	2,606 SF
COVERED PATIOS AND DECKS:	330 SF
DRIVEWAY:	496 SF
TOTAL LOT COVERAGE:	**3,432 SF (16.3%)**

HARDSCAPE & PAVER CALCULATIONS:

HARDSCAPE SURFACES		
STAIRS:	192.94 SF	
PAVER ENTRY WALKWAY:	75.75 SF	
RETAINING WALLS*:	96.01 SF	
TOTAL HARDSCAPE AREA:	**364.7 SF**	**1.73%**
TOTAL PAVER AREA:	**268.69 SF**	**1.27%**

LOT SLOPE CALCULATION

HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINT ON SITE:	144.05'
HIGHEST GRADE POINT:	160.26'
LOWEST GRADE POINT:	122.60'
GRADE DIFFERENCE:	160.26' - 122.60' = 37.66'
AVERAGE GRADE SLOPE:	37.66' / 144.05' = **26.14%**
REQUIRED LANDSCAPING AREA BETWEEN 15% AND LESS THAN 30%:	**65%**
MAXIMUM LOT COVERAGE BETWEEN 15% AND LESS THAN 30%:	**35%**

SYMBOL LEGEND

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

MEDICI ARCHITECTS

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: 9/28/2023

REVISIONS:		DATE:
1	CORRECTION LETTER	5/28/24
2	CORRECTION LETTER 02	10/8/2024
3	CORRECTION LETTER 03	1/6/2025

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

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

DRAWING NAME:

SITE PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

NSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

A0.1

PLOT SCALE: 1:1

BASEMENT FLOOR AREA CALCULATION

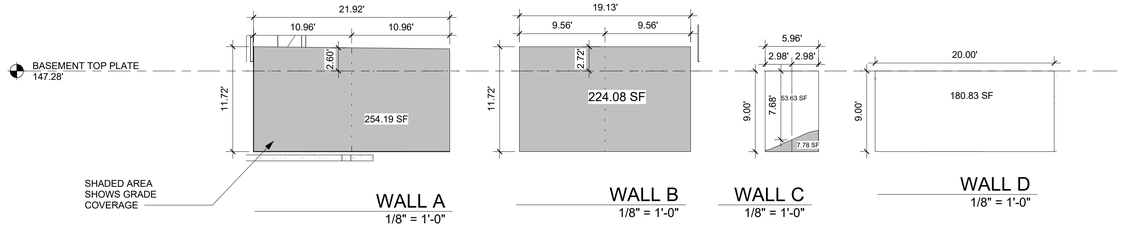
WALL SEGMENT	LENGTH		COVERAGE	RESULT
A	21.92	X	100%	21.92
B	19.13	X	100%	19.13
C	5.96	X	14.5%	0.86
D	20	X	0%	0
E	14.54	X	0%	0
F	25.33	X	0%	0
G	14.54	X	43.9%	6.38
G-1	5.96	X	40.8%	2.43
G-2	7.54	X	85.0%	6.41
G-3	22.25	X	93.7%	20.85
M	13.13	X	100%	13.13
N	7.21	X	100%	7.21
	177.51			98.32

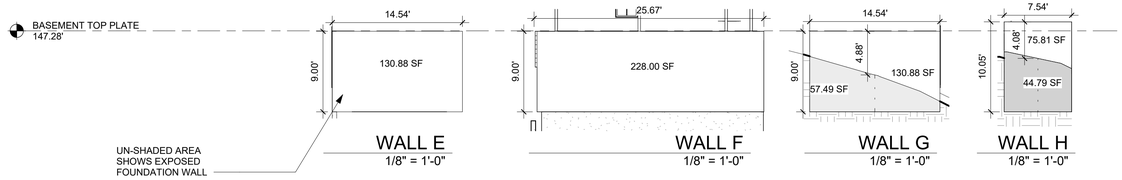
TOTAL BASEMENT AREA:	1,050.5 SF
RESULT / TOTAL WALL LENGTH:	55.39%
EXCLUDED BASEMENT:	581.89 SF

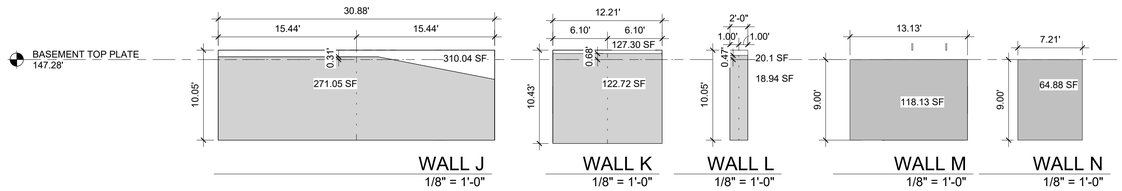
ABE CALCULATION

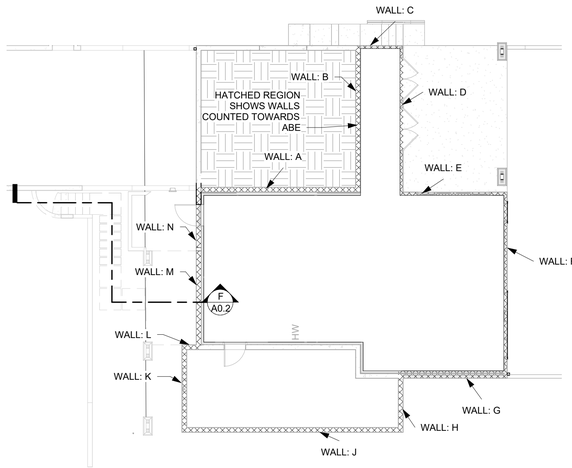
WALL SEGMENT	LENGTH		ELEVATION		PRODUCT
A	21.92	X	149.88	=	3285.37
B	19.13	X	150.00	=	2869.5
C	5.96	X	139.60	=	832.02
D	20	X	138.28	=	2765.6
E	14.54	X	138.28	=	2010.59
F	25.33	X	138.28	=	3502.6
G	14.54	X	142.40	=	2070.5
H	7.54	X	143.20	=	1079.73
J	30.88	X	147.59	=	4557.58
K	12.21	X	147.96	=	1806.59
L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

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

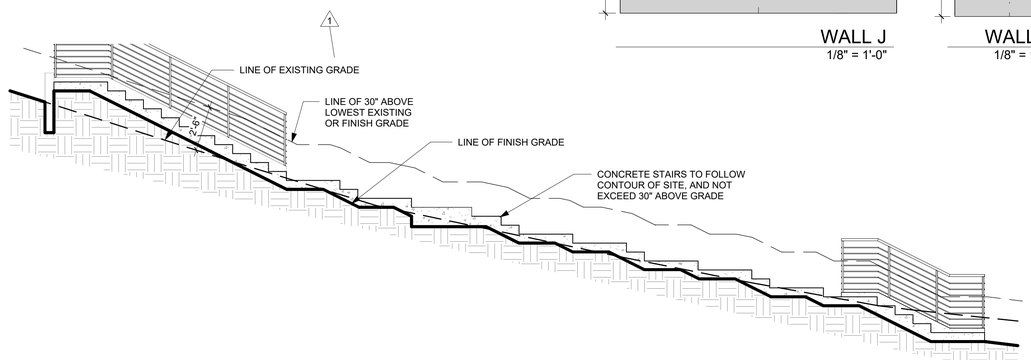




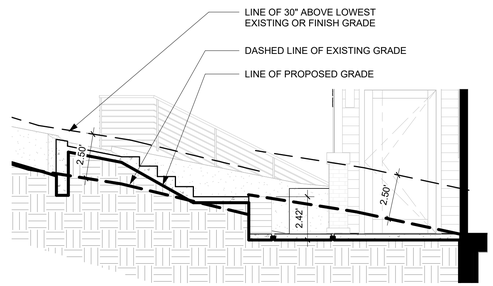




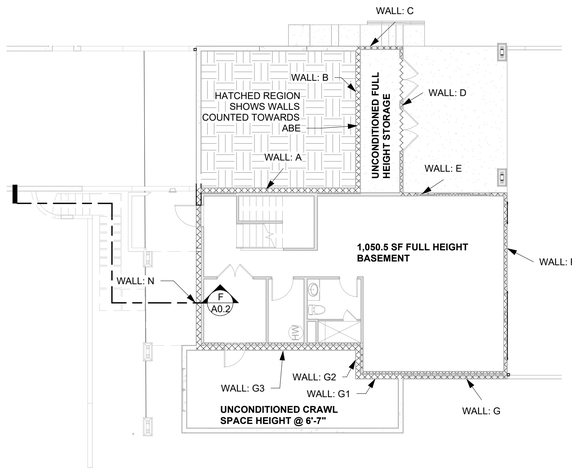
ABE DIAGRAM A
1" = 10'-0"



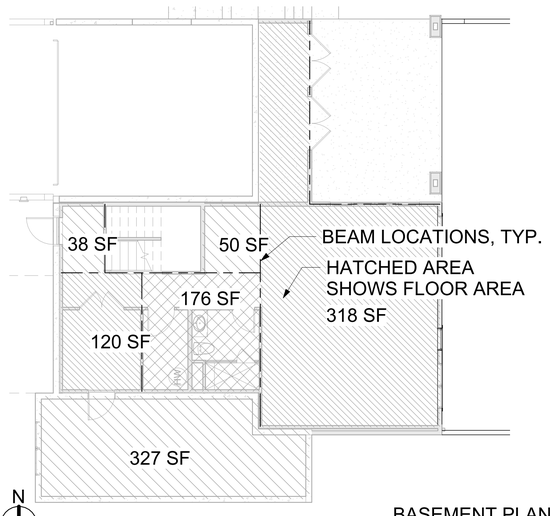
EXTERIOR STAIR SECTION C
1/4" = 1'-0"



FRONT PORCH SECTION F
1/4" = 1'-0"

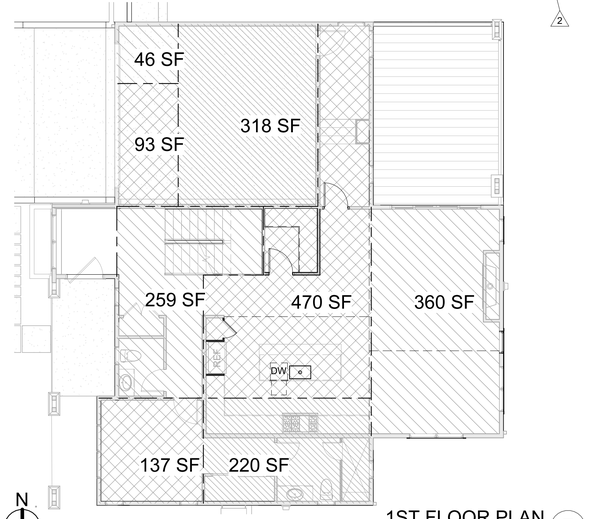


BASEMENT GFA DIAGRAM B
1" = 10'-0"



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

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



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

MEDICI ARCHITECTS

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MERCER ISLAND, 98040

DRAWING NAME:

DIAGRAMS

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

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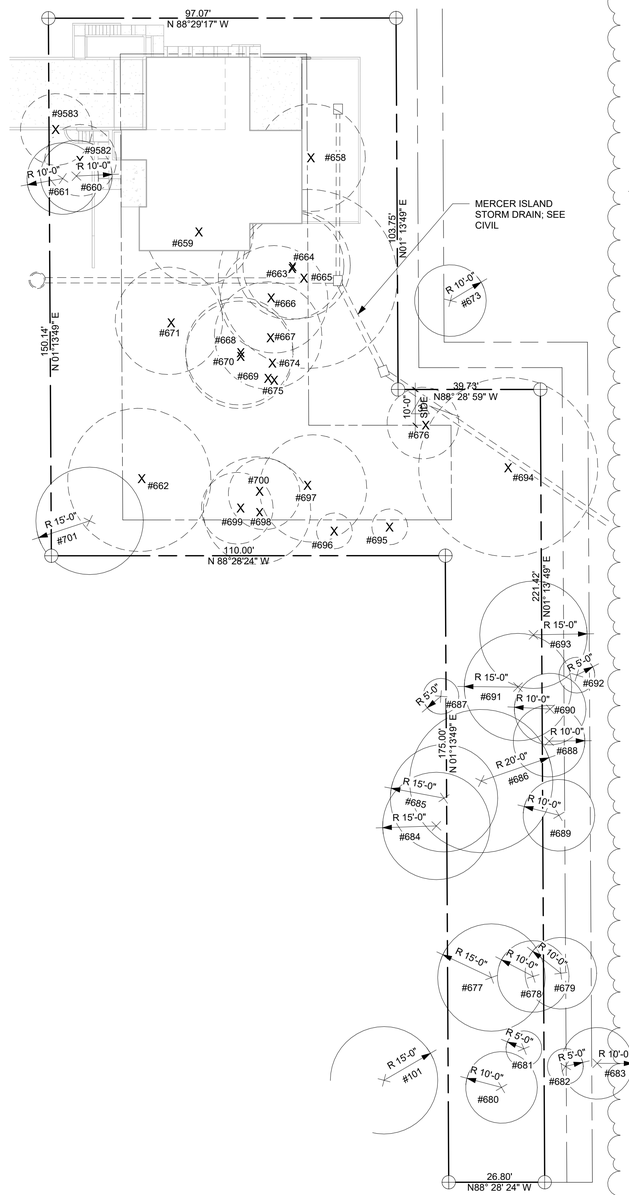
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PROJECT No.: A22 087

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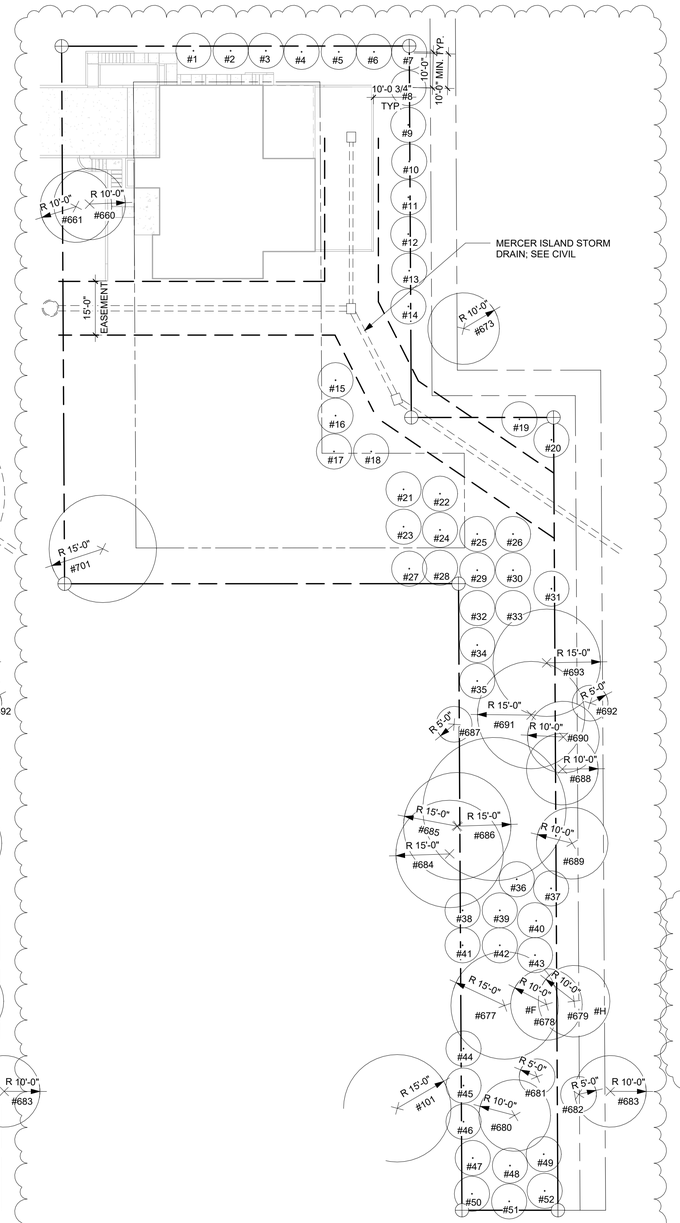
PLOT SCALE: 1:1

A0.2



TREE RETENTION DIAGRAM 1

1" = 20'-0"



PROPOSED TREE DIAGRAM 2

1" = 20'-0"

TREE DENSITY CALCULATION

ONSITE TREES

NUMBER	EXCEPTIONAL	SPECIES	ACTION	DBH	ARBORIST RATING	REPLACEMENT BY CODE	REDUCED TO	TOTAL REPLACEMENT REQUIRED
#658	YES (GROVE)	COTTONWOOD	REMOVE	22	2	6	4	4
#659	N/A	MAPLE BIGLEAF	REMOVE	18	4	2	0	0
#660	YES	WILLOW	RETAINED	16	3	0		
#661	YES	WILLOW	RETAINED	14	3	0		
#662	LARGE	MAPLE BIGLEAF	REMOVE	21	3	2		2
#663	YES (GROVE)	COTTONWOOD	REMOVE	20	2	6		6
#664	YES (GROVE)	COTTONWOOD	REMOVE	27	2	6		6
#665	YES	COTTONWOOD	REMOVE	37	2	6		6
#666	N/A	COTTONWOOD	REMOVE	24	4	3	0	0
#667	YES (GROVE)	COTTONWOOD	REMOVE	29	2	6		6
#668	YES (GROVE)	COTTONWOOD	REMOVE	22	3	6		6
#669	YES (GROVE)	COTTONWOOD	REMOVE	30	2	6		6
#670	YES (GROVE)	COTTONWOOD	REMOVE	24	2	6		6
#671	YES (GROVE)	MAPLE BIGLEAF	REMOVE	15	3	6		6
#674	YES (GROVE)	CEDAR WESTERN-RED	REMOVE	10	2	6		6
#675	YES (GROVE)	CEDAR WESTERN-RED	REMOVE	12	2	6		6
#676	LARGE	MAPLE BIGLEAF	REMOVE	10	2	2		2
#677	YES	CEDAR WESTERN-RED	RETAIN	35	3	0		0
#678	N/A	COTTONWOOD	RETAIN	18	4	0		0
#680	N/A	MAPLE BIGLEAF	RETAIN	14	4	0		0
#681	N/A	ALDER RED	RETAIN	10	4	0		0
#686	LARGE	CEDAR WESTERN-RED	RETAIN	20	2	0		0
#691	LARGE	MAPLE BIGLEAF	RETAIN	13	2	0		0
#693	LARGE	MAPLE BIGLEAF	RETAIN	12	2	0		0
#694	LARGE	COTTONWOOD	REMOVE	33	3	3		3
#695	N/A	MAPLE BIGLEAF	DEAD	37	4			
#696	N/A	MAPLE BIGLEAF	DEAD	22	4			
#697	N/A	MAPLE BIGLEAF	REMOVE	22	4	2		2
#698	N/A	MAPLE BIGLEAF	REMOVE	20	4	2		2
#699	LARGE	CEDAR WESTERN-RED	REMOVE	13	2	2		2
#700	N/A	COTTONWOOD	REMOVE	21	3	2		2
#701	LARGE	CEDAR WESTERN-RED	RETAIN	24	2	0		0
#9582	N/A	HAWTHORN BLACK	REMOVE	8	4	1	0	0
#9583	YES	WILLOW	REMOVE	8	3	6	2	2
TOTALS								**81**

TOTAL ON SITE TREES (INCLUDES DEAD TREES & TREE 9582) **34**

TOTAL REGULATED TREES (EXCLUDES DEAD TREES & TREE 9582) **31**

OFFSITE TREES

NUMBER	EXCEPTIONAL	SPECIES	DBH
#101	LARGE	DOUGLAS-FIR	25
#102	LARGE	MAPLE BIGLEAF	22
#673	YES (GROVE)	MAPLE BIGLEAF	12
#679	**N/A**	**ALDER RED**	**14**
#682	**N/A**	**ALDER RED**	**14**
#683	**LARGE**	**ALDER RED**	**12**
#684	LARGE	CEDAR WESTERN-RED	25
#685	LARGE	CEDAR WESTERN-RED	12
#687	N/A	CHERRY	11
#688	**YES**	**WILLOW**	**12**
#689	**N/A**	**ALDER RED (DYING)**	**18**
#690	**N/A**	**WILLOW (DYING)**	**19**
#692	**N/A**	**CEDAR WESTERN-RED (DEAD)**	**15**

TREE RETENTION CALCULATION

TOTAL REGULATED TREES	31
PROPOSED RETAINED TREES	10
TOTAL	**32.2% RETAINED**

REPLACEMENT TREE CALCULATION

REPLACEMENT TREES

SPECIES	ACTION	QUANTITY
WESTERN RED CEDAR	ADD	18
BIG LEAF MAPLE	ADD	17
DOUGLAS FIR	ADD	17

TOTAL PROPOSED REPLACED TREES PER REDUCTION: 52

REPLACEMENT TREES TO FOLLOW ALL REQUIREMENTS LISTED IN MICC 19.10.070

REPLACEMENT REDUCTION PER MICC 19.10.070(B)(4)

NUMBER	REPLACEMENT REDUCTION	REASON FOR REDUCTION
#658	Y	POOR STRUCTURE
#659	Y	POOR CONDITION
#666	Y	RISK/CONDITION
#9582	Y	NON-REGULATED
#9583	Y	LOW PRIORITY

EXCEPTIONAL TREE REMOVAL JUSTIFICATION

NOTE: ONLY TREES THAT ARE CONSIDERED EXCEPTIONAL ARE SHOWN HERE. SEE TREE DENSITY CALCULATION FOR MORE INFORMATION.

EXCEPTIONAL TREES REMOVED DUE TO SFR CONSTRUCTION - MICC 19.10.060.b	658, 663, 664, 9583
EXCEPTIONAL TREES REMOVED DUE TO MICC 19.02.020(I) REQUIREMENTS - MICC 19.10.060.c	665, 667, 668, 669, 670, 674, 675, 695, 696, 697, 698, 699, 700

NOTES:

1. A MINIMUM OF 30% OF TREES WITH A DIAMETER OF 10" OR GREATER SHALL BE RETAINED PER MICC 19.10.060.2.a.
2. PER ARBORIST REPORT, TREE PRESERVATION PRIORITY HAS BEEN GIVEN TO EACH MARKED TREE. TREES UNDER PRIORITY 4 ARE NOT CONSIDERED A LARGE TREE PER MICC 19.10.060.2.a.
   - A. PRIORITY 1: HIGH PRIORITY FOR PROTECTION
   - B. PRIORITY 2: GOOD OR FAIR CONDITION TREE WORTH PROTECTING, BUT NOT VALUABLE
   - C. PRIORITY 3: POOR CONDITION AVERAGE TREE, NOT OWRTH ANY SPECIAL PROTECTION MEASURES.
   - D. PRIORITY 4: TREES THAT SHOULD BE REMOVED UNDER MOST CIRCUMSTANCES.
3. TREE REPLACEMENT RATIO TO FOLLOW TABLE WITHIN MICC 19.10.070.A.
4. ALL SUPPLEMENTAL TREE SPECIES ARE TO FOLLOW THE REQUIREMENTS OF MICC 19.10.070.B.2. SPECIES TO BE APPROVED BY OWNER BEFORE PLANTING.
5. ALL OFFSITE TREES THAT ARE BOLD AND DESIGNATED WITH AN ASTERISK IN THE TREE RETENTION TABLE ARE CONSIDERED OFFSITE DUE TO RECORDED BOUNDARY LOT ADJUSTMENT, #2LLA-23001.
6. PER CITY ARBORIST, THE AMOUNT OF SUPPLEMENTAL TREES REQUIRED HAVE BEEN REDUCED.
7. TREE PLANTING LOCATIONS TO BE VERIFIED BY OWNER AND TO COMPLY WITH ALL TREE PLANTING REGULATIONS PER MICC 19.10.070.

MICC 19.10.060 TREE REMOVAL

RETENTION OF EXCEPTIONAL TREES. DEVELOPMENT PROPOSALS SPECIFIED UNDER SUBSECTION (a)(1) OF THIS SECTION SHALL RETAIN EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE. EXCEPTIONAL TREES WITHA DIAMETER OF 24 INCHES OR MORE THAT ARE RETAINED SHALL BE CREDITED TOWARDS COMPLIANCE WITH THE RETENTION REQUIREMTNS OF SUBSECTION (A)(2) OF THIS SECTION. REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE, SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES:

a. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR

b. RETENTION OF AN EXCEPTIONAL TREE(S) WITHA DIAMETER OF 24 INCHES OR MORE WILL LIMIT THE CONSTRUCTABLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC; OR,

c. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL PREVENT CREATION OF A RESIDENTIAL LOT THROUGH A SUBDIVISION OR SHORT SUBDIVISION THAT IS OTHERWISE ALLOWED BY THIS TITLE.

MEDICI ARCHITECTS

11711 SE 8TH STREET
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SUITE 301
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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS:		DATE:
1	CORRECTION LETTER	5/28/24
2	CORRECTION LETTER 02	10/8/2024
3	CORRECTION LETTER 03	1/6/2025
4	CORRECTION LETTER 04	1/28/2025
5	CORRECTION LETTER 05	3/6/2025

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

TREE RETENTION DIAGRAM

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A0.3

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:
EXTERIOR CONCRETE STAIRS ARE SHOWN DIAGRAMATICALLY, AND TO FOLLOW THE CONTOUR OF THE SITE WHILE COMPLYING WITH IRC R311. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS THAT HAVE NOT BEEN DOCUMENTED.

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.
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. FIBER CEMENT PLANK HORIZONTAL LAP SIDING W/ 6" EXPOSURE (HARDIPLANK SELECT CEDARMILL LAP SIDING, OR SIMILAR), PAINTED COLOR PER OWNER.
B. FIBER CEMENT PANEL (HARDIPANEL SMOOTH VERTICAL SIDING, OR SIMILAR) RAINSCREEN PAINTED TO MATCH WINDOW FRAME.
C. FIBER CEMENT VERTICAL SIDING W/ 12" EXPOSURE (HARDIPANEL VERTICAL SIDING SIERRA 8, OR SIMILAR) RAINSCREEN. PAINTED COLOR PER OWNER.
D. ENGINEERED T&G HORIZONTAL RAINSCREEN SIDING (RESYSTA™, OR APPROVED BY OWNER) W/ 4" EXPOSURE. INSTALL PER MANUFACTURER.
E. STONE MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR & PATTERN PER OWNER.
F. THIN BRICK MASONRY VENEER MECHANICALLY ATTACHED TO WALL AND INSTALLED PER MANUFACTURER RECOMMENDATION. COLOR & PATTERN PER OWNER.

TRIM:
A. WINDOW TRIM: FIBER CEMENT 1x6 (HARDITRIM, OR SIMILAR). PAINTED COLOR BY OWNER.
B. OUTSIDE VERTICAL TRIM: TAMLYN XTREME REVEAL XOCR
C. 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:
PLYWOOD SURFACE: 3/4" T&G, EXTERIOR GRADE B/C OR BETTER, INSTALLED B SIDE UP; PRIMER: TUFFLEX TUFF-POXY PRIMER #2 OR #3; BASE MEMBRANE: TUFFLEX SOLVENT FREE "TUFF"; AGGREGATE BINDING TOP COAT: TUFFLEX COLORCOAT AR (COLOR - ROCKY GRAY); TOP COAT: TUFFLEX COLORCOAT AL-ESTER TOP COAT (COLOR - ROCKY GRAY). INSTALLATION PER MANUFACTURER'S SPECIFICATION OVER SLOPED RIGID INSULATION. DECK TO BE 3/4" MIN CEDAR BOARDS OVER RIPPED PT 2x CONTINUOUS SLEEPERS.

