2740 61ST AVE SE

1 SINGLE-FAMILY DWELLING - SEMI-DETACHED (MICC 19.16.010 DWELLING #5), WITH 2 ADUs (MIDDLE HOUSING CATEGORY) MERCER ISLAND, WA 98040

01

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" 5'-0"

XX X.X

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

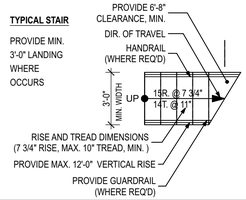
HD HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1

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

19. DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

SHEET INDEX

SHEET INDEX			
ID	SHEET NAME		
A0.00	General Notes	A2.08	Second Floor Plan ADUs 1 + 2
A0.10	Land Use Code - Lot Coverage	A2.09	Roof Plan ADUs 1 + 2
A0.11	Land Use Code - Average Grade Level	A3.10	Elevations
A0.12	Land Use Code - Basement Floor Area Calculation	A3.11	Elevations
A0.13	Land Use Code - FAR / Use Diagrams	A3.12	Elevations
A0.14	Land Use Code - Building Pad Diagram	A3.13	Elevations
A0.20	Arborist Report	A3.14	Elevations
C1.1	CSWPP Plan	A3.20	Sections
C1.2	Stormwater Site Plan	A3.21	Sections
C1.3	Off Site Storm Plan & Profile	A3.22	Sections
C1.4	Sewer & Water Plan	A8.00	Wall Types
C1.5	Stormwater Details	A8.01	Floor Types
C1.6	Amended Soil Plan	A8.10	Window Schedule Unit 1
DR.01	Rendered Elevation	A8.11	Window Schedule Unit 2
DR.02	Rendered Elevation	A8.20	Door Schedule
DR.03	Rendered Elevation	A9.31	Penetration Details
DR.04	Rendered Elevation	A9.32	Window Installation Details
DR.05	Rendered Elevation	A9.40	Roof Details
A1.00	Survey	A9.50	Fire Penetration Details
A1.01	Demo Plan	S0.0	Structural Notes
A1.02	Excavation Plan	S1.0	Unit 1 Architectural Foundation Plan
A1.10	Site Plan	S1.1	Unit 1 First Floor Framing Plan
A1.11	Site Views Driveway	S1.2	Unit 1 Second Floor Framing Plan
A2.00	Architectural Foundation Plan Single Family	S1.3	Unit 1 Roof Framing Plan
A2.01	Basement Floor Plan Single Family	S2.0	Unit 2 Architectural Foundation Plan
A2.02	First Floor Plan Single Family	S2.1	Unit 2 First Floor Framing Plan
A2.03	Second Floor Plan Single Family	S2.2	Unit 2 Second Floor Framing Plan
A2.04	Roof Plan Single Family	S2.3	Unit 2 Roof Framing Plan
A2.05	Architectural Foundation ADUs 1 + 2	SD-1	Structural Details
A2.06	Basement Floor Plan ADUs 1 + 2	SD-1.1	Structural Details
A2.07	First Floor Plan ADUs 1 + 2	SD-1.2	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. SINGLE FAMILY EXHAUST FAN TO BE MIN 90 CFM RUNNING CONTINUOUSLY, AT 1.0 SONE, AT .25 WG; ACCESSORY DWELLING UNIT EXHAUST FAN TO BE MIN 75 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

FAR SCHEDULE - TOTAL				
	STORY	AREA	FAR AREA	CODE EXEMPTION
ADU 1 FAR				
	SECOND FLOOR	842.74	842.74	
		842.74 ft²	842.74 ft²	
ADU 2				
	FIRST FLOOR	718.45	718.45	
		718.45 ft²	718.45 ft²	
ADU 2 FAR				
	BASEMENT	126.86	126.86	
		126.86 ft²	126.86 ft²	
ADU 2 FAR - BASEMENT BELOW GRADE				
	BASEMENT	859.12	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
		859.12 ft²	0.00 ft²	
SINGLE FAMILY FAR DENSITY EXEMPT				
	BASEMENT	186.08	186.08	
	FIRST FLOOR	1,070.45	1,070.45	
	SECOND FLOOR	1,104.62	1,104.62	
		2,361.15 ft²	2,361.15 ft²	
SINGLE FAMILY FAR DENSITY EXEMPT - BASEMENT BELOW GRADE				
	BASEMENT	1,131.81	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
		1,131.81 ft²	0.00 ft²	
		6,040.13 ft²	**4,049.20 ft²**	

WASHINGTON STATE ENERGY CODE

SINGLE FAMILY RESIDENCE AND ACCESSORY STRUCTURE TO COMPLY PER R406.3.2 UNIT SIZE DESIGNATION

PER WSEC R406.3: PROVIDE 5 CREDITS FOR A SMALL DWELLING UNIT FOR EACH OF THE ACCESSORY DWELLING UNITS

TABLE R406.2 SYSTEM 4 : HEATING SOURCE (3 CREDITS)
FOR HEATING USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9)

TABLE 406.3 SECTION 3.7: HVAC (2 CREDITS)
DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF2 OR 9 (HSPF OF 10) SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE.

PER WSEC R406.3: PROVIDE 8 CREDITS FOR A MEDIUM DWELLING UNIT FOR THE ATTACHED SINGLE FAMILY RESIDENCE

TABLE R406.2 SYSTEM 4 : HEATING SOURCE (3 CREDITS)
FOR HEATING USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(2) OR C403.3.2(9)

TABLE R406.3 SECTION 2.1: AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS (1.0 CREDITS)
COMPLIANCE IS BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR AT 50 PASCALS

TABLE 406.3 SECTION 3.7: HVAC (2 CREDITS)
DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF2 OR 9 (HSPF OF 10) SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE.

TABLE 406.3 SECTION 5.6: WATER HEATER (2 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

FIRE SPRINKLER NOTES

1) PROVIDE EACH DWELLING UNIT WITH AN INDIVIDUAL FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED FOR EACH SYSTEM
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) PROJECT WILL HAVE NO FIRE ALARM SYSTEM PER 2021 INTERNATIONAL FIRE CODE 907.2.9.1 CONDITIONS
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

01

PROJECT SUMMARY

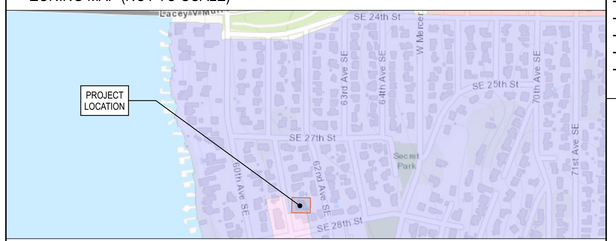
ADDRESS:	2740 61ST AVE SE MERCER ISLAND, WA 98040
OWNER:	BV HOMES LLC 8015 SE 60TH ST MERCER ISLAND, WA 98040
ARCHITECT:	b9 ARCHITECTS, INC. 400 E PINE STREET, SUITE 215 SEATTLE, WA 98122 TEL. 206.297.1284
STRUCTURAL ENGINEER:	MULHERN + KULP 7220 TRADE STREET SUITE 295 SAN DIEGO, CA, 92121
CIVIL ENGINEER:	OFFE ENGINEERS PLLC 13932 SE 159TH PLACE RENTON, WA, 98058
LEGAL DESCRIPTION:	LOTS 4, 5, 6, BLOCK 19, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WA.
APN:	217450-3230
PROJECT DESCRIPTION:	CONSTRUCT 1 NEW SINGLE-FAMILY RESIDENCE AND 1 NEW MIDDLE HOUSING UNIT AND 1 NEW ACCESSORY DWELLING
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	8,999 SF
FLOOR AREA RATIO	MIMC 19.02.020.D.1 R-8.4: FAR OF 0.45 9,000 SF x 0.45 = 4,050 SF ALLOWED
DENSITY/SITE USAGE	MIMC 19.02.010.A SINGLE-FAMILY DWELLING ALLOWED
SETBACKS:	SMC 23.45.518 **FRONT**:20' **SIDE**: 15' 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 9,000 x 0.40 = 3,600 SF LOT COVERAGE ALLOWED MAXIMUM ADDITIONAL HARDSCAPE ALLOWED: 12% OF NET LOT AREA 9,000 x 0.12 = 1,080 SF HARDSCAPE ALLOWED
STRUCTURE HEIGHT	SMC 23.45.514 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: 4 PROPOSED: 4
ACCESS	NEW DRIVEWAY PROPOSED FROM 61ST AVE SE
TREE REQUIREMENTS	REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES: A. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR, B. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC.
TREE REPLACEMENT PLAN	REPLACEMENT TREES SHALL BE PLANTED IN THE WET SEASON (OCT 1 - APR 1) UPON COMPLETION OF THE DEVELOPMENT WORK, PER MICC 19.10.070(B)(5).

01

ZONING MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)



Architect of Record

b9 architects

400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

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

Professional Stamp

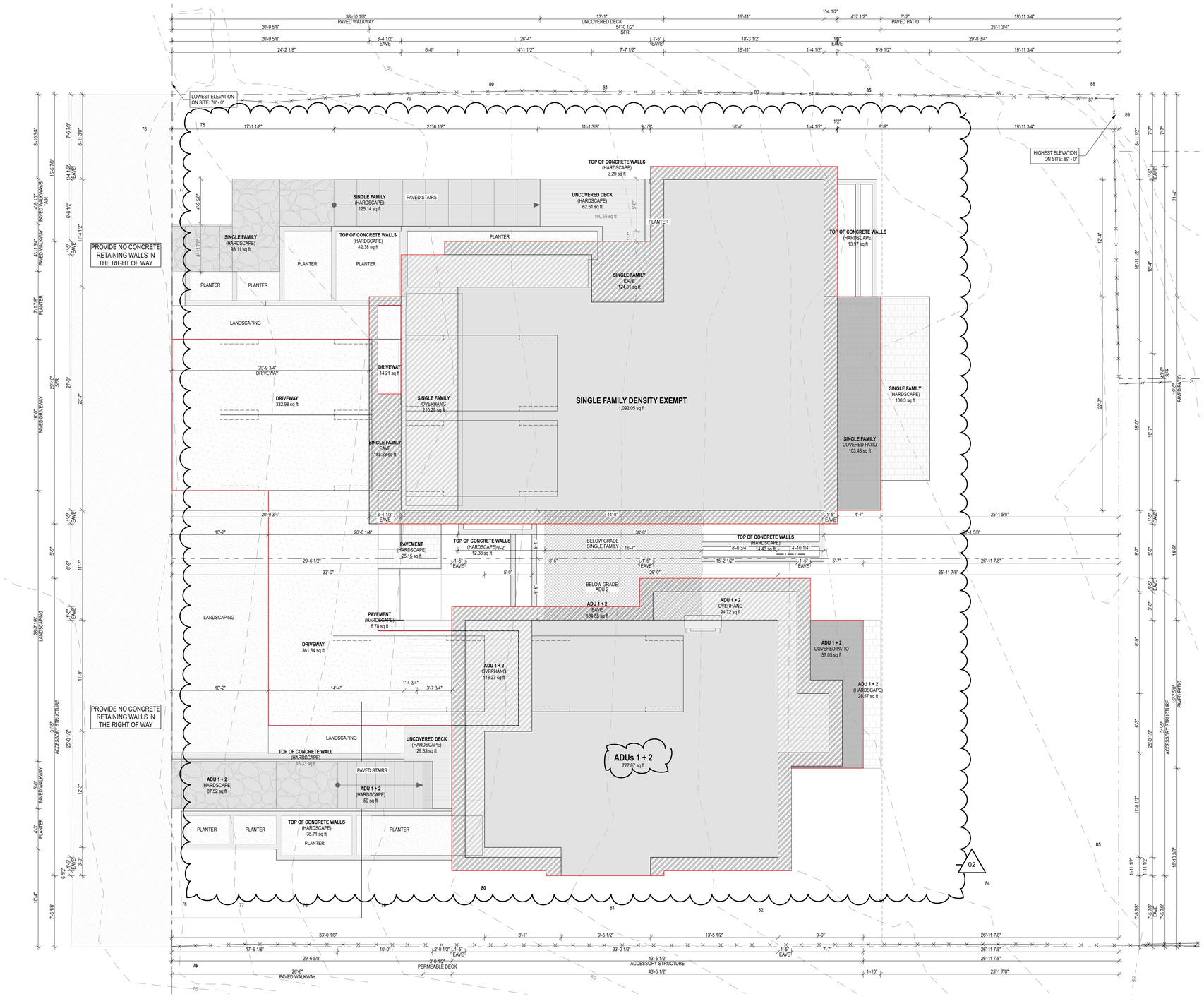
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

General Notes

A0.00

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

0 4' 8' 12'

LOT COVERAGE PLAN LEGEND

- STRUCTURE FOOTPRINT AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- ROOF EAVE ABOVE GRADE
- COVERED PATIO OVERHANG ABOVE GRADE
- PERMEABLE SURFACE, REFER TO CIVIL DRAWINGS
- CONCRETE WALKWAY/DRIVEWAY
- LANDSCAPING AT GRADE
- FULLY BELOW GRADE STRUCTURE, PROVIDE 2 FEET MIN. GRADE OVER PORTION OF STRUCTURE EXEMPT FROM LOT COVERAGE

