



Milestone NW Mercer Island Lot 2

7619 SE 22nd ST. Mercer Island, WA 98040

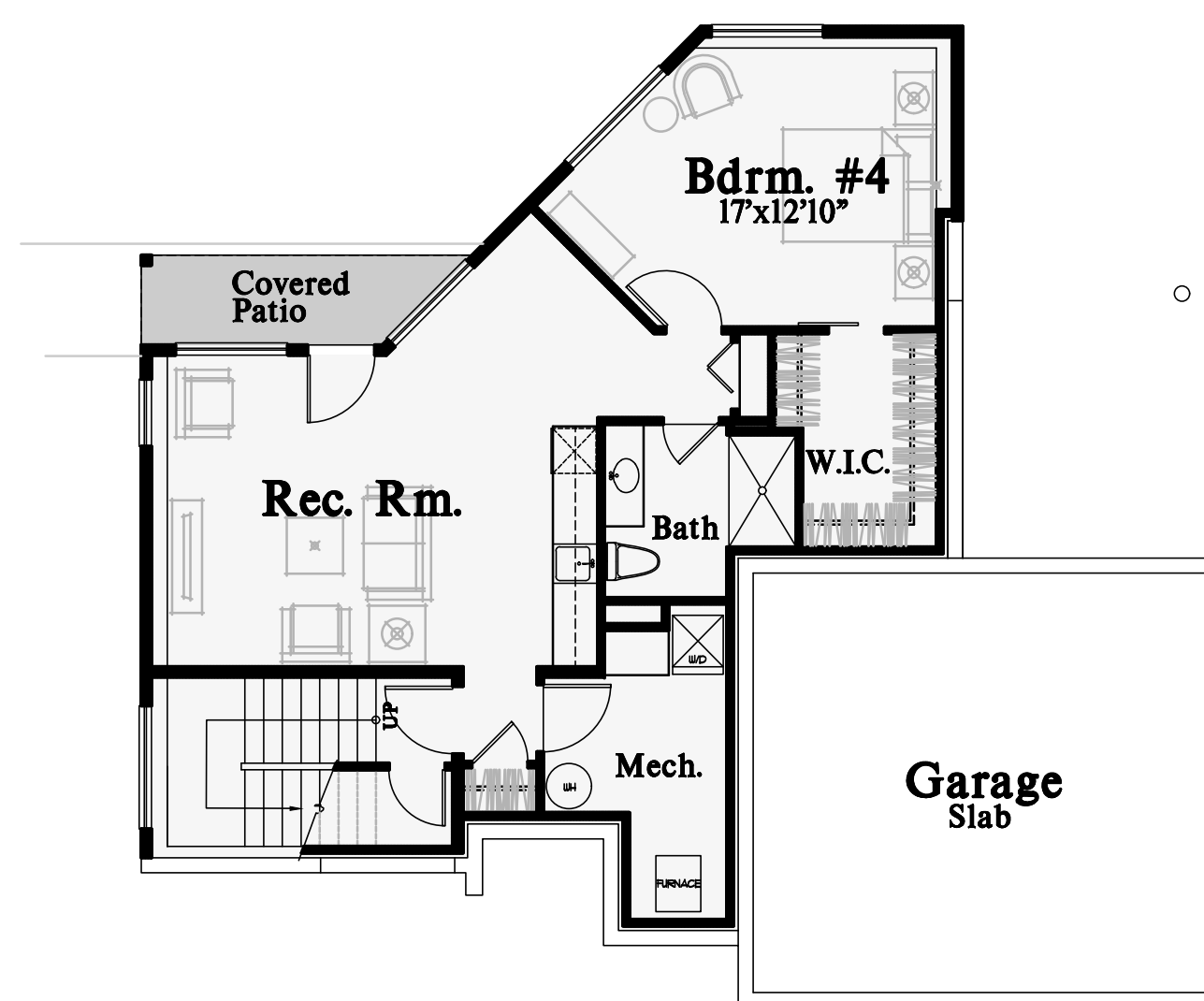
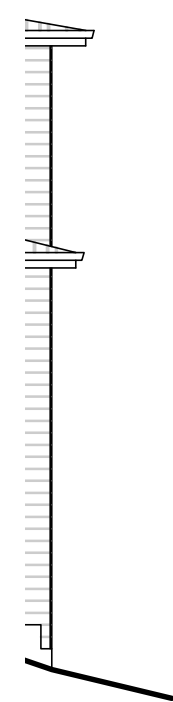
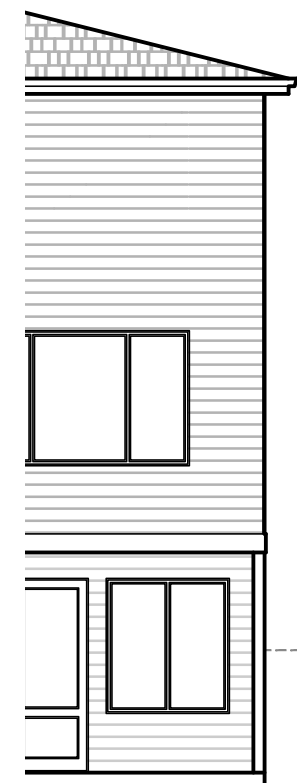
A NFPA 13D Fire Sprinkler System in compliance with NFPA 13D and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required. Note that this system requires a minimum of 1" water meter and 1" water supply line.

DRAWING INDEX

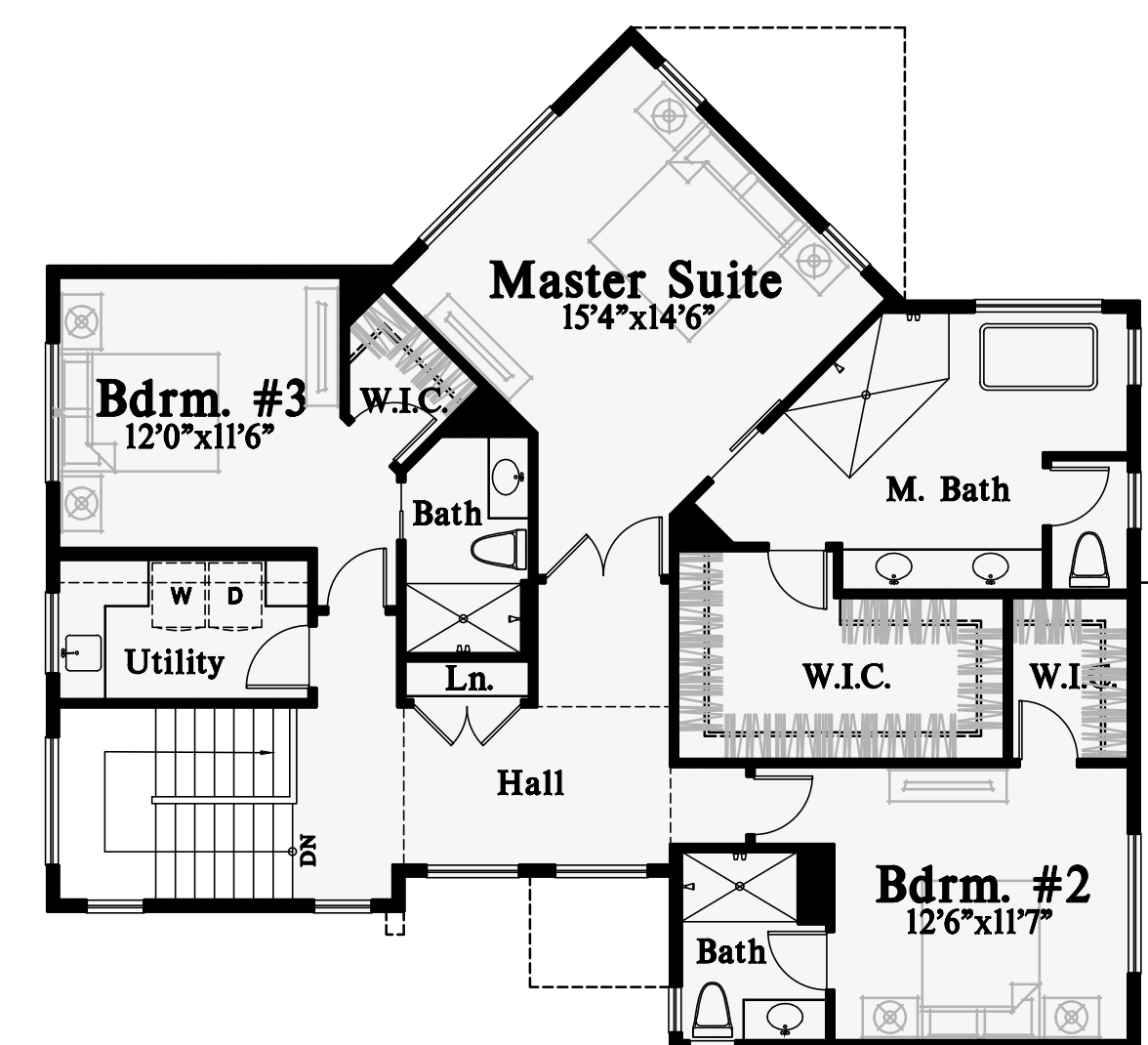
- A1. CODE NOTES
- ALL. SITE PLAN
- C1. WATER, SEWER, AND DRAINAGE PLAN
- C2. DRIVEWAY AND GRADING PLAN
- C3. BOUNGARY AND TOPOGRAPHY MAP
- C4. WATER DETAILS
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SQUARE FOOTAGE

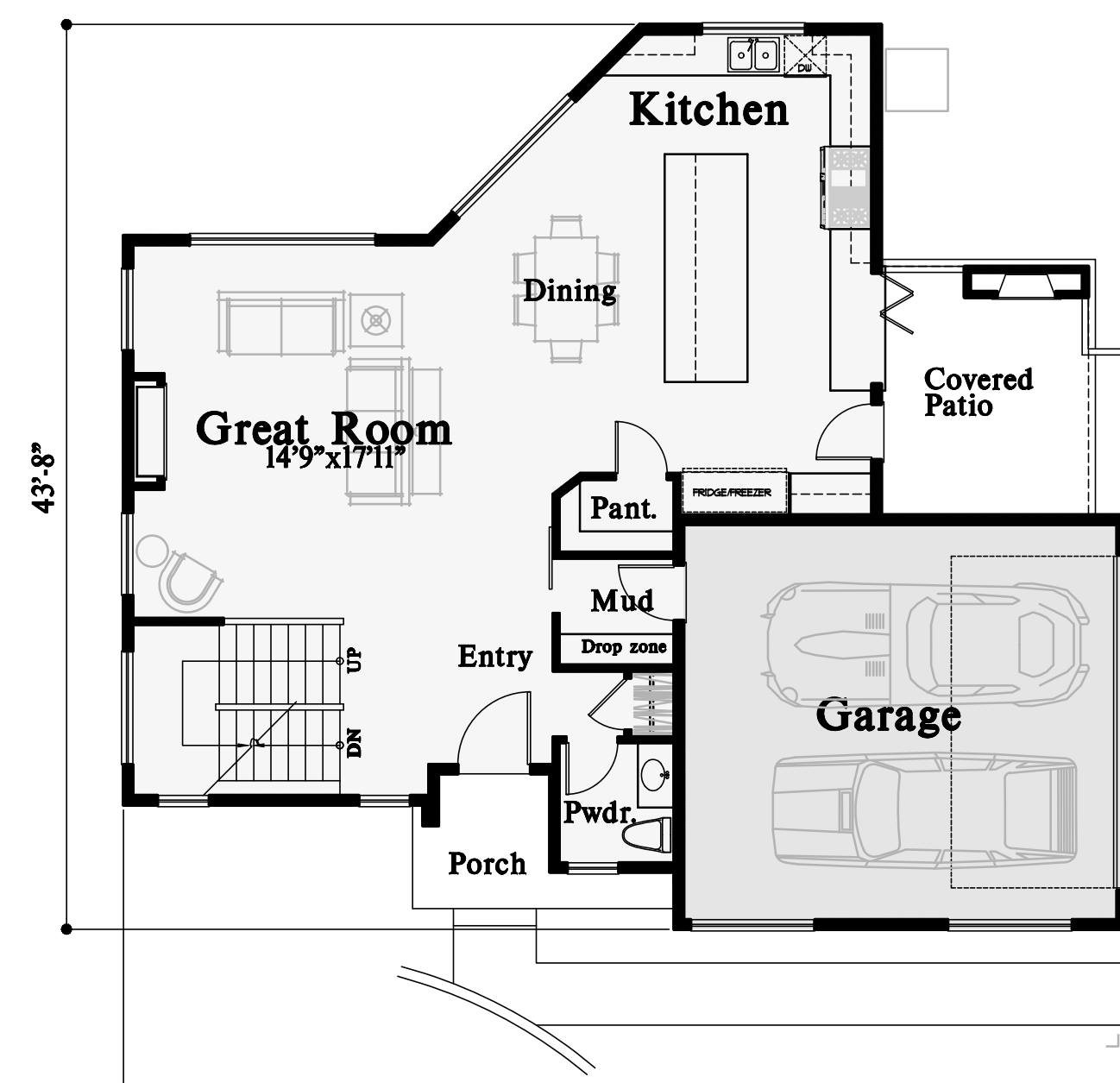
MAIN FLOOR	1060 SF
UPPER FLOOR	1381 SF
LOWER	965 SF
TOTAL	3406 SF
GARAGE	424 SF
COV'D PORCH	28 SF
COV'D PATIO/DECK	51/120 SF



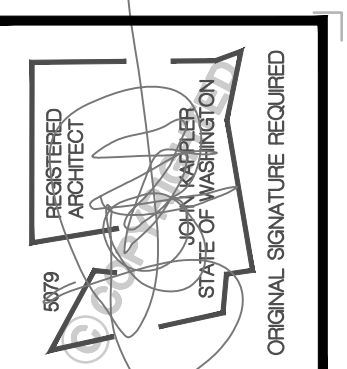
Lower Floor Plan



Upper Floor Plan



Main Floor Plan



Date	By	Description
10/22/24	AG	PERMIT SET
03/17/24	SM	JURISDICTIONAL COMMENTS

Milestone NW
Mercer Island Lot 2
7619 SE 22nd ST. Mercer Island, WA 98040
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ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapellechanceplans.com

TITLE	
JOB NO.:	21023.05
STARTING NO.:	21023.03

SHEET
COVER SHEET

2 MISCELLANEOUS ASSEMBLY REQUIREMENTS CONT.

refabricated fireplaces and solid fuel burning appliances per IRC and IRC, Chapter 101.
A) Solid fuel burning appliances include airtight stoves, fireplace stoves, room heaters, stoves, factory built fireplaces, and fireplace inserts, and all shall comply with revisions of IMC.
B) Metal Chimney shall be enclosed above the story in which the appliance served is, in walls having one hour fire resistance rating, and with a space on all sides between it and enclosing walls sufficient for examination and repair for entire chimney. Walls shall be at openings per IMC.
C) Provide fireblocking at chimney per IRC section R302.1.
D) Install metal fireplace with hearth and surround per manufacturers specifications.
E) Prefabricated fireplaces, chimneys, and related components to bear U.L. or EBCO of approval and be installed per manufacturers requirements.
relablocking per IRC sections R302.1.

2 REGULATORY REQUIREMENTS

construction shall conform to the 2021 International Residential Code (IRC), International Building Code (IBC), 2021 International Fire Code (IFC), International Mechanical Code (IMC), 2021 Uniform Plumbing Code (UPC), Washington State Energy Code (WSEC) and be in accordance with all State Law and various codes imposed by jurisdictional requirements and local authorities, range inspections that are mandatory due to jurisdictional requirements.

2 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

Provide Temporary Facilities - including electricity water, and temporary toilet, per ictional requirements.
Provide Temporary Controls - including erosion sediment and surface water control and sners during construction per jurisdictional requirements.

DIVISION 1

102 JOBS

2 EARTHWORK

3 - Execution
ugh grading, 4" below finish grading unless otherwise specified.
ugh grading: Landscaping division 02000.
avation, backfilling, and compacting for structures as needed.
avation, backfilling, and compacting for pavement as needed.
ilings and disposal of excavated material as needed.
orting of material as needed.
ok removal as needed.

2 PAVING AND SURFACING

1 - Product
h, road, and parking paving.
Asphalt 2", class B, over 3" crushed rock or 2" AFB.
Crushed rock 3/8" minus.
Concrete per Division 3.
1. Finish and color.
Coordinate with materials finish selection schedule.
1. Pavers: 1. Coordinate with materials finish selection schedule.
1. Cement marking: 1. Coordinate with materials finish selection schedule.

2 SEWAGE AND DRAINAGE

1 - Product
drainage systems:
Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
ent sewage systems:
Exterior catch basins, grates, and frames:
1. Coordinate with materials finish selection schedule.
Culverts:
1. Coordinate with materials finish selection schedule.
Drain pipe 4" ADS non-perforated tight line.
entary sewage systems:
Sewage collection lines 8" PVC unless cast iron is noted.
Septic system: Per drawings of bidder design.
3 - Execution
drainage system:
Slope to drain and surround in wall draining material per details.
rifice drainage per IRC section R403.3.

2 SITE IMPROVEMENTS

1 - Product
gation system: Bidder design.
1. Coordinate with materials finish selection schedule.
ross and gates:
1. Coordinate with materials finish selection schedule.

2 LANDSCAPING

2 - Product

DIVISION 2

103 NETE

2 CONCRETE FORMWORK

3 - Execution
mark and bracing for structural cast-in place concrete shall be by subcontractor and the requirements of the drawings and industry standards.
1. Formwork shall be placed in such a manner as to allow cast-in place concrete to be set on solid substrate and to allow structural support members to sit below the frost line.

2 CONCRETE REINFORCING

1 - Product
inforcing steel: Deformed bar sizes and locations per plans and details. Grade 60 (Fy 60) per IRC section R404.13.3.1. Unless otherwise noted per Engineer.
sided wire fabric: at locations per plans and details. 6x6, 18x18, 24x24.
3 - Execution
imum lap for all bars shall be 40 diameters taken from the smallest bar. Provide corner to match horizontal reinforcement. Minimum coverage per details and IRC section 13.3.3.

2 CONCRETE ACCESSORIES

1 - Product
hor bolts: 1/2" x triple zinc 214X (G85 per ASTM A653) hot dipped galvanized steel 1/3 for Anchors) with a minimum 1" embedment, per IRC section R403.16, unless otherwise 1 per Engineer.
shers: 3"x3"x1/4" sq. triple zinc 214X (G85 per ASTM A653) hot dipped galv. steel 1/3 for Anchors) plate washers per IRC section R602.11. Unless otherwise noted per 3 - Execution
hor bolts at 6'-0" o.c. max. for one story, 4'-0" o.c. for buildings over two stories in 4, 12" from corners and joints with a minimum embedment of 1". Provide a minimum of (2) per plate section per IRC section R403.16.

2 CAST-IN-PLACE CONCRETE

1 - Product
usual concrete: Design Fc = 2500 psi min 5-1/2 sacks of cement per cubic yard of wet and a maximum of 6.0 gallons of water per 54lb sack of cement at 28 days. Max is 4" segregation of materials to be prevented. Use Fc = 3000 psi concrete at 28 with air entrainment only for concrete exposed to weather. In accordance with IRC, Table 3.
Special inspection not required unless noted otherwise per Engineer.
rticular concrete: for exposed aggregate finish (as noted), Fc = 2000 psi at 28 days, 0" round aggregate.

2 CAST-IN-PLACE CONCRETE (cont.)

mixtures:
All concrete shall have water reducing admixtures except for footings.
Air entrainment shall be 5-7% in all concrete exposed to weather, IRC, Table R402.2 Coloring agent:
1. Coordinate with materials finish selection schedule.
3 - Execution

DIVISION 3

Division 4

MASONRY

04100 MORTAR

Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per IRC section R606.2.8
Part 3 - Execution
1. Per IRC section R606.2

04200 MASONRY ACCESSORIES

Part 2 - Product
1. Anchors and Ties: To be standard corrosion resistant metal ties per IRC section R103.8.4.
2. Joint reinforcement: Standard non-rod 9 US gauge wire per IRC section R103.8.8.
Part 3 - Execution
1. Per IRC Chapter 7.

04300 UNIT MASONRY

Part 2 - Product
1. Brick masonry.
A. Exterior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
C. Pavers/plinters: name/fg:
1. Coordinate with materials finish selection schedule (by others).
2. Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings.
A. Special units:
1. Coordinate with materials finish selection schedule (by others).
3. Glass masonry units: (glass block) Per IRC section R607.
A. Exterior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Brick and Veneer:
A. Brick: Brick shall be supported on footings, foundation, or other non-combustible supports. It shall have 1/2" fall backing and No. 9 gauge non corrosive ties at 1 per each 2 ft. of veneer. Provide 1" minimum air space between veneer and backing. Provide approved flashing at base of veneer with 3/8" min round weepholes at 33" o.c. max, located immediately above the flashing extending from the air space to the exterior. Veneer shall support no load other than its own weight and the vertical dead load of veneer above. Provide angle iron support at doors, windows and other openings per R606.10.
2. Concrete masonry unit (CMU):
A. Concrete masonry unit walls shall be constructed to conform to ASTM C90. It shall be laid up, reinforced, and anchored as shown on drawings.

04400 STONE

Part 2 - Product
1. As shown on drawings.
A. Exterior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Stone Veneer: Adhered per manufacturer's installation instructions and in accordance with IRC R103.12.
A. On exterior stud walls, adhered masonry veneer shall be installed:
1. Minimum of 4 inches above the earth.
2. Minimum of 2 inches above paved areas, or
3. Minimum of 10 inch above exterior walking surfaces which are supported by the same foundation that supports the exterior wall.
B. Flashing at foundation:
1. A. Corrosion-resistant, gressed or flashing of a minimum 0.019-inch or 26-gauge galvanized or plastic with a minimum vertical attachment, flange of 3/4 inches shall be installed.

DIVISION 5

METALS

05200 METAL FASTENINGS

Part 2 - Product
1. Bolts: Use size and shapes per detail, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc 214X (G85 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors).

05300 METAL FABRICATION

Part 2 - Product
1. Handrails and guardrails: Provide in sizes and locations as shown per detail.

DIVISION 6

WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Part 2 - Product
1. Framing Lumber: Framing lumber shall be marked in conformance with the United States Dept. of Commerce, Standard Reference No. PS 20 (DOCS PS 20) standards. All kiln dried minimum 19%.
A. Joist and rafters: 2x6 and larger: Hem-Fir #2 or better.
B. Beams and stringers: (4x and larger) Doug-Fir #2 or better.
C. Post and timbers: Doug-Fir #1.
D. Studs, plates, and misc. light framing: Hem-Fir #2 or better.
E. 1", joists and engineered beams: Per manufacturer.
F. Glue laminated timber:
A. Underlayment.
2. Continuous or cantilever: 2x6 V8 DF/DF.
G. All other lumber: Hem-Fir Standard or better.
H. Wall sheathing: oriented strand board (OSB), APA graded.
I. Wall sheathing: see TYPICAL BUILDING MATERIALS' list on the draws.
J. Floor sheathing: see TYPICAL BUILDING MATERIALS' list on the draw.
K. Other: As noted on drawings.
L. All wood members in contact with exposed concrete to be pressure treated members.
2. Particle Board: APA graded
A. Underlayment.
1. Floors: 5/8" (UNO).
2. Sheet vinyl: 1/4" (UNO) see division 9.
3. Cabinet surfaces: 3/4" (UNO).

3. Trusses:
A. Prefabricated connector plate wood roof trusses shall be designed and stamped by the manufacturer. In accordance with the design specification for metal plate connected wood trusses'. Design drawings and details to be available upon request.
B. See "Roof Framing Notes" on drawings.
C. Roof design, layout, loading and bracing shall be by manufacturer.
D. Field alterations of truss must be designed by manufacturer.
4. Fasteners and adhesives: All nails shall be common wire of sizes for intended purpose per IRC, table R602.3.11. Attach timber joists to flush headers and beams with Simpson 1/2" hanger series or equal to suit intended purpose. Simpson connectors at other locations as outlined per drawings. Bolt heads, nuts, and cut washers per Division 5. Connectors and fasteners in contact with treated wood to be triple zinc 214X (G85 per ASTM A653) hot dipped galv. steel (ASTM B3 for Fasteners), stainless steel, silicone bronze, or copper as required per detail.
5. Foot to nail footing connection: Provide pressure treated post and positive connection to footing per IRC section 502.3.
6. All exposed glue laminated wood, if not protected by a roof or eave, must be preservative-treated.

Part 3 - Execution
1. The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the IRC. All framing shall conform to the requirements of Chapters 5,6, and 8 of the IRC. Minimum nailing shall conform to table R602.3.11 of the IRC.
06200 FINISH CARPENTRY
Part 2 - Product
1. Cabinetry:
A. Coordinate with materials finish selection schedule (by others).
2. Millwork and casing:
A. Coordinate with materials finish selection schedule (by others).
3. Paneling:
A. Coordinate with materials finish selection schedule (by others).
4. Main and handrail:
A. Coordinate with materials finish selection schedule (by others).
B. See division 02021 misc. assembly requirements.
5. Bookcases and built-in shelving:
A. Coordinate with materials finish selection schedule (by others).
6. Plastic laminate and solid surface material:
A. Coordinate with materials finish selection schedule (by others).

DIVISION 7

WATER PROOFING

07100 WATER PROOFING / DAMP PROOFING
Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per IRC section R606.2.8
Part 3 - Execution
1. Per IRC section R606.2

07200 VAPOR AND AIR RETARDER

Part 2 - Product
1. Ground covers: 6 mil polyethylene, block with 1/2" minimum lap.
2. Building wrap: see the TYPICAL BUILDING MATERIALS' list on the drawings.
Part 3 - Execution
1. See Division 11, Energy Requirements.

07300 INSULATION

Part 2 - Product
1. Fiberglass or mineral wool batts, bloom mineral wool, and extruded polystyrene
A. Walls: 1. See the TYPICAL BUILDING MATERIALS' list on the draws.
B. Ceiling: 1. See the TYPICAL BUILDING MATERIALS' list on the draws.
C. Floor: 1. See the TYPICAL BUILDING MATERIALS' list on the draws.
D. Slab on grade: R-10 (per WSEC, Table R402.11).
2. Insulating foam: A. Standard sealant foam.
Part 3 - Execution
1. See division 11, energy requirements
2. Provide insulation markers for blow-in or sprayed insulation every 300 sq. ft.
Markers shall face the attic access per IECC Sec. 303.111.
3. Craw Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor insulation.

07400 SIDING MATERIAL

Part 2 - Product
1. Siding: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
2. Trim: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
3. Soffits: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
4. Other: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 7 of the IRC.

07500 ROOFING MATERIAL

Part 2 - Product
1. Shingles and roofing tiles:
A. See the TYPICAL BUILDING MATERIALS' list on the drawings
2. Membrane roofing: A. Apply hot mopped UNO.
Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 9 of the IRC.

07600 SHEET METAL

Part 2 - Product
1. Min. 16 gauge galvanized, prefinished.
Part 3 - Execution
1. Install per Chapter 7 and 9 of the IRC.
A) Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" high and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter. Per IRC, R303.21.

07700 ROOFING SPECIALTIES

Part 2 - Product
1. Vents:
A. Ridge vent: manufactured by:
B. Mahron vent: manufactured by:
C. Coordinate with materials finish selection schedule (by others).
2. Gutters:
A. Continuous aluminum precast:
1. Bolts: Use size and shapes per detail, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc 214X (G85 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors).
B. Color: Match fascia.
3. Downspouts:
A. 2x6 rectangular aluminum precast:
1. Color: Match fascia & trim.
B. Tie to 1 drain system.

07800 SKYLIGHTS

Part 2 - Product
1. Skylights to conform with IRC section R502.6.
2. Manufacturer: A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. Caulking: A. Styrene butadiene caulking (SBR). Color: Match siding

DIVISION 8

DOORS AND WINDOWS

08100 WOOD DOORS (Lower Level, Main Level, Upper Level)
Part 2 - Product
1. Panel wood doors: A. Coordinate with materials finish selection schedule (by others).
2. Flush wood doors: A. Coordinate with materials finish selection schedule (by others).
3. Slite and rail/closet door: A. Coordinate with materials finish selection schedule (by others).
4. Patio door: A. Coordinate with materials finish selection schedule (by others).
5. Other: A. Coordinate with materials finish selection schedule (by others).
08200 SPECIALTY DOORS
Part 2 - Product
1. Sliding glass door:
A. Coordinate with materials finish selection schedule (by others).
2. Garage door: (make/model) (see division 1450)
A. Coordinate with materials finish selection schedule (by others).
08300 WOOD/VINYL WINDOWS
Part 2 - Product
1. Note: Egress:
A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 sq. ft. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20" and a finished sill height of not more than 44" above the floor, per IRC section R308.
B. Safety glaze per IRC section R308.
C. See plans for egress and operation.
2. Manufactured by:
A. Color: 1. Coordinate with materials finish selection schedule (by others).
B. Style: 1. Coordinate with materials finish selection schedule (by others).

08400 HARDWARE

Part 2 - Product
1. Types: A. Coordinate with materials finish selection schedule (by others).
2. Weather stripping: A. Coordinate with materials finish selection schedule (by others).
3. Thresholds: A. Coordinate with materials finish selection schedule (by others).
1. By:
A. Coordinate with materials finish selection schedule (by others).

08500 GLAZING

Part 2 - Product
1. Glass thickness to be determined by size and wind loading per IRC section R308.
2. Safety glaze per IRC section R308.
3. Mirrors to be silvered 1/4" float plate glass.

DIVISION 9

THERMAL AND MOISTURE PROTECTION

09100 GYPSUM WALL BOARD
Part 2 - Product
1. Walls: See the TYPICAL BUILDING MATERIALS' list on the drawings.
A. Finish: 1. Coordinate with Contractor/Owner material selections.
2. Ceiling: See the TYPICAL BUILDING MATERIALS' list on the drawings.
A. Finish: 1. Coordinate with materials finish selection schedule.
3. Wall and ceiling finishes shall have a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450 per IRC, R302.3.
4. Code required areas:
A. Type "X" GWB as required.
1. See division 02002 misc. assembly requirements.
B. Waterproof GWB as req'd at all damp locations per IRC section R102.4.2.
Wendboard or durac at all tile locations (UNO).
6. Metal corner bead profile:
1. Coordinate with materials finish selection schedule.

09200 TILE

Part 2 - Product
1. Ceramic, quarry and marble tiles:
A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. Refer to manufacturer's recommendations.
09300 WOOD FLOORING
Part 2 - Product
1. Type:
A. Coordinate with materials finish selection schedule (by others).
09400 RESILIENT FLOORING
Part 2 - Product
1. Type:
A. Coordinate with materials finish selection schedule (by others).

09500 CARPETING

Part 2 - Product
1. Carpet and Pad:
A. Coordinate with materials finish selection schedule (by others).

09600 PAINTING

Part 2 - Product
1. Priming over prepared surface per manufacturer's recommendations.
A. Coordinate with materials finish selection schedule (by others).
09700 WALL COVERINGS
Part 2 - Product
1. Type:
A. Coordinate with materials finish selection schedule (by others).

END DIVISION 9

DIVISION 10

SPECIALTIES

10100 DOVERS AND VENTS
Part 2 - Product
1. Hardware cloth screen 1/4" x 1/4" on soffit vents as detailed.
2. Continuous 2" perforated metal soffit vent as detailed.
3. Roof vent: (See Division 07100)
4. Other vents as noted per plans.
10200 PREFABRICATED FIREPLACES
Part 2 - Product
1. Location/Model/Accessories:
A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. See division 02002 for misc. assembly requirements for fireplaces.

10300 IDENTIFYING DEVICES

Part 2 - Product
1. Building numbers:
A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. Install in location per jurisdictional requirements.

10400 TOILET AND BATH ACCESSORIES

Part 2 - Product
1. Toilet and bath accessories:
A. Coordinate with materials finish selection schedule (by others).
10500 WARDROBE AND CLOSET SPECIALTIES
Part 2 - Product
1. Storage Closets:
A. Coordinate with materials finish selection schedule (by others).
2. Clothes Closets:
A. Coordinate with materials finish selection schedule (by others).
3. Pentry:
A. Coordinate with materials finish selection schedule (by others).

END DIVISION 10

DIVISION 11

EQUIPMENT

1100 MAINTENANCE EQUIPMENT
Part 2 - Product
1. Vacuum cleaning system:
A. Coordinate with materials finish selection schedule (by others).
1110 RESIDENTIAL EQUIPMENT
Part 2 - Product
1. Garage door opener:
A. Coordinate with materials finish selection schedule (by others).
2. Ironing board cabinet (or drawer):
A. Coordinate with materials finish selection schedule (by others).
3. Free-standing appliances:
A. Coordinate with materials finish selection schedule (by others).

