27XX 62ND AVE SE

1 SINGLE-FAMILY RESIDENCE

MERCER ISLAND, WA 98040

ABBREVIATIONS

ABV	ABOVE
ACT	ACOUSTIC CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AVG	AVERAGE
BLDG	BUILDING
BLKG	BLOCKING
BSMT	BASEMENT
BTW	BETWEEN
BYND	BEYOND
BO	BOTTOM OF
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CTR	CENTER
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DN	DOWN
DW	DISHWASHER
EA	EACH
EG	EGRESS
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EQ	EQUAL
EXIST, (E)	EXISTING
EXT	EXTERIOR
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HORIZ	HORIZONTAL
HR	HOUR
INSUL	INSULATION
INT	INTERIOR
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPP	OPPOSITE
PL	PROPERTY LINE
PLY	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
R.O.W.	RIGHT OF WAY
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFIED
SPK	SPRINKLER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE & GROOVE
TELE	TELEPHONE
TEMP	TEMPERED
TO	TOP OF
T/D	TELEPHONE/DATA
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

SYMBOLS

DOOR DESIGNATION 1.1

WINDOW DESIGNATION 1.1 — 3'-0" WINDOW WIDTH, 5'-0" WINDOW HEIGHT

XX / X.X — DETAIL NUMBER / SHEET NUMBER

1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 4 FRAMING

1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING

CAST-IN-PLACE CONCRETE WALL

PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG

PROVIDE CMU WALL

W/D — WASHING/ DRYER MACHINE (COMBO)

W — WASHING MACHINE

D — CLOTHES DRYER

XX / X.X — SECTION MARKER

HWH — ON-DEMAND HOT WATER HEATER

SD — IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES.
4. PER IRC R314.3.1 SMOKE ALARMS SHALL BE: INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
5. SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.

SD_SW — SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE

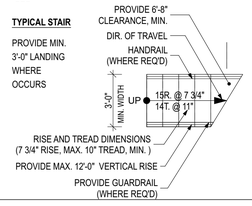
HD — HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1

FAN LOCATION (IRC TABLE M 1505.4.4(1) AND IMC TABLE 403.4.7)
1. AT BATHROOMS AND LAUNDRY, PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
2. AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
3. VENT ALL EXHAUST FANS TO THE OUTSIDE
4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.

CO — IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.

FLOOR STEP DOWN

SOFFIT STEP DOWN



GENERAL NOTES

01 ALL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE 2021 WASHINGTON STATE ENERGY CODE (WSEC), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 INTERNATIONAL MECHANICAL CODE (IMC) AND APPLICABLE CODES.

02 CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND VERIFY LOCATION OF WORK WITH THE ARCHITECT. NO SCALE MEASUREMENTS SHALL BE USED AS DIMENSIONS FOR WORK. LARGE SCALE DETAILS AND DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER. NOTIFY ARCHITECT WHENEVER DIMENSION DISCREPANCIES ARISE.

03 CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE, INCLUDING SAFETY, PROTECTION OF PROPERTY AND THE LIKE DURING THE PERFORMANCE OF THE WORK.

04 CONTRACTOR SHALL PROVIDE METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL, WATER, OR ATMOSPHERE.

05 DIMENSIONS ARE TO:
- FACE OF STRUCTURE, UNLESS NOTED OTHERWISE (UNO)
- DIMENSIONS INDICATED AS CLEAR (CLR) OR FINISH (FIN) ARE TO FINISH FACE.

06 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S WORK AND/OR SUPPLIED ITEMS THAT ARE 'FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR' OR ARE "NOT IN CONTRACT', BUT ARE ATTACHED TO THE CONTRACTOR'S WORK.

07 DESTINATION OF EXCAVATED SOILS TO BE DETERMINED. SDCI WILL BE NOTIFIED OF DISPOSAL SITE AFTER CONFIRMATION BY EARTHWORK SUBCONTRACTOR.

08 DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

09 FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER.

10 DRAWINGS ISSUED FOR CONSTRUCTION PRIOR TO FINAL PERMITTING APPROVAL ARE SUBJECT TO REVISION. VERIFY CONSTRUCTION DOCUMENTS CONFORM TO PERMIT DRAWINGS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT WHENEVER DISCREPANCIES ARISE.

11 SURVEYOR TO LOCATE BELOW GRADE AND ABOVE GRADE STRUCTURES ON SITE.

12 TOP OF CONCRETE ELEVATIONS AND FINISHED GRADE TO BE VERIFIED IN FIELD, CONTRACTOR TO INFORM ARCHITECT, CIVIL AND STRUCTURAL ENGINEERS IF THERE ARE INCONSISTENCIES WITH THE CONTRACT DOCUMENTS.

13. PER WSEC TABLE R402.1.3 FOOTNOTE H, ALL HEADERS ARE REQUIRED TO BE INSULATED TO A MINIMUM OF R-10, REFER TO SECTION SHEETS, A4.00.

14. NOTE THAT ALL ELEVATIONS PROVIDED WITHIN THE PLAN SET REFERENCE VERTICAL DATUM PER LICENSED SURVEYOR, REFER TO LICENSED SURVEY IN PLAN SET.

15. ALL FLOOR ELEVATIONS ARE TO SEA LEVEL AND MEASURE TO THE TOP OF THE STRUCTURE. AT CONCRETE FLOORS THAT IS MEASURED TO THE TOP OF THE STRUCTURAL CONCRETE SLAB. AT WOOD FLOORS THAT IS MEASURED TO THE TOP OF THE PLYWOOD SHEATHING. THE GYPCRETE TOPPING SLAB IS ON TOP OF THE STRUCTURE.

16. CONTRACTOR TO CONFIRM ALL CIVIL COMPONENTS BELOW THE FIRST FLOOR SLAB DO NOT UNDERMINE ANY STRUCTURAL ELEMENTS; CONTACT ARCHITECT, GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER AND CIVIL ENGINEER IF ANY CONFLICTS ARISE.

17. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

18. STORY LEVELS ARE TO THE T.O. STRUCTURE ON THE WOOD-FRAMED FLOORS AND THE T.O. CONCRETE ON CONCRETE FLOORS

SHEET INDEX

SHEET INDEX	
ID	SHEET NAME
A0.00	General Notes
A0.11	Land Use Code - Lot Coverage
A0.12	Land Use Code - Average Building Elevation
A0.14	Land Use Code - FAR / Use Diagrams
A0.20	Arborist Report
C.1	CSWPP Plan
C.2	Stormwater Site Plan
C.3	Stormwater Site Plan
C.4	Stormwater Details
C.5	Amended Soils Plan
DR.01	Rendered Elevation
DR.02	Rendered Elevation
A1.00	Survey
A1.01	Demo Plan
A1.02	Excavation Plan
A1.10	Site Plan
A2.00	Foundation Plan
A2.01	First Floor Plan
A2.02	Second Floor Plan
A2.03	Roof Plan
A3.10	Elevations
A3.11	Elevations
A3.20	Sections
A3.21	Sections
A3.22	Sections
A8.00	Wall Types
A8.01	Floor Types
A8.10	Windows Schedule
A8.20	Door Schedule
A9.31	Penetration Details
A9.32	Window Installation Details
S-0.0	Structural Notes
S-1.0	Foundation Plan
S-2.0	Main Floor Framing
S-3.0	Upper Floor Framing
S-4.0	Roof Framing Plan
SD-1	Structural Details
SD-2	Structural Details
SD-3	Structural Details
SD-4	Structural Details

WASHINGTON STATE ENERGY CODE

PER WSEC R401.3 - A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING W/ WSEC W401.3 IS REQ'D TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED.

PER WSEC R403.1.1 - EACH DWELLING UNIT IS REQ'D TO BE PROVIDED W/ CONTROLS TO MINIMIZE SUPPLEMENTAL HEAT USAGE DURING START-UP, SET-UP AND DEFROST CONDITIONS.

PER WSEC R404.1. - ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.

PER WSEC R402.4 - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED, TESTED AND VERIFIED TO LIMIT AIR LEAKAGE TO A MAXIMUM OF 3 AIR CHANGES PER HOUR PER SELECTED CREDIT OPTION 2.1 FROM TABLE R406.3.

WHOLE HOUSE VENTILATION

A. INSTALL FAN IN PRIMARY BATH. REFER TO PLAN SHEETS FOR LOCATION. INSTALL 24 HOUR TIMER TO CONTROL EXHAUST FAN. FAN TO OPERATE CONTINUOUSLY. REFER TO SHEET NOTE 7 ON FLOOR PLAN SHEET, A2.01-A2.02.

B. EXHAUST FAN TO BE MIN 55 CFM RUNNING CONTINUOUSLY, AT 1.0 SONE, AT .25 WG

C. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8.

BUILDING AREAS

*** NOTE: FOR OWNER USE ONLY. THESE AREAS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING.

AREA SCHEDULE - TOTAL			
STORY		FAR AREA	CODE EXEMPTION
FIRST FLOOR			
	G.1	430.94	
	SF.1	917.92	
SECOND FLOOR			
	SF.2	1,349.00	
		2,697.86 ft²	

FIRE SPRINKLER NOTES

02

1) PROVIDE DWELLING UNITS WITH AN INDIVIDUAL **NFPA 13D SPRINKLER SYSTEM** PER 2021 INTERNATIONAL RESIDENTIAL CODE SECTION R313.2 AND 2021 INTERNATIONAL FIRE CODE SECTION 903.3.1.3. NO SPRINKLER RISER ROOM IS REQUIRED.
2) PROJECT WILL HAVE SMOKE ALARMS INSTALLED IN ALL LOCATIONS PER 2018 IRC SECTION 907.2.10.2. AND IN ALL INTERIOR CORRIDORS SERVING SLEEPING UNITS PER IRC 907.2.8.2.
3)PROJECT WILL HAVE NO CENTRAL MONITORING SYSTEM PER 2021 INTERNATIONAL FIRE CODE 907.6.6 EXCEPTION 3.
4) SMOKE ALARMS SHALL BE INTERCONNECTED PER IRC 907.2.10.5.
5) PROVIDE NFPA 72 "CHAPTER 29" MONITORED FIRE ALARM SYSTEM. SEPARATE PERMITS REQUIRED. NOTE THAT THE PERMITTED INSTALLATION OF THE NFPA 72 "CHAPTER 29" FIRE ALARM SYSTEM MAY TAKE THE PLACE OF THE TYPICAL 'LINE VOLTAGE' SMOKE DETECTORS. THE MITIGATION OF THE FIRE ALARM SYSTEM EXCEEDS THE LINE VOLTAGE SYSTEM AND IS ALLOWED BY INTERNATIONAL RESIDENTIAL CODE.
6) CONNECT THE INDIVIDUAL SPRINKLER SYSTEM TO AN APPROVED EXTERIOR WATER FLOW ALARM DEVICE
7) SUBMIT CONTRACTORS SHOP DRAWINGS FOR REVIEW BY MERCER ISLAND BUILDING DEPARTMENT
8) FOR INFORMATION REGARDING FIRE DEPARTMENT INSPECTIONS CALL THE FIRE MARSHAL'S OFFICE, ENGINEERING SECTION AT 206-275-7605
9) THE SPRINKLER SYSTEM CAN BE SUPPLIED BY A DOMESTIC SERVICE IN ACCORDANCE WITH 2021 INTERNATIONAL FIRE CODE SECTION 903.3.5.1

WASHINGTON STATE ENERGY CODE

PER WSEC R406.3: PROVIDE 8 CREDITS FOR A MEDIUM DWELLING UNIT

TABLE R406.3 ENERGY EQUALIZATION SYSTEM TYPE SELECTION: SYSTEM #5 - 2.0 CREDITS
FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH:
1. INVERTER-DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM INSTALLED IN THE LARGEST ZONE IN THE DWELLING

TABLE R406.3 OPTION 1.2: EFFICIENT BUILDING ENVELOPE - 1.0 CREDITS
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
BASED ON TABLE R402.1.3, WOOD FRAME WALL R-VALUE = 20+5 OR 13+10 WITH THE FIRST VALUE IS THE CAVITY INSULATION AND THE SECOND VALUE IS CONTINUOUS INSULATION.
VERTICAL FENESTRATION U = 0.25
FLOOR = R38
SLAB ON GRADE = R10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB = R10 PERIMETER AND UNDER ENTIRE SLAB

TABLE R406.3 OPTION 2.1: AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION - 1.0 CREDITS
COMPLIANCE BASED ON R402.4.1.2:
REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS

TABLE R406.5 OPTION 3.5: HIGH EFFICIENCY HVAC - 1.5 CREDITS
DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF2 OF 9 (HSPF OF 10.0) SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

TABLE R406.5 OPTION 5.2: COMPACT HOT WATER DISTRIBUTION - 0.5 CREDITS
FOR COMPACT HOT WATER DISTRIBUTION SYSTEM CREDIT, THE VOLUME SHALL NOT STORE MORE THAN 16 OUNCES OF WATER BETWEEN THE NEAREST HEAT SOURCE OF HEATED WATER AND THE TERMINATION OF THE FIXTURE SUPPLY PIPE WHERE CALCULATED USING SECTION R403.5.2. CONSTRUCTION DOCUMENTS SHALL INDICATE THE OUNCE OF WATER IN PIPING BETWEEN THE HOT WATER SOURCE AND THE TERMINATION OF THE FIXTURE SUPPLY. WHEN THE HOT WATER SOURCE IS THE NEAREST PRIMED PLUMBING LOOP OR TRUNK, THIS MUST BE PRIMED WITH AN ON DEMAND RECIRCULATION PUMP AND MUST RUN A DEDICATED AMBIENT RETURN LINE FROM THE FURTHEST FIXTURE OR END OF LOOP TO THE WATER HEATER.

TABLE R406.5 OPTION 5.6: EFFICIENT WATER HEATING SYSTEM - 2.0 CREDITS
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION

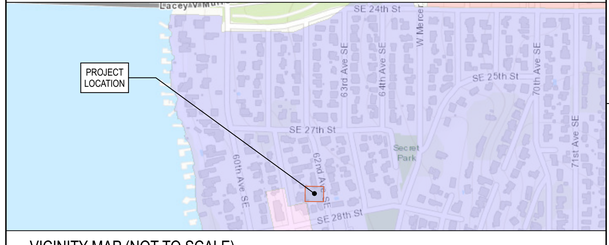
PROJECT SUMMARY

ADDRESS:	27XX 62ND AVE SE MERCER ISLAND, WA 98040
OWNER:	BV HOMES LLC 8015 SE 60TH ST MERCER ISLAND, WA 98040
ARCHITECT:	b9 ARCHITECTS, INC. 400 E PINE STREET SEATTLE, WA 98122 TEL. 206.297.1284
STRUCTURAL ENGINEER:	MULHERN + KULP 7220 TRADE STREET SITE 295 SAN DIEGO, CA, 92121
CIVIL ENGINEER:	OFFE ENGINEERS PLLC 13932 SE 159TH PLACE RENTON, WA, 98058
LEGAL DESCRIPTION:	LOTS 32, AND 33, BLOCK 19, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WA.
APN:	2174503231
PROJECT DESCRIPTION:	CONSTRUCT 1 NEW SINGLE-FAMILY RESIDENCE
APPLICABLE CODES:	CITY OF MERCER ISLAND MUNICIPAL CODE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 WA STATE ENERGY CODE

ZONING SUMMARY

ZONE	R-8.4
TOTAL LOT AREA	5,999.4 SF
GROSS FLOOR AREA RATIO	MIMC 19.02.020.D.1 R-8.4: FAR OF 0.45 5,999.4 SF x 0.45 = 2,699.73 SF ALLOWED
DENSITY/SITE USAGE	MIMC 19.02.010.A SINGLE-FAMILY DWELLING ALLOWED
YARD REQUIREMENTS:	MIMC 19.02.020.C **FRONT**:20' **SIDE**: 15' SIDE COMBINED, 5' MIN **REAR:** 25'
LOT COVERAGE	MIMC 19.02.020.F FOR LOTS WITH LESS THAN 15% SLOPE, MAXIMUM LOT COVERAGE: 40% OF NET LOT AREA 5,999.4 x 0.40 = 2,399.76 SF LOT COVERAGE ALLOWED MAXIMUM ADDITIONAL HARDSCAPE ALLOWED: 12% OF NET LOT AREA 5,999.4 x 0.12 = 719.93 SF HARDSCAPE ALLOWED
STRUCTURE HEIGHT	MIMC 19.02.020.E.1 HEIGHT LIMIT: 30'
LANDSCAPING AND SCREENING:	MIMC 19.02.020.F FOR LOTS WITH LESS THAN 15% SLOPE, MINIMUM LANDSCAPE COVERAGE: 60% OF NET LOT AREA PROJECT MUST COMPLY WITH MIMC 19.10.070 FOR TREE REPLACEMENT PER MIMC 19.10.060.A.1.b, TREE RETENTION IS NOT REQUIRED FOR A NEW SINGLE FAMILY DWELLING ON A LOT WITH LESS THAN 6,000 SQ FT
PARKING	MIMC 19.02.020.G.2. REQUIRED: 2 PROPOSED: 2
ACCESS	DRIVEWAY PROPOSED FROM 62ND AVENUE SE

ZONING MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)



Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT Mark Klaus BRADLEY G. KLAUS STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24
02	Building Permit Correction Cycle 1 Set	2/23/25

City Stamp

General Notes

A0.00

© 2025 b9 architects

LOT SLOPE CALCULATION

HIGHEST SITE ELEVATION: 93 FEET
LOWEST SITE ELEVATION: 85 FEET
93 FT - 85 FT
ELEVATION DIFFERENCE = 8 FEET

SITE DISTANCE: 99.99 FT

8 FT / 99.88 FT = .08
8% = LOT SLOPE

LOT COVERAGE LEGEND

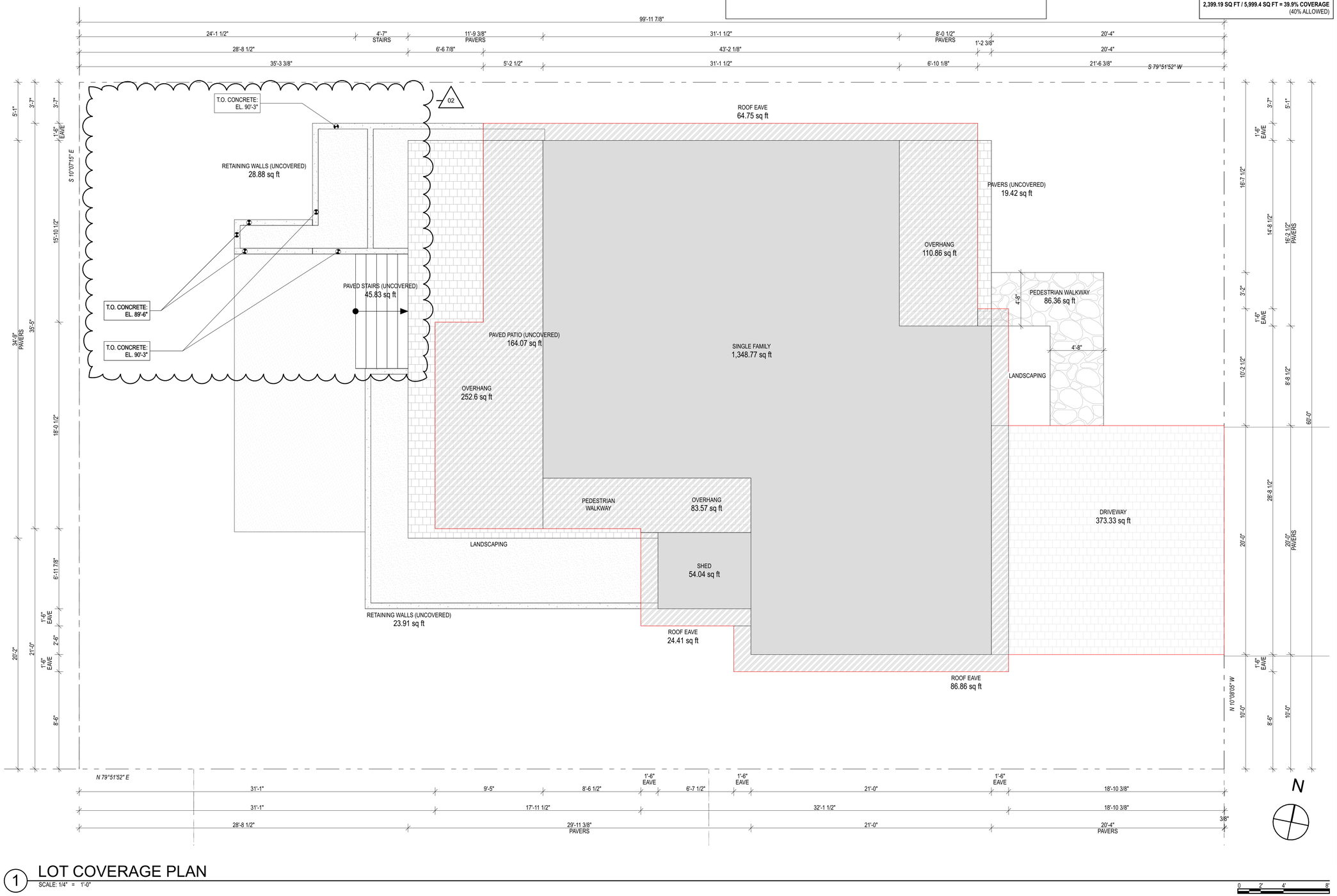
- STRUCTURE FOOTPRINT AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- PAVED PATIO
- PAVED PEDESTRIAN WALKWAY
- LANDSCAPE FEATURE

ADDITIONAL HARDSCAPE AREA	
	AREA
PAVED PATIO (UNCOVERED)	164.07
PAVED STAIRS (UNCOVERED)	45.83
PAVERS (UNCOVERED)	19.42
PEDESTRIAN WALKWAY	86.36
RETAINING WALLS (UNCOVERED)	23.91
RETAINING WALLS (UNCOVERED)	28.88
	368.47 ft²

368.47 SQ FT / 5,999.4 SQ FT = 6.14% COVERAGE
(12% ALLOWED)

LOT COVERAGE AREA	
	AREA
DRIVEWAY	373.33
OVERHANG	83.57
OVERHANG	110.86
OVERHANG	252.60
ROOF EAVE	24.41
ROOF EAVE	64.75
ROOF EAVE	86.86
SHED	54.04
SINGLE FAMILY	1,348.77
	2,399.19 ft²

2,399.19 SQ FT / 5,999.4 SQ FT = 39.9% COVERAGE
(40% ALLOWED)



1 LOT COVERAGE PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT Brad Khouri BRADLEY G. KHOURI STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24
02	Building Permit Correction Cycle 1 Set	2/23/25

City Stamp

Land Use Code - Lot Coverage

A0.11

© 2025 b9 architects

AVERAGE GRADE LEVEL LEGEND

- NEW STRUCTURE FOOTPRINT AT GRADE
- RECTANGLE: BUILDING PERIMETER
- PROPERTY LINE
- DISTANCE a — BUILDING PERIMETER LENGHT
- POINT A 332.20' — MID POINT ELEVATION

AVERAGE GRADE LEVEL MEASUREMENT

AVERAGE GRADE LEVEL MEASUREMENT CALCULATION BASED ON DIRECTOR'S RULE 4-2012, FORMULA 2:

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f) + (G \times g) + (H \times h) + (I \times i) + (J \times j) + (K \times k) + (L \times l)}{a + b + c + d + e + f + g + h + i + j + k + l}$$

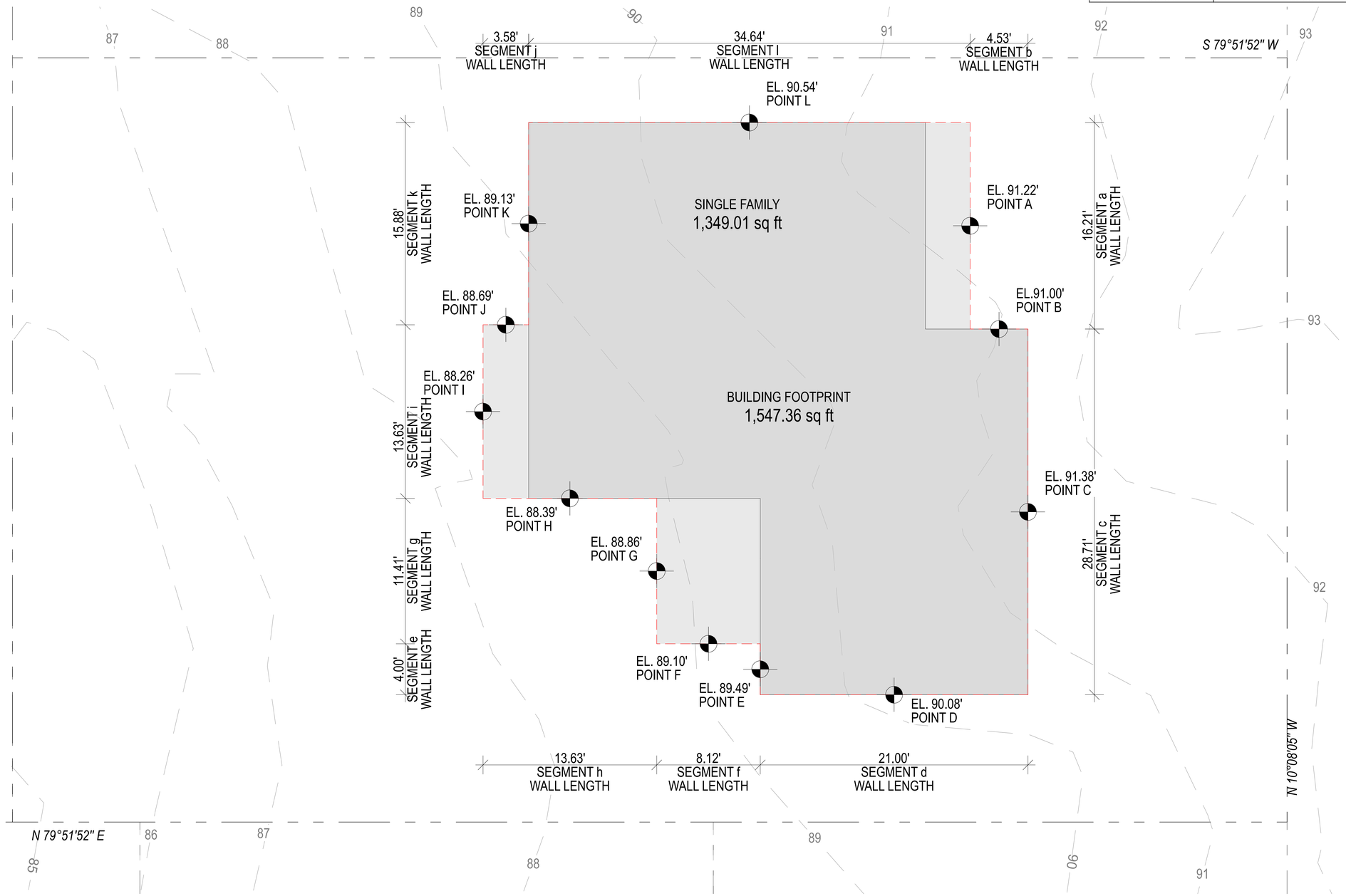
$$= \frac{15,778.1903}{175.34}$$

= 89.98 FT

MAXIMUM ALLOWABLE HEIGHT:
90' + 30' = 120' PER MIMC 19.02.020.E.1

AVERAGE BUILDING ELEVATION

SEGMENT	WALL LENGTH	ELEVATION	SUM
A	16.21	91.22	1478.6762
B	4.53	91	412.23
C	28.71	91.38	2623.5198
D	21	90.08	1891.68
E	4	89.44	357.76
F	8.12	89.1	723.492
G	11.41	88.86	1013.8926
H	13.63	88.39	1204.7557
I	13.63	88.26	1202.9838
J	3.58	88.69	317.5102
K	15.88	89.13	1415.3844
L	34.64	90.54	3136.3056
TOTAL	175.34	1076.09	15778.1903
AVERAGE BUILDING ELEVATION			89.98625699
HEIGHT RESTRICTION			30.00 FT
MAX ALLOWED BUILDING HEIGHT	90 FT + 30 FT =		120 FT