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:
PROVIDE LOW-PROFILE EAVE (RIDGEVENT20 BY AIR VENT INC. OR APPROVED EQUAL), RIDGE, AND RAKE VENTING AS WELL AS HAT-VENTS WHERE SHOWN. 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 & ATTIC ACCESS DOOR 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:
ENERGY STAR RATED GAS WATER HEATER MIN UEF 0.91, HEAT PUMP WITH MIN HSPF OF 10.0. MAX HEAT EQUIPMENT OUTPUT **64,413 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:
A NFPA 13R FIRE SPRINKLER SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND COMI STANDARDS SHALL BE INSTALLED THROUGHT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

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

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.

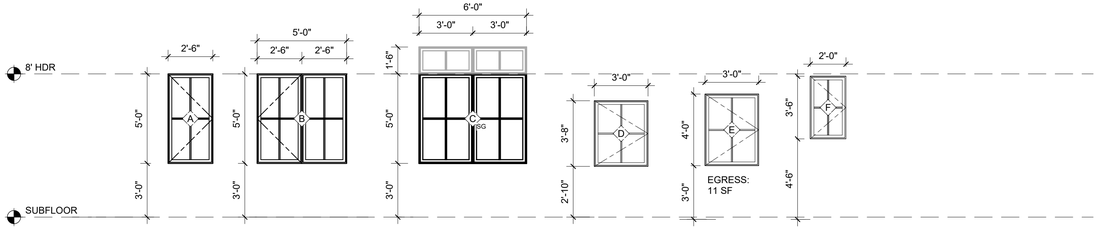
LIGHTING FIXTURE LAMPS:
ALL INCANDESCENT LAMPS RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER.
ALL FLUORESCENT LAMPS SHALL BE FULL-SPECTRUM.

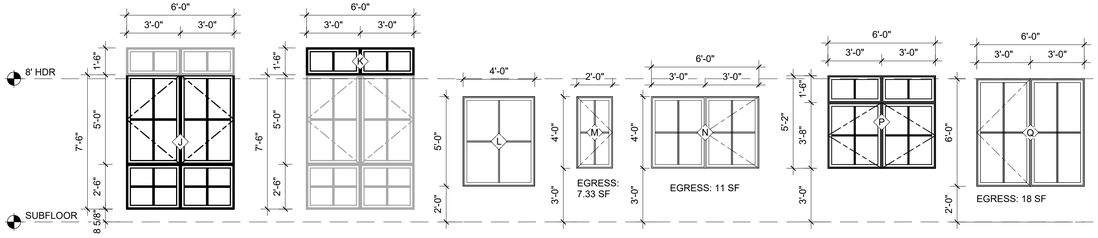
ELEVATOR: N/A

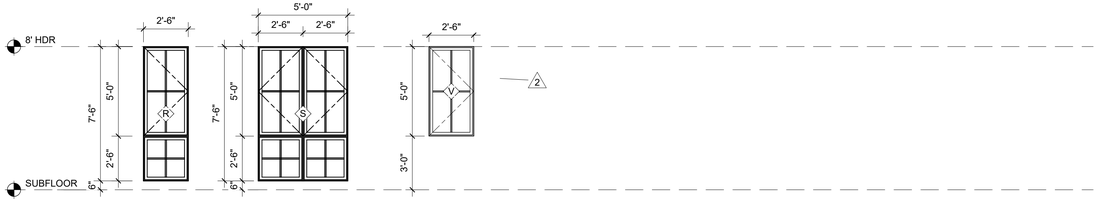
ATTIC SPACES: N/A

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.

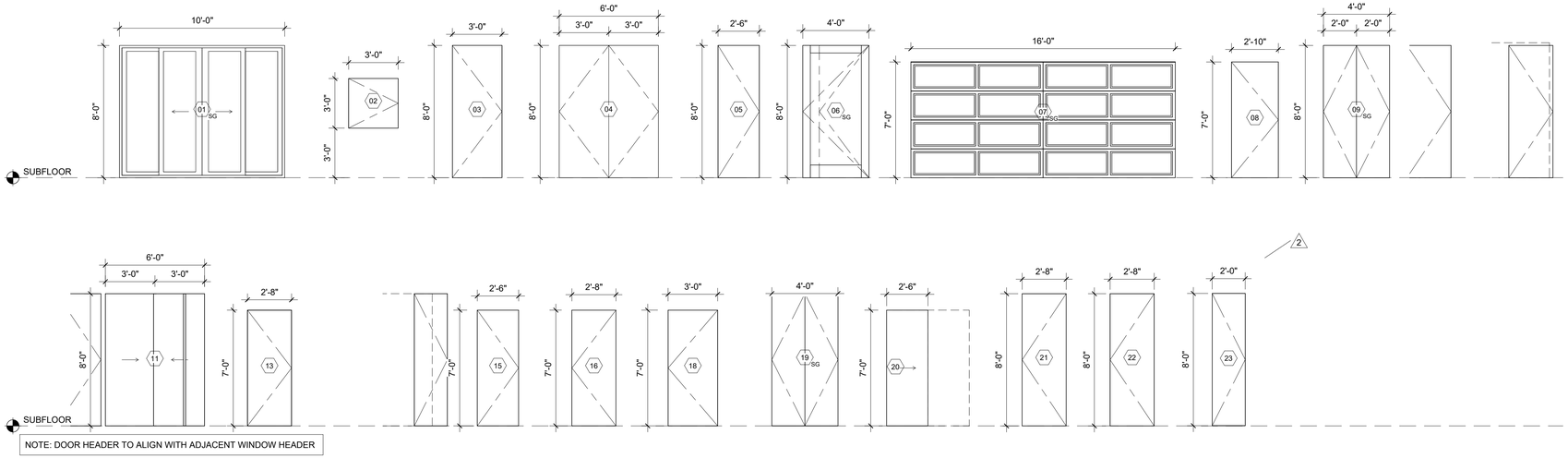
WALL MOUNTED LIGHT FIXTURES:
ALL WALL MOUNTED FIXTURES SHALL BE MOUNTED +80" FROM FINISH FLOOR TO CENTERLINE OF FIXTURE, UNLESS NOTED OTHERWISE. AT BOTTOM LIGHT VALENCE, LIGHT FIXTURE SHALL BE MOUNTED











NOTE: DOOR HEADER TO ALIGN WITH ADJACENT WINDOW HEADER

WINDOW SCHEDULE

NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	OPERATION	SCREEN	SG	HARDWARE	COMMENTS
A	1	BONUS ROOM	2'-6"	5'-0"	12.5 SF	TBD	0.28	CASE	Y	No	TBD	
B	1	BONUS ROOM	5'-0"	5'-0"	25 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
C	2	<varies>	6'-0"	5'-0"	60 SF	TBD	0.28	FIXED	N	Yes	TBD	
D	2	VARIOUS	3'-0"	3'-8"	22 SF	TBD	0.28	CASE	Y	<varies>	TBD	EGRESS PER PLAN
E	3	VARIOUS	3'-0"	4'-0"	36 SF	TBD	0.28	CASE	Y	No	TBD	EGRESS PER PLAN
F	7	VARIOUS	2'-0"	3'-6"	49 SF	TBD	0.28	CASE	Y	<varies>	TBD	
J	1	ENTRY	6'-0"	7'-6"	45 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
K	2	ENTRY	6'-0"	1'-6"	18 SF	TBD	0.28	FIXED	N	No	TBD	
L	2	ENTRY	4'-0"	5'-0"	40 SF	TBD	0.28	FIXED	N	No	TBD	
M	10	VARIOUS	<varies>	4'-0"	96 SF	TBD	0.28	<varies>	<varies>	No	TBD	EGRESS PER PLAN
N	7	VARIOUS	6'-0"	4'-0"	168 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	EGRESS PER PLAN
P	1	BED 02	6'-0"	5'-2"	31 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
Q	1	BED 04 / OFFICE	6'-0"	6'-0"	36 SF	TBD	0.28	FIXED	N	No	TBD	
R	2	LIVING	2'-6"	7'-6"	37.5 SF	TBD	0.28	CASEMENT	Y	No	TBD	
S	1	LIVING	5'-0"	7'-6"	37.5 SF	TBD	0.28	CASE / FIXED	Y / N	No	TBD	
V	1	BONUS ROOM	2'-6"	5'-0"	12.5 SF	TBD	0.28	CASE	Y	No	TBD	
Window Count: 44					726 SF							
TOTAL WINDOW AREA: 726 SF							0.28	UA =	203.28			
TOTAL SKYLIGHT AREA: 0							0.5	UA =	0		NOTE: SEE A0.3 & A4.0~A4.1 FOR WINDOW DIVISIONS.	
								TOTAL UA =	203.28			

EXTERIOR DOOR SCHEDULE

NO	QTY	LOCATION	WIDTH	HEIGHT	AREA	MANUF.	U-VALUE	DOOR TYPE	OPERATION	SG	COMMENTS
01	2	BONUS ROOM	10'-0"	8'-0"	160 SF	TBD	0.28	SLIDING GLASS	OXXO	Yes	ALL GLAZING DOORS, TRANSOMS, AND SITELITES TO BE SAFETY GLASS
02	2	CRAWL SPACE HATCH	3'-0"	3'-0"	18 SF	TBD	0.28	FLUSH SWINGING	X	No	INSULATE TO R-21 (WALL)
04	2	EXTERIOR STORAGE	6'-0"	8'-0"	96 SF	TBD	0.28	FLUSH SWINGING	XX	No	
06	1	ENTRY	4'-0"	8'-0"	32 SF	TBD	0.28	PIVOT	X	Yes	ALL GLAZING DOORS, TRANSOMS, AND SITELITES TO BE SAFETY GLASS
07	1	GARAGE	16'-0"	7'-0"	112 SF	TBD	0.28	OVERHEAD GARAGE	X	Yes	ALL GLAZING DOORS, TRANSOMS, AND SITELITES TO BE SAFETY GLASS
08	1	GARAGE	2'-10"	7'-0"	19.8 SF	TBD	0.28	FLUSH SWINGING	X	No	20-MIN INSULATED FIRE RATED W/SELF-CLOSER
Exterior Door Total: 9					437.8 SF						
TOTAL EXTERIOR DOOR AREA: 469.8-112= 357.8 SF							0.28	UA =	100.18		

INTERIOR DOOR SCHEDULE

NO	QTY	LOCATION	WIDTH	HEIGHT	MANUF.	DOOR TYPE	COMMENTS
03	1	MECH	3'-0"	8'-0"	TBD	SOLID SWINGING FLUSH	
05	3	VARIOUS	2'-6"	8'-0"	TBD	SOLID SWINGING FLUSH	
06	1	STORAGE	5'-0"	8'-0"	TBD	DOUBLE SOLID SWINGING FLUSH	
09	1	COAT	4'-0"	8'-0"	TBD	DOUBLE SOLID SWINGING FLUSH	
11	1	CLOSET	6'-0"	8'-0"	TBD	DOUBLE SOLID SLIDER	
12	1	VARIOUS	2'-8"	8'-0"	TBD	SOLID SWINGING FLUSH	
13	1	VARIOUS	2'-8"	7'-0"	TBD	SOLID SWINGING FLUSH	
15	1	PRIMARY WC	2'-6"	7'-0"	TBD	SOLID SWINGING FLUSH	
16	2	VARIOUS	2'-8"	7'-0"	TBD	SOLID SWINGING FLUSH	
17	4	VARIOUS	2'-6"	7'-0"	TBD	SOLID SWINGING FLUSH	
18	2	VARIOUS	3'-0"	7'-0"	TBD	SOLID SWINGING FLUSH	
19	1	HALLWAY	4'-0"	8'-0"	TBD	SOLID SWINGING FLUSH	
20	1	BATH 02	2'-6"	7'-0"	TBD	SOLID SINGLE POCKET	
21	1	PANTRY	2'-8"	8'-0"	TBD	SOLID DBL HINGE SWINGING FLUSH	
22	1	MUDROOM	2'-8"	8'-0"	TBD	SOLID SWINGING FLUSH	
23	1	KITCHEN	2'-0"	8'-0"	TBD	SOLID SWINGING FLUSH	
Interior Door Total: 23							

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.

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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS:

		DATE:
2	CORRECTION LETTER 02	10/8/2024

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

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

DRAWING NAME:

SCHEDULES

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

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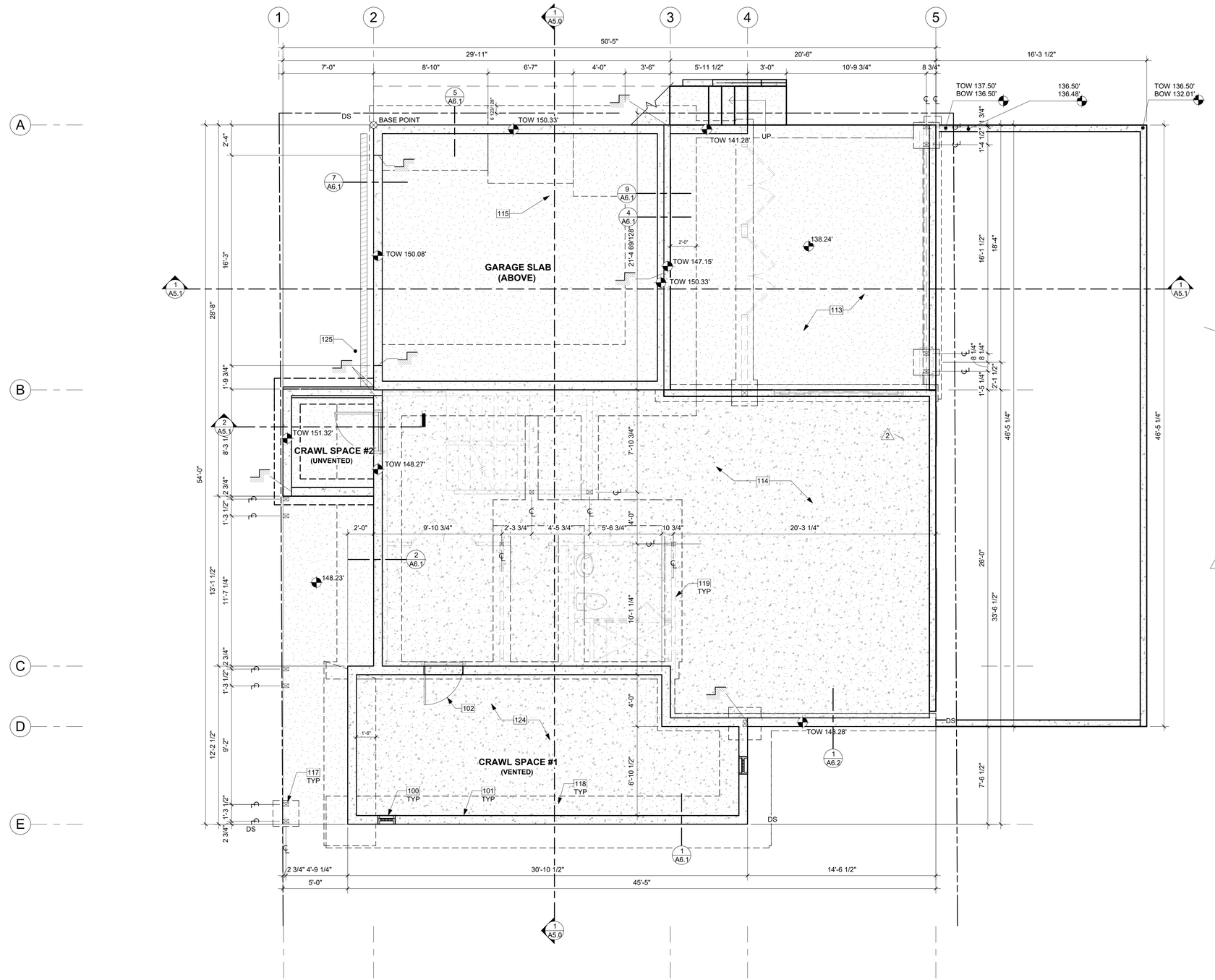
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PROJECT No.: A22 087

DATE: 3/6/2025

A0.5

PLOT SCALE: 1:1



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

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.
101	STEMWALL & FOOTING PER STRUCTURAL.
102	CRAWL SPACE ACCESS PER R408.4. PERIMETER WALL 16"x24" MIN. OPENING WITH R-21 INSULATION.
113	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
114	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER VAPOR BARRIER (6 MIL MIN. OR PER GEOTECH &/OR ENVELOPE CONSULTANT) OVER CONTINUOUS R-10 RIGID INSULATION OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
115	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
117	POSTS AND FOOTING PER STRUCTURAL.
118	DASHED LINE OF FOOTINGS PER STRUCTURAL, TYP.
119	DASHED LINE OF WALLS ABOVE, TYP.
124	CRAWLSPACE FOUNDATION PER STRUCTURE. 18" MIN CRAWLSPACE W/ 6 MIL BLACK VAPOR BARRIER, CLASS 1 VAPOR RETARDER OVER GRADE AND UP STEM WALLS.
125	TRENCH DRAIN ABOVE PER CIVIL.

CRAWL SPACE VENTILATION

CS #1 AREA=	297.43 SF	
CS #1 VENTILATION REQUIRED:	(297.43 SF x 144 SI) / 300 =	142.77 SI
USE:	16"x8" FOUNDATION VENTS	
CS #1 NET VENT AREA =	98.0 SI (-25%) = 73.5 SI	
VENTS REQUIRED =	142.77 SI / 73.5 SI =	2 VENTS
CS #1 PROVIDE:	(2) 16"x8" VENTS =	147 SI
CS #1 TOTAL MIN. VENTILATION PROVIDED = 147 SI IS GREATER THAN 142.77 REQ.		
NOTE: IF VENTILATION IS REDUCED TO 1 SI/1500 SF, A CLASS I VAPOR RETARDER SHALL BE PROVIDED OVER ENTIRE GROUND SURFACE AND A RADON VENT SHALL BE INSTALLED, PER IRC R408.2.		

CS #2 AREA=	44.99 SF	
CS #2 VENTILATION REQUIRED:	1 CF/MIN FOR EVERY 50 SF	
USE:	MECHANICAL VENTILATION	
VENTILATION RATE REQUIRED =	44.99 SF / 50 SF = .9 CF	1 CF/MIN
CS #2 PROVIDE:	1 CF/MIN FAN	
NOTE: EXPOSSED EARTH TO BE COVERED WITH CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS TO BE OVERLAPPED BY 6 INCHES AND SHALL BE SEALED OR TABED. EDGES SHALL EXTEND AT LEAST 6 INCHES UP STEM WALL, ATTACHED AND SEALED TO THE STEM WALL. A RADON SYSTEM SHALL BE INSTALLED THAT MEETS THE REQUIREMENTS OF WSRC R408.3.		

FOUNDATION PLAN NOTES

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

SYMBOL LEGEND

SEE TITLE SHEET A0.0 FOR COMPLETE SYMBOL INDEX.

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

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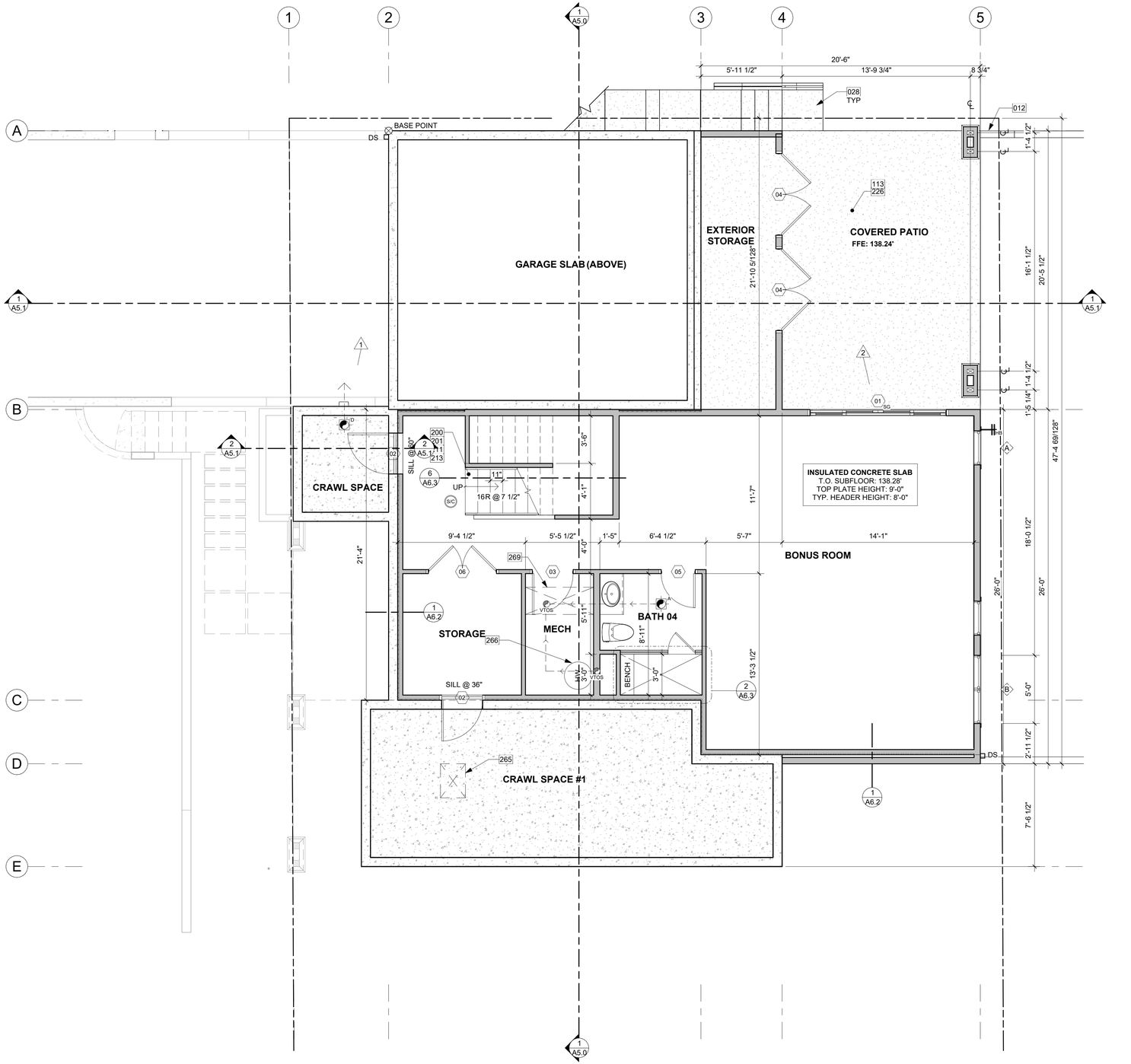
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PLOT SCALE: 1:1

A1.0



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

KEY NOTES

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

HOUSE VENTILATION

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

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

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

FLOOR PLAN NOTES

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.

MEDICI ARCHITECTS

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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS:		DATE:
1	CORRECTION LETTER	5/28/24
2	CORRECTION LETTER 02	10/8/2024

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

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

DRAWING NAME:

BASEMENT PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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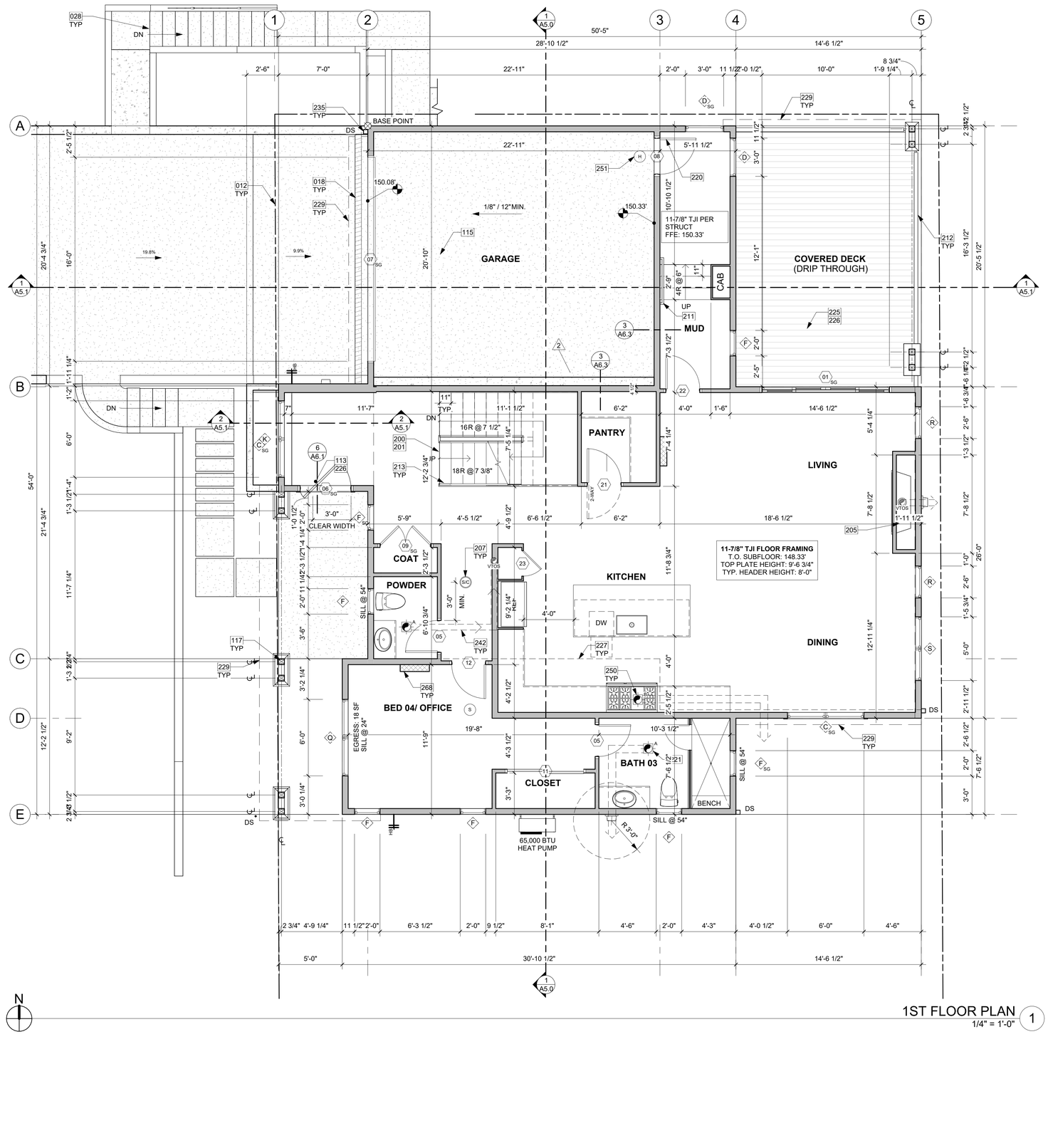
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A2.0



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

KEY NOTES

012	SETBACK LINE
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028	HARDSCAPE STEPS DRAWN DIAGRAMATICALLY; TO FOLLOW SITE CONTOURS. PROVIDE HANDRAILINGS TO ANY PORTION OF EXTERNAL STAIRS THAT EXCEED 4 RISERS.
113	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL. EXTERIOR SLABS TO RECEIVE BROOM FINISH AND TO SLOPE 1/4" PER FOOT AWAY FROM BUILDING.
115	CONCRETE SLAB (4" MIN. OR PER STRUCTURAL) OVER GRAVEL OR CRUSHED ROCK (4" MIN. OR PER GEOTECH) OVER FIRM UNDISTURBED SOIL. REINFORCING PER STRUCTURAL.
117	POSTS AND FOOTING PER STRUCTURAL.
200	PROVIDE INTERIOR STAIRWAY ILLUMINATION PER IRC SECTION R303.7. STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATION LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
201	WOOD STAIR W/ TREADS AND RISERS CONFORMING TO IRC R311.7.5. SEE STRUCTURAL DRAWINGS FOR FRAMING AND CONNECTIONS.
205	GAS FIREPLACE: DIRECT VENT THROUGH WALL OR ROOF PER MANUFACTURER'S REQUIREMENTS. PER OWNER'S SELECTED UNIT, PER IRC SECTION R1004.2, FACTORY BUILT HEARTH 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.