END DIVISION 11

DIVISION 12

FINISHINGS

1250 WINDOW TREATMENT
Part 2 - Product
1. Window treatment: A. Coordinate with materials finish selection schedule (by others).
END DIVISION 12
DIVISION 13
SPECIAL CONSTRUCTION
1350 POOLS
Part 2 - Product
1. Bidder design
136 HOT TUB
Part 2 - Product
1. By:
A. Coordinate with materials finish selection schedule (by others).

DIVISION 14

CONVENTING SYSTEMS

1400 DRAIN/WATER
Part 2 - Product
1. Dumbwaiter: A. Manufacturer model number.
1. Coordinate with materials finish selection schedule (by others).
END DIVISION 14

Division 1

MECHANICAL

01500 WATER PROOFING / DAMP PROOFING

Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per IRC section R606.2.8
Part 3 - Execution
1. Per IRC section R606.2

01600 VAPOR AND AIR RETARDER

Part 2 - Product
1. Ground covers: 6 mil polyethylene, block with 1/2" minimum lap.
2. Building wrap: see the TYPICAL BUILDING MATERIALS' list on the drawings.
Part 3 - Execution
1. See Division 11, Energy Requirements.

01700 INSULATION

Part 2 - Product
1. Fiberglass or mineral wool batts, bloom mineral wool, and extruded polystyrene
A. Walls: 1. See the TYPICAL BUILDING MATERIALS' list on the draws.
B. Ceiling: 1. See the TYPICAL BUILDING MATERIALS' list on the draws.
C. Floor: 1. See the TYPICAL BUILDING MATERIALS' list on the draws.
D. Slab on grade: R-10 (per WSEC, Table R402.11).
2. Insulating foam: A. Standard sealant foam.
Part 3 - Execution
1. See division 11, energy requirements
2. Provide insulation markers for blow-in or sprayed insulation every 300 sq. ft.
Markers shall face the attic access per IECC Sec. 303.111.
3. Craw Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor insulation.

01800 ROOFING MATERIAL

Part 2 - Product
1. Shingles and roofing tiles:
A. See the TYPICAL BUILDING MATERIALS' list on the drawings
2. Membrane roofing: A. Apply hot mopped UNO.
Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 9 of the IRC.

01900 SIDING MATERIAL

Part 2 - Product
1. Siding: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
2. Trim: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
3. Soffits: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
4. Other: A. See the TYPICAL BUILDING MATERIALS' list on the drawings.
Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 7 of the IRC.

02000 SHEET METAL

Part 2 - Product
1. Min. 16 gauge galvanized, prefinished.
Part 3 - Execution
1. Install per Chapter 7 and 9 of the IRC.
A) Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" high and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter. Per IRC, R303.21.

02100 ROOFING SPECIALTIES

Part 2 - Product
1. Vents:
A. Ridge vent: manufactured by:
B. Mahron vent: manufactured by:
C. Coordinate with materials finish selection schedule (by others).
2. Gutters:
A. Continuous aluminum precast:
1. Bolts: Use size and shapes per detail, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc 214X (G85 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors).
B. Color: Match fascia.
3. Downspouts:
A. 2x6 rectangular aluminum precast:
1. Color: Match fascia & trim.
B. Tie to 1 drain system.

02200 SKYLIGHTS

Part 2 - Product
1. Skylights to conform with IRC section R502.6.
2. Manufacturer: A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. Caulking: A. Styrene butadiene caulking (SBR). Color: Match siding

DIVISION 2

MASONRY

02100 MORTAR
Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per IRC section R606.2.8
Part 3 - Execution
1. Per IRC section R606.2

02200 MASONRY ACCESSORIES

Part 2 - Product
1. Anchors and Ties: To be standard corrosion resistant metal ties per IRC section R103.8.4.
2. Joint reinforcement: Standard non-rod 9 US gauge wire per IRC section R103.8.8.
Part 3 - Execution
1. Per IRC Chapter 7.

02300 UNIT MASONRY

Part 2 - Product
1. Brick masonry.
A. Exterior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
C. Pavers/plinters: name/fg:
1. Coordinate with materials finish selection schedule (by others).
2. Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings.
A. Special units:
1. Coordinate with materials finish selection schedule (by others).
3. Glass masonry units: (glass block) Per IRC section R607.
A. Exterior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).

02400 STONE

Part 2 - Product
1. As shown on drawings.
A. Exterior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/fg:
1. Coordinate with materials finish selection schedule (by others).

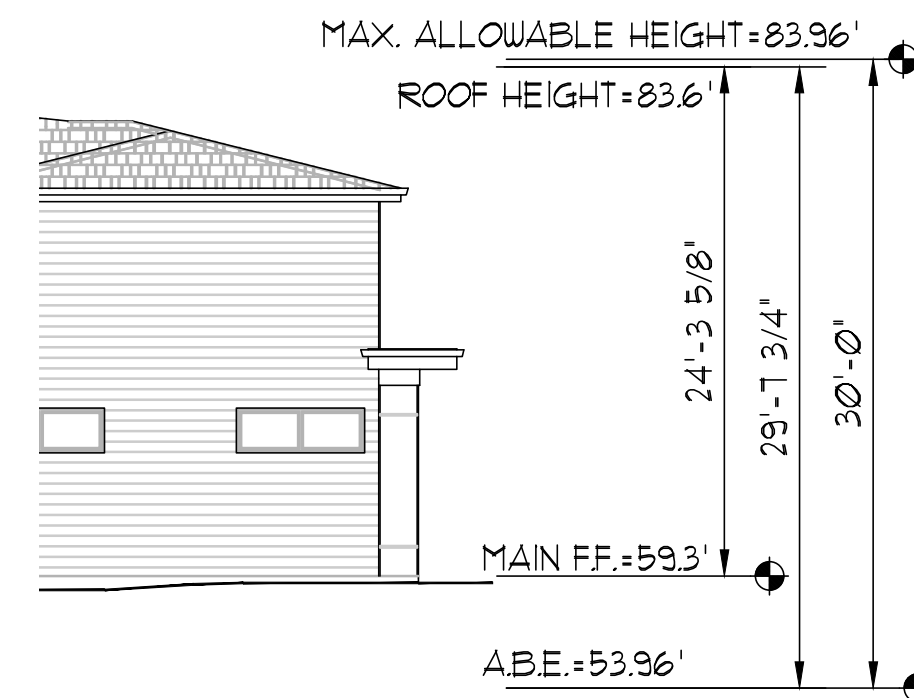
02500 METAL FASTENINGS

Part 2 - Product
1. Bolts: Use size and shapes per detail, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc 214X (G85 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors).
B. Color: Match fascia.
3. Downspouts:
A. 2x6 rectangular aluminum precast:
1. Color: Match fascia & trim.
B. Tie to 1 drain system.

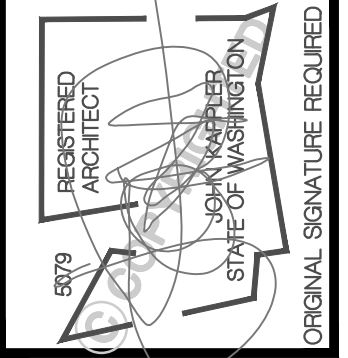
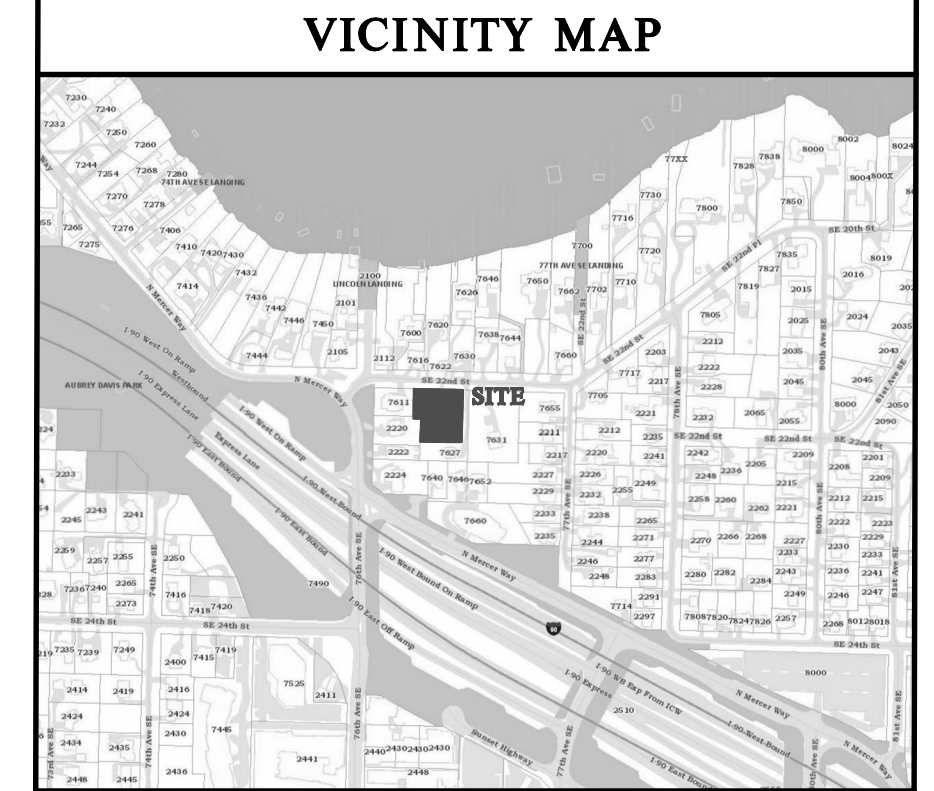
02600 SKYLIGHTS

Part 2 - Product
1. Skylights to conform with IRC section R5

LOADING HEIGHT CALCULATION



City of Mercer Island Avg. Grade Calculations					City of Mercer Island GFA Calculations						
Midpoint	Datum Elevation	F or E	Wall Segment Length		Lower Level Area Calculation (Lot 2)						
A	52.70	E	a	11.67	A*a	615.01	Wall Length	Percentage	Finish or Existing	Result	
B	54.90	E	b	10.00	B*b	549.00	A	5.33	98.5%	E	5.3
C	56.20	E	c	12.00	C*c	674.40	B	4.75	92.3%	E	4.4
D	57.35	E	d	1.83	D*d	104.95	C	6.71	86.2%	E	5.8
E	58.40	E	e	20.00	E*e	1168.00	D	1.5	79.4%	E	1.2
F	58.90	E	f	21.83	F*f	1285.79	E	14	68.0%	F	9.5
G	58.20	E	g	5.00	G*g	291.00	F	22.83	23.5%	E	5.4
H	57.40	E	h	12.13	H*h	696.26	G	10.75	0.0%	E	0.0
I	56.10	E	i	1.00	I*i	56.10	H	20	0.0%	E	0.0
J	55.10	E	j	14.46	J*j	796.75	I	11.87	11.0%	E	1.3
K	50.40	E	k	27.50	K*k	1386.00	J	23.67	63.5%	E	15.0
L	48.50	E	l	14.74	L*l	714.89	K	9.33	100.0%	E	9.3
M	48.50	E	m	14.39	M*m	697.92	I	16.58	100.0%	E	16.6
N	49.80	E	n	11.67	N*n	581.17					73.7
	762.45		178.22		9617.23		Total Average Result			0.5	
Address	Lot 2		53.96	AVG. GRADE	985	0.5005466	Excluded Area	483.0274355			



Date	By	Description
10/23/25	AG	PERMIT SET
09/11/26	SM	JURISDICTIONAL COMMENTS

SITE INFO

STREET ADDRESSES:
7619 SE 22nd Street, Mercer Island, WA 98040

PARCEL NUMBER:
5315101847

LEGAL DESCRIPTION:
MC GILVRAIS ISLAND ADD LOT 2 OF MERCER ISLAND SP #51821-006 REC #2025101680003 SD SP BEING A POR OF LOTS 1 & 2 BLK 24 OF SD ADD

ZONING

ZONING: R 84

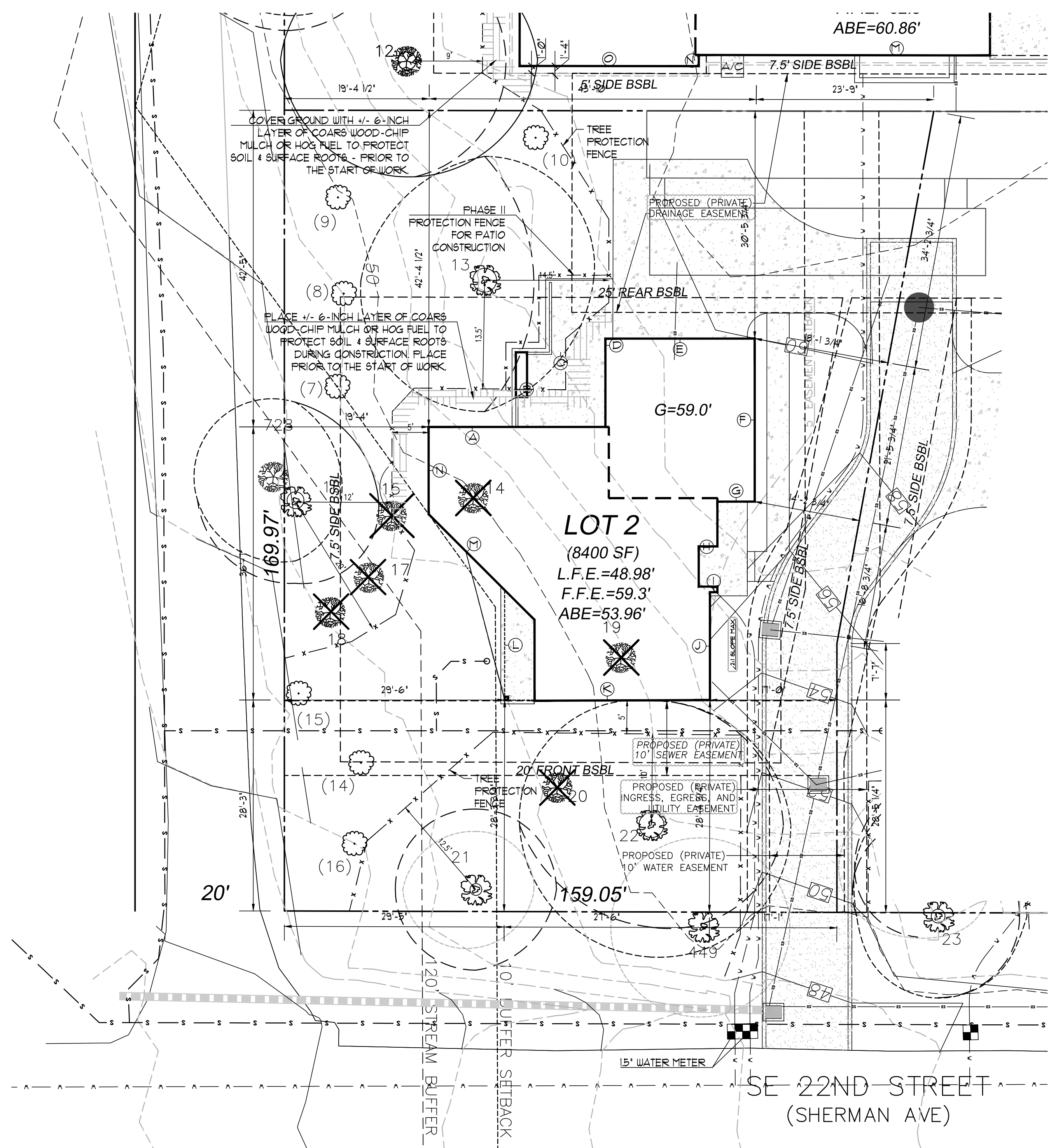
SINGLE FAMILY RESIDENTIAL SETBACKS
FRONT YARD - 20'-0"
REAR YARD - 25'
SIDE YARD - 7'-6" min. / 15'-0" COMBINED

HEIGHT LIMIT
30' ABOVE AVERAGE BUILDING ELEVATION
30' DOWNHILL HIGHEST PLATE

LOT COVERAGE
40% MAX OF GROSS LOT AREA
HARDSCAPE COVERAGE
9% MAX OF GROSS LOT AREA
G.F.A.
5,000SF OR 40% MAX OF NET LOT AREA, WHICHEVER IS LESS

SCHEDULE

ME	DBH	COND.	RETAIN
ZIESII	38	FAIR-GOOD	YES
JUM	18	FAIR	NO
ZIESII	21	FAIR	NO
ZIESII	27	FAIR	YES
ZIESII	26	FAIR	NO
JUM	9,7(11)	FAIR	NO
STAN.	14	FAIR-GOOD	NO
JUM	12,9,8(17)	FAIR	NO
ZIESII	19	FAIR	YES
ZIESII	40	FAIR-GOOD	YES



SITE CALCULATIONS

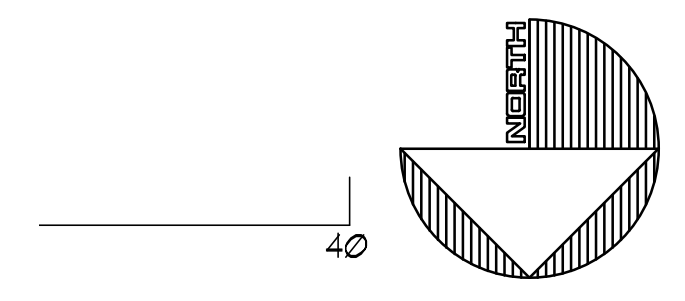
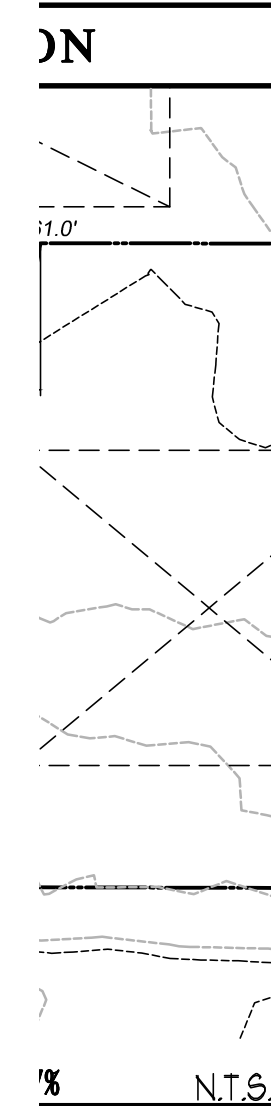
LOT AREA	GROSS LOT AREA
8,400 SF	
COVERAGE CALCULATION	
8,400 SF	LOT AREA
x 40%	
3,360 SF	ALLOWABLE IMPERVIOUS COVERAGE
1,810 SF	HOUSE ROOF (includes gutters)
1,955 SF	DRIVEWAY (excludes area under eaves)
3,005 SF / 35.7%	TOTAL COVERAGE
HARDSCAPE COVERAGE CALCULATION	
8,400 SF	LOT AREA
x 9%	
756 SF	ALLOWABLE HARDSCAPE COVERAGE
131 SF	FRONT WALK (excludes portion w/ eaves)
72 SF	UNCOVERED PATIO (excludes portion w/ eaves)
4 SF	A/C PAD (excludes portion w/ eaves)
207 SF / 24%	TOTAL HARDSCAPE COVERAGE

GFA CALCULATIONS

LOT AREA	GROSS LOT AREA
8,400 SF	
x 40%	
3,360 SF	
1,060 SF	MAIN FLOOR
1,381 SF	UPPER FLOOR (1471-90)
482 SF	STAIRS
424 SF GARAGE	LOWER FLOOR (965-483)
3,347 SF / 39.8%	EXCLUDED

LEGEND

- - - - - DESIGNATES WATER
- - - - - DESIGNATES SEWER
- - - - - DESIGNATES STORM
- - - - - DESIGNATES EXISTING GRADE
- - - - - DESIGNATES FINISHED GRADE
- - - - - DESIGNATES TREE DRIPLINE
- - - - - DESIGNATES TREE DRIFLINE (EXCEPTIONAL TREE)
- - - - - DESIGNATES LIMITS OF DISTURBANCE
- - - - - DESIGNATES TREE FENCING
- - - - - DESIGNATES EXISTING WOOD FENCE
- - - - - EXISTING FENCE TO BE REMOVED



Milestone NW
Mercer Island 3-Lot
 Lot 2
7619 SE 22nd Street
Mercer Island, WA
 THIS DRAWING IS COPYRIGHTED 2020 ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
 Forward Thinking Design Solutions For Your Environment
 14311 SE 16th St
 Bellevue, WA 98007
 1-800-888-4517
 www.landscapeinnovations.com

TITLE
JOB NO.: 2001202
STARTING NO.:

SHEET

A1.1

SEE PERMIT #2301-060 FOR ADD'L UTILITY INFO
SEE PERMIT #2404-145 FOR DEMO PLANS

LAND-MILESTONE LOT 2 GRADING AND DRAINAGE PLAN

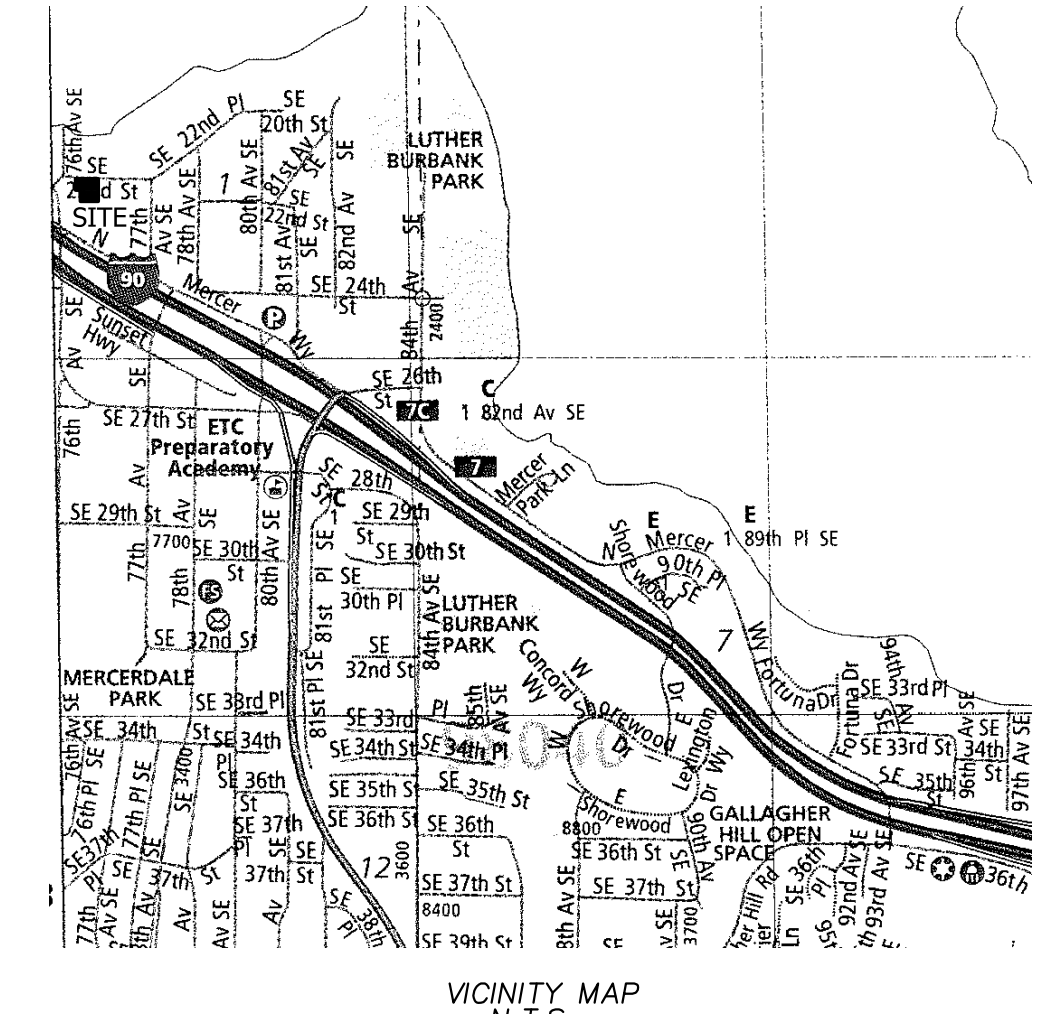
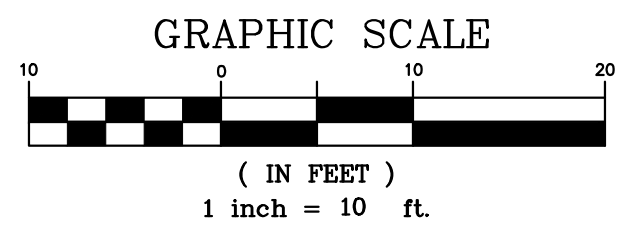
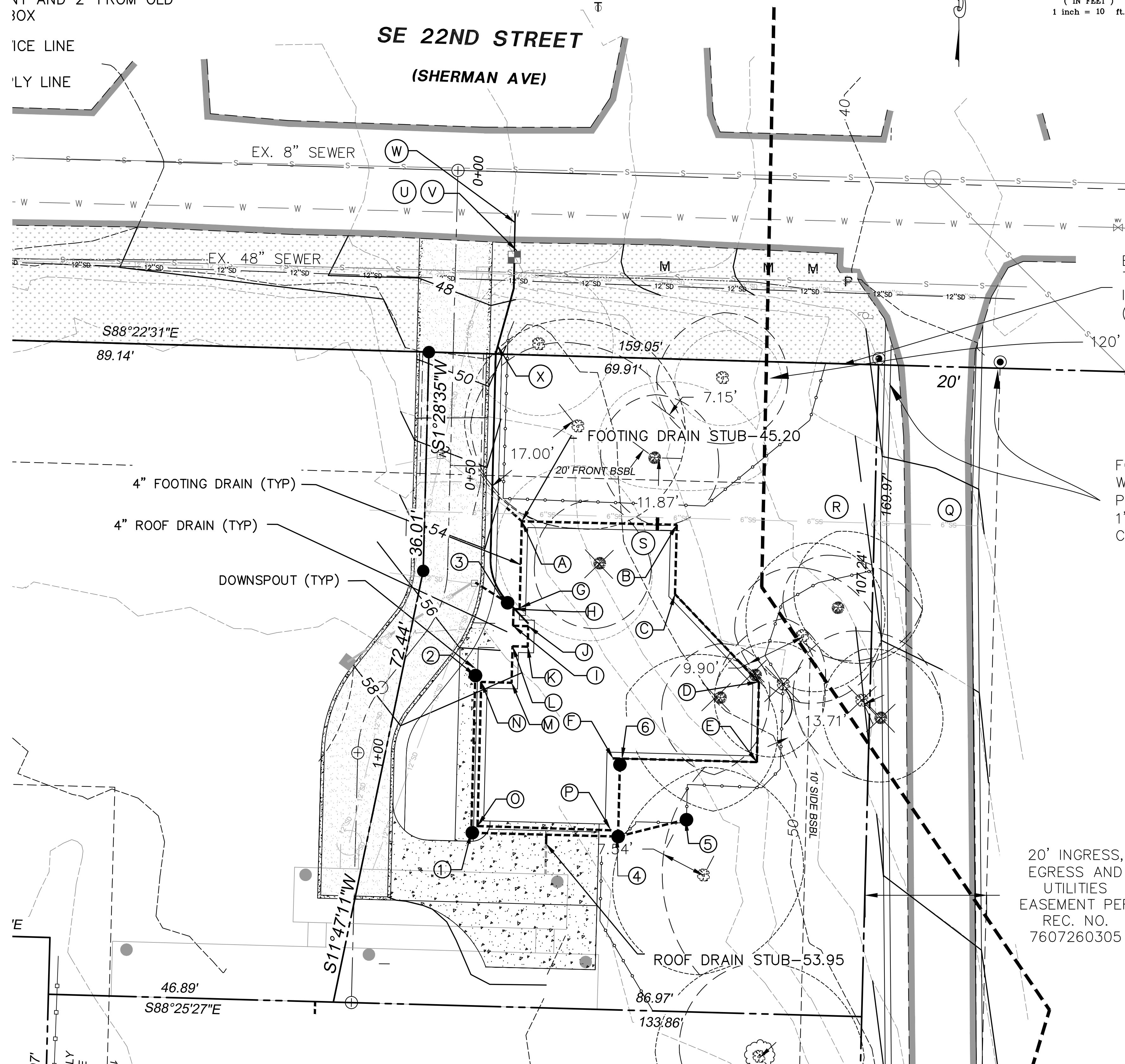
PER METER INSTALLATION
 PER STD NO. W-14

LOT 2 BUILDING PERMIT SE 1/4 OF SEC. 1, T.24N., R.4E., W.M. CITY OF MERCER ISLAND, WASHINGTON

PER METER PLACEMENT WITH
 WALKS PER COMI STD NO.
 PLACE 2' FROM EDGE OF
 LOT AND 2' FROM OLD
 BOX

ICE LINE

UTILITY LINE



- TOPOGRAPHY SURVEY NOTES:**
1. BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
 2. ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
 3. FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
 4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
 5. THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).
 6. PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
 7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.
 8. THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE NO. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
 9. ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 10. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
 THE PLAT OF McSILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58 UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974 RECORD OF SURVEY VOLUME 402, PAGE 142

1. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH LOCAL SPECIFICATION.
2. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
4. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS FOOTING AREA.
8. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO SHEET 3
9. ALL GRADING, SITE PREPARATION, AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
10. ALL EXISTING TREES THAT CAN FEASIBLY BE RETAINED WILL BE PRESERVED. CONTRACTOR -LL WORK WITH CITY ARBORIST AND OTHER STAFF TO MAXIMIZE TREE RETENTION.
11. THE TOTAL IMPERVIOUS SURFACE ON LOT WILL NOT EXCEED THE NET MAXIMUM LOT COVERAGE AREA.