1 AVERAGE GRADE LEVEL PLAN
SCALE: 1/4" = 1'-0"

Architect of Record
b9 architects
400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:
27XX 62ND AVE SE

Location:
27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Land Use Code - Average Building Elevation

A0.12

© 2025 b9 architects

AREA SCHEDULE - TOTAL			
STORY		**FAR AREA**	**CODE EXEMPTION**
FIRST FLOOR			
	G.1	430.94	
	SF.1	917.92	
SECOND FLOOR			
	SF.2	1,349.00	
		2,697.86 ft²	

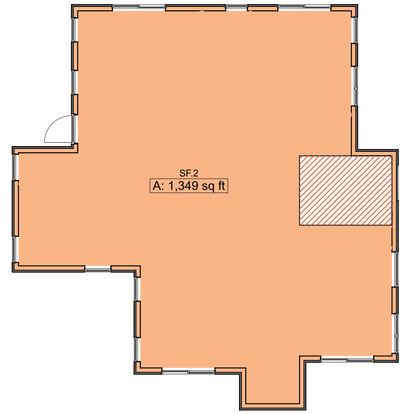
PLAN LEGEND

CHARGEABLE GROSS FLOOR AREA FOR FAR AND MHA

EXEMPT GROSS FLOOR AREA PER MIMC 19.02.020.D.2

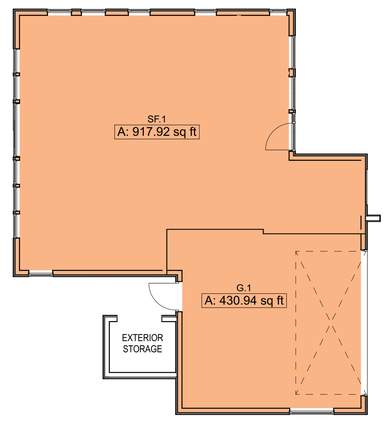
GROSS FLOOR AREA REQUIREMENTS

ZONE:	R-8.4
LOT AREA:	5,999.4 SF
LOT COVERAGE ALLOWED:	40% x 6,000 SF = 2,400 SF (40% ALLOWED FOR SITES WITH SLOPE < 15%)
GROSS FLOOR AREA RATIO ALLOWED:	0.45 (MIMC 19.02.020.D.3) 5,999.4 SF X 0.45 = 2,700 SF
GROSS FLOOR AREA RATIO PROPOSED:	2,697.86 SF /5,999.4 SF = **0.4496 <** 0.45 **FAR**



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



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

0 4' 8' 16'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Land Use Code - FAR / Use Diagrams

A0.14

© 2025 b9 architects

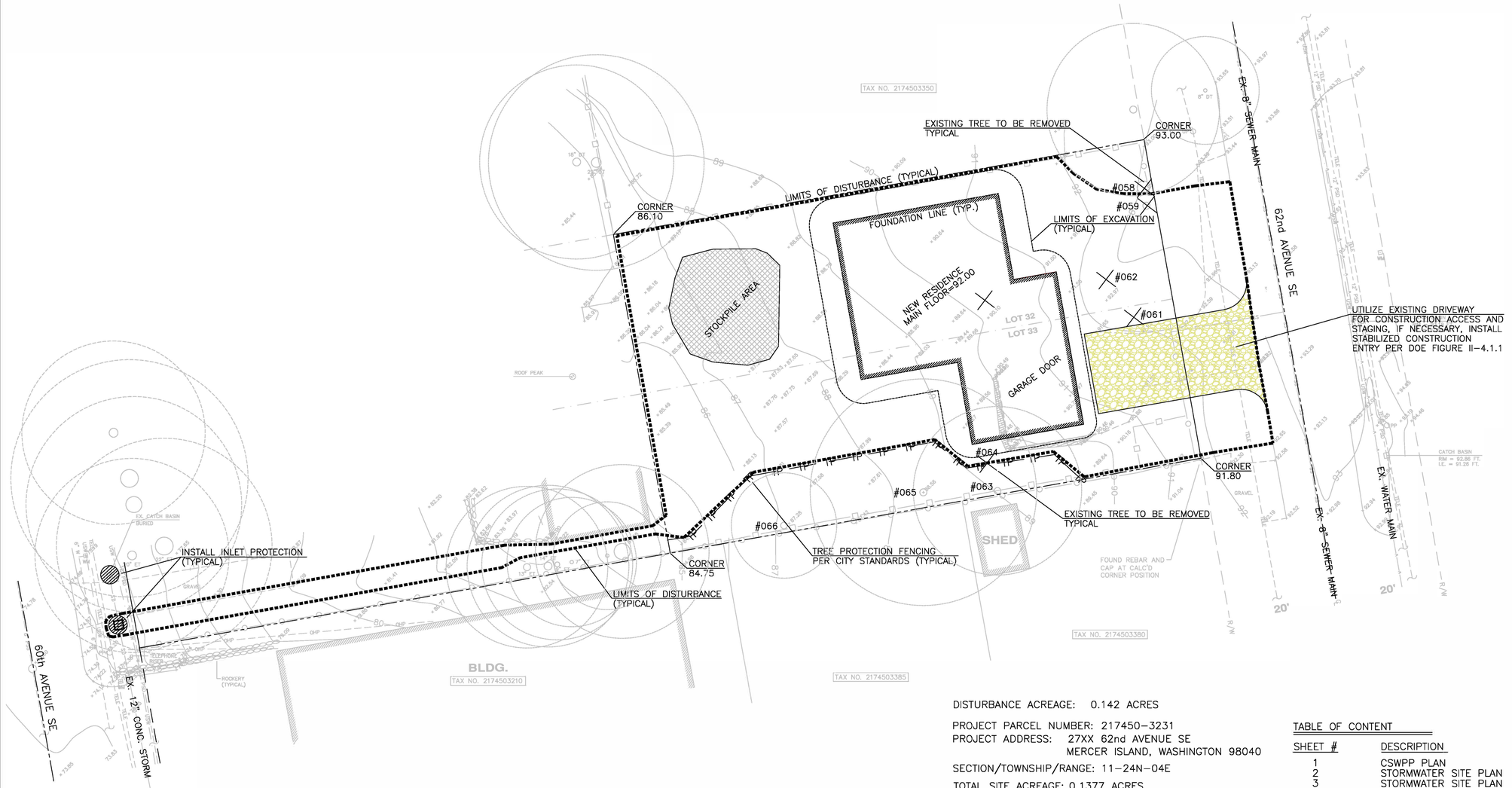
NW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 24 NORTH., RANGE 04 EAST, W.M., KING COUNTY, WA.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 811

LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CO ∘ CLEANOUT
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- G ☐ GAS METER
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- MB MAILBOX (RESIDENTIAL)
- EXISTING SPOT ELEVATIONS
- MONUMENT IN CASE (FOUND)
- P ☐ POWER METER
- POWER (OVERHEAD)
- PP ○ POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TEL SENTRY ☐ TELEPHONE SENTRY
- WM ☐ WATER METER
- ☐ POWER TRANSFORMER POLE
- SIZE TYPE ○ TREE (AS NOTED)



DISTURBANCE ACREAGE: 0.142 ACRES

PROJECT PARCEL NUMBER: 217450-3231
PROJECT ADDRESS: 27XX 62nd AVENUE SE
MERCER ISLAND, WASHINGTON 98040

SECTION/TOWNSHIP/RANGE: 11-24N-04E

TOTAL SITE ACREAGE: 0.1377 ACRES
TOTAL IMPERVIOUS AREA: 2,975 SQUARE FEET

TABLE OF CONTENT

SHEET #	DESCRIPTION
1	CSWPP PLAN
2	STORMWATER SITE PLAN
3	STORMWATER SITE PLAN
4	STORMWATER DETAILS
5	AMENDED SOILS PLAN

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2410-233

REV. NO.	DATE	DESCRIPTION

02/12/2025

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

CHECKED BY DLO
DRAWN BY SLS
DESIGNED BY DLO

PROJECT: 2733 62nd Avenue SE
CLIENT: BV Homes, LLC
SHEET CONTENT: CSWPP Plan

DATE 02/12/2025
JOB NO.
DWG NO.

SHEET 1 OF 5

NW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 24 NORTH., RANGE 04 EAST, W.M., KING COUNTY, WA.

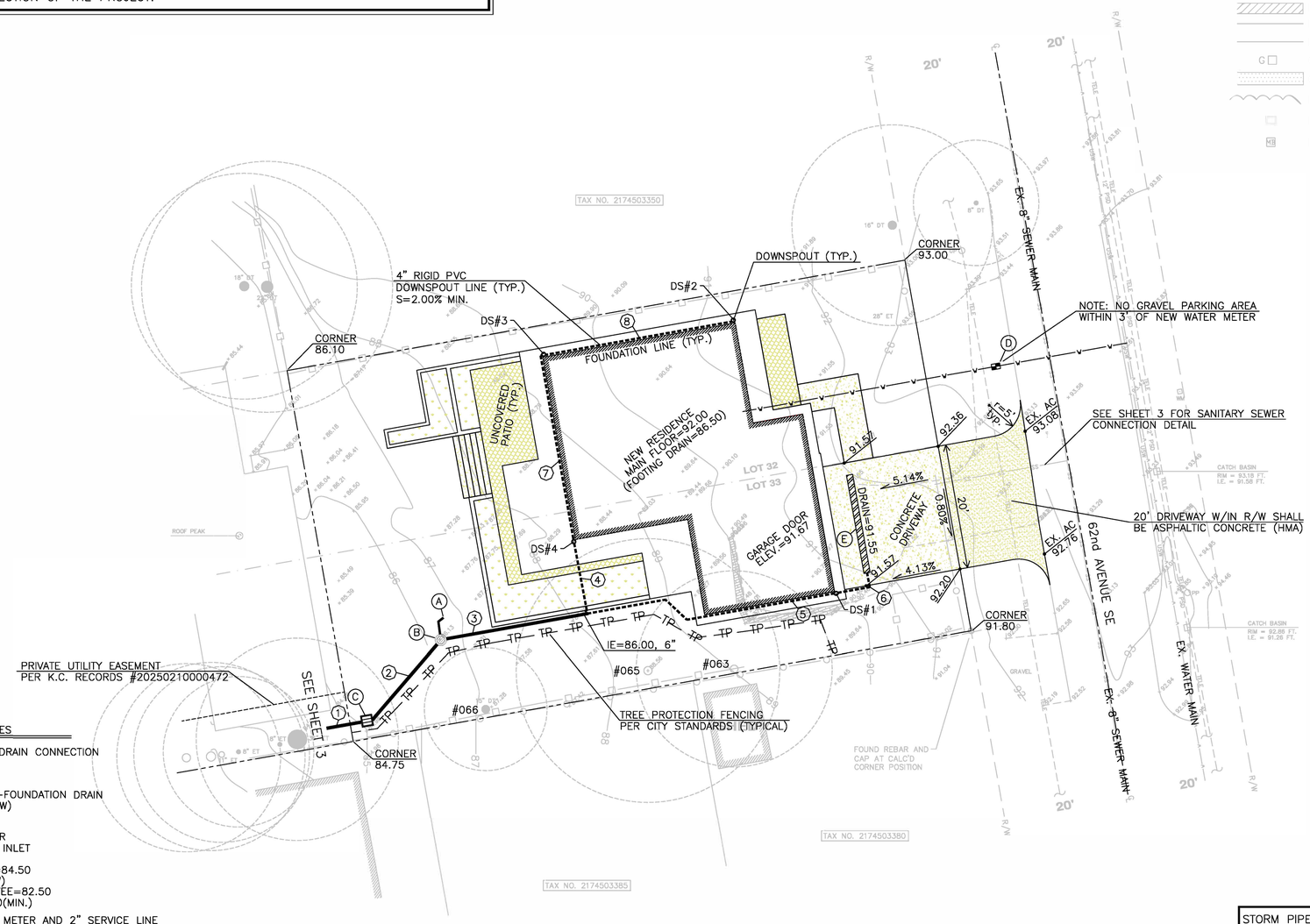
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 811

NOTE: THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)
- EXISTING SPOT ELEVATIONS
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TELEPHONE SENTRY
- WATER METER
- POWER TRANSFORMER POLE
- TREE (AS NOTED)



CONSTRUCTION NOTES

(A) 4" FOUNDATION DRAIN CONNECTION

(B) YARD DRAIN #1
GRATE=86.13
IE=85.00, 4"(N)-FOUNDATION DRAIN
IE=84.50, 6"(E,SW)

(C) CB#1, TYPE 1
W/OIL SEPARATOR
W/VANED GRATE INLET
GRATE=85.50
TOP OF 6" TEE=84.50
IE=83.00, 6"(E,W)
BOTTOM OF 6" TEE=82.50
CB FLOOR=81.50(MIN.)

(D) INSTALL 1-1/2" METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STANDARD PLAN W-14.
NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION

(E) 16' SLOT-DRAIN
GRATE=91.55
IE=90.40, 4"

NOTE: CONNECT 4" FOUNDATION DRAIN AT LOCATION SHOWN ON PLANS - ONLY!

NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN, CONNECT TO YARD DRAIN (B), ONLY!

DOWNSPOUT TABLE

DS#1	CONCRETE=91.60 DOWNSPOUT LINE=90.20, 4"
DS#2	CONCRETE=91.20 DOWNSPOUT LINE=90.20, 4"
DS#3	CONCRETE=92.00 DOWNSPOUT LINE=89.55, 4"
DS#4	CONCRETE=92.00 DOWNSPOUT LINE=89.00, 4"

STORM PIPE TABLE

(1)	106LF., 6" PVC SDR-35 @ S=8.96%
(2)	16LF., 6" PVC SDR-35 @ S=4.69%
(3)	23LF., 6" PVC SDR-35 @ S=6.52%
(4)	12LF., 4" PVC SDR-35 @ S=25.0%
(5)	41LF., 4" PVC SDR-35 @ S=10.24%
(6)	8LF., 4" PVC SDR-35 @ S=2.00%
(7)	30LF., 4" PVC SDR-35 @ S=2.00%
(8)	32LF., 4" PVC SDR-35 @ S=2.00%

STORM PIPE PVC SHALL BE SDR-35 PVC AT SLOPE=2.00% MINIMUM (TYPICAL) UNLESS OTHERWISE NOTED

NEW PLUS REPLACED IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 1,917 SQ. FEET
UNCOVERED DRIVEWAY AREA = 657 SQ. FEET
UNCOVERED PATIO/WALKWAYS = 401 SQ. FEET
TOTAL IMPERVIOUS AREAS = 2,975 SQ. FEET

LANDSCAPE AREAS NOTE:
DISTURBED LANDSCAPE AREAS SHALL BE TREATED AS AMENDED SOILS PER DOE FIGURE V-5.3.3, TYPICAL

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2410-233

REV. NO.	DATE	DESCRIPTION
	02/12/2025	

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DRAWN BY SLS | CHECKED BY DLO | DESIGNED BY DLO

PROJECT: 2733 62nd Avenue SE
CLIENT: BV Homes, LLC
SHEET CONTENT: Stormwater Site Plan

DATE 02/12/2025
JOB NO.
DWG NO.
SHEET 2 OF 5

NW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 24 NORTH., RANGE 04 EAST, W.M., KING COUNTY, WA.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

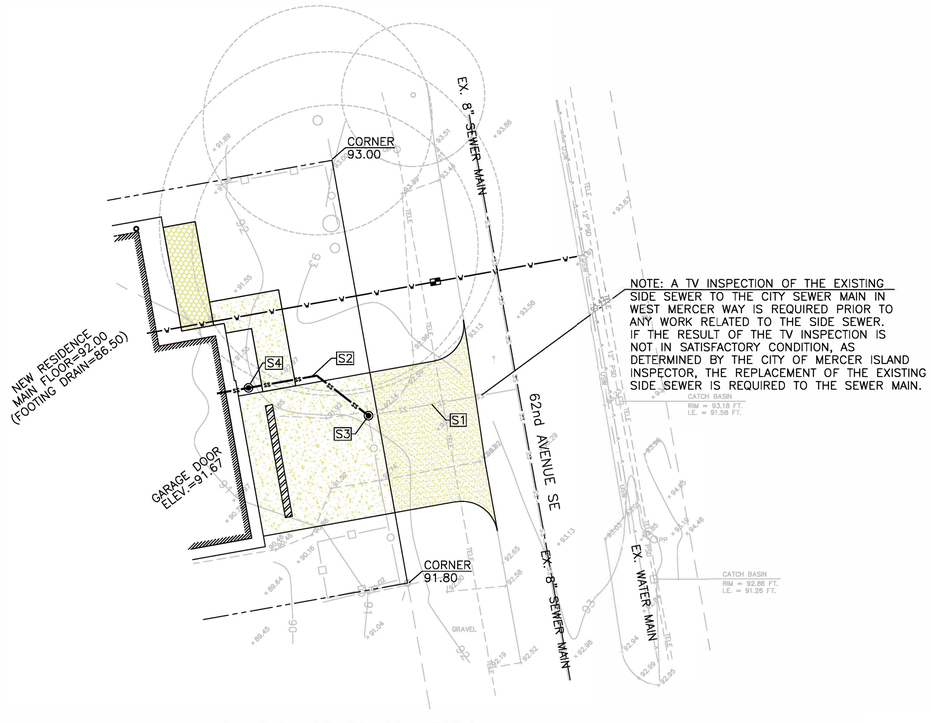
CALL BEFORE YOU DIG: 811

LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT (CO)
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER (G)
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL) (MB)

EXISTING SPOT ELEVATIONS

- MONUMENT IN CASE (FOUND)
- POWER METER (P)
- POWER (OVERHEAD)
- POWER POLE (PP)
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TELEPHONE SENTRY (TEL SENTRY)
- WATER METER (WM)
- POWER TRANSFORMER POLE
- TREE (AS NOTED) (SIZE TYPE)

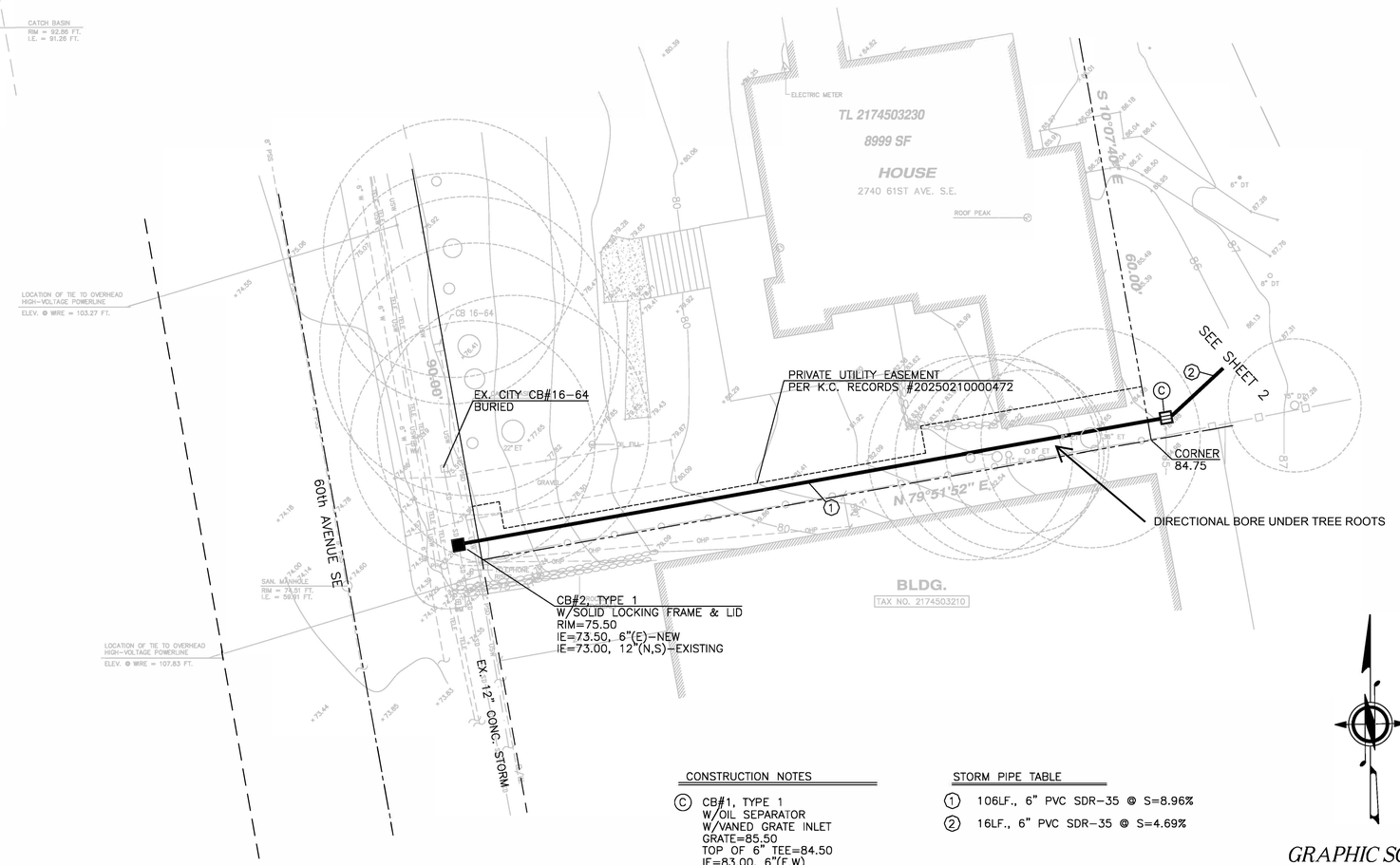


NOTE: A TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IN WEST MERCER WAY IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED TO THE SEWER MAIN.

SANITARY SEWER CONNECTION

SIDE SEWER NOTES

- S1 APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER.
- S2 INSTALL 23LF., 4" PVC SIDE SEWER @ MIN. 2% SLOPE W/SANITARY SEWER CLEANOUTS
- S3 SANITARY SEWER CLEAN OUT W/TRAFFIC BEARING FRAME & LID
- S4 SANITARY SEWER CLEAN OUT W/IN LANDSCAPE AREA



CONSTRUCTION NOTES

- (C) CB#1, TYPE 1 W/OIL SEPARATOR W/VANED GRATE INLET GRATE=85.50 TOP OF 6" TEE=84.50 IE=83.00, 6"(E,W) BOTTOM OF 6" TEE=82.50 CB FLOOR=81.50(MIN.)

STORM PIPE TABLE

- (1) 106LF., 6" PVC SDR-35 @ S=8.96%
- (2) 16LF., 6" PVC SDR-35 @ S=4.69%

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2410-233

REV. NO.	DATE	DESCRIPTION

02/12/2025

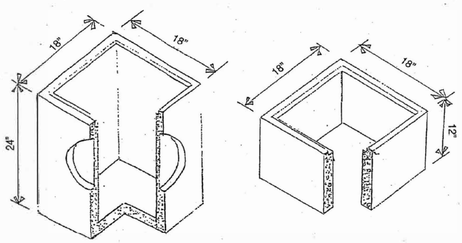
OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DRAWN BY SLS | CHECKED BY DLO | DESIGNED BY DLO

PROJECT: 2733 62nd Avenue SE
CLIENT: BV Homes, LLC
SHEET CONTENT: Stormwater Site Plan

DATE 02/12/2025
JOB NO.
DWG NO.

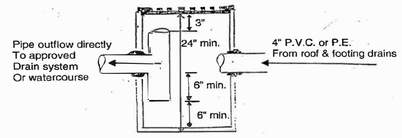
SHEET 3 OF 5



Catch Basin (C.B.)
Depth & Volume are
Minimum Dimensions.

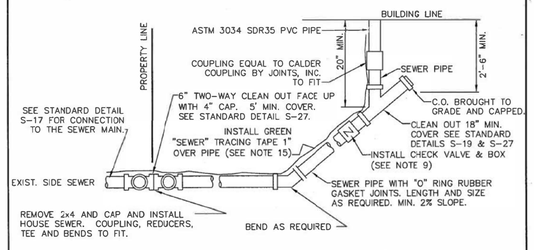
Minimum Volume = 24 gal.

6" & 12" Adjustment Riser



Catch Basin with Oil Separator

S:\DSG\FORMS\StormDrainageRequirements.doc 01/2010



BUILDING CONNECTION

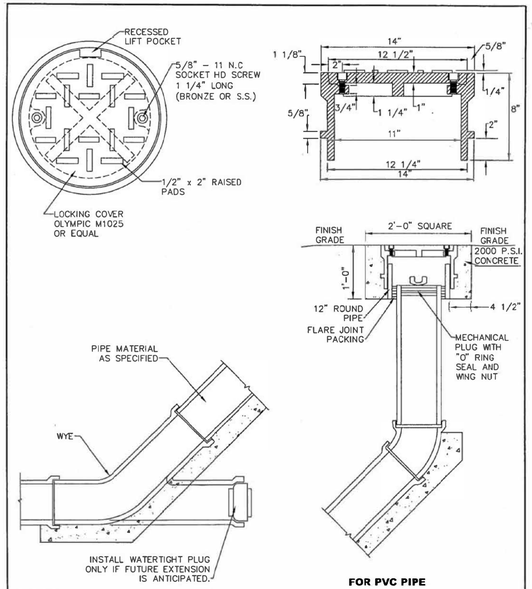
NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH ⅛ BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
    6" – WITHIN THE PUBLIC RIGHT-OF-WAY.
    4" – SINGLE FAMILY RESIDENCES.
    6" – 2 TO 6 SINGLE FAMILY RESIDENCES.
    6" – BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
12. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE. ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION

6-5-2009	NO SCALE	S-18

REV DATE | APPROVED



FOR PVC PIPE

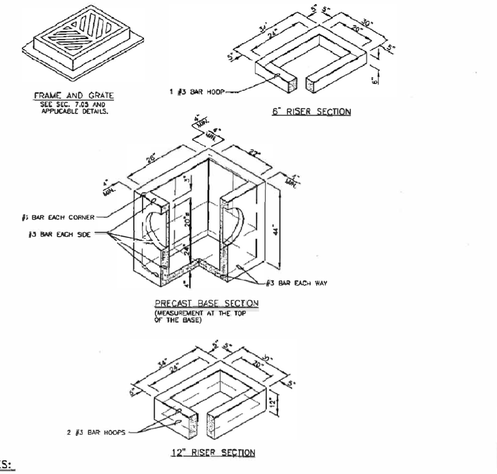
NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL

6-5-2009	NO SCALE	S-19

REV DATE | APPROVED



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199), & CDBD UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL CONFLICT TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES. WITH MAX. DIAM. OF 23 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE II ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. 81-1.
12. EDGE OF RISER ON BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.

King County Department of Transportation Road Services Division 2007 Design and Construction Standards

CATCH BASIN TYPE 1

FIG. 7-003
7-8

PERMIT #: 2410-233

REV. NO.	DATE	DESCRIPTION

02/10/2025

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

OE

DRAWN BY: SLS | CHECKED BY: DLO
DESIGNED BY: DLO

PROJECT: 2733 62nd Avenue SE
CLIENT: BV Homes, LLC
SHEET CONTENT: Stormwater Details

DATE 02/10/2025
JOB NO.
DWG NO.