LOT SLOPE CALCULATION

HIGHEST SITE ELEVATION: 89 FEET
LOWEST SITE ELEVATION: 76 FEET
89 FT - 76 FT = 13 FT ELEVATION DIFFERENCE

SITE DISTANCE: 99.99 FT

13FT/99.99 FT = 0.13
13% = LOT SLOPE

LOT COVERAGE AREA	
	AREA
ADU 1 + 2	57.05
ADU 1 + 2	94.72
ADU 1 + 2	118.27
ADU 1 + 2	184.55
ADUs 1 + 2	727.67
DRIVEWAY	14.21
DRIVEWAY	332.98
DRIVEWAY	361.84
SINGLE FAMILY	103.48
SINGLE FAMILY	124.91
SINGLE FAMILY	155.23
SINGLE FAMILY	210.29
SINGLE FAMILY DENSITY EXEMPT	1,092.05
	3,577.25 ft²
TOTAL	

3,596.91 SQ FT / 8,999 SQ FT = 40% COVERAGE
(40% ALLOWED)
8,999 SF x 0.4 = 3,600 SF

ADDITIONAL HARDSCAPE AREA	
	AREA
ADU 1 + 2	28.57
ADU 1 + 2	50.00
ADU 1 + 2	87.52
PAVEMENT	8.78
PAVEMENT	25.15
SINGLE FAMILY	93.11
SINGLE FAMILY	100.30
SINGLE FAMILY	125.14
TOP OF CONCRETE WALL	16.33
TOP OF CONCRETE WALLS	3.29
TOP OF CONCRETE WALLS	12.38
TOP OF CONCRETE WALLS	13.97
TOP OF CONCRETE WALLS	14.43
TOP OF CONCRETE WALLS	35.71
TOP OF CONCRETE WALLS	42.38
UNCOVERED DECK	29.33
UNCOVERED DECK	62.51
	748.90 ft²
TOTAL	

760.83 SQ FT / 8,999 SQ FT = 8.45% COVERAGE
(9% ALLOWED)
8,999 SF X 0.09 = 810 SF

N

Architect of Record

b9 architects
400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:
2740 61ST AVE SE

Location:
2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

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

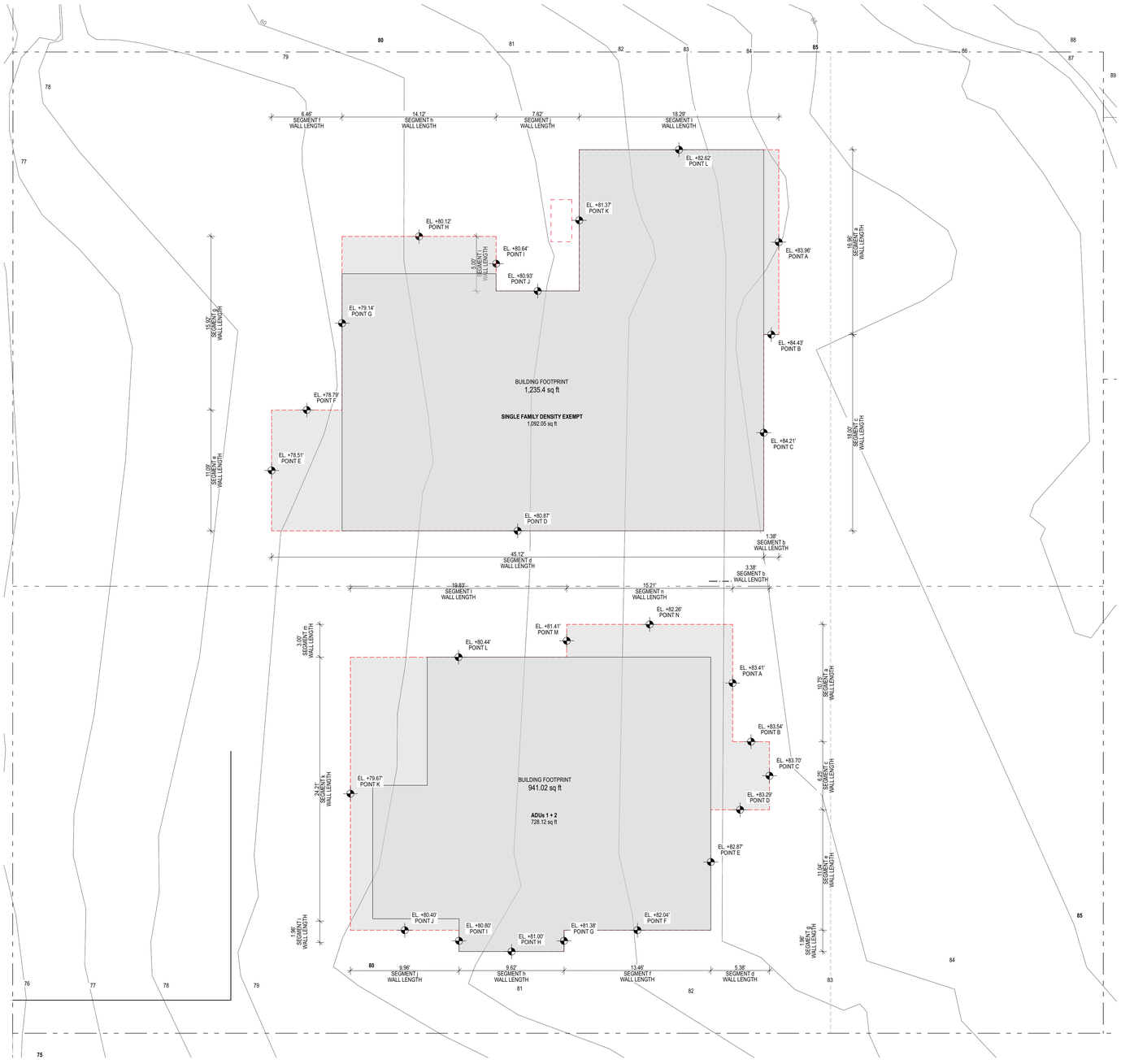
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Land Use Code - Lot Coverage

A0.10

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1 AVERAGE GRADE LEVEL PLAN

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

0 4' 8' 12'

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:

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

$= \frac{1,4063.46}{173}$

= 81.3 FT

MAXIMUM ALLOWABLE HEIGHT:
81.3' + 30' = 111.3' PER MIMC 19.02.020.E.1

AVERAGE BUILDING ELEVATION			
SINGLE FAMILY			
SEGMENT	**WALL LENGTH**	**ELEVATION**	**SUM**
A	17	83.92	1426.64
B	1.38	84.38	116.4444
C	18	84.23	1516.14
D	45.12	80.87	3648.8544
E	20.01	78.49	1570.5849
F	6.46	78.75	508.725
G	7	79.17	554.19
H	14.12	80.12	1131.2944
I	5	80.64	403.2
J	7.62	80.93	616.6866
K	13	81.39	1058.07
L	18.29	82.68	1512.2172
TOTAL	173	975.57	14063.0469
AVERAGE BUILDING ELEVATION			**81.28928844**
HEIGHT RESTRICTION			**30.00 FT**
MAX ALLOWED BUILDING HEIGHT	81.3 FT + 30 FT =		**111.3 FT**

UNIT 1 + 2			
SEGMENT	**WALL LENGTH**	**ELEVATION**	**SUM**
A	10.75	83.41	896.6575
B	3.38	83.54	282.3652
C	6.25	83.7	523.125
D	5.38	83.29	448.1002
E	11.04	82.87	914.8848
F	13.62	82.04	1117.3848
G	1.96	81.38	159.5048
H	9.29	81	752.49
I	1.96	80.8	158.368
J	10.13	80.4	814.452
K	25.04	79.67	1994.9368
L	19.89	80.44	1599.9516
M	3	81.41	244.23
N	15.15	82.26	1246.239
TOTAL	118.69	982.54	9662.2207
AVERAGE BUILDING ELEVATION			**81.40720111**
HEIGHT RESTRICTION			**30.00 FT**
MAX ALLOWED BUILDING HEIGHT	81.41 FT + 30 FT =		**111.41 FT**

N

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Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

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

Professional Stamp

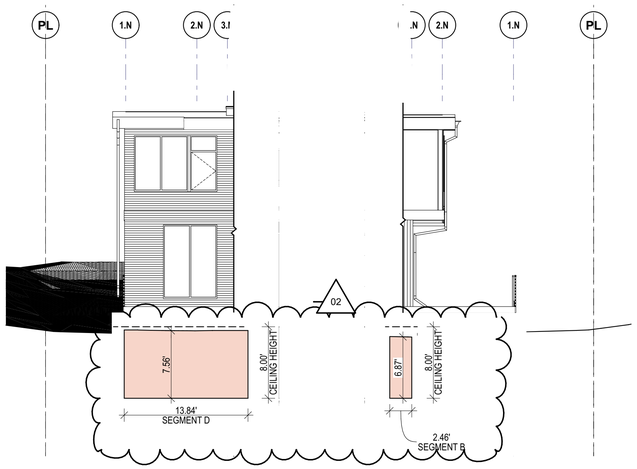
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25

City Stamp

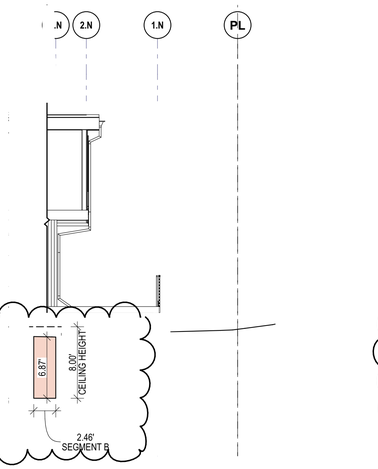
Land Use Code - Average Grade Level

A0.11

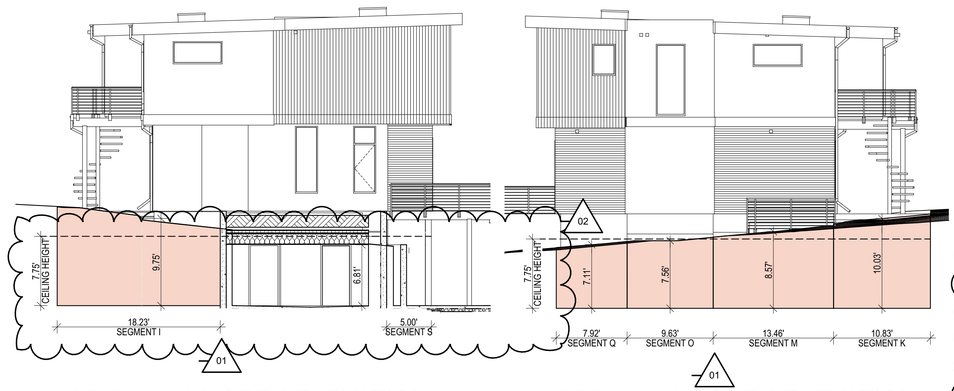
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9 WEST COURT ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



8 EAST COURT ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



7 ADUs 1 + 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

6 ADUs 1 + 2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

PLAN LEGEND

- PROPERTY LINE
- TOTAL BASEMENT FLOOR AREA
- WALL SEGMENT AREA COVERAGE
- 3'-0" WALL SEGMENT LENGTHS
- BASEMENT CEILING

BASEMENT FLOOR AREA NOTES AND CALCULATIONS

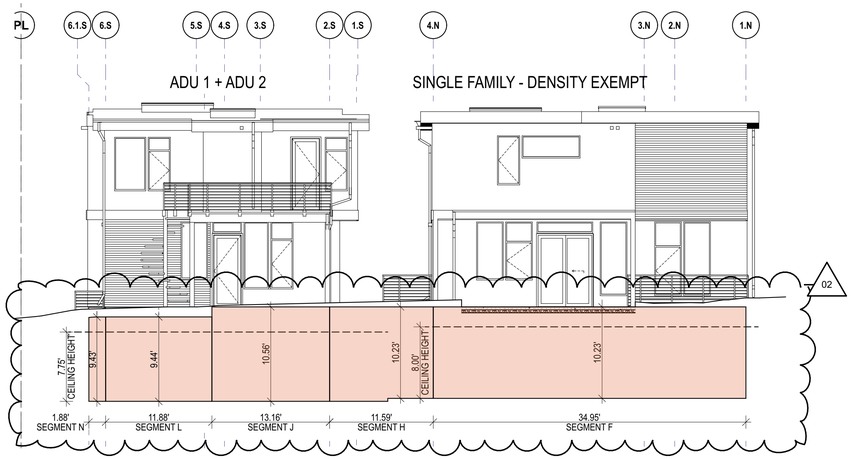
CITY OF MERCER ISLAND CODE: 19.02.020.F
APPENDIX B BASEMENT FLOO AREA CALCULATION

WALL SEGMENT COVERAGE PERCENTAGE:
(EXISTING GRADE AT INSIDE GRADE)