20' INGRESS,
 EGRESS AND
 UTILITIES
 EASEMENT PER
 REC. NO.
 7607260305

SHEET INDEX:

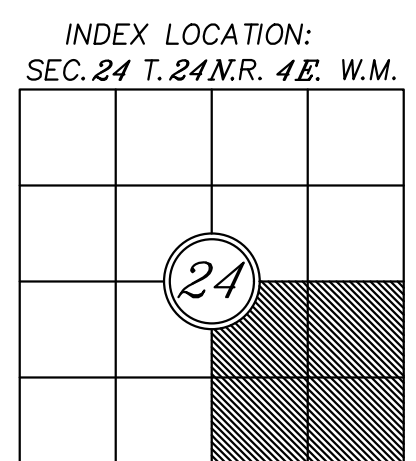
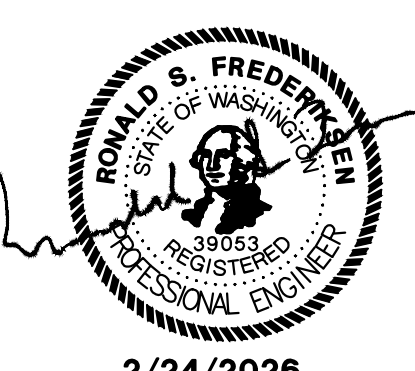
SHEET NO.	DESCRIPTION
1	WATER, SEWER, AND DRAINAGE PLAN
2	DRIVEWAY AND GRADING PLAN
3	EXISTING BOUNDARY AND TOPOGRAPHY SURVEY
4	WATER DETAILS

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

LOT INFORMATION

LOT #	GROSS LOT AREA	MAX GFA 40%	NET LOT AREA	MAX. LOT COVERAGE (40%)	MAX. HARDSCAPE (9%)
ENTIRE	8401	3360.40	8401	3360.40	756.1



REVISIONS	BY	DATE

WATER, SEWER, AND DRAINAGE PLAN

MILESTONE NORTHWEST, LLC
 8 CRESCENT KEY
 BELLEVUE, WA 98006
 CONTACT: GREG ARMS
 PHONE: (206) 817-4192

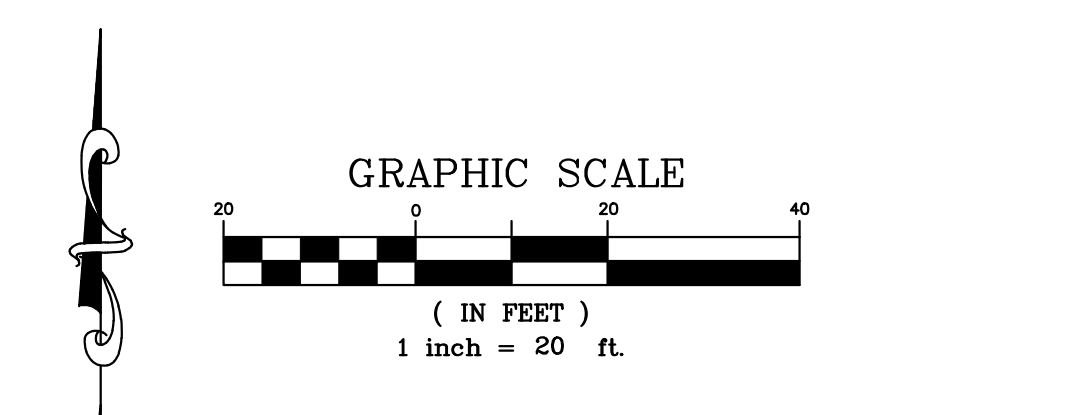
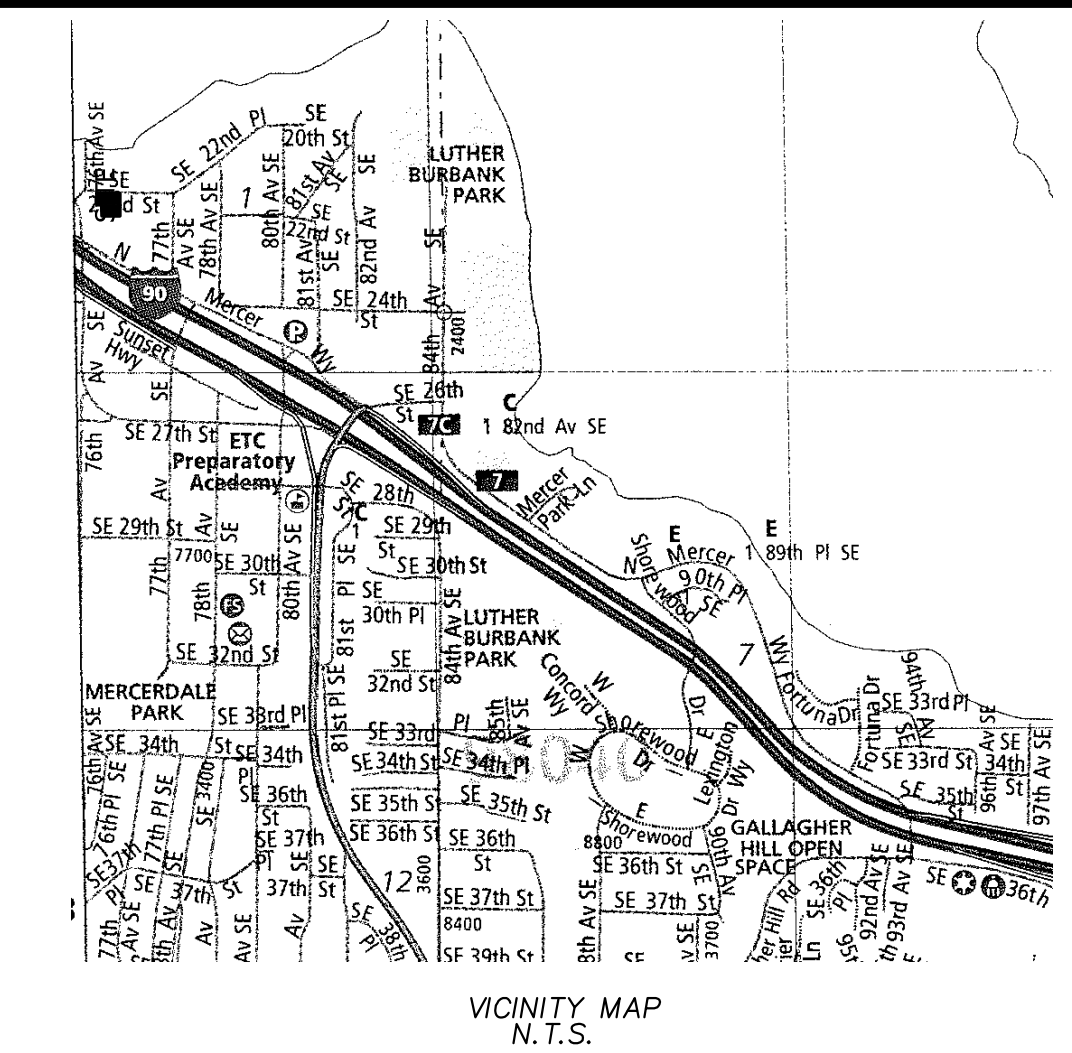
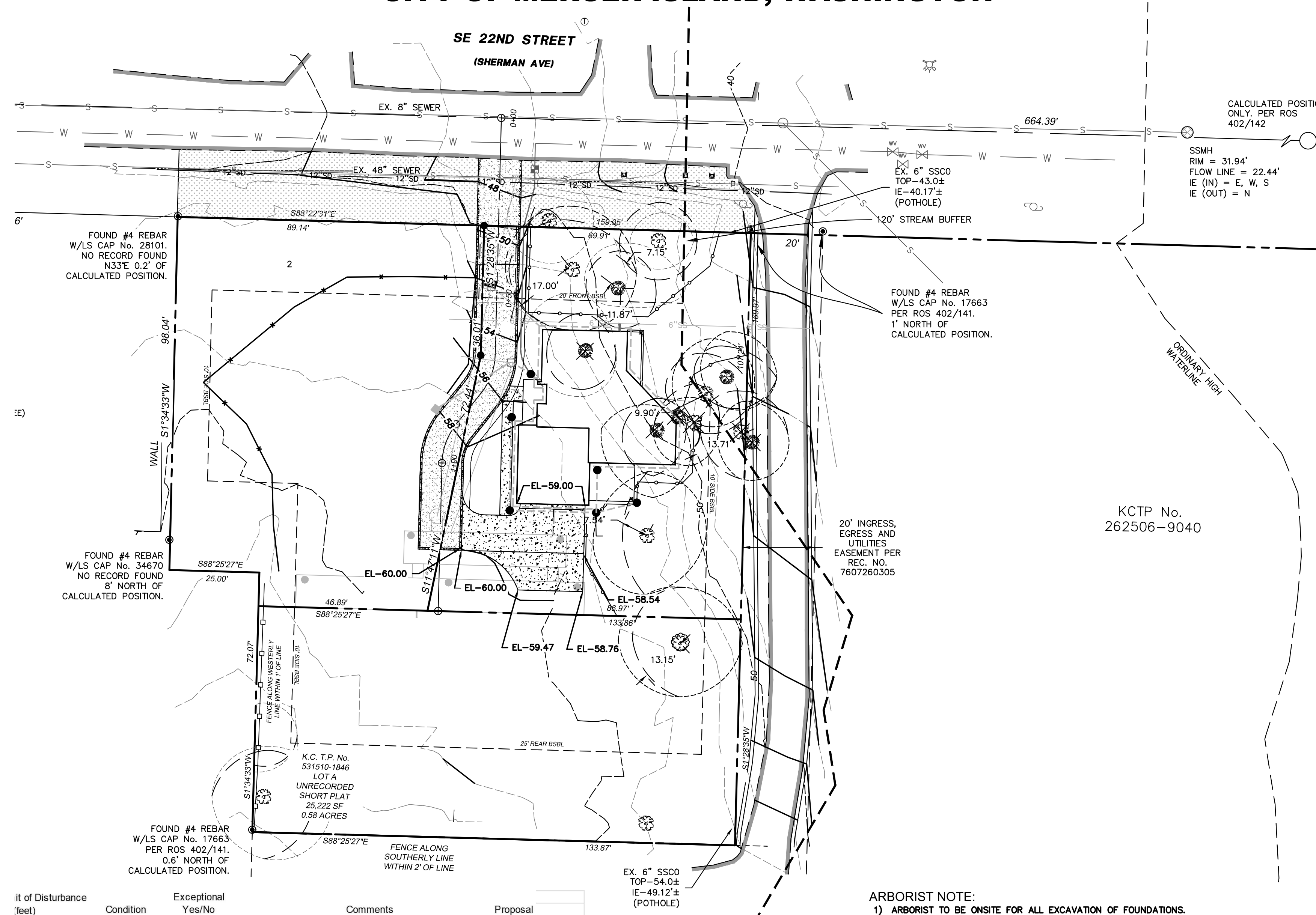
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
 1320 N.W. MALL ST., SUITE B
 ISSAQUAH, WASHINGTON 98027
 PH: (425) 392-5351 FAX: 392-4676

JOB NO. 20025
 DATE 01/2025
 SCALE 1"=10'
 DESIGNED ADP
 DRAWN ADP
 CHECKED RSF
 APPROVED RSF

SHEET 1 OF 4

LAND-MILESTONE LOT 2 GRADING AND DRAINAGE PLAN

LOT 2 BUILDING PERMIT SE 1/4 OF SEC.1, T.24N., R.4E., W.M. CITY OF MERCER ISLAND, WASHINGTON



Date of Disturbance (feet)	Condition	Exceptional		Comments	Proposal	
		Yes/No	Yes/No			
15/10	12	Fair-good	Yes	topped in past	Remove	
10/10	16	Fair-good	No	topped in past, crook, regenerated top, cambial rupture	Save	
20/12	6	Good	No	asymmetric crown to southeast	Remove	
13/10	0	Fair	No	asymmetric crown, somewhat suppressed	Save	
16/12	18	Good	Yes	topped in past	Save	
0/10	18	Fair	No	trunk forks at 4 feet, asymmetric crown to west	Save	
6/6	4	Fair-poor	Yes	decay at root crown, suppressed	Save	
17/12	14	Fair-good	No	large crook, large exposed surface roots, good vigor	Save	
10	10/8	Good	No	young, no concerns	Save	
10	11	Good	No	young, no concerns	Save	
11/8	9	Good	No	young, no concerns	Save	
16	16/12	Good	Yes	Grove exposed surface roots, good vigor	Save	
15	13/5	Fair-good	Yes	topped in past, large cambial rupture, 4 feet to house	Save	
8	14/8	Fair	Yes	Grove asymmetric crown to south	Remove	
6	10/10	Fair	Yes	Grove natural lean south, topped in past	Remove	
12	5/10	Fair	Yes	Grove broken top, small crown	Save	
12	8/10	Fair	Yes	Grove topped in past, crook, regenerated top	Save	
14	6/8	Fair	Yes	Grove poor taper, some dead cambium on 12 inch stem	Save	
8/8	16/10	Fair-good	No	decent form	Remove	
18/10	8/10	Fair	No	somewhat suppressed	Save	
9/10	7/10	Fair	No	narrow crown, large cambial rupture	Save	
16/16	17/16	Fair-good	Yes	topped in past, crook, regenerated top	Save	
10/8	10/10	Fair	No	suppressed, under pine	Save	
16	12/12	Fair-good	Yes	topped in past, good vigor	Save	
10/10	11/10	Fair	Yes	forked tops	Save	
12/8	NA	Fair-good	Yes	sparse top foliage, sound	Protect	
10/8	NA	Good	No	boundary line tree, good vigor	Protect	
				Percent Retained	19/24	79.17 %

Individual stem squared (example with 3 stems: dbh =)

- ARBORIST NOTE:**
- 1) ARBORIST TO BE ONSITE FOR ALL EXCAVATION OF FOUNDATIONS.
 - 2) TREE PROTECTION FENCE WILL BE 6' CHAIN LINK FENCE. THIS IS TO BE PLACED AT THE ARBORIST GIVEN LIMITS OF ALLOWABLE DISTURBANCE.
 - 3) LIMITS OF EXCAVATION FOR FUTURE DETENTION SYSTEM WILL NOT ENCROACH INTO TREE 13'S TREE PROTECTION ZONE.
 - 4) A QUALIFIED ARBORIST SHALL BE ON SITE FOR ALL EXCAVATION WITHIN SAVED TREES DRILLPLINES WITH AIR EXCAVATION TO LOCATE AND CLEAN-CUT ROOTS ENCOUNTERED AT LIMITS OF DISTURBANCE.
 - 5) SEE TREE PROTECTION DETAIL ON PAGE 10 OF SDP PLANS

- TOPOGRAPHY SURVEY NOTES:**
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 8. THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE NO. 561998, COMMITMENT DATE: OCTOBER 8, 2019.
 9. ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 10. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
THE PLAT OF MCGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58 UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974 RECORD OF SURVEY VOLUME 402, PAGE 142

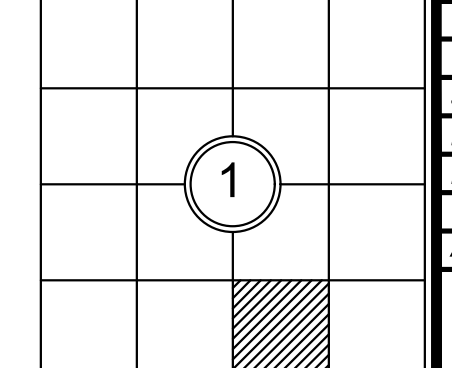
NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

INDEX LOCATION:
SEC. 1 T. 24N. R. 4E. W.M.



2/24/2026



S. 1/4 S. 1
FOUND 3.5\"/>

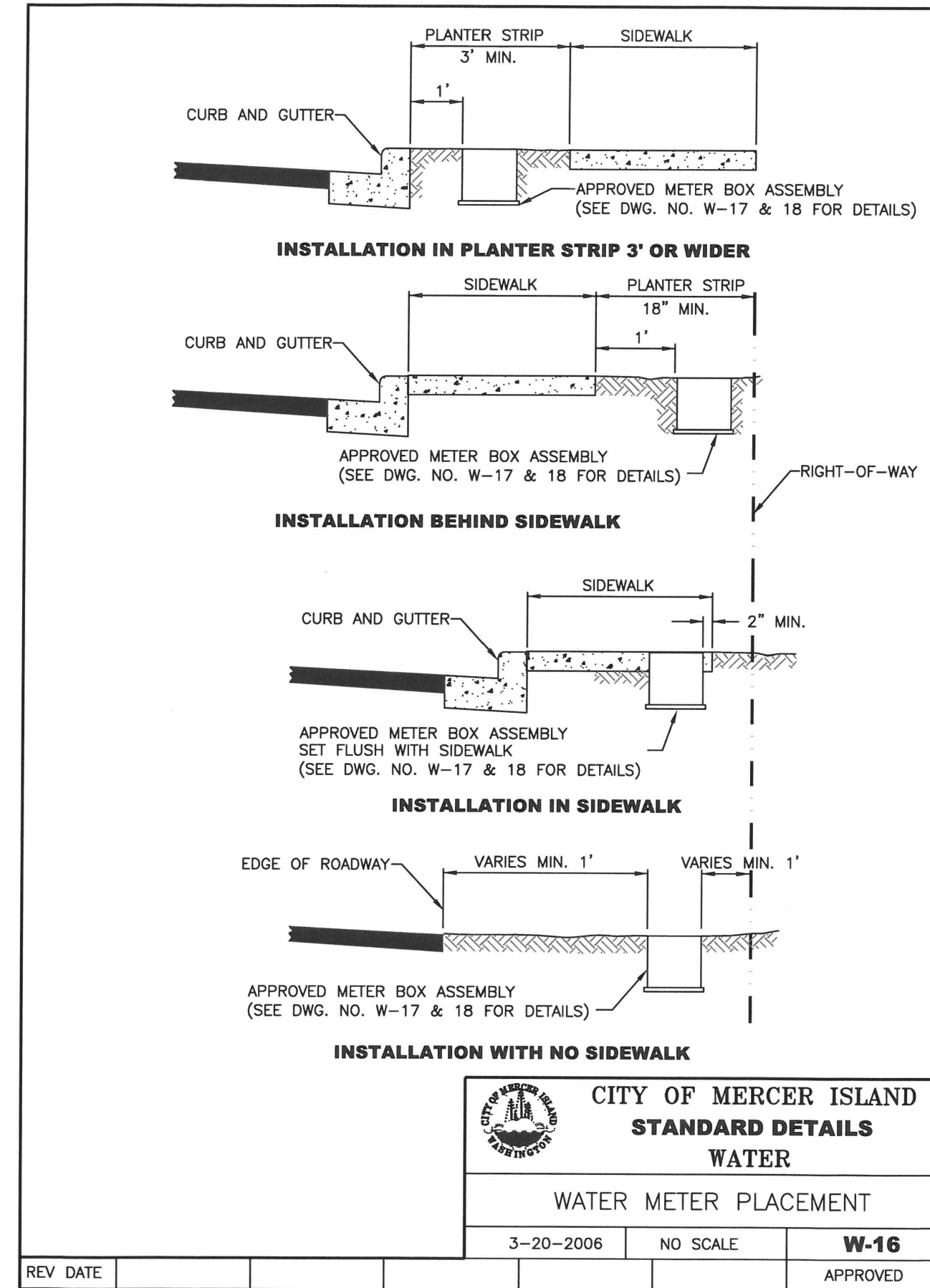
PROJECT NO.: 2412-106 SUB2 MILESTONE-WCMI LLC

REVISIONS		BY DATE
DRIVEWAY AND GRADING PLAN		
MILESTONE NORTHWEST, LLC 8 CRESCENT KEY BELLEVUE, WA 98006 CONTACT: GREG ARMS PHONE: (206) 817-4192		
ENGINEERS - SURVEYORS		
EASTSIDE CONSULTANTS, INC.		
1320 N.W. WALL ST., SUITE B ISSAQUAH, WASHINGTON 98027 PH: (425) 392-5351 FAX: 392-6776		
JOB NO. 20025	DATE 12/22	1
SCALE 1"=20'	DESIGNED RSF	
DRAWN RSF	CHECKED RSF	
APPROVED RSF		
SHEET 2 OF 4		

LAND-MILESTONE LOT 2 GRADING AND DRAINAGE PLAN

LOT 2 BUILDING PERMIT
SE 1/4 OF SEC.1, T.24N., R.4E., W.M.
CITY OF MERCER ISLAND, WASHINGTON

PER	-11-66-NL
SUPPLY LINE	
PE	TYPE L
WITH	
D	
SPLY LINE	
2014	
ORP STOP	
CONCRETE	
COUPLING	
WATER SUPPLY	
LAND	
LS	
W-14	
PROVED	

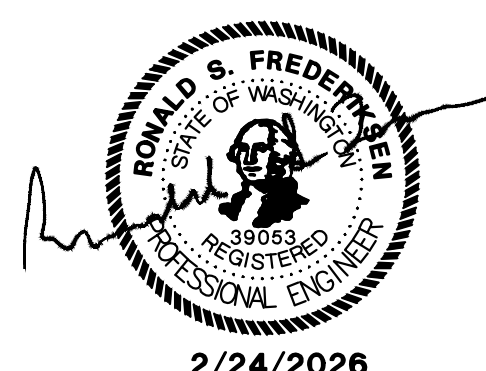


REVISIONS	BY	DATE

**WATER
DETAILS**

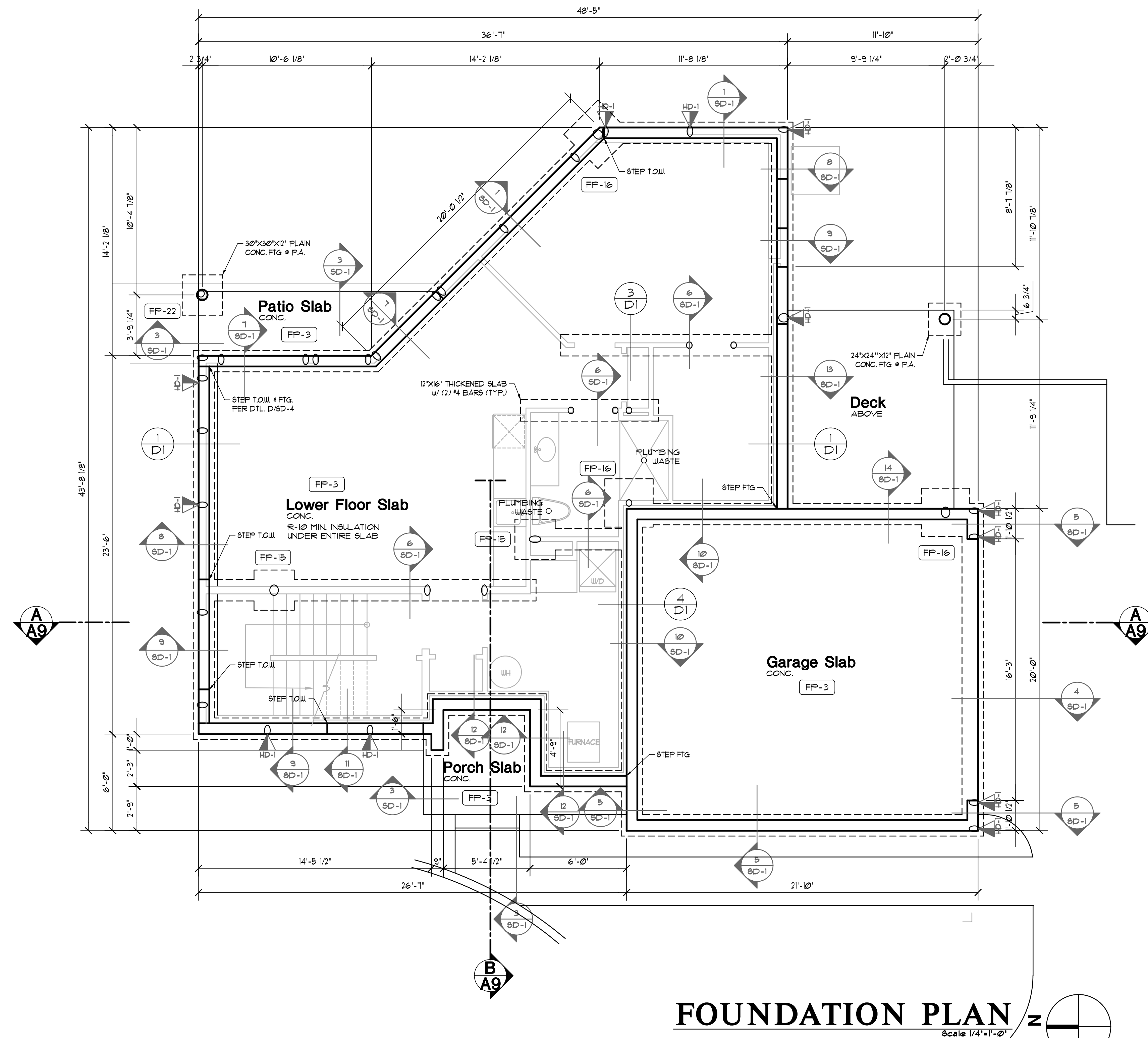
MILESTONE WCM, LLC
8 CRESCENT KEY
BELLEVUE, WA 98006
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1370 N.W. WALL ST., SUITE 8
ISSAQUAH, WASHINGTON 98027
PH: (425) 392-5351 FAX: 392-4676



JOB NO. 20025
DATE 12/22
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

2/24/2026



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

GENERAL FRAMING NOTES

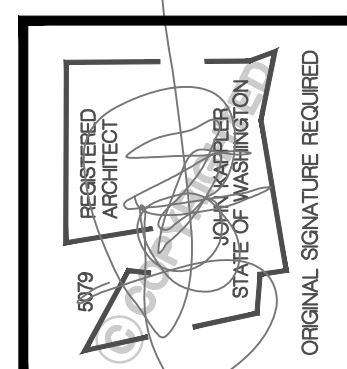
- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6/20 SHEET A-1
 - TRUSS LOADING. SEE DIV. 6/20/10A SHEET A-1
 - TRUSS SPAN PER FLOOR PLAN
 - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24" o.c. U.N.O.
- ROOF FITCH- EXTERIOR PER ELEVATION
INTERIOR PER SECTION.
- RAFTER TAIL 2x4. VERIFY.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 UNO.
PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO.
SEE DIV. 6/100 SHEET A-1
HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FOUNDATION KEYNOTES

- FP-1 CONCRETE STEM WALL, 8" WIDE WITH MIN. 16"x12" FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
- FP-3 4" CONC. SLAB ON 10" MIL. VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 25% COMPACTED FILL/VIRGIN SOIL
- FP-5 CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1
- FP-6 ALL CRIPPLE WALLS ARE 2x4 OR 3x4 @ 16" o.c. UNO. 14" MIN STUD LENGTH PER IRC. SEE DIV. 6 SHEET A-1
- FP-9 6 MIL BLACK POLYETHYLENE GROUND COVER ON GRADE. SEE DIV. 1 SHEET A-1
- FP-10 ELECTRICAL SERVICE. PROVIDE (1) 2 1/2" SCHEDULE 80 PVC CONDUIT FOR ELECTRICAL SERVICE AND (1) 5/8"x20" LONG GALVANIZED ROD FOR ELECTRICAL GROUNDING. SEE DIV. 16 AND VERIFY W/ SITE CONDITIONS
- FP-11 BLOCK OUT IN STEM WALL FOR DOORS, HVAC, ETC. AS REQUIRED
- FP-12 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 6/20/11 SHEET A-1
- FP-13 PRESSURE BLOCKING OF SAME SIZE AS ADJACENT JOIST.
- FP-15 30"x30"x12" ENLARGED CONC. FTG
- FP-16 36"x36"x12" ENLARGED CONC. FTG
- FP-17 STUD STEEL 12" INTO SLAB @ 12" o.c.
- FP-18 FLOOR JOIST. SEE DIV. 6 SHEET A-1
- FP-20 PROVIDE SOLID BLOCKING THRU JOIST SYSTEM TO PROVIDE SAME AREA OF BEAM SUPPORT AS ABOVE AND BELOW. SEE DIV. 6 SHEET A-1
- FP-21 MIN. 1" CLEARANCE FROM CONCRETE AT END OF BEAMS
- FP-22 EXTEND PIER MIN 18" BELOW SURROUNDING GRADE
- FP-24 EDGE OF CONCRETE

SYMBOLS & LEGEND

- POINT LOADS FROM ABOVE
 - POINT LOADS FROM ABOVE W/ LOADING
 - POINT LOAD TRANSFERING DOWN
 - POINT LOAD TRANSFERING DOWN W/ LOADING
 - POINT LOAD TRANSFERED BY KICKER
 - HOLD DOWN WITH SIZE DESIGNATION
 - VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
 - HORIZONTAL STRAP WITH SIZE DESIGNATION
 - INDICATES BEAM CALCULATION WITH INDEXED NUMBER
 - WALL ABOVE
 - WALL BELOW
- NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.



Date	By	Description
10/22/20	AG	PERMIT SET
09/17/20	SM	JURISDICTIONAL COMMENTS

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TITLE
JOB NO.: 2102305
STARTING NO.: 2102303

SHEET
A2.0

ATTERY
315.5
OXIDE

AI

FROM
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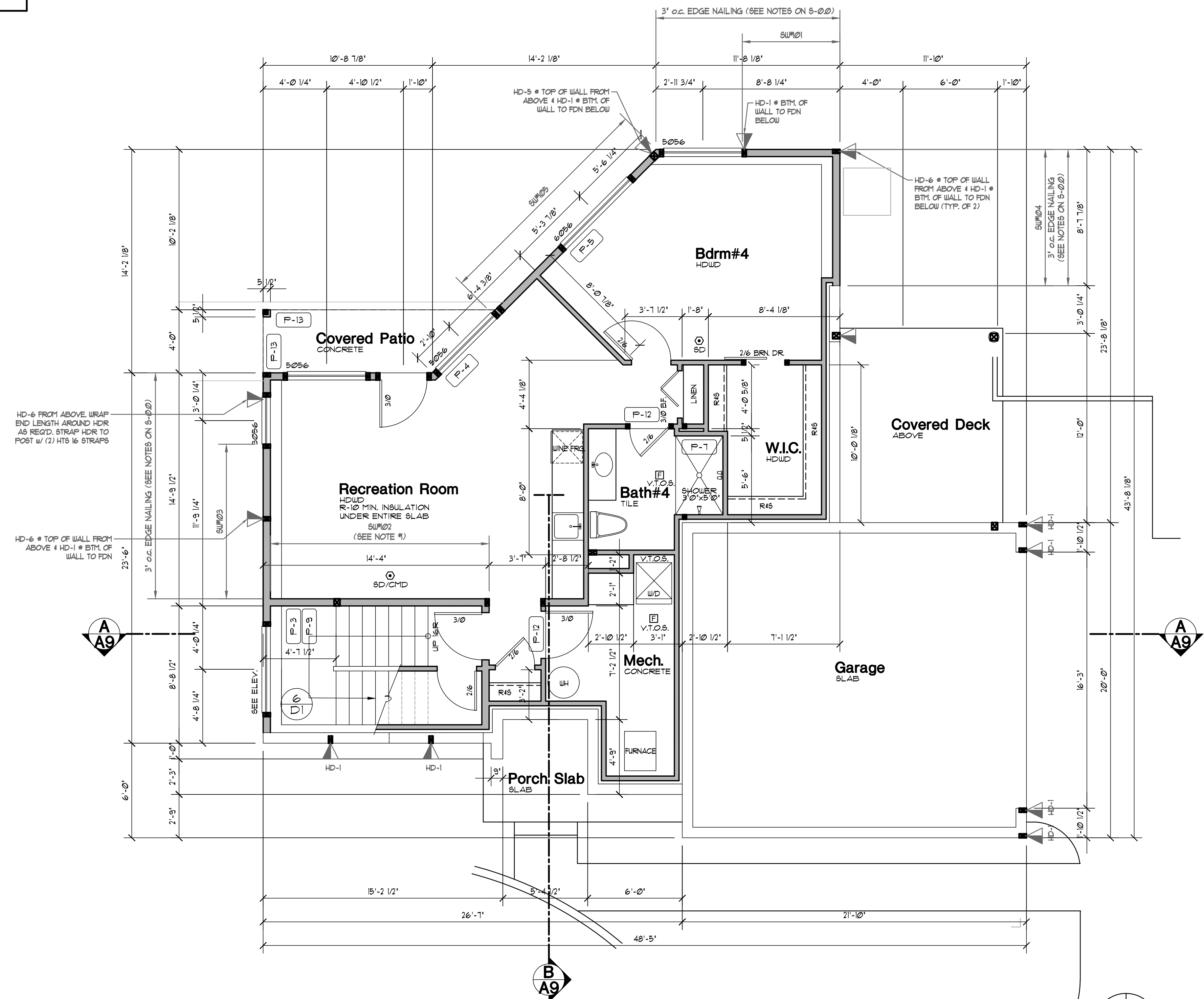
NOTE 1:
PROVIDE 1/4" OSB OR 1/2" PLYWOOD
FASTENED PER TYP. EXT. WALL SHEATHING
SPEC. (SEE NOTES ON 5-0-0).

GENERAL PLAN NOTES

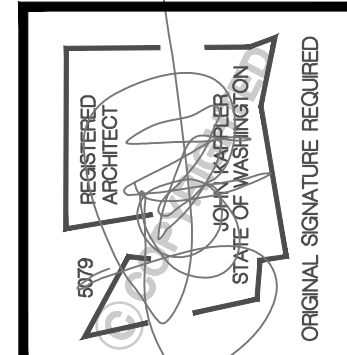
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
- ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1
- SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
- SEE TYP. MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING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

FLOOR PLAN KEY NOTES

- P-1** OCCUPANCY SEPARATION:
APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01022.6.A. SHEET A-1.
- P-2** 1 1/2" MIN. SELF CLOSING SOLID WOOD CORE HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01022.6.B. SHEET A-1
- P-3** STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.1
A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/2" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/2" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.1.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.1.
SEE DIV. 01022.1 SHEET A-1.
- P-4** SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18' OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 02020 SHEET A-1
- P-5** EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 02020 SHEET A-1
- P-6** IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7** COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS, PER I.R.C. SECTION 501.2. SEE DIV. 02020 SHEET A-1
- P-8** (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9** 3/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (2) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01022.1 SHEET A-1
- P-10** 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 01022.1 SHEET A-1
- P-11** 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01022.2 SHEET A-1
- P-12** FLOOR MATERIAL BREAK LINE
- P-13** WALL LINE ABOVE
- P-14** WALL LINE BELOW
- P-15** FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01022.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS * EACH FLOOR PER I.R.C. SECTION R1003.13.
E. FIREPLACE MUST COMPLY WITH UL 121 TESTING
SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-16** 3" DIAMETER STEEL POST
- P-18** 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
- P-19** 1" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1
- P-20** PLANT SHELF
- P-21** UPPER AND LOWER LINEN CABINETS
- P-22** SOFFIT AREA
- P-23** INTEGRATED MAKE UP AIR
- P-24** 2x6 STUDS W/ R-21 INSULATION MIN.