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

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LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

1ST FLOOR PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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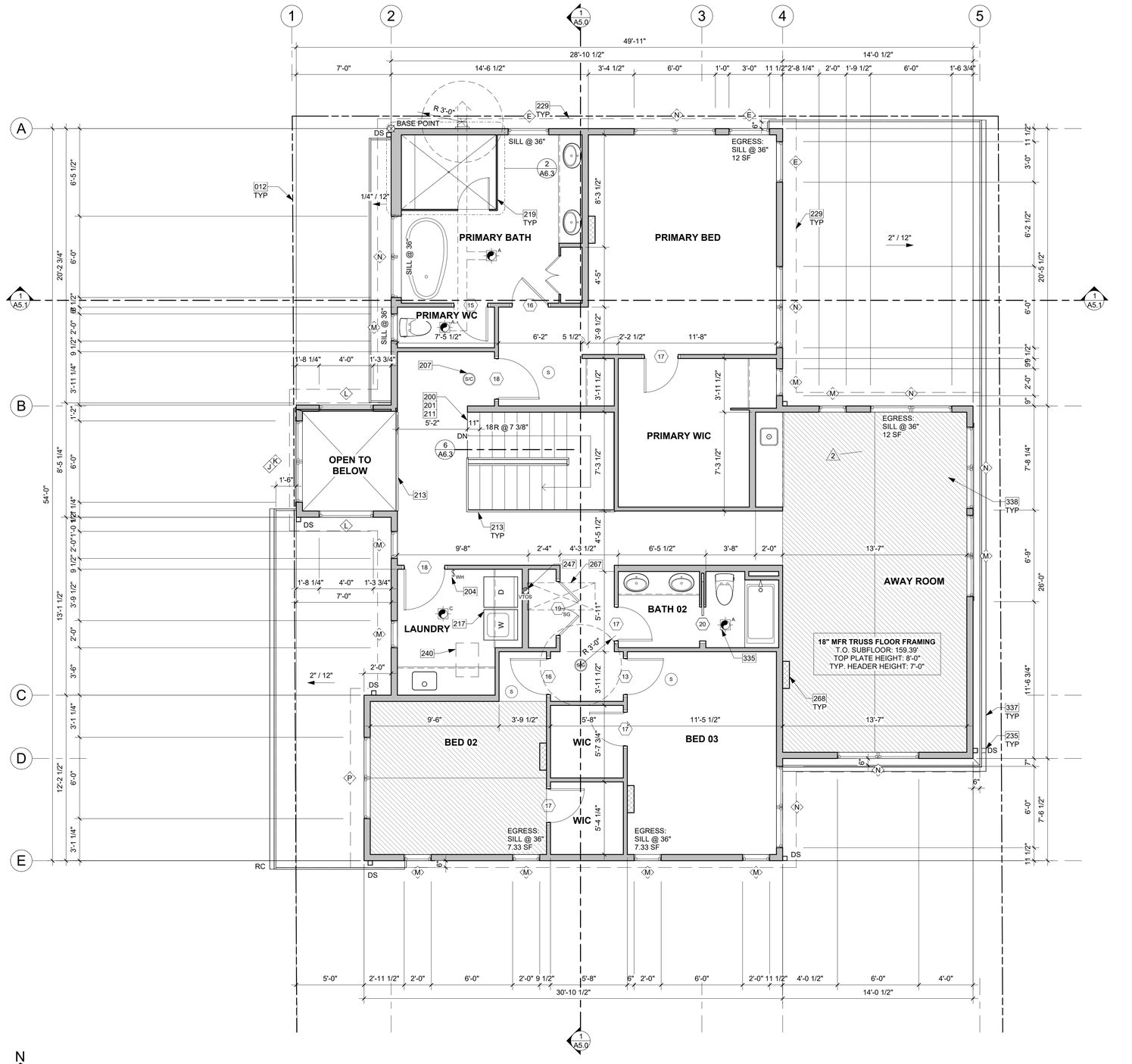
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A2.1



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

N

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204	A PROGRAMMABLE ELECTRONIC TIMER SWITCH OPERATES AN EXHAUST FAN FOR INTERMITTENT VENTILATION. MUST OPERATE AT LEAST 50% OF TIME IN EACH 4 HOUR SEGMENT PER IRC TABLE M1505.4.3(1) AND (3).
207	SMOKE ALARM PER IRC SECTION R314.1 AND COMBINATION SMOKE & CARBON MONOXIDE ALARMS PER IRC SECTION R314.5. SHALL BE INSTALLED >3' FROM THE DOOR OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
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217	WASHING AND DRYING MACHINES: PROVIDE FLOOR SAVER PAN WITH A TRAP SEAL PRIMER WHICH IS ACCESSIBLE FOR MAINTENANCE PER UPC 1007.1 UNDER WASHER WITH TIGHTLINE DRAIN TO SANITARY SEWER. PROVIDE DRYER BOX IN WALL FOR DRYER VENT TO PREVENT COMPROMISING DUCTWORK. VENT THROUGH ROOF. HTTP://WWW/FLOODSAVER.COM
219	SAFETY GLASS.
229	LONG DASHED LINE OF ROOF ABOVE.
235	3" SQUARE DOWNSPOUT. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
240	ATTIC ACCESS: MIN. 22"X30" PER IRC SECTION R807.1
247	DRYER FAN VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
267	BASEMENT VENTILATION TO GO UP THROUGH MECHANICAL CHASE AND VENT OUT THROUGH ROOF.
268	HATCHED REGION SHOWS MINI-SPLIT HEAD, TO BE INSTALLED IN ALL LIVING AREAS.
335	FAN VENT THROUGH ROOF PER MANUFACTURER REQUIREMENTS.
337	3" GUTTER W/ SQUARE DOWNSPOUT. POWDER COATED COLOR TBD. TIGHTLINE ALL DOWNSPOUTS TO STORMWATER SYSTEM PER CIVIL ENGINEERING DRAWINGS, TYP.
338	HATCHED AREA SHOWS VAULTED CEILING BELOW.

HOUSE VENTILATION

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STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS:		DATE:
2	CORRECTION LETTER 02	10/8/2024

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:

2436 74TH AVE SE
MERCER ISLAND, 98040

DRAWING NAME:

2ND FLOOR PLAN

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

CONSTRUCTION DRAWINGS

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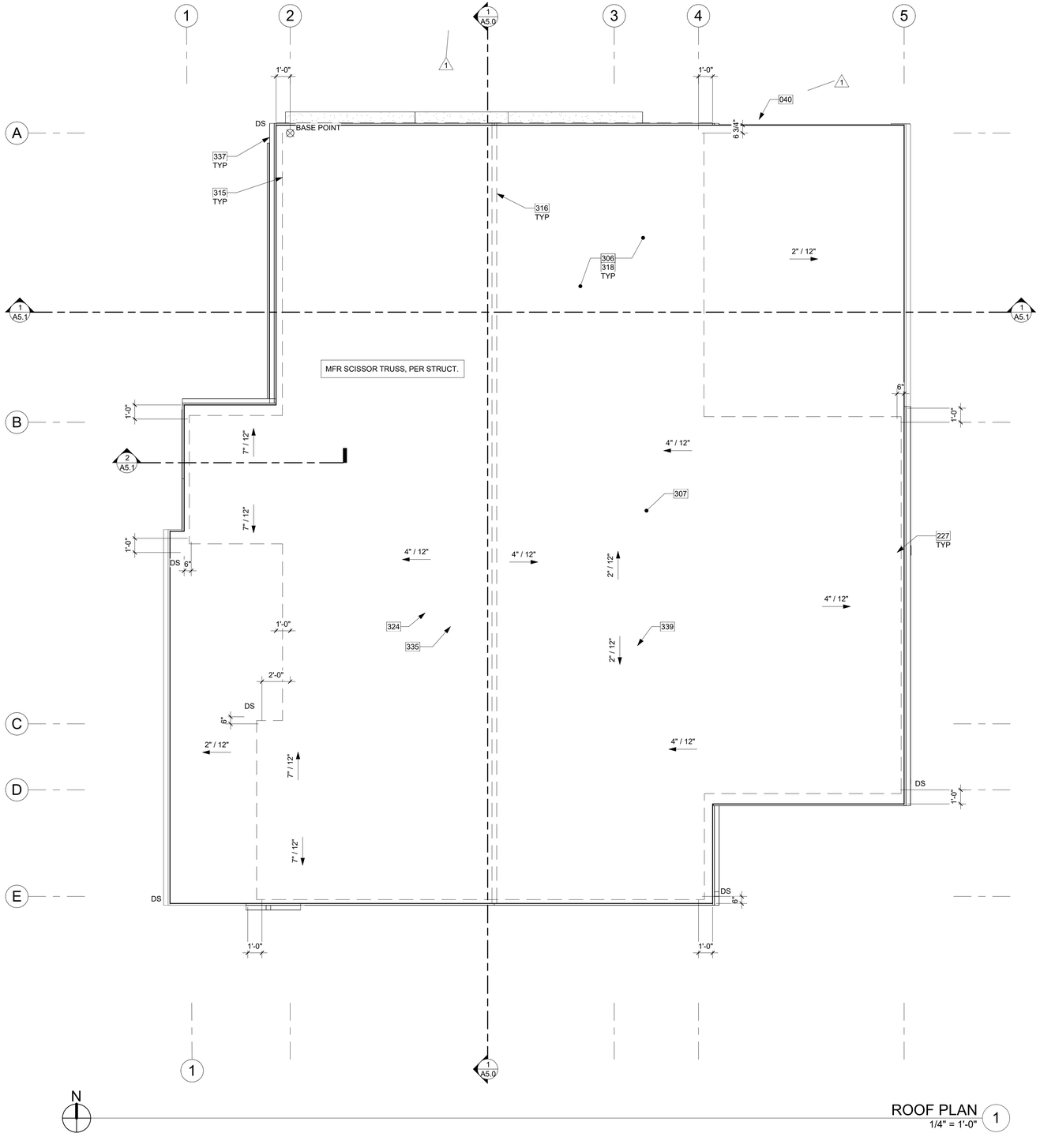
APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A2.2



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

KEY NOTES

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

SYMBOL LEGEND

RIDGE VENT
EAVE VENT
BUILDING BELOW

ROOF VENTILATION

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

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

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ROOF PLAN

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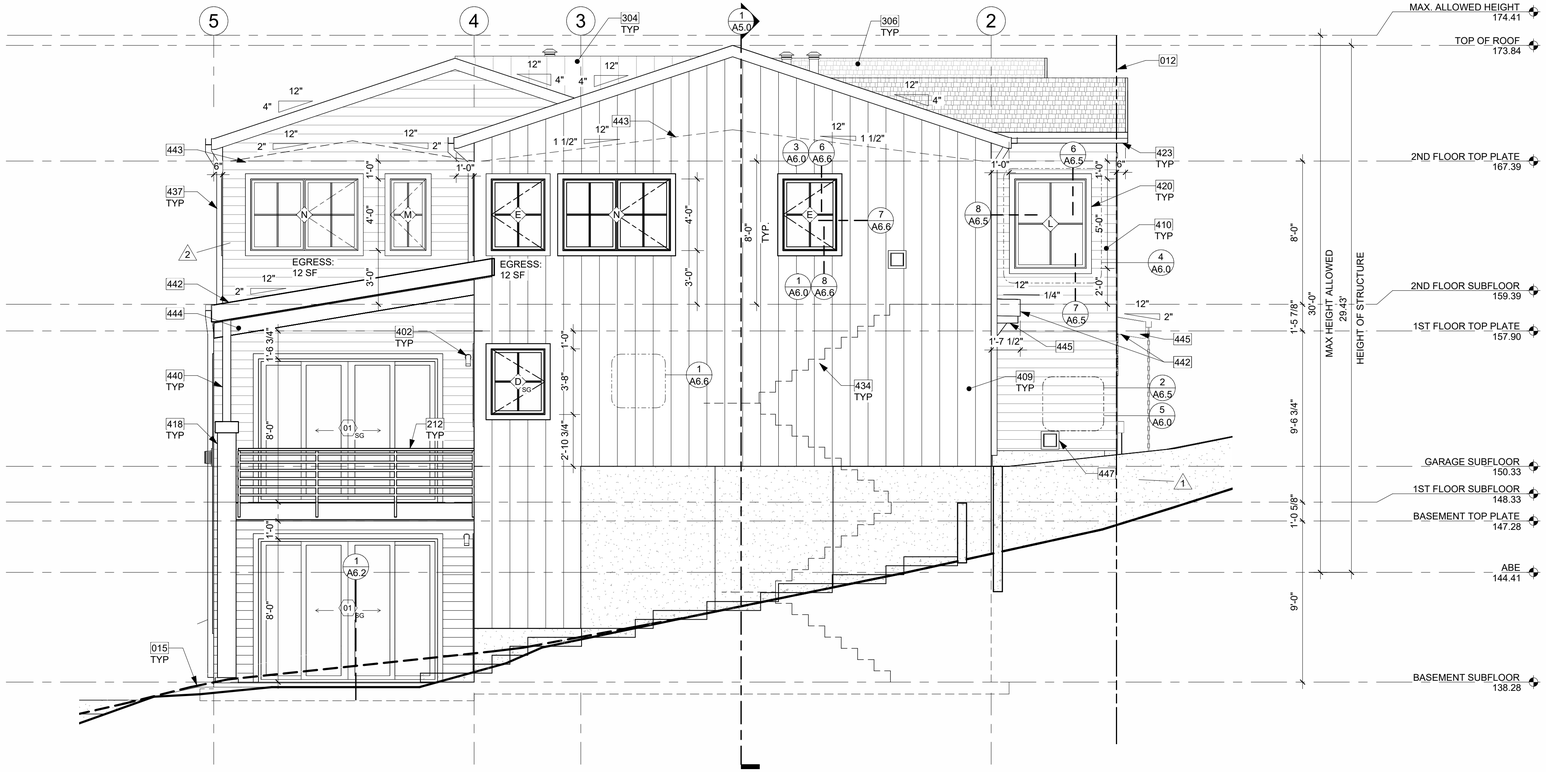
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DATE: 3/6/2025

PLOT SCALE: 1:1

A3.0



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

KEY NOTES

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



NORTH ELEVATION PERSPECTIVE
NTS

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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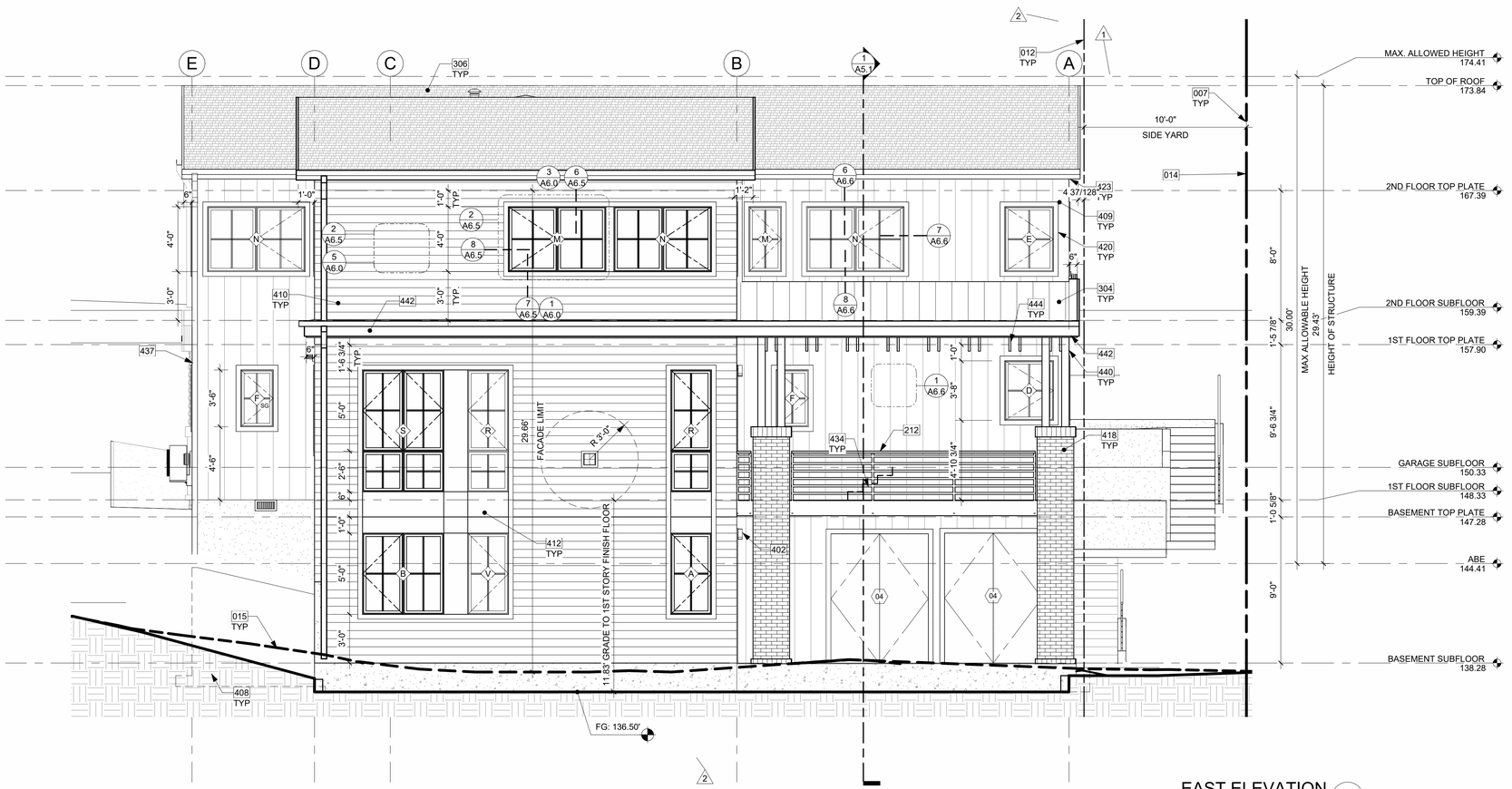
APPROVED FOR CONSTRUCTION:

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DATE: 3/6/2025

PLOT SCALE: 1:1

A4.0



EAST ELEVATION 1

1/4" = 1'-0"

KEY NOTES

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



EAST ELEVATION PERSPECTIVE

NTS

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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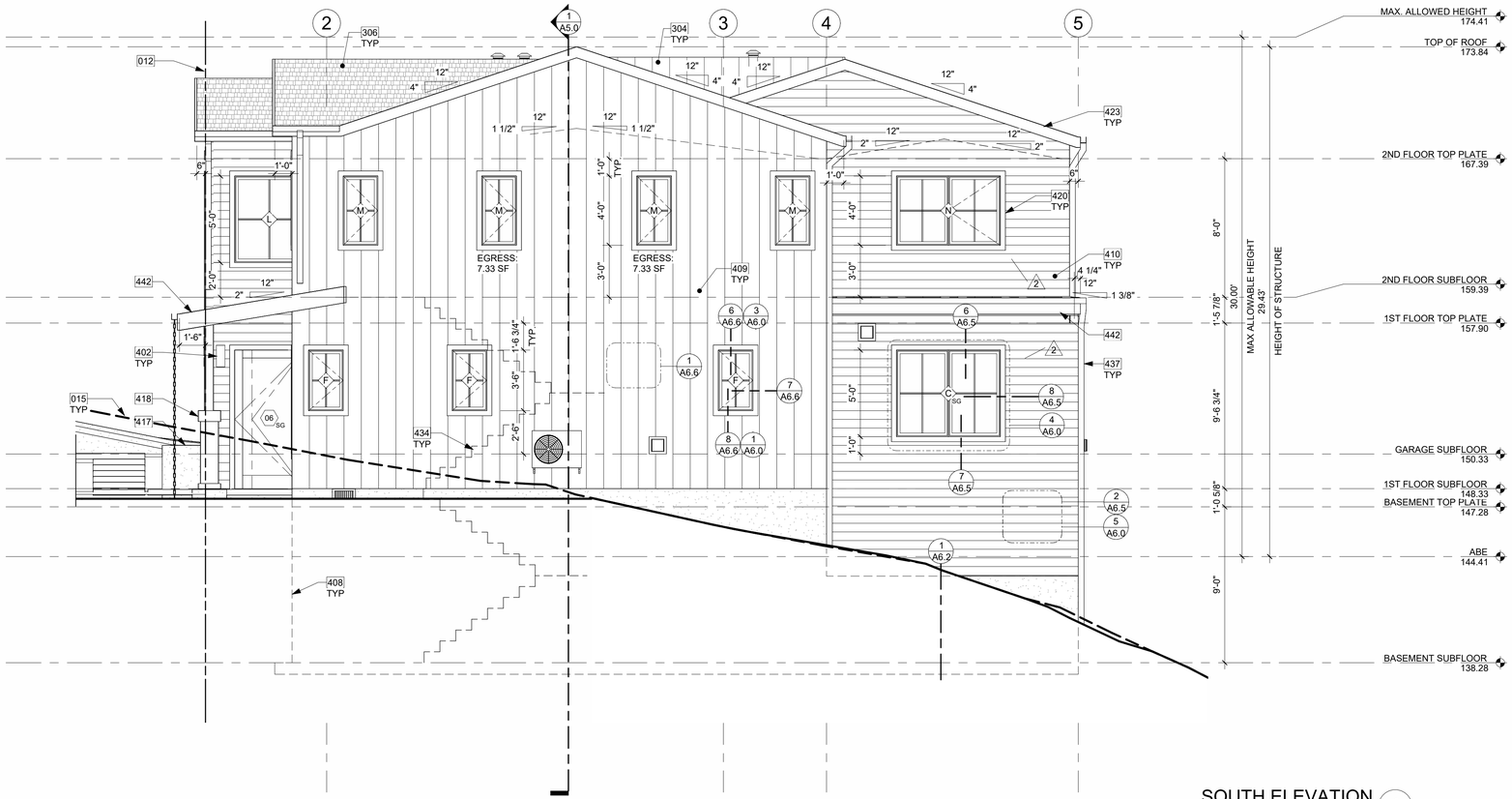
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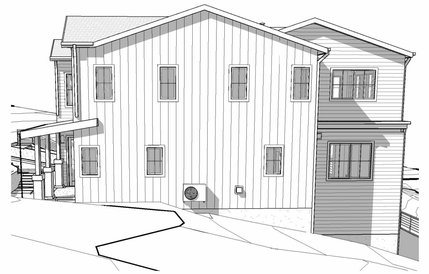
PLOT SCALE: 1:1



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

KEY NOTES

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



SOUTH ELEVATION PERSPECTIVE
NTS

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.
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6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS AT EAVES PER PLANS, TYP.
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PLOT SCALE: 1:1

A4.2



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



WEST ELEVATION PERSPECTIVE
NTS

KEY NOTES

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

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: 9/28/2023

REVISIONS:

		DATE:
1	CORRECTION LETTER	5/28/24
2	CORRECTION LETTER 02	10/8/2024

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

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

DRAWING NAME:

ELEVATIONS

DRAWN BY: DRA

CHECKED BY: JML

PHASE:

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PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A4.3



PERSPECTIVE 1
NTS



PERSPECTIVE 2
NTS



PERSPECTIVE 3
NTS



PERSPECTIVE 4
NTS

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

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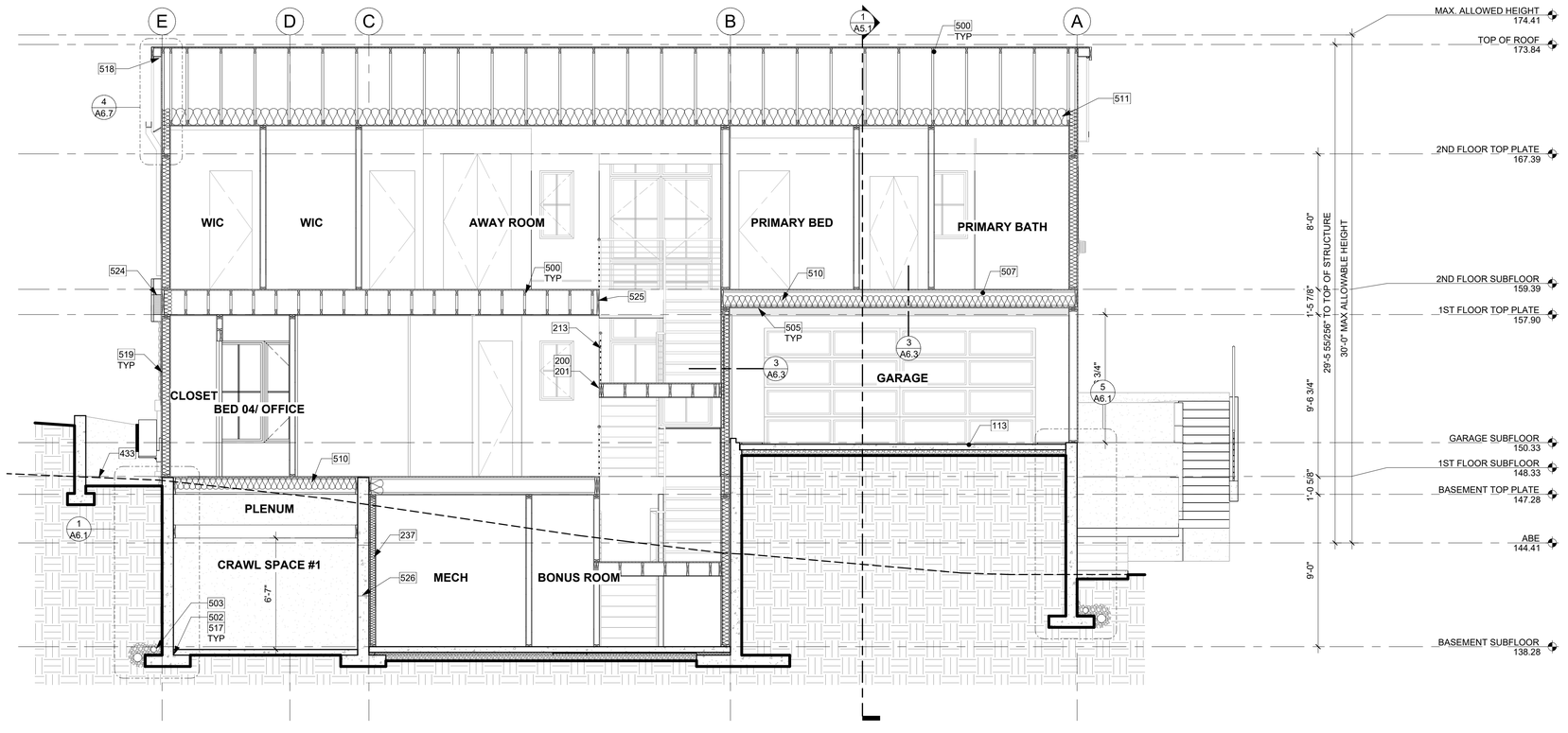
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DATE: 3/6/2025

PLOT SCALE: 1:1

A4.5



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

KEY NOTES

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

THERMAL INSULATION

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

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SECTIONS

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PHASE:

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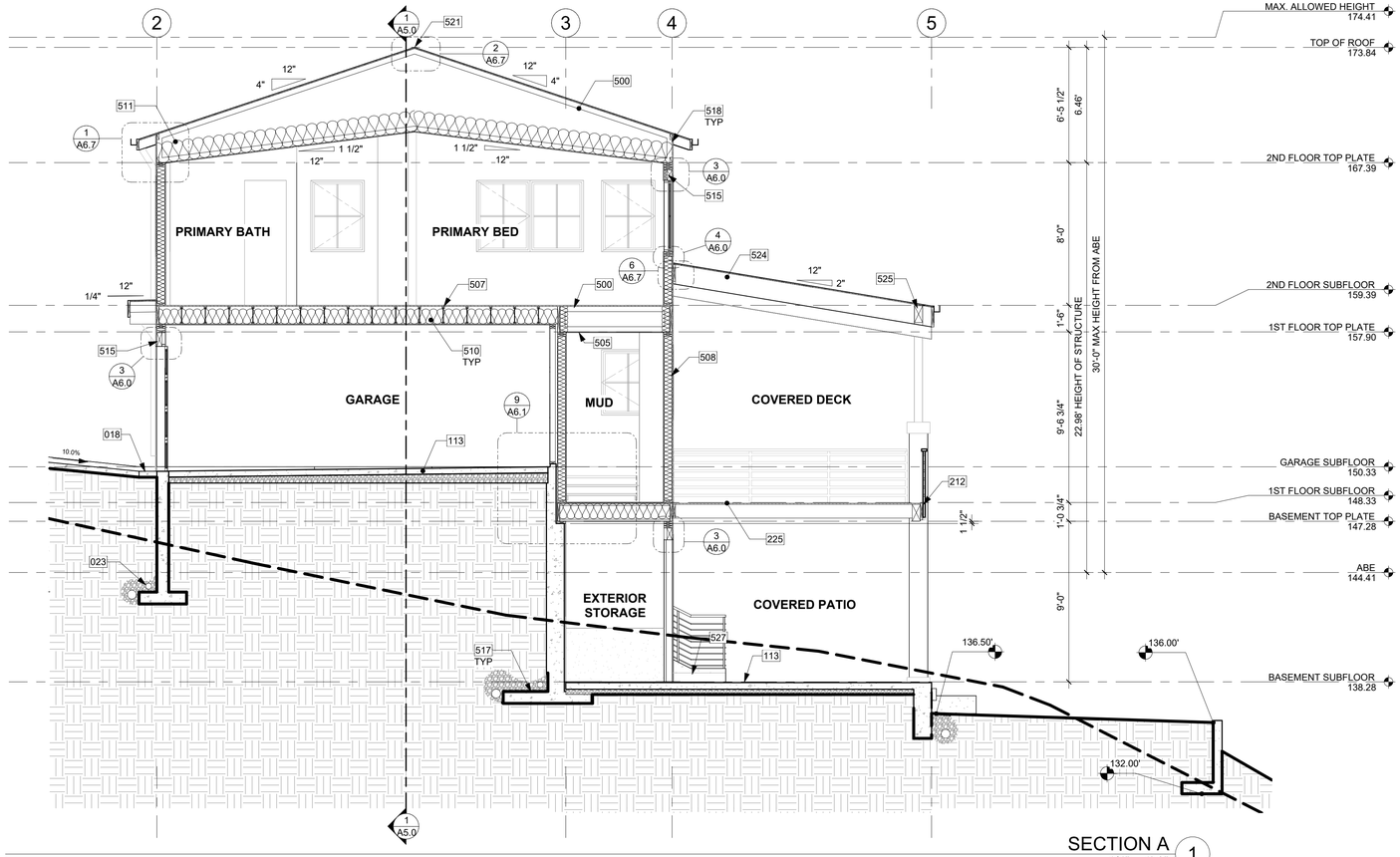
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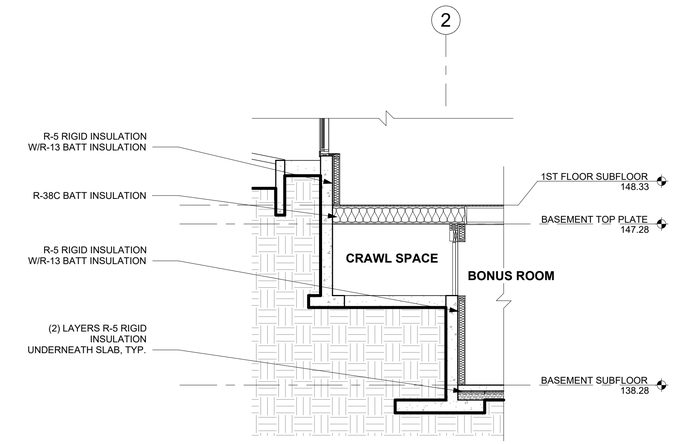
DATE: 3/6/2025

A5.0

PLOT SCALE: 1:1



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



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

KEY NOTES

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

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
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1	CORRECTION LETTER	5/28/24

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LNL BUILDS

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SECTIONS

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PHASE:

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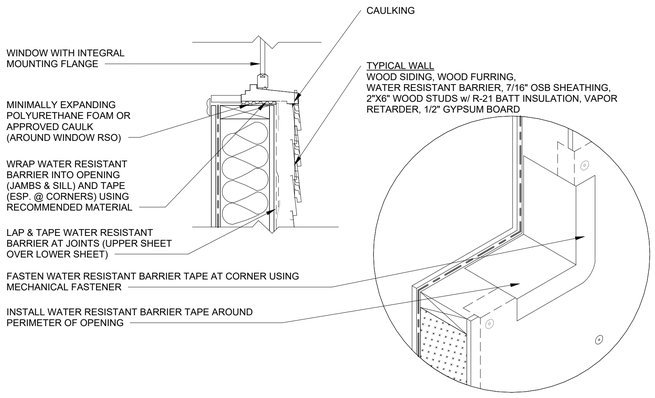
PROJECT No.: A22 087

DATE: 3/6/2025

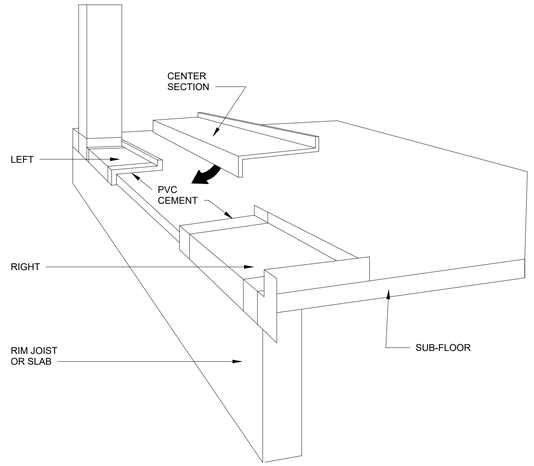
PLOT SCALE: 1:1

A5.1

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.



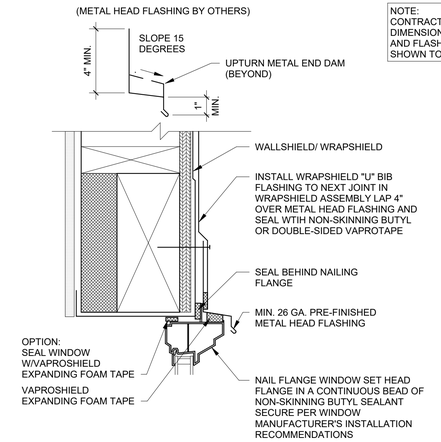
WINDOW SILL FLASHING 1
1 1/2" = 1'-0"



DOOR SILL WEATHERPROOFING 2
1 : 3

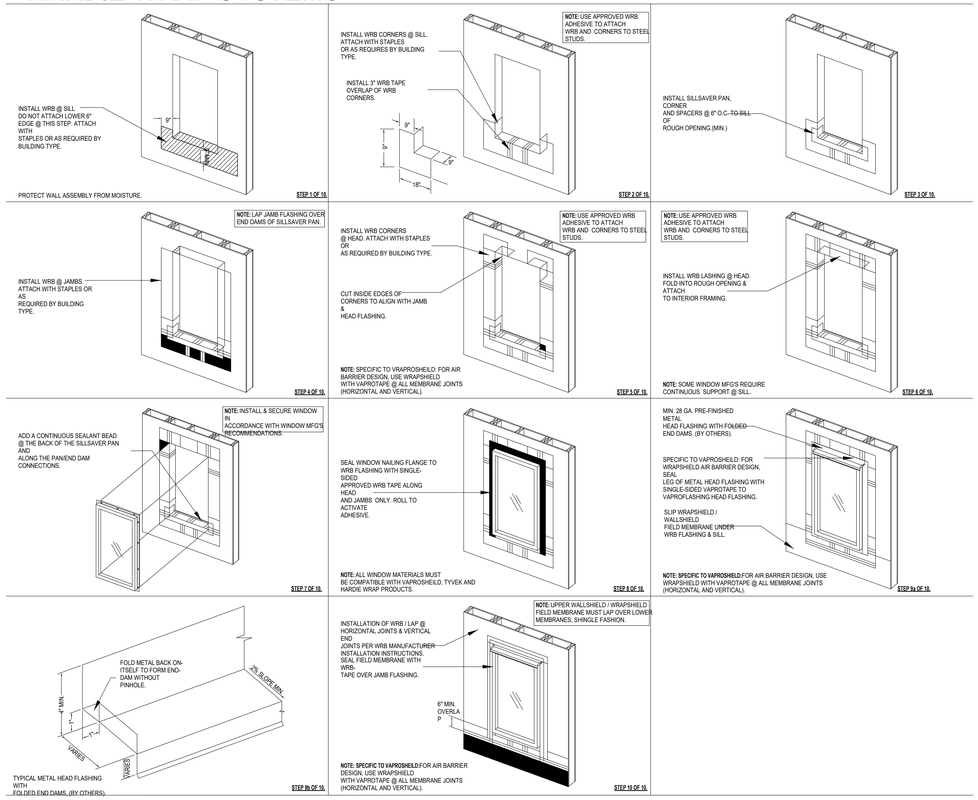
(METAL HEAD FLASHING BY OTHERS)

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

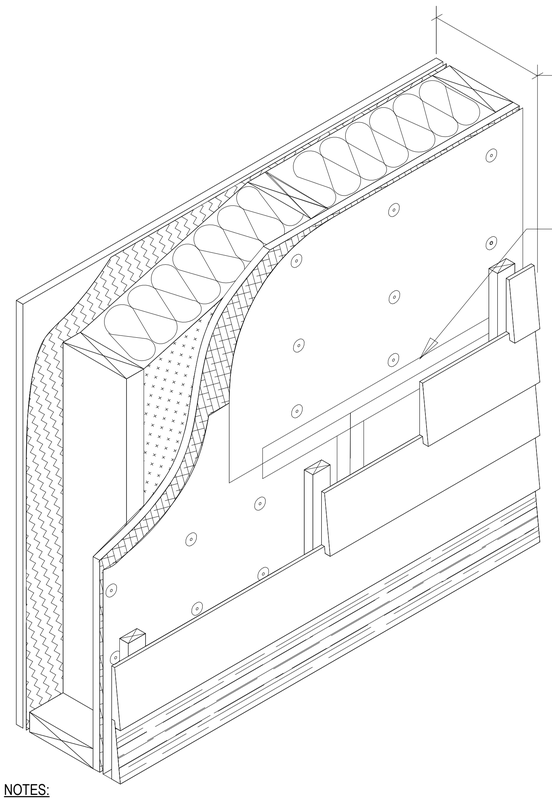


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS

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

TYPICAL WALL

WOOD/COMPOSITE SIDING
WOOD FURRING
WATER RESTANT BARRIER
SHEATHING PER STRUCTURE
2"X6" WOOD STUDS
R-21 BATT INSULATION
VAPOR RETARDER
1/2" GYPSUM BOARD



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 5
3/4" = 1'-0"

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DETAILS - ENVELOPE

DRAWN BY: DRA

CHECKED BY: JWH

PHASE:

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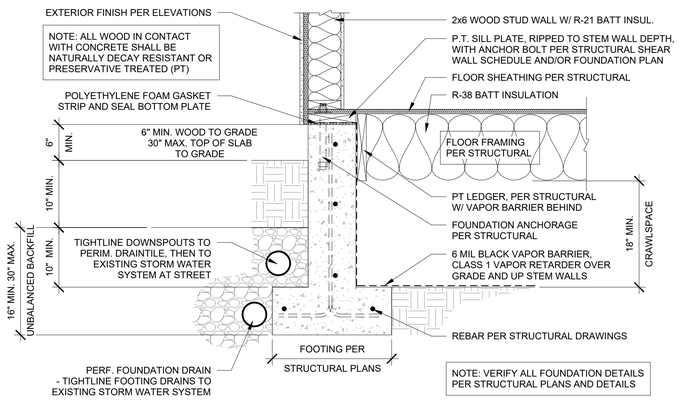
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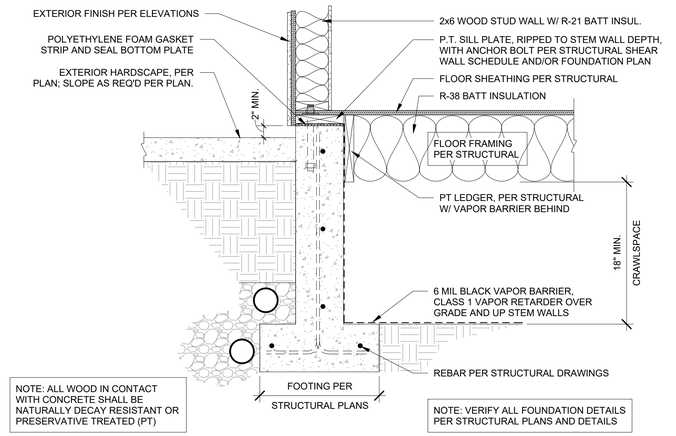
DATE: 3/6/2025

PLOT SCALE: 1:1

A6.0



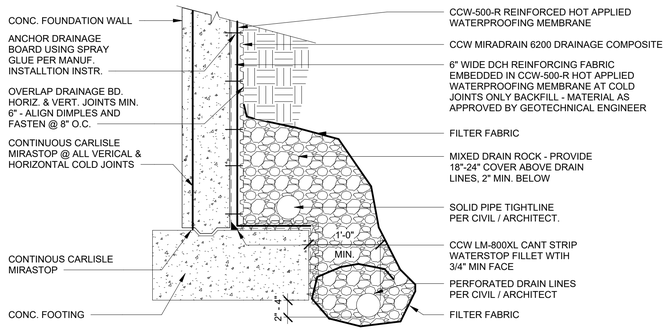
FOUNDATION AT CRAWLSPACE 1
1" = 1'-0"



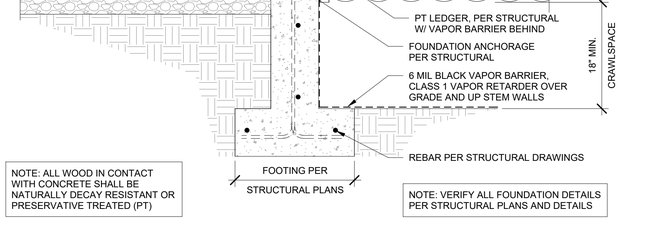
FOUNDATION AT CRAWLSPACE 2
1" = 1'-0"

NOTE 1: USE MANUFACTURER PROVIDED AND/OR APPROVED FASTENERS AND ACCESSORIES FOR INSTALLATION OF MIRADRAIN DRAINAGE COMPOSITE

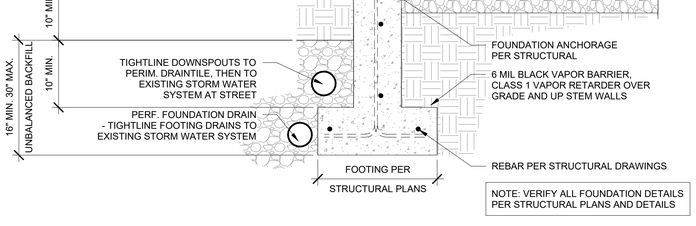
NOTE 2: APPLY MECHANICALLY ATTACHED TERM BAR PRIOR TO BACKFILL.



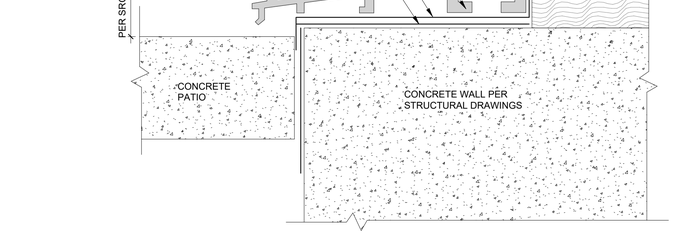
FOUNDATION DRAINAGE 3
1" = 1'-0"



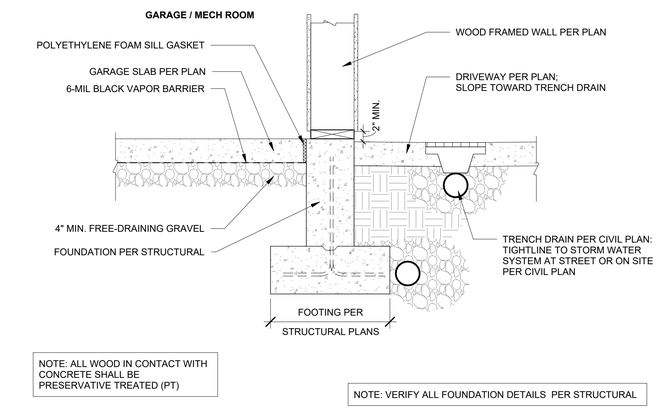
FOUNDATION AT CRAWLSPACE 4
1" = 1'-0"



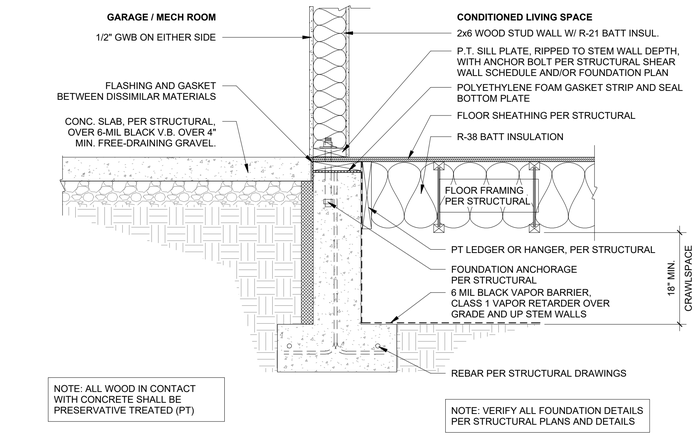
FOUNDATION AT UNINSULATED SLAB-ON-GRADE 5
1" = 1'-0"



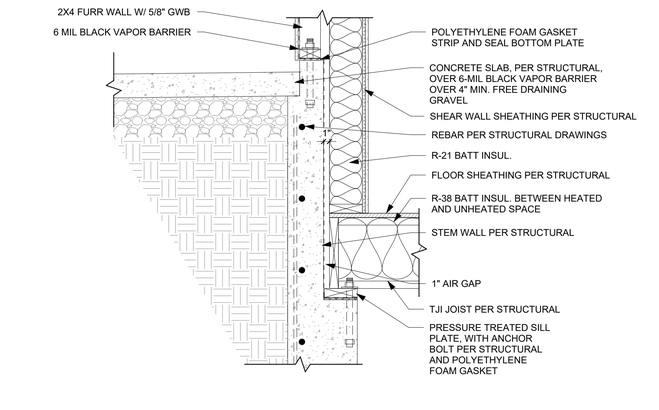
DOOR THRESHOLD @ PATIO 6
6" = 1'-0"



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



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



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

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STATE OF WASHINGTON

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LNL BUILDS

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

DRAWING NAME:

DETAILS - FOUNDATION

DRAWN BY: DRA

CHECKED BY: JWH

PHASE:

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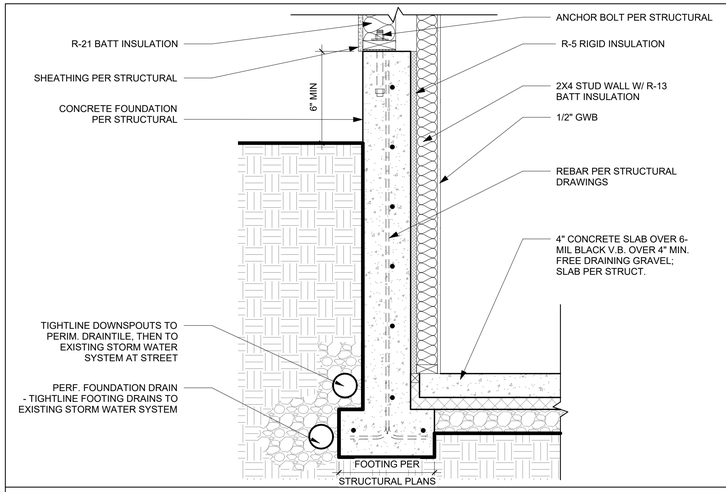
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PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

A6.1



FOUNDATION WITH FURR'D STUD WALL 1

1" = 1'-0"

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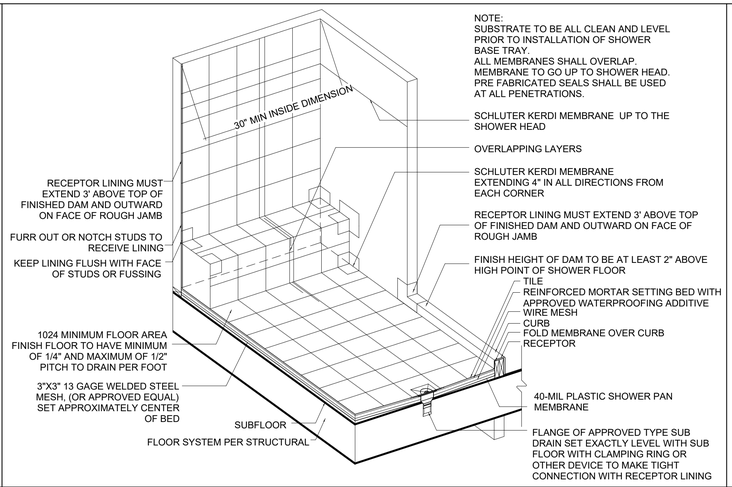
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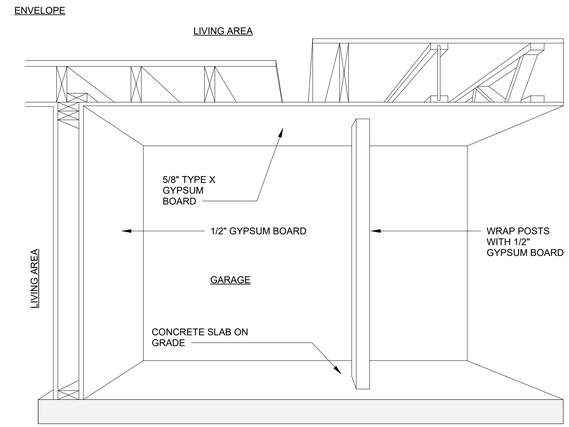
A6.2

PLOT SCALE: 1:1



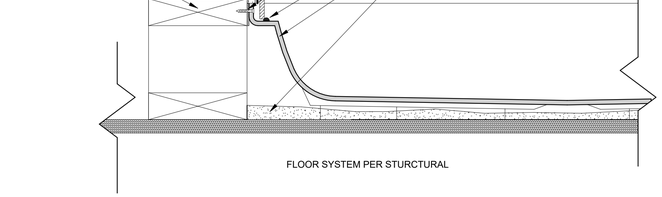
TILE LINED SHOWER RECEPTOR 2

NTS



GENERIC GARAGE ENVELOPE 3

3" = 1'-0"



PRE-FABRICATED SHOWER PAN1 5

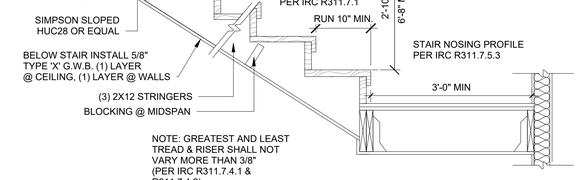
NTS

R311.7.5.1 RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 73/4 INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

NOTE: SPACING BETWEEN INTERMEDIATE GUARDRAIL MEMBERS TO BE SUCH THAT A SPHERE OF 4 3/8" SHALL NOT PASS THROUGH ANY OPENING

(HANDRAIL GRIP SIZE PER IRC R311.7.7.3) 1 1/4" DIA. MIN. HANDRAIL, CONT. FOR FULL LENGTH OF STAIR

NOTE: TREAD TO MATCH LOOK OF INTERIOR STEEL STAIR TREADS WITH RISERS PAINTED BLACK.