SHEET 4 OF 5

NW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 24 NORTH., RANGE 04 EAST, W.M., KING COUNTY, WA.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

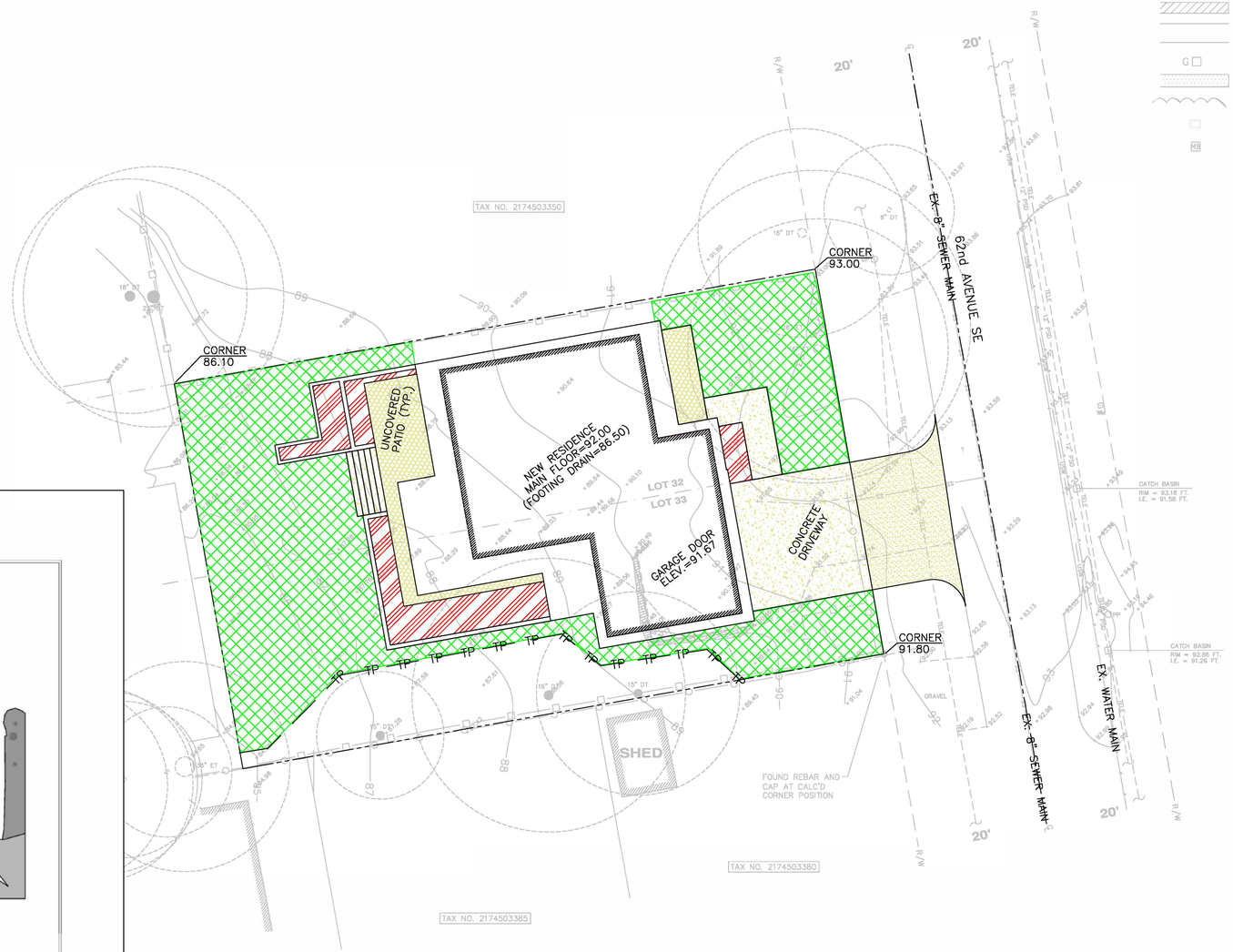
CALL BEFORE YOU DIG: 811

LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)

EXISTING SPOT ELEVATIONS

- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TELEPHONE SENTRY
- WATER METER
- POWER TRANSFORMER POLE
- TREE (AS NOTED)

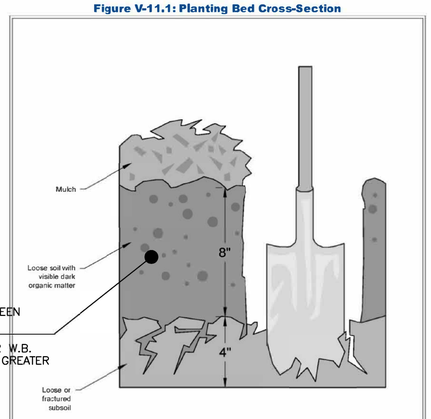


AMENDED SOIL MAP

ESTIMATED
2,112 SQUARE FEET – TURF AREA
AMENDED 8" DEEP (52 CU. YDS.)

ESTIMATED
307 SQUARE FEET – PLANTER AREA
AMENDED 8" DEEP (8 CU. YDS.)

Figure V-11.1: Planting Bed Cross-Section



Reprinted from *Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington*, 2010, Washington Organic Recycling Council

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Planting Bed Cross-Section

Revised June 2016

Please see http://www.ecy.wa.gov/copyright.html for copyright notice including permissions, limitation of liability, and disclaimer.

2019 Stormwater Management Manual for Western Washington

Volume V - Chapter 11 - Page 930

NOTE: THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST–CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST–CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2410–233

REV. NO.	DATE	DESCRIPTION
	02/10/2025	

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DRAWN BY SLS
CHECKED BY DLO
DESIGNED BY DLO

PROJECT 2733 62nd Avenue SE
CLIENT BV Homes, LLC
SHEET CONTENT Amended Soils Plan

DATE 02/10/2025
JOB NO.
DWG NO.

SHEET 5 OF 5



2 WEST RENDERED ELEVATION

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

0 2' 4' 8'



1 EAST RENDERED ELEVATION

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

0 2' 4' 8'

MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
TBD						
BR.01		BRICK	EXT	3.5" x 2.5" x 7.5"	MUTUAL MATERIALS COAL CREEK	TBD
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	TBD
CP.01		FIBER CEMENT PANEL	EXT	4' x 10' SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	SW 7064 PASSIVE	TBD
CP.02		FIBER CEMENT PANEL	EXT	4' x 10' SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	SW 6258 TRICORN BLACK	BLACK SIDING ON ROOF AND EAVES, AND EXTERIOR WALLS, SEE DR ELEVATIONS
CP.03		FIBER CEMENT PANEL	EXT	4' x 10' SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	SW 7069 IRON ORE	TBD
WD.01		TIGHT KNOT STAINED CEDER	EXT	4" SHIPLAP OR TONGUE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSPARENT OIL STAIN, CLEAR COAT	INSTAL AT SOFFIT/ OVERHANGS WHERE VISIBLE

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Rendered Elevation

DR.01

© 2025 b9 architects



2 SOUTH RENDERED ELEVATION

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

0 2' 4' 8'



1 NORTH RENDERED ELEVATION

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

0 2' 4' 8'

MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
TBD						
BR.01		BRICK	EXT	3.5" x 2.5" x 7.5"	MUTUAL MATERIALS COAL CREEK	TBD
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	TBD
CP.01		FIBER CEMENT PANEL	EXT	4' x 10' SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	SW 7064 PASSIVE	TBD
CP.02		FIBER CEMENT PANEL	EXT	4' x 10' SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	SW 6258 TRICORN BLACK	BLACK SIDING ON ROOF AND EAVES, AND EXTERIOR WALLS, SEE DR ELEVATIONS
CP.03		FIBER CEMENT PANEL	EXT	4' x 10' SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	SW 7069 IRON ORE	TBD
WD.01		TIGHT KNOT STAINED CEDER	EXT	4" SHIPLAP OR TONGUE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSPARENT OIL STAIN, CLEAR COAT	INSTAL AT SOFFIT/ OVERHANGS WHERE VISIBLE

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Rendered Elevation

DR.02

© 2025 b9 architects

PORTION OF THE NW 1/4, NE 1/4, SECTION 11, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.

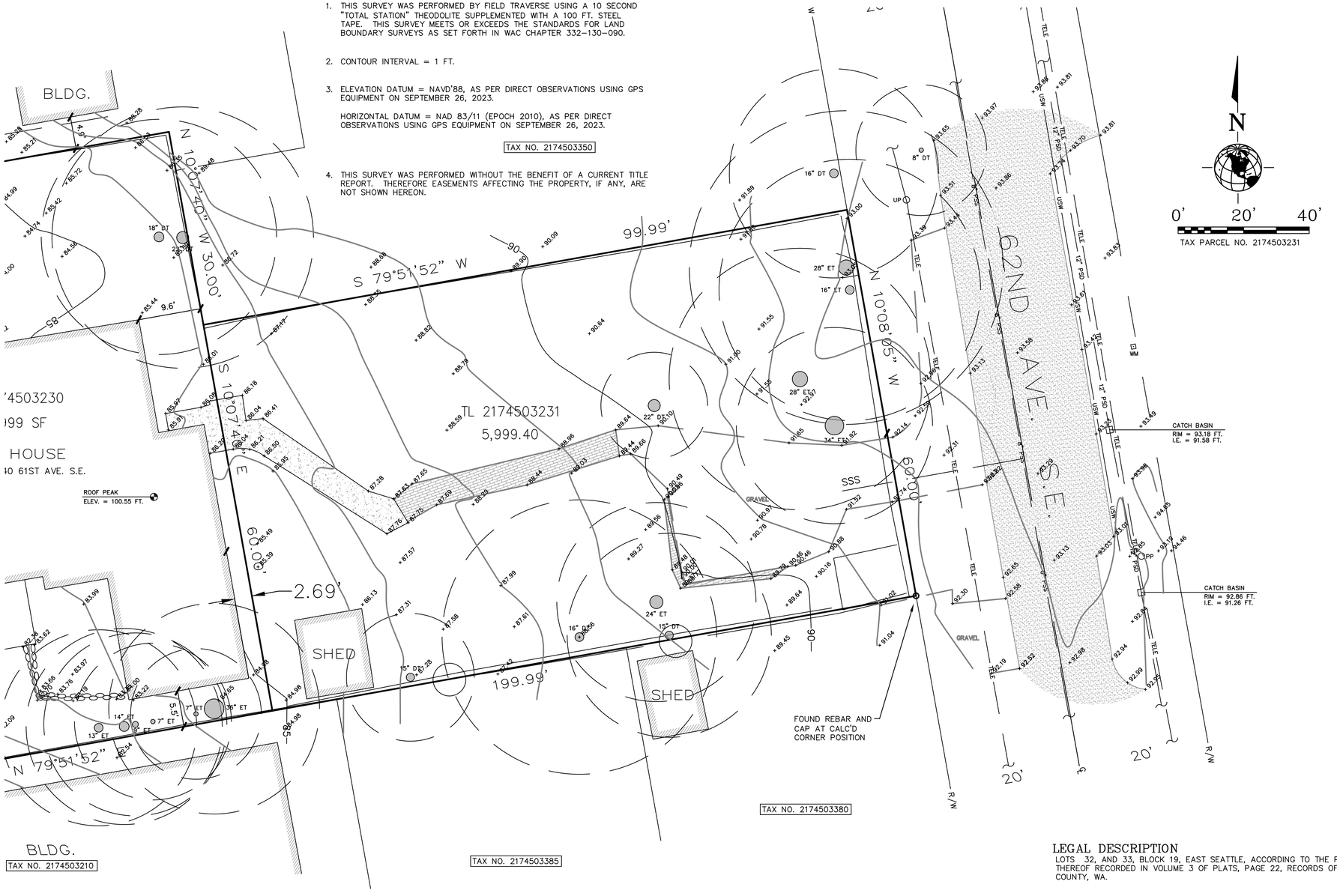
2. CONTOUR INTERVAL = 1 FT.

3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 26, 2023.

   HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010), AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 26, 2023.

   TAX NO. 2174503350

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.



LEGAL DESCRIPTION

LOTS 32, AND 33, BLOCK 19, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WA.

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____, 20___ at ___M, in Volume ___ of _____ at page ____ at the request of Dan M. Touma.

_____ _____
County Auditor Deputy

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Vann Lanz in July of 2023.

_____
Daniel M. Touma
Certificate No. 38992

DAN M. TOUMA · STATE OF WASHINGTON · 38992 · REGISTERED · PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
FOR
TAX LOT 2174503231

DWN BY RF	DATE 7/20/24	JOB NO. 1019-008
CHKD BY DMT	SCALE 1" = 10'	SHEET 1 OF 1

TOUMA ENGINEERS AND LAND SURVEYORS,PLLC
330 SW 43rd STREET SUITE K412
RENTON WA 98057
206-304-3567

Architect of Record
b9 architects
610 2nd Avenue
Seattle, WA 98104
206.297.1284
www.b9architects.com

Project:
27XX 62ND AVE SE

Location:
27XX 62ND AVE SE
MERCER ISLAND, WA 98040

SDCI Number:
#PIn

Transmittal Set ID	Transmittal Set Name	Transmittal Set Date
01	Building Permit Set	10/10/24

City Stamp

Survey

A1.00

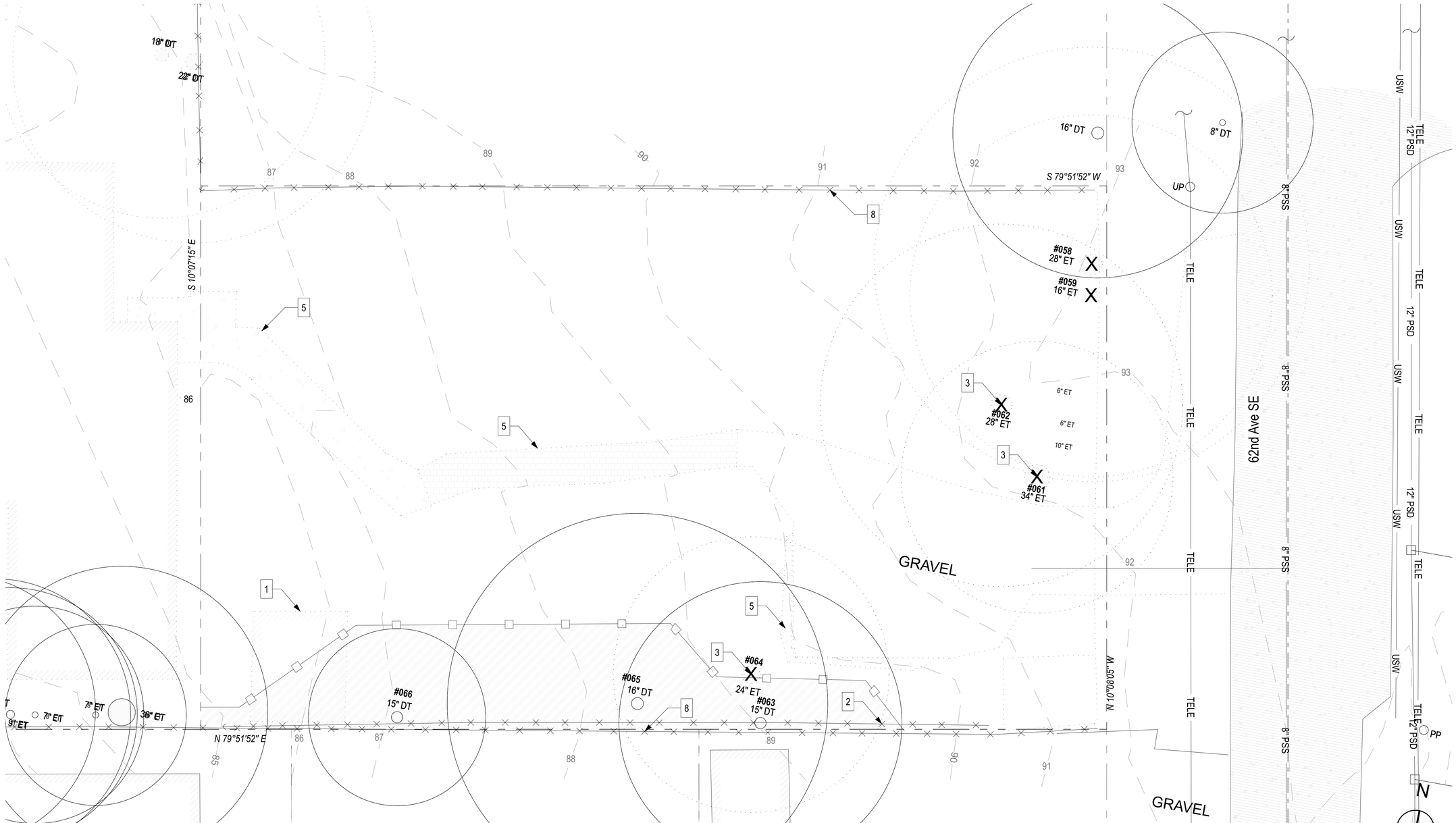
© 2025 b9 architects

DEMO PLAN NOTES

1. EXISTING STRUCTURE TO BE DEMOLISHED
2. EXISTING FENCE TO BE DEMOLISHED
3. EXISTING TREE TO BE REMOVED, TYP. REFER TO ARBORIST REPORT, REFER TO A1.10
4. EXISTING SITE WALL TO BE DEMOLISHED
5. EXISTING ROCKERY TO BE DEMOLISHED
6. EXISTING WALKWAY AND STAIRS TO BE DEMOLISHED
7. EXISTING SITE WALL TO REMAIN
8. EXISTING FENCE TO REMAIN
9. NOT USED

DEMOLITION PLAN LEGEND

- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED



1 DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT
BRADLEY G. KHOURI
STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Demo Plan

A1.01

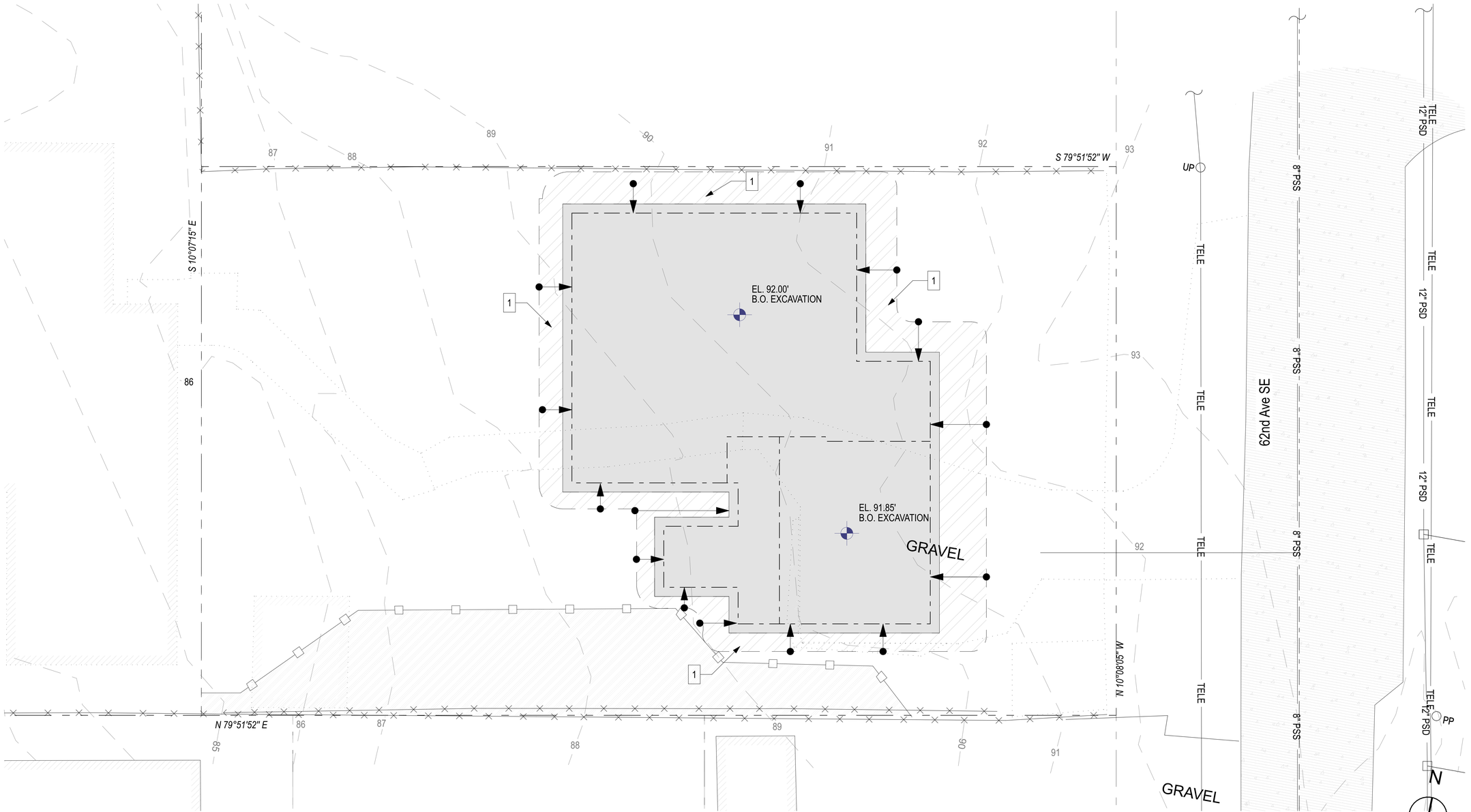
© 2025 b9 architects

EXCAVATION PLAN LEGEND

- 1:1 CUT TO FIRM SOIL
- BOTTOM OF EXCAVATION TO BE AT FIRM SOIL. WHERE NECESSARY, SEE NOTES ABOVE
- OUTLINE OF STRUCTURE AT GRADE
- DIRECTION OF CUT

EXCAVATION PLAN NOTES

1. PROVIDE 1:1 CUT FROM SOIL



2 EXCAVATION PLAN
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. ICHOUKI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Excavation Plan

A1.02

© 2025 b9 architects

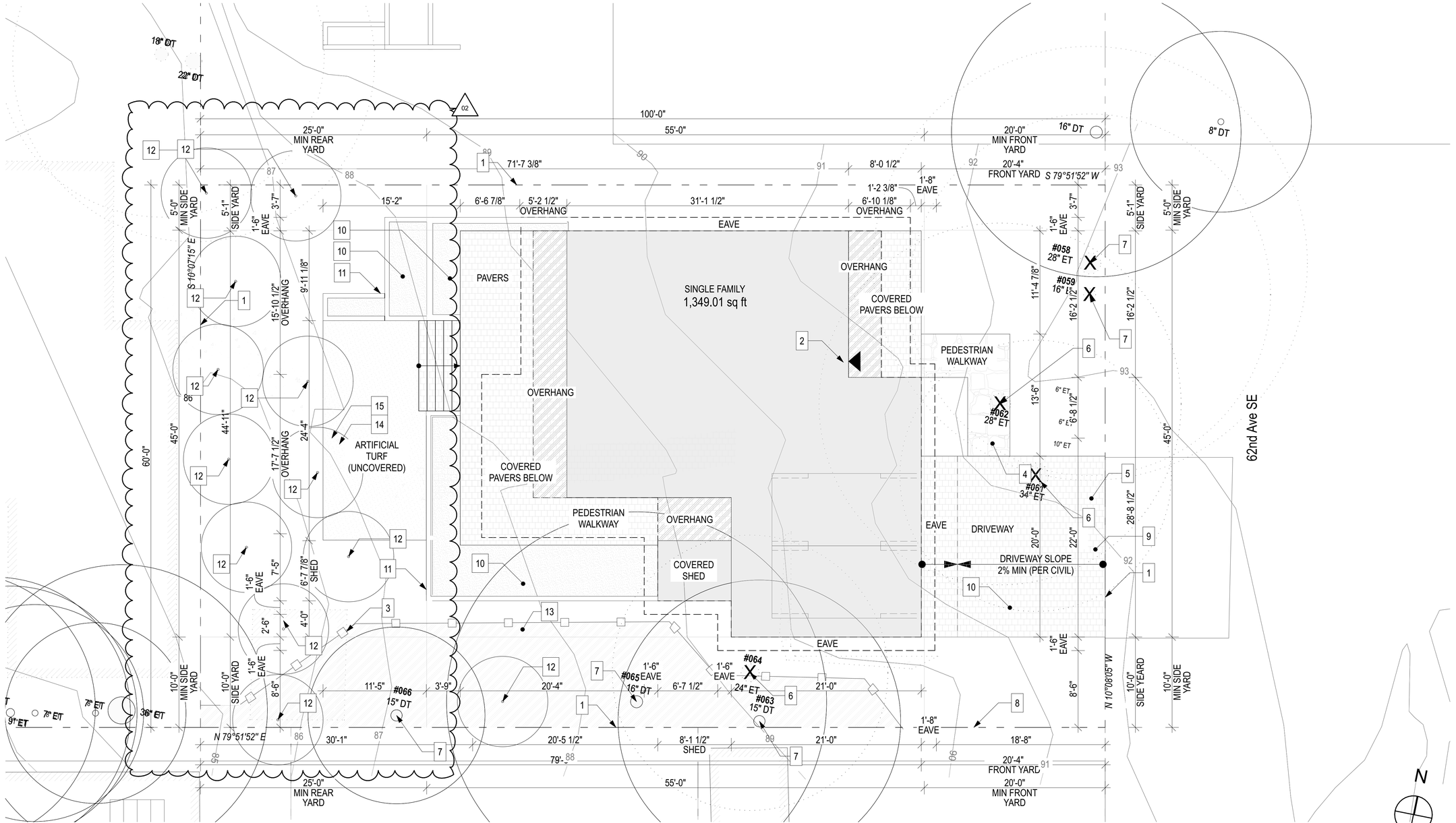
SITE PLAN NOTES

1. EXISTING PROPERTY LINE
2. PRIMARY RESIDENTIAL ENTRY
3. EXISTING STRUCTURE TO BE DEMOLISHED
4. PEDESTRIAN ACCESS
5. VEHICULAR ACCESS
6. EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT ON PAGE A0.20 OF THE PLAN SET.
7. PER ARBORIST REPORT, TREE TO BE RETAINED, PROVIDE PROTECTION AREA [REFER TO ARBORIST REPORT FOR PROTECTION REQUIREMENTS]
8. PROJECT IS SQUARE TO SOUTH PROPERTY LINE
9. PROVIDE NEW DRIVEWAY ACCESS FROM ROW PER MIMC 19.09.040
10. PLANTER
11. NO HARDSCAPES AND DRIVEWAY WITHIN REQUIRED YARDS MAY EXCEED 30" IN HEIGHT FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER
12. PROVIDE 1.5 CALIPER INCH TREE PER TREE INVENTORY AND REPLACEMENT SUBMITTAL
13. TREE PROTECTION PLAN PER CIVIL PLANS, REFER TO CIVIL SHEETS
14. PERMANENT IRRIGATION SYSTEM TO BE INSTALLED TO WATER ALL NEW PLANTS AND TREES ON SITE, TYP.
15. 51% OF NEW TREES TO BE REPLANTED WILL BE NATIVE AND WILL BE A MINIMUM OF 10 FEET APART FROM EACH OTHER AND FROM ADJACENT STRUCTURES AND UTILITIES.