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



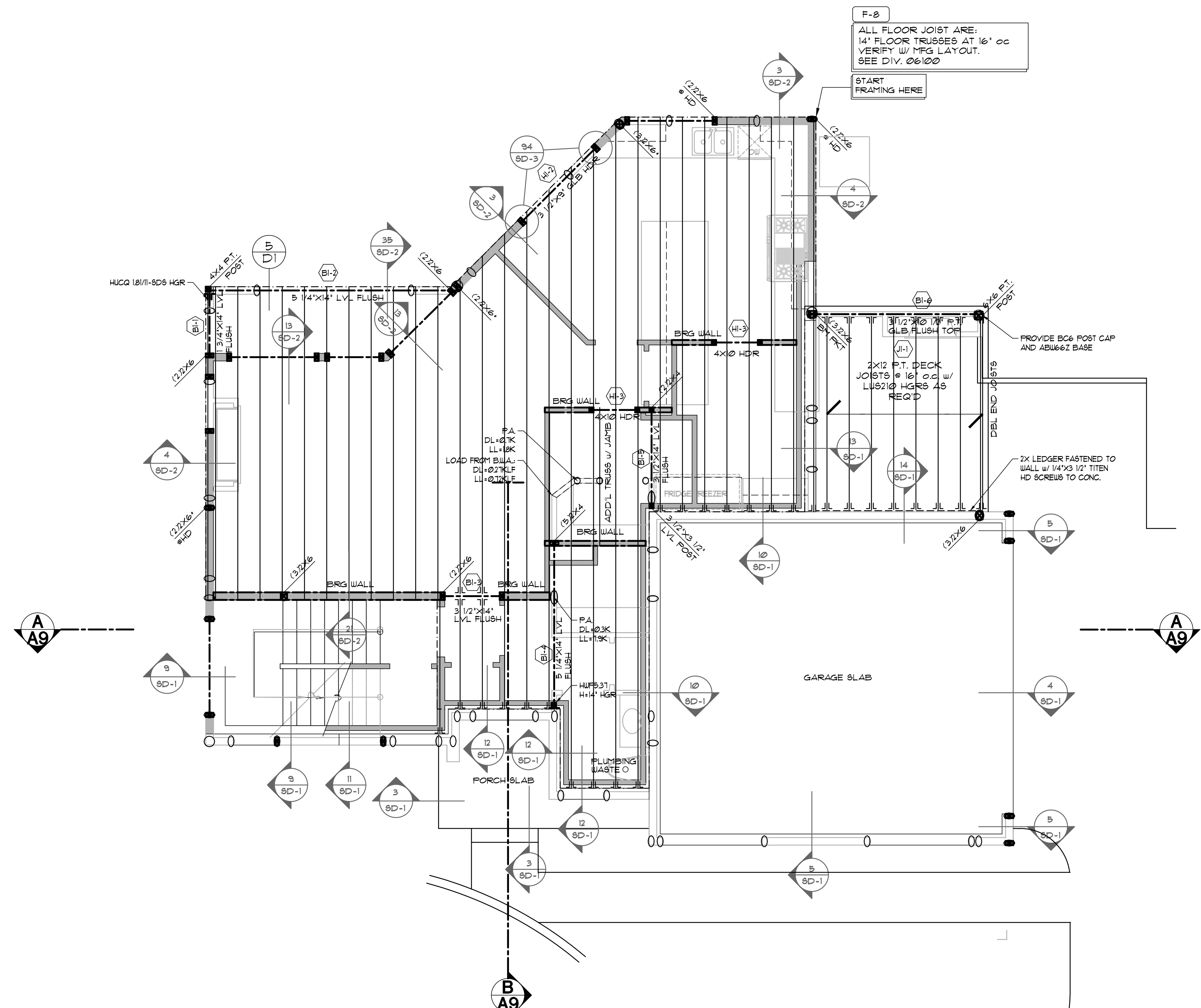
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TITLE
JOB NO.: 2102305
STARTING NO.: 2102303

SHEET
A2.1



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

GENERAL FRAMING NOTES

- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6100 SHEET A-1
 - TRUSS LOADING. SEE DIV. 010010A SHEET A-1
 - TRUSS SPAN PER FLOOR PLAN
 - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24" o.c. UNO.
- ROOF PITCH- EXTERIOR PER ELEVATION
INTERIOR PER SECTION.
- RAFTER TAIL 2x4. VERIFY.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 UNO.
PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN (H-1) AND (2) TRIMMER STUDS OVER 4'-0" UNO.
SEE DIV. 06100 SHEET A-1.
HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

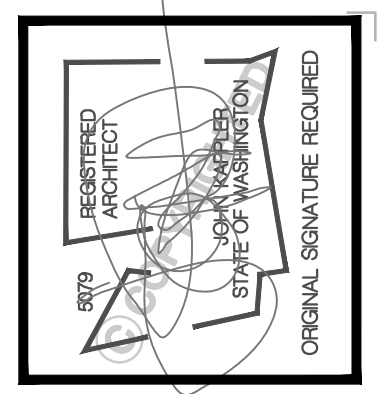
FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.18 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT
SEE CALCULATION
SEE DIV. 01002.3 B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG.
SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING
SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-14 2x OVERFRAMING @ 24" OC. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" OC

SYMBOLS & LEGEND

- POINT LOADS FROM ABOVE
- POINT LOADS FROM ABOVE W/ LOADING
- POINT LOAD TRANSFERING DOWN
- POINT LOAD TRANSFERING DOWN W/ LOADING
- HANGER
- POINT LOAD TRANSFERED BY KICKER
- HOLD DOWN WITH SIZE DESIGNATION
- VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
- HORIZONTAL STRAP WITH SIZE DESIGNATION
- INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- WALL ABOVE — WALL BELOW

NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.



Date	By	Description
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09/17/20	SM	JURISDICTIONAL COMMENTS

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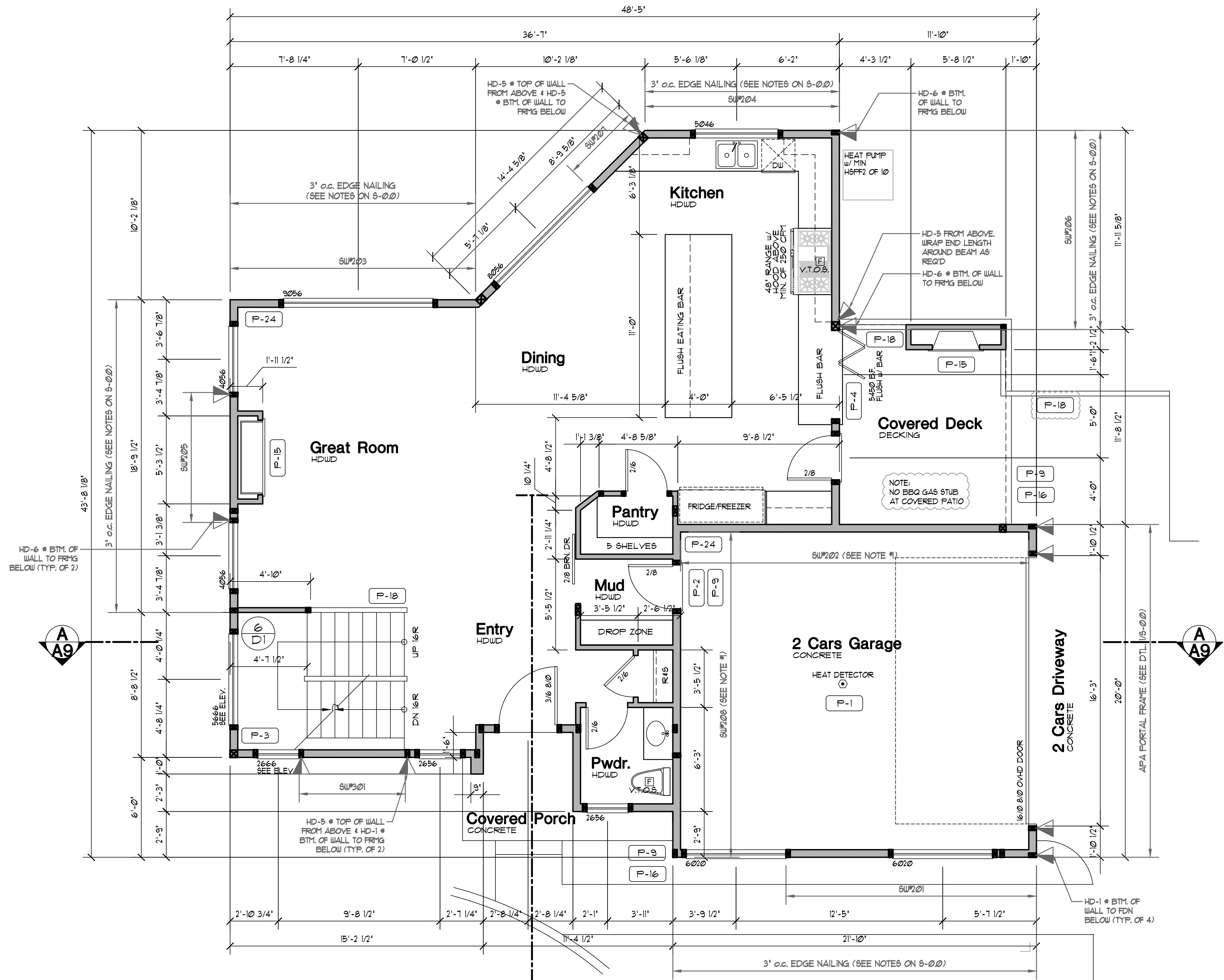
SHEET
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NOTE 1:
PROVIDE 1/4" OSB OR 1/2" PLYWOOD FASTENED PER TYP. EXT. WALL SHEATHING SPEC. (SEE NOTES ON 5-02).



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

GENERAL PLAN NOTES

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

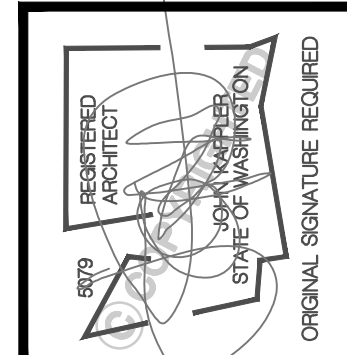
FLOOR PLAN KEY NOTES

- P-1** OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYP. 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01022.6.A. SHEET A-1.
- P-2** 1 1/2" MIN. SELF CLOSING SOLID WOOD CORE HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01022.6.B. SHEET A-1
- P-3** STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.1 A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/2" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5 D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/ 1" G.I.B. PER I.R.C. SECTION R302.1. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.7. SEE DIV. 01022.1 SHEET A-1.
- P-4** SAFETY GLAZING PER I.R.C. SECTION R308 A. WINDOWS WITHIN 18" OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING. 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 02020 SHEET A-1
- P-5** EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 02020 SHEET A-1
- P-6** IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7** COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS PER I.R.C. SECTION 501.2. SEE DIV. 02020 SHEET A-1
- P-8** (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9** 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (2) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.1.B. SEE DIV. 01022.1 SHEET A-1
- P-10** 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 01022.1 SHEET A-1
- P-11** 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01022.2 SHEET A-1
- P-12** FLOOR MATERIAL BREAK LINE
- P-13** WALL LINE ABOVE
- P-14** WALL LINE BELOW
- P-15** FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED #INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01022.12 SHEET A-1 C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01022.12 D. FIREBLOCK OPENINGS AROUND PENETRATIONS * EACH FLOOR PER I.R.C. SECTION R1003.13. E. FIREPLACE MUST COMPLY WITH UL 121 TESTING SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-16** 3" DIAMETER STEEL POST
- P-18** 36" GUARDRAIL PER I.R.C. SECTION R312.4 TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
- P-19** 1" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1
- P-20** PLANT SHELF
- P-21** UPPER AND LOWER LINEN CABINETS
- P-22** SOFFIT AREA
- P-23** INTEGRATED MAKE UP AIR
- P-24** 2x6 STUDS W/ R-21 INSULATION MIN.

SQUARE FOOTAGE

MAIN FLOOR	1060 SF
UPPER FLOOR	1381 SF
LOWER	965 SF
TOTAL	3406 SF
GARAGE	424 SF
COV'D PORCH	28 SF
COV'D PATIO/DECK	51/120 SF

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



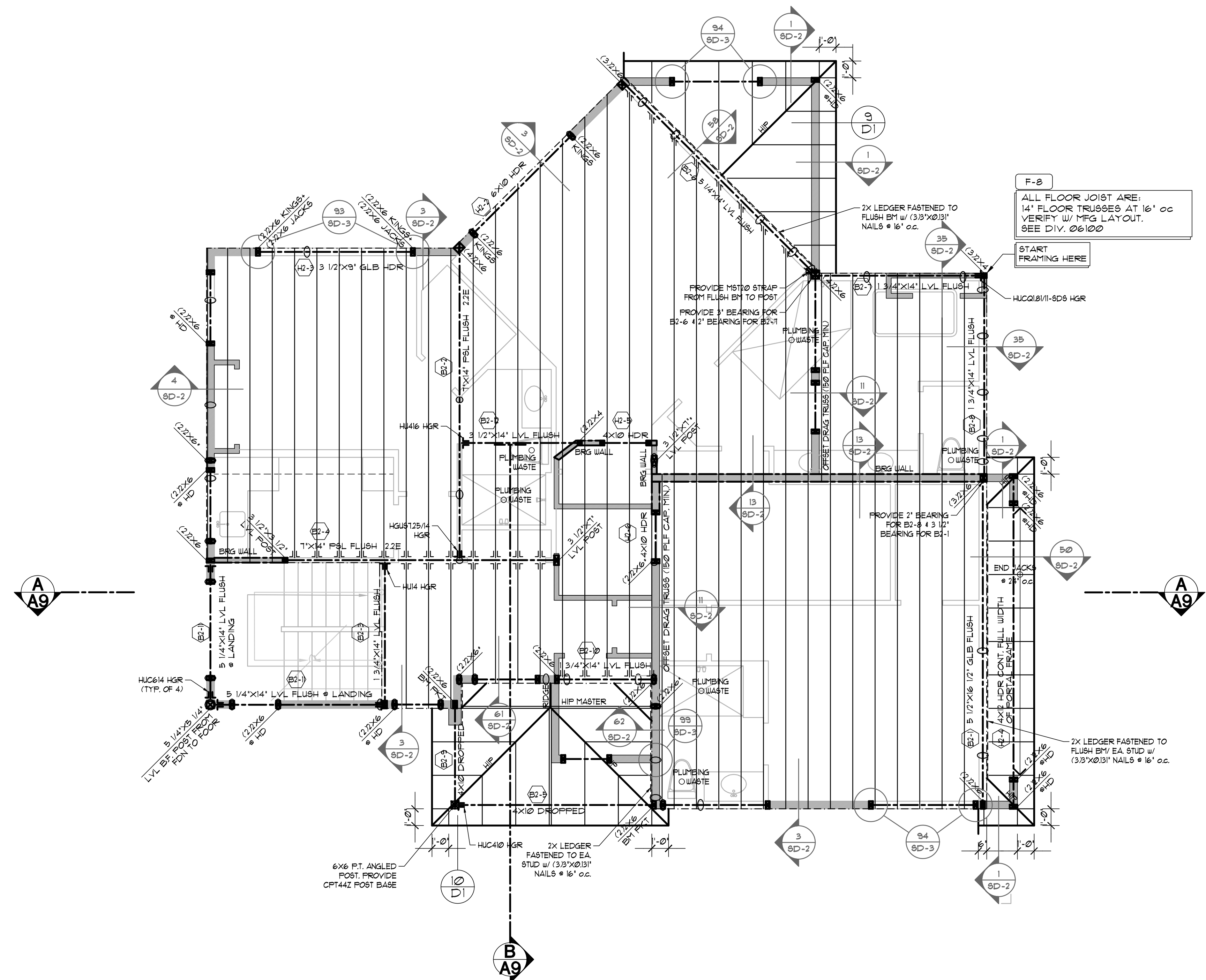
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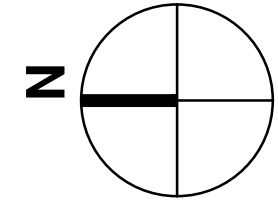
TITLE	
JOB NO.:	2102305
STARTING NO.:	2102303

SHEET
A3



UPPER FLOOR/LOWER ROOF FRAMING PLAN

Scale 1/4"=1'-0"



GENERAL FRAMING NOTES

- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 0600 SHEET A-1
 - TRUSS LOADING. SEE DIV. 0600.10A SHEET A-1
 - TRUSS SPAN PER FLOOR PLAN
 - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24' o.c. UNO.
- ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
- RAFTER TAIL 2x4. VERIFY.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 UNO. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN (H-1) AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1. HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BORING 40%
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

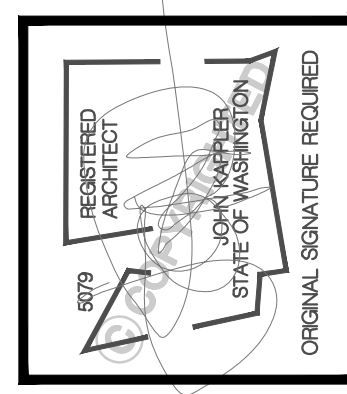
FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.05 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 0600.3B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-14 2x OVERFRAMING @ 24' OC. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24' OC

SYMBOLS & LEGEND

- POINT LOADS FROM ABOVE
- POINT LOADS FROM ABOVE W/ LOADING
- POINT LOAD TRANSFERING DOWN
- POINT LOAD TRANSFERING DOWN W/ LOADING
- POINT LOAD TRANSFERED BY KICKER
- HOLD DOWN WITH SIZE DESIGNATION
- VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
- HORIZONTAL STRAP WITH SIZE DESIGNATION
- INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- WALL ABOVE
- WALL BELOW

NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.



Date	By	Description
10/22/25	AG	PERMIT SET
09/17/25	SM	JURISDICTIONAL COMMENTS

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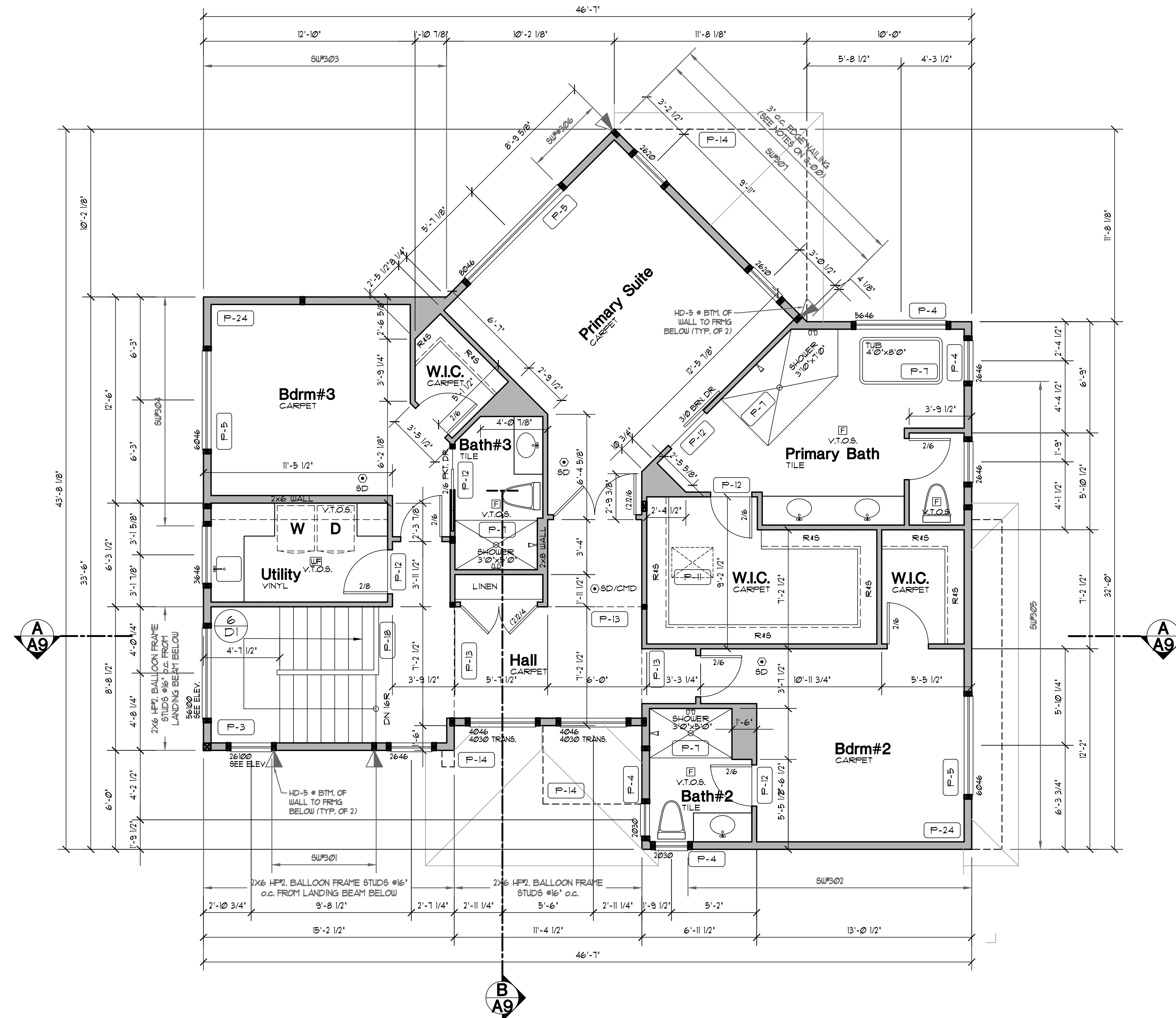
TITLE
JOB NO.: 2102305
STARTING NO.: 2102303

SHEET
A4

ATTN: 315.5
OXIDE

AI

FROM
CE
ATER



UPPER FLOOR PLAN

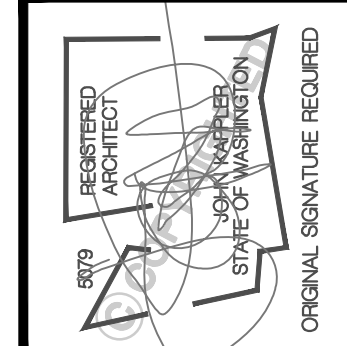
Scale 1/4"=1'-0"

GENERAL PLAN NOTES

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

FLOOR PLAN KEY NOTES

- P-1** OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYP. 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 010202.6.A SHEET A-1.
- P-2** 1 1/2" MIN. SELF CLOSING SOLID WOOD CORE HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 010202.6.B SHEET A-1
- P-3** STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R301.1 A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0". B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 1 3/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS. C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/2" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5 D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11. E. COVER USABLE SPACE UNDER STAIR W/ 1" G.I.B. PER I.R.C. SECTION R302.1. F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS. G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R302.1. SEE DIV. 010202.1 SHEET A-1.
- P-4** SAFETY GLAZING PER I.R.C. SECTION R308 A. WINDOWS WITHIN 18' OF FLOOR B. WINDOWS WITHIN A 24" ARC OF DOORS C. WINDOWS AT TUBS AND SHOWERS D. GLAZING IN DOORS E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 020202 SHEET A-1
- P-5** EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 020202 SHEET A-1
- P-6** IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7** COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 1/2" ABOVE DRAIN INLETS PER I.R.C. SECTION 501.2. SEE DIV. 020202 SHEET A-1
- P-8** (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9** 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (2) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R301.8. SEE DIV. 010202.1 SHEET A-1
- P-10** 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 010202.1 SHEET A-1
- P-11** 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 010202.2 SHEET A-1
- P-12** FLOOR MATERIAL BREAK LINE
- P-13** WALL LINE ABOVE
- P-14** WALL LINE BELOW
- P-15** FIREPLACE ASSEMBLY NOTES: A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED #INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 010202.12 SHEET A-1 B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 010202.12 SHEET A-1 C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 010202.12 D. FIREBLOCK OPENINGS AROUND PENETRATIONS • EACH FLOOR PER I.R.C. SECTION R1003.19. E. FIREPLACE MUST COMPLY WITH UL 121 TESTING SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-16** SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17** 3" DIAMETER STEEL POST
- P-18** 36" GUARDRAIL PER I.R.C. SECTION R302.4 TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION.
- P-19** 1" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1
- P-20** PLANT SHELF
- P-21** UPPER AND LOWER LINEN CABINETS
- P-22** SOFFIT AREA
- P-23** INTEGRATED MAKE UP AIR
- P-24** 2x6 STUDS W/ R-21 INSULATION MIN.



Date	By	Description
10/22/20	AG	PERMIT SET
03/17/20	SM	JURISDICTIONAL COMMENTS

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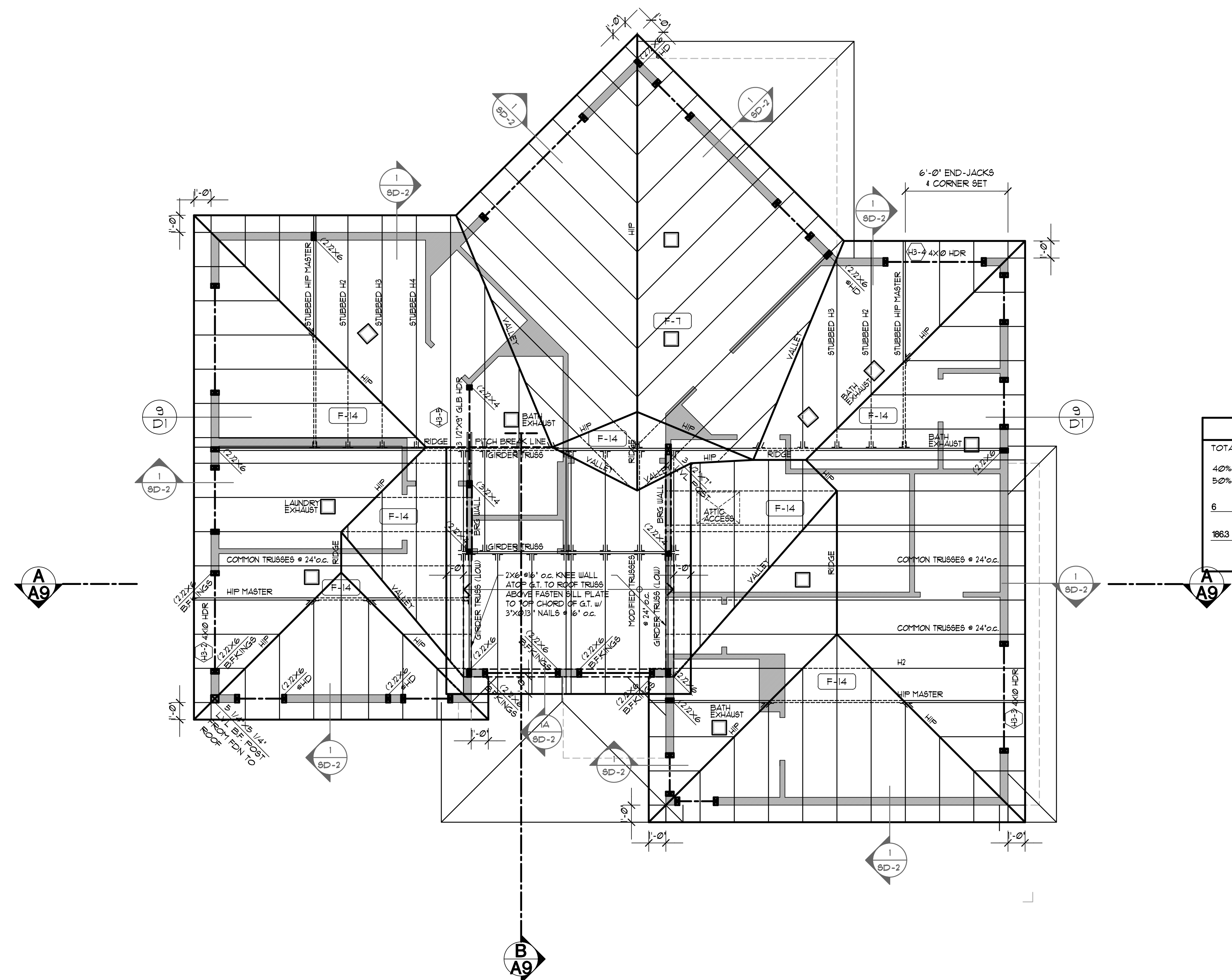
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JOB NO.: 2102305
STARTING NO.: 2102303

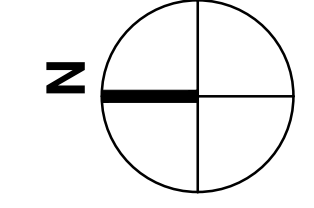
SHEET

A5



UPPER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"



GENERAL FRAMING NOTES

- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6/20 SHEET A-1
 - TRUSS LOADING. SEE DIV. 6/20/10A SHEET A-1
 - TRUSS SPAN PER FLOOR PLAN
 - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24' o.c. UNO.
- ROOF PITCH- EXTERIOR PER ELEVATION
INTERIOR PER SECTION.
- RAFTER TAIL 2x4. VERIFY.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 UNO.
PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN (45) AND (2) TRIMMER STUDS OVER 4'-0" UNO.
SEE DIV. 6/100 SHEET A-1
HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV/5 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT
SEE CALCULATION
SEE DIV. 6/20/3.5 SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG.
SEE DIV. 6/100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING
SEE DIV. 6/100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-14 2x OVERFRAMING @ 24' O.C. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" O.C. TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24' O.C.