INTERIOR WOOD FRAMED STAIR 6

3/4" = 1'-0"

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DETAILS - INTERIOR

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CHECKED BY: JWH

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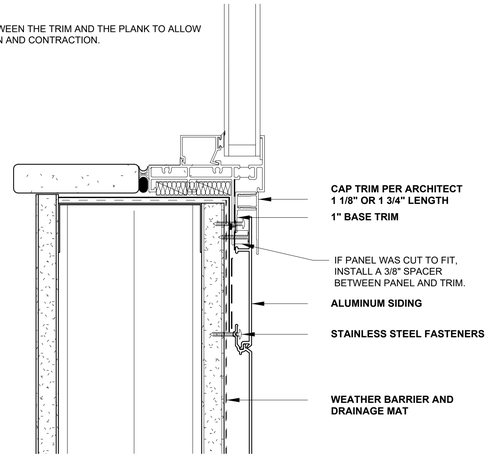
PROJECT No.: A22 087

DATE: 3/6/2025

PLOT SCALE: 1:1

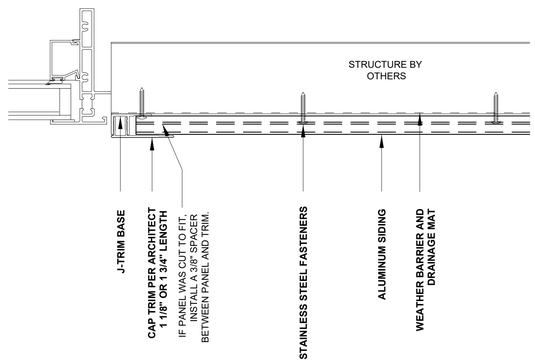
A6.3

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



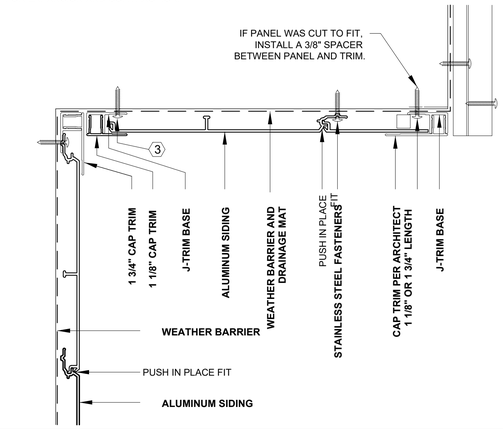
WINDOW SILL - RAINSCREEN ALUMINUM SIDING 1
6" = 1'-0"

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



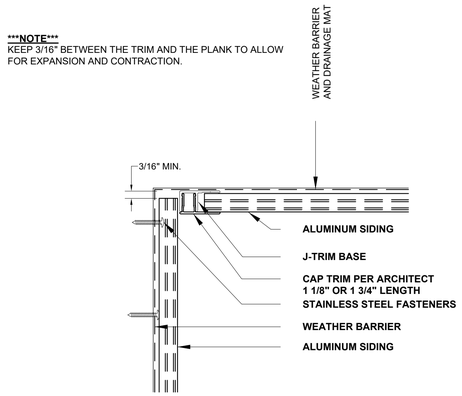
WINDOW JAMB- RAINSCREEN ALUMINUM SIDING 2
6" = 1'-0"

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



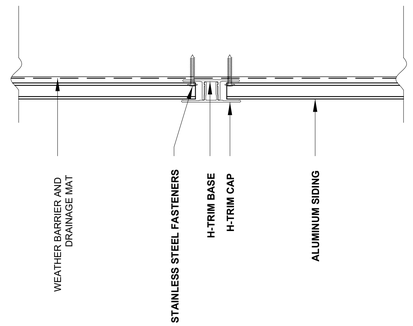
SOFFIT- RAINSCREEN ALUMINUM SIDING 3
6" = 1'-0"

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



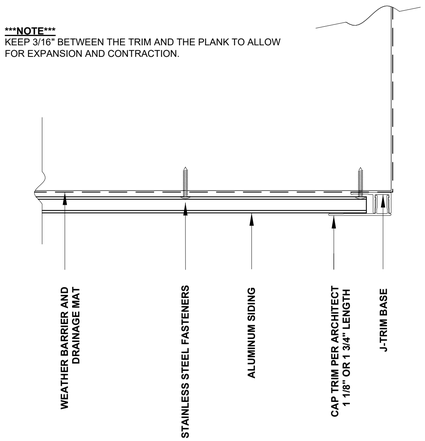
INSIDE CORNER- RAINSCREEN ALUMINUM SIDING 4
6" = 1'-0"

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



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

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



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

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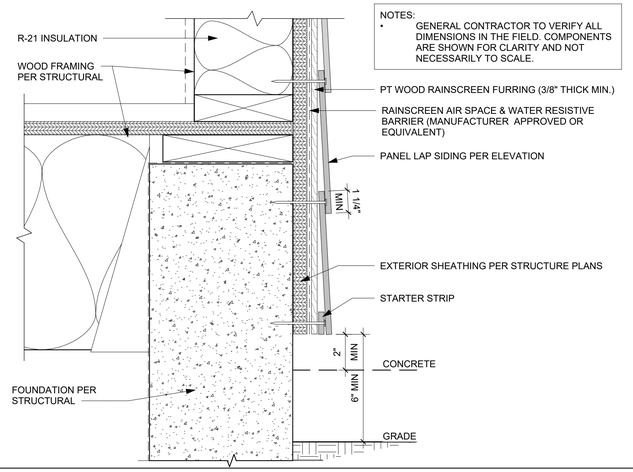
6773654-CN

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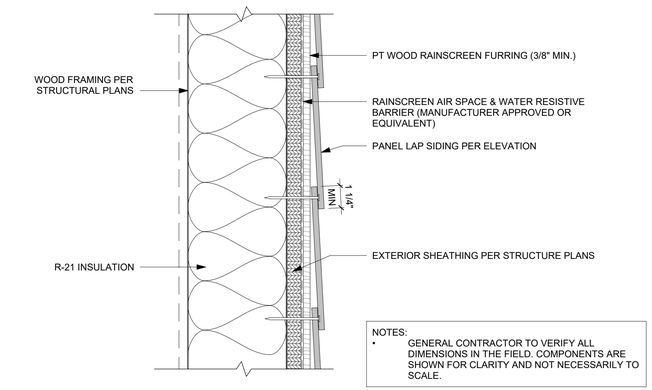
DATE: 3/6/2025

A6.4

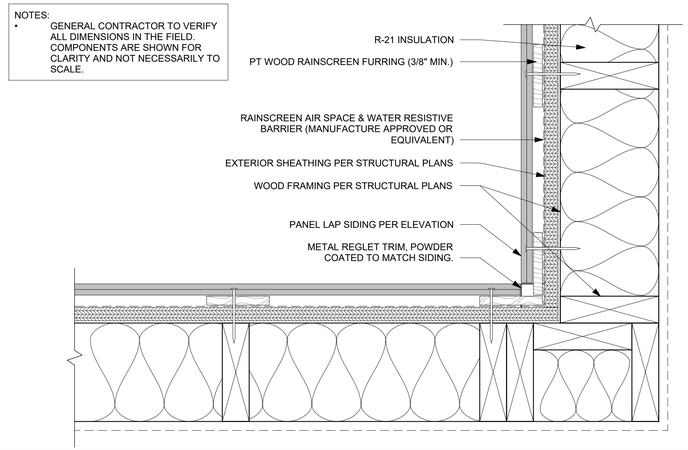
PLOT SCALE: 1:1



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



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

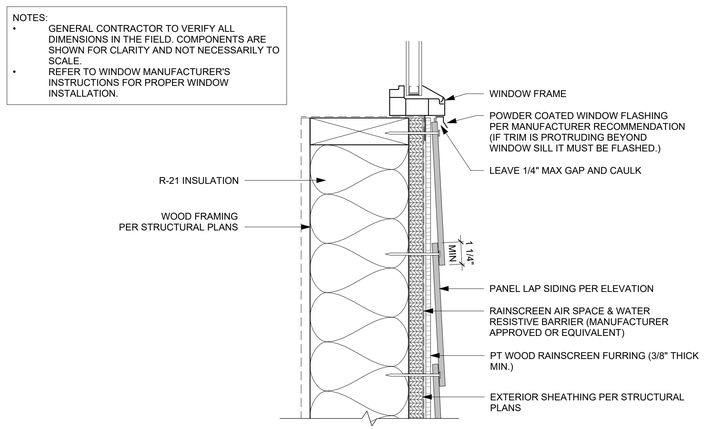


FIBER CEMENT LAP - INSIDE CORNER 3
3" = 1'-0"

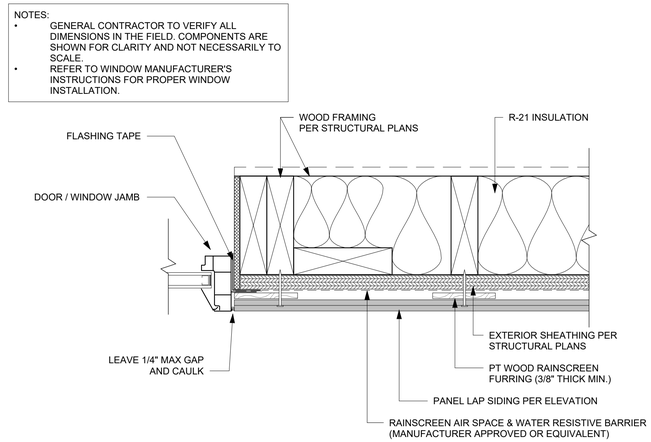
FIBER CEMENT LAP - OUTSIDE CORNER 4
3" = 1'-0"

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

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



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



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

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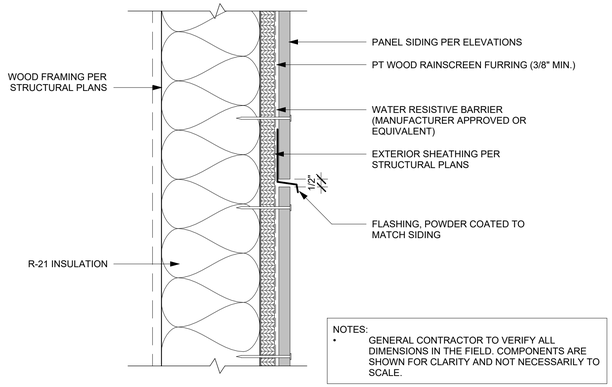
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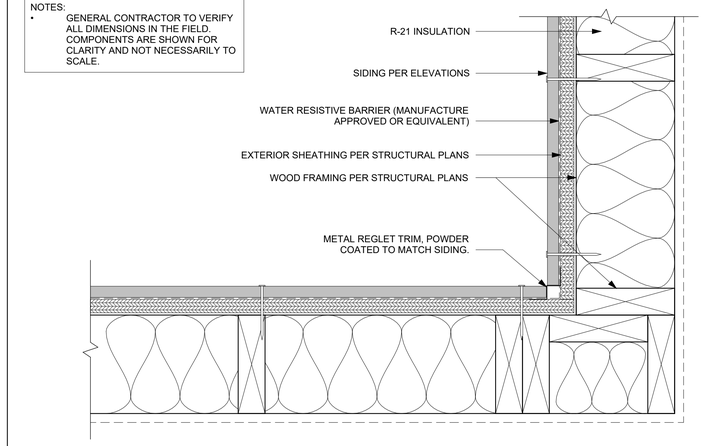
PLOT SCALE: 1:1

A6.5



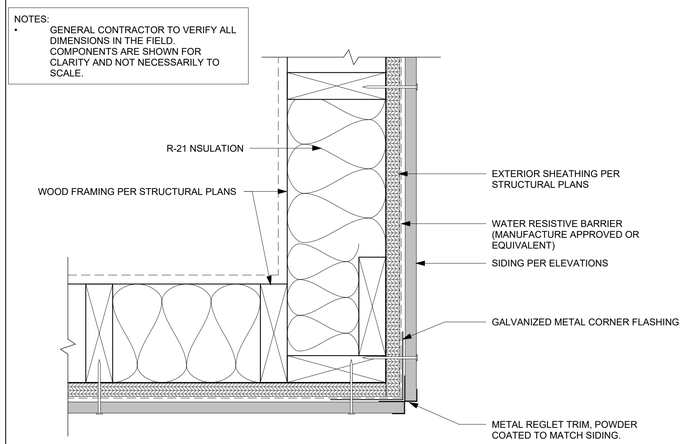
NOTES:
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. COMPONENTS ARE SHOWN FOR CLARITY AND NOT NECESSARILY TO SCALE.

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



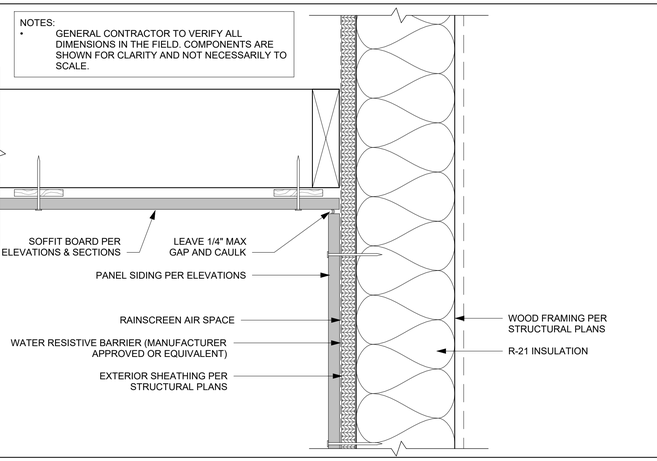
NOTES:
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FCB - INSIDE CORNER 2
3" = 1'-0"



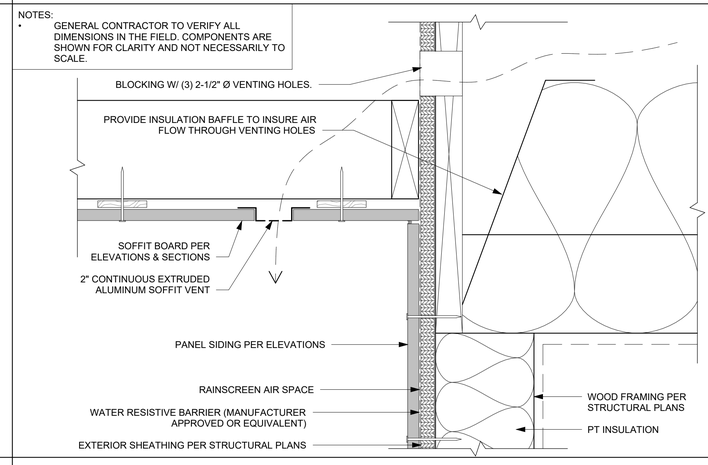
NOTES:
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FCB - OUTSIDE CORNER 3
3" = 1'-0"



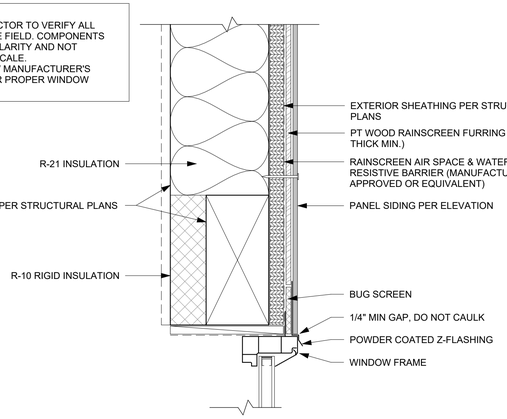
NOTES:
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FCB - WALL & SOFFIT 4
3" = 1'-0"



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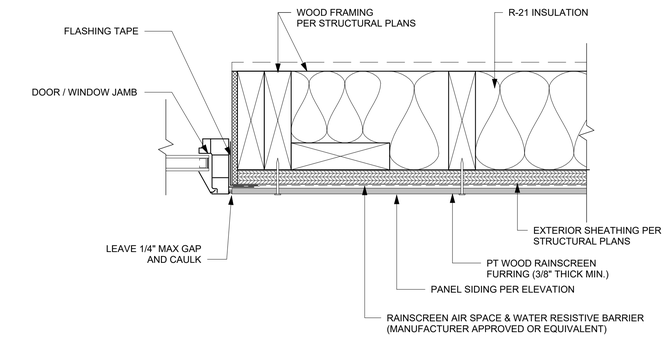
FCB - WALL & VENTED SOFFIT 5
3" = 1'-0"



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

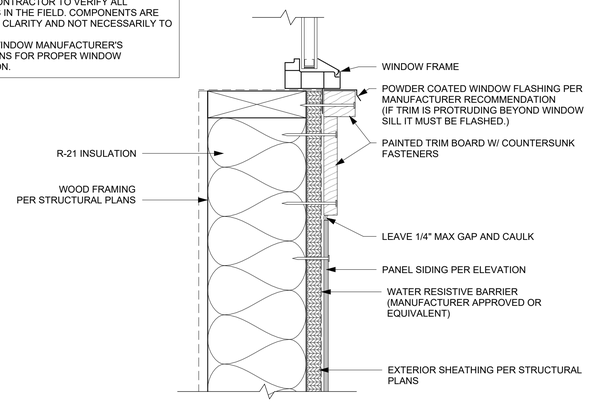
FCB - WINDOW HEAD 6
3" = 1'-0"

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

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

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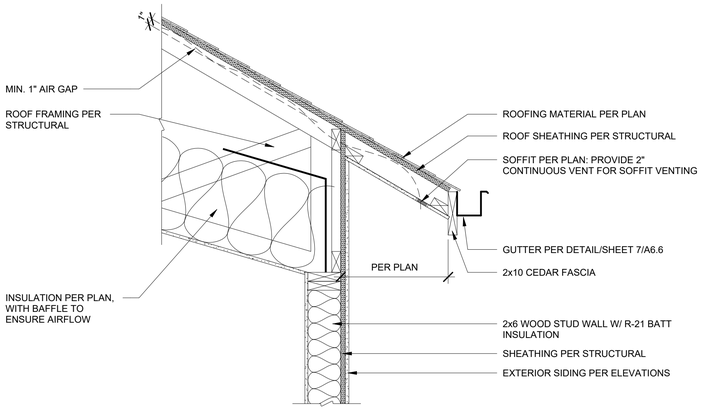
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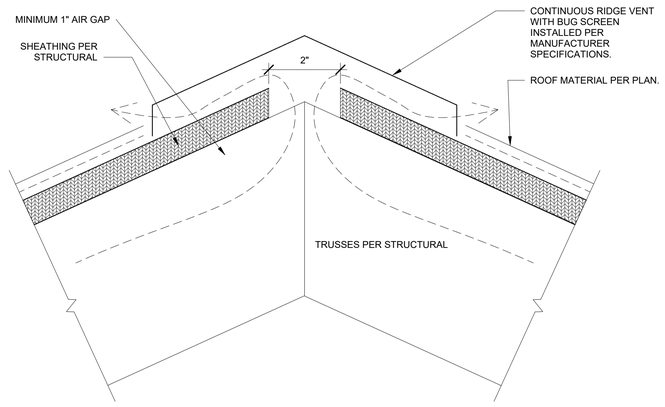
DATE: 3/6/2025

A6.6

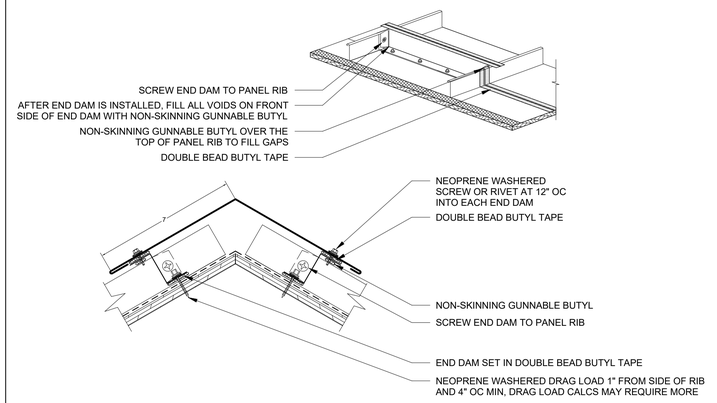
PLOT SCALE: 1:1



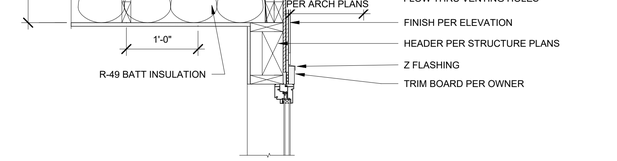
VENTED ROOF DETAIL 1
1" = 1'-0"



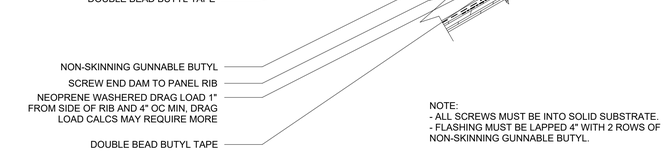
VENTED ROOF - RIDGE VENT 2
6" = 1'-0"



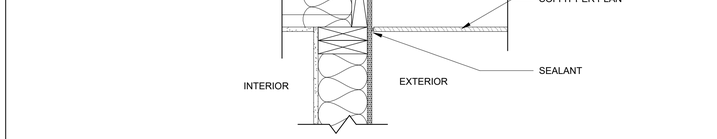
STANDING SEAM STANDARD RIDGE 3
3" = 1'-0"



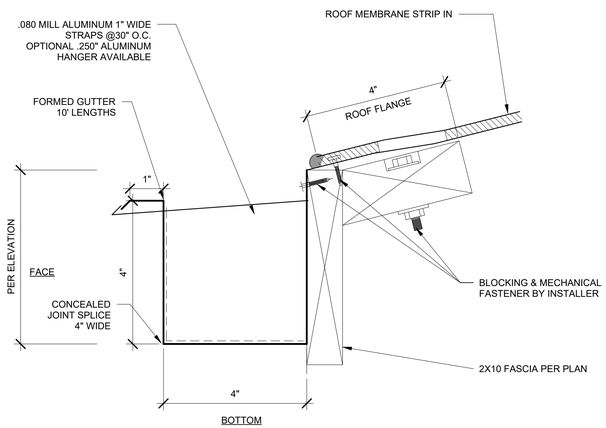
VENTED RAKE DETAIL 4
1" = 1'-0"



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



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



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

MEDICI ARCHITECTS

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REGISTRATION:

13087 REGISTERED ARCHITECT
SCHUYLER D. TUTT
STATE OF WASHINGTON

INTAKE DATE: 9/28/2023

REVISIONS: DATE:

PROJECT / CLIENT:

2436 74TH AVE SE - SFR

LNL BUILDS

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

DRAWING NAME:

DETAILS - ROOF

DRAWN BY: DRA

CHECKED BY: JWH

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087

DATE: 3/6/2025

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

SLAB-ON-GRADE

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- FOUNDATIONS HAS BEEN DESIGNED BASED ON GEOTECH REPORT PROVIDED BY EARTH SOLUTIONS NW LLC, DATED MAY 2, 2023 & UPDATE LETTER, DATED AUGUST 29,2024
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 2500 psi ..... FOUNDATION WALLS*
  2500 psi ..... FOOTINGS*
  2500 psi ..... INTERIOR SLABS ON GRADE
  3500 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

1 JAN 24(C) - (A) 7 2023

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
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_{DS}: 1.342 S_{D1}: 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: 11k LONG: 11k	
SEISMIC RESPONSE COEFF. (C_s) (ADDITION) :	
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 ⅞" 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 HOLDDOWN.

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 HEM FIR (HF) #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 DOUGLAS FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX 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; Fc⊥=250 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/ ½" 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.

seal:

NICHOLAS J. MARTIGNETTI — STATE OF WASHINGTON — 36478 — REGISTERED PROFESSIONAL ENGINEER

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

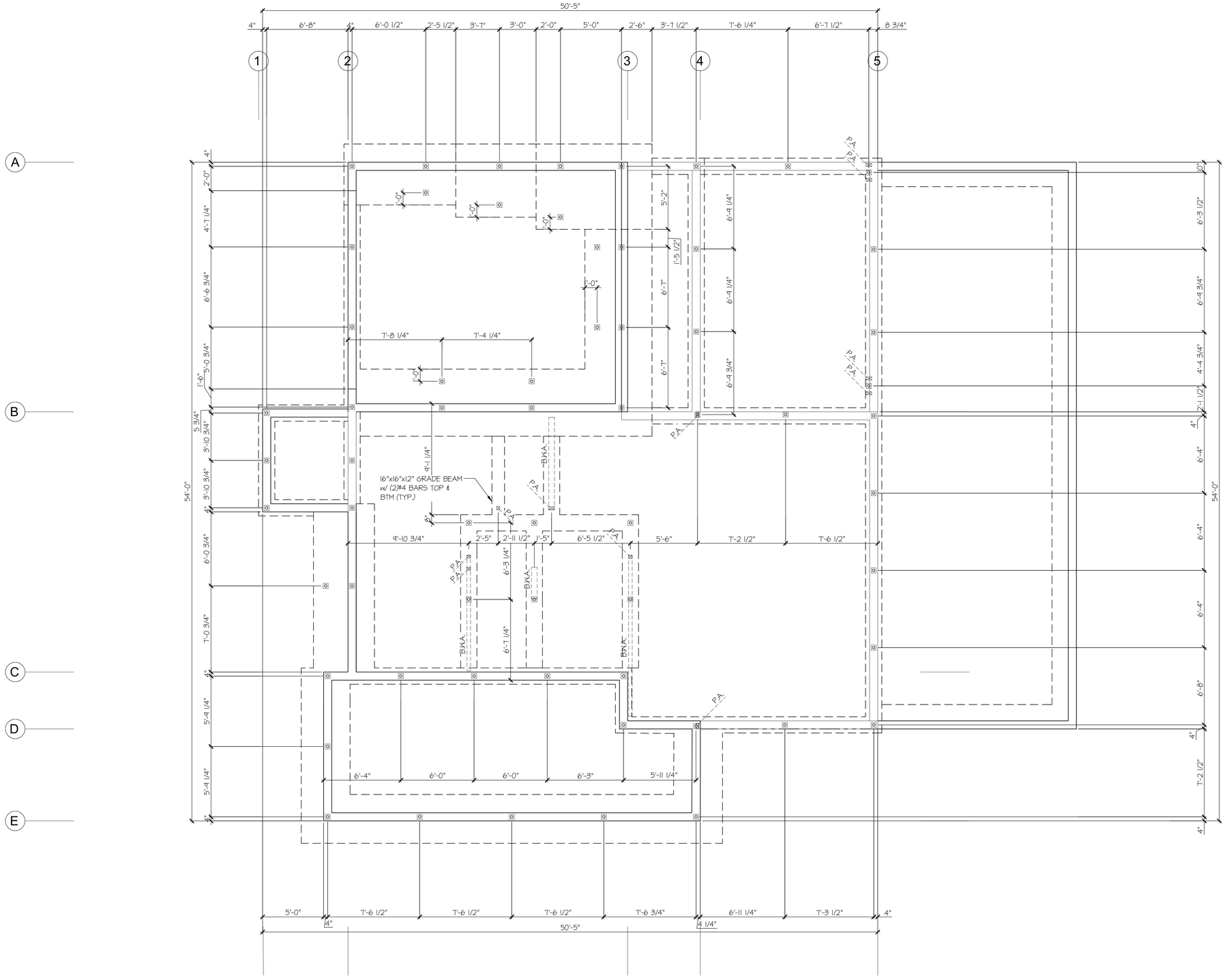
REVISIONS:

date:	initial:
05/16/2023 FOUNDATION REVISIONS	LGH
03/22/2024 PLAN REVIEW COMMENTS	LGH
10/09/2024 ARCH REVISIONS	LGH

LNL Builds

STRUCTURAL NOTES
2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-0.0



HELICAL PILE PLAN

SCALE: 1/4"=1'-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.