02

SITE PLAN LEGEND

- STRUCTURE FOOTPRINT AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- WEATHER PROTECTION OUTLINE
- PAVED PATIO SURFACE PER CIVIL DRAWINGS
- PAVED PEDESTRIAN WALKWAY
- ARTIFICIAL TURF
- PLANTERS



1 SITE PLAN
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24
02	Building Permit Correction Cycle 1 Set	2/23/25

City Stamp

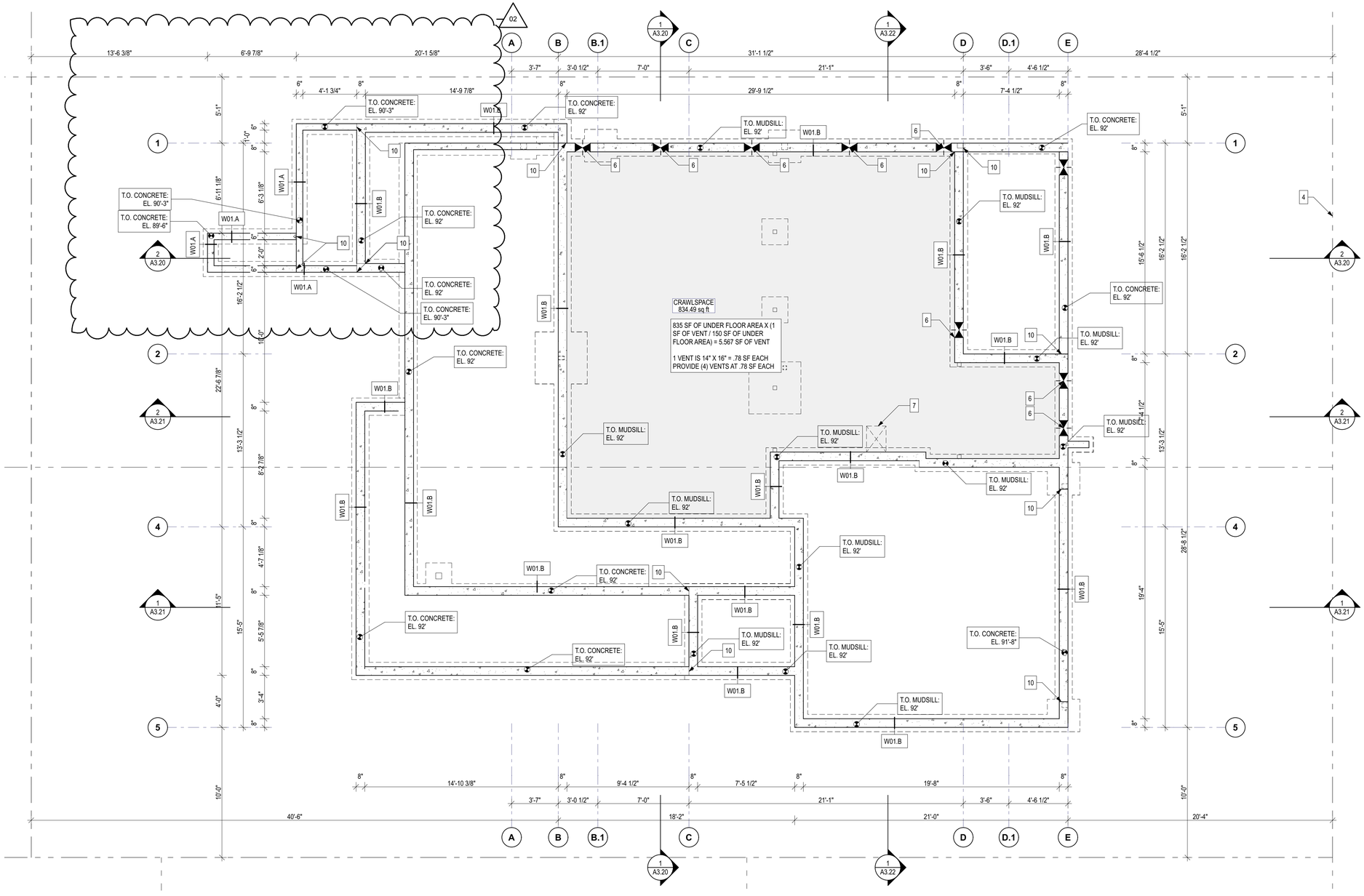
Site Plan

A1.10

© 2025 b9 architects

FOUNDATION PLAN NOTES

1. "GENERAL CONTRACTOR TO VERIFY EXISTING/FINISHED GRADE AND TOP OF CONCRETE WALL ELEVATIONS SHOWN ON THE ARCHITECTURAL FOUNDATION PLAN. IF FIELD CONDITIONS VARY FROM DIMENSIONS IN THE PLANS, CONTRACTOR TO CONTACT ARCHITECT FOR CLARIFICATION."
2. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER SEC R402.2.9, TYP.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE FOUNDATION WALLS AND FOOTINGS. LOCATE ALL WALLS AND FOOTING BASED ON DIMENSIONS ON THIS SHEET.
4. PROJECT AND GRIDS IS SQUARE TO EAST PROPERTY LINE
5. WHERE T.O. MUDSILL ELEVATION IS NOTED, REFER TO STRUCTURAL DRAWINGS FOR MUDSILL THICKNESS AND CALCULATE TOP OF CONCRETE ELEVATION
6. PROVIDE UNDER FLOOR VENT PER IRC R408.2. OPENING SHALL BE MIN .78 SF.
   835 SF OF UNDER FLOOR AREA X (1 SF OF VENT / 150 SF OF UNDER FLOOR AREA) = 5.567 SF OF VENT
   1 VENT IS 14" X 8" = .78 SF EACH
   PROVIDE (8) VENTS AT .78 SF EACH
7. PROVIDE 1'-6" X 2'-0" MIN CRAWL SPACE ACCESS HATCH PER IRC R408.4. PANEL TO ALIGN WITH FLOOR SUBSTRATE TO ALLOW FOR A SEAMLESS FLOOR FINISH.
8. CONCRETE STAIR ON GRADE
9. TERMINATE RETAINING WALL BELOW CONCRETE STAIR ON GRADE
10. STEP IN SLAB/STEP IN WALL, TYP



1 ARCHITECTURAL FOUNDATION PLAN

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

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT Brad Kluan BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24
02	Building Permit Correction Cycle 1 Set	2/23/25

City Stamp

Foundation Plan

A2.00

© 2025 b9 architects

PLAN LEGEND

DOOR DESIGNATION 1.1 — DOOR WIDTH / DOOR HEIGHT

WINDOW DESIGNATION 1.1 — 3'-0" WINDOW WIDTH / 5'-0" WINDOW HEIGHT

XX / X.X — DETAIL NUMBER / SHEET NUMBER

XX / X.X — SECTION MARKER

FLOOR STEP DOWN

SOFFIT STEP DOWN

OVERHANG WITH FLOOR AREA ABOVE

OVERHANG OR PROJECTION

CAST-IN-PLACE CONCRETE WALL

PAVED PEDESTRIAN WALKWAY

IMPERVIOUS PAVERS

WOOD DECKING OR SIM.

W/D — WASHING/ DRYER MACHINE (COMBO)

HWH — ON-DEMAND HOT WATER HEATER

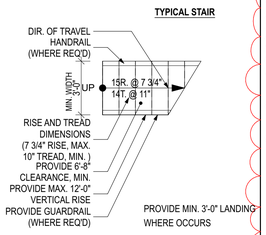
SD — SMOKE DETECTOR LOCATION. REFER TO GENERAL NOTES.

FAN LOCATION. REFER TO GENERAL NOTES.

CO — CARBON MONOXIDE DETECTOR LOCATION. REFER TO GENERAL NOTES.

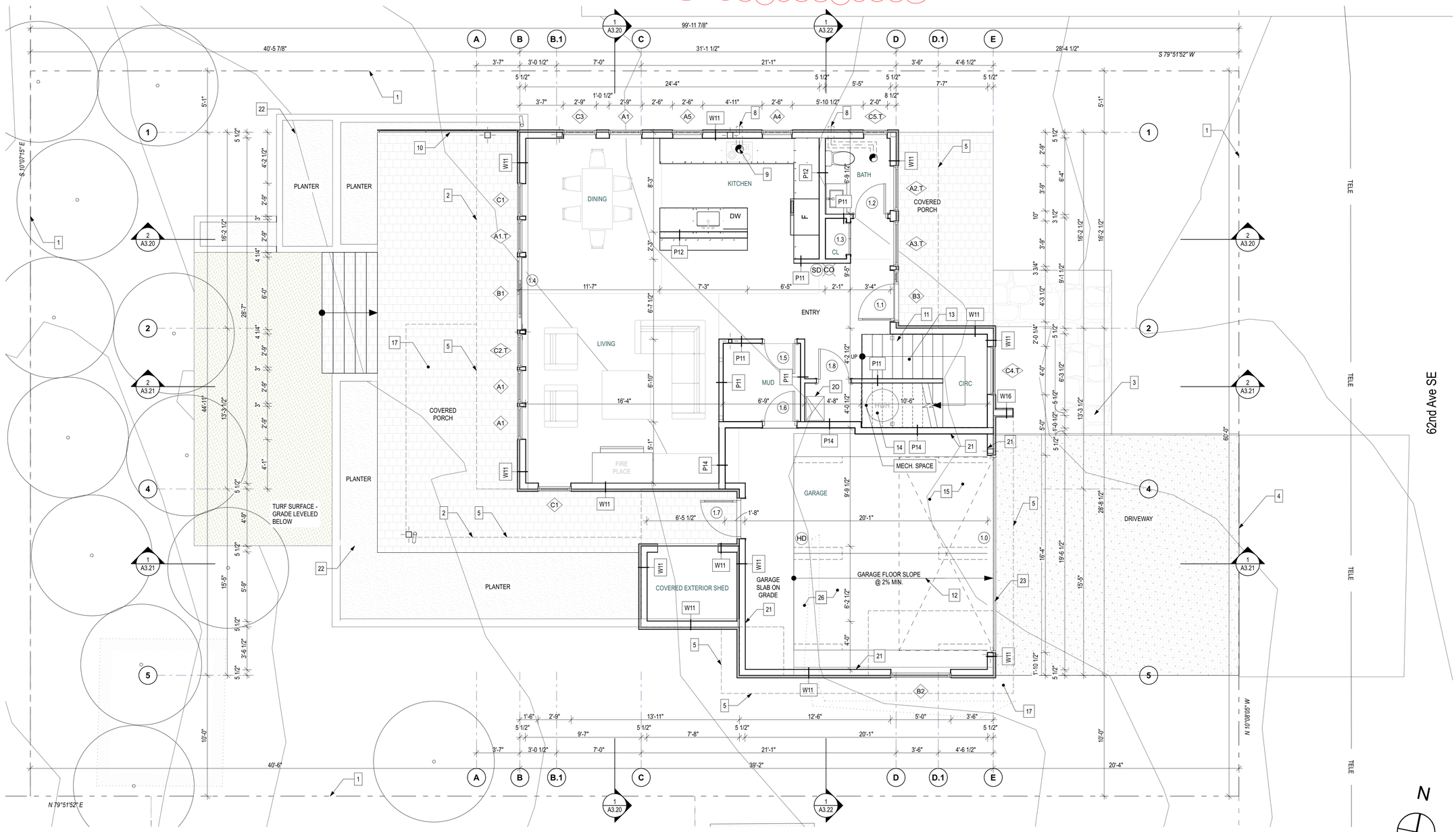
HD — HEAT DETECTOR/HEAT ALARM PER IRC R328.7.

TYPICAL STAIR



PLAN NOTES

1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
4. VEHICULAR ENTRY
5. STRUCTURE ABOVE, TYP
6. STRUCTURE BELOW, TYP
7. PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SONE 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1
9. PER IRC TABLE M1505.4.4(1), AT KITCHENS, PROVIDE MINIMUM 160 CFM INTERMITTENT ELECTRIC RANGE OR 250 CFM COMBUSTION RANGE LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY. IF DOWNDRAFT 300 CFM INTERMITTENT REQUIRED
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS AND DETAILS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION PER SRC R311.7.8.5, 1 1/2" CLEARANCE BETWEEN WALL AND HANDRAIL PER IRC 311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
12. SLOPE GARAGE TO COMPLY WITH R309.1 TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARDS THE OVERHEAD DOOR
13. PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC 311.7.2, TYP.
14. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP
15. PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT CEILING, FOR SEPARATION BETWEEN HABITABLE AREA AND GARAGE, TYP FOR 1 HOUR PROTECTION; REFER TO SHEET A8.01 FC48.C.
16. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
17. PROVIDE WOOD-FRAMED CANOPY PROJECTION ABOVE; TO PROJECT NO CLOSER THAN 3-FEET TO ANY PROPERTY LINE, PER IRC TABLE R302.1(1). PAINT PER ELEVATIONS.
18. MIN 1/2" GYPSUM WALLBOARD WRAPPING BEAMS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
19. PROVIDE ROOF OVERHANG ABOVE, TYP; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING PER IRC TABLE R302.1(1) FOOTNOTE (a)
20. PROVIDE 1'-6" X 2'-0" MIN CRAWL SPACE ACCESS HATCH PER IRC R408.4 PANEL TO ALIGN WITH FLOOR SUBSTRATE TO ALLOW FOR A SEAMLESS FLOOR FINISH
21. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6.
22. PROVIDE PLANTER, REFER TO L1 FOR PLANTING SCHEDULE
23. AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH R309.4: SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325
24. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
25. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
26. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH IRC R302.5.1 - R302.5.3
27. SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.04 AND SCHEDULE ON A8



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

0 2' 4' 8'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. KNOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

First Floor Plan

A2.01

© 2025 b9 architects

PLAN LEGEND

DOOR DESIGNATION 1.1 — DOOR WIDTH / DOOR HEIGHT

WINDOW DESIGNATION 1.1 — 3'-0" WINDOW WIDTH / 5'-0" WINDOW HEIGHT

XX / X.X — DETAIL NUMBER / SHEET NUMBER

XX / X.X — SECTION MARKER

FLOOR STEP DOWN

SOFFIT STEP DOWN

OVERHANG WITH FLOOR AREA ABOVE

OVERHANG OR PROJECTION

CAST-IN-PLACE CONCRETE WALL

PAVED PEDESTRIAN WALKWAY

IMPERVIOUS PAVERS

WOOD DECKING OR SIM.

W/D — WASHING/ DRYER MACHINE (COMBO)

HWH — ON-DEMAND HOT WATER HEATER

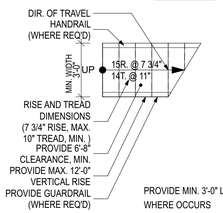
SD — SMOKE DETECTOR LOCATION. REFER TO GENERAL NOTES.

FAN LOCATION. REFER TO GENERAL NOTES.

CO — CARBON MONOXIDE DETECTOR LOCATION. REFER TO GENERAL NOTES.

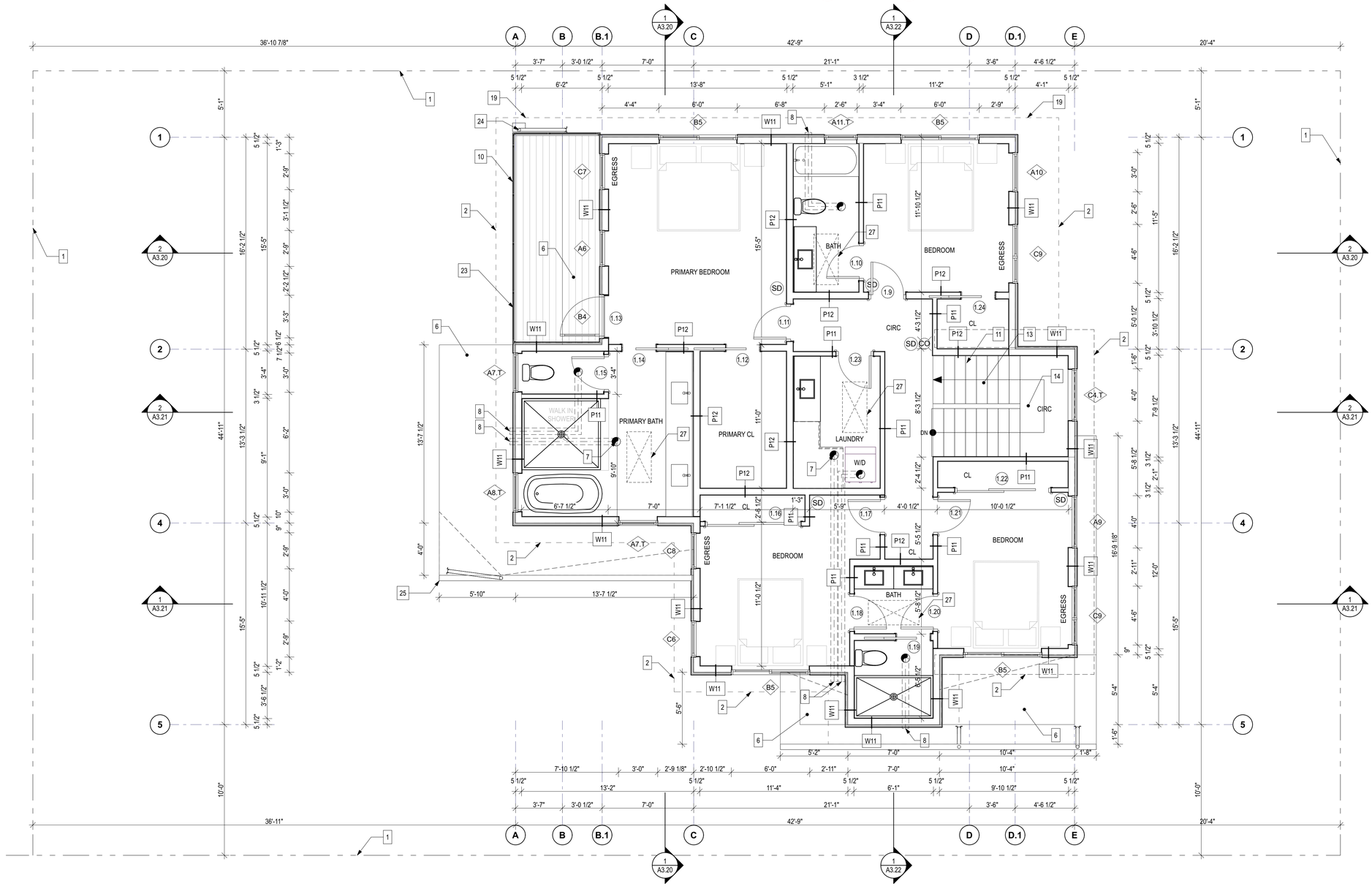
HD — HEAT DETECTOR/HEAT ALARM PER IRC R328.7.

TYPICAL STAIR



PLAN NOTES

1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
4. VEHICULAR ENTRY
5. STRUCTURE ABOVE, TYP
6. STRUCTURE BELOW, TYP
7. PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SONE 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1
9. PER IRC TABLE M1505.4.4(1), AT KITCHENS, PROVIDE MINIMUM 160 CFM INTERMITTENT ELECTRIC RANGE OR 250 CFM COMBUSTION RANGE LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY. IF DOWNDRAFT 300 CFM INTERMITTENT REQUIRED
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS AND DETAILS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION PER SRC R311.7.8.5, 1 1/2" CLEARANCE BETWEEN WALL AND HANDRAIL PER IRC 311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
12. SLOPE GARAGE TO COMPLY WITH R309.1 TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARDS THE OVERHEAD DOOR
13. PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC 311.7.2, TYP.
14. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
15. PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT CEILING, FOR SEPARATION BETWEEN HABITABLE AREA AND GARAGE, TYP FOR 1 HOUR PROTECTION; REFER TO SHEET A8.01 FC48.C.
16. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
17. PROVIDE WOOD-FRAMED CANOPY PROJECTION ABOVE; TO PROJECT NO CLOSER THAN 3-FEET TO ANY PROPERTY LINE, PER IRC TABLE R302.1(1). PAINT PER ELEVATIONS.
18. MIN 1/2" GYPSUM WALLBOARD WRAPPING BEAMS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
19. PROVIDE ROOF OVERHANG ABOVE, TYP; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING PER IRC TABLE R302.1(1) FOOTNOTE (a)
20. PROVIDE 1'-6" X 2'-0" MIN CRAWL SPACE ACCESS HATCH PER IRC R408.4 PANEL TO ALIGN WITH FLOOR SUBSTRATE TO ALLOW FOR A SEAMLESS FLOOR FINISH
21. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6.
22. PROVIDE PLANTER, REFER TO L1 FOR PLANTING SCHEDULE
23. AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH R309.4: SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325
24. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
25. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
26. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH IRC R302.5.1 - R302.5.3
27. SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.04 AND SCHEDULE ON A8



SECOND FLOOR PLAN

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

N

0 2' 4' 8'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Second Floor Plan

A2.02

© 2025 b9 architects

PLAN LEGEND

DOOR DESIGNATION 1.1 — DOOR WIDTH / DOOR HEIGHT

WINDOW DESIGNATION 1.1 — 3'-0" WINDOW WIDTH / 5'-0" WINDOW HEIGHT

XX / X.X — DETAIL NUMBER / SHEET NUMBER

XX / X.X — SECTION MARKER

FLOOR STEP DOWN

SOFFIT STEP DOWN

OVERHANG WITH FLOOR AREA ABOVE

OVERHANG OR PROJECTION

CAST-IN-PLACE CONCRETE WALL

PAVED PEDESTRIAN WALKWAY

IMPERVIOUS PAVERS

WOOD DECKING OR SIM.

W/D — WASHING/ DRYER MACHINE (COMBO)

HWH — ON-DEMAND HOT WATER HEATER

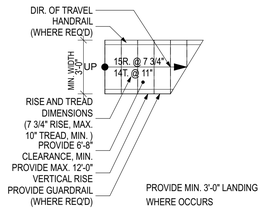
SD — SMOKE DETECTOR LOCATION. REFER TO GENERAL NOTES.

FAN LOCATION. REFER TO GENERAL NOTES.

CO — CARBON MONOXIDE DETECTOR LOCATION. REFER TO GENERAL NOTES.

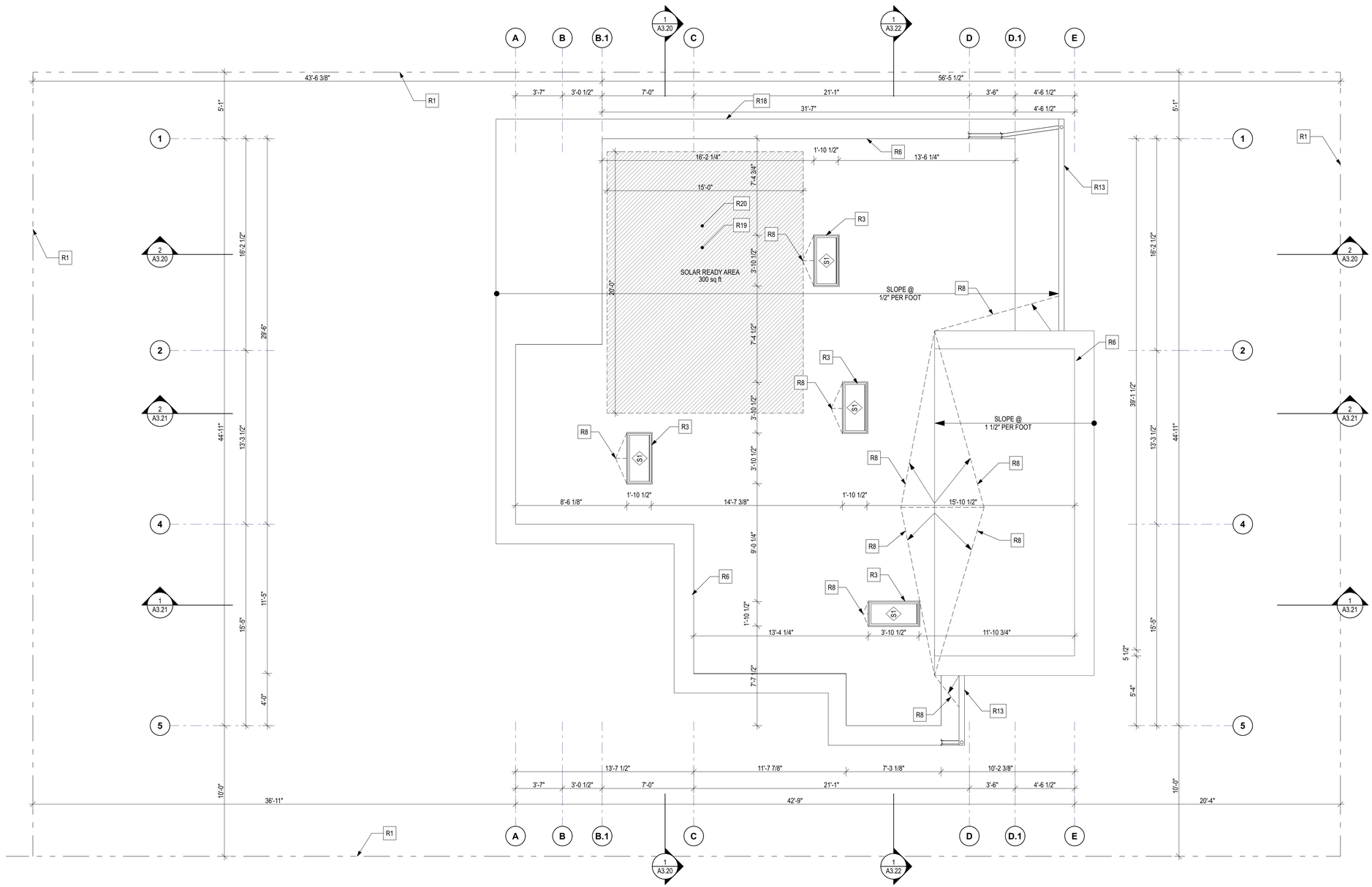
HD — HEAT DETECTOR/HEAT ALARM PER IRC R328.7.