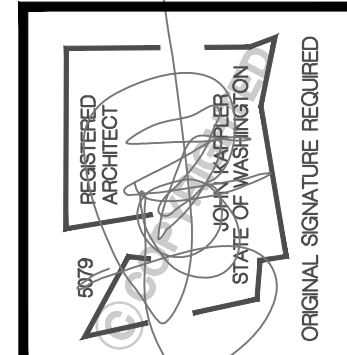
ROOF VENT CALCULATION

TOTAL ROOF AREA, 1471	SF/300	= 49	SF OF VENT AREA REQ.
40% MIN. AT 36" MAX BELOW RIDGE	= 196	SF MIN.	
50% MAX. AT 36" MAX BELOW RIDGE	= 245	SF MAX.	
6 ROOF JACKS AT 50 SQ. IN. EACH	= 300	SQ. IN. = 208	SF
(36" MAX. BELOW RIDGE)			
1863 L.F. OF EAVE VENTS AT 3.3 SQ. IN./L.F.	= 6147	SQ. IN. = 426	SF
TOTAL SF OF VENTILATION PROVIDED			= 634 SF

SYMBOLS & LEGEND

- POINT LOADS FROM ABOVE
- POINT LOADS FROM ABOVE W/ LOADING
- POINT LOAD TRANSFERING DOWN
- POINT LOAD TRANSFERING DOWN W/ LOADING
- HANGER
- POINT LOAD TRANSFERRED BY KICKER
- HOLD DOWN WITH SIZE DESIGNATION
- VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
- HORIZONTAL STRAP WITH SIZE DESIGNATION
- INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- WALL ABOVE
- WALL BELOW

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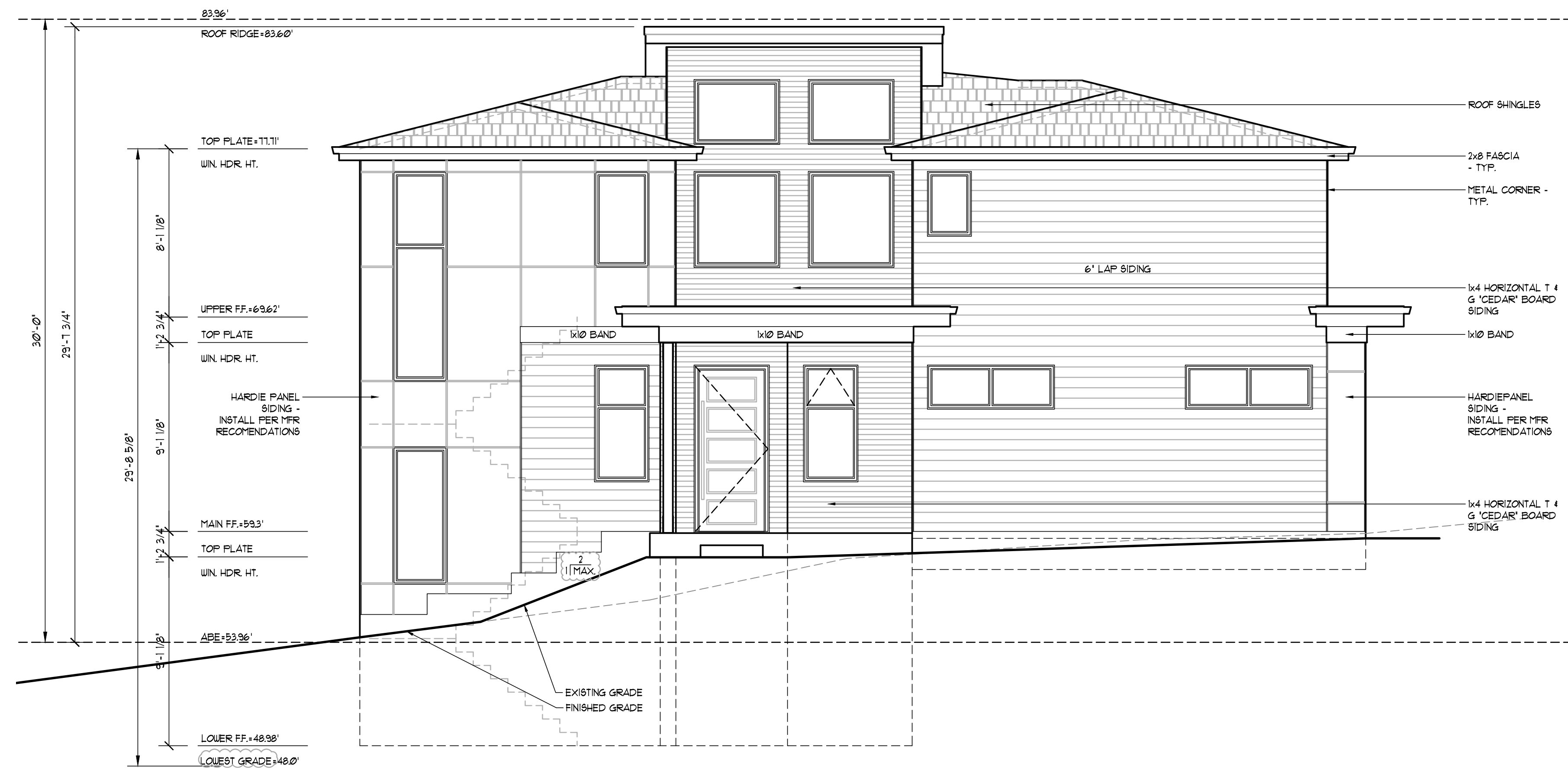
Date	By	Description
10/22/25	AG	PERMIT SET
03/17/25	SM	JURISDICTIONAL COMMENTS

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STARTING NO. : 2102303

SHEET
A6



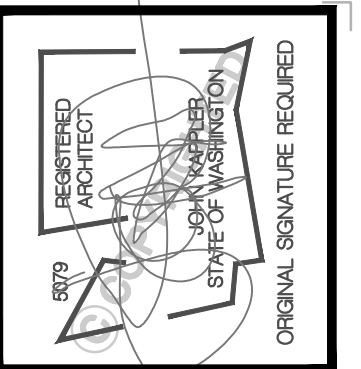
WEST ELEVATION

Scale 1/4"=1'-0"



NORTH ELEVATION

Scale 1/8"=1'-0"



Date	By	Description
07/23/25	AG	PERMIT SET
03/17/25	SM	JURISDICTIONAL COMMENTS

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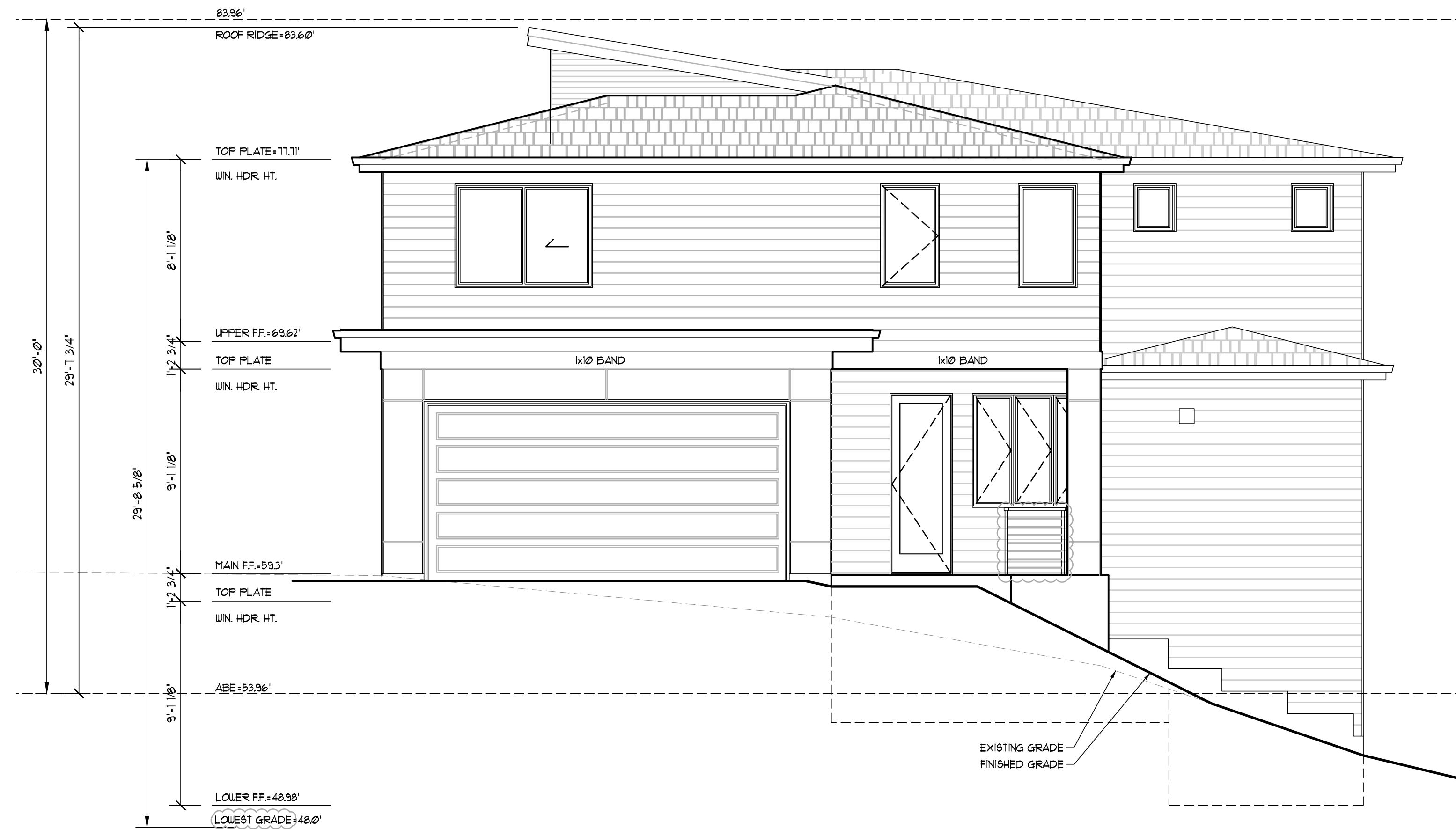
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TITLE	
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STARTING NO.:	21023.03

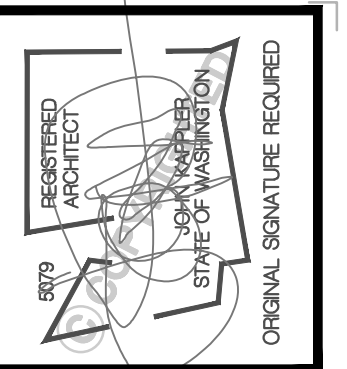
SHEET
A7



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



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



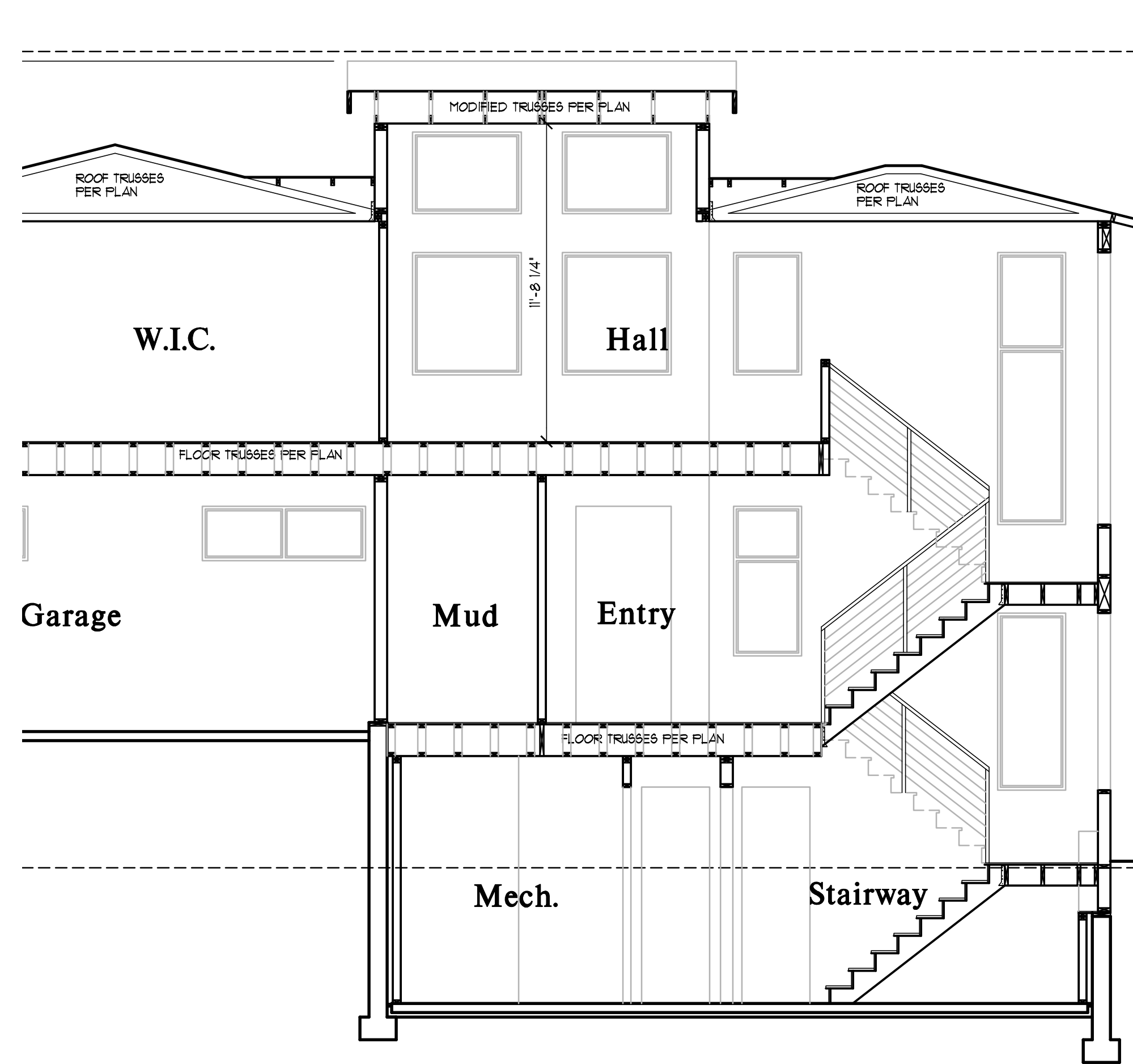
Date	By	Description
07/23/25	AG	PERMIT SET
07/17/25	SM	JURISDICTIONAL COMMENTS

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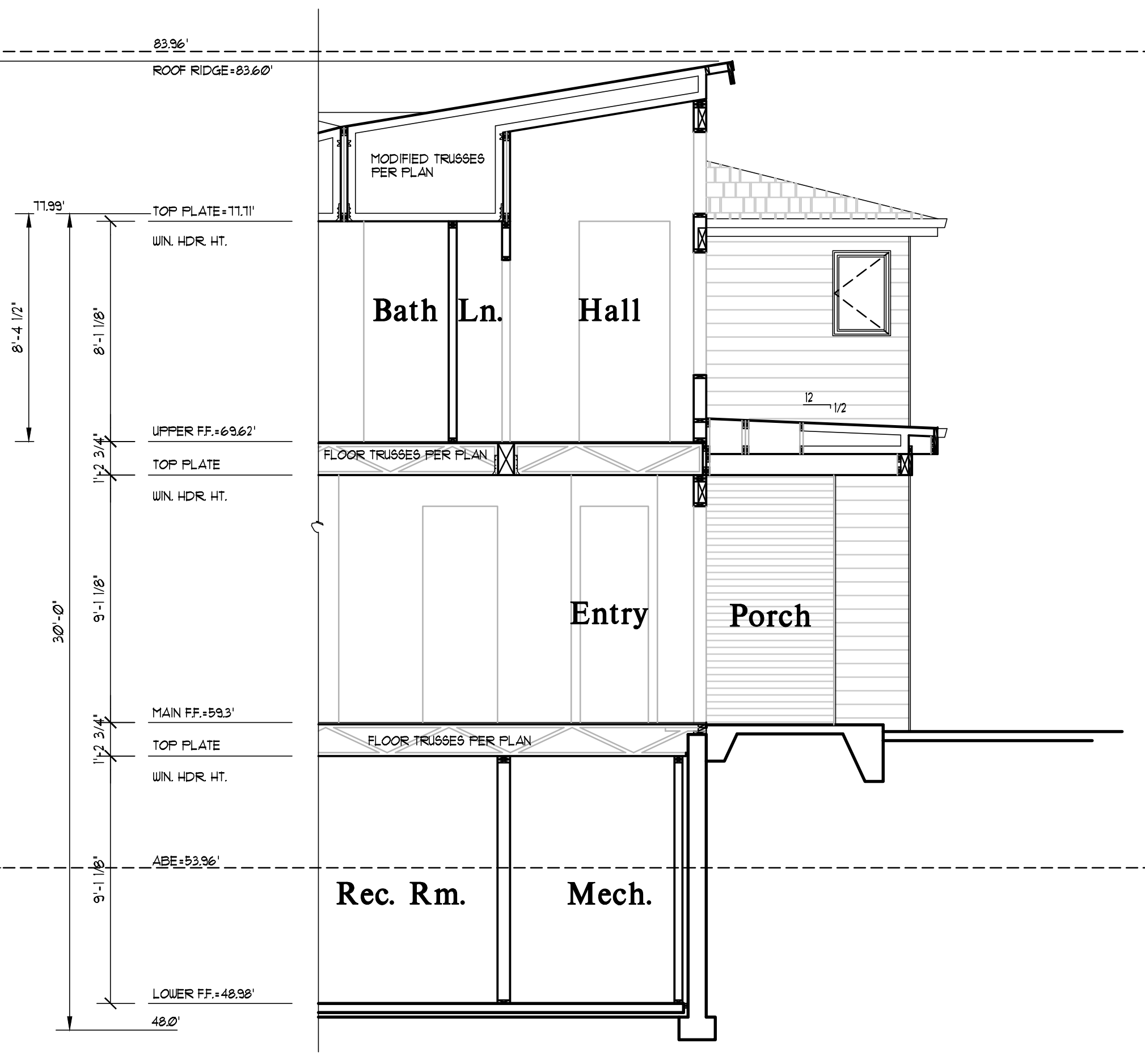
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TITLE	
JOB NO. :	21023.05
STARTING NO. :	21023.03

SHEET
A8



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



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

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

- | | |
|--------------------------|-------------------------|
| ROOFING: (DIV. 7) | SHINGLES (DIV. 01000.5) |
| BUILDING PAPER: (DIV. 7) | 30# BUILDING PAPER |
| SHEATHING: (DIV. 6) | 7/16" OSB OR EQUAL |
| FRAMING: (DIV. 6) | PER PLAN |
| INSULATION: (DIV. 7) | R-49 BATTLED |
| SOFFIT: (DIV. 7) | PER SPEC. |
| GWB: (DIV. 9) | 5/8" GWB |

EXTERIOR WALL CONSTRUCTION

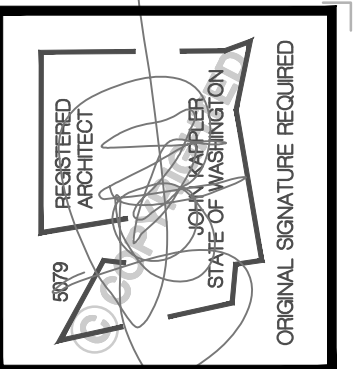
- | | |
|---------------------------|--|
| SIDING MATERIAL: (DIV. 7) | WOOD SIDING (DIV. 0100.5) |
| BUILDING WRAP: (DIV. 7) | 15# BUILDING PAPER |
| SHEATHING: (DIV. 6) | 1/2" CDX PLYWOOD OR EQUAL |
| FRAMING: (DIV. 6) | 2 X 6 STUDS AT 16" OC |
| INSULATION: (DIV. 7) | R-21 CAVITY-R-0 FOAM INT 2X6W LAP
PROVIDE CLASS II VAPOR RETARDER
IN MARINE ZONE 4 |
| GWB: (DIV. 9) | 1/2" GWB |

FLOOR CONSTRUCTION

- | | |
|----------------------|---------------------------------|
| FLOORING: (DIV. 9) | FINISH PER PLANS (DIV. 0100.5) |
| SUBFLOOR: (DIV. 6) | 3/4" T&G (PLYWD, COMPLY, OR EQ) |
| FRAMING: (DIV. 6) | PER PLANS |
| INSULATION: (DIV. 7) | R-38 BATT |
| SOFFIT: (DIV. 7) | PER SPEC. |

TRIM: (DIV. 6)

- | | |
|---------------------------------|----------------|
| WINDOW:
(WITH NO BRICK MOLD) | HEAD: METAL |
| CORNER BOARDS: | JAMB: METAL |
| FASCIA: | SILL: METAL |
| | INSIDE: METAL |
| | OUTSIDE: METAL |
| | 2x8 UNO |



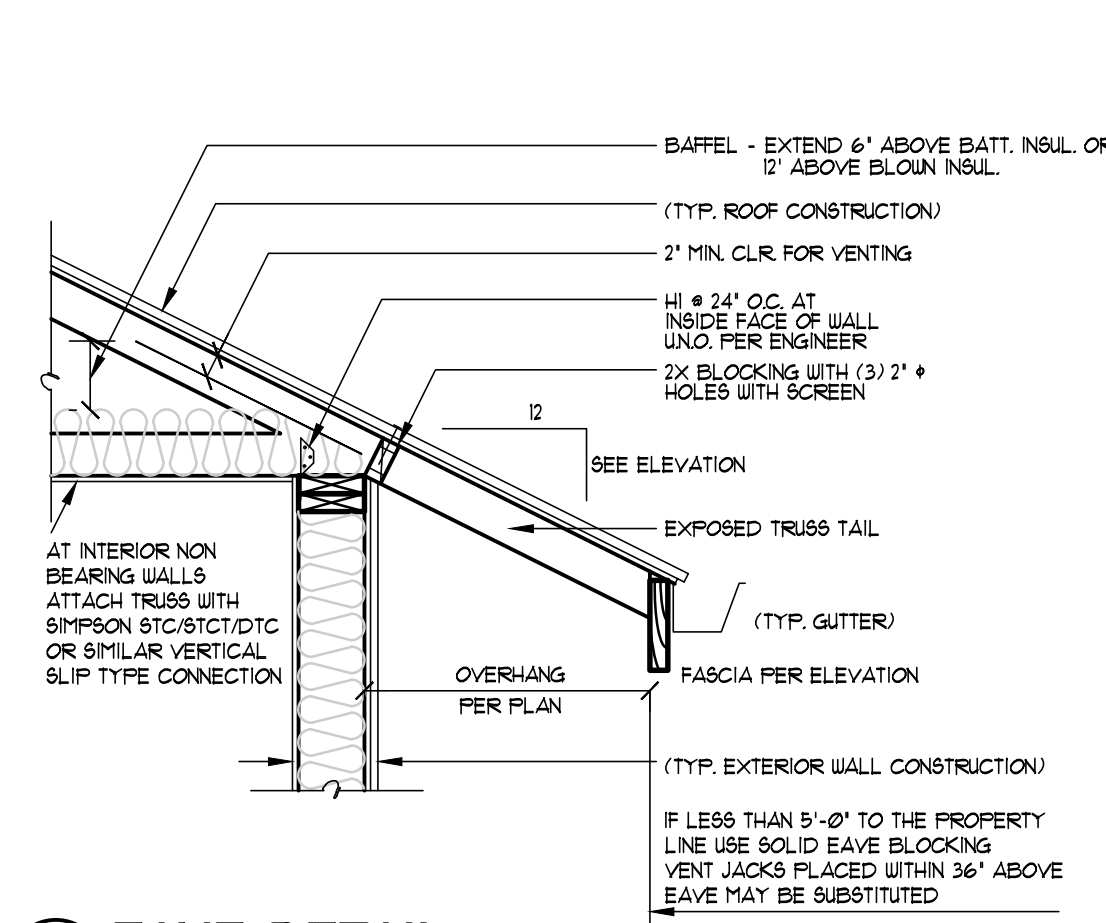
Date	By	Description
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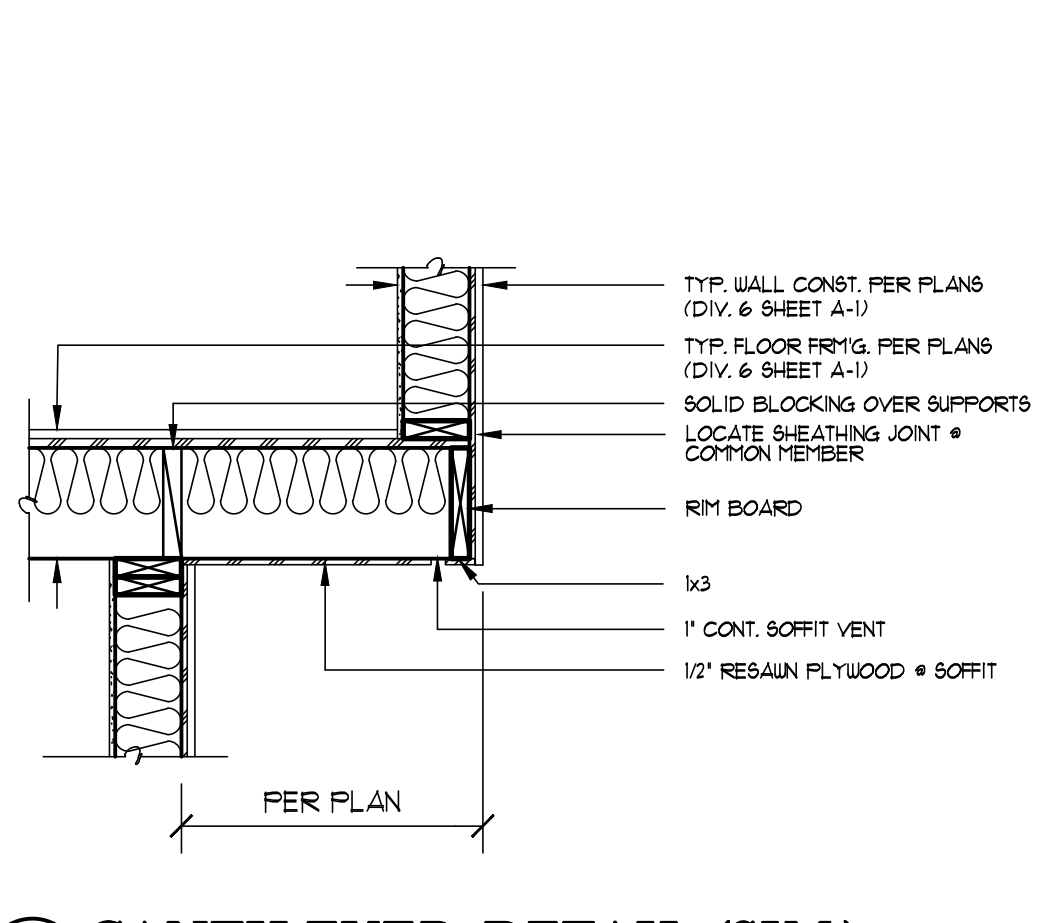
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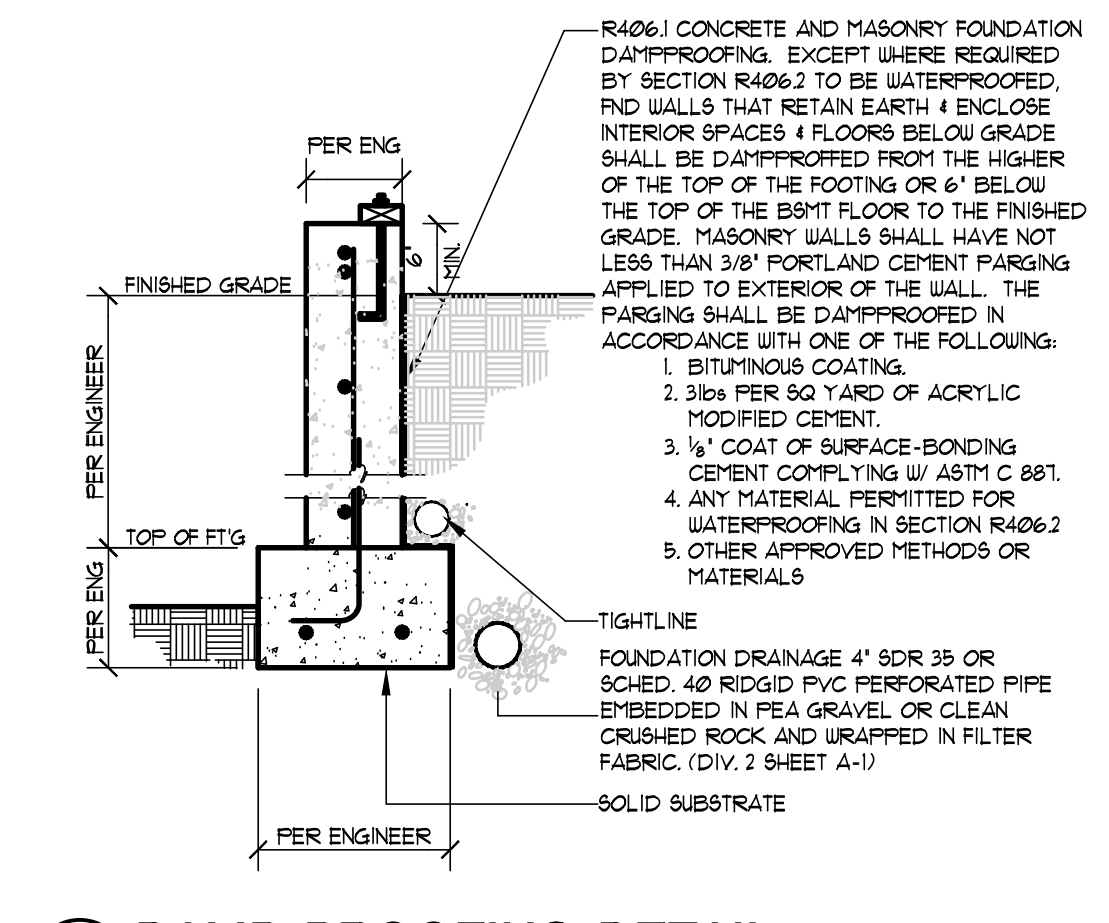
SHEET
A9



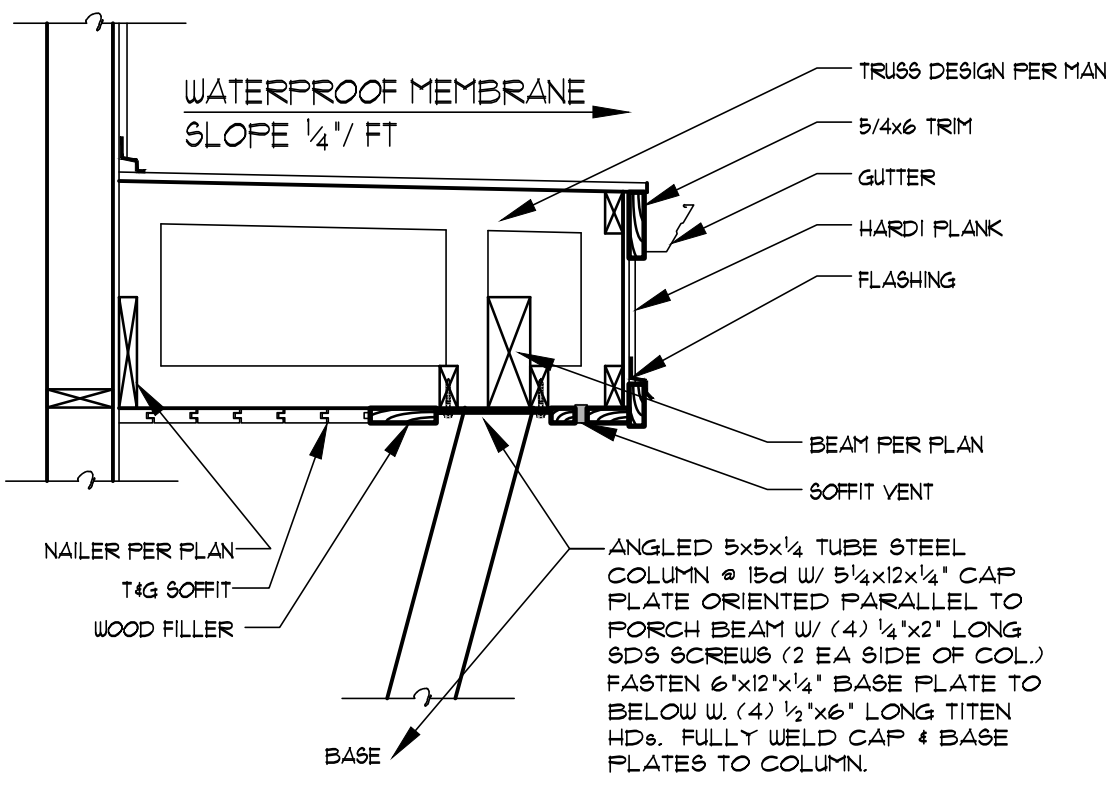
9 EAVE DETAIL
3/4"=1'-0" 08100-07300-01



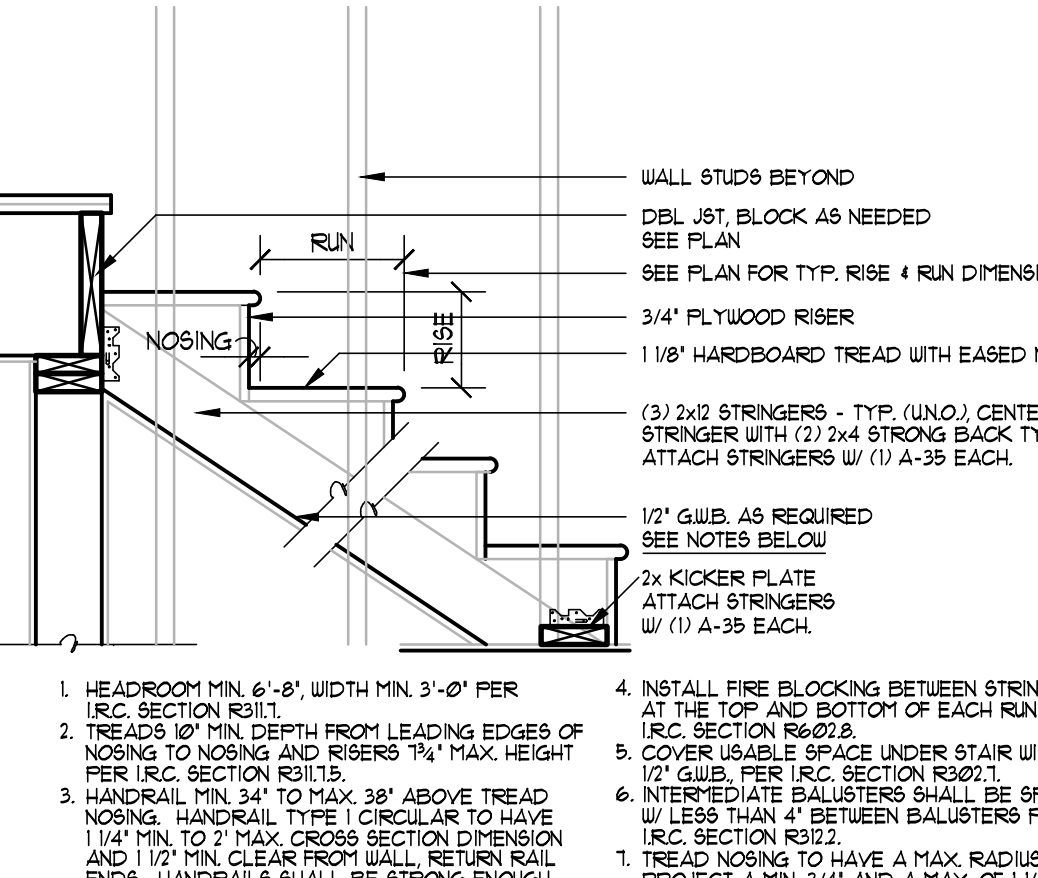
5 CANTILEVER DETAIL (SIM.)
3/4"=1'-0" 08100-07300-01