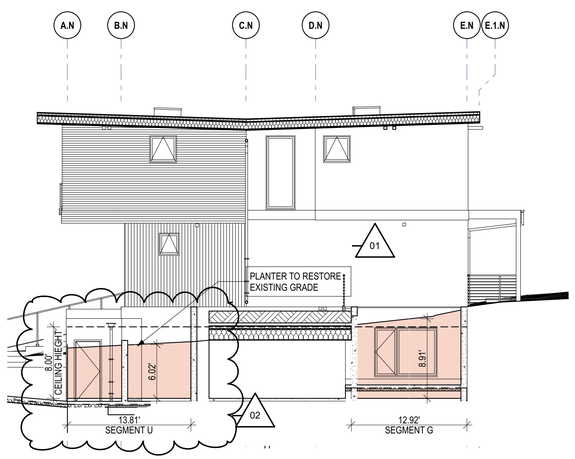
SEGMENT	LENGTH (FEET)	WALL HEIGHT COVERAGE	COVERED	RESULT
A	20.13	7.07 / 7.75 x 100	91.23%	18%
B	2.46	6.87/7.75 x 100	88.65%	2%
C	7.62	FULLY COVERED	100.00%	8%
D	13.48	7.56/7.75 x 100	97.55%	13%
E	16.92	FULLY COVERED	100.00%	17%
F	34.95	FULLY COVERED	100.00%	35%
G	12.26	FULLY COVERED	100.00%	12%
H	11.59	FULLY COVERED	100.00%	12%
I	18.23	FULLY COVERED	100.00%	18%
J	13.16	FULLY COVERED	100.00%	13%
K	10.83	FULLY COVERED	100.00%	11%
L	11.88	FULLY COVERED	100.00%	12%
M	13.46	FULLY COVERED	100.00%	13%
N	1.88	FULLY COVERED	100.00%	2%
O	9.63	7.56/7.75 x 100	97.55%	9%
P	2.92	7.45/7.75 x 100	96.13%	3%
Q	1.92	7.11/7.75 x 100	91.74%	2%
R	12.24	6.54/7.75 x 100	84.39%	10%
S	5	6.52/7.75 x 100	0.00%	0%
T	23.34	6.90/7.75 x 100	89.03%	21%
U	13.81	6.02/7.75 x 100	77.68%	11%
V	23.58	0/7/75 x 100	0.00%	0%
SUM	281.29			242%

TOTAL BASEMENT AREA x Σ (WALL SEGMENT COVERAGE % x WALL SEGMENT LENGTH) =
TOTAL OF ALL WALL SEGMENT LENGTHS

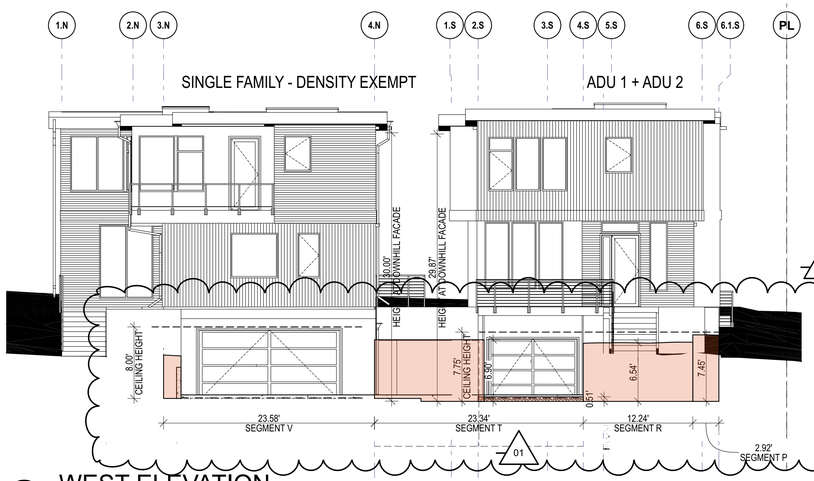
2312	x	242	=	1991
281.29				



5 EAST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



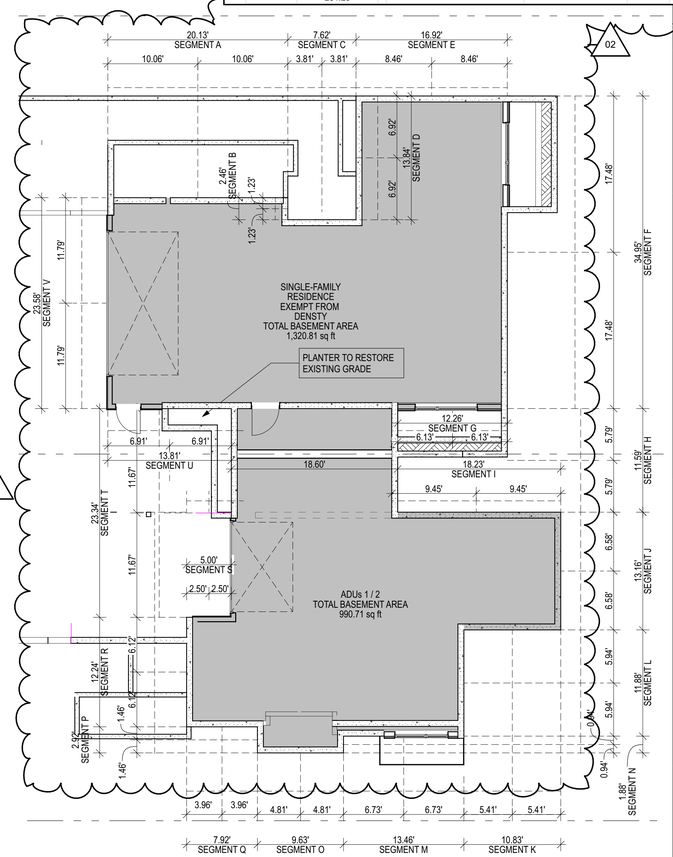
4 SINGLE FAMILY SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3 WEST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



2 SINGLE FAMILY NORTH ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



1 BASEMENT FLOOR AREA CALCULATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

Architect of Record

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206.297.1284
www.b9architects.com

Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

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

Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Land Use Code - Basement Floor Area Calculation

A0.12

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FAR SCHEDULE - SINGLE FAMILY				
STORY		**AREA**	**FAR AREA**	CODE EXEMPTION
BASEMENT				
	SINGLE FAMILY FAR DENSITY EXEMPT	186.08	186.08	
	SINGLE FAMILY FAR DENSITY EXEMPT - BASEMENT BELOW GRADE	1,131.81	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
FIRST FLOOR				
	SINGLE FAMILY FAR DENSITY EXEMPT	1,070.45	1,070.45	
SECOND FLOOR				
	SINGLE FAMILY FAR DENSITY EXEMPT	1,104.62	1,104.62	
		3,492.96 ft²	**2,361.15 ft²**	

FAR SCHEDULE - ACCESSORY DWELLING UNITS 1 + 2				
STORY		**AREA**	**FAR AREA**	CODE EXEMPTION
BASEMENT				
	ADU 2 FAR	126.86	126.86	
	ADU 2 FAR - BASEMENT BELOW GRADE	859.12	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
FIRST FLOOR				
	ADU 2	718.45	718.45	
SECOND FLOOR				
	ADU 1 FAR	842.74	842.74	
		2,547.17 ft²	**1,688.05 ft²**	

FAR SCHEDULE - TOTAL				
	STORY	AREA	FAR AREA	**CODE EXEMPTION**
ADU 1 FAR				
	SECOND FLOOR	842.74	842.74	
		842.74 ft²	842.74 ft²	
ADU 2				
	FIRST FLOOR	718.45	718.45	
		718.45 ft²	718.45 ft²	
ADU 2 FAR				
	BASEMENT	126.86	126.86	
		126.86 ft²	126.86 ft²	
ADU 2 FAR - BASEMENT BELOW GRADE				
	BASEMENT	859.12	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
		859.12 ft²	0.00 ft²	
SINGLE FAMILY FAR DENSITY EXEMPT				
	BASEMENT	186.08	186.08	
	FIRST FLOOR	1,070.45	1,070.45	
	SECOND FLOOR	1,104.62	1,104.62	
		2,361.15 ft²	2,361.15 ft²	
SINGLE FAMILY FAR DENSITY EXEMPT - BASEMENT BELOW GRADE				
	BASEMENT	1,131.81	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
		1,131.81 ft²	0.00 ft²	
		6,040.13 ft²	**4,049.20 ft²**	

PLAN LEGEND

- CHARGEABLE GROSS FLOOR AREA FOR FAR
- CHARGEABLE GROSS FLOOR AREA ACCESSORY DWELLING UNIT
- EXEMPT BASEMENT GROSS FLOOR AREA PER BASEMENT AREA CALCULATION, REFER TO SHEET A0.12 AND A0.13
- EXEMPT GROSS FLOOR AREA PER MIMC 19.02.020.D.2

FAR REQUIREMENTS

ZONE: R-8.4

LOT AREA: 9,000 SF

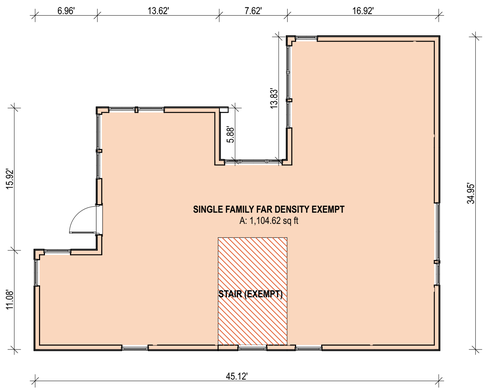
IF AN ACCESSORY DWELLING UNIT IS PROPOSED, THE 40 PERCENT ALLOWED GROSS FLOOR AREA MAY BE INCREASED BY THE LESSER OF FIVE PERCENTAGE POINTS OR THE ACTUAL FLOOR AREA OF THE PROPOSED ACCESSORY DWELLING UNIT, PROVIDED:

I. THE ALLOWED GROSS FLOOR AREA OF ACCESSORY BUILDINGS THAT ARE NOT PARTIALLY OR ENTIRELY USED FOR AN ACCESSORY DWELLING UNIT SHALL NOT BE INCREASED THROUGH THE USE OF THIS PROVISION;
II. THE LOT WILL CONTAIN AN ACCESSORY DWELLING UNIT ASSOCIATED WITH THE APPLICATION FOR A NEW OR REMODELED SINGLE-FAMILY HOME; AND
III. THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED 4,500 SQUARE FEET OR 45 PERCENT OF THE LOT AREA, WHICHEVER IS LESS.

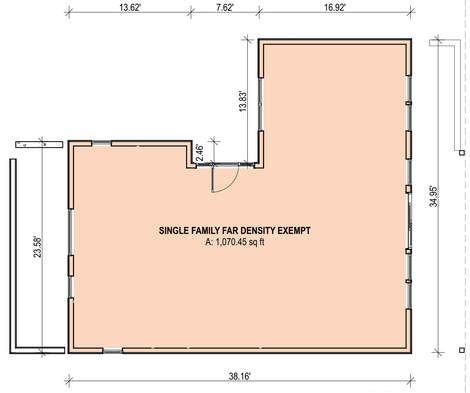
FLOOR AREA RATIO ALLOWED: 0.45

9,000 SF X 0.45 = 4,050 SF

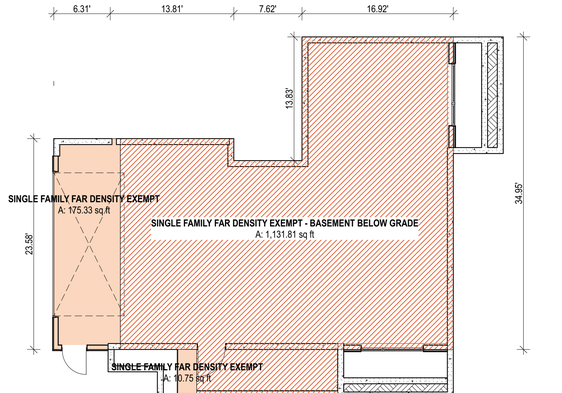
FLOOR AREA RATIO PROPOSED: 4,049.20 SF /9,000 SF = **0.45 =** 0.45 **FAR**



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



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



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

02

N

Architect of Record

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400 E Pine Street
Suite 215
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206.297.1284
www.b9architects.com

Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

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

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Land Use Code - FAR / Use Diagrams

A0.13

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Bruce Mac Coy (PN – 0159A / 10828)
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Cell: 425-246-5778

01-02-2025
Prepared for Vann Lanz
Mercer Partners LLC
8015 SE 60th St, Mercer Island, WA 98040

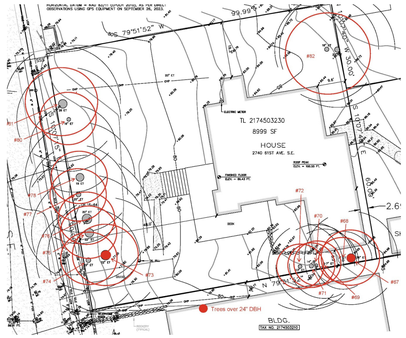
Site inventory of Trees over 6" DBH: 2740 61st Ave SE, Mercer Island, WA 98040

Notes: 1) DBH = Diameter at Breast Height / 54" from ground
2) T = Tall – Approximate by ground observation
3) DL = Drip Line / Canopy width / diameter at widest measureable points

Tools used: Tape and Laser Measure. Visual Ground Level Observation.

1. Introduction

This arborist report has been prepared to assess the existing trees on the development site located at 2740 61st Ave. S.E., Mercer Island, WA. The scope of the project involves the construction of a single-family home. The purpose of this report is to provide a tree inventory, assess tree health, and recommend retention or removal based on the proposed development plans.