TYPICAL STAIR



ROOF PLAN NOTES

R1. PROPERTY LINE
R2. ROOF/DECK ABOVE
R3. SKYLIGHT ON 2X10 CURB, WITH CRICKET FOR ROOF DRAINAGE
R4. NOT USED
R5. STRUCTURE ABOVE, TYP
R6. STRUCTURE BELOW, TYP
R7. NOT USED
R8. PROVIDE CRICKET WITH RIGID INSULATION, 3.5" MIN PER ROOF ASSEMBLIES, REFER TO FC71, A8.01. SLOPE TO DRAIN, MIN. 3/8" PER FOOT
R9. NOT USED
R10. NOT USED
R11. NOT USED
R12. NOT USED
R13. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
R17. LOCATE PLUMBING VENT PENETRATION AT ROOF 10' MIN FROM EDGE OF OCCUPIABLE ROOF DECK PER SEATTLE PLUMBING CODE 906. OTHERWISE EXTEND VENT 7" ABOVE WALKING SURFACE PER SEATTLE PLUMBING CODE 906.
R18. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER SRC TABLE R302.1(1) FOOTNOTE 'A' AT PROJECTIONS BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE. BLOCKING TO EXTEND FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AT EAVE, TYP. NO VENT HOLES WILL BE ALLOWED, AND ALL GAPS BETWEEN THE FIREBLOCKING AND THE ROOF SHEATHING/TOP PLATE/ROOF JOISTS SHALL BE SEALED
R19. THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED 'FOR FUTURE SOLAR ELECTRIC'
R20. A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION



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

N

0 2' 4' 8'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT
BRADLEY G. KNOWLIN
STATE OF WASHINGTON
Professional Stamp

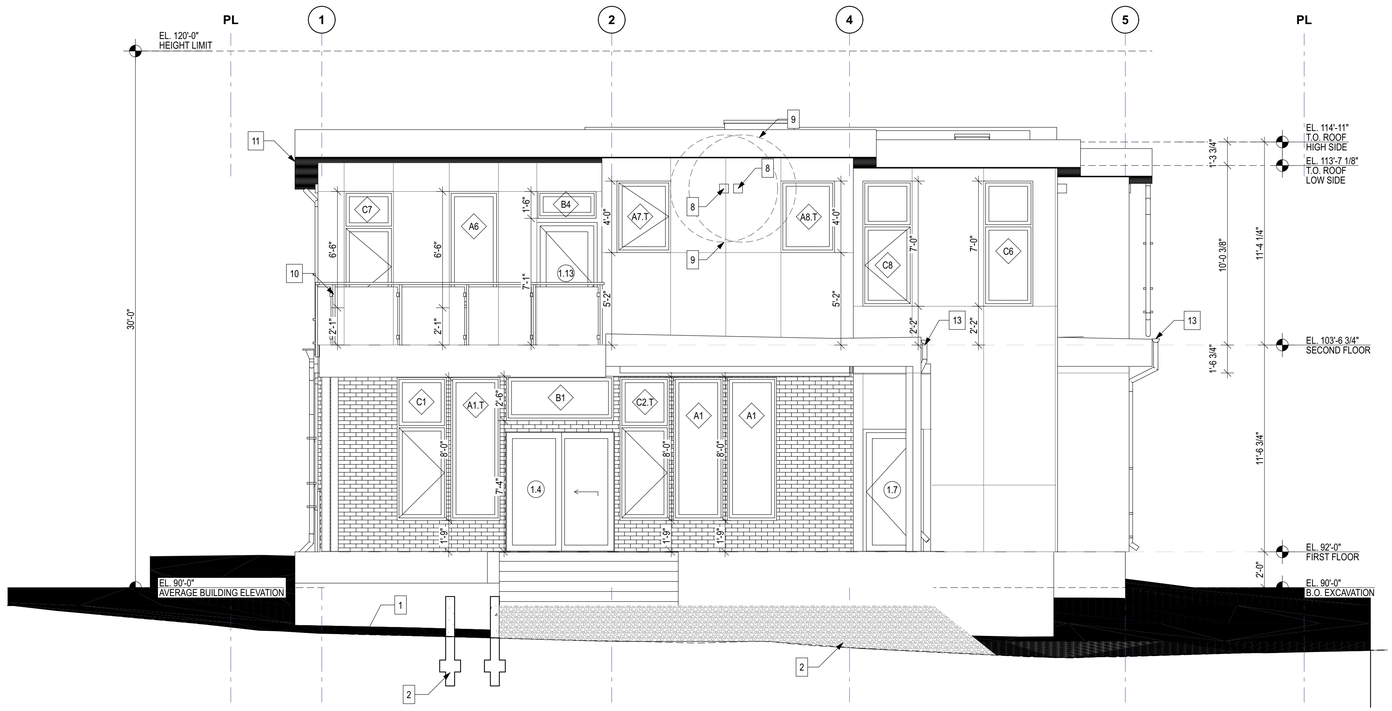
Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Roof Plan

A2.03

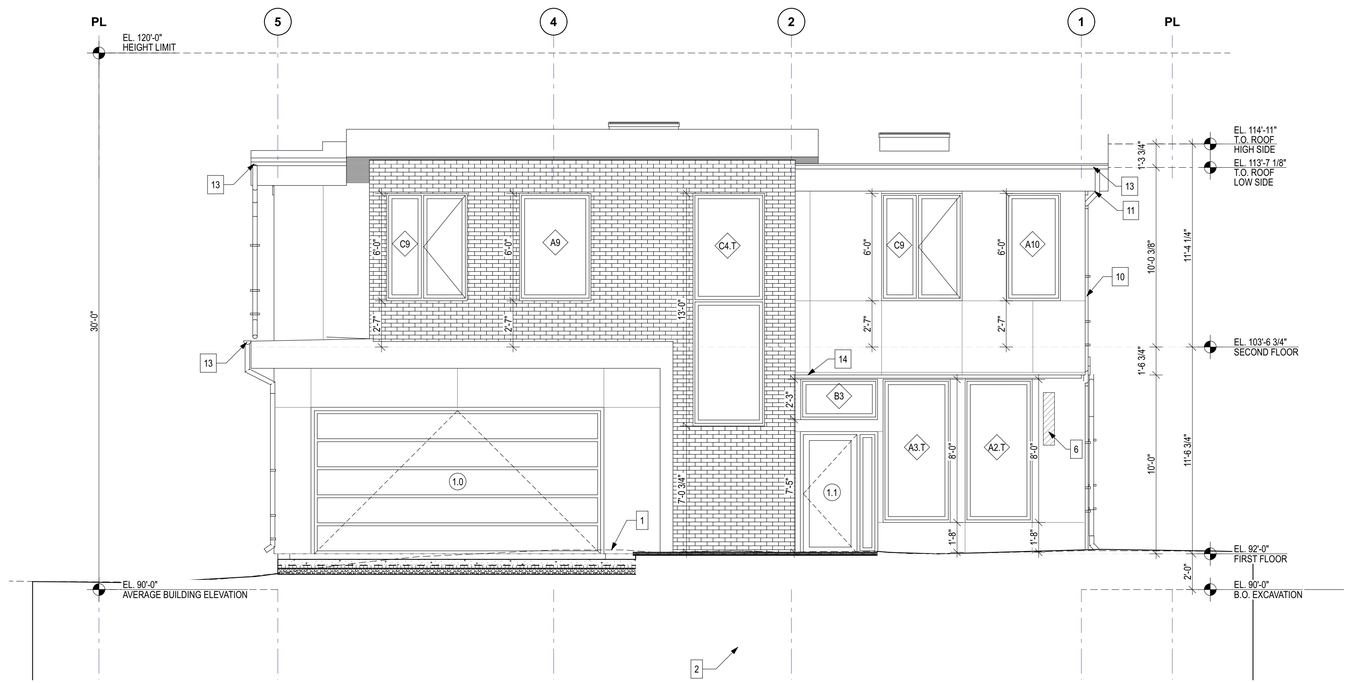
© 2025 b9 architects



2 WEST ELEVATION

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

0 2' 4' 8'



1 EAST ELEVATION

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

0 2' 4' 8'

ELEVATION NOTES

1. EXISTING GRADE, TYP.
2. DENOTES FOOTING BEYOND, TYP.
3. PROVIDE WOOD FRAMED CANOPY PER STRUCTURAL PLANS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 5-FEET TO ANY PROPERTY LINE, PER IRC TABLE R302.1(1). FINISH PER DR ELEVATIONS.
4. NOT USED
5. NOT USED
6. PROVIDE ADDRESS NUMBERS TO BE VISIBLE FROM STREET
7. NOT USED
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
9. PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1 AND M1504.3.
10. PROVIDE GUARDRAIL AT MIN 42" A.F.F. PER IRC 312.1.2. OPENING SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL. NOTE ALL INFILL GLASS PANELS BETWEEN STRUCTURAL STANCHIONS AND A STRUCTURAL TOP RAIL MUST BE SAFETY GLAZED
11. ROOF EAVE IN REQUIRED YARD PER MIMC 19.02.020.C.3.a.i; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING
12. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
13. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
14. PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY, TYP.

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

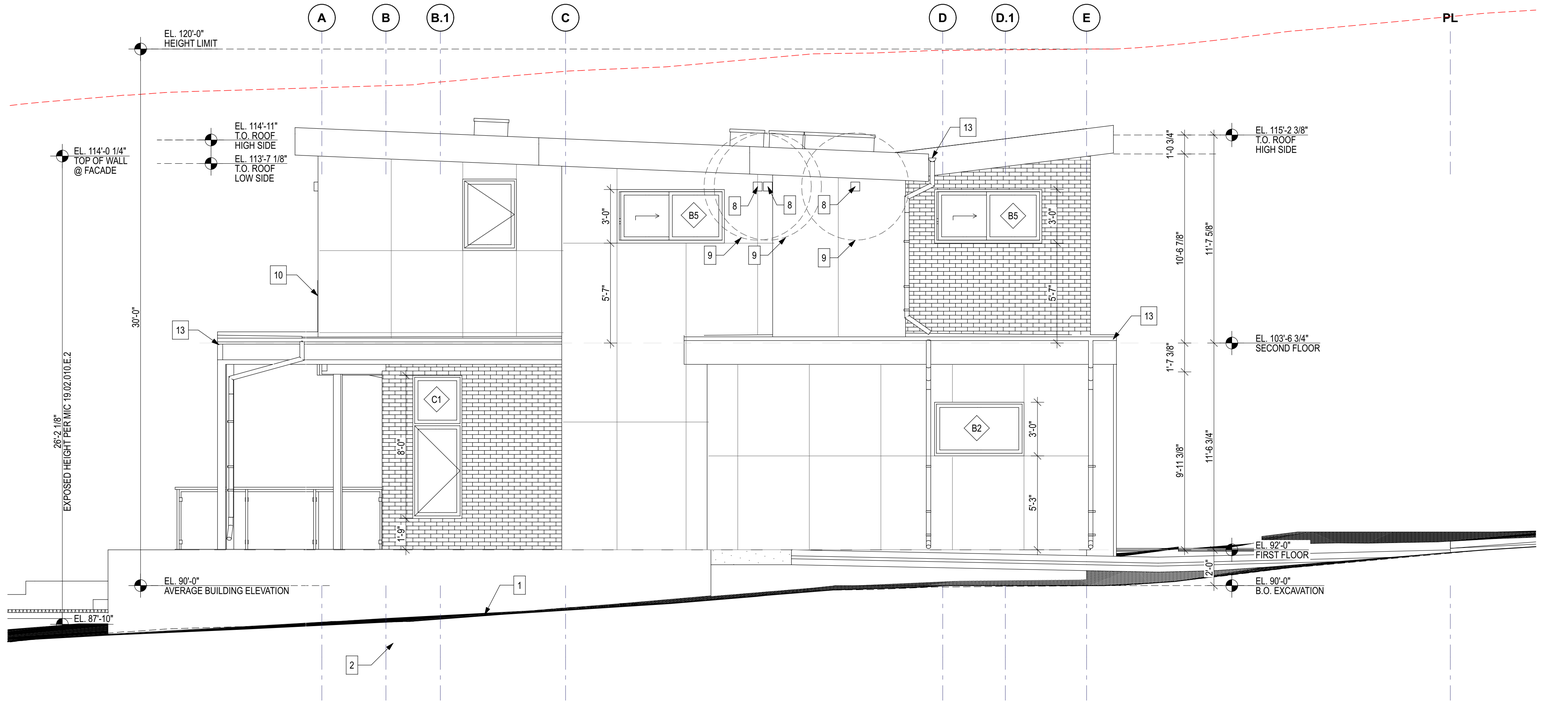
Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Elevations

A3.10

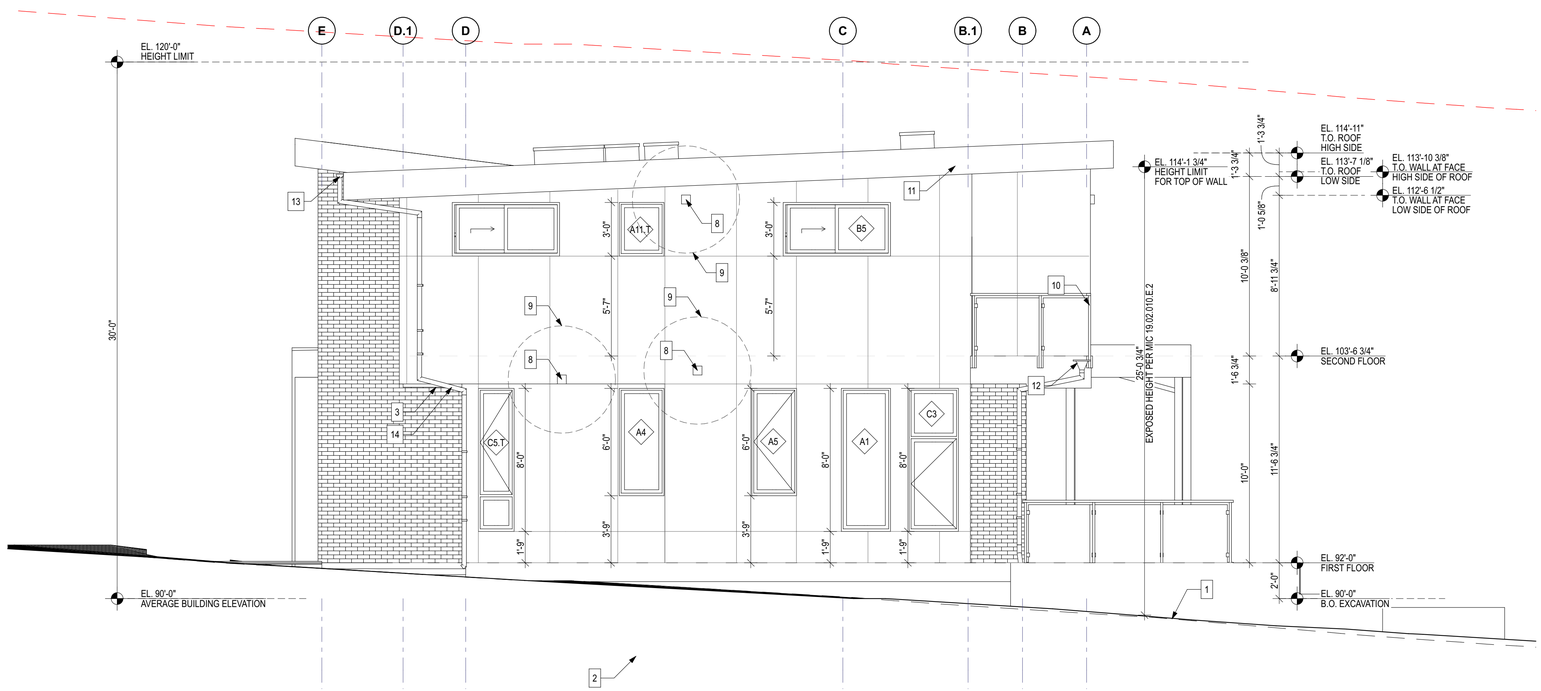
© 2025 b9 architects



2 SOUTH ELEVATION

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

0 2' 4' 8'



1 NORTH ELEVATION

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

0 2' 4' 8'

ELEVATION NOTES

1. EXISTING GRADE, TYP.
2. DENOTES FOOTING BEYOND, TYP.
3. PROVIDE WOOD FRAMED CANOPY PER STRUCTURAL PLANS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 5-FEET TO ANY PROPERTY LINE, PER IRC TABLE R302.1(1). FINISH PER DR ELEVATIONS.
4. NOT USED
5. NOT USED
6. PROVIDE ADDRESS NUMBERS TO BE VISIBLE FROM STREET
7. NOT USED
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
9. PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1 AND M1504.3.
10. PROVIDE GUARDRAIL AT MIN 42" A.F.F. PER IRC 312.1.2. OPENING SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL. NOTE ALL INFILL GLASS PANELS BETWEEN STRUCTURAL STANCHIONS AND A STRUCTURAL TOP RAIL MUST BE SAFETY GLAZED
11. ROOF EAVE IN REQUIRED YARD PER MIMC 19.02.020.C.3.a.i; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING
12. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
13. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
14. PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY, TYP.

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

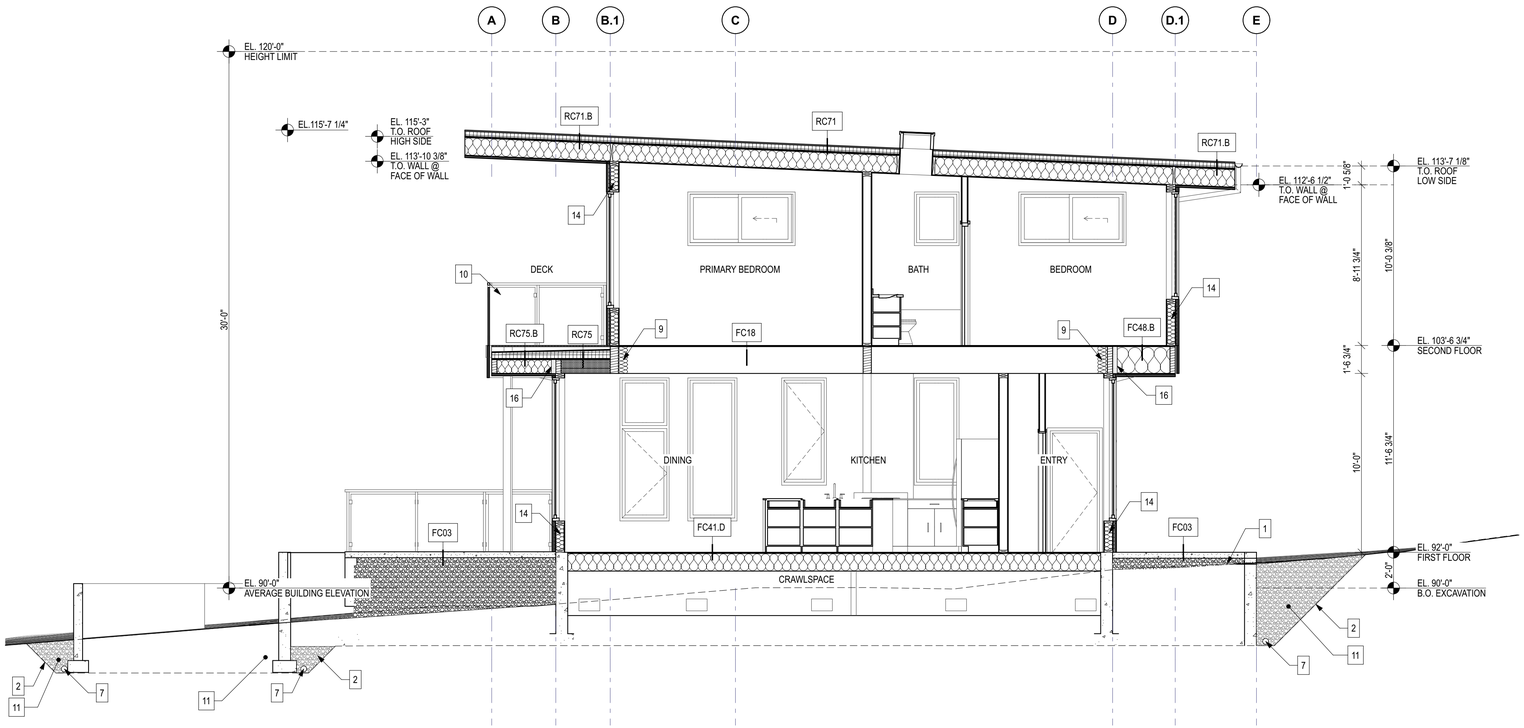
Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Elevations

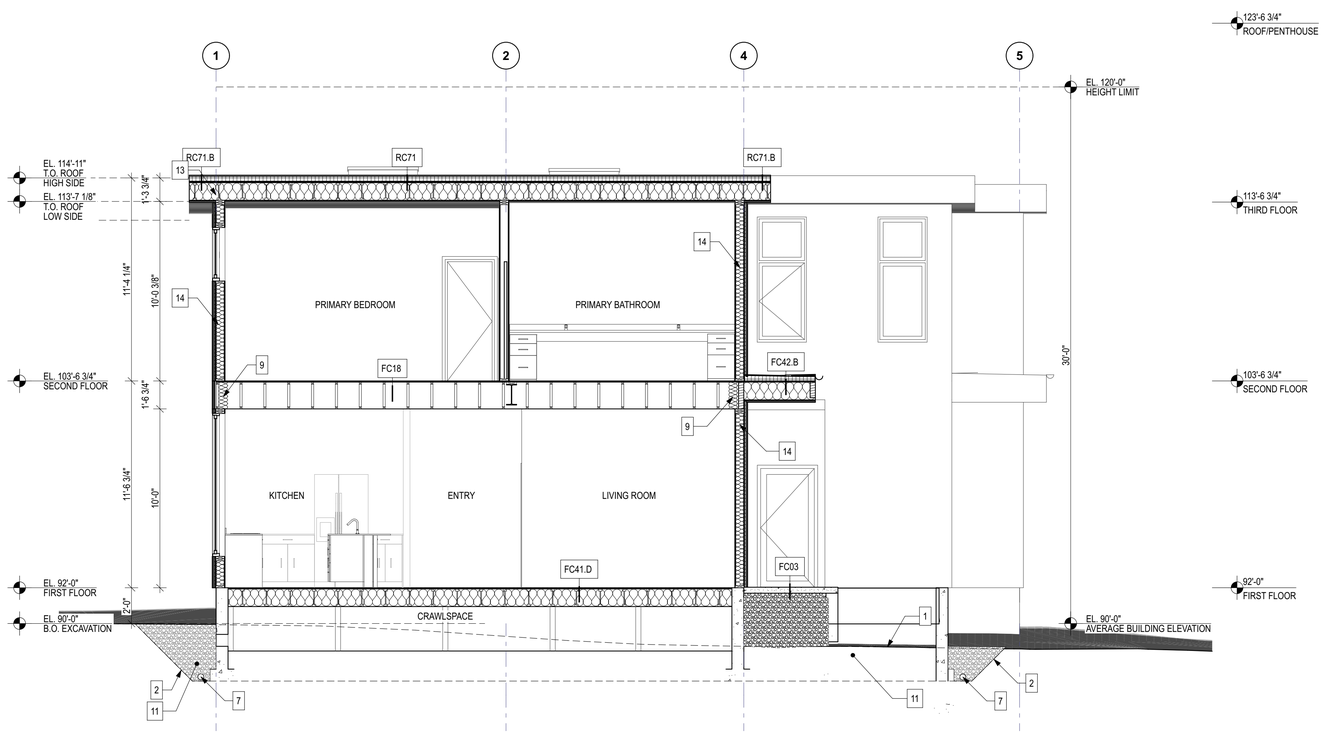
A3.11

© 2025 b9 architects



2 TRANSVERSE SECTION 1

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



1 LONGITUDINAL SECTION 1

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

SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, TYP.
3. NOT USED
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER SEC R402.2.9, TYP.
5. PROVIDE INSULATION BELOW SLAB ON GRADE PER FLOOR ASSEMBLY
6. PROVIDE CONTINUOUS (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, TYP. FOR 1-HOUR PROTECTION.
7. PROVIDE FOOTING DRAIN, TYP.
8. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
9. PROVIDE R-21 INSULATION AT EDGE OF FLOOR, TYP.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS AND DRAWINGS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. BACKFILL REQUIRED, PROVIDE STRUCTURAL FILL
12. NOT USED
13. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER SRC TABLE R302.1(1) FOOTNOTE 'A' AT PROJECTIONS BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE. BLOCKING TO EXTEND FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AT EAVE, TYP. NO VENT HOLES WILL BE ALLOWED, AND ALL GAPS BETWEEN THE FIREBLOCKING AND THE ROOF SHEATHING/TOP PLATE/ ROOF JOISTS SHALL BE SEALED
14. PROVIDE R-21 INSULATION AT EXTERIOR WALLS, TYP. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
15. PROVIDE R-21 INSULATION AT INTERIOR OF CONCRETE WALL. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
16. FILL CAVITY WITH INSULATION, PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIM/BLOCKING AT OVERHANG, REFER TO FLOOR ASSEMBLIES ON SHEET A8.01.

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

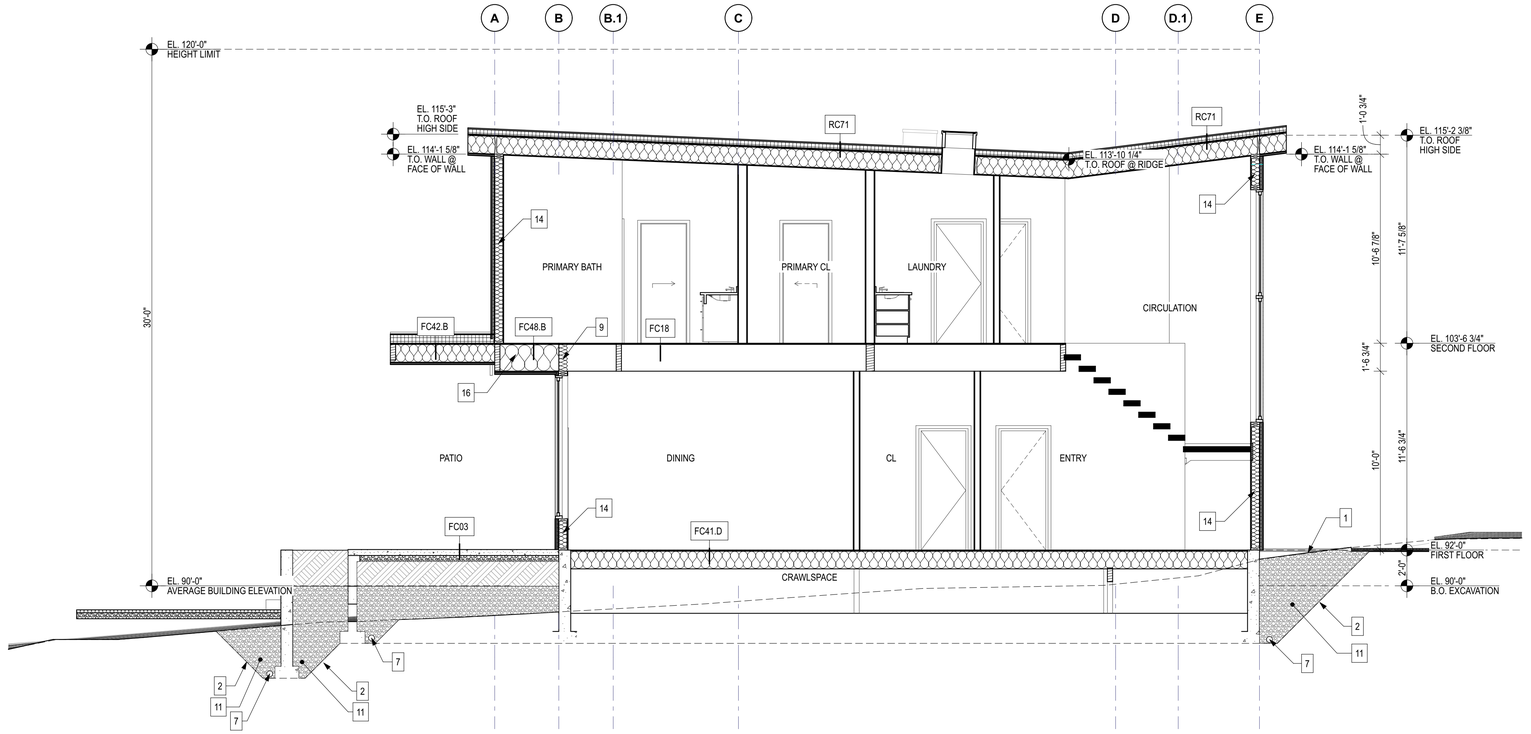
Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Sections

A3.20

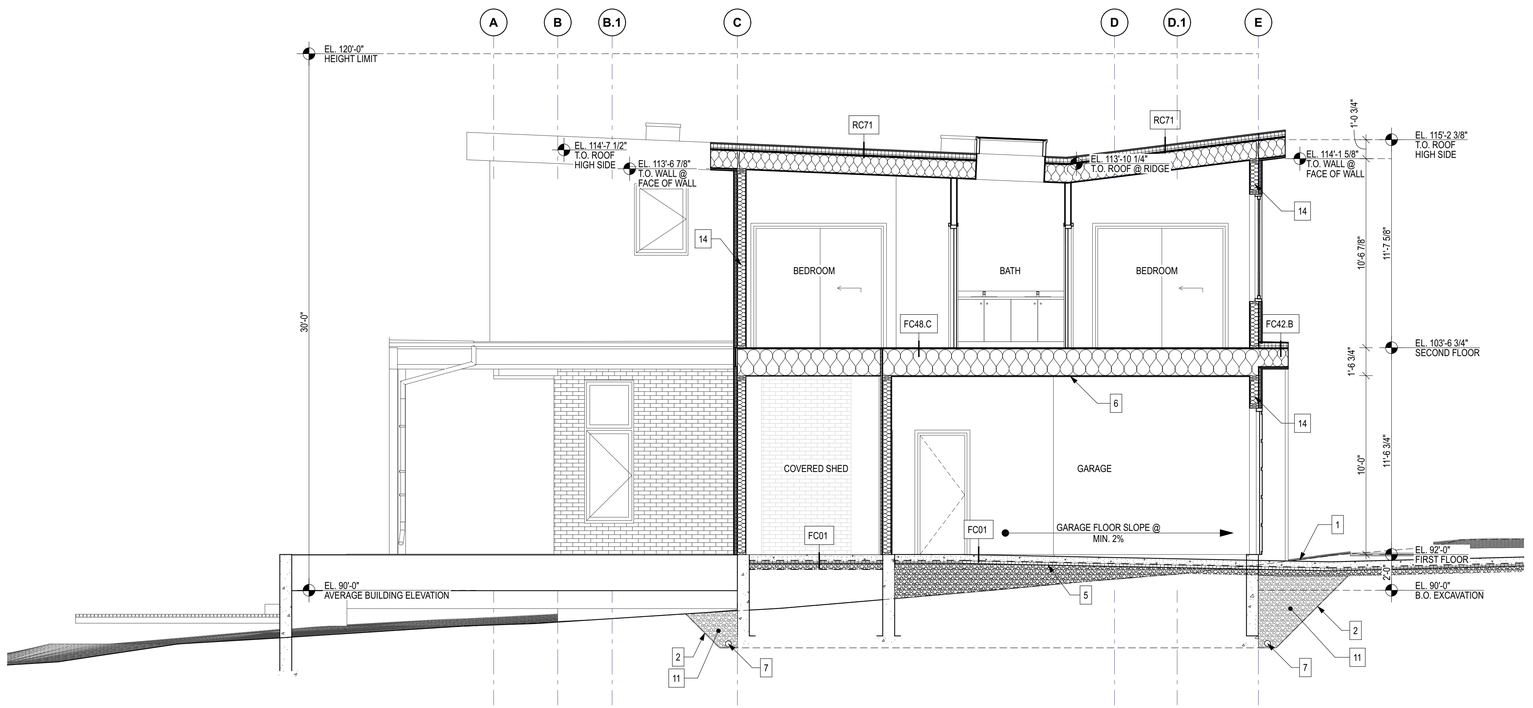
© 2025 b9 architects



2 TRANSVERSE SECTION 2

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

0 2' 4' 8'



1 TRANSVERSE SECTION 3

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

0 2' 4' 8'

SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, TYP.
3. NOT USED
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER SEC R402.2.9, TYP.
5. PROVIDE INSULATION BELOW SLAB ON GRADE PER FLOOR ASSEMBLY
6. PROVIDE CONTINUOUS (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, TYP. FOR 1-HOUR PROTECTION.
7. PROVIDE FOOTING DRAIN, TYP.
8. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
9. PROVIDE R-21 INSULATION AT EDGE OF FLOOR, TYP.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS AND DRAWINGS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. BACKFILL REQUIRED, PROVIDE STRUCTURAL FILL
12. NOT USED
13. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER SRC TABLE R302.1(1) FOOTNOTE 'A' AT PROJECTIONS BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE. BLOCKING TO EXTEND FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AT EAVE, TYP. NO VENT HOLES WILL BE ALLOWED, AND ALL GAPS BETWEEN THE FIREBLOCKING AND THE ROOF SHEATHING/TOP PLATE/ ROOF JOISTS SHALL BE SEALED
14. PROVIDE R-21 INSULATION AT EXTERIOR WALLS, TYP. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
15. PROVIDE R-21 INSULATION AT INTERIOR OF CONCRETE WALL. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
16. FILL CAVITY WITH INSULATION, PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIM/BLOCKING AT OVERHANG, REFER TO FLOOR ASSEMBLIES ON SHEET A8.01.