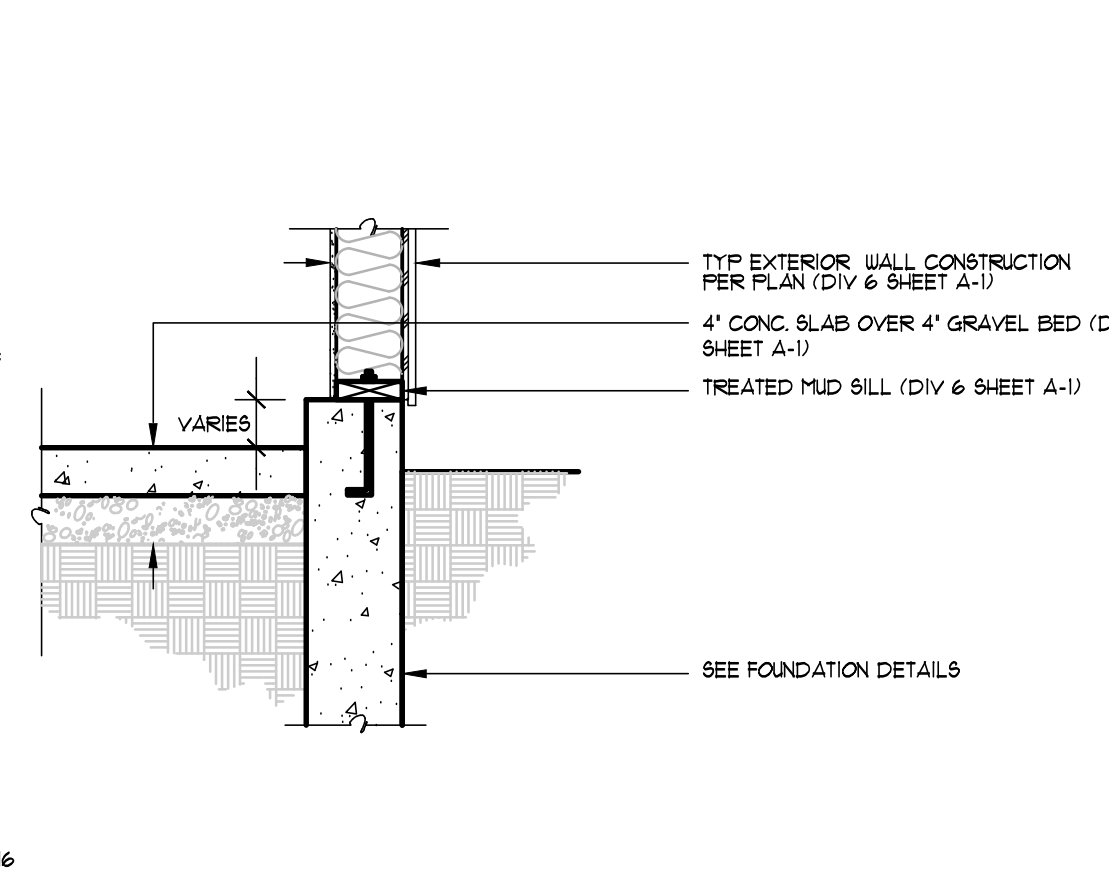
1 DAMP PROOFING DETAIL
3/4"=1'-0" 08300-0710



10 ENTRY COLUMN DETAIL (SIM.)
3/4"=1'-0"



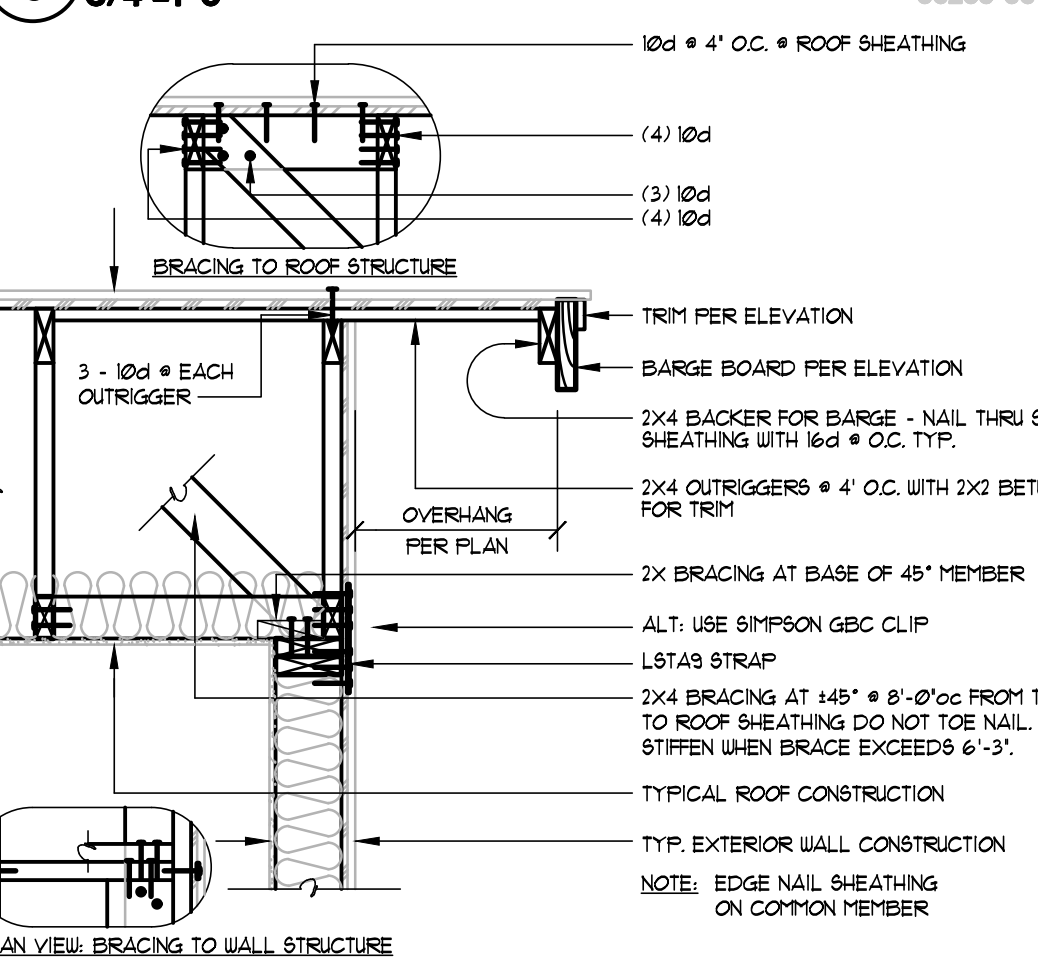
6 STAIR SECTION DETAIL
3/4"=1'-0" 08200-08100-01



2 SLAB @ STEM WALL
3/4"=1'-0" 08100-08300



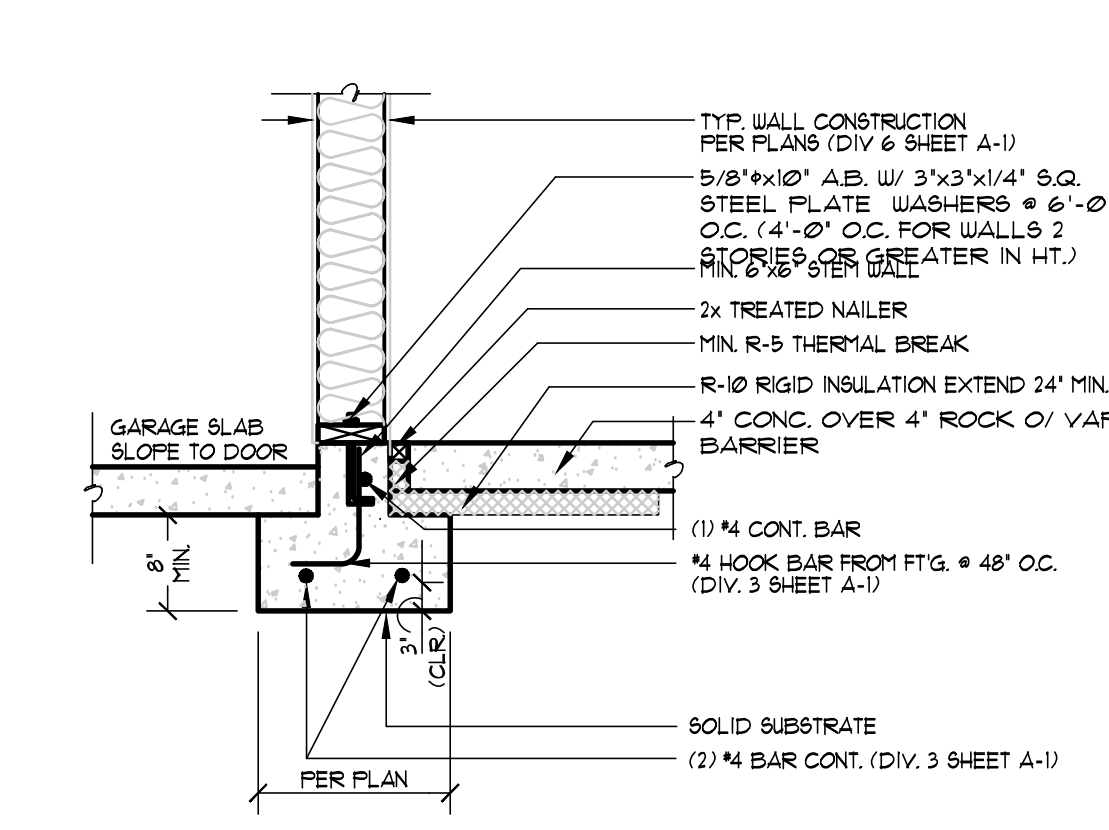
7 GABLE END DETAIL
3/4"=1'-0" 08100-07300-02



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



8 CRIPPLE WALL @ FOUNDATION
3/4"=1'-0" 08100-03300-06...T31



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

APPROVED	DATE	DESCRIPTION
APPROVED	PERMIT SET	JURISDICTIONAL COMMENTS
APPROVED	SM	

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TITLE
JOB NO.: 2102305
STARTING NO.: 2102303

SHEET
D1

RESULT: PASS

is better than baseline by 1%.

igh exceeds 15% of floor area. Baseline window area set to 15% of floor area

Airflow Rate: 112.5 CFM with Run Time Percent of 100%, Unbalanced, Not Distributed
uct leakage: 272 CFM25

irect. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

Slabs

% of floor area

Table with 3 columns: U, Area, UA. Rows for Proposed Design and UA Reduction.

Table with 4 columns: Item Type, Fuel Normalization Credits (406.2), Energy Credits (406.3), Total Credits (406.2 & 406.3).

Table with 2 columns: Energy Credits, Brief Description of Selected Options.

Table with 2 columns: U, Area, UA. Rows for various wall and ceiling components.

ns: aia.org/2016/codes-regulations-guidelines/tables-buildings-code-energy-code

THERMAL ENVELOPE DETAILS - Proposed Design. Summary table for floor area and classification.

Exterior Doors table with columns: Plan ID, Component, Description, Ref, Door U, Qt, Width, Height, Area, UA.

Overhead Glazing table with columns: Plan ID, Component, Description, Ref, Glazing U, Qt, Width, Height, Area, UA.

Vertical Glazing Schedule table with columns: Plan ID, Component, Description, Ref, Glazing U, Qt, Width, Height, Area, UA.

Flat/Vaulted Ceilings table with columns: Plan ID, Component, Description, Ref, Attic U, Area, UA.

Table with 2 columns: U, Area, UA. Rows for attic and ceiling components.

Walls (Above Grade) table with columns: Plan ID, Component, Description, Ref, Wall U, Net Area, UA.

Floor (over crawl or exterior) table with columns: Plan ID, Component, Description, Ref, Floor U, Area, UA.

Slab on Grade (less than 2 feet below grade) table with columns: Plan ID, Component, Description, Ref, Slab F, Slab Perim, FP, Area Weighted U-Value.

Below Grade Walls and Slabs table with columns: Plan ID, Component, Description, Slab Depth, Ref, Wall U, Wall Area, Wall UA, Slab F, Slab Perim, Slab UA.

Links to Download Forms, Checklists and Other Resources. Includes Compliance Certificate, Insulation Certificate, etc.

Ventilation Requirements table with input fields for Conditioned Floor Area, Number of Bedrooms, Run-Time Percent, etc.

HVAC Thermal Distribution System table with input fields for Location of Ducts, Location of Air Handler, etc.

Heating System Sizing - Proposed Design table with input fields for Indoor Design Temperature, Outdoor Design Temperature, etc.

Conditioned Volume table with input fields for Average ceiling height, HVAC System Type, etc.

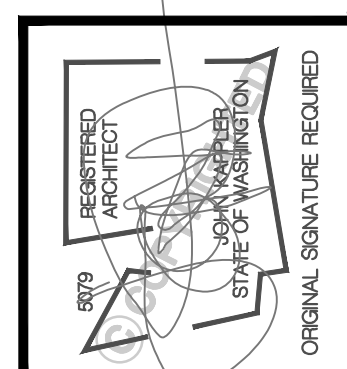


Table with 2 columns: Date, Description. Rows for permit set and jurisdictional comments.

Milestone NW Mercer Island Lot 2. 7619 SE 22nd ST. Mercer Island, WA 98040. THIS DRAWING IS © COPYRIGHTED ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED.

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Table with 2 columns: TITLE, JOB NO., STARTING NO.

SHEET E1

BASEMENT SLAB
4" CONC. SLAB ON 10 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

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

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE
- DESIGN LOADS: 2500 PSF ALLOWABLE BEARING PRESSURE PER RILEY GROUP GEOTECH REPORT DATED 4/15/2020
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO.
 - $f_c = 3000 \text{ psi}$ - FOUNDATION WALLS
 - 3500 psi - FOOTINGS
 - 2500 psi - INTERIOR SLABS ON GRADE
 - 3500 psi - GARAGE & EXT. SLABS ON GRADE
 - $f_y = 60000 \text{ psi}$
- ALL CONCRETE HAS BEEN DESIGNED FOR 2500 PSI, ANYTHING GREATER THAN THIS SPECIFICATION IS FOR WEATHERING ONLY.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL PRESSURE OF 55 PCF AT-REST, 35 PCF ACTIVE & 7% SEISMIC SURCHARGE.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN. END BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x 1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS.

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):	10
ROOF TRUSSES TOP CHORD:	7
ROOF TRUSSES BOTTOM CHORD:	15
FLOOR TRUSSES:	10
FLOOR (2x):	

LIVE LOAD (PSF):

ROOF:	20
RESIDENTIAL LIVING AREAS:	40
RESIDENTIAL SLEEPING AREAS:	30
GARAGE:	50

SNOW LOAD:

GROUND SNOW LOAD (P _s) (PSF):	25
FLAT ROOF SNOW LOAD (P _f) (PSF):	25
SNOW EXPOSURE FACTOR (C _e):	0.8
SNOW LOAD IMPORTANCE FACTOR (I):	1.0
THERMAL FACTOR (C _t):	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)	100
SPEED (V ₅₀) (MPH):	110
WIND RISK CATEGORY:	II
IMPORTANCE FACTOR (I _w):	1.0
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFF. (GC _p):	0.18
TOPOGRAPHIC FACTOR (K _z):	1.00

SEISMIC LOAD: (IBC 1603)

SEISMIC RISK CATEGORY: II
 SEISMIC ANALYSIS: EACH 8% IN PLANE
 MAPPED SPECTRAL RESPONSE: S_s = 1.265 S₁ = 0.526
 SITE CLASS: D
 SPECTRAL RESPONSE COEFF.: S_s = 0.11 S₁ = 0.526

SEISMIC DESIGN CATEGORY: BASIC SEISMIC-FORCE-RESISTING SYS:

WOOD STRUCTURAL PANELS	TRANS: 15 k LONG: 15 k
LIGHT FRAMED WALLS	TRANS: 0.171 LONG: 0.171
WOOD STRUCTURAL PANELS	TRANS: 6.5 LONG: 6.5

ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

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

100 MPH WIND IN 2021 IRC MAP ENGINEERED DESIGN WAS COMPLETED PER 2021 IBC (SECTION 1604 & 1613) & ASCE 7-16, AS PERMITTED BY R301.3 OF THE 2021 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)

- 3/8" OSB OR 1/2" PLYWOOD.
- FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.

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

- 3/8" OSB OR 1/2" PLYWOOD.
- ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL SHOWN WITH 3/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
- ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12) 3/8"x0.131" NAILS AT EACH LAP SPlice, (6) EACH SIDE OF JOINT (TYP. UNO.)
- ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 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) #2/GRADE LUMBER, OR BETTER, UNO.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2/GRADE LUMBER, OR BETTER, UNO.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS GRADE MEMBERS SPACED @ 24" O.C. (MAX).
- ALL WALLS TALLER THAN 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 2x6 HEM FIR (HF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING. DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN FRAMING AND SHEATHING/LEDGERS.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUDS & (1) 2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) #2/GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX. CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MN), TYP. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - S/L MEMBERS - Fb=2325 PSI; Fv=910 PSI; E=1.55x10⁶ PSI
 - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10⁶ PSI
 - GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V (UNO.)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2400 PSI; Fv=1250 PSI; E=1.8x10⁶ PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MN) @ 12" O.C. STAGGERED, APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- TRUSS SHOP DWGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY IN ACCORDANCE WITH TPI-1 2.3.2.3 & 2.3.4.3.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.
- BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653 & ASTM A153, TYPE G95 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

seal:

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p 619-593-0010 - mulhern@mkp.com

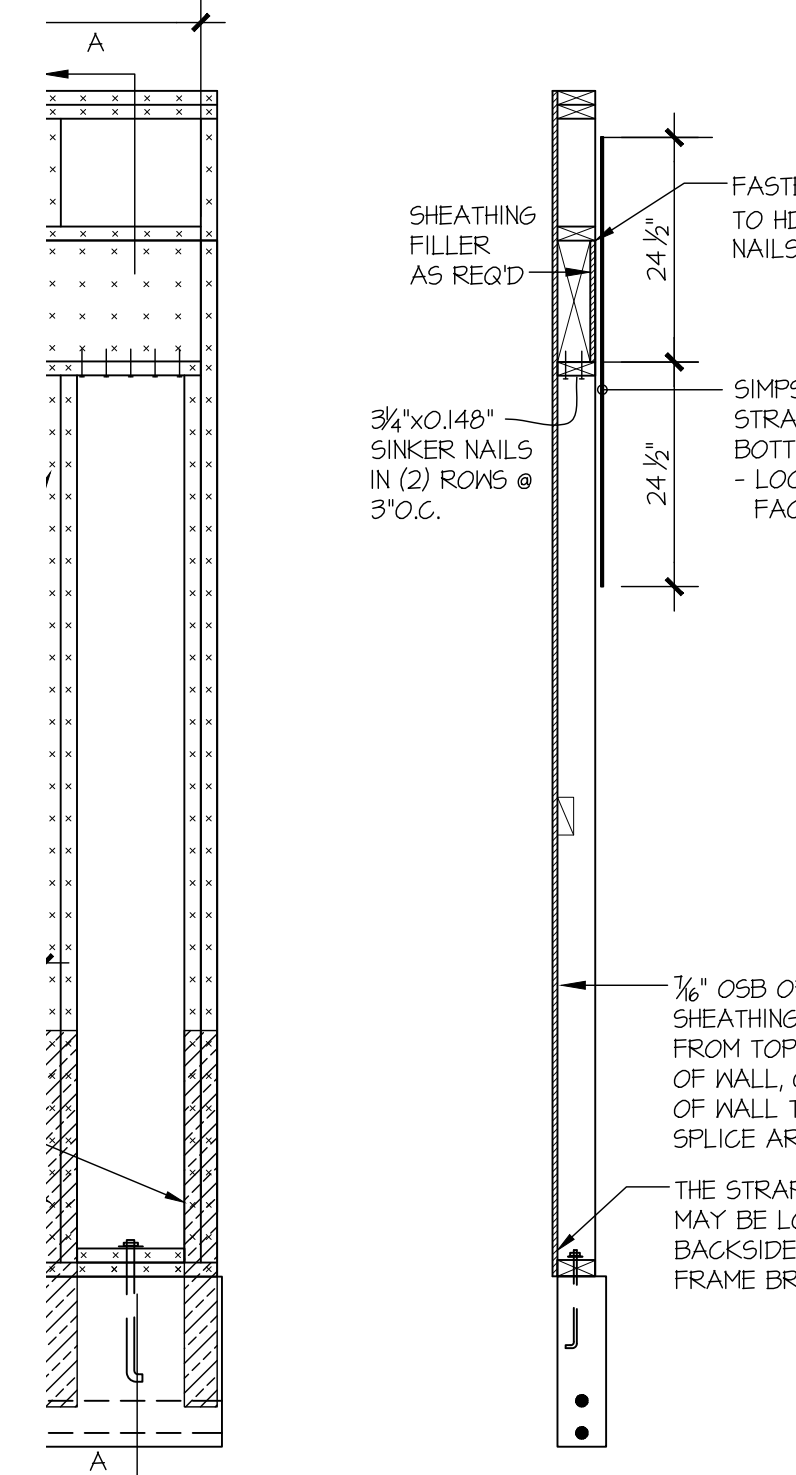
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project mgr: NJM
drawn by: RSC
issue date: 11-20-24

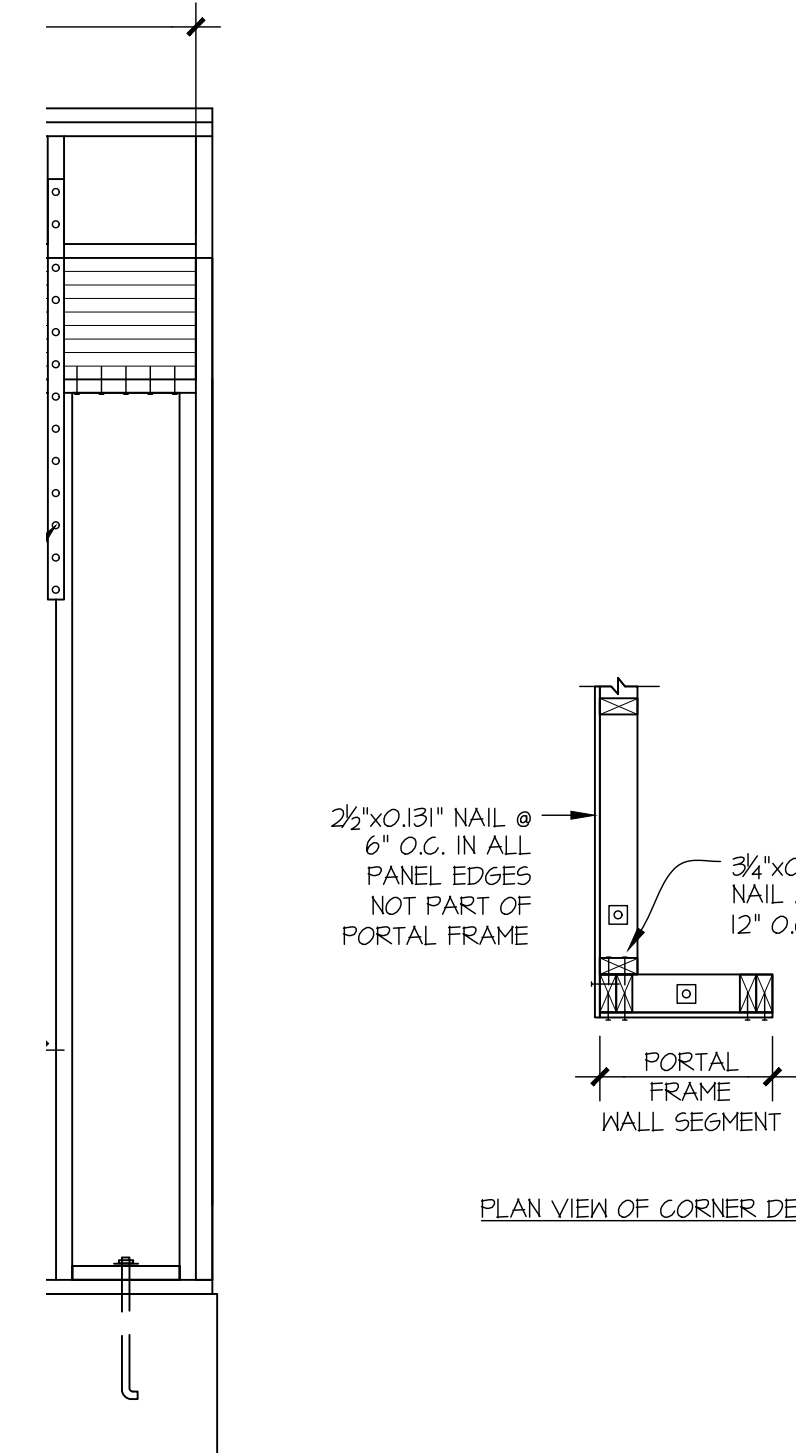
REVISIONS:

date:	initial:
03/11/2026	RSC

GEOTECH REPORT



SECTION A-A THROUGH PIER



PLAN VIEW OF CORNER DETAIL

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD4 (R.J) HOLD-DOWN
HD-5	SIMPSON C516 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, 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 MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

- ROOF TRUSSES: 1/4" DEAD LOAD
- FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD
- FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

WALL WITH HOLDDOWNS
A FORM No. TT-100H FOR MORE INFO.

ARCHITECTURAL INNOVATIONS

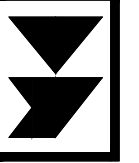
STRUCTURAL NOTES

MERCER ISLAND - LOT 2
SE 22ND ST
MERCER ISLAND, WA

sheet: S-O-O



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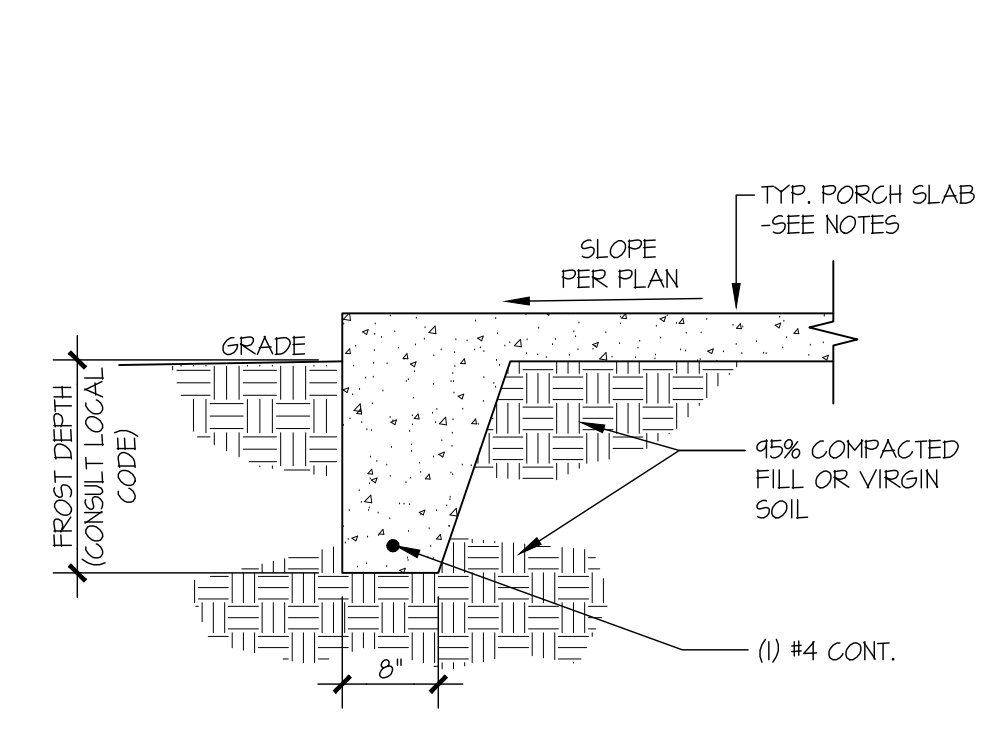
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drawn by: **RSC**
issue date: **11-20-24**

REVISIONS:
date: initial:

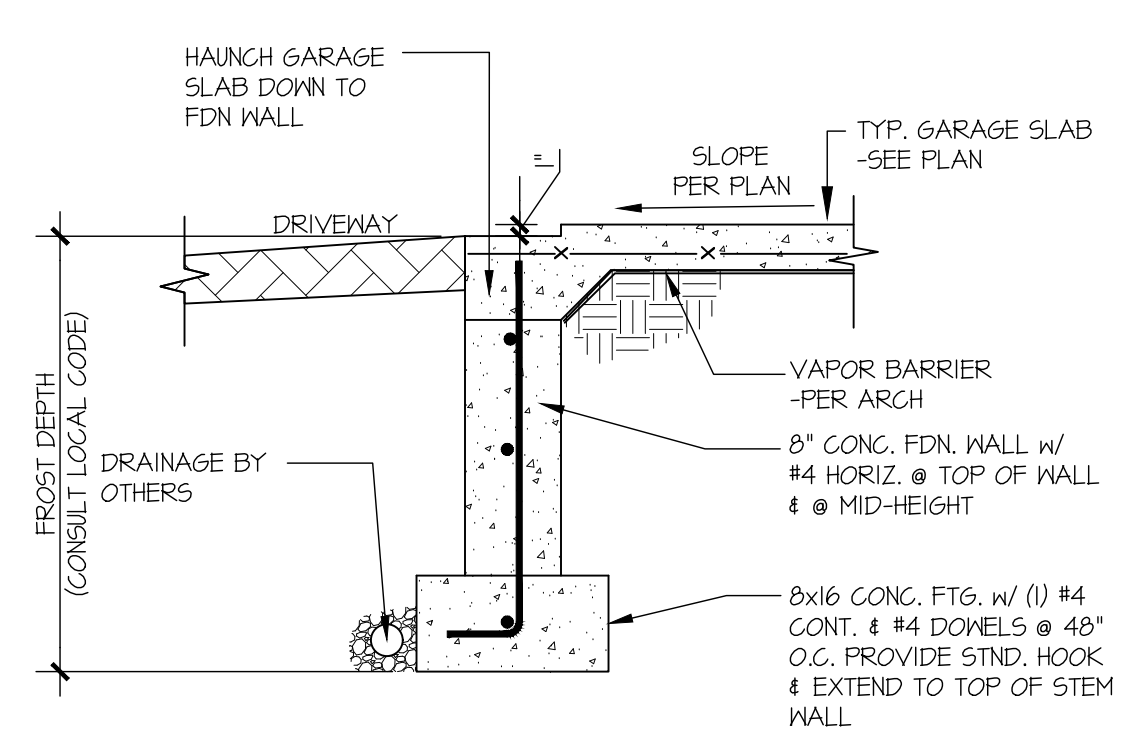
ARCHITECTURAL
INNOVATIONS

STRUCTURAL DETAILS
MERCER ISLAND - LOT 2
SE 22ND ST
MERCER ISLAND, WA

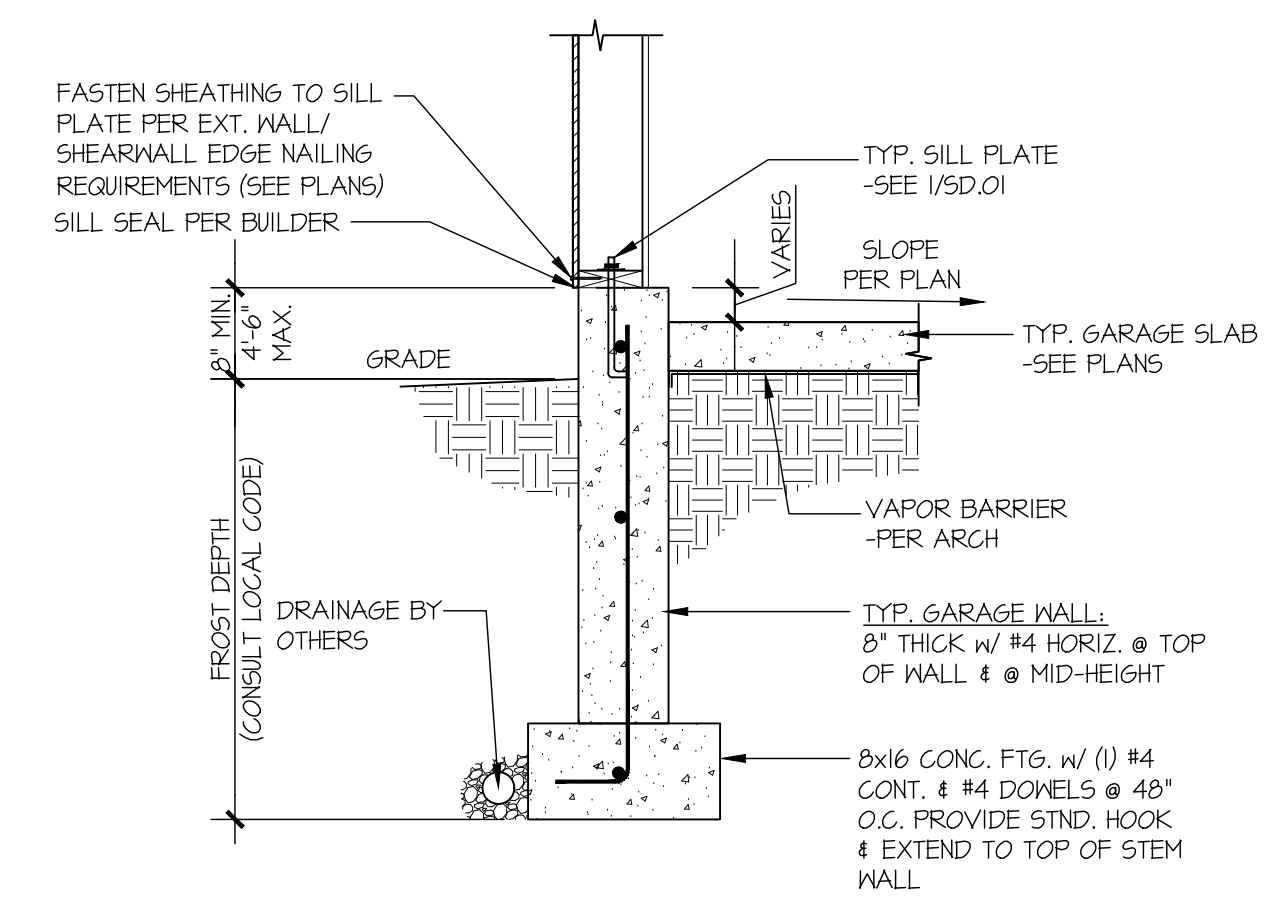
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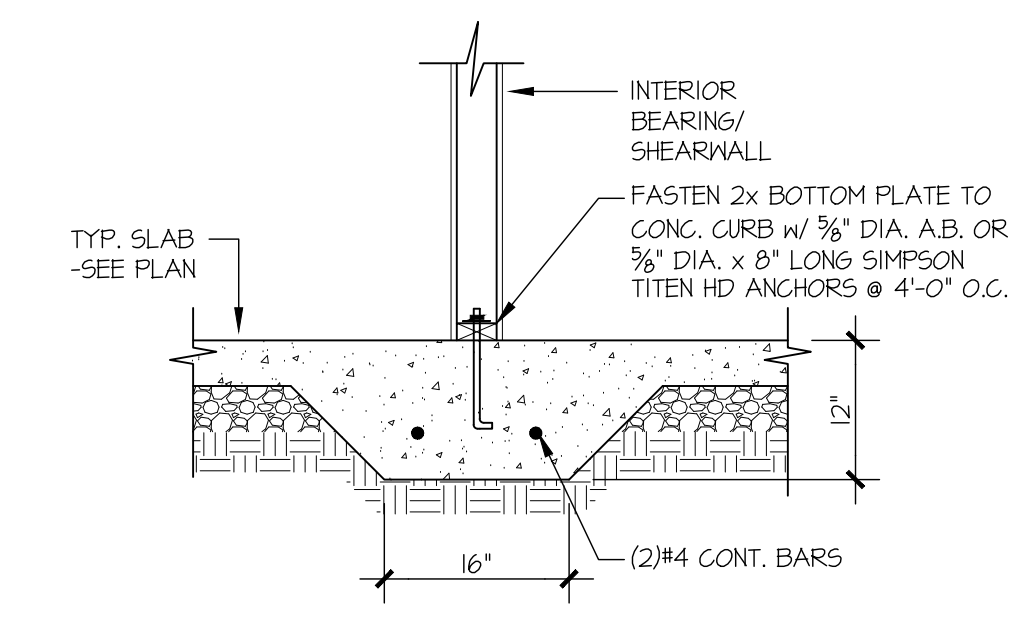
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