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Cell: 425-246-5778

2. Tree Inventory

The following table summarizes the trees assessed on site:

Tree ID	Species	DSH (in)	Exceptional	Height	Drip Zone Diamete	Condition	Comments	Retention
67	Western Red Cedar (Thuja plicata)	24"	No	30'	20'	Fair	Multi stem, topped	Save
68	Western Red Cedar (Thuja plicata)	10"	No	40'	15'	Fair		Save
69	Western Red Cedar (Thuja plicata)	8"	No	40'	15'	Fair	Unregulated	Save
70	Western Red Cedar (Thuja plicata)	11"	No	40'	15'	Fair		Save
71	Western Red Cedar (Thuja plicata)	16"	No	40'	15'	Fair		Save
72	Western Red Cedar (Thuja plicata)	14"	No	40'	15'	Fair		Save
73	Western Red Cedar (Thuja plicata)	23"	No	50'	25'	Poor	Codominant stem, poor structure, wishbone union at base, bark inclusion, heart rot, high risk of failure due to structural defect	To be removed
74	Western Red Cedar (Thuja plicata)	19"	No	50'	20'	Fair	Codominant stem	To be removed
75	Western Red Cedar (Thuja plicata)	21"	No	50'	20'	Poor	Codominant stem, wishbone union at base, bark inclusion, high risk of failure due to structural defect	To be removed
76	Western Red Cedar (Thuja plicata)	21"	No	50'	20'	Poor	Wishbone union at base, bark inclusion, high risk of failure due to structural defect	To be removed
77	Western Red Cedar (Thuja plicata)	16"	No	50'	20'	Fair	Wishbone union at base, Conflict with building area	To be removed
78	Western Red Cedar (Thuja plicata)	20"	No	45'	20'	Poor	Wishbone union at base, bark inclusion, Conflict with building area, high risk of failure due to structural defect	To be removed
80	Western Red Cedar (Thuja plicata)	16"	No	50'	20'	Fair	Wishbone union at base, bad form	To be removed
81	Western Red Cedar (Thuja plicata)	27"	No	45'	25'	Poor	Codominant stem, poor structure, wishbone union at base, bark inclusion, heart rot, high risk of failure due to structural defect	To be removed
82	European Plum (Prunus Domestica)	19"	No	25'	30'	Fair	Codominant stem	To be removed

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3. Tree Health Assessment

Each tree has been evaluated for structural integrity, health (disease, pests, decay), and potential to thrive post-development. Trees selected for retention will require protection during construction.

4. Disturbance allowance

The Critical Root Zone is measured as one foot of radius for every inch of trunk diameter measured at 4.5 feet from grade. Measurements are calculated from DSH and may not be an accurate representation of the actual dimensions of the root zone of the trees in the field. Factors may limit root growth and expansion such as slope, hardscape or compacted areas, or tree health.

5. Protection Measures

For the retained trees, the following steps are recommended:

Tree Protection Zone (TPZ) Fencing:

- Install tree protection fencing at least 4' high and construction from chain link fence for exceptional trees and/ or high visibility safety fencing materials around the drip line of all trees that are to be retained prior to construction.
- Install tree protection fencing at least 4' high and construction from chain link fence for exceptional trees and/ or high visibility safety fencing materials around the drip lines of trees that extend over the subject property.
- "Tree Protection Area - Keep Out" or similar signs must be posted at regular intervals along the tree protection fencing.
- Limits of Disturbance (LODs) should be designed in such a way that they cannot be easily moved or dismantled.
- LODs must remain intact throughout the duration of the project and can only be removed, either temporarily or permanently, with authorization from an ISA-certified arborist, following submission and approval of a removal request.

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- No work or access is allowed within the LOD of retained trees. This includes the storage of materials, parking, or contamination of the soil through equipment washout.
- No excavation or material storage within the protected zones.
- Ensure periodic inspections during construction.

Soil Protection:

- In addition to tree protection barriers, additional care measures are recommended for preserved trees. These include mulching around the dripline, providing supplemental fertilization for stressed trees, irrigation as needed, soil amendments, soil aeration, and pruning to remove deadwood or create necessary clearance for protection.

Construction Activity Restrictions:

- No grading, excavation, or heavy equipment within TPZ areas

Monitoring and Inspections:

A qualified site arborist should be retained for the entire project to perform periodic inspections, ensure compliance with tree protection measures, and assess the health and condition of the trees during construction

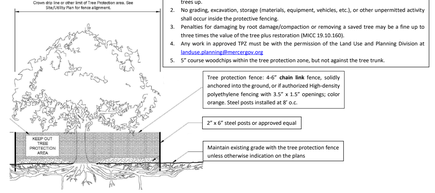
TREE PROTECTION AREA (TPZ)

KEEP OUT!

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

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

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



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

Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org

Bruce Mac Coy (PN – 0159A / 10828)
Consulting Arborist
MS Forestry – Entomology – Plant Pathology
1611 105th Ave SE, Bellevue, WA 98004
www.consultingarborist-USA.com
consultingarborist@msn.com
Cell: 425-246-5778

6. Tree Replacement

The suggested location for tree replacement is dependent on the desired of the new housing structures and hardscaping. Generally, the replacement plantings shall be native to the Pacific Northwest. Coniferous trees shall be at least six feet tall and deciduous trees shall be at least one and one-half inches in caliper. Replacement trees shall be planted in the wet season (October 1 through April 1), following the applicable tree removal or, in the case of a development proposal, completion of the development work.

Tree planting and maintenance are crucial components of ensuring healthy, thriving trees in urban, suburban, and rural landscapes. The specification for tree planting and maintenance typically involves a set of guidelines, procedures, and standards to follow to ensure the long-term health, safety, and aesthetic value of trees. Below is an overview of the key aspects related to tree planting and maintenance specifications:

Tree Planting Specifications

Site Selection and Preparation

- Soil Testing: Before planting, soil should be tested for its pH, texture, drainage, and nutrient levels to determine the best tree species for the location.
- Space Requirements: Ensure sufficient space for the tree's root system to grow. Consider the mature size of the tree and its potential impact on structures (e.g., sidewalks, buildings) and utilities.
- Drainage: The planting site should have adequate drainage to avoid waterlogging, which could harm the roots. Proper drainage can be ensured by creating a raised bed or installing drainage pipes, if necessary.
- Sunlight and Wind Exposure: Choose a planting site that provides the appropriate sunlight and wind exposure for the specific species being planted.

Planting Process

- Root System: Ensure the tree is planted at the correct depth, with the root collar (where the trunk meets the roots) level with the surrounding soil surface.
- Soil Amendments: If necessary, amend the soil with organic material to enhance nutrient content, but avoid over-amending, which could lead to weak root growth.
- Watering: After planting, water thoroughly to settle the soil around the roots. Water should be applied slowly to avoid washing away the soil.

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- Mulching: Apply a 2-4 inch layer of organic mulch around the base of the tree (but not directly on the trunk) to retain moisture and suppress weeds.
- Stake/Support: Stake the tree only if necessary to prevent leaning, and ensure that the stakes don't damage the tree trunk. Remove stakes after the first growing season to allow the tree to establish itself.

Spacing and Layout

- Ensure adequate spacing (10 feet minimum) between trees to allow for full canopy development.
- Maintain sufficient space from obstacles like buildings, sidewalks, and power lines.

Tree Maintenance Specifications

Watering

- Initial Watering: Newly planted trees need consistent watering for the first 1-2 years until they establish a deep root system. Water deeply and infrequently to encourage deep root growth.
- Ongoing Watering: Established trees should be watered during dry periods, particularly in the summer months. Regular watering helps trees cope with stress and prevent drought damage.
- Watering Methods: Use a soaker hose, drip irrigation, or deep root watering techniques to ensure the water reaches the root zone.

Pruning

- Young Tree Pruning: In the early years, prune trees to establish a strong central leader (main trunk) and remove any dead, damaged, or crossing branches.
- Pruning Season: The best time for pruning is typically during the tree's dormant season (late winter or early spring) to avoid stressing the tree and promoting unwanted growth.
- Proper Pruning Cuts: Use clean, sharp tools to make smooth cuts just outside the branch collar, avoiding damaging the tree.

Mulching

- Replenish Mulch: Mulch should be replenished annually to maintain a consistent 2-4 inch layer, ensuring it doesn't touch the tree's trunk.
- Avoid Over-Mulching.

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Fertilization

- Soil Testing: Conduct soil tests regularly to determine if additional fertilization is needed. Apply organic fertilizers or slow-release nutrients according to tree species requirements.
- Timing: Fertilizer should be applied during the active growing season (typically in spring or early summer) to support growth.
- Balanced Fertilization: Use a balanced fertilizer (e.g., NPK: Nitrogen, Phosphorus, Potassium) to promote healthy root, stem, and leaf development.

Weeding and Grass Control

- Weeding: Remove competing weeds and grasses from around the tree's root zone, especially during the first few years of growth, to reduce competition for water and nutrients.
- Grass: Grass around trees can be detrimental if it competes with roots for nutrients. Avoid allowing grass to grow right up to the tree base, and use mulch to minimize competition.

7. Conclusion

This report provides a detailed tree inventory and recommendations for the development site at 2740 61st Ave. S.E., Mercer Island. Of the trees evaluated, six trees are recommended for retention, while nine trees are to be removed. Proper protection measures must be enforced to preserve the health of retained trees throughout construction.

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03-02-2026
Prepared for Vann Lanz
Mercer Partners LLC
8015 SE 60th St, Mercer Island, WA 98040

Supplement to report dated 02-07-2025
Site: 4450 84th Ave SE, Mercer Island, WA 98040

1. **Root Distribution Adjacent to Foundation Is Limited**
For typical root architecture, the majority of large structural roots occur near the tree's trunk and tend to radiate horizontally in undisturbed soil. Under established hardscape, root development is already constrained; the most vigorous roots have typically extended into more hospitable soils beyond the footprint of the existing foundation.
2. **Soil Conditions and Compaction**
The soil beneath and adjacent to the concrete has been historically compacted, limiting both root growth and water infiltration. Further minor excavation in this context often has minimal incremental impact on the tree's root system when conducted with appropriate care.
3. **Mitigation Measures Will Protect the Tree**
When excavation is performed using *manual methods* within the critical root zone (CRZ) — such as hand-digging or vacuum excavation — and with the implementation of best practices (pruning only necessary roots, avoiding heavy equipment directly adjacent to the trunk, and maintaining soil moisture), the risk of significant harm to the tree is low.

Conclusion

It is my professional opinion that **carefully controlled excavation near trees 67-72 is acceptable** under the conditions described, provided that proper arboricultural measures are implemented, including:

- Delineation and protection of the tree's critical root zone;
- Use of non-mechanized excavation methods within the CRZ;
- Immediate and proper pruning of any encountered roots in accordance with ANSI A300 standards; and
- Post-excavation soil care (mulching, irrigation as needed).

With these precautions, the proposed excavation adjacent to the existing concrete foundation is not expected to result in significant, long-term adverse impacts to the health or structural stability of the tree.

Architect of Record
b9 architects
400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:
2740 61ST AVE SE

Location:
2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

8914 REGISTERED ARCHITECT Brad Kiam BRADLEY G. KIMOURI STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
A	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

City Stamp

01

Arborist Report

A0.20

© 2026 b9 architects

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



VICINITY MAP



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

ACU	AIR CONDITION UNIT
	AREA DRAIN
	ASPHALT SURFACE
	BUILDING
	CENTERLINE ROW
	CONCRETE SURFACE
	RETAINING WALL
	ELECTRICAL EASEMENT
	DECK
	FENCE LINE (WOOD)
	GAS LINE
G	GAS METER
HBO	HOSE BIB RISER
	HEDGE FOLIAGE LINE
	INLET (TYPE 1)
	INLET (TYPE 1) (SOLID)
	MONUMENT IN CASE (FOUND)
	PAVER SURFACE
PST	POST
P	POWER METER
	POWER (OVERHEAD)
	POWER POLE W/ LIGHT
	REBAR AS NOTED (FOUND)
	REBAR & CAP (SET)
	ROCKERY
	SEWER LINE
	SEWER MANHOLE
	STORM DRAIN LINE
SIZE TYPE	TREE (AS NOTED)
	WATER LINE
WM	WATER METER

DATUM

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.