[0] INDICATES LOCATION OF HELICAL PILE

seal:

NICHOLAS J. MARTIGNETTI
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36478
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issue date:	03-01-23

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03/22/2024 PLAN REVIEW COMMENTS	LGH
10/09/2024 ARCH REVISIONS	LGH

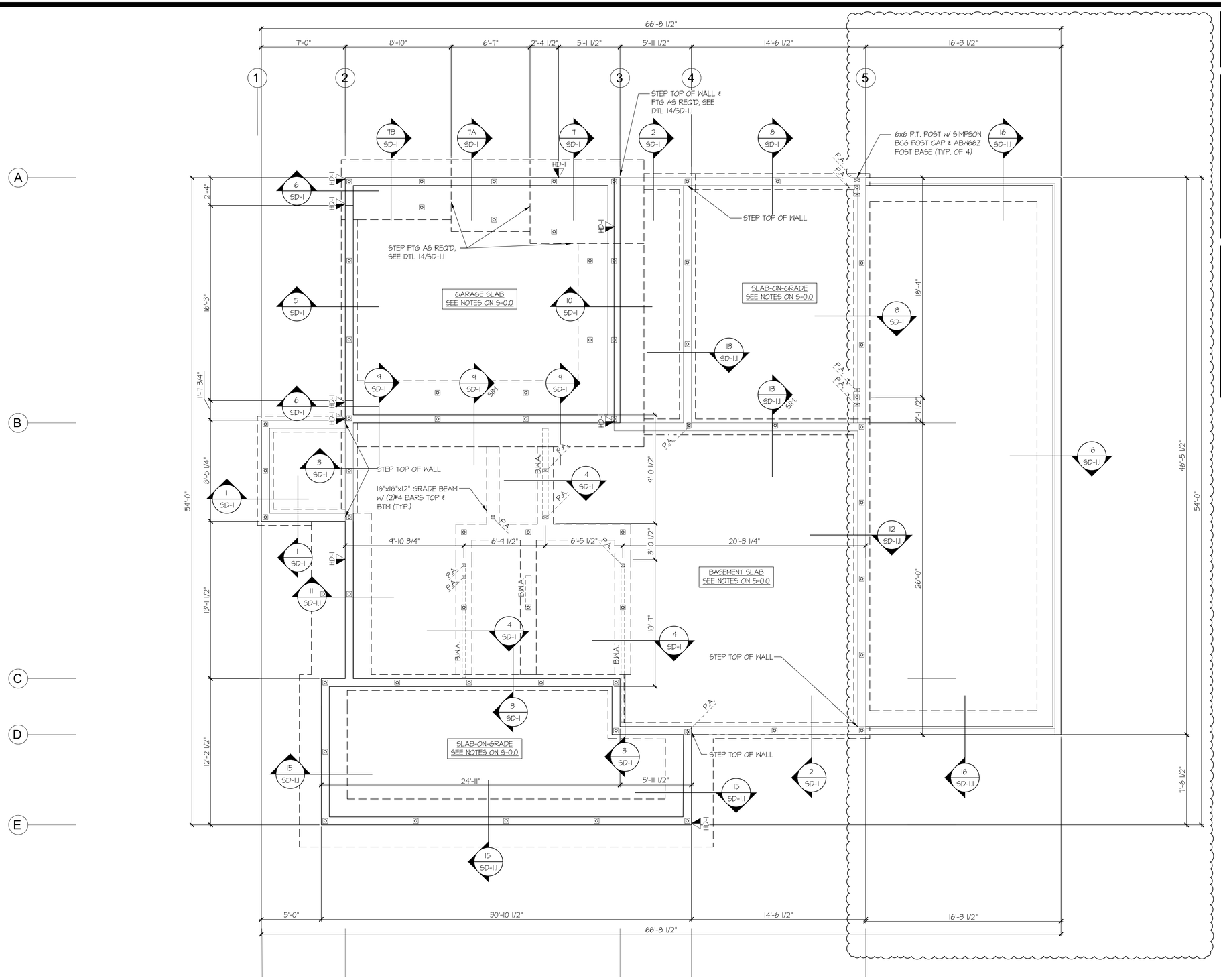
LNL Builds

HELICAL PILE PLAN

2436 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
- 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.)

seal:

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M&K project number: 300-22005

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

REVISIONS:

date:	initial:
05/16/2023 FOUNDATION REVISIONS	LGH
03/22/2024 PLAN REVIEW COMMENTS	LGH
10/09/2024 AHJR REVISIONS	LGH

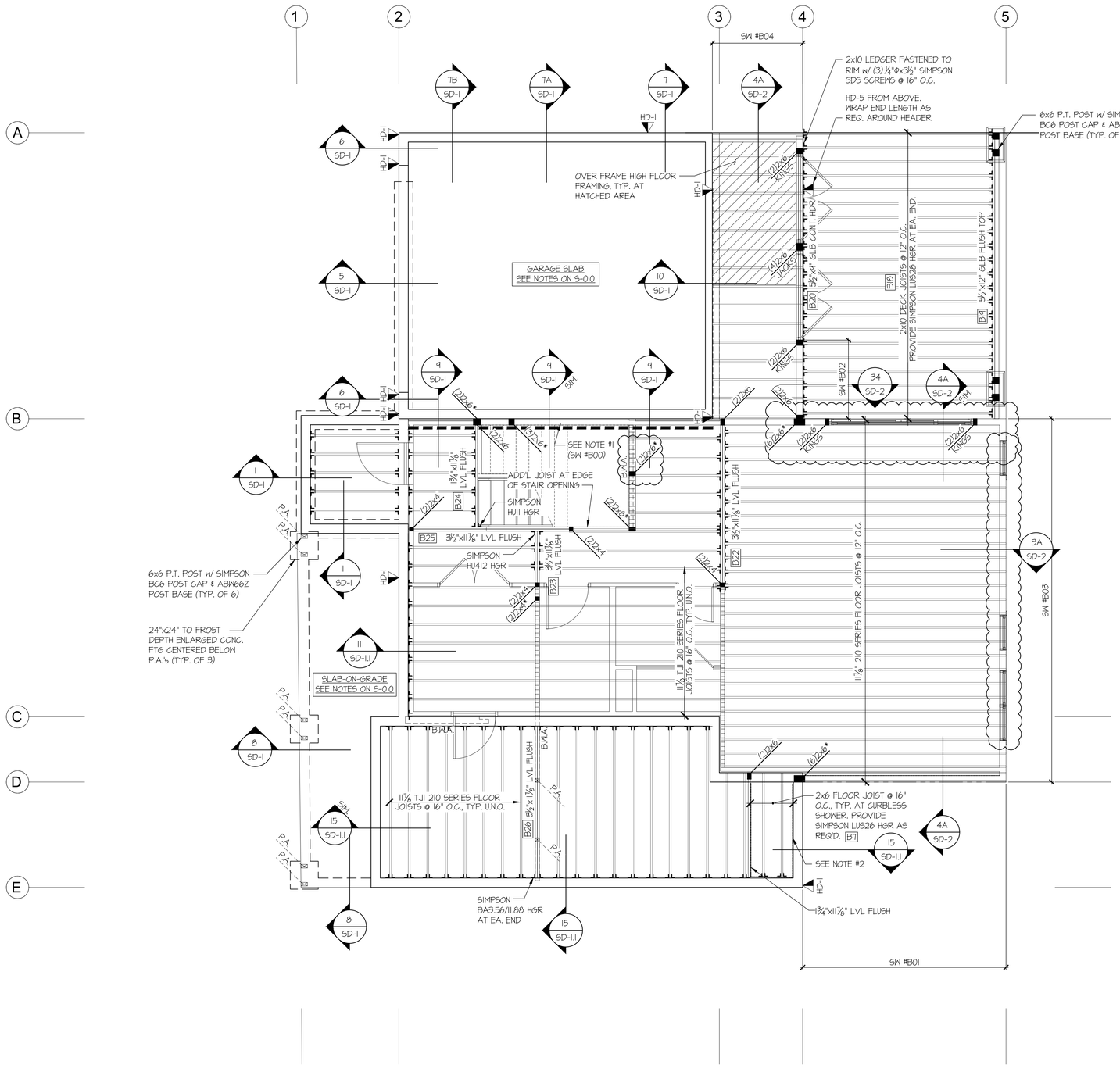
LNL BUILDS

FOUNDATION PLAN

2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-1.0

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



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

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

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

seal:
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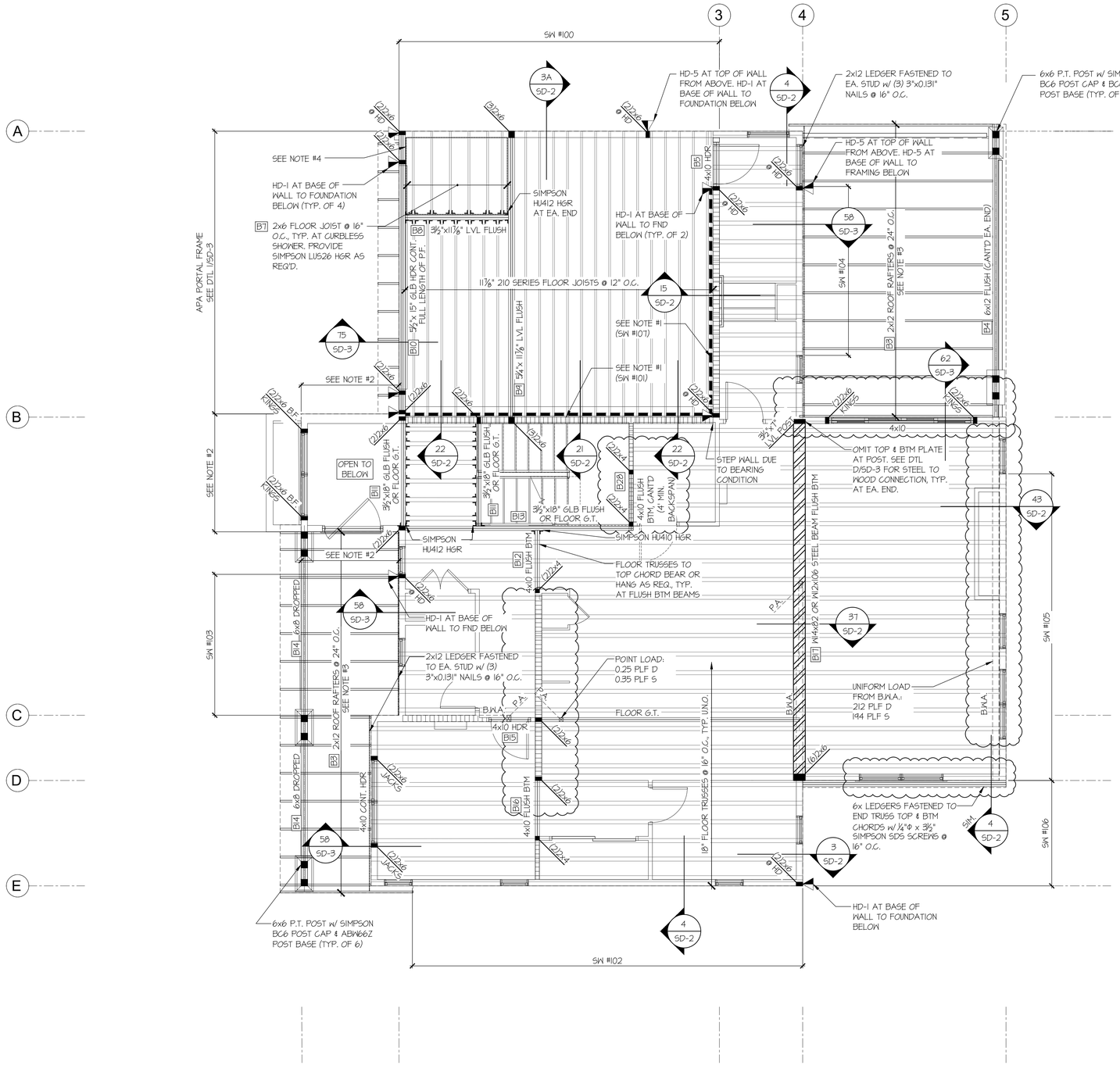
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date:	initial:
05/16/2023 FOUNDATION REVISIONS	LGH
03/22/2024 PLAN REVIEW COMMENTS	LGH
10/09/2024 ARCH REVISIONS	LGH

LNL BUILDS

MAIN FLOOR FRAMING PLAN
2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-1.1



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

@ STEEL BEAMS: PROVIDE SOLID 2x/LVL WEB PACKOUT FASTENED TO WEB w/ ½" DIA. THRU BOLTS @ 24"o.c. STAGGERED. ALSO, PROVIDE 2x TOP PLATE FASTENED w/ P.A.F.'s (HILTI X-U PINS OR EQUAL) @ 16" O.C. STAGGERED, OR ½" DIA. BOLTS @ 48" O.C., STAGGERED.

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

NOTE #1: PROVIDE 7/16" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)

NOTE #2: 2x6 H.F. #2 B.F. STUDS @ 16" O.C.

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

NOTE #4: 2x6 LEDGER FASTENED TO BEAM/STUDS w/ (2) ¼"Ø x 3½" SIMPSON SDS SCREWS @ 16" O.C., TYP. AT CURBLESS SHOWER

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 HOLDDOWN.

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.)

seal:
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STATE OF WASHINGTON
36478
REGISTERED
PROFESSIONAL ENGINEER

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M&K project number: 300-22005

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

REVISIONS:

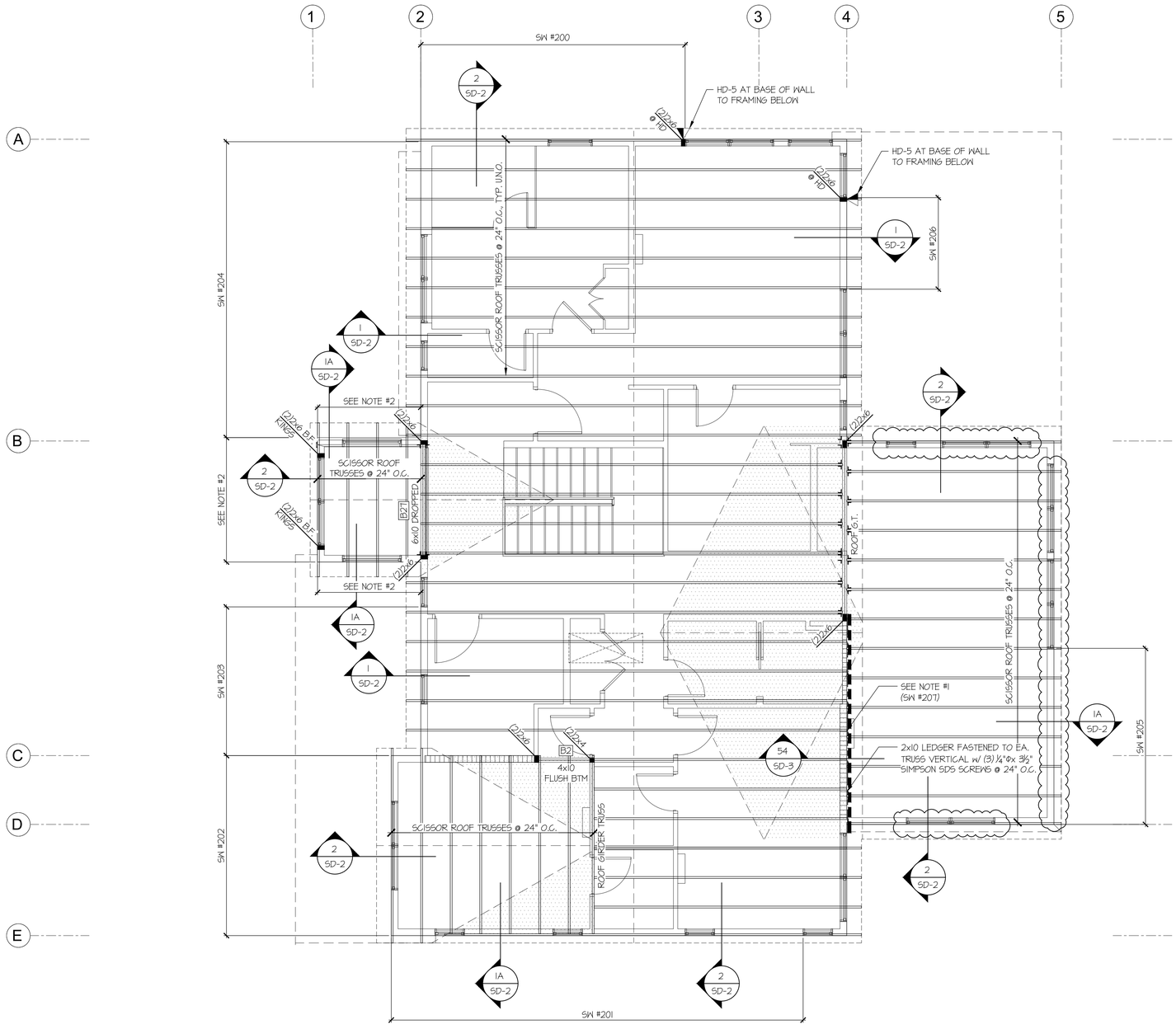
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03/22/2024 PLAN REVIEW COMMENTS	LGH
10/09/2024 AHJR REVISIONS	LGH

LNL BUILDS

UPPER FLOOR FRMG PLAN

2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet:
S-2.0



4x8 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) B1

PROVIDE SLOPING EXTERIOR WALLS TIGHT TO UNDERSIDE OF END TRUSS (TYP. @ VAULTED SPACES)

NOTE #1: PROVIDE 7/16" OSB/PLYWOOD SHEATHING AND FASTEN PER TYP. EXT. SHTG SPECS (SEE NOTES ON S-0.0)

NOTE #2: 2x6 H.F. #2 B.F. STUDS @ 16" O.C.

1 ROOF FRAMING PLAN

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

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

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

SYMBOL	SPECIFICATION
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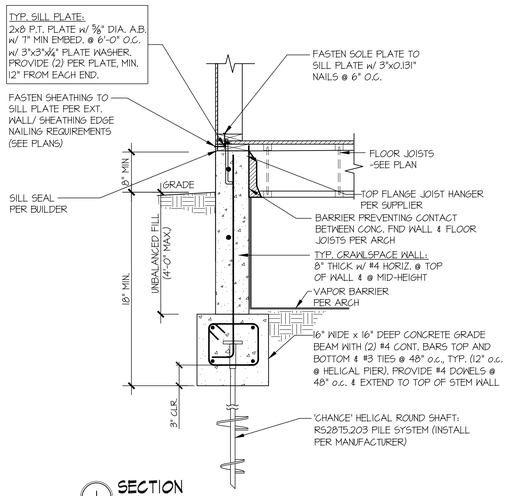
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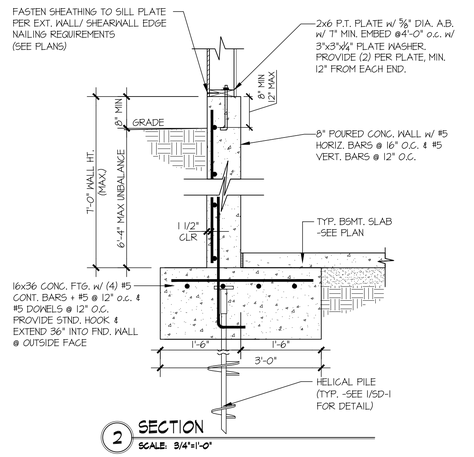
ROOF FRAMING PLAN

2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

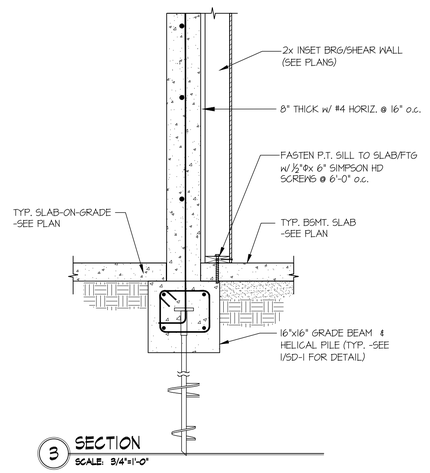
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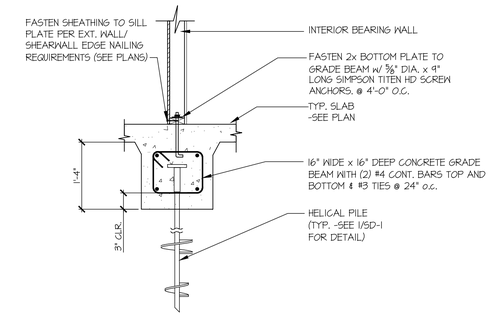
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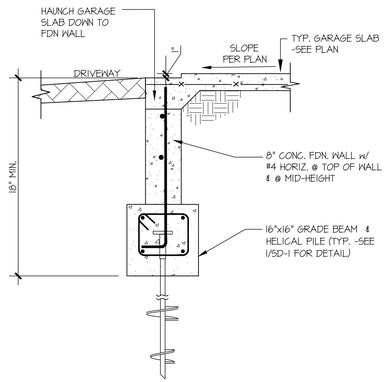
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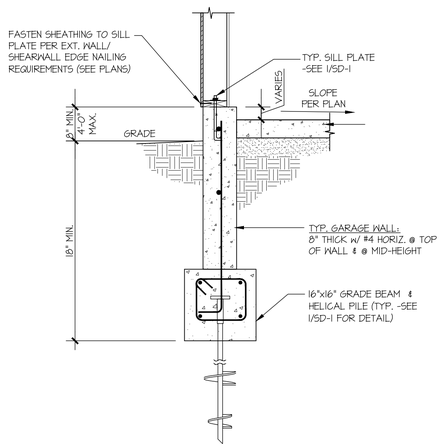
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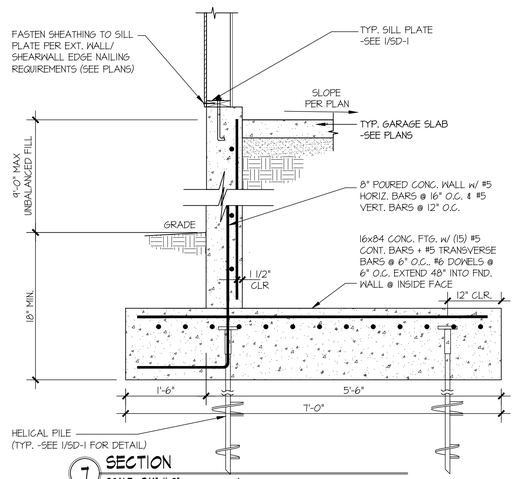
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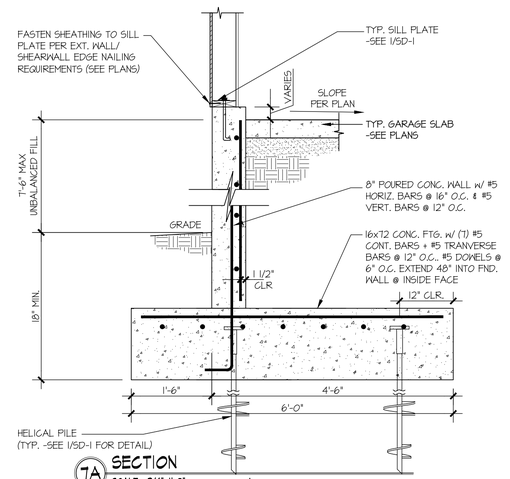
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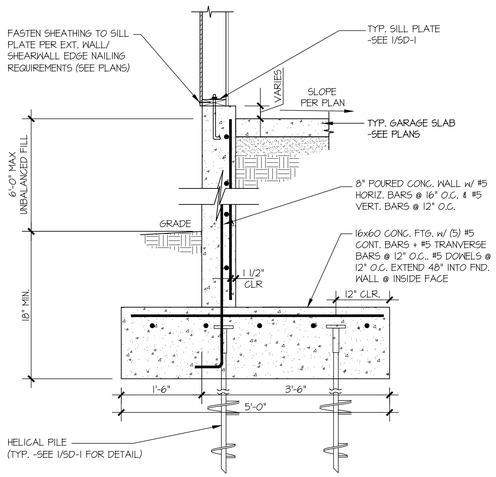
6 TYPICAL EXT. GARAGE FOUNDATION
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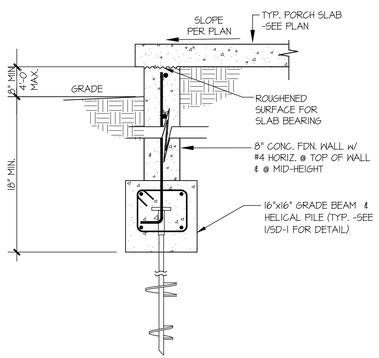
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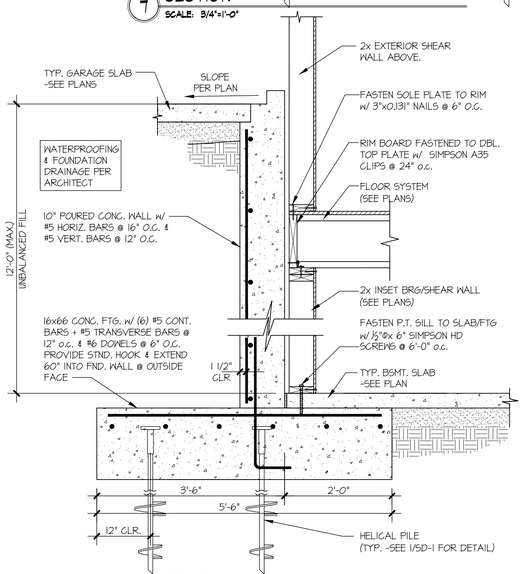
7A SECTION
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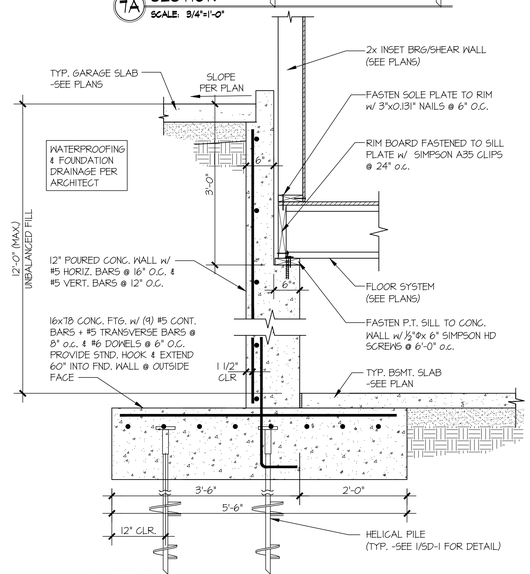
7B SECTION
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8 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"

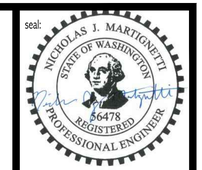


9 SECTION
SCALE: 3/4"=1'-0"



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

seal:



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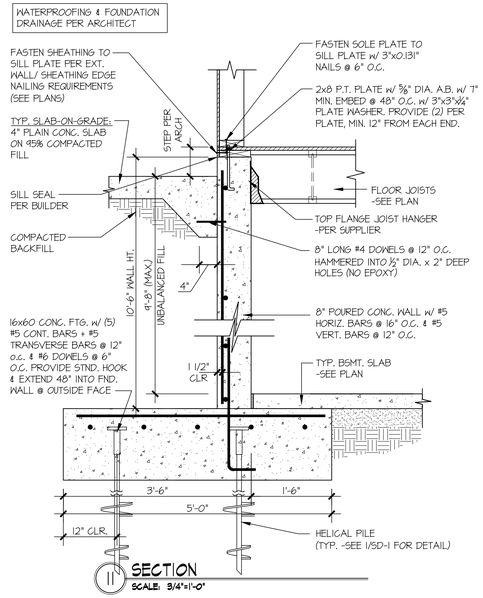
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FOUNDATION DETAILS

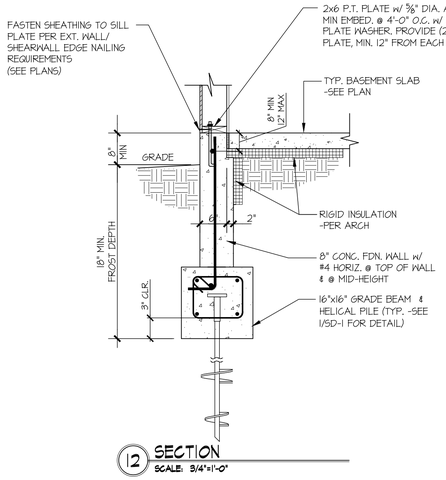
2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

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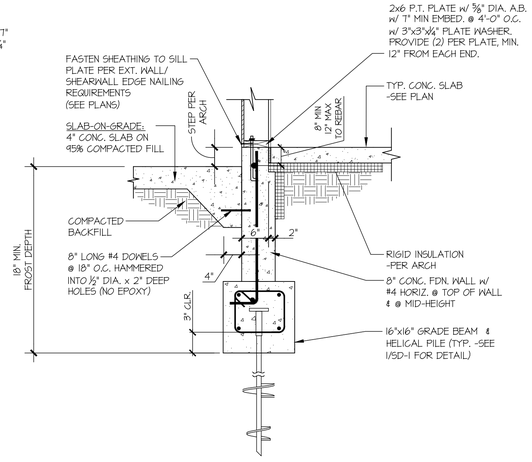
SD-1



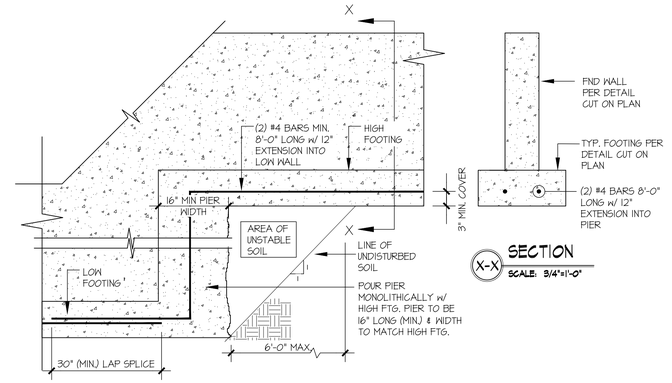
11 SECTION
SCALE: 3/4"=1'-0"



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

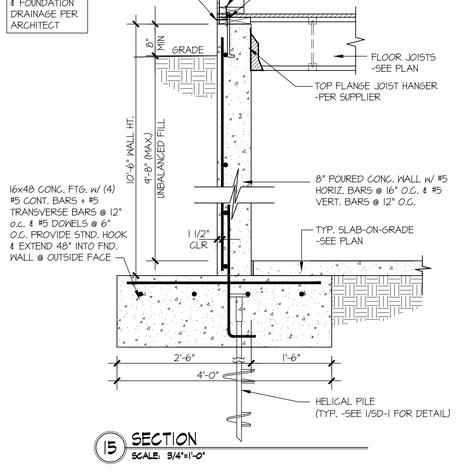


13 SECTION
SCALE: 3/4"=1'-0"
@ PORCH SLAB

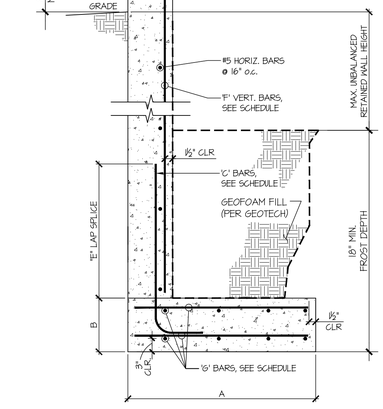


14 SECTION
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X-X SECTION
SCALE: 3/4"=1'-0"



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

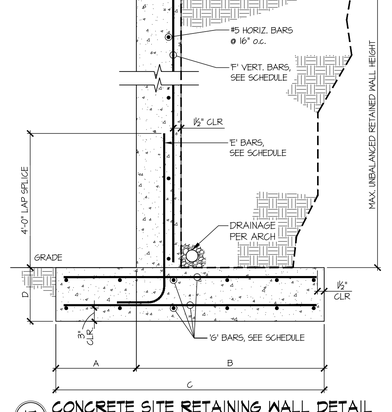


16 SECTION
SCALE: 3/4"=1'-0"

RETAINING WALL SCHEDULE

MAX UNBALANCED, RETAINED WALL HT.	4'-6"	6'-0"	8'-0"
A	2'-6"	3'-6"	6'-0"
B	1'-0"	1'-0"	1'-0"
C	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 12" o.c.
D	8"	8"	8"
E	N/A	4'-0"	4'-0"
F	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 12" o.c.
G	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 6" o.c.