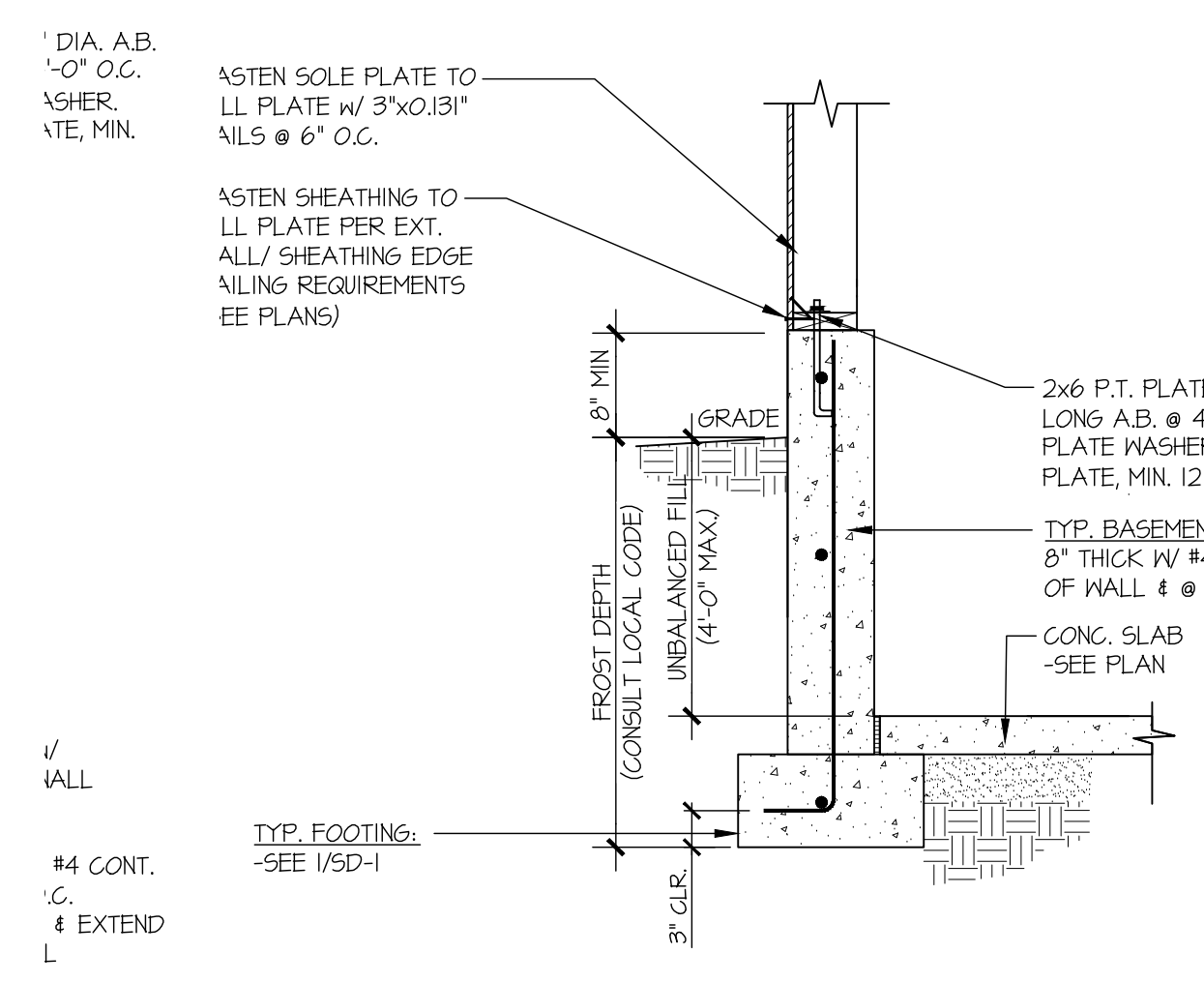
4 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



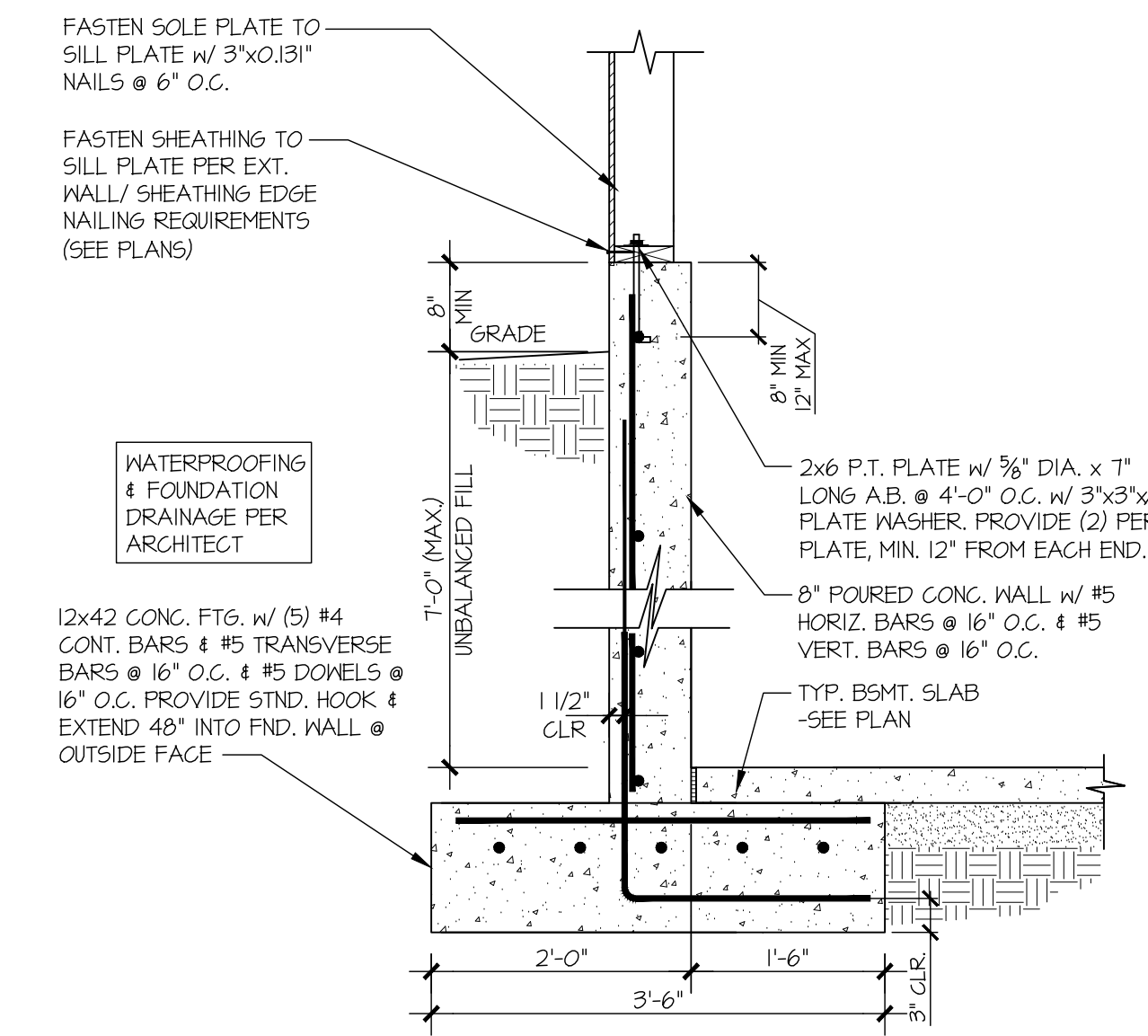
5 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



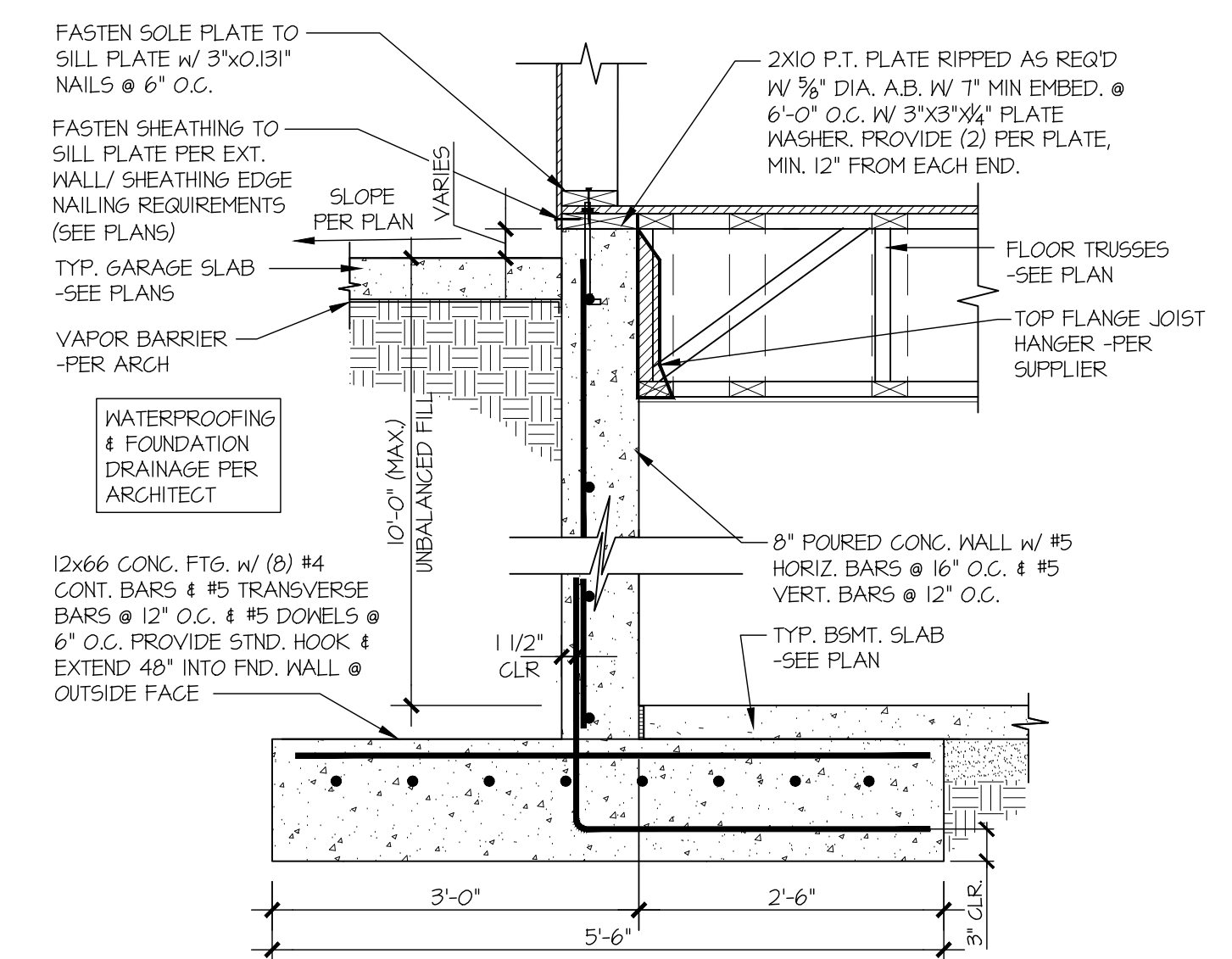
6 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



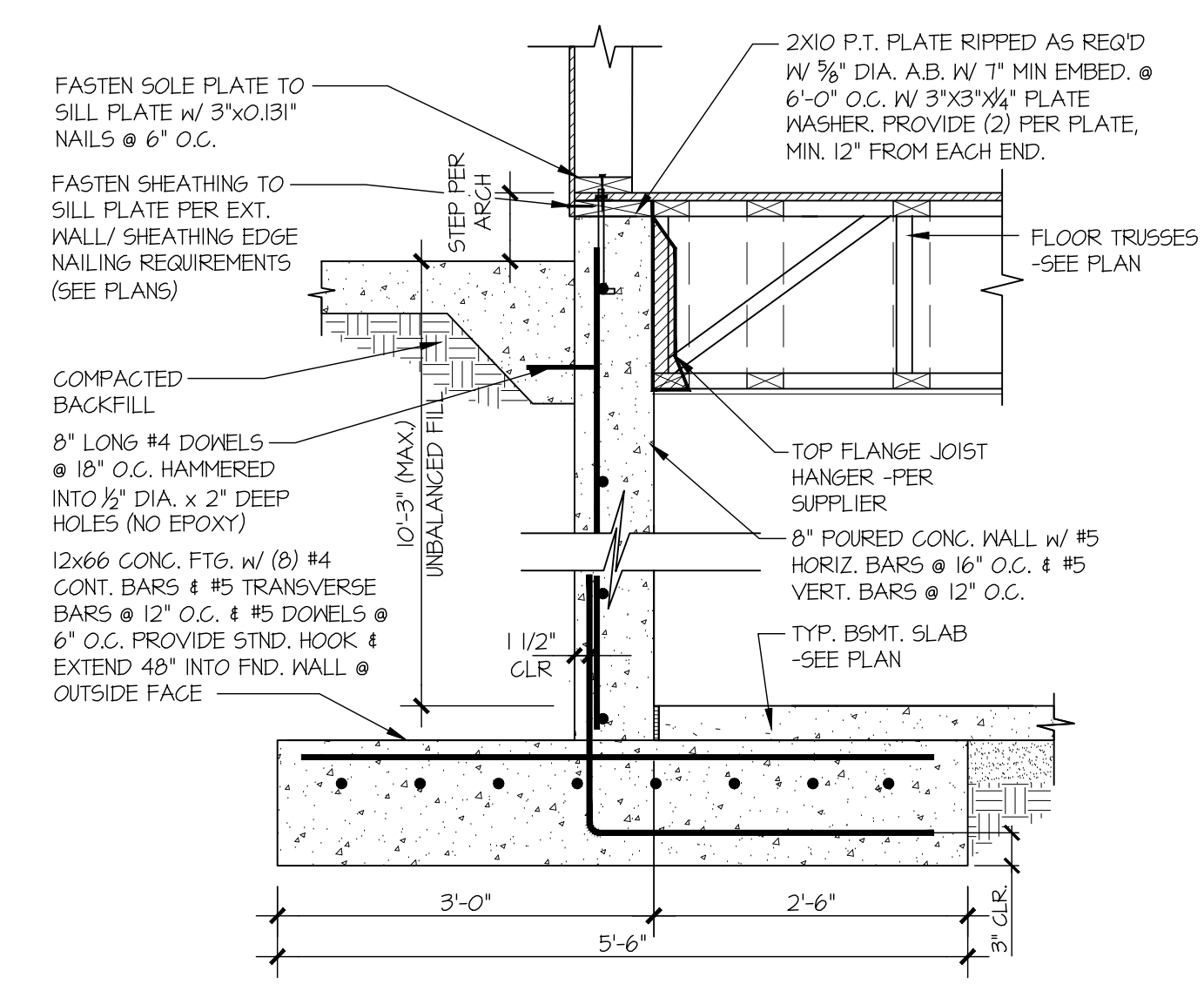
8 TYPICAL BASEMENT FOUNDATION
SCALE: 3/4"=1'-0"



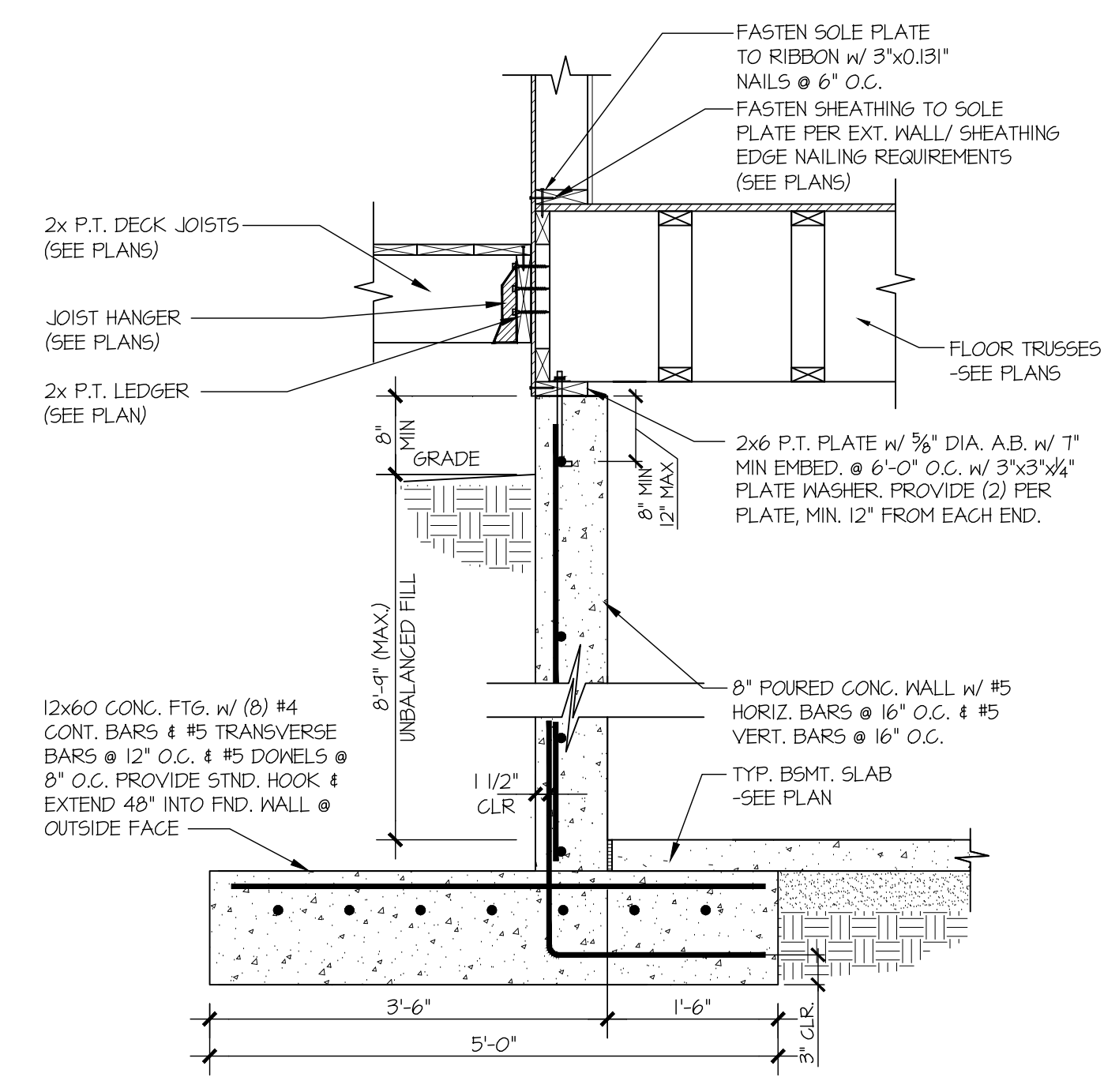
9 TYPICAL BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



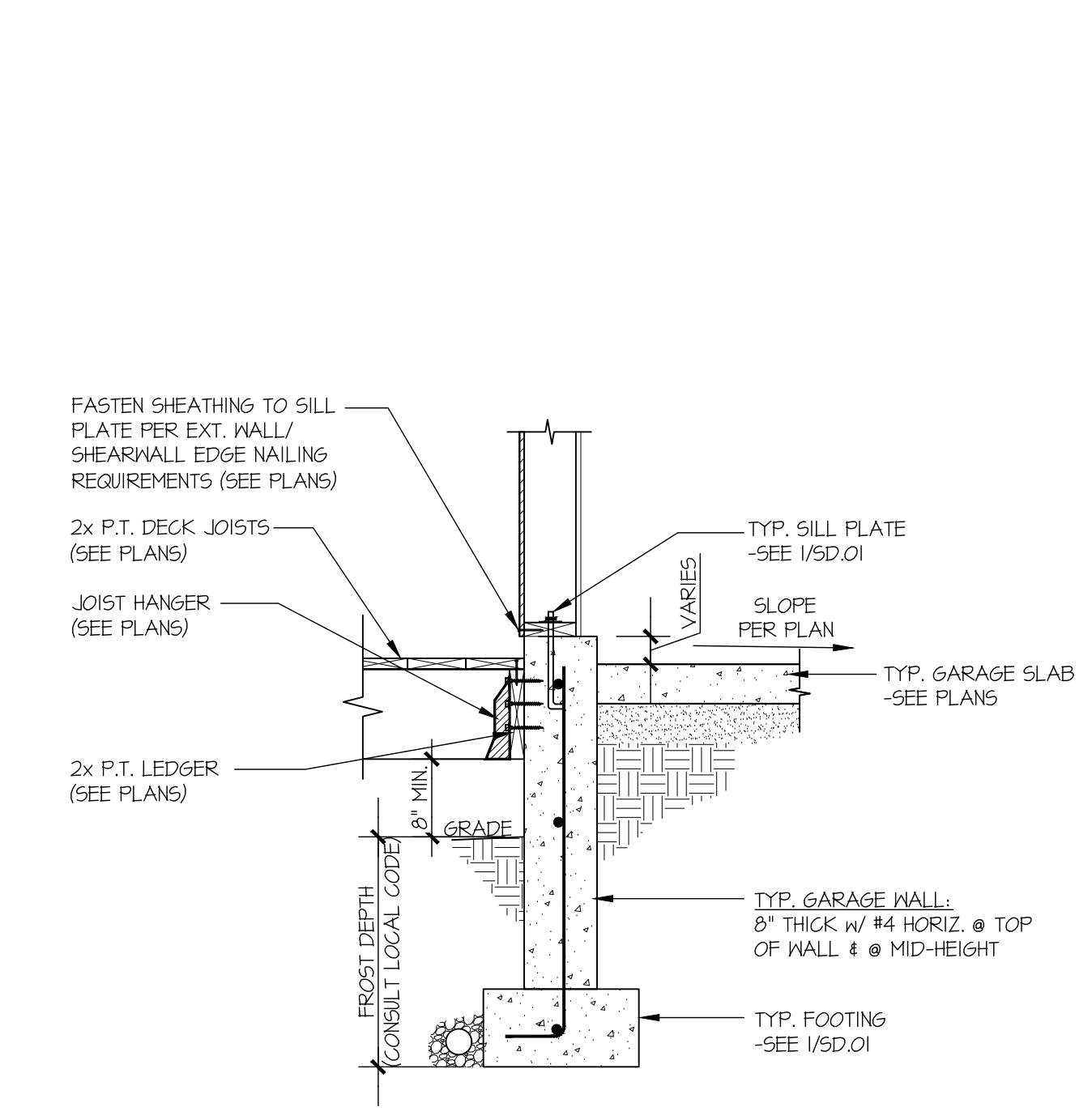
10 TYPICAL BASEMENT FDN WALL
SCALE: 3/4"=1'-0"



12 TYPICAL BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



13 TYPICAL BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



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

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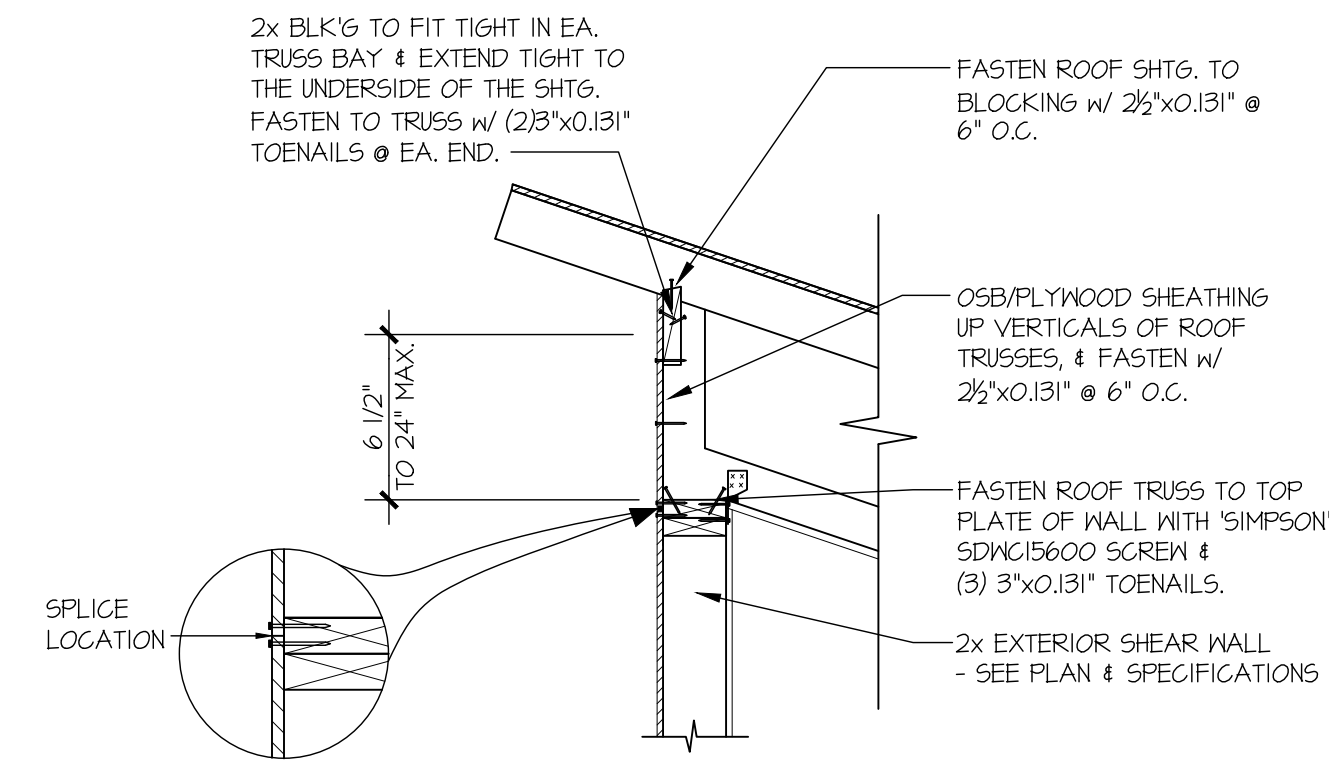
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INNOVATIONS

STRUCTURAL DETAILS

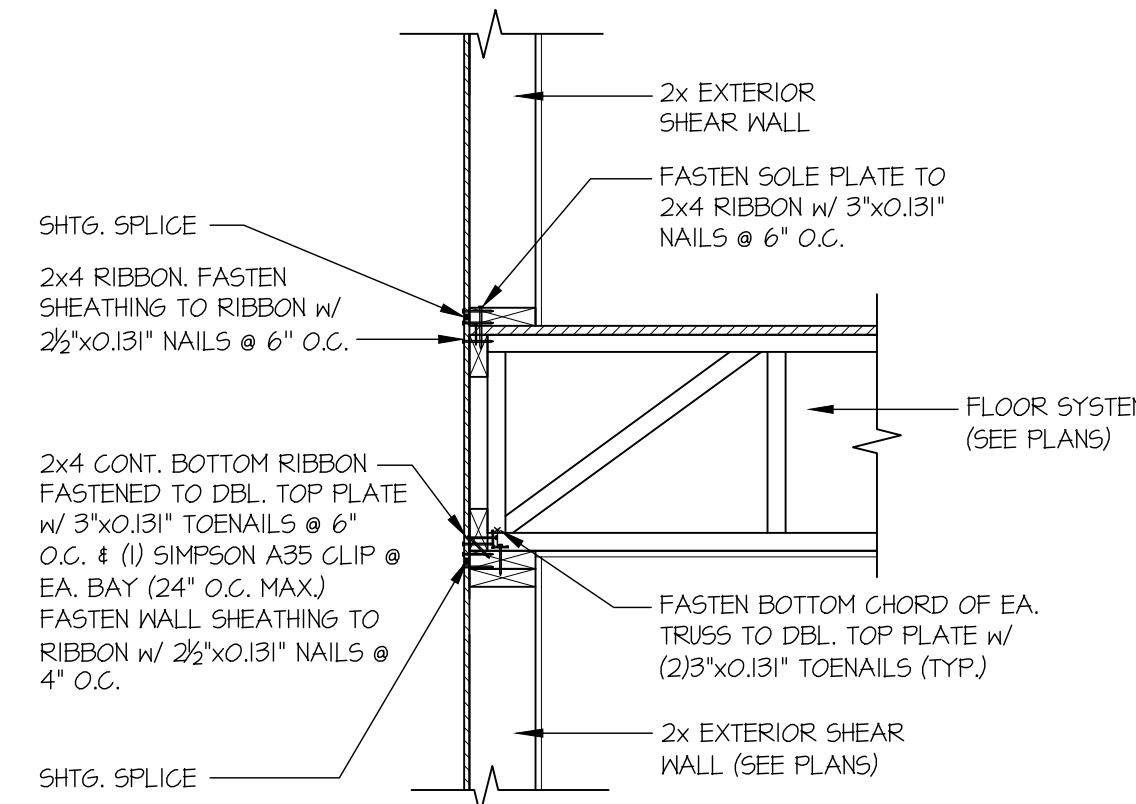
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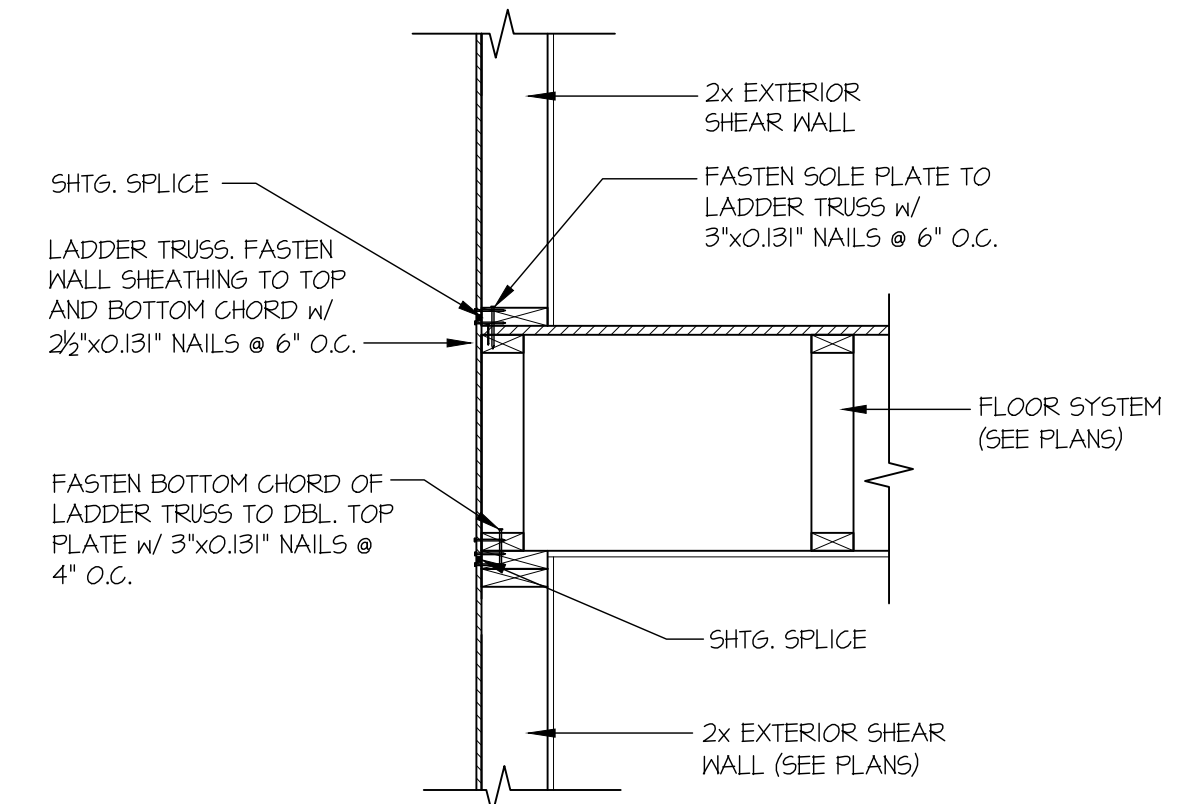
SD-2