TREE TABLE

Tree ID	Species	DSH (in)	Exceptional	Height	Drip Zone Diameter	Condition	Comments	Retention
67	Western Red Cedar (Thuja plicata)	24"	No	30	20	Fair	Multi stem, topped	Save
68	Western Red Cedar (Thuja plicata)	10"	No	40	15	Fair		Save
69	Western Red Cedar (Thuja plicata)	8"	No	40	15	Fair	Unregulated	Save
70	Western Red Cedar (Thuja plicata)	11"	No	40	15	Fair		Save
71	Western Red Cedar (Thuja plicata)	16"	No	40	15	Fair		Save
72	Western Red Cedar (Thuja plicata)	14"	No	40	15	Fair		Save
73	Western Red Cedar (Thuja plicata)	23"	No	50	25	Poor	Codominant stem, poor structure, wishbone union at base, bark indusion, heart rot, high risk of failure due to structural defect	To be removed
74	Western Red Cedar (Thuja plicata)	19"	No	50	20	Fair	Codominant stem	To be removed
75	Western Red Cedar (Thuja plicata)	21"	No	50	20	Poor	Codominant stem, wishbone union at base, bark indusion, high risk of failure due to structural defect	To be removed
76	Western Red Cedar (Thuja plicata)	21"	No	50	20	Poor	Wishbone union at base, bark indusion, high risk of failure due to structural defect	To be removed
77	Western Red Cedar (Thuja plicata)	16"	No	50	20	Fair	Wishbone union at base, Conflict with building area	To be removed
78	Western Red Cedar (Thuja plicata)	20"	No	45	20	Poor	Wishbone union at base, bark indusion, Conflict with building area, high risk of failure due to structural defect	To be removed
80	Western Red Cedar (Thuja plicata)	16"	No	50	20	Fair	Wishbone union at base, bad form	To be removed
81	Western Red Cedar (Thuja plicata)	27"	No	45	25	Poor	Codominant stem, poor structure, wishbone union at base, bark indusion, heart rot, high risk of failure due to structural defect	To be removed
82	European Plum (Prunus Domestica)	19"	No	25	30	Fair	Codominant stem	To be removed

DISTURBANCE ACREAGE: 0.219 ACRES

PROJECT PARCEL NUMBER: 217450-3230
PROJECT ADDRESS: 2740 61st AVENUE SE
MERCER ISLAND, WASHINGTON 98040

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

TOTAL SITE ACREAGE: 0.20659 ACRES
TOTAL IMPERVIOUS AREA: 4,673 SQUARE FEET

TABLE OF CONTENT

SHEET #	DESCRIPTION
1	CSWPP PLAN
2	STORMWATER SITE PLAN
3	OFF SITE STORM PLAN & PROFILE
4	SEWER & WATER PLAN
5	STORMWATER DETAILS
6	AMENDED SOILS PLAN
	TOPOGRAPHIC SURVEY SHEET 1
	TOPOGRAPHIC SURVEY SHEET 2

(TOPOGRAPHIC SURVEY ADDED FOR REFERENCE ONLY)

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2509-108

DESCRIPTION	REV. NO.	DATE

04/16/2026

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 2740 61st Avenue SE
CLIENT Mercer Partners, LLC
SHEET CONTENT CSWPP Plan

DATE 04/16/2026
JOB NO.
DWG NO.
SHEET 1 OF 6

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

NOTE: THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. 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.

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.

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CALL BEFORE YOU DIG: 811

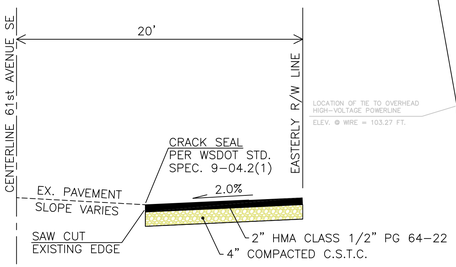
LEGEND

- ACU AIR CONDITION UNIT
- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- ELECTRICAL EASEMENT
- DECK
- FENCE LINE (WOOD)
- GAS LINE
- GAS METER
- HOSE BIB RISER
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- INLET (TYPE 1) (SOLID)
- MONUMENT IN CASE (FOUND)
- PAVER SURFACE
- PST POST
- P POWER METER
- POWER (OVERHEAD)
- POWER POLE W/ LIGHT
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- SIZE TYPE TREE (AS NOTED)
- WATER LINE
- WM WATER METER

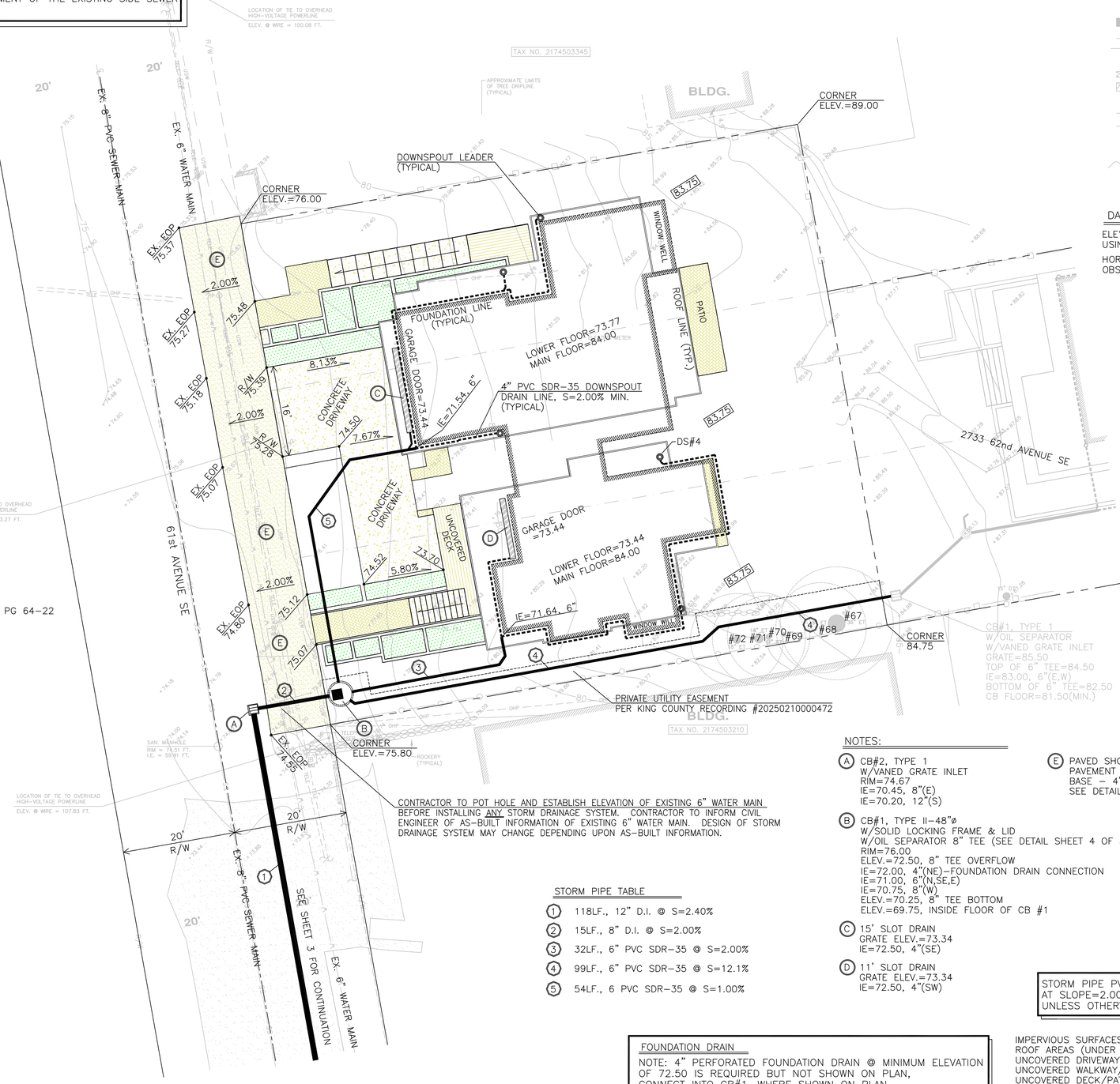
DATUM

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.



PAVED SHOULDER SECTION



NOTES:

(A) CB#2, TYPE 1
W/VANED GRATE INLET
RIM=74.67
IE=70.45, 8"(E)
IE=70.20, 12"(S)

(B) CB#1, TYPE II-48"ø
W/SOLID LOCKING FRAME & LID
W/OIL SEPARATOR 8" TEE (SEE DETAIL SHEET 4 OF 5)
RIM=76.00
ELEV.=72.50, 8" TEE OVERFLOW
IE=72.00, 4"(NE)-FOUNDATION DRAIN CONNECTION
IE=71.00, 6"(N,SE,E)
IE=70.75, 8"(W)
ELEV.=70.25, 8" TEE BOTTOM
ELEV.=69.75, INSIDE FLOOR OF CB #1

(C) 15' SLOT DRAIN
GRATE ELEV.=73.34
IE=72.50, 4"(SE)

(D) 11' SLOT DRAIN
GRATE ELEV.=73.34
IE=72.50, 4"(SW)

(E) PAVED SHOULDER
PAVEMENT – 2" HMA CLASS 1/2"
BASE – 4" CRUSHED SURFACING TOP COURSE
SEE DETAIL LEFT

STORM PIPE TABLE

1. 118LF., 12" D.I. @ S=2.40%
2. 15LF., 8" D.I. @ S=2.00%
3. 32LF., 6" PVC SDR-35 @ S=2.00%
4. 99LF., 6" PVC SDR-35 @ S=12.1%
5. 54LF., 6 PVC SDR-35 @ S=1.00%

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

FOUNDATION DRAIN

NOTE: 4" PERFORATED FOUNDATION DRAIN @ MINIMUM ELEVATION OF 72.50 IS REQUIRED BUT NOT SHOWN ON PLAN, CONNECT INTO CB#1, WHERE SHOWN ON PLAN.

IMPERVIOUS SURFACES:
ROOF AREAS (UNDER EAVES) = 2,813.53 SQ. FT.
UNCOVERED DRIVEWAY AREA = 725.78 SQ. FT.
UNCOVERED WALKWAY/WALLS = 396.45 SQ. FT.
UNCOVERED DECK/PATIO AREA = 262.38 SQ. FT.

TOTAL IMPERVIOUS AREAS = 4,198.14 SQ. FEET

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2509-018

NO.	DESCRIPTION	DATE

04/16/2026

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 2740 61st Avenue SE
CLIENT Mercer Partners, LLC
SHEET CONTENT Stormwater Site Plan

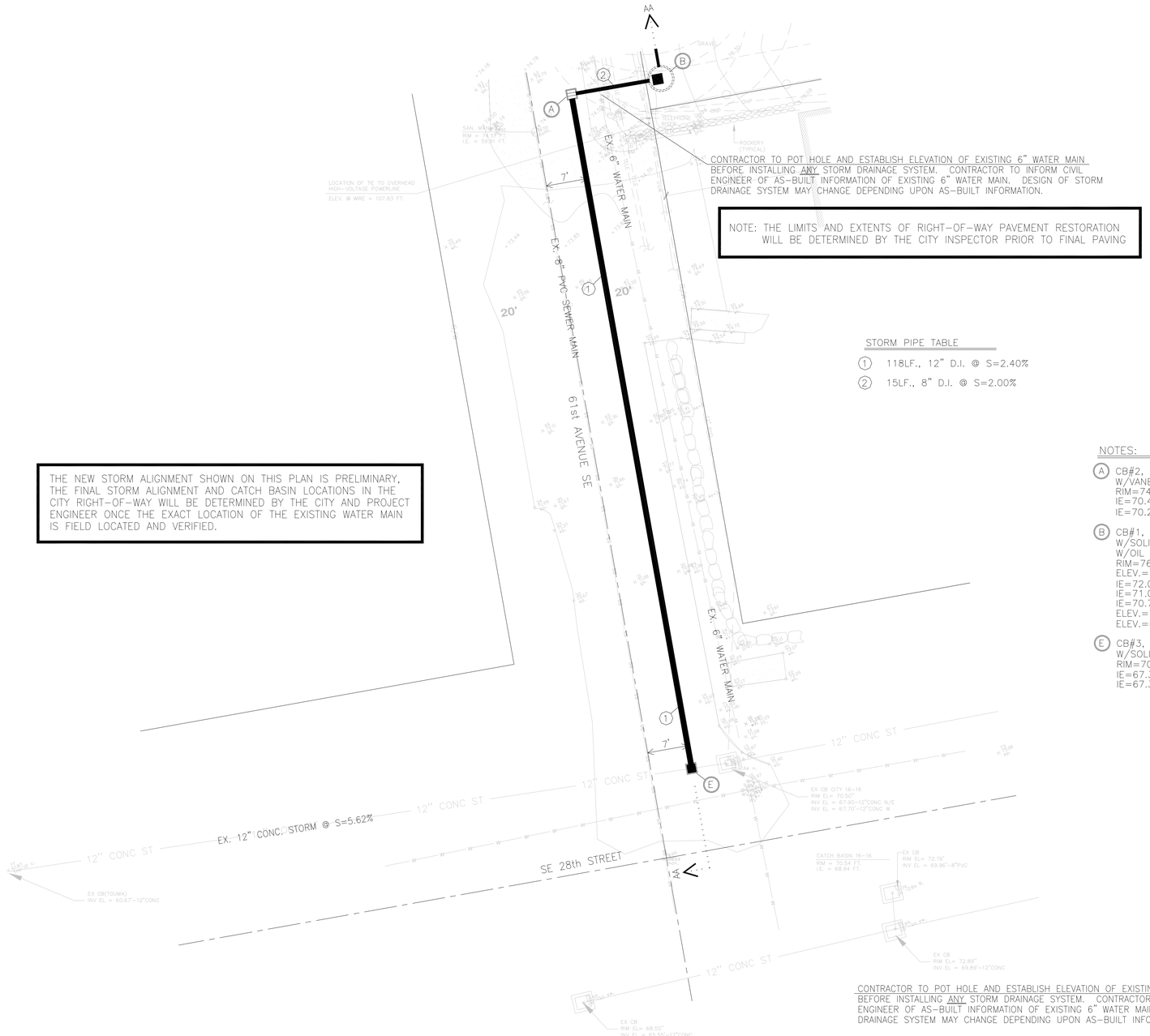
DATE 04/16/2026
JOB NO.
DWG NO.