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
Brad Khouri
BRADLEY G. KHOURI
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

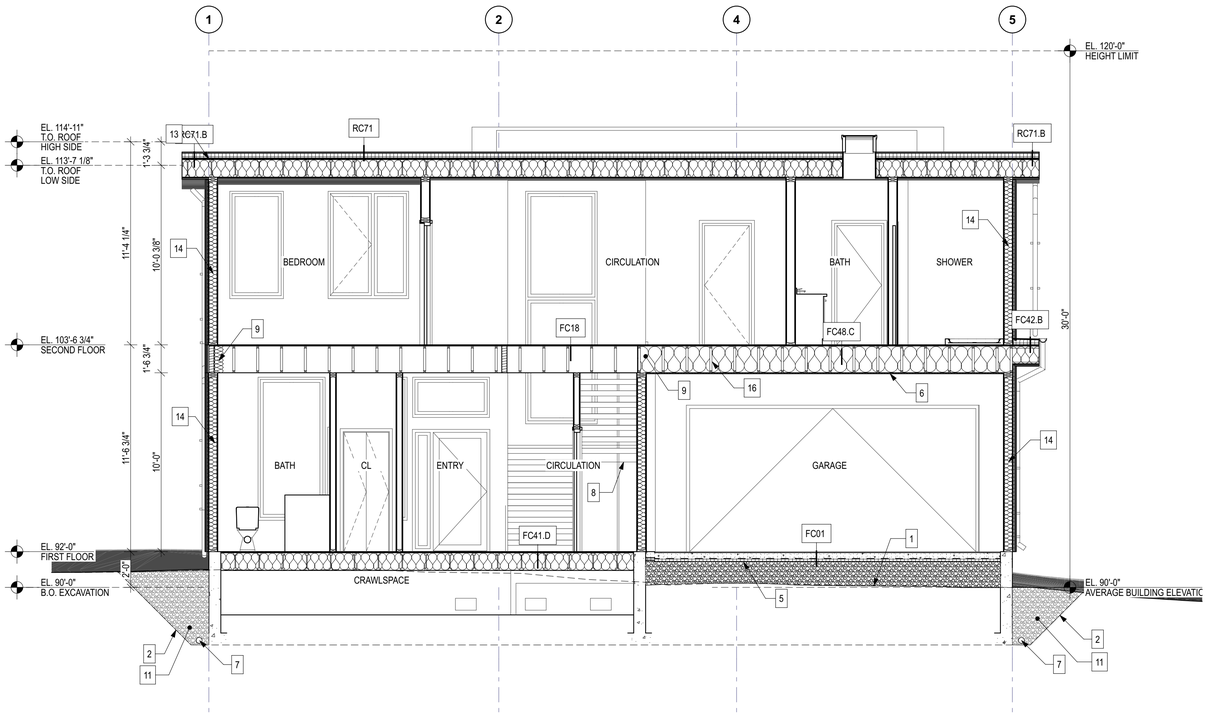
Sections

A3.21

© 2025 b9 architects

SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, TYP.
3. NOT USED
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER SEC R402.2.9, TYP.
5. PROVIDE INSULATION BELOW SLAB ON GRADE PER FLOOR ASSEMBLY
6. PROVIDE CONTINUOUS (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, TYP. FOR 1-HOUR PROTECTION.
7. PROVIDE FOOTING DRAIN, TYP.
8. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
9. PROVIDE R-21 INSULATION AT EDGE OF FLOOR, TYP.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS AND DRAWINGS FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. BACKFILL REQUIRED, PROVIDE STRUCTURAL FILL
12. NOT USED
13. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER SRC TABLE R302.1(1) FOOTNOTE 'A' AT PROJECTIONS BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE. BLOCKING TO EXTEND FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AT EAVE, TYP. NO VENT HOLES WILL BE ALLOWED, AND ALL GAPS BETWEEN THE FIREBLOCKING AND THE ROOF SHEATHING/TOP PLATE/ ROOF JOISTS SHALL BE SEALED
14. PROVIDE R-21 INSULATION AT EXTERIOR WALLS, TYP. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
15. PROVIDE R-21 INSULATION AT INTERIOR OF CONCRETE WALL. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
16. FILL CAVITY WITH INSULATION, PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIM/BLOCKING AT OVERHANG, REFER TO FLOOR ASSEMBLIES ON SHEET A8.01.



1 LONGITUDINAL SECTION 2

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

0 2' 4' 8'

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

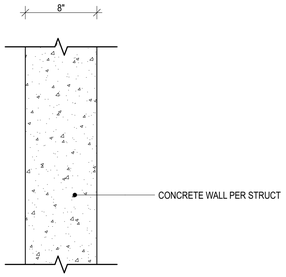
Sections

A3.22

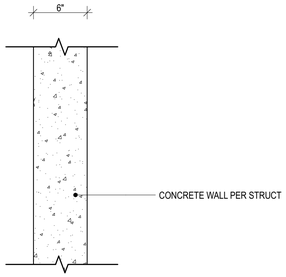
© 2025 b9 architects

EXTERIOR WALL TYPES

W01.B



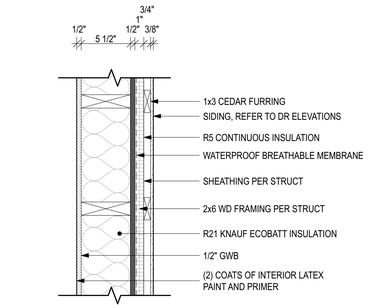
W01.A



W11

EXTERIOR WALL
SIDING PER DR
ELEVATION AND
MATERIAL SCHEDULE

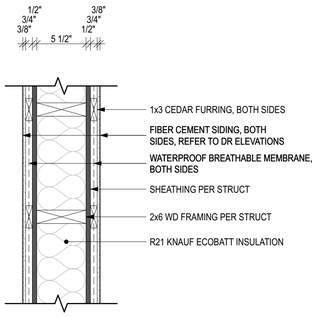
WD 2X6 EXT
MIN R-20 CAVITY + R-5
CONTINUOUS
UNRATED



INT EXT

W16

FIBER CEMENT
BOTH SIDES
WD 2X6 EXT
MIN R-21

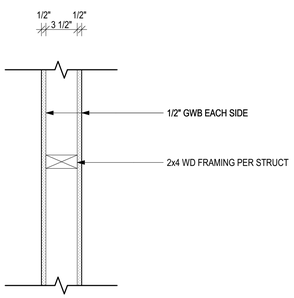


EXT EXT

INTERIOR WALL TYPES

P11

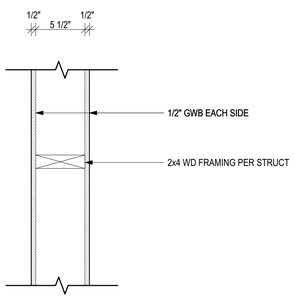
2X4 INT



INT INT

P12

2X6 INT



INT INT

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Wall Types

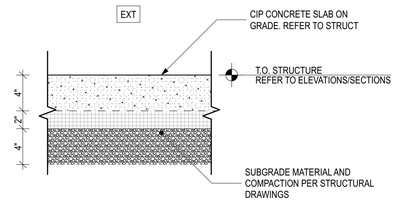
A8.00

© 2025 b9 architects

FC FLOOR TYPES

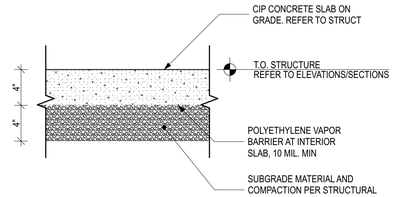
FC01

CONCRETE SLAB ON GRADE
INSULATED



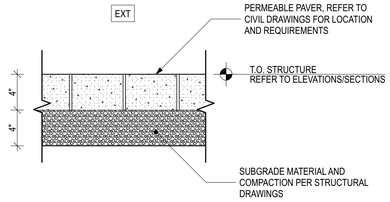
FC02

CONCRETE SLAB ON GRADE
UNINSULATED
W/ VAPOR BARRIER



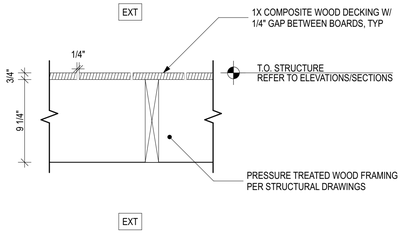
FC03

PERMEABLE PAVER



FC05

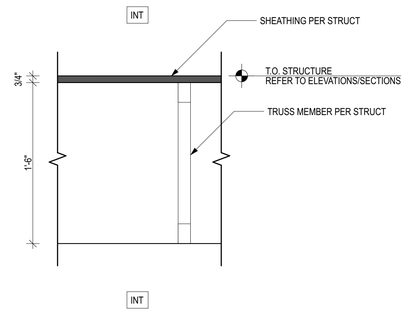
OPEN WOOD DECK



FC FLOOR TYPES

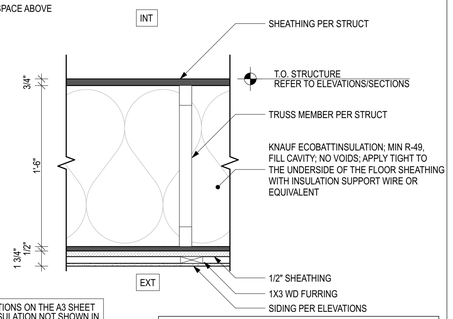
FC18

18" TRUSS INT



FC48.B

18" TRUSS OVERHANG
UNVENTED
CONDITIONED SPACE ABOVE

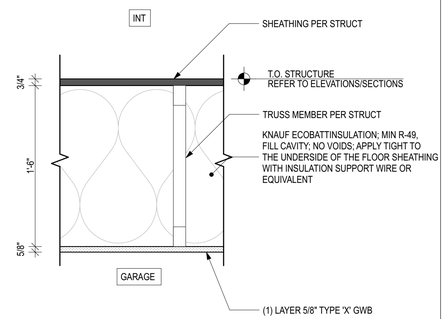


REFER TO SECTIONS ON THE A3 SHEET SERIES FOR INSULATION NOT SHOWN IN THIS ASSEMBLY.
NOTE: PROVIDE 3" MIN.
SPRAY FOAM INSULATION AT FACE OF RIM / BLOCKING AT OVERHANG.

A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

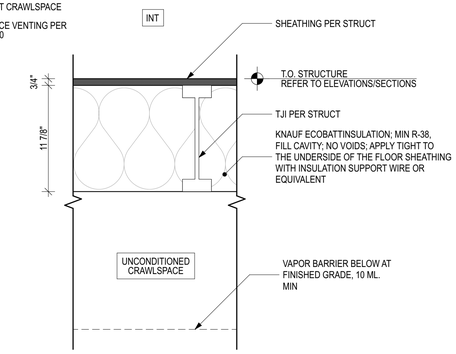
FC48.C

18" TRUSS OVER GARAGE
R-38 MIN
1-HR RATED



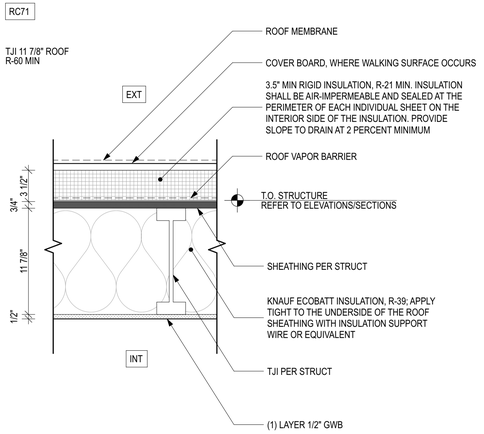
FC41.D

TJI 11 7/8" AT CRAWLSPACE
R-38 MIN
CRAWLSPACE VENTING PER SHEET A2.00

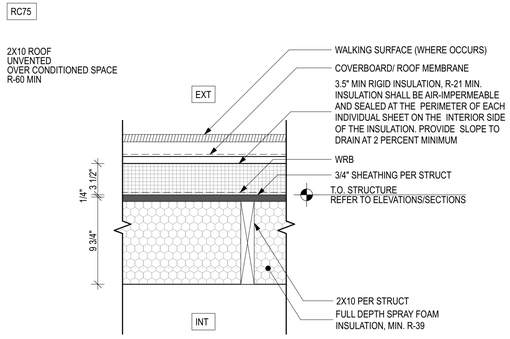


ROOF TYPES

RC71



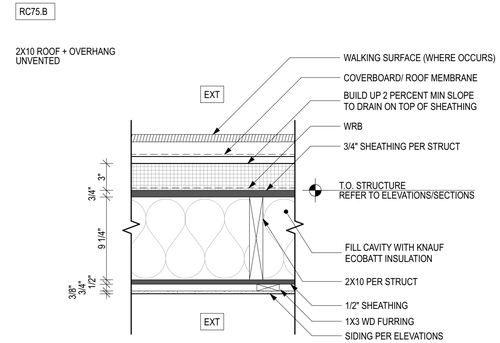
RC75



A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

RC75.B

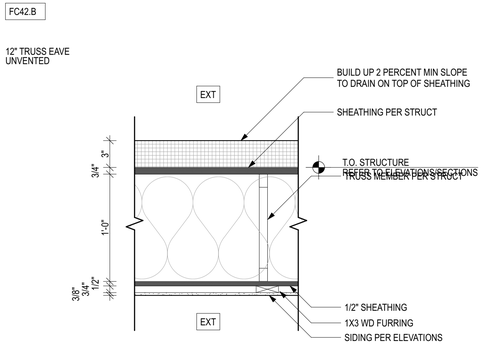
2X10 ROOF + OVERHANG
UNVENTED



A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

FC42.B

12" TRUSS EAVE
UNVENTED



A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

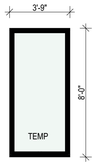
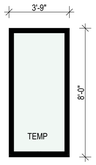
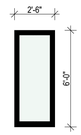
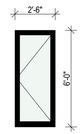
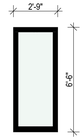
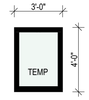
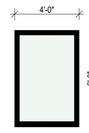
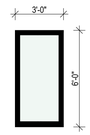
City Stamp

Floor Types

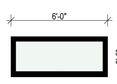
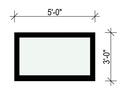
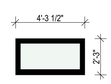
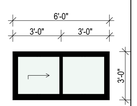
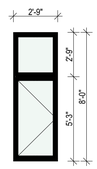
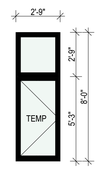
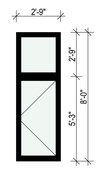
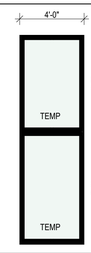
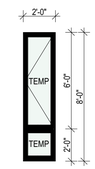
A8.01

© 2025 b9 architects

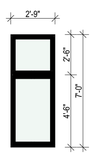
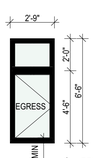
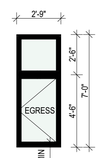
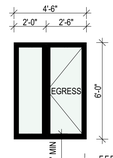
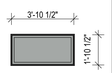
SINGLE FAMILY RESIDENCE WINDOW SCHEDULE

WINDOW NUMBER	A1	A1.T	A2.T	A3.T	A4	A5	A6	A7.T	A8.T	A9	A10
QUANTITY	3	1	1	1	1	1	1	2	1	1	1
ELEVATION											
LOCATION	LIVING	DINING	BATH	ENTRY	KITCHEN	KITCHEN	PRIMARY BEDROOM	PRIMARY BATH	PRIMARY BATH	BEDROOM	BEDROOM
WINDOW TYPE	F	F	F	F	F	F	F	F	F	F	F
WIDTH	2'-9"	2'-9"	3'-9"	3'-9"	2'-6"	2'-6"	2'-9"	3'-0"	3'-0"	4'-0"	3'-0"
HEIGHT	8'-0"	8'-0"	8'-0"	8'-0"	6'-0"	6'-0"	6'-6"	4'-0"	4'-0"	6'-0"	6'-0"
WINDOW AREA	22.00	22.00	30.00	30.00	15.00	15.00	17.88	12.00	12.00	24.00	18.00
SILL HEIGHT	1'-9"	1'-9"	1'-9"	1'-9"	3'-9"	3'-9"	2'-1"	5'-2"	5'-2"	2'-7"	2'-7"
U-VALUE	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
TEMPERED	☐	☒	☒	☒	☐	☐	☐	☒	☒	☐	☐
EGRESS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES			FROSTED FOR PRIVACY								

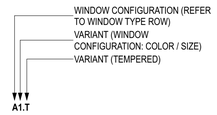
SINGLE FAMILY RESIDENCE WINDOW SCHEDULE

WINDOW NUMBER	A11.T	B1	B2	B3	B4	B5	C1	C2.T	C3	C4.T	C5.T
QUANTITY	1	1	1	1	1	4	2	1	1	1	1
ELEVATION											
LOCATION	BATH	LIVING	GARAGE	ENTRY	PRIMARY BEDROOM	BEDROOM	LIVING	LIVING	DINING	STAIRWELL	BATH
WINDOW TYPE	F	F	F	F	F	S	C	C	C	F	C
WIDTH	2'-6"	6'-0"	5'-0"	4'-3 1/2"	3'-3"	6'-0"	2'-9"	2'-9"	2'-9"	4'-0"	2'-0"
HEIGHT	3'-0"	2'-6"	3'-0"	2'-3"	1'-6"	3'-0"	8'-0"	8'-0"	8'-0"	13'-0"	8'-0"
WINDOW AREA	7.50	15.00	15.00	9.66	4.87	18.00	22.00	22.00	22.00	52.00	16.00
SILL HEIGHT	5'-7"	7'-3"	5'-3"	7'-6"	7'-1"	5'-7"	1'-9"	1'-9"	1'-9"	7'- 1 3/4"	1'-9"
U-VALUE	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
TEMPERED	☒	☐	☐	☐	☐	☐	☐	☒	☐	☒	☒
EGRESS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES											

SINGLE FAMILY RESIDENCE WINDOW SCHEDULE

WINDOW NUMBER	C6	C7	C8	C9	S1	
QUANTITY	1	1	1	2	4	38
ELEVATION						
LOCATION	BEDROOM	PRIMARY BEDROOM	BEDROOM	BEDROOM	ROOF SKYLIGHT; REFER TO PLANS FOR DIMENSIONS	
WINDOW TYPE	C	C	C	C	F	
WIDTH	2'-9"	2'-9"	2'-9"	4'-6"	---	
HEIGHT	7'-0"	6'-6"	7'-0"	6'-0"	---	
WINDOW AREA	19.25	17.88	19.25	27.00	---	
SILL HEIGHT	2'-2"	2'-1"	2'-2"	2'-7"	---	123'-2 3/4"
U-VALUE	0.25	0.25	0.25	0.25	0.50	
TEMPERED	☐	☐	☐	☐	☒	
EGRESS	☐	☒	☒	☒	☐	
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	TBD	
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	
NOTES		EGRESS	EGRESS	EGRESS	SKYLIGHT GLAZING TO COMPLY WITH	

WINDOW TYPES NAMING CONVENTION



WINDOW NUMBER ID: A1.T

OPERABILITY:

HINGE AT **LEFT** SIDE **EXTERIOR ELEVATION**



HINGE AT **RIGHT** SIDE **EXTERIOR ELEVATION**











NOTE: ALL INTERIOR WINDOW FRAMES ARE TO BE WHITE VINYL, REFER TO WINDOW SCHEDULE FOR EXTERIOR FRAME COLOR

WINDOW GROUPING DESIGNATIONS

CONFIGURATION:		TYPES:	
VERTICAL WINDOW WITH/WITHOUT OPERABLE PANE	A	FIXED/ PICTURE WINDOW	F
HORIZONTAL WINDOW WITH/WITHOUT OPERABLE PANE	B	SLIDING WINDOW	S
COMBINATION	C	AWNING	A
SKYLIGHT	S	CASEMENT	C
		SINGLE HUNG	SH
		DOUBLE HUNG	DH

NFRC CERTIFIED PRODUCT DIRECTORY NUMBERS

MILGARD WINDOWS:

STYLES,6110; 6340; 6230

6340	FIXED	MIL-A-178-09307-00001
6110	SLIDING	MIL-A-153-16580-00001
6230	SINGLE HUNG	MIL-A-154-05562-00001

GENERAL WINDOW NOTES

1. ALL WINDOW SIZES DENOTE **ROUGH OPENING**
2. CONTRACTOR IS RESPONSIBLE FOR ORDERING THE CORRECT WINDOW SIZES, CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS DURING CONSTRUCTION.
3. **SEE PLANS AND ELEVATIONS FOR HINGE LOCATIONS AND DIRECTIONS.**
4. ALL GLAZING TO BE LOW-E, INSULATED GLAZING, U.O.N.
5. U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED.
6. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS FOR EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
7. HAZARDOUS GLAZING LOCATIONS:
   1. GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
      EXCEPTIONS:
      a. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
      b. DECORATIVE GLAZING
   2. GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
      EXCEPTIONS:
      a. DECORATIVE GLAZING.
      b. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
   3. GLAZING ADJACENT TO WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      EXCEPTIONS:
      a. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET, AND
      b. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
      c. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
      d. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
   4. GLAZING IN GUARDRAILS AND RAILINGS: ALL GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
   5. GLAZING AND WET SURFACES: GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
      EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATER'S EDGE OF A BATHTUB.
   6. GLAZING ADJACENT TO STAIRWAYS AND RAMPS: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAT 60 INCHES ABOVE THE PLANE OF THE ADJACENTWALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE HAZARDOUS LOCATIONS.
      EXCEPTIONS:
      a. THE SIDE OF THE STAIRWAY, LANDING, OR RAMPTHAT HAS GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE RAILING.
      b. GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACES.
   7. GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING: GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
      EXCEPTION: GLAZING THAT IS PROTECTED BY A GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8 WHERE THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE GUARD
   8. FIRE DEPARTMENT ACCESS PANELS: FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED.
9. **REFER TO FLOOR PLAN FOR ALL EGRESS WINDOWS.**

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT Brad Khouri BRADLEY G. KHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Windows Schedule

A8.10

© 2025 b9 architects

UNIT 1 DOOR SCHEDULE							
DOOR NUMBER	LOCATION	**TYPE**	**HEIGHT**	**WIDTH**	**GLAZING AREA**	**U-VALUE**	**NOTES**
1.0	GARAGE ENTRY	O	8'-0"	16'-0"			AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH IRC R309.4; SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325
1.1	MAIN ENTRY	S	6'-8"	3'-0"	29.2 SF	0.28	TEMPERED
1.2	BATHROOM	D	6'-8"	2'-6"			
1.3	CLOSET	F	6'-8"	2'-6"			
1.4	PATIO ENTRY	S	6'-8"	6'-0"	41.2 SF	0.28	TEMPERED
1.5	MUDROOM	D	6'-8"	2'-6"			
1.6	MUDROOM	D	6'-8"	2'-6"			20 MIN. FIRE RATED OR SELF CLOSING
1.7	BACK ENTRY	S	6'-8"	3'-0"	24.2 SF	0.28	
1.8	CLOSET	D	6'-8"	2'-6"			
1.9	BEDROOM	D	6'-8"	2'-6"			
1.10	BATHROOM	D	6'-8"	2'-6"			
1.11	PRIMARY BEDROOM	D	6'-8"	2'-6"			
1.12	PRIMARY CLOSET	P	6'-8"	2'-6"			
1.13	PRIMARY BALCONY	S	6'-8"	3'-0"	23.1 SF	0.28	
1.14	PRIMARY BATHROOM	P	6'-8"	2'-6"			
1.15	TOILET	D	6'-8"	2'-6"			
1.16	CLOSET	T	6'-8"	7'-0"			
1.17	BEDROOM	D	6'-8"	2'-6"			
1.18	BATHROOM	D	6'-8"	2'-6"			
1.19	SHOWER ROOM	P	6'-8"	2'-6"			
1.20	BATHROOM	D	6'-8"	2'-6"			
1.21	BEDROOM	D	6'-8"	2'-6"			
1.22	CLOSET	T	6'-8"	7'-0"			
1.23	LAUNDRY	D	6'-8"	2'-6"			
1.24	CLOSET	T	6'-8"	2'-6"			

DOOR TYPES

B	BARN DOOR
D	SINGLE SWING DOOR
F	BI-FOLD DOORS - (1) LEAF
FF	BI-FOLD DOORS - (2) LEAVES
O	OVERHEAD/GARAGE DOOR
P	POCKET DOOR
T	UNIT SLIDING DOORS
S	EXTERIOR ENTRY DOOR

GENERAL DOOR NOTES

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR HINGE DIRECTIONS
2. SWING ESTABLISHED FACING HINGE SIDE OF DOOR (CONTRACTOR TO VERIFY SWING DIRECTION)
3. ALL WIDTHS AND HEIGHTS DENOTE DOOR LEAF SIZES, EXCEPT DOUBLE DOOR UNITS WHICH ARE NOTED AS DOUBLE LEAF SIZE. U.N.O. IN KEY NOTES
4. ALL DOORS WITH GLAZING TO HAVE LOW-E, INSULATED TEMPERED SAFETY GLASS
5. EGRESS DOORS NOTED IN KEY NOTES
6. U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