DESIGN PARAMETERS PER GEOTECH REPORT BY EARTH SOLUTIONS NW LLC., DATED: 05/02/2023:
- ACTIVE GEOFOAM PRESSURE = 25 PCF
- F'c = 3000 PSI, Fy = 60,000 PSI
- PASSIVE PRESSURE = 200 PCF
- ALLOWABLE SOIL BRG CAPACITY=1,500 PSF
- SOIL FRICTION FACTOR = 0.40
- SEISMIC SURCHARGE = 8H



17 CONCRETE SITE RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"

RETAINING WALL SCHEDULE

MAX UNBALANCED, RETAINED WALL HT.	10'-0"	8'-0"	6'-0"
A	1'-6"	1'-6"	1'-6"
B	6'-6"	5'-3"	4'-0"
C	8'-0"	6'-9"	5'-6"
D	1'-0"	1'-0"	1'-0"
E	#5 @ 6" o.c.	#5 @ 12" o.c.	#5 @ 16" o.c.
F	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 16" o.c.
G	#5 @ 8" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.

DESIGN PARAMETERS PER EARTH SOLUTIONS NW LLC., DATED: 05/02/2023:
- ACTIVE EARTH PRESSURE = 40 PCF
- F'c = 3000 PSI, Fy = 60,000 PSI
- PASSIVE PRESSURE = 200 PCF
- ALLOWABLE SOIL BRG CAPACITY=1,500 PSF
- SOIL FRICTION FACTOR = 0.40
- SEISMIC SURCHARGE = 8H

seal:
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STATE OF WASHINGTON
36478
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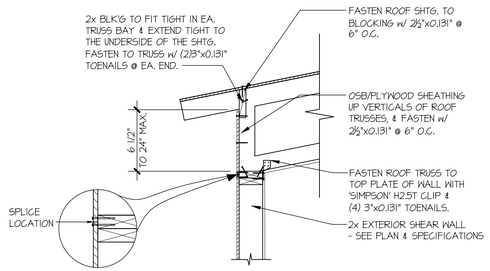
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10/09/2024 ARCH REVISIONS	LGH

LNL BUILDS

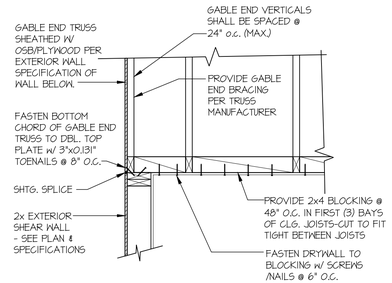
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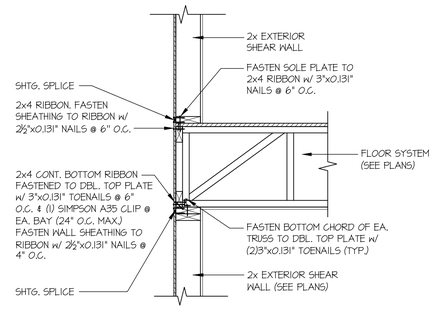
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SD-1.1



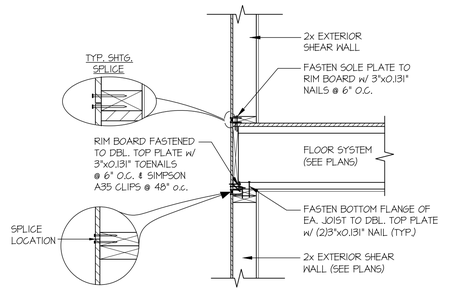
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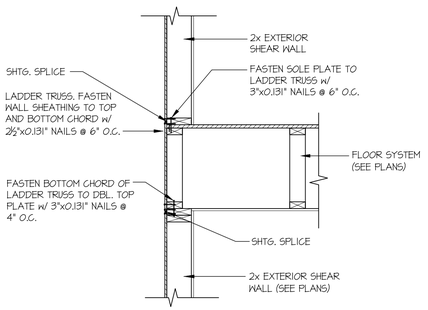
2 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



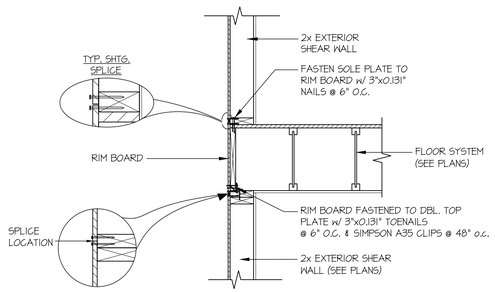
3 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



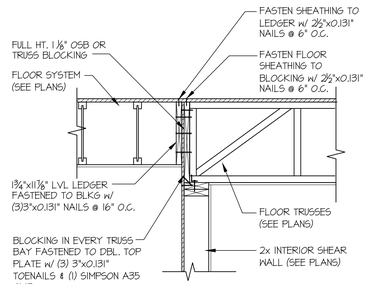
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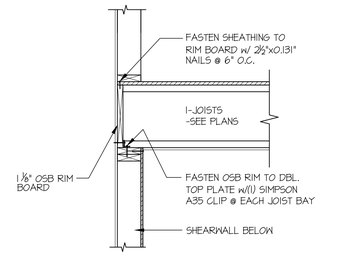
4 SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



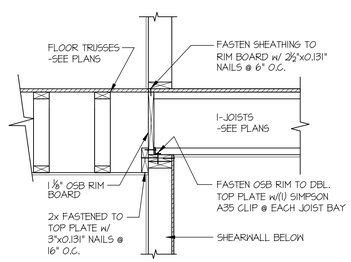
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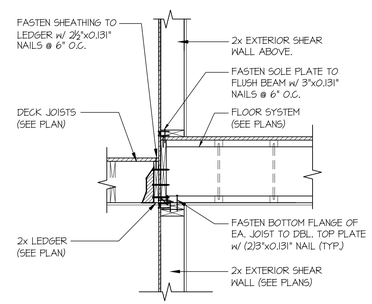
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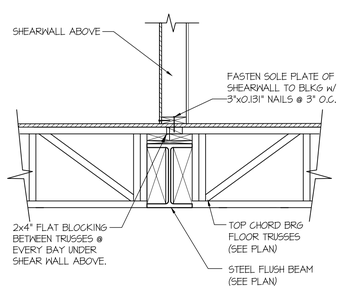
SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
21 SCALE: 3/4"=1'-0" EDGE OF FRAMING



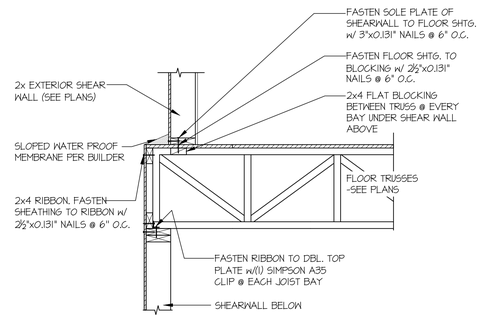
22 SECTION
SCALE: 3/4"=1'-0" EDGE OF FRAMING



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



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



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

seal:
NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
36478
REGISTERED
PROFESSIONAL ENGINEER
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M&K project number: 300-22005

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

REVISIONS:

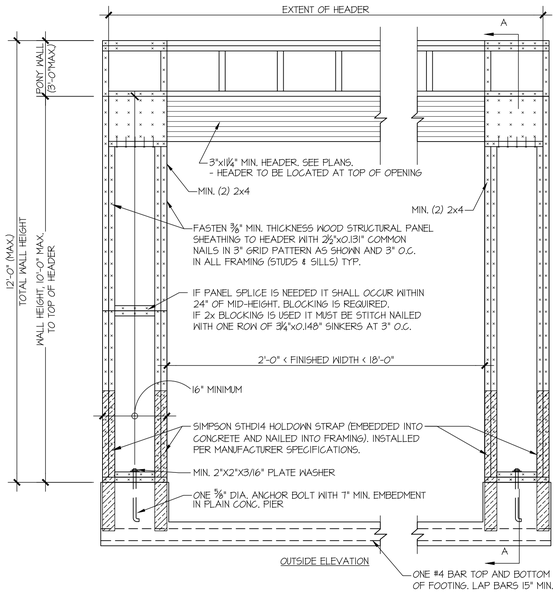
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03/22/2024 PLAN REVIEW COMMENTS	LGH
10/09/2024 ARCH REVISIONS	LGH

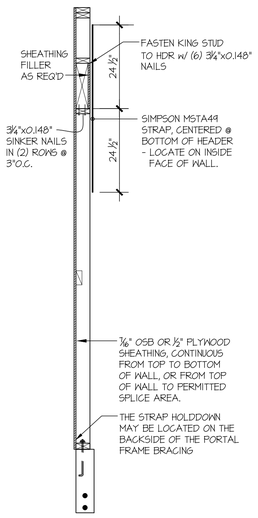
LNL BUILDS

STRUCTURAL DETAILS

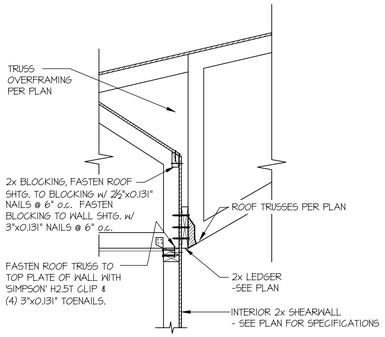
2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet:
SD-2

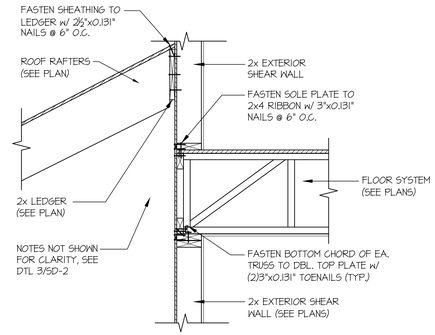




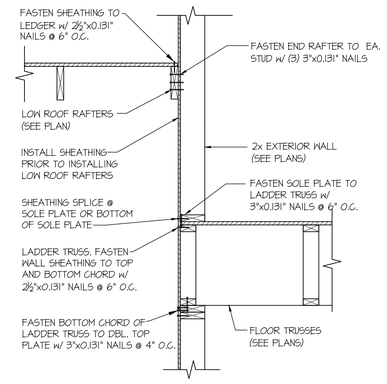
SECTION A-A THROUGH PIER



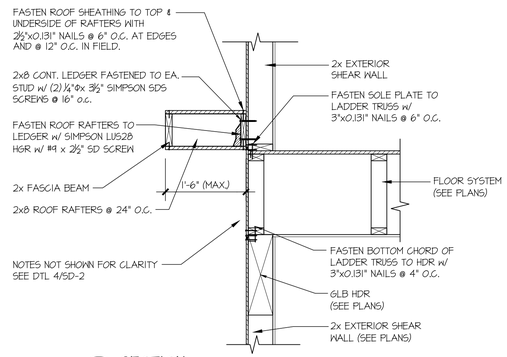
54 SECTION
SCALE: 3/4"=1'-0"



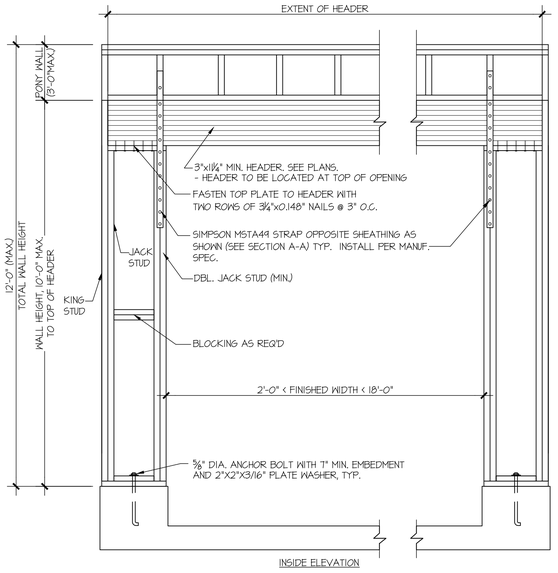
58 SECTION
SCALE: 3/4"=1'-0"
PERPENDICULAR FRAMING

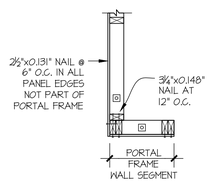


62 SECTION
SCALE: 3/4"=1'-0"



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

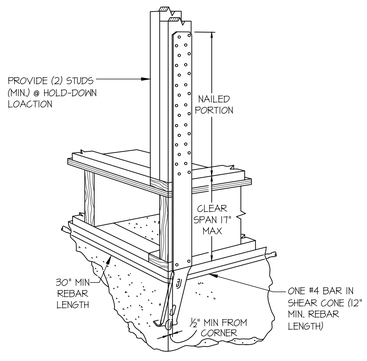




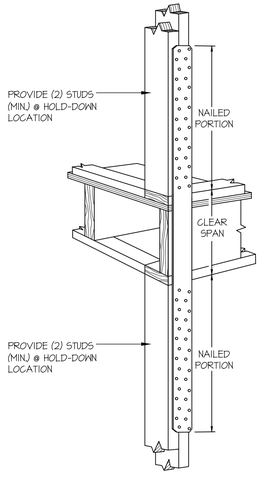
PLAN VIEW OF CORNER DETAIL

APA PORTAL FRAME DETAIL WITH HOLDOWNS

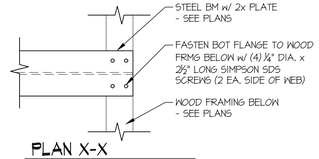
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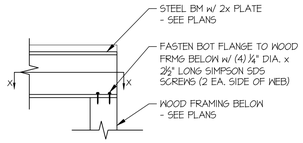
A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FLOOR FRAMING



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



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



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

seal:

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M&K project number: 300-22005

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

REVISIONS:

date:	initial:
05/16/2023 FOUNDATION REVISIONS	LGH
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10/09/2024 ARCH REVISIONS	LGH

LNL BUILDS

STRUCTURAL DETAILS

2436 74TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: SD-3

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.

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

2436 74TH AVE SE

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. 20160120000200 [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. 20170530001254. AFFECTS EASTERLY PORTION OF PARCELS A AND B. NO DEFINITE LOCATION DESCRIBED. MAY HAVE SELF TERMINATED.

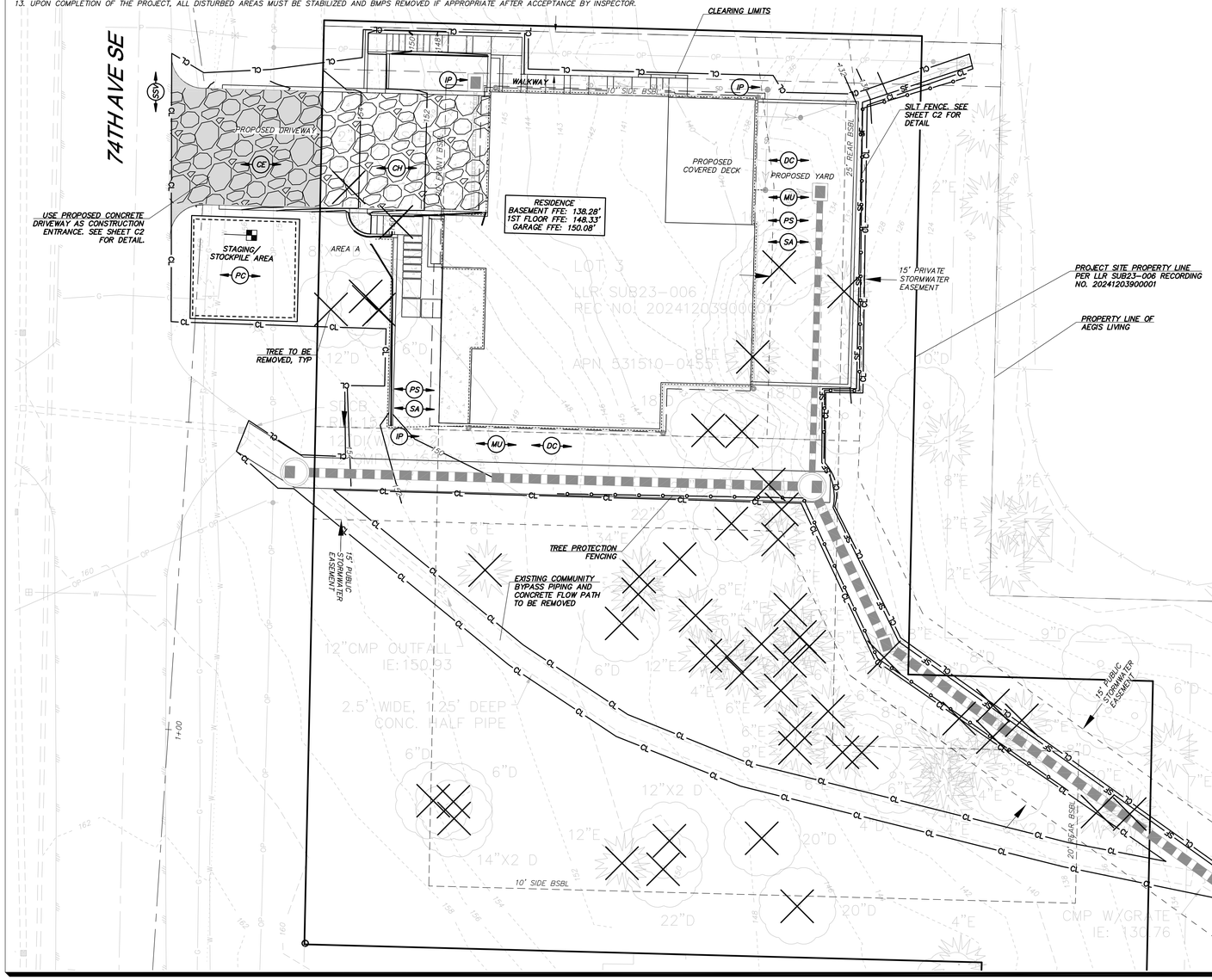
10. EASEMENT FOR SEWER LINE, RECORDING NO. 20170530001263. SHOWN HEREON.

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. 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	376	319	57 CUT

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

LEGAL DESCRIPTION:

LOT 3:
THAT PORTION OF LOTS 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WEST 97.07 FEET OF THE SOUTH 50.55 OF LOT 3;
TOGETHER WITH:
THE WEST 97.07 FEET OF THE NORTH 53.20 FEET OF LOT 4;
TOGETHER WITH:
THE SOUTH 46.39 FEET OF THE NORTH 99.59 FEET OF THE WEST 136.80 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF SAID LOT 4,
EXCEPT THE NORTH 99.59 FEET OF SAID LOT 4;
TOGETHER WITH:
THE WEST 26.80 FEET OF THE EAST 40.00 FEET OF THE WEST 150.00 FEET OF LOT 5;
OF SAID MCGILVRA'S ISLAND ADDITION.

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.

SURVEY CONTOUR NOTE:

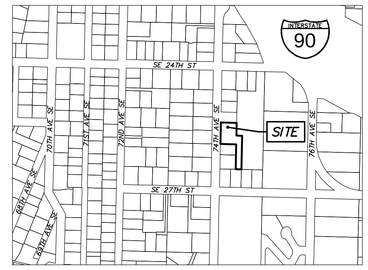
SEE NOTE ON BOUNDARY AND TOPOGRAPHIC SURVEY. ADDITIONAL SURVEY POINTS WERE TAKEN TO ENSURE THE AVERAGE CONTOUR ELEVATION WITHIN THE VICINITY OF THE BUILDING FOOTPRINT IS ACCURATE WITHIN 6 INCHES VERTICALLY AND HORIZONTALLY FROM ACTUAL ELEVATIONS.

SHEET INDEX:

C1 OF 4 COVER SHEET & T.E.S.C. PLAN
C2 OF 4 T.E.S.C. NOTES & DETAILS
C3 OF 4 STORM DRAINAGE PLAN
C4 OF 4 DRIVEWAY ENTERING SIGHT DISTANCE

BASIS OF BEARINGS:

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



VICINITY MAP

SCALE 1"= ±500'

NORTH

PROJECT CONTACTS:

PROPERTY OWNER/APPLICANT.....VANN LANZ
.....LNL BUILDS, LLC.
.....317 47H STREET
.....KIRKLAND, WA 98033
.....(206) 499-1277
.....VANN@LNLBUILDS.COM

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

GEOTECHNICAL ENGINEER.....EARTH SOLUTIONS NW
.....15365 NE 90TH ST #100
.....REDMOND, WASHINGTON 98052
.....(425) 449-4704
.....CONTACT: SCOTT RIEGEL
.....SCOTTR@ESNW.COM

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

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

PROJECT DESCRIPTION:

SITE ADDRESS:.....2436 74TH AVE SE
TAX PARCEL NUMBER:.....5315100455
NUMBER OF LOTS:.....1
ZONING:.....R-9.6
SITE AREA:.....25,789 S.F. (0.592 ACRES)
GROSS PROJECT AREA:.....6,980 S.F. (0.160 ACRES)
PROPOSED IMPERVIOUS AREA:.....3,409 S.F. (13.2%)
OFFSITE IMPERVIOUS AREA:.....478 S.F.
REPLACED IMPERVIOUS AREA:.....0 S.F. (0.0%)
PROPOSED PERVIOUS AREA:.....22,390 S.F. (86.8%)
EXISTING LOT COVERAGE:.....0 S.F. (0.0%)
PROPOSED LOT COVERAGE:.....3,101 S.F. (12.01%)
NUMBER OF PARKING SPACES:.....2 MIN.

GRADING NOTE:

TOTAL AREA TO BE DISTURBED ON-SITE....5,521 S.F.
TOTAL AREA TO BE DISTURBED OFF-SITE...1,040 S.F.
FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.

CONSTRUCTION NOTES:

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

SOIL AMENDMENT NOTE:

AREA (A) ENCOMPASSES THE ENTIRE SITE OUTSIDE OF HARD SURFACES. SEE LANDSCAPE PLANS FOR TURF AND PLANTING BED AREAS. STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 14.4 C.Y. OF AMENDMENT FOR AN AREA OF 2,665 S.F. (AREAS FOR TURF AND PLANTING BEDS TO BE DETERMINED)

GENERAL EROSION CONTROL NOTES:

ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC 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.

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)

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620 - 7th AVENUE KIRKLAND, WA 98033
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2430 74TH AVE SE
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2436 74TH AVE SE
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PARCEL NO. 5315100455

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LNL BUILDS, LLC
317 47TH STREET
KIRKLAND, WASHINGTON 98033
206.499.1277

3-4-25

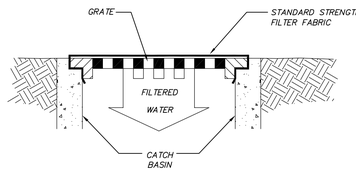
DATE	REVISION	APR
10.18.23	INTAKE COMMENTS	MAJ
5.3.24	CITY COMMENTS	MAJ
10.8.24	CITY COMMENTS	MAJ
12.20.24	CITY COMMENTS	MAJ
1.28.25	CITY COMMENTS	MAJ
3.4.25	CITY COMMENTS	MAJ

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

DRAWING: C1
SHEET: 1 OF 4

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

2436 74TH AVE SE



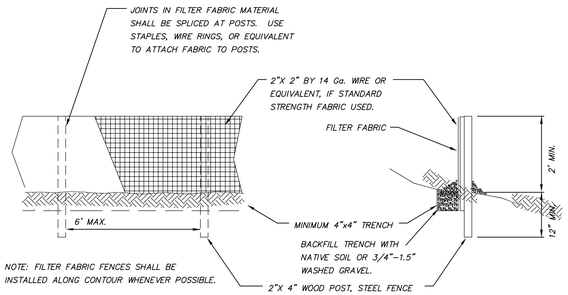
NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOR RESULT IN EROSION OF SLOPES.

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

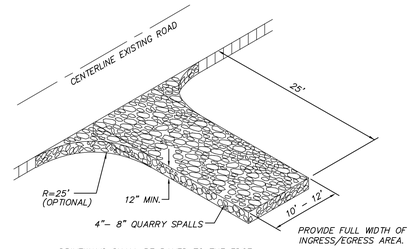


NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

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



DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY

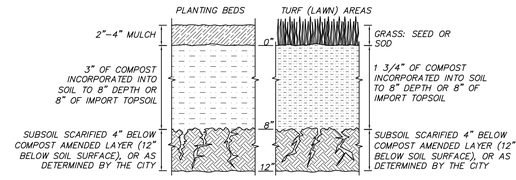
IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

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.

TREE PROTECTION AREA (TPZ)

KEEP OUT!

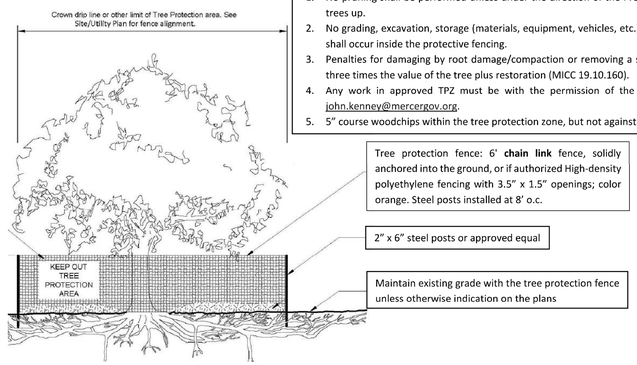
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

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

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



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

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

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

VANN LANZ
LNL BUILDS, LLC
317 4TH STREET
KIRKLAND, WASHINGTON 98033
206.499.1277

MATTHEW A. JOHNSON
STATE OF WASHINGTON
21976
REGISTERED PROFESSIONAL ENGINEER
3-4-25

DATE	REVISION	APR
10.18.23	INTAKE COMMENTS	MAJ
5.3.24	CITY COMMENTS	MAJ
10.8.24	CITY COMMENTS	MAJ
12.20.24	CITY COMMENTS	MAJ
1.28.25	CITY COMMENTS	MAJ
3.4.25	CITY COMMENTS	MAJ

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

DRAWING: C2
SHEET: 2 OF 4

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

2436 74TH AVE SE

GENERAL NOTES:

1. SITE PLAN PROVIDED BY CLIENT ON OCTOBER 4, 2024.
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. 6" & 8" PVC PIPE SHALL MEET ASTM D3034 SDR-35
2. 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.
3. 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.
4. 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.
5. FIELD ADJUST AREA DRAIN LOCATIONS. GRADE TO DRAIN.
6. SLEEVE ALL PIPES UNDER/ THROUGH WALLS.