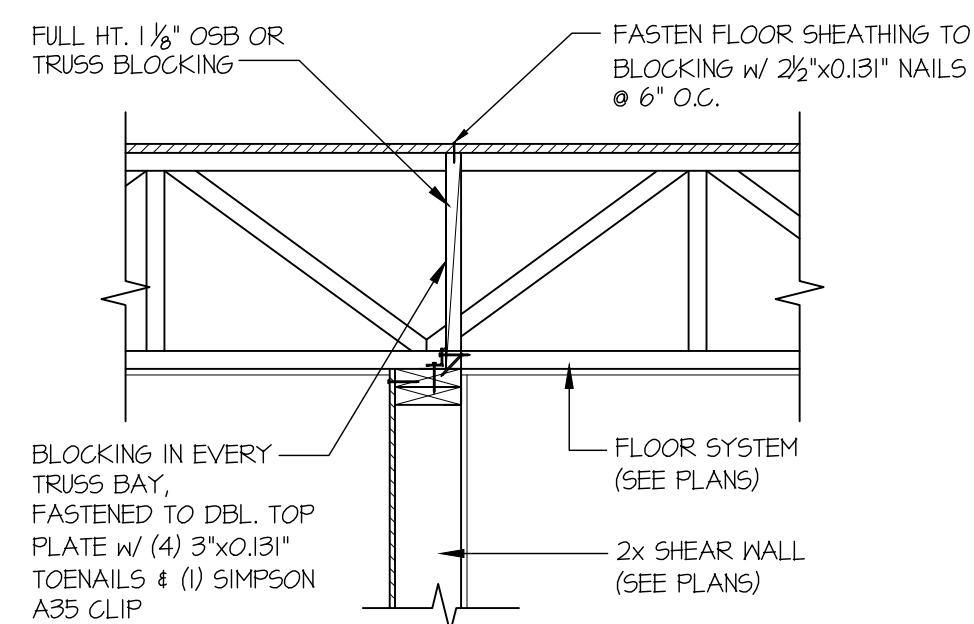
1A TYPICAL SHEAR
TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0"



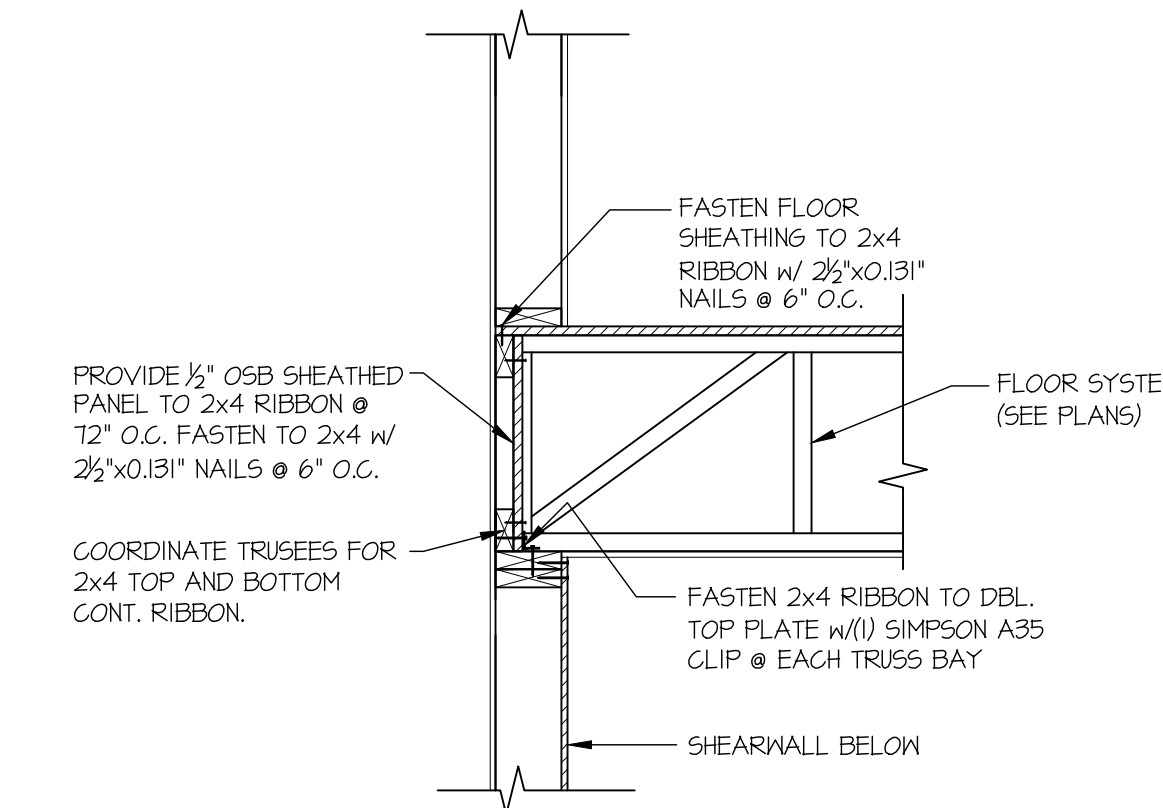
3 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



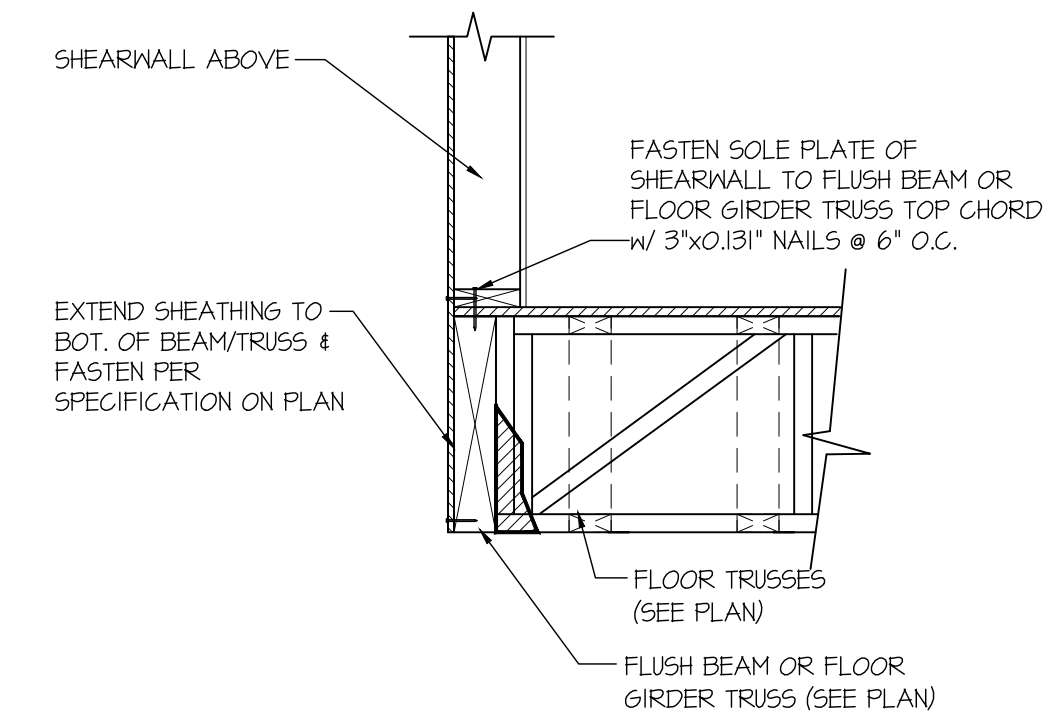
4 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



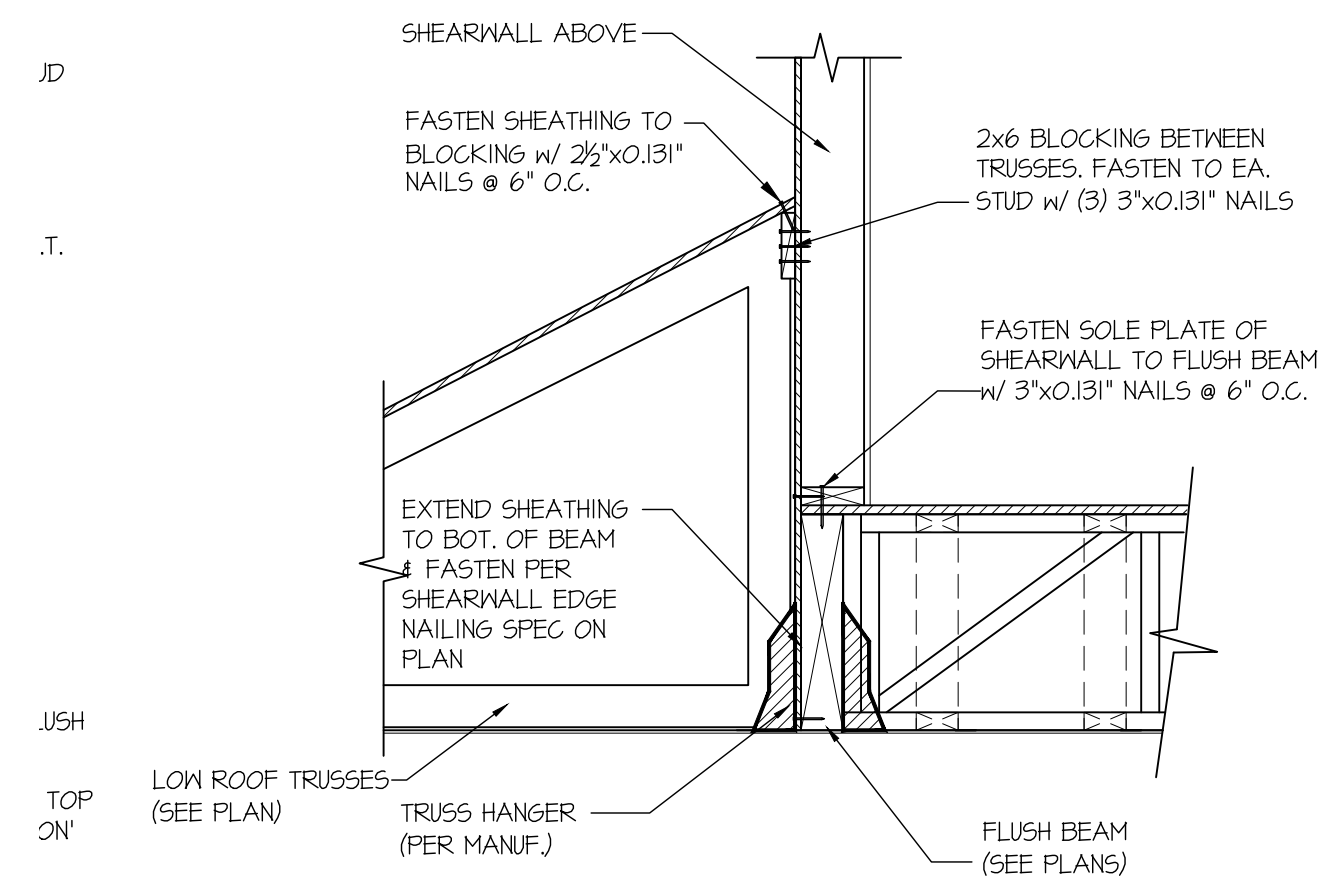
1B SHEAR TRANSFER DETAIL
@ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



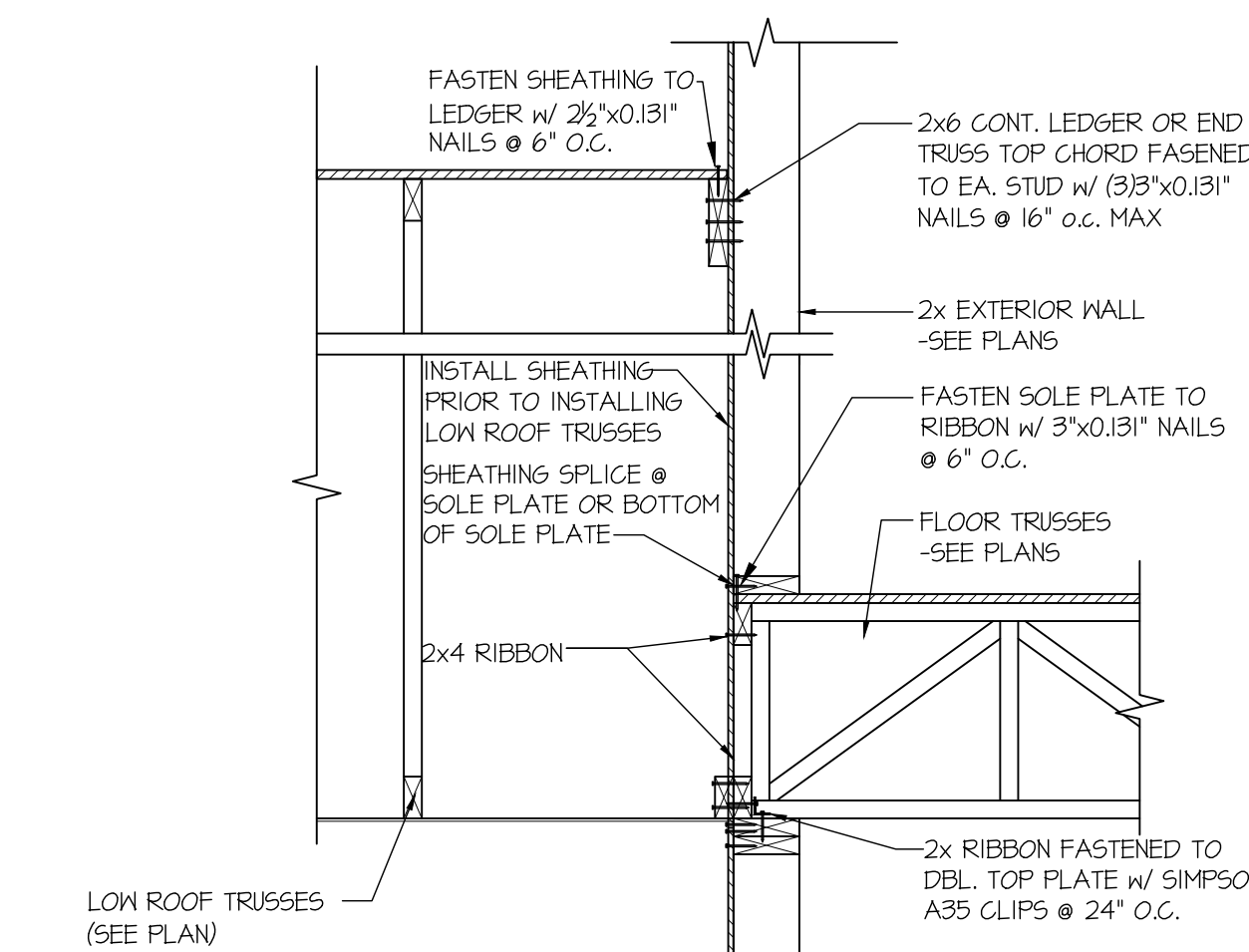
2 SHEAR TRANSFER DETAIL
@ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"



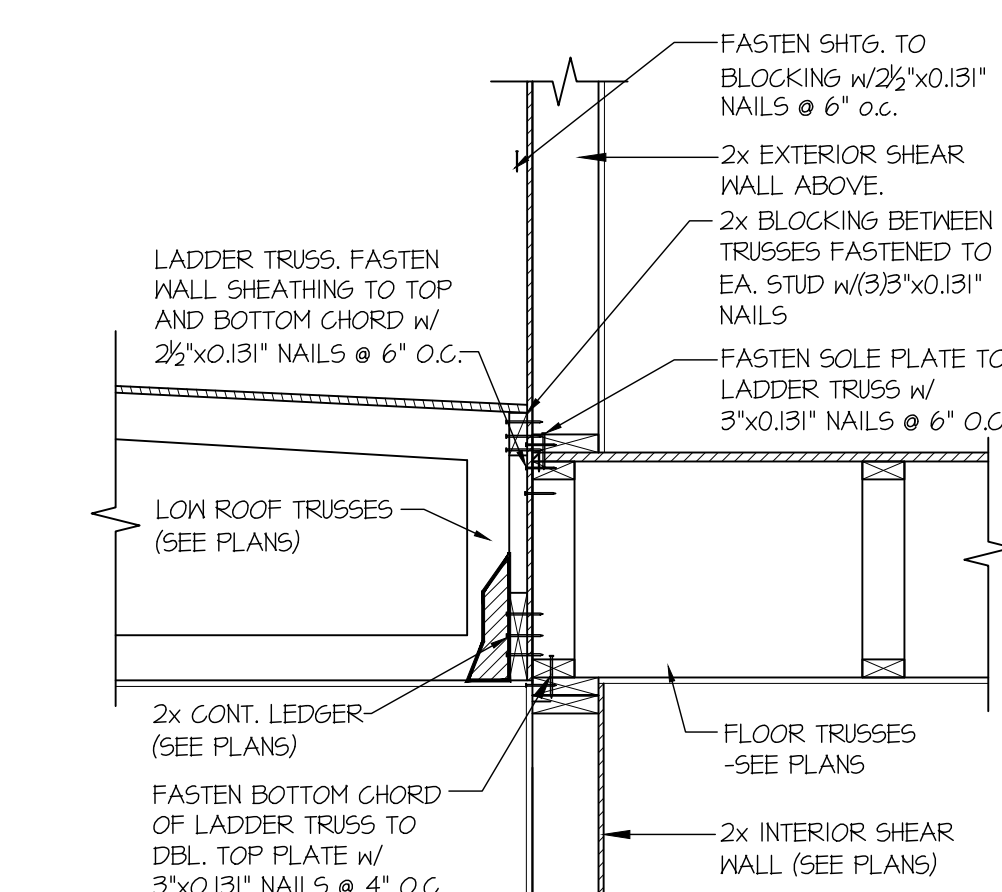
35 SHEAR TRANSFER DETAIL @
EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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

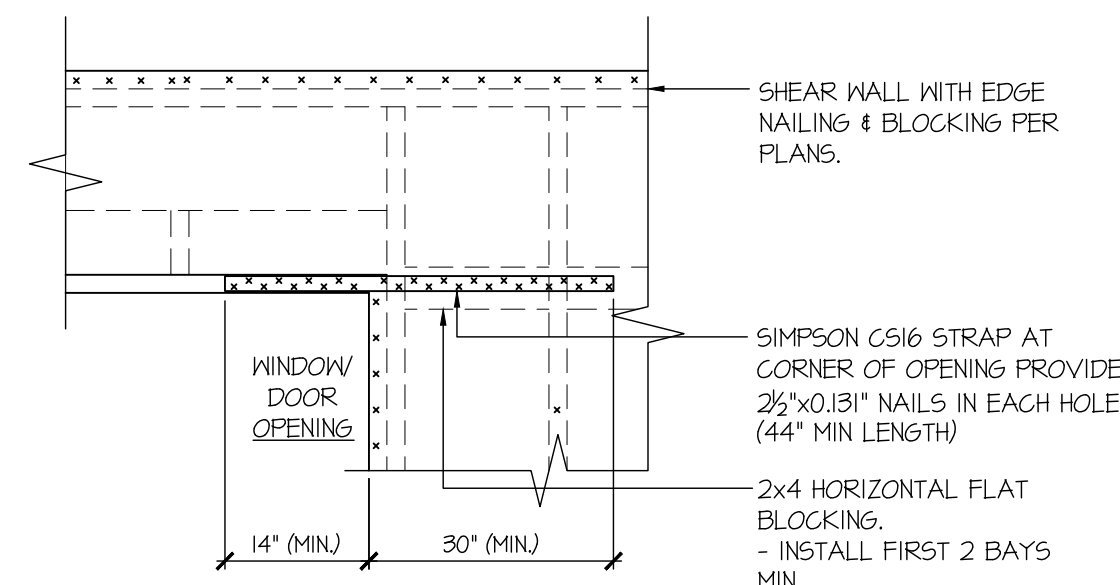


61 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



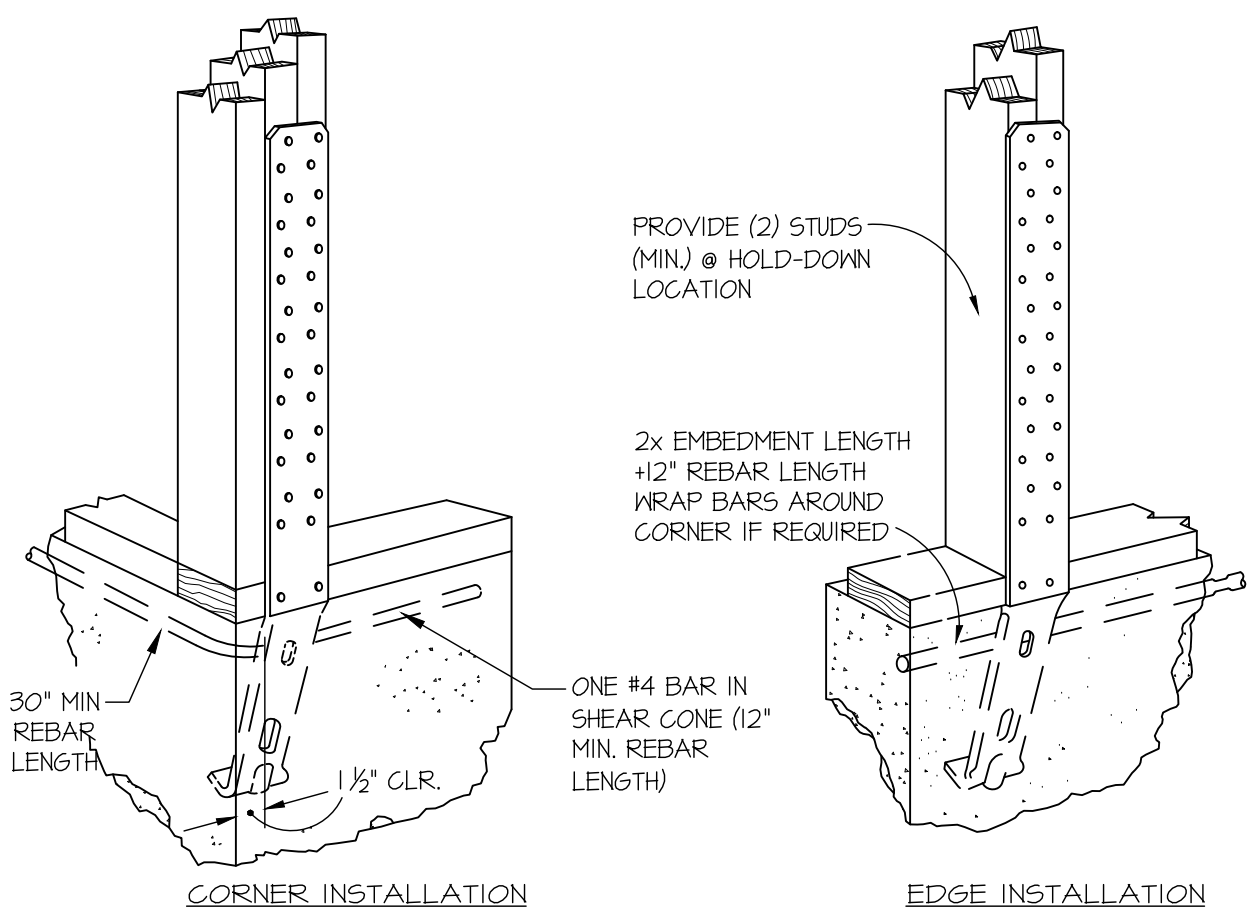
62 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING

USE PER
 AT PROVIDE
 WINDOW HOLE
 IT
 SYS

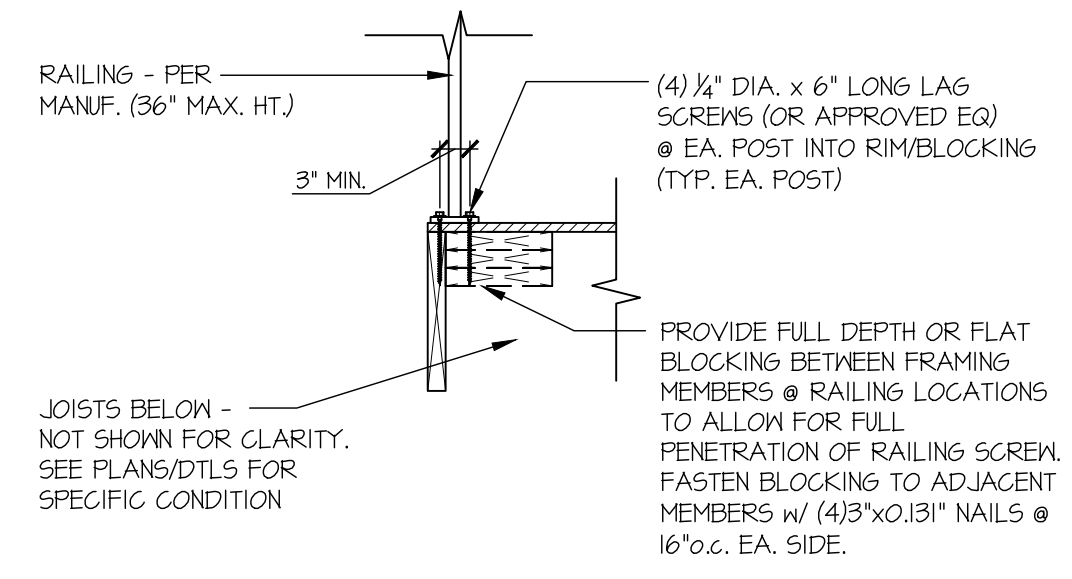


- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

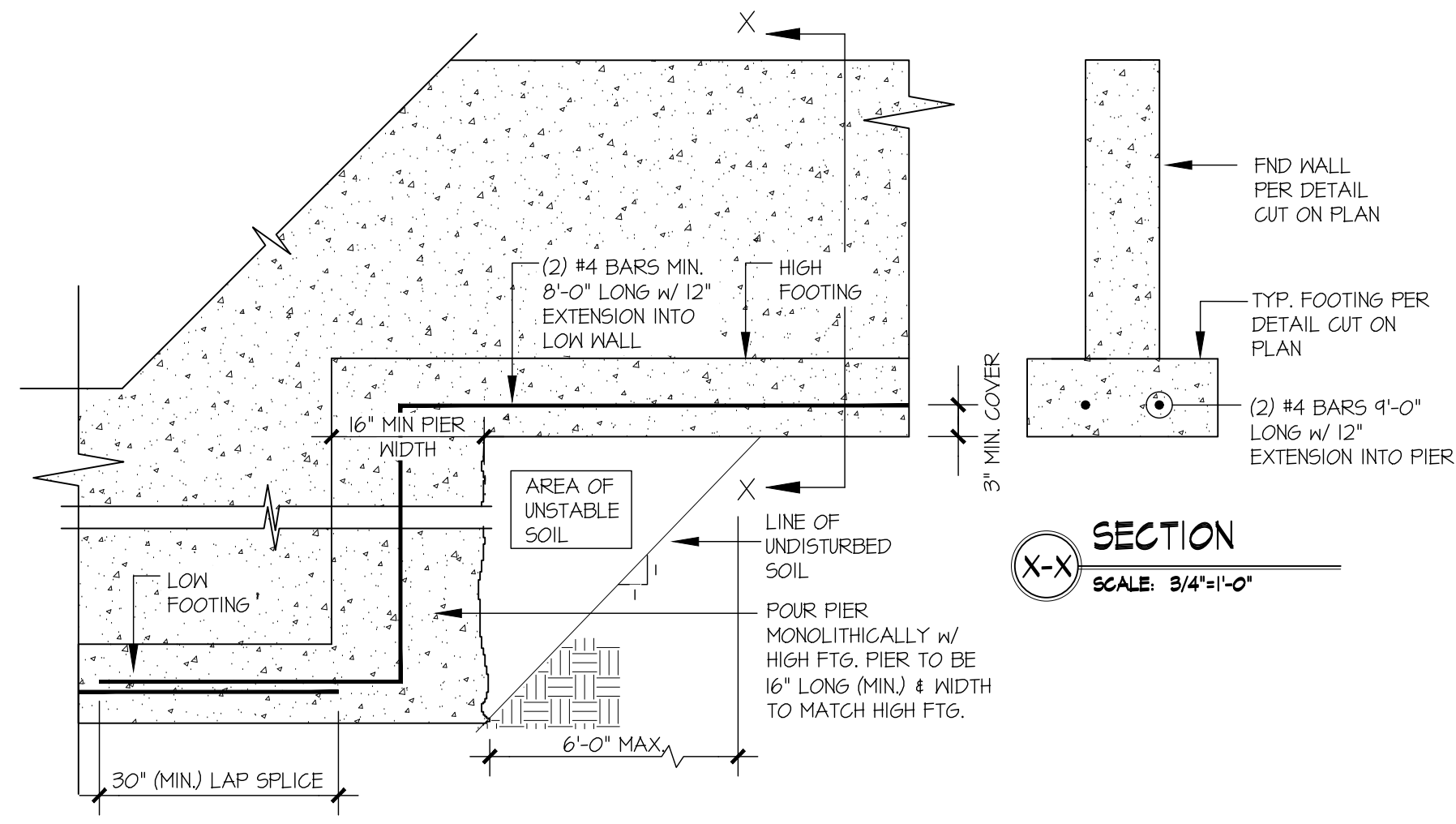
94 EXT. WALL & INT. SHEARWALL
 OPENING ELEVATION
 SCALE: NTS



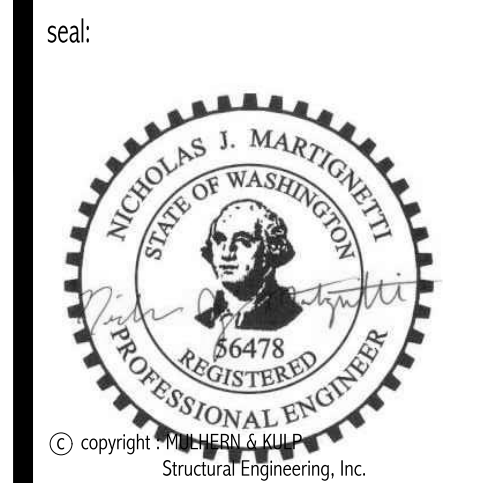
A TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON STD HD @ FOUNDATION



B TYP. RAILING CONNECTION
 SCALE: 3/4\"/>



D TYPICAL STEPPED FOOTING
 SCALE: 3/4\"/>



M&K project number:
 203-24022
 project mgr: NJM
 drawn by: RSC
 issue date: 11-20-24

REVISIONS:	
date:	initial:

ARCHITECTURAL
 INNOVATIONS

STRUCTURAL DETAILS
 MERCER ISLAND - LOT 2
 SE 22ND ST
 MERCER ISLAND, WA

sheet:
SD-3