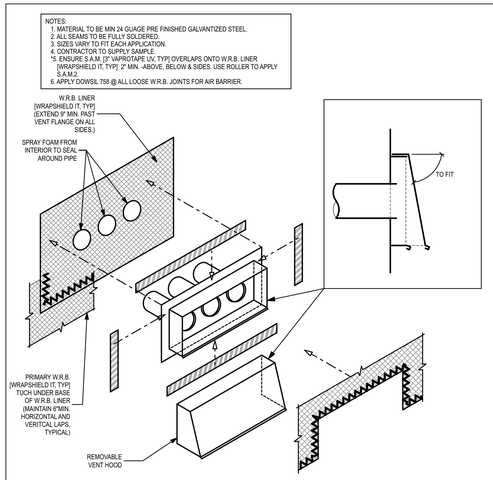
Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

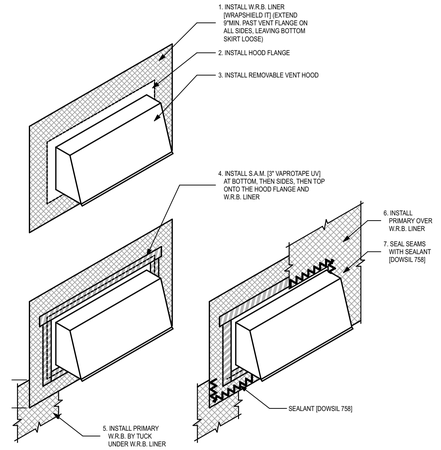
Door Schedule

A8.20

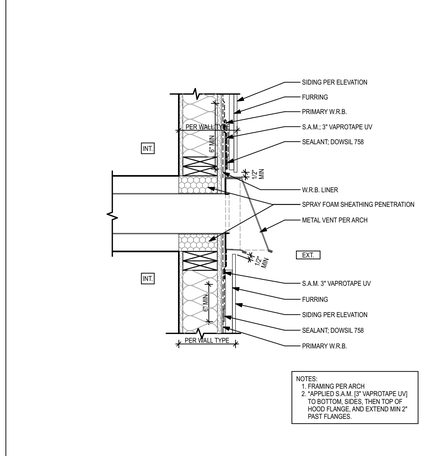
© 2025 b9 architects



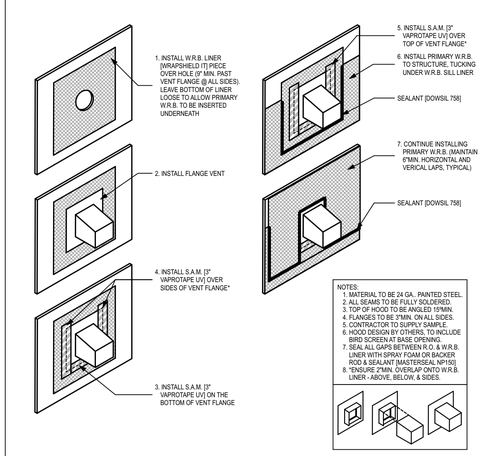
ISOMETRIC: REMOVABLE GANGED HOOD VENT



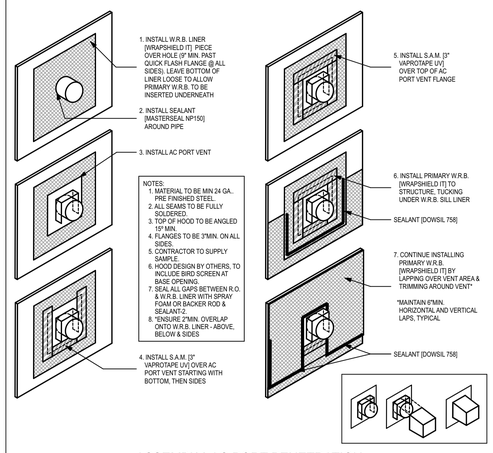
ASSEMBLY: REMOVABLE GANGED HOOD VENT



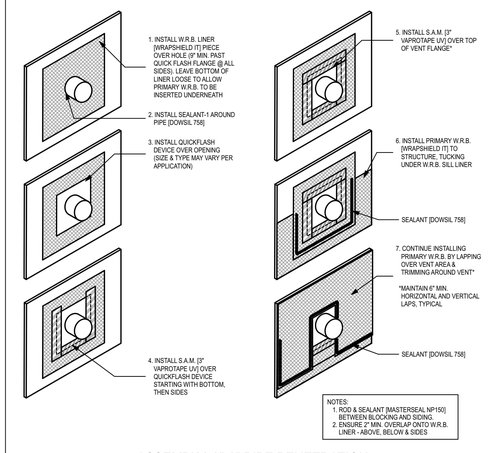
SECTION: REMOVABLE HOOD VENT



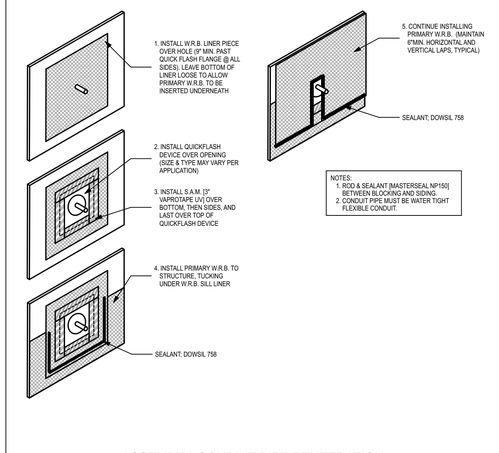
ASSEMBLY: METAL AIR VENT



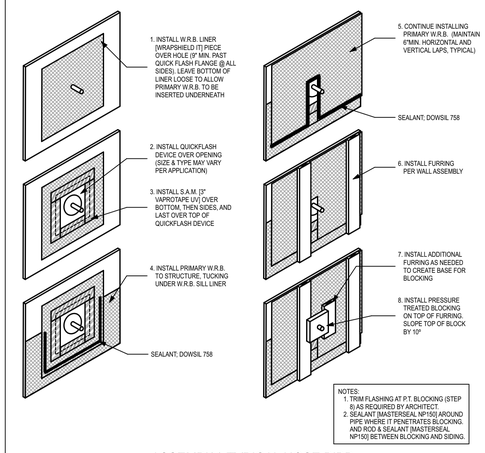
ASSEMBLY: AC PORT PENETRATION



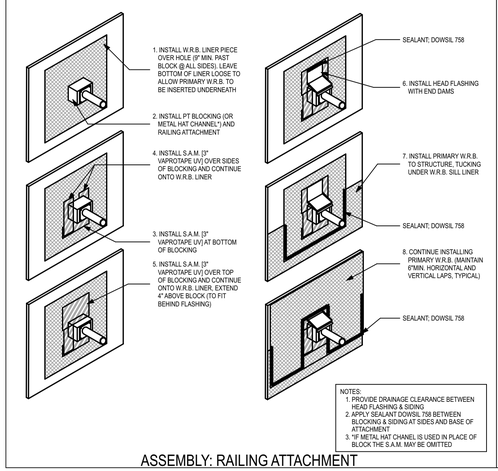
ASSEMBLY: 3"-8" PIPE PENETRATION



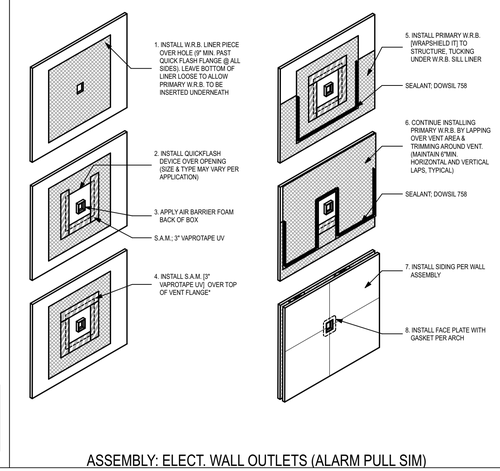
ASSEMBLY: CONDUIT PIPE PENETRATION



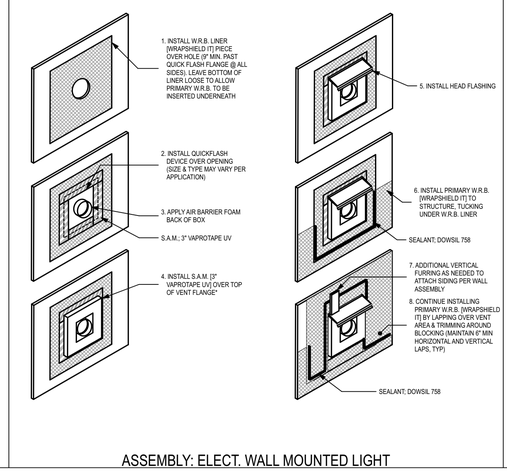
ASSEMBLY: TYPICAL HOSE BIBB



ASSEMBLY: RAILING ATTACHMENT



ASSEMBLY: ELECT. WALL OUTLETS (ALARM PULL SIM)



ASSEMBLY: ELECT. WALL MOUNTED LIGHT

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8914 REGISTERED ARCHITECT Brad Khouri BRADLEY G. KHOURI STATE OF WASHINGTON

Professional Stamp

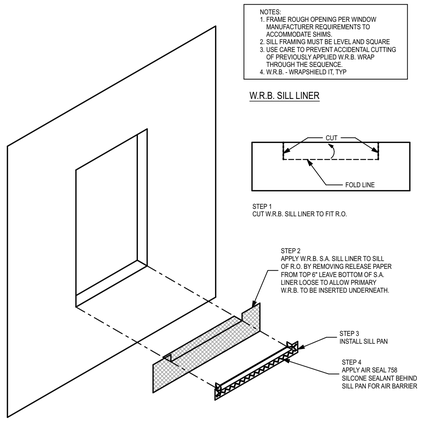
Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

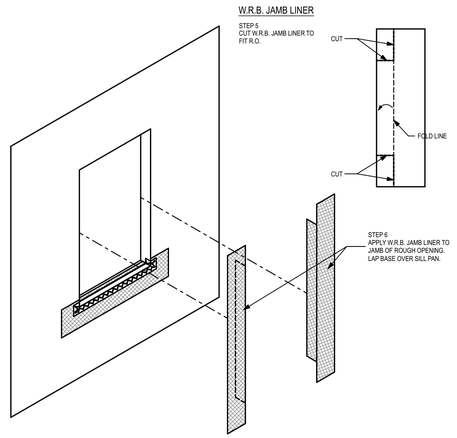
Penetration Details

A9.31

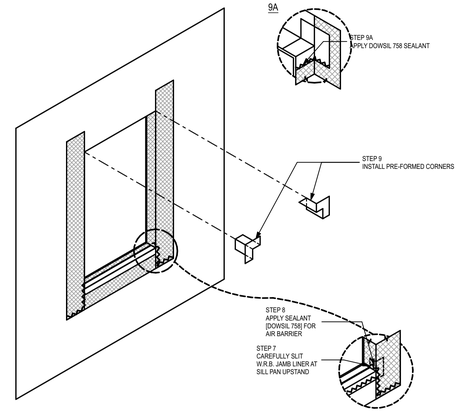
© 2025 b9 architects



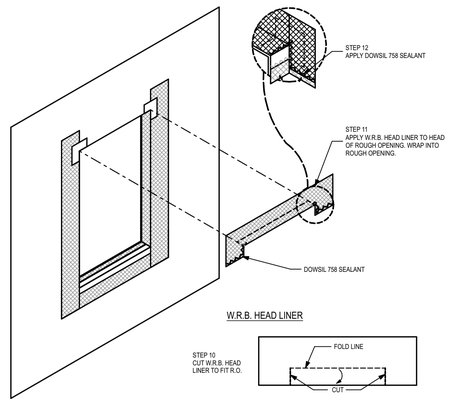
FLANGED WINDOW INSTALL - STEPS 1-4 (OF 22)



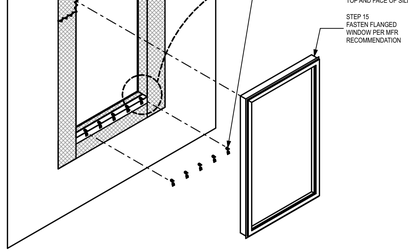
FLANGED WINDOW INSTALL - STEPS 5 & 6



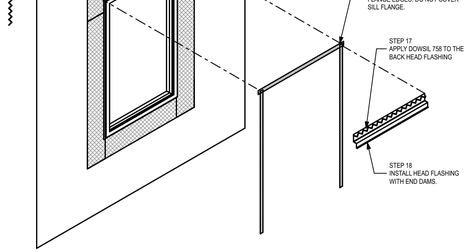
FLANGED WINDOW INSTALL - STEPS 7-9



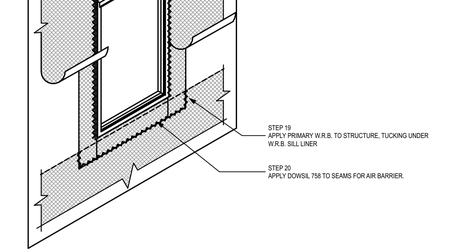
FLANGED WINDOW INSTALL - STEPS 10-12



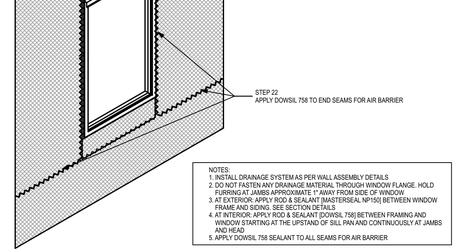
FLANGED WINDOW INSTALL - STEPS 13-15



FLANGED WINDOW INSTALL - STEPS 16-18



FLANGED WINDOW INSTALL - STEPS 19-20



FLANGED WINDOW INSTALL - STEPS 21-22

Architect of Record

b9 architects

400 E Pine Street
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

27XX 62ND AVE SE

Location:

27XX 62ND AVE SE
MERCER ISLAND, WA 98040

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	10/10/24

City Stamp

Window Installation Details

A9.32

© 2025 b9 architects

GARAGE SLAB

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

PORCH SLAB

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

SLAB ON GRADE

4" CONC. SLAB ON GRADE ON 10 MIL VAPOR BARRIER 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:
  - SOIL 2,500 PSF ALLOWABLE BEARING PRESSURE PER GEOTECH CONSULTANTS, INC. GEOTECH REPORT DATED NOVEMBER 13, 2023
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  - f'c = 3,000 psi.* ..... FOUNDATION WALLS
  - 3,000 psi.* ..... FOOTINGS
  - 2,500 psi. ..... INTERIOR SLABS ON GRADE
  - 3,500 psi.* ..... GARAGE & EXT. SLABS ON GRADE
  - fy = 60,000 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 35 PCF AT-REST, 35 PCF ACTIVE & 7H SEISMIC SURCHARGE.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN, BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 5/8" 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, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

* 2021 IRC/ - 1959 2021

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:

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

ROOF (RAFTERS) :	10
FLOOR (TRUSSES):	15
FLOOR (JOISTS) :	10
DECK (JOISTS) :	10
TILE FLOORS :	10

LIVE LOAD (PSF):

ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS/ROOFTOP DECK:	60
GARAGE :	50

SNOW LOAD:

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

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

SPEED (Vult) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (Iw) :	1.0
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GCpi) :	±0.18
TOPOGRAPHIC FACTOR (Kzt) :	1.0

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (Ie) :	1.0
MAPPED SPECTRAL RESPONSE :	
Ss= 1.402	S1= 0.488
SITE CLASS :	D
SPECTRAL RESPONSE COEFF. :	
Sds= 1.122	Sd1= 0.590
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	LIGHT FRAMED WALLS w/ WOOD STRUCTURAL PANELS
ULTIMATE BASE SHEAR:	
TRANS: 11k	LONG: 11k
SEISMIC RESPONSE COEFF. (Cs) :	
TRANS: 0.173	LONG: 0.173
RESPONSE MODIFICATION FACTOR (R) :	WOOD STRUCTURAL PANELS:
TRANS: 6.5	LONG: 6.5
PROCEDURE USED:	EQUIVALENT LATERAL FORCE

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14RJ HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)

LEGEND

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

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 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 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)

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

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

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

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

  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" 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:

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

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) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x6 HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. U.N.O.
- ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING. DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN FRAMINS AND SHEATHING/LEDGERS
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF, 24F-V4 (U.N.O)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc⊥=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- 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. U.N.O.
- 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, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS w/ 1½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) 'SIMPSON' H2.5T CLIP. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) 'SIMPSON' H2.5T CLIP. PROVIDE (2) 'SIMPSON' H2.5T CLIPS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 1/2" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 6" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. PROVIDE H-CLIP AT ALL UNSUPPORTED EDGES.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON ST6 CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

* 2021 IRC/ - 1959 2021

seal:

NICHOLAS J. MARTIGNETTI — STATE OF WASHINGTON — 26478 — REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

date:	initial:

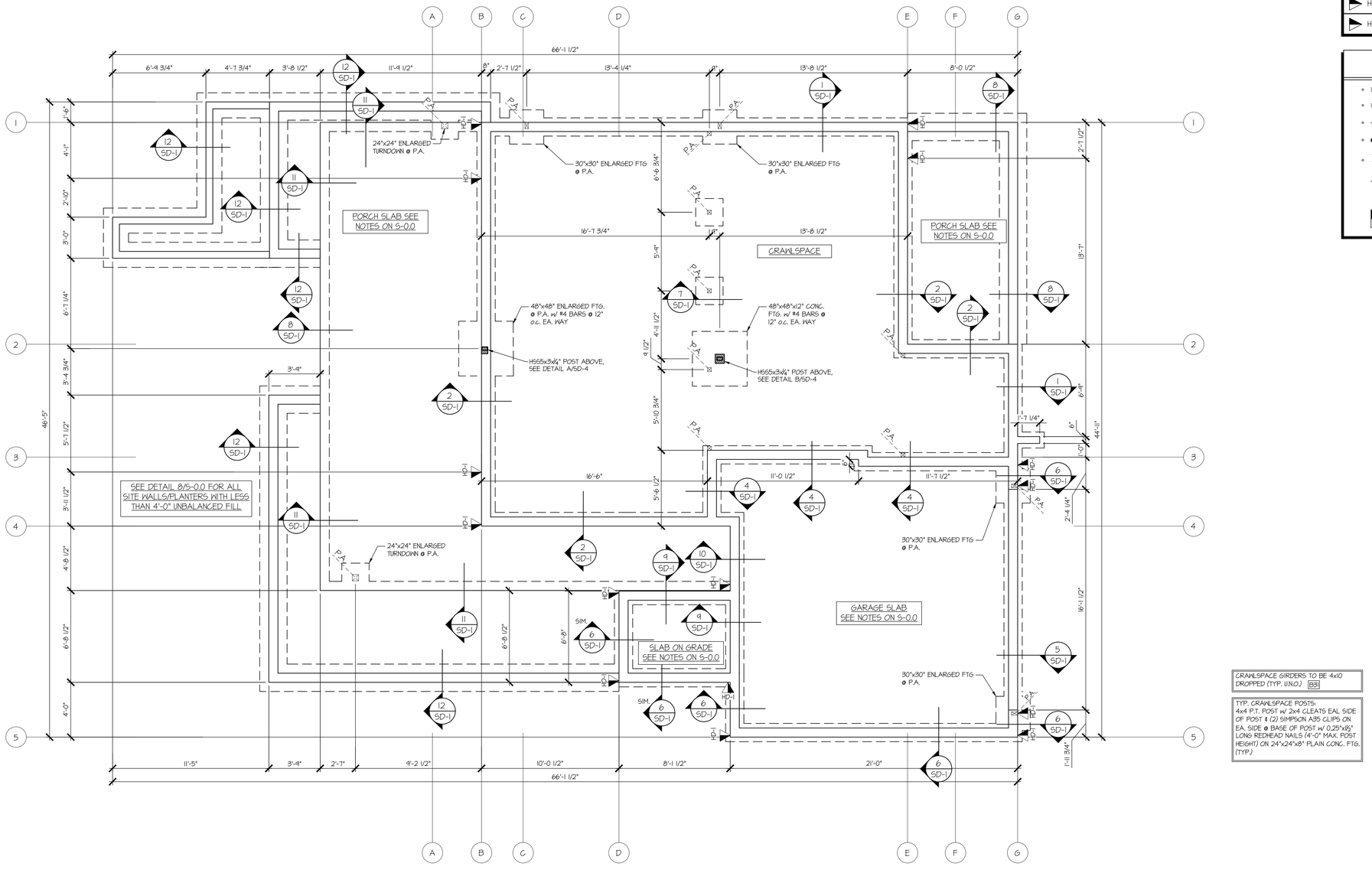
LNL BUILDS

STRUCTURAL NOTES

2733 62ND AVE
MERCER ISLAND, WA 98040

sheet:

S-0.0



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

GRAWLSPACE GIRDERS TO BE 4x10 DROPPED (TYP. U.N.O.) B31

TYP. CRAWLSPACE POSTS:
4x4 P.T. POST w/ 2x4 CLEATS EAL SIDE OF POST & (2) SIMPSON A35 CLIPS ON EA. SIDE @ BASE OF POST w/ 0.25"x1½" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON 24"x24"x8" PLAIN CONC. FTG. (TYP.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14RJ HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)

LEGEND

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

seal:

NICHOLAS J. MARTIGNETTI · STATE OF WASHINGTON · 56478 · REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

date:	initial:

LNL Builds

FOUNDATION PLAN

2733 62ND AVE
MERCER ISLAND, WA 98040

sheet: S-1.0

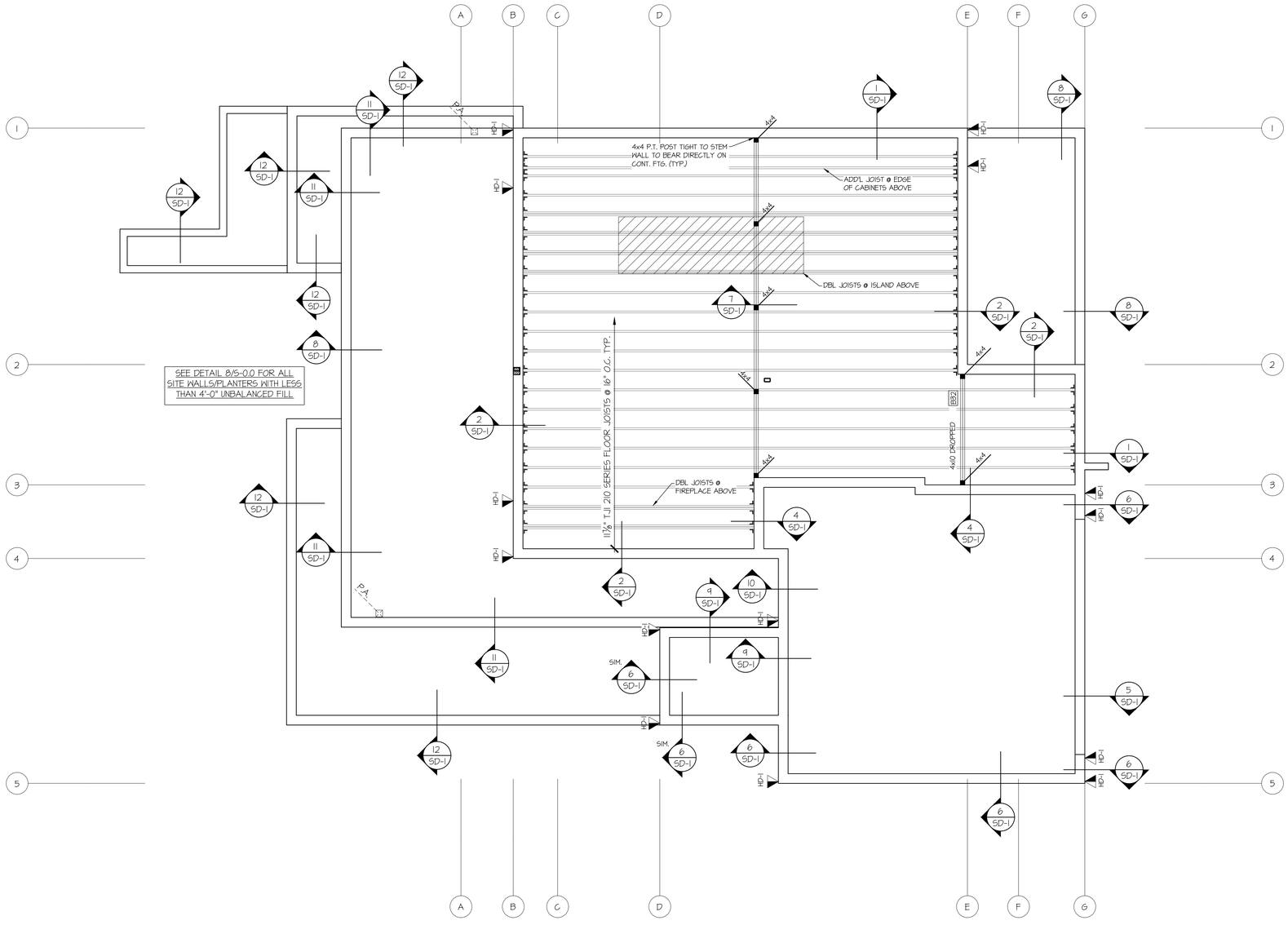
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14RJ HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)

LEGEND

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



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

CRAWLSPACE GIRDERS TO BE 4x10 DROPPED (TYP. U.N.O.) B31

TYP. CRAWLSPACE POSTS: 4x4 P.T. POST w/ 2x4 CLEATS EAL SIDE OF POST & (2) SIMPSON A35 CLIPS ON EA. SIDE @ BASE OF POST w/ 0.25"x1½" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON 24"x24"x8" PLAIN CONC. FTG. (TYP.)

seal:

NICHOLAS J. MARTIGNETTI · STATE OF WASHINGTON · 56478 · REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

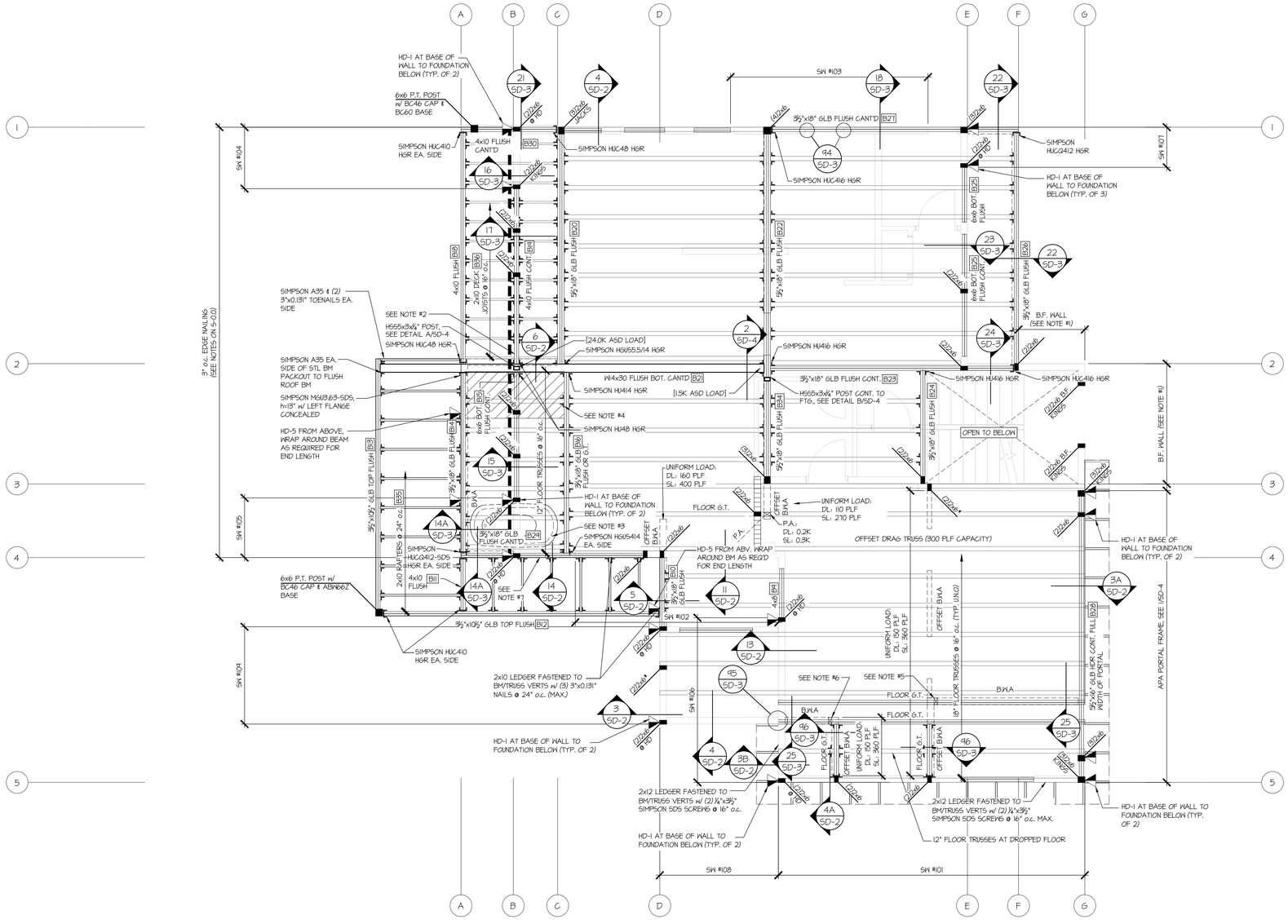
date:	initial:

LNL BUILDS

MAIN FLOOR FRAMING

2733 62ND AVE
MERCER ISLAND, WA 98040

sheet: S-2.0



1 UPPER FLOOR FRAMING PLAN

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

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14RJ HOLD-DOWN
HD-5	SIMPSON GS16 STRAP TIE (14" END LENGTH)

LEGEND

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

4x8 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) B4

TRUSSES TO TOP CHORD BEAR AT BOTTOM FLUSH BMS AT EXTERIOR WALLS, TYP.