SHEET 2 OF 6

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

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CALL BEFORE YOU DIG: 811



THE NEW STORM ALIGNMENT SHOWN ON THIS PLAN IS PRELIMINARY. THE FINAL STORM ALIGNMENT AND CATCH BASIN LOCATIONS IN THE CITY RIGHT-OF-WAY WILL BE DETERMINED BY THE CITY AND PROJECT ENGINEER ONCE THE EXACT LOCATION OF THE EXISTING WATER MAIN IS FIELD LOCATED AND VERIFIED.

STORM PIPE TABLE

1. 118LF., 12" D.I. @ S=2.40%
2. 15LF., 8" D.I. @ S=2.00%

NOTES:

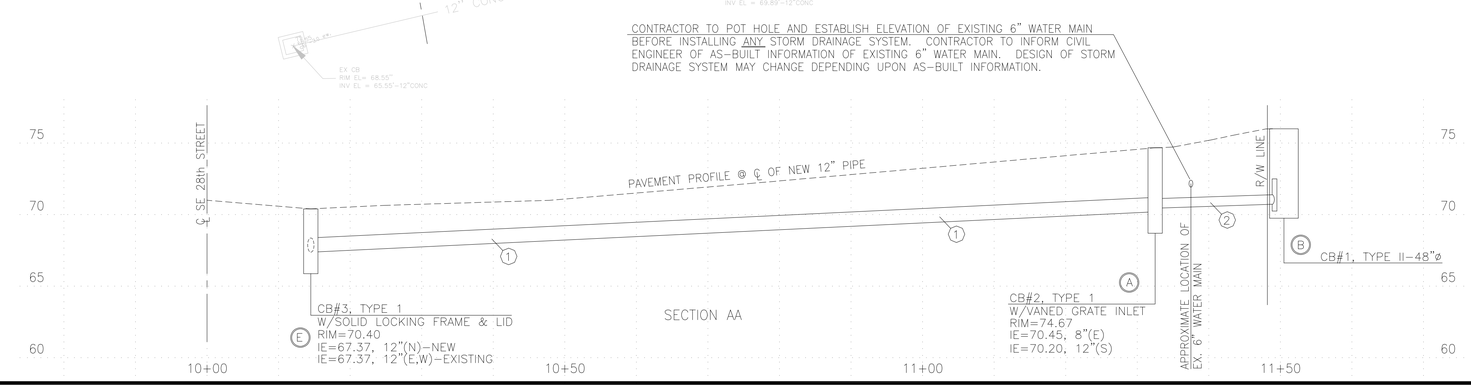
A. CB#2, TYPE 1
W/VANED GRATE INLET
RIM=74.67
IE=70.45, 8"(E)
IE=70.20, 12"(S)

B. CB#1, TYPE II-48"ø
W/SOLID LOCKING FRAME & LID
W/OIL SEPARATOR 8" TEE (SEE DETAIL SHEET 4 OF 6)
RIM=76.00
ELEV.=72.50, 8" TEE OVERFLOW
IE=72.00, 4"(NE)-FOUNDATION DRAIN CONNECTION
IE=71.00, 6"(N,SE,E)
IE=70.75, 8"(W)
ELEV.=70.25, 8" TEE BOTTOM
ELEV.=69.75, INSIDE FLOOR OF CB #1

E. CB#3, TYPE 1
W/SOLID LOCKING FRAME & LID
RIM=70.40
IE=67.37, 12"(N)-NEW
IE=67.37, 12"(E,W)-EXISTING

LEGEND

ACU	AIR CONDITION UNIT		MONUMENT IN CASE (FOUND)
	AREA DRAIN		PAVER SURFACE
	ASPHALT SURFACE	PST	POST
	BUILDING	PM	POWER METER
	CENTERLINE ROW		POWER (OVERHEAD)
	CONCRETE SURFACE		POWER POLE W/ LIGHT
	RETAINING WALL		REBAR AS NOTED (FOUND)
	ELECTRICAL EASEMENT		REBAR & CAP (SET)
	DECK		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	GAS LINE		SEWER MANHOLE
GM	GAS METER		STORM DRAIN LINE
	HOSE BIB RISER	SIZE TYPE	TREE (AS NOTED)
	HEDGE FOLIAGE LINE		WATER LINE
	INLET (TYPE 1)	WM	WATER METER
	INLET (TYPE 1) (SOLID)		



GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2509-018

DESCRIPTION	
REV. NO.	
DATE	04/16/2026

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

DESIGNED BY	DLO
DRAWN BY	SLS
CHECKED BY	DLO

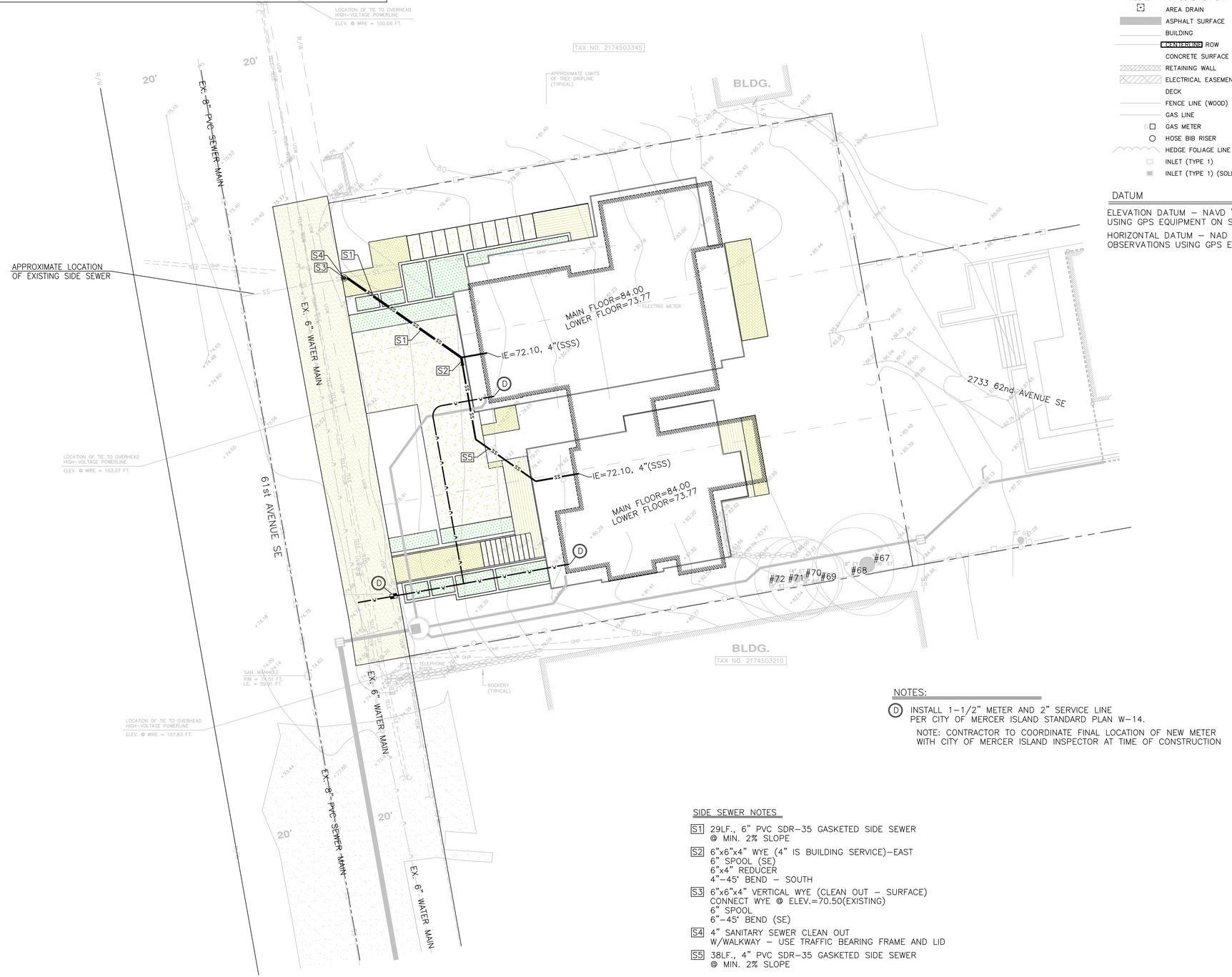
PROJECT: 2740 61st Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Off Site Storm Plan & Profile

DATE 04/16/2026
JOB NO.
DWG NO.

SHEET 3 OF 6

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

NOTE: THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. 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.



NOTES:

(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

SIDE SEWER NOTES

S1 29LF., 6" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE

S2 6"x6"x4" WYE (4" IS BUILDING SERVICE)-EAST
6" SPOOL (SE)
6"x4" REDUCER
4"-45° BEND - SOUTH

S3 6"x6"x4" VERTICAL WYE (CLEAN OUT - SURFACE)
CONNECT WYE @ ELEV.=70.50(EXISTING)
6" SPOOL
6"-45° BEND (SE)

S4 4" SANITARY SEWER CLEAN OUT W/WALKWAY - USE TRAFFIC BEARING FRAME AND LID

S5 38LF., 4" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE

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CALL BEFORE YOU DIG: 811

LEGEND

ACU AIR CONDITION UNIT	MONUMENT IN CASE (FOUND)
AREA DRAIN	PAVER SURFACE
ASPHALT SURFACE	PST POST
BUILDING	P POWER METER
CENTERLINE ROW	POWER (OVERHEAD)
CONCRETE SURFACE	POWER POLE W/ LIGHT
RETAINING WALL	REBAR AS NOTED (FOUND)
ELECTRICAL EASEMENT	REBAR & CAP (SET)
DECK	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS LINE	SEWER MANHOLE
GAS METER	STORM DRAIN LINE
HOSE BIB RISER	SIZE TYPE TREE (AS NOTED)
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INLET (TYPE 1)	WM WATER METER
INLET (TYPE 1) (SOLID)	

DATUM

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.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2509-018

REV. NO.	DATE	DESCRIPTION

DANIEL L. OFFE JR. 27460 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON
04/16/2026

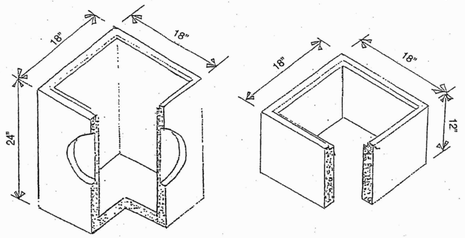
OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

CHECKED BY DLO
DRAWN BY SLS
DESIGNED BY DLO

PROJECT 2740 61st Avenue SE
CLIENT Mercer Partners, LLC
SHEET CONTENT Sewer & Water Plan

DATE 04/16/2026
JOB NO.
DWG NO.

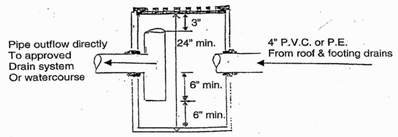
SHEET 4 OF 6



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

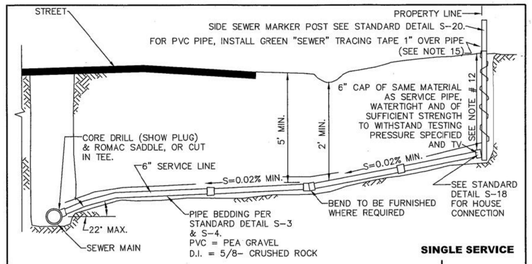
Minimum Volume = 24 gal.