SURVEY CONTOUR NOTE:

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

DETENTION NOTE:

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

PIPE SLEEVE NOTE:

① SLEEVE ALL PIPES UNDER/ THROUGH WALLS.

FIRE SPRINKLER NOTE:

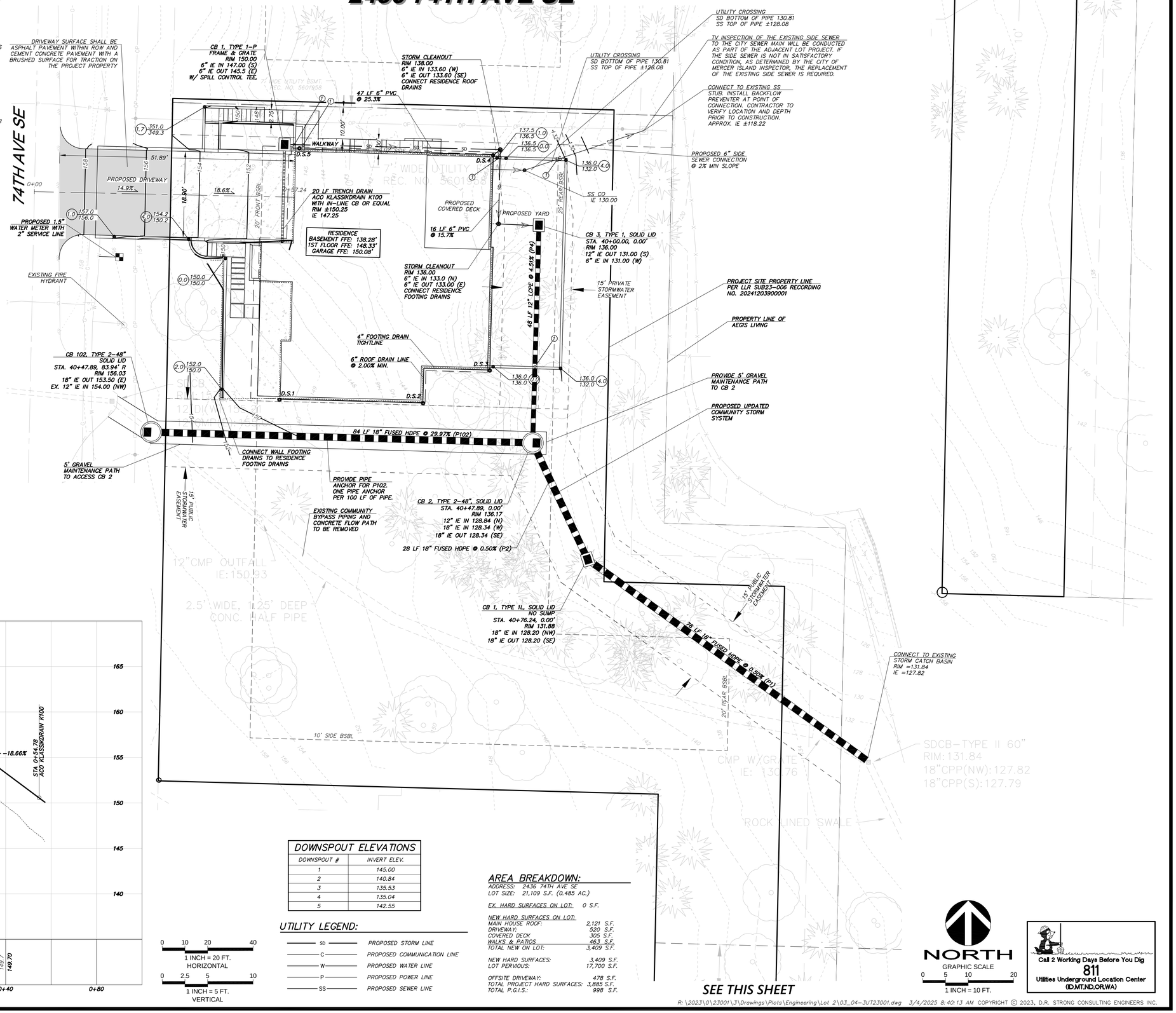
NFPA 13R FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

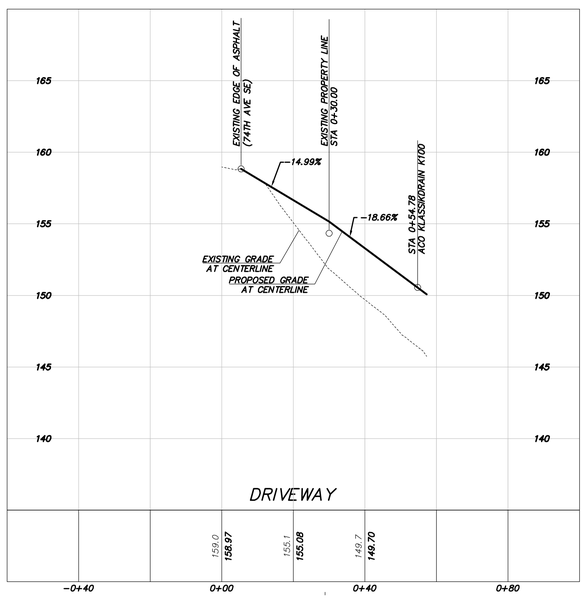
FIRE ALARM NOTE:

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

LAWN AND LANDSCAPE AREA NOTE:

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





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

UTILITY LEGEND:

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

AREA BREAKDOWN:

ADDRESS: 2436 74TH AVE SE
LOT SIZE: 21,109 S.F. (0.485 AC.)

EX. HARD SURFACES ON LOT:	0 S.F.
NEW HARD SURFACES ON LOT:	
MAIN HOUSE ROOF:	2,121 S.F.
DRIVEWAY:	520 S.F.
COVERED DECK	305 S.F.
WALKS & PATIOS	463 S.F.
TOTAL NEW ON LOT:	3,409 S.F.
NEW HARD SURFACES:	3,409 S.F.
LOT PERVIOUS:	17,700 S.F.
OFFSITE DRIVEWAY:	478 S.F.
TOTAL PROJECT HARD SURFACES:	3,885 S.F.
TOTAL P.G.I.S.:	998 S.F.

1 INCH = 20 FT. HORIZONTAL
1 INCH = 5 FT. VERTICAL

NORTH
GRAPHIC SCALE
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
2436 74TH AVE SE
MERCER ISLAND
WASHINGON 98040
PARCEL NO. 5315100455

VANN LANZ
LNL BUILDS, LLC
317 4TH STREET
KIRKLAND, WASHINGTON 98033
206.499.1277

MARK A. JOHNSON 15232 REGISTERED PROFESSIONAL ENGINEER
3-4-25

DATE	REVISION	APR
10.18.23	INTAKE COMMENTS	MAJ
5.3.24	CITY COMMENTS	MAJ
10.8.24	CITY COMMENTS	MAJ
12.20.24	CITY COMMENTS	MAJ
1.28.25	CITY COMMENTS	MAJ
3.4.25	CITY COMMENTS	MAJ

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

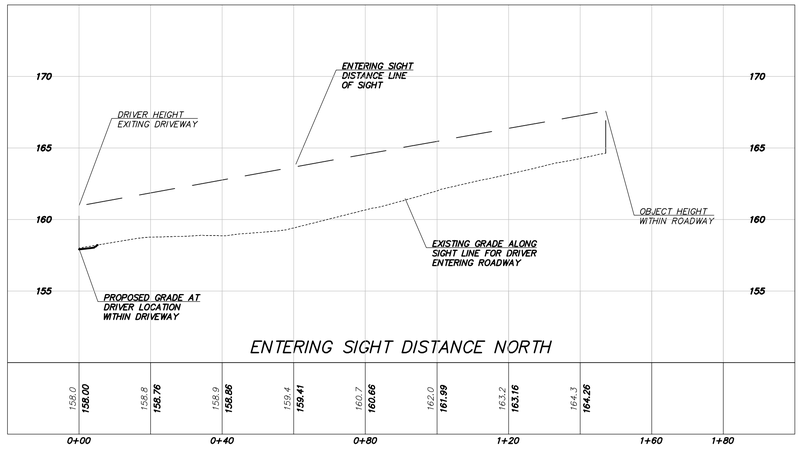
DRAWING: C3
SHEET: 3 OF 4

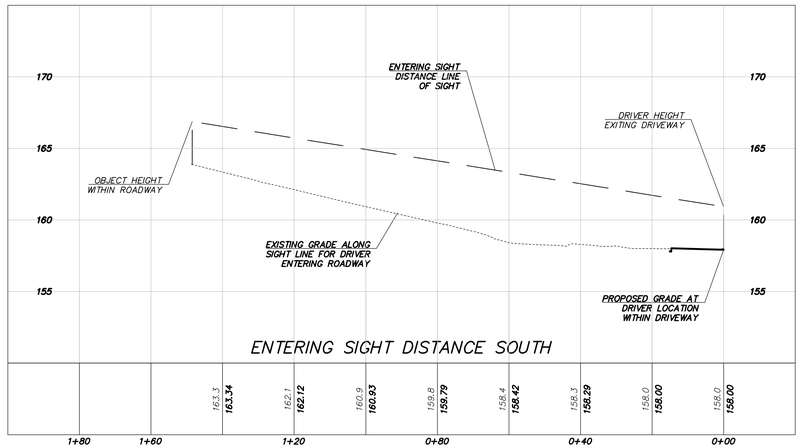
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NW 1/4 SECTION 12, TOWNSHIP 24 N, RANGE 4E, W.M.

2436 74TH AVE SE

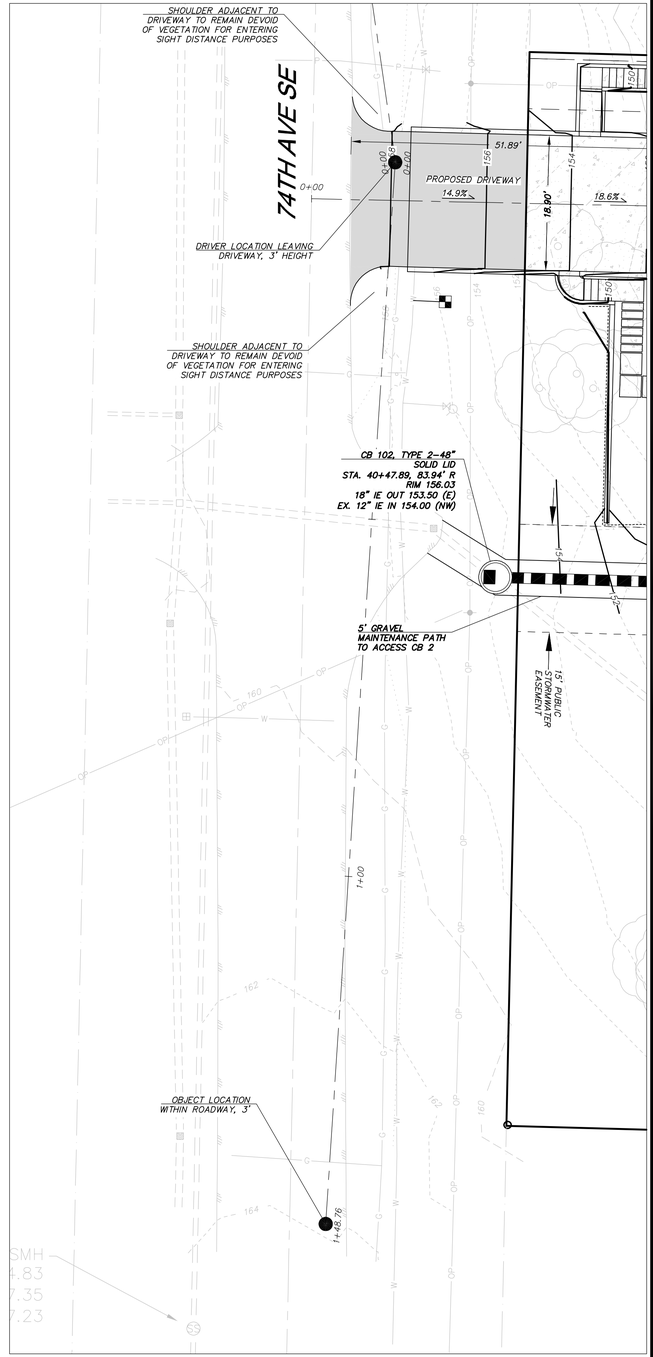






0 10 20 40
1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10
1 INCH = 5 FT.
VERTICAL



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

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O 425.827.3063 F 425.827.2423

2430 74TH AVE SE

DRIVEWAY ENTERING SIGHT DISTANCE
2436 74TH AVE SE
MERCER ISLAND
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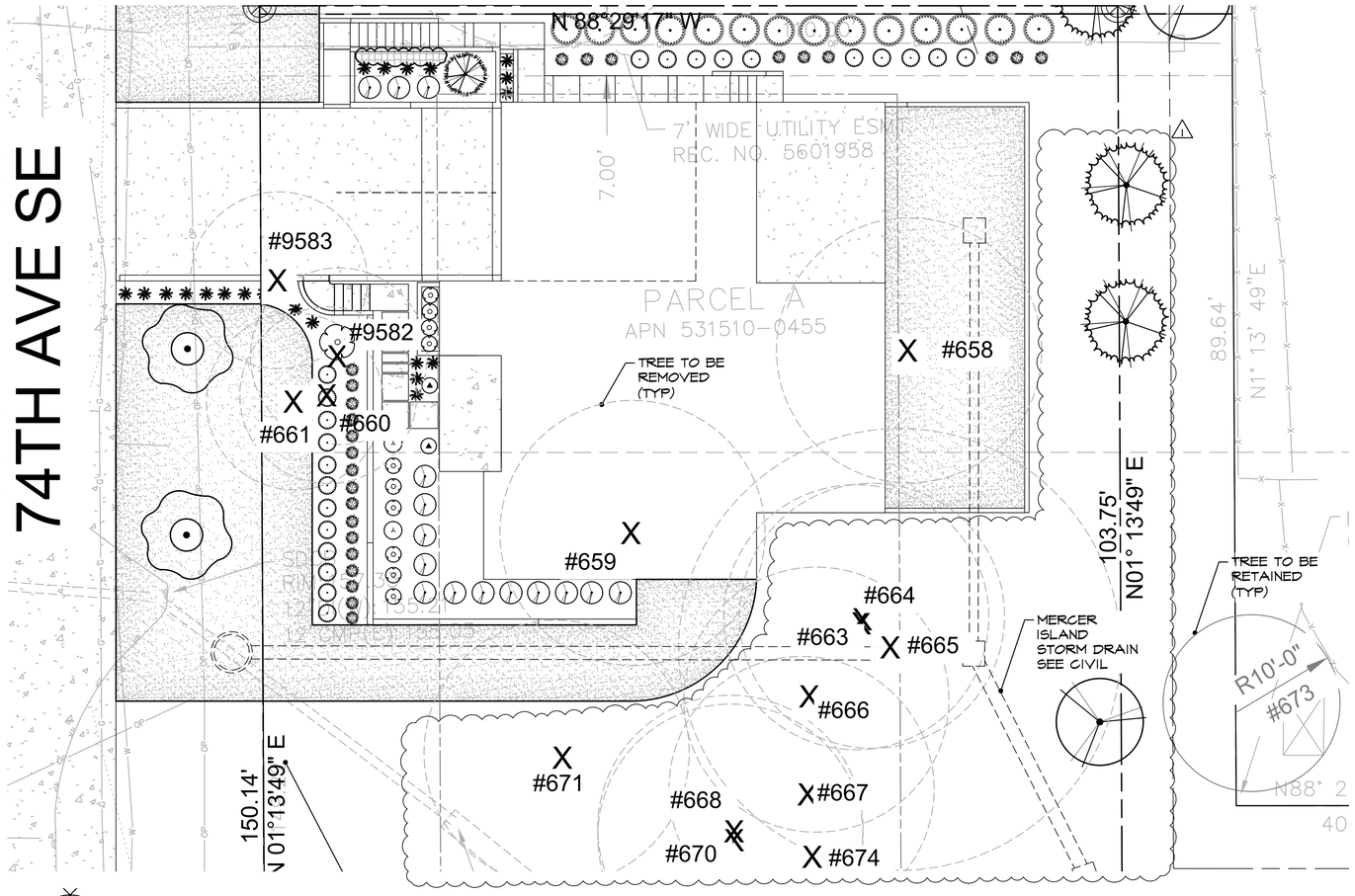
MARK A. JOUTRAS
STATE OF WASHINGTON
15232
REGISTERED
PROFESSIONAL ENGINEER
3-4-25

DATE	REVISION	APR
10.18.23	INTAKE COMMENTS	MAJ
5.3.24	CITY COMMENTS	MAJ
10.8.24	CITY COMMENTS	MAJ
12.20.24	CITY COMMENTS	MAJ
1.28.25	CITY COMMENTS	MAJ
3.4.25	CITY COMMENTS	MAJ

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

DRAWING: C4
SHEET: 4 OF 4

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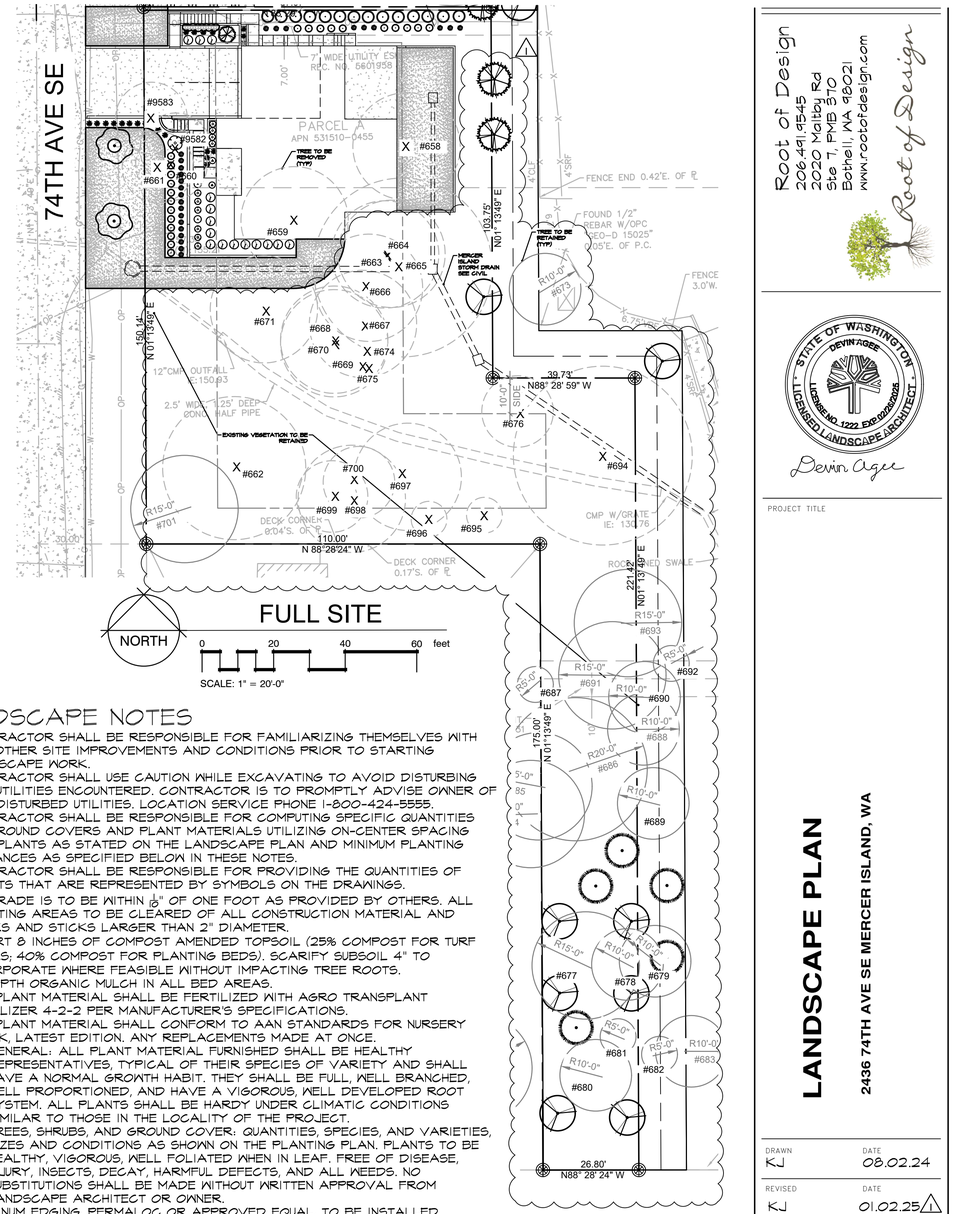


NORTH

LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



NORTH

FULL SITE

0 20 40 60 feet

SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
5. SUBGRADE IS TO BE WITHIN $\frac{1}{10}$" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
6. IMPORT 8 INCHES OF COMPOST AMENDED TOPSOIL (25% COMPOST FOR TURF AREAS; 40% COMPOST FOR PLANTING BEDS). SCARIFY SUBSOIL 4" TO INCORPORATE WHERE FEASIBLE WITHOUT IMPACTING TREE ROOTS.
7. 2" DEPTH ORGANIC MULCH IN ALL BED AREAS.
8. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
   - 9.A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
   - 9.B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
10. ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.

IRRIGATION: A TEMPORARY IRRIGATION SYSTEM IS REQUIRED FOR ALL REPLACEMENT TREES. EACH TREE TO BE IRRIGATED WITH DRIP BUBBLERS FOR A MINIMUM OF 5 YEARS .
AFTER INITIAL PLANTING, DRIP SYSTEM SHOULD BE SCHEDULED TO RUN THREE DAYS A WEEK FOR 30 MINUTES
MONITOR SOIL MOISTURE DAILY.
AFTER ONE GROWING SEASON, SCHEDULE IRRIGATION TO RUN ONE DAY A WEEK DURING APRIL, MAY, SEPTEMBER AND OCTOBER.
TWICE A WEEK FROM JUNE THROUGH AUGUST.
SET THE RUN TIME BETWEEN 45-60 MINUTES.
AFTER WATERING, CHECK THE SOIL MOISTURE AT THE ROOT (AT LEAST 6 INCHES DEEP) AND ADJUST THE RUN TIME IF NEEDED.
-CHECK THE DRIP SYSTEM TWICE A MONTH TO ENSURE THE SYSTEM IS RUNNING PROPERLY.

-HAND CLEAR AND GRUB A 3' DIAMETER RING OF ALL GRASS, WEEDS AND INVASIVE SPECIES AROUND EACH REPLACEMENT TREE AND INSTALL 3" DEPTH OF ARBORIST CHIP MULCH IN PLANTING RING.

PLANT SCHEDULE 2436

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Acer macrophyllum / Big Leaf Maple Replacement Tree	1.5" Cal	8
	Cornus x 'KN30-8' / Venus® Dogwood Street Tree - Single leader	2"-2.5" Cal B&B	2
	Picea glauca pendula / Weeping White Spruce	5'-6' Ht	1
	Pseudotsuga menziesii / Douglas Fir Replacement Tree	6' Ht.	5
	Thuja plicata / Western Red Cedar Replacement Tree	6' Ht.	2

PLANT SCHEDULE 2436

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	25
	Evonymus japonicus 'Lankveld03' / Paloma Blanca Japanese Evonymus	---	10
	Hydrangea paniculata 'Renhy' / Vanilla Strawberry‡ Panicle Hydrangea	10 gal, on std.	1
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	3-Tier, 5 gal	2
	Liriope muscari 'Silvery Sunproof' / Silvery Sunproof Lilyturf	1 gal	22
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	22
	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	24" Ht. min.	15
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4'-6' Ht	14
PERENNIALS			
	Salvia x superba / Perennial Sage	1 gal	2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
GROUND COVERS				
	Thymus praecox 'Purple Carpet' / Mother of Thyme	4"pot	18" o.c.	12
	Turf Sod / Drought Tolerant Fescue Blend	sod		2,418 sf

Root of Design
206.491.9545
2020 Maltby Rd
Ste 7, PMB 370
Bothell, WA 98021
www.rootofdesign.com

Root of Design

STATE OF WASHINGTON
DEVIN AGEE
LICENSED NO. 1222 EXP. 01/29/2026
LICENSED LANDSCAPE ARCHITECT

Devin Agee

PROJECT TITLE

LANDSCAPE PLAN

2436 74TH AVE SE MERCER ISLAND, WA

DRAWN	DATE
KJ	08.02.24
REVISED	DATE
KJ	01.02.25

1/8"=1'-0"

L1

Root of Design
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2020 Maltby Rd
Ste 7, PMB 370
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PROJECT TITLE

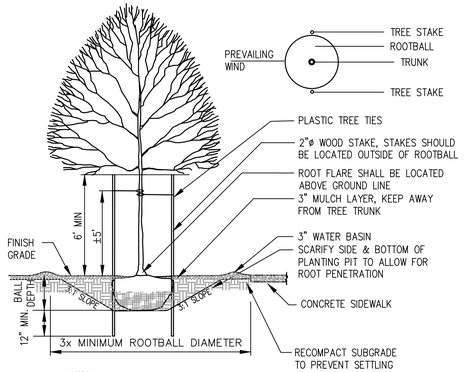
LANDSCAPE DETAILS

2436 74TH AVE SE MERCER ISLAND, WA

DRAWN	DATE
KJ	08.02.2024
REVISED	DATE
KJ	01.02.25 1

NTS

L2

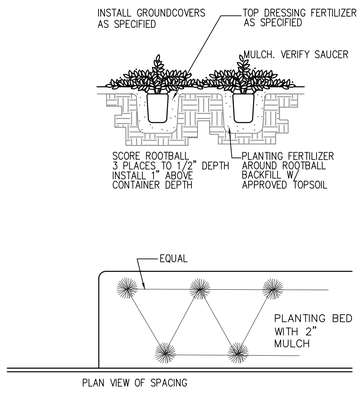


NOTES:

1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

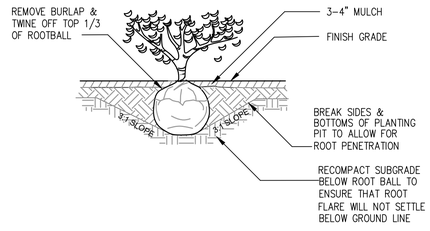
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

NTS



2 TYPICAL GROUNDCOVER PLANTING DETAIL

NTS

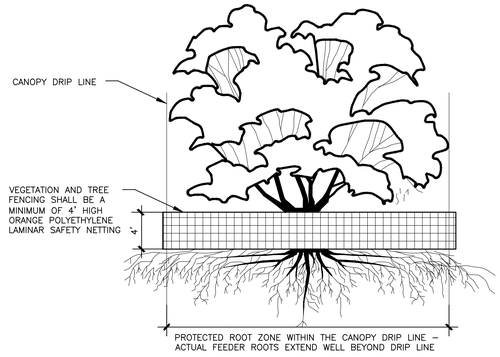


3 TYPICAL SHRUB PLANTING DETAIL

NTS

NOTES:

1. 3-INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.
2. OUTSIDE OF PROTECTION FENCING AREA, PROTECT ROOTS 2-INCHES OR LARGER IN DIAMETER BY USING HAND EXCAVATION TECHNIQUES.
3. MINIMIZE CONSTRUCTION ZONE: PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.



4 TREE PRESERVATION DETAIL

NTS