NOTE #1: ALL WALLS OVER 12'-0" TO BE 2x6 HF#2 @ 16" o.c. BALLOON FRAMED WALLS (TYP. U.N.O.)

NOTE #2: AT MID-HEIGHT HEADER HEIGHT, PROVIDE L3x3x¼" x 0'-2" LONG ANGLE SHOP WELDED TO STEEL POST FOR HDR TO BEAR ON

NOTE #3: TRUSS MANUF. TO DESIGN FOR ADD'L 50 PSF LOAD AT TUB ABOVE

NOTE #4: HATCH INDICATES OVERFRAMING AT SHORTER TRUSSES

NOTE #5: POINT LOAD AT END OF SHEAR WALL ABOVE: DL:0.1K / E: 3.0K

NOTE #6: POINT LOAD AT END OF SHEAR WALL ABOVE: DL:0.8K / E: 2.9K

NOTE #7: CANT'D BM TO HAVE MIN. 9'-0" BACKSPAN

seal:

NICHOLAS J. MARTIGNETTI — STATE OF WASHINGTON — 26478 — REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

date:	initial:

LNL BUILDS

UPPER FLOOR FRAMING

2733 62ND AVE
MERCER ISLAND, WA 98040

sheet: S-3.0

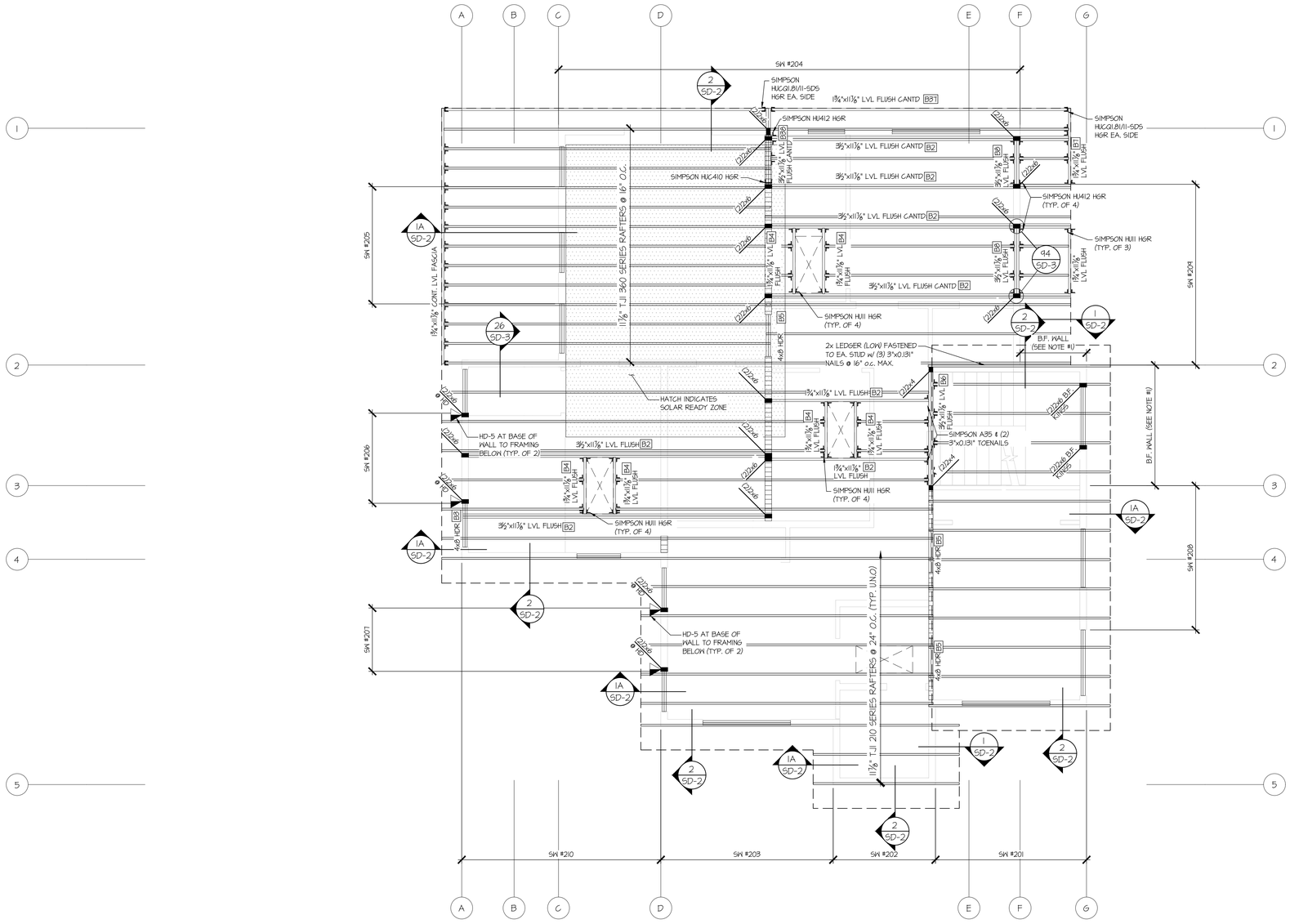
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14RJ HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)

LEGEND

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



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

4x8 HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) B5

NOTE #1: ALL WALLS OVER 12'-0" TO BE 2x6 HF#2 @ 16" o.c. BALLOON FRAMED WALLS (TYP. U.N.O.)

seal:

NICHOLAS J. MARTIGNETTI · STATE OF WASHINGTON · 86478 · REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

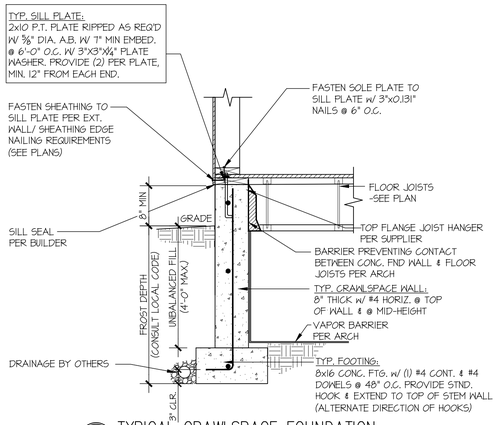
date:	initial:

LNL Builds

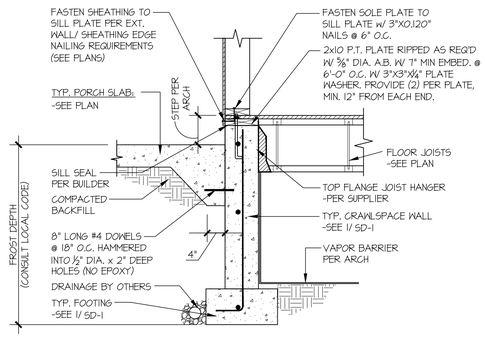
ROOF FRAMING PLAN

2733 62ND AVE
MERCER ISLAND, WA 98040

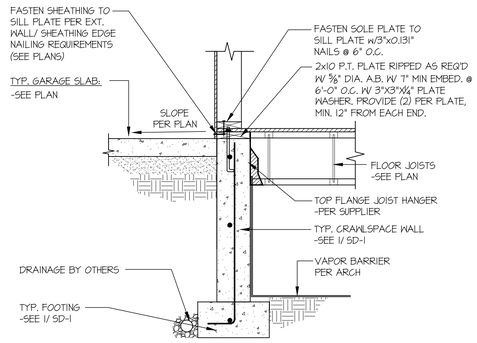
sheet: S-4.0



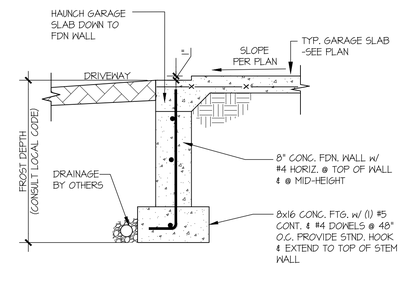
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



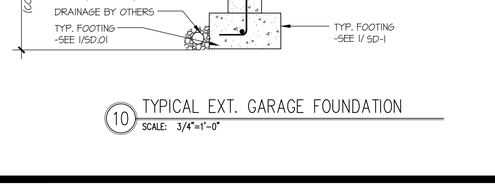
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



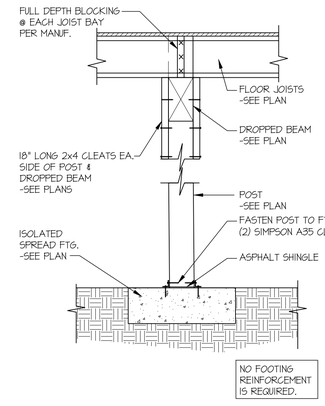
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



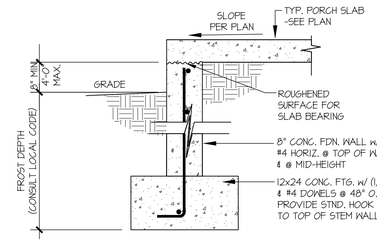
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



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

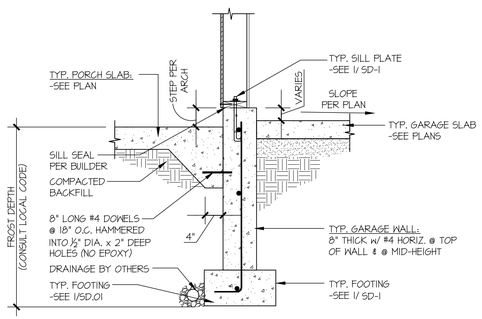


7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"

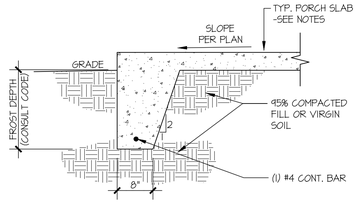


8 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"

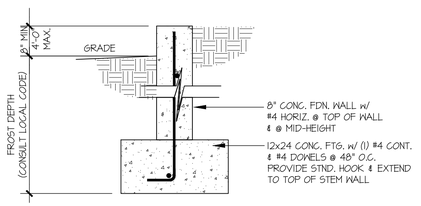
9 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



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



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



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

seal:

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
26478
REGISTERED
PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

date:	initial:

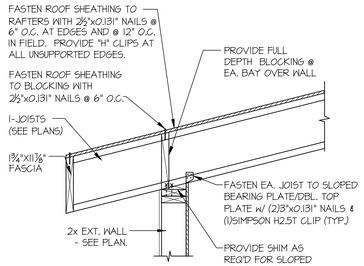
LNL BUILDS

STRUCTURAL DETAILS

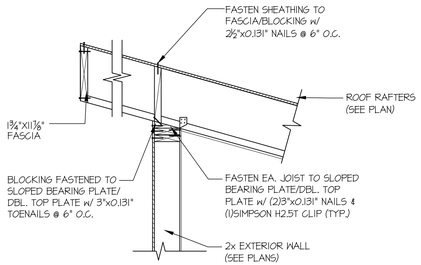
2733 62ND AVE
MERCER ISLAND, WA 98040

sheet:

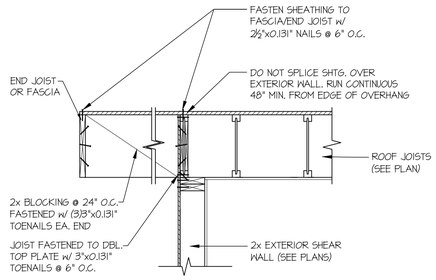
SD-1



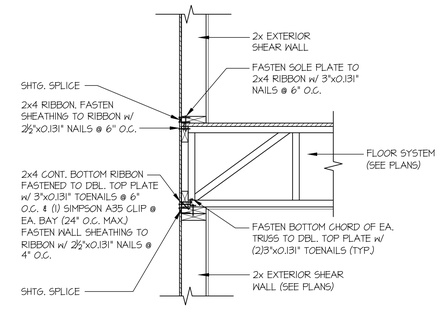
1 SECTION
SCALE: 3/4"=1'-0"



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



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



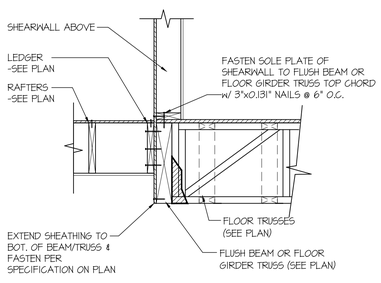
3 SECTION
SCALE: 3/4"=1'-0"

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

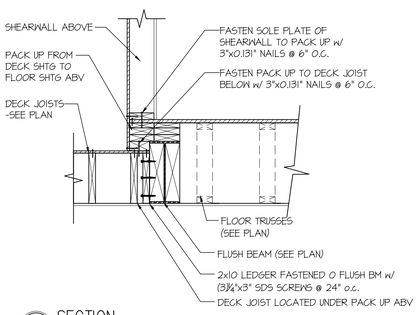
3B SECTION
SCALE: 3/4"=1'-0"

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

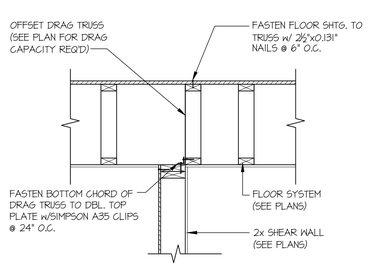
4A SECTION
SCALE: 3/4"=1'-0"



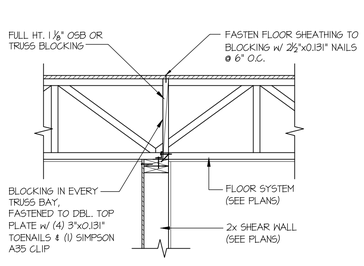
5 SECTION
SCALE: 3/4"=1'-0"



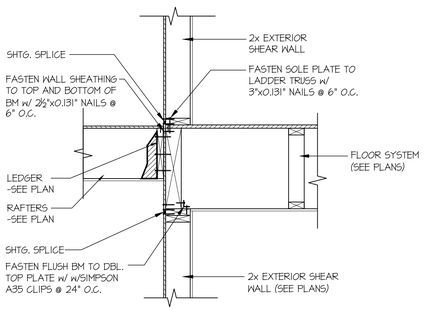
6 SECTION
SCALE: 3/4"=1'-0"



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



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



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

seal:

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
26478
REGISTERED
PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

date:	initial:

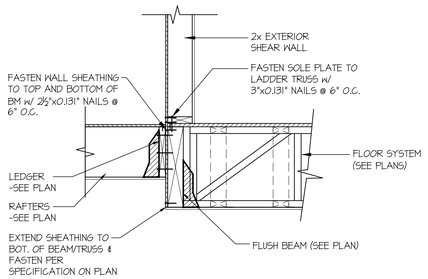
LNL Builds

Structural Details

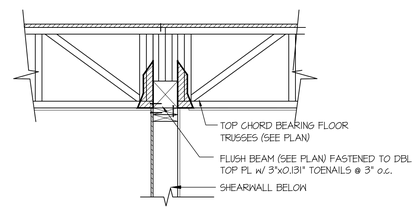
2733 62nd Ave
Mercer Island, WA 98040

sheet:

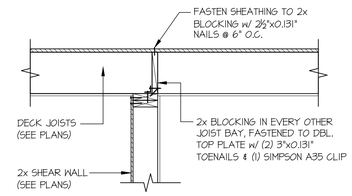
SD-2



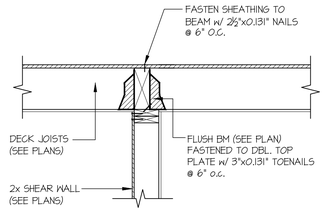
14A SECTION
SCALE: 3/4"=1'-0"



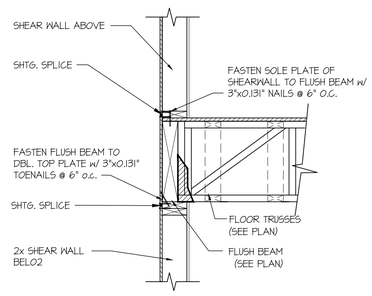
15 SECTION
SCALE: 3/4"=1'-0"



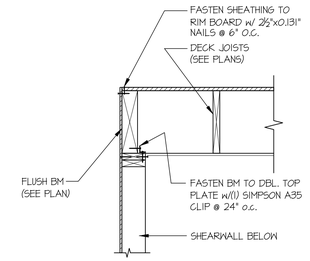
16 SECTION
SCALE: 3/4"=1'-0"



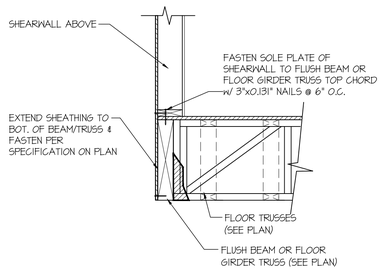
17 SECTION
SCALE: 3/4"=1'-0"



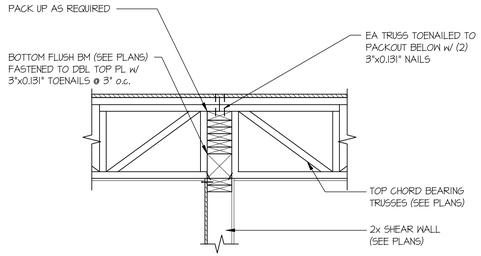
18 SECTION
SCALE: 3/4"=1'-0"



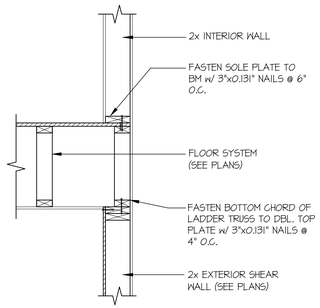
21 SECTION
SCALE: 3/4"=1'-0" EDGE OF FRAMING



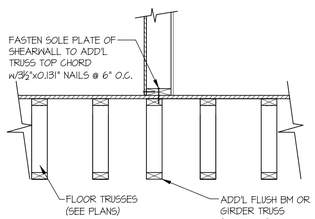
22 SECTION
SCALE: 3/4"=1'-0"



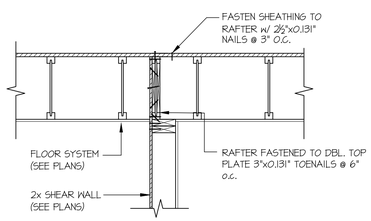
23 SECTION
SCALE: 3/4"=1'-0"



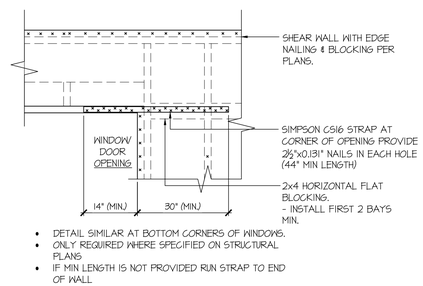
24 SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



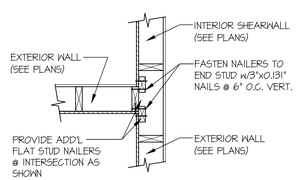
25 SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



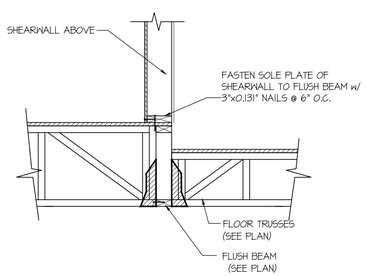
26 SECTION
SCALE: 3/4"=1'-0"



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



SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTG. ON SAME FACE



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

seal:
NICHOLAS J. MARTINOLICH
STATE OF WASHINGTON
26478
REGISTERED
PROFESSIONAL ENGINEER
© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

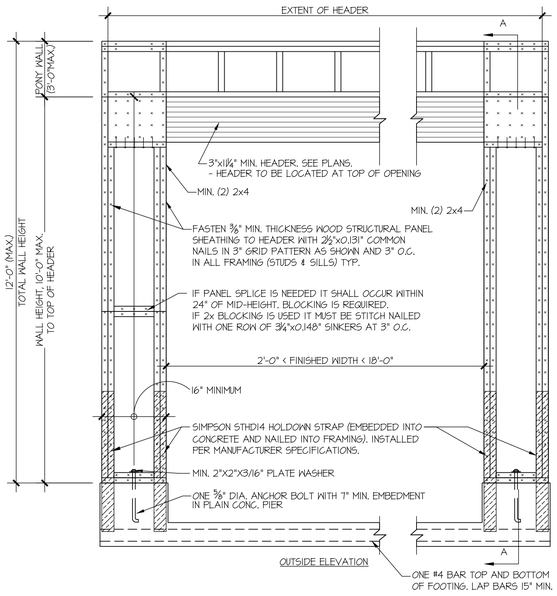
date:	initial:

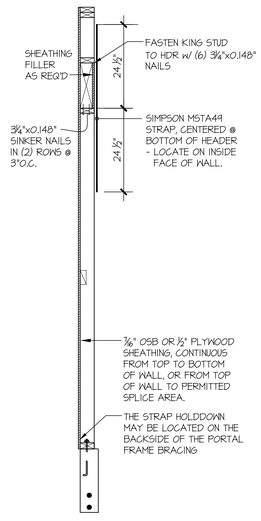
LNL Builds

STRUCTURAL DETAILS

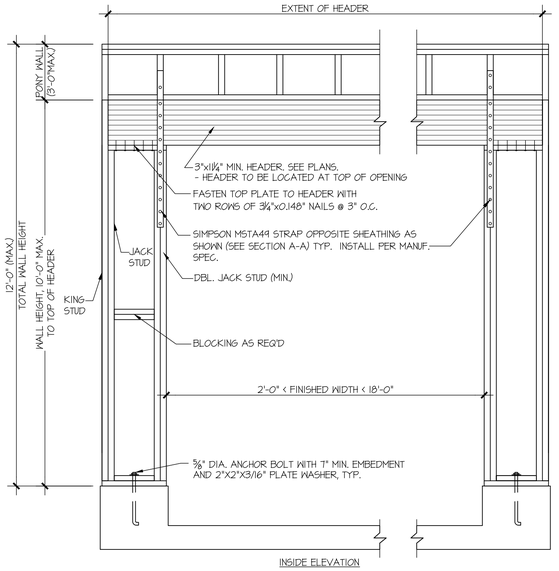
2733 62ND AVE
MERCER ISLAND, WA 98040

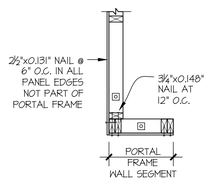
sheet:
SD-3





SECTION A-A THROUGH PIER

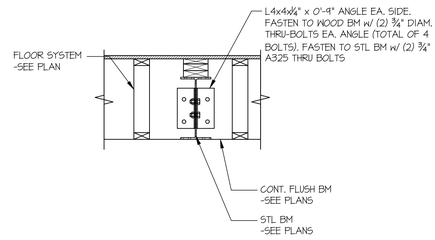




PLAN VIEW OF CORNER DETAIL

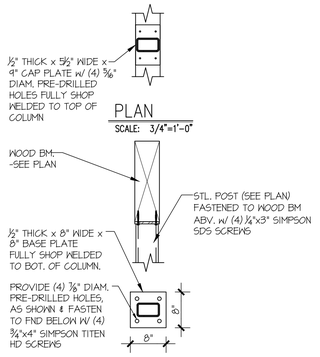
1 APA PORTAL FRAME DETAIL WITH HOLDOWNS

SCALE: N.T.S.



2 SECTION

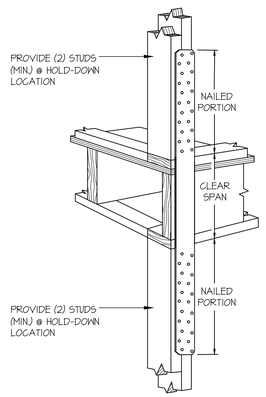
SCALE: 3/4"=1'-0"



BASE PLATE

B STL COL CONNECTION

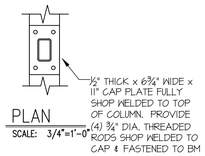
SCALE: 3/4"=1'-0"

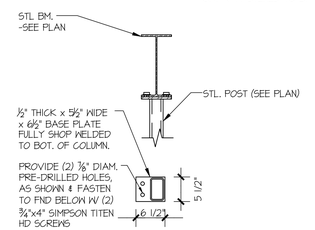


E TYPICAL HOLD-DOWN INSTALLATION

NOT TO SCALE

SIMPSON STRAP HD @ FLOOR FRAMING

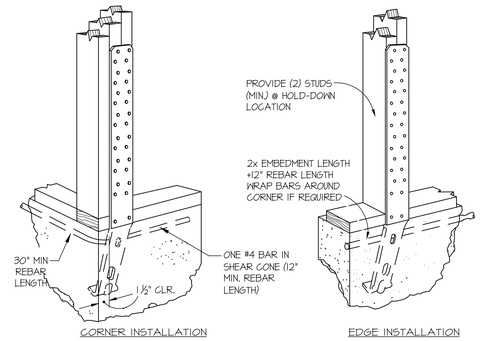




BASE PLATE

A STL COL CONNECTION

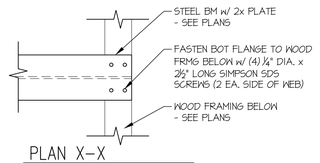
SCALE: 3/4"=1'-0"

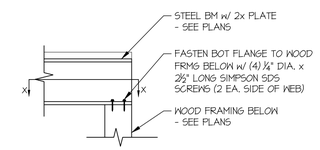


D TYPICAL HOLD-DOWN INSTALLATION

NOT TO SCALE

SIMPSON STHD HD @ FOUNDATION





F TYPICAL STEEL TO WOOD CONNECTION

NOT TO SCALE

seal:

NICHOLAS J. MARTIGNETTI STATE OF WASHINGTON 26478 REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-850-0010 • mulhernkulp.com

M&K project number: 300-24003

project mgr: NJM
drawn by: MPM
issue date: 09/06/24

REVISIONS:

date:	initial:

LNL BUILDS

STRUCTURAL DETAILS

2733 62ND AVE
MERCER ISLAND, WA 98040

sheet: SD-4