6" & 12" Adjustment Riser

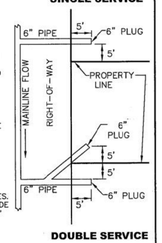


Catch Basin with Oil Separator

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



SINGLE SERVICE



DOUBLE SERVICE

NOTES

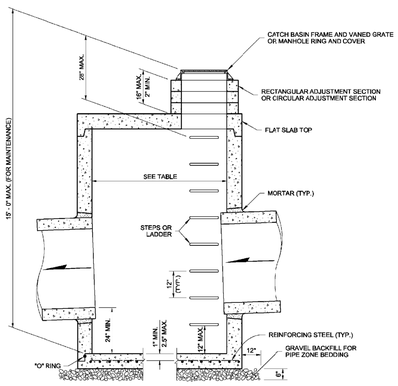
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-03.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
7. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. 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

SIDE SEWER CONNECTION AND STUB

6-5-2009	NO SCALE	S-17

REV DATE | APPROVED



CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ①	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe **(Standard Specification 9-05.20)**
② **(Standard Specification 9-05.12(1))**
③ **(Standard Specification 9-05.12(2))**

NOTES

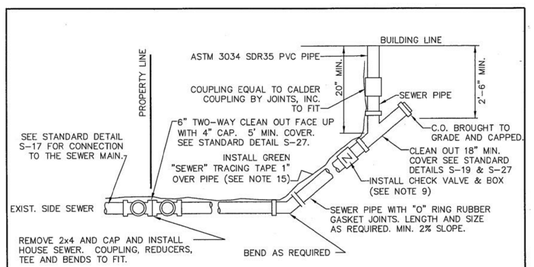
1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification 9-04.3.**

CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Bakotich III 02-07-12
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation



BUILDING CONNECTION

NOTES

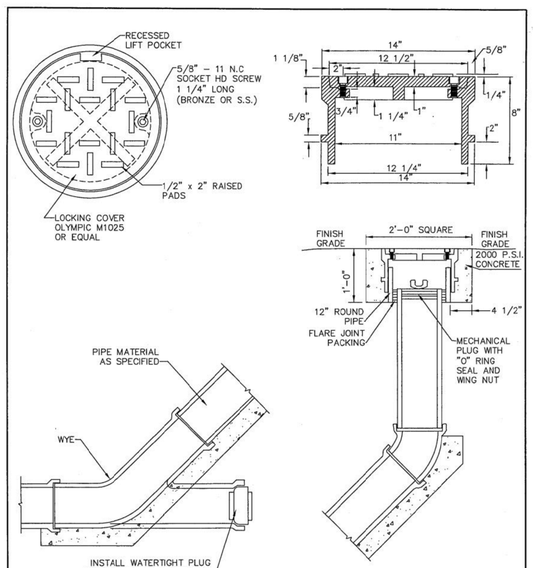
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 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

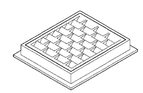
1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

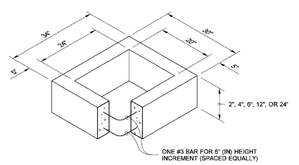
CLEAN OUT DETAIL

6-5-2009	NO SCALE	S-19

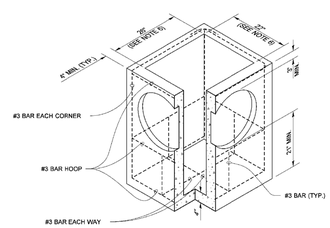
REV DATE | APPROVED



FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION

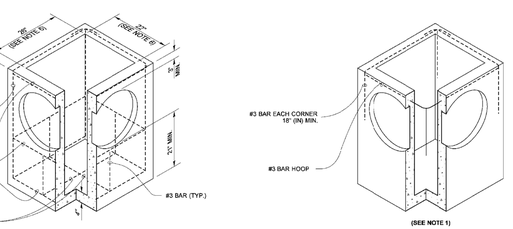
PIPE ALLOWANCES

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

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

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



ALTERNATIVE PRECAST BASE SECTION
(SEE NOTE 1)



Julie Hollman 2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve Digitally signed by Roark, Steve Date: 2020.05.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

PERMIT #: 2509-018

REV. NO.	DATE	DESCRIPTION

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

DARRELL J.R. OFFE — STATE OF WASHINGTON — 21460 — REGISTERED PROFESSIONAL ENGINEER

04/16/2026

CHECKED BY DLO
DRAWN BY SLS
DESIGNED BY DLO

PROJECT: 2740 61st Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Stormwater Details

DATE 04/16/2026
JOB NO.
DWG NO.

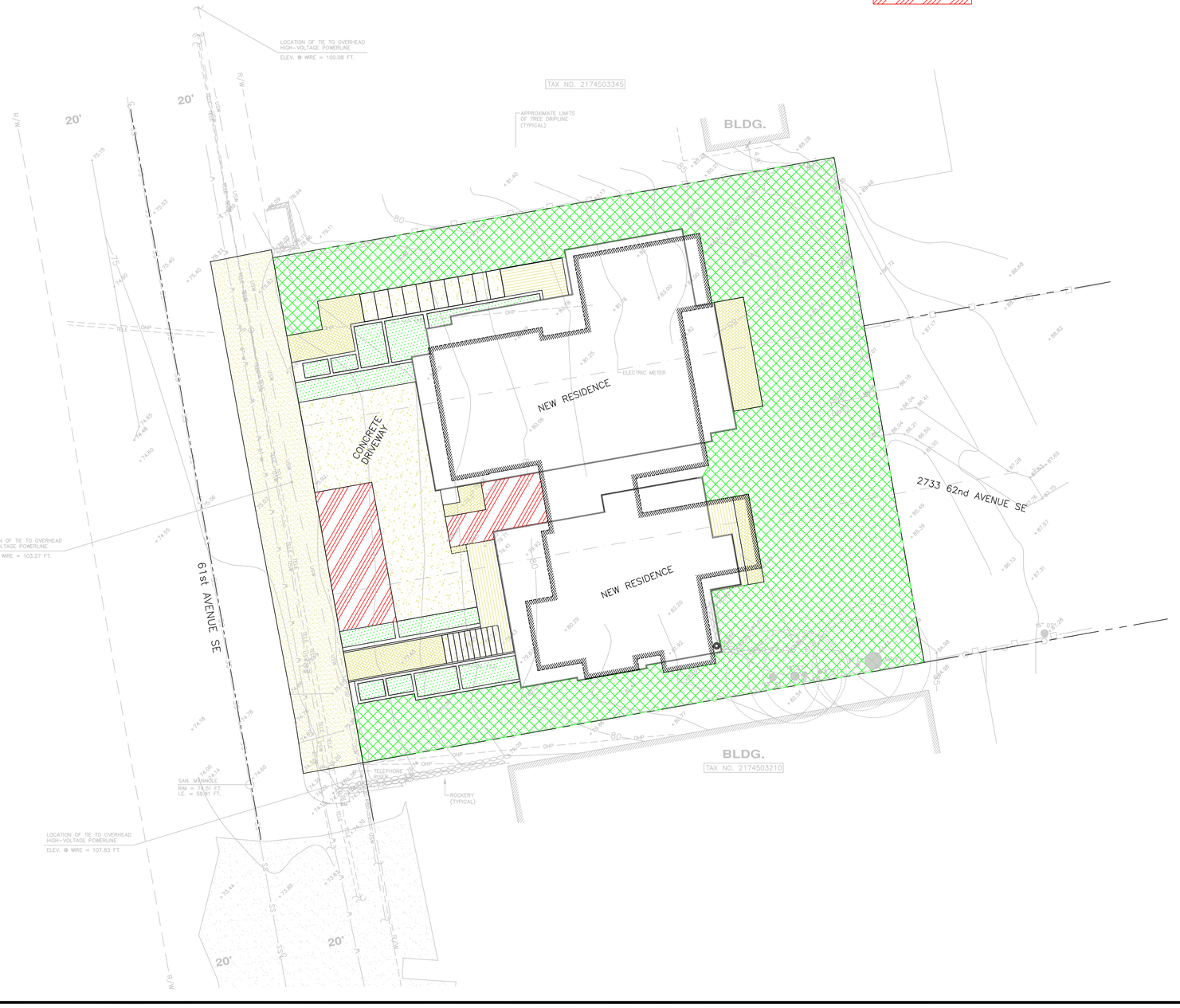
SHEET 5 OF 6

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.

AMENDED SOIL MAP

3,640 SQUARE FEET – TURF AREA
AMENDED 8" DEEP (90 CU. YDS.)

382 SQUARE FEET – PLANTER AREA
AMENDED 6" DEEP (7 CU. YDS.)



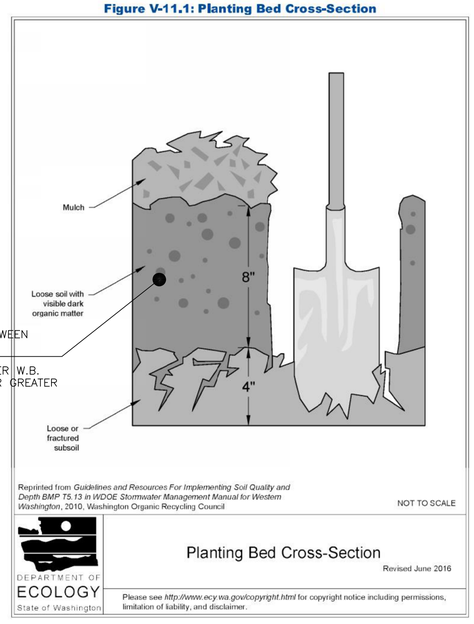
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.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

CALL BEFORE YOU DIG: 811

LEGEND

ACU AIR CONDITION UNIT	MONUMENT IN CASE (FOUND)
AREA DRAIN	PAVER SURFACE
ASPHALT SURFACE	PST POST
BUILDING	P POWER METER
CENTERLINE ROW	POWER (OVERHEAD)
CONCRETE SURFACE	POWER POLE W/ LIGHT
RETAINING WALL	REBAR AS NOTED (FOUND)
ELECTRICAL EASEMENT	REBAR & CAP (SET)
DECK	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS LINE	SEWER MANHOLE
GAS METER	STORM DRAIN LINE
HOSE BIB RISER	SIZE TYPE TREE (AS NOTED)
HEDGE FOLIAGE LINE	WATER LINE
INLET (TYPE 1)	WM WATER METER
INLET (TYPE 1) (SOLID)	

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

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2019 Stormwater Management Manual for Western Washington

Volume V - Chapter 11 - Page 930

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2509–018

NO.	DESCRIPTION	DATE

DARRELL J. OFFE — 21460 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON

04/16/2026

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: 2740 61st Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Amended Soil Plan

DATE 04/16/2026
JOB NO.
DWG NO.

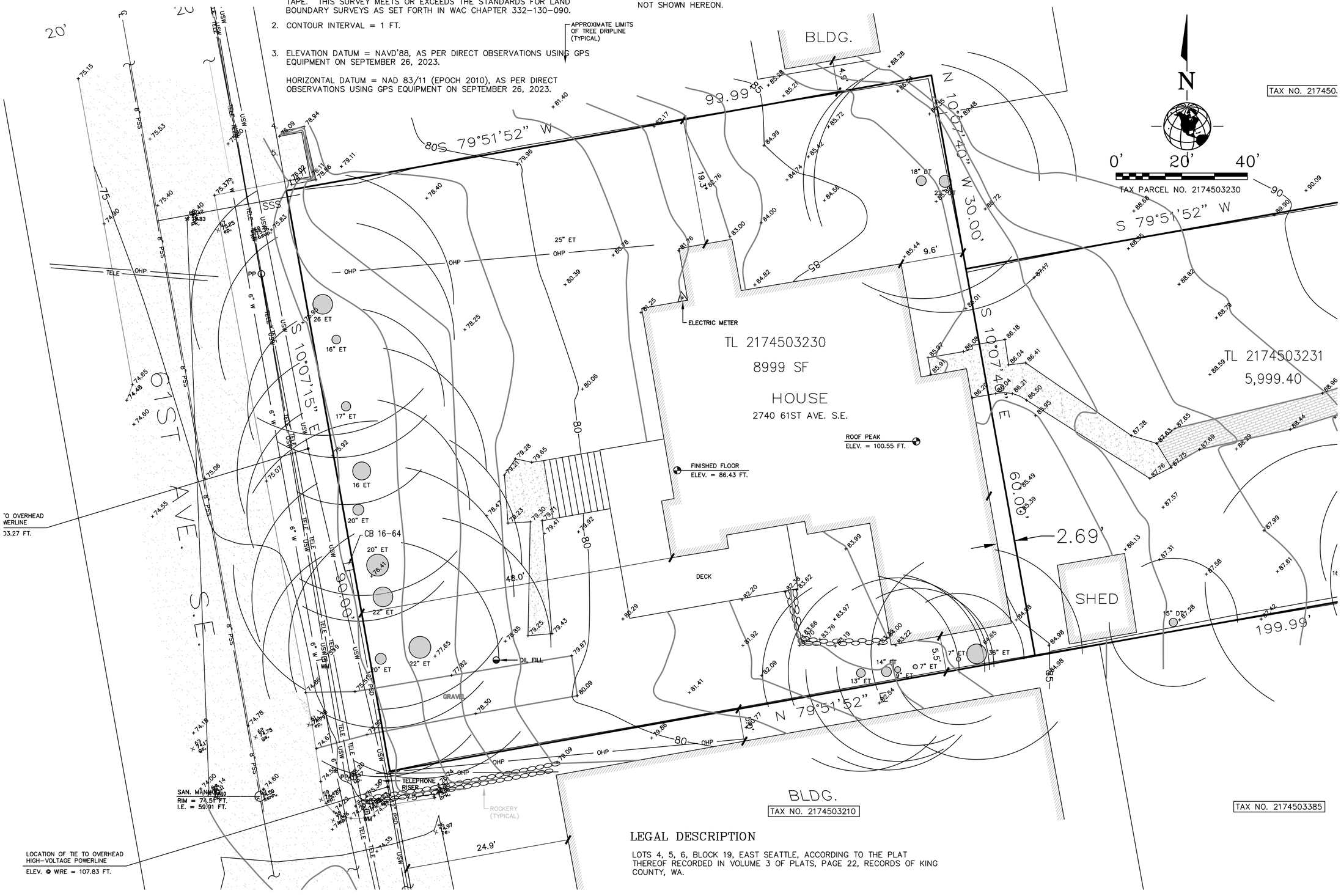
SHEET 6 OF 6

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.

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 4, 5, 6, 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

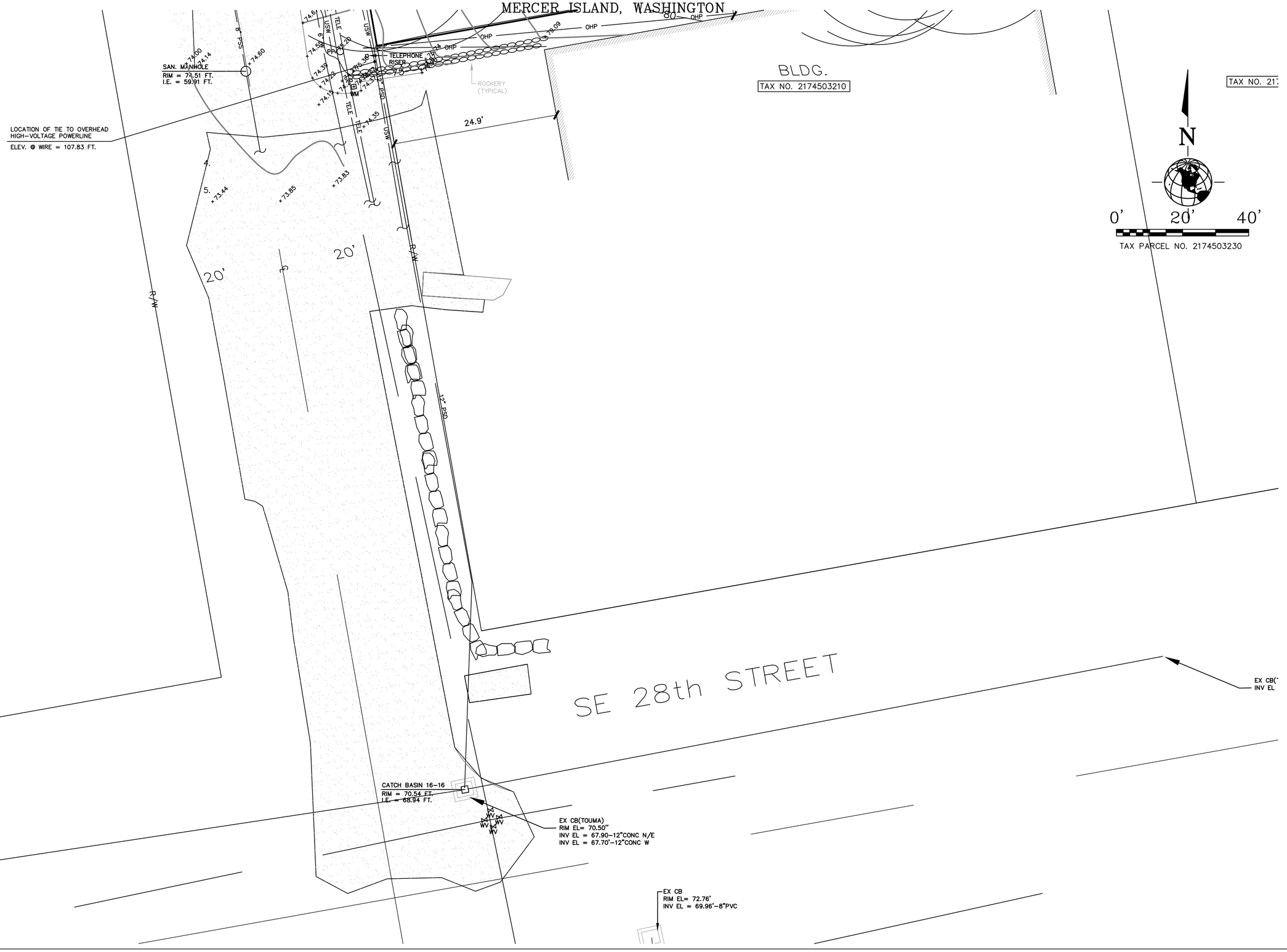
DAN M. TOUMA STATE OF WASHINGTON 38992 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY
FOR
TAX LOT 2174503230

DWN BY RF	DATE 7/20/24	JOB NO. 1019-008
CHKD BY DMT	SCALE 1" = 10'	SHEET 1 OF 2

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

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



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 2174503230

DWN BY RF	DATE 7/20/24	JOB NO. 1019-008
CHKD BY DMT	SCALE 1" = 10'	SHEET 2 OF 2

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

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
TBD						
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	
CP.01		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 7063 NEBULOUS WHITE	
CP.02		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 7066 GRAY MATTERS	
CP.03		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 6258 TRICORN BLACK	BLACK SIDING ON ROOF AND EAVES

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
MT.01		METAL TRIM	EXT	REVEAL PROFILE MIN 1/2"	SW 7069 IRON ORE OR SIM	ADJACENT TO ALL WINDOWS RUNNING VERTICAL UP THE LENGTH OF THE FACADE
WD.01		SHOU SUGI BAN SIDING	EXT	4" SHIPLAP OR TONGUE AND GROOVE	TBD	
WD.02		LUNAWOOD SIDING	EXT	LUNA DUO 4" x 6"	TBD	
WD.03		TIGHT KNOT STAINED CEDER	EXT	4" SHIPLAP OR TONGUE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSPARENT OIL STAIN, CLEAR COAT	INSTALL AT SOFFITS/ OVERHANGS WHERE VISIBLE



4 WEST RENDERED ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Architect of Record

b9 architects

400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
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Project:
2740 61ST AVE SE

Location:
2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Rendered Elevation

DR.01

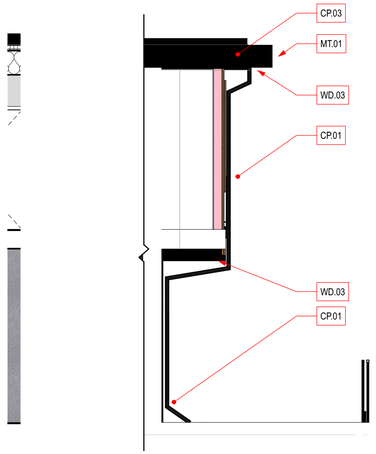
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SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
TBD						
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	
CP.01		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 7063 NEBULOUS WHITE	
CP.02		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 7066 GRAY MATTERS	
CP.03		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 6258 TRICORN BLACK	BLACK SIDING ON ROOF AND EAVES

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
MT.01		METAL TRIM	EXT	REVEAL PROFILE MIN 1/2"	SW 7069 IRON ORE OR SIM	ADJACENT TO ALL WINDOWS RUNNING VERTICAL UP THE LENGTH OF THE FACADE
WD.01		SHOU SUGI BAN SIDING	EXT	4" SHIPLAP OR TONGUE AND GROOVE	TBD	
WD.02		LUNAWOOD SIDING	EXT	LUNA DUO 4" x 6"	TBD	
WD.03		TIGHT KNOT STAINED CEDER	EXT	4" SHIPLAP OR TONGUE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSPARENT OIL STAIN, CLEAR COAT	INSTALL AT SOFFITS/ OVERHANGS WHERE VISIBLE





5 EAST RENDERED ELEVATION - COURTYARD SFR
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

4 NORTH RENDERED ELEVATION SINGLE FAMILY
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25

City Stamp

Rendered Elevation

DR.02

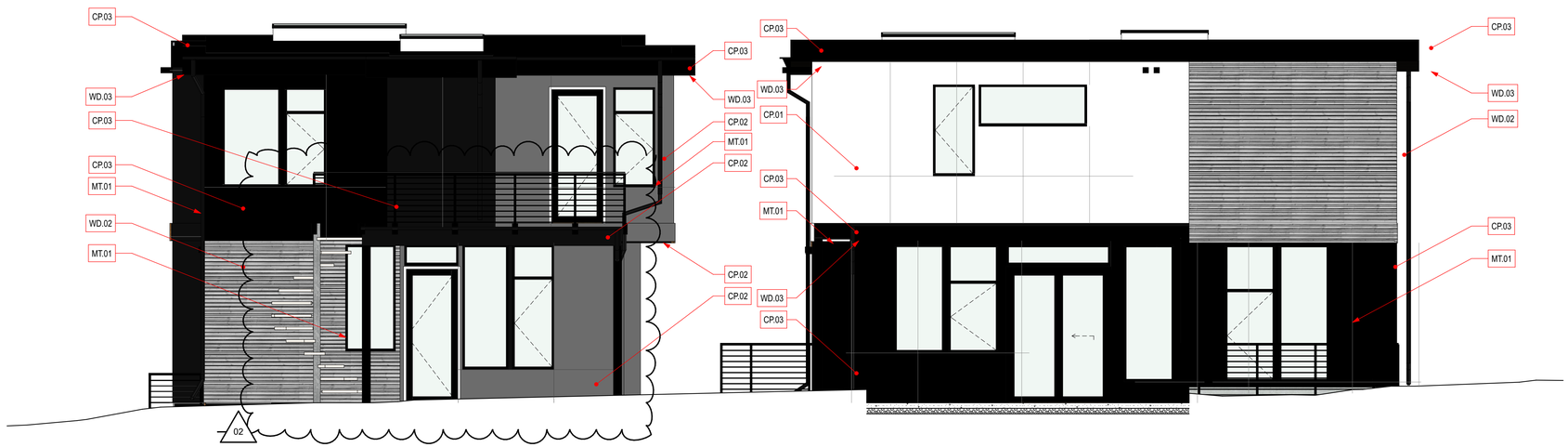
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SD MATERIAL SCHEDULE

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TBD						
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CP.01		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 7063 NEBULOUS WHITE	
CP.02		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 7066 GRAY MATTERS	
CP.03		FIBER CEMENT PANEL	EXT	6' x 9' SHEETS, MINIMIZE JOINTS, REFER TO RENDERED ELEVATIONS	SW 6258 TRICORN BLACK	BLACK SIDING ON ROOF AND EAVES

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
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WD.01		SHOU SUGI BAN SIDING	EXT	4" SHIPLAP OR TONGUE AND GROOVE	TBD	
WD.02		LUNAWOOD SIDING	EXT	LUNA DUO 4" x 6"	TBD	
WD.03		TIGHT KNOT STAINED CEDER	EXT	4" SHIPLAP OR TONGUE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSPARENT OIL STAIN, CLEAR COAT	INSTALL AT SOFFITS/ OVERHANGS WHERE VISIBLE



4 EAST RENDERED ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Rendered Elevation

DR.03

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SD MATERIAL SCHEDULE

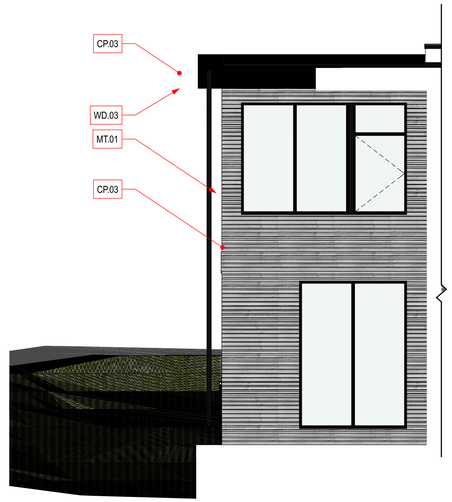
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4 NORTH RENDERED ELEVATION UNITS 1 + 2
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



5 WEST RENDERED ELEVATION - COURTYARD SFR
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Rendered Elevation

DR.04

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5 SOUTH RENDERED ELEVATION SINGLE FAMILY

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

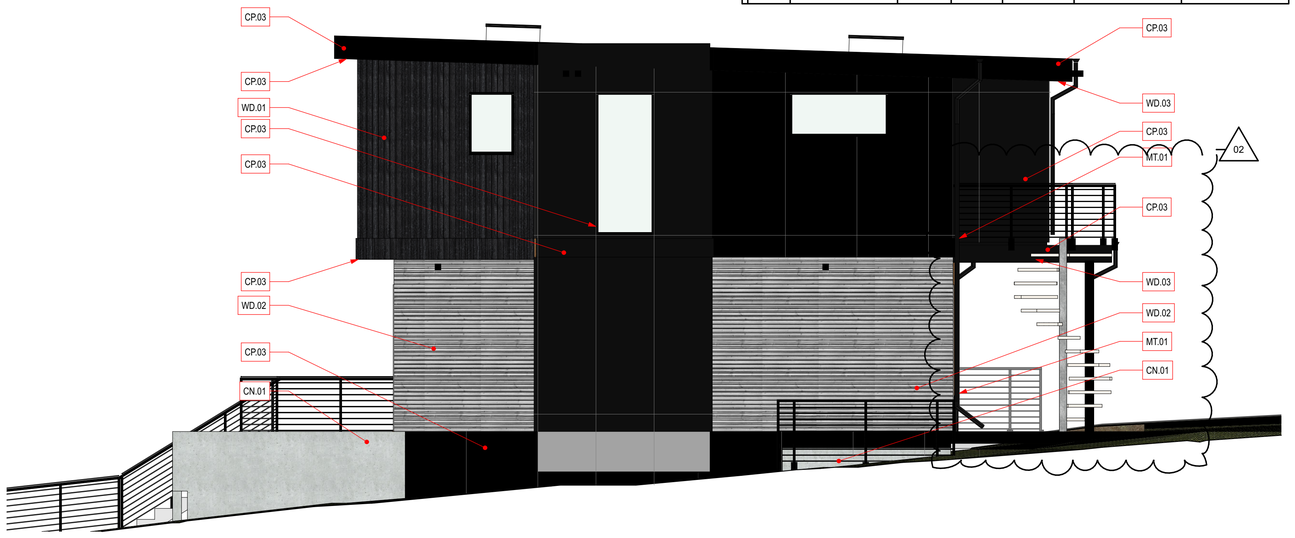
0 2' 4' 8'

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
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4 SOUTH RENDERED ELEVATION UNITS 1 + 2

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0 2' 4' 8'

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Rendered Elevation

DR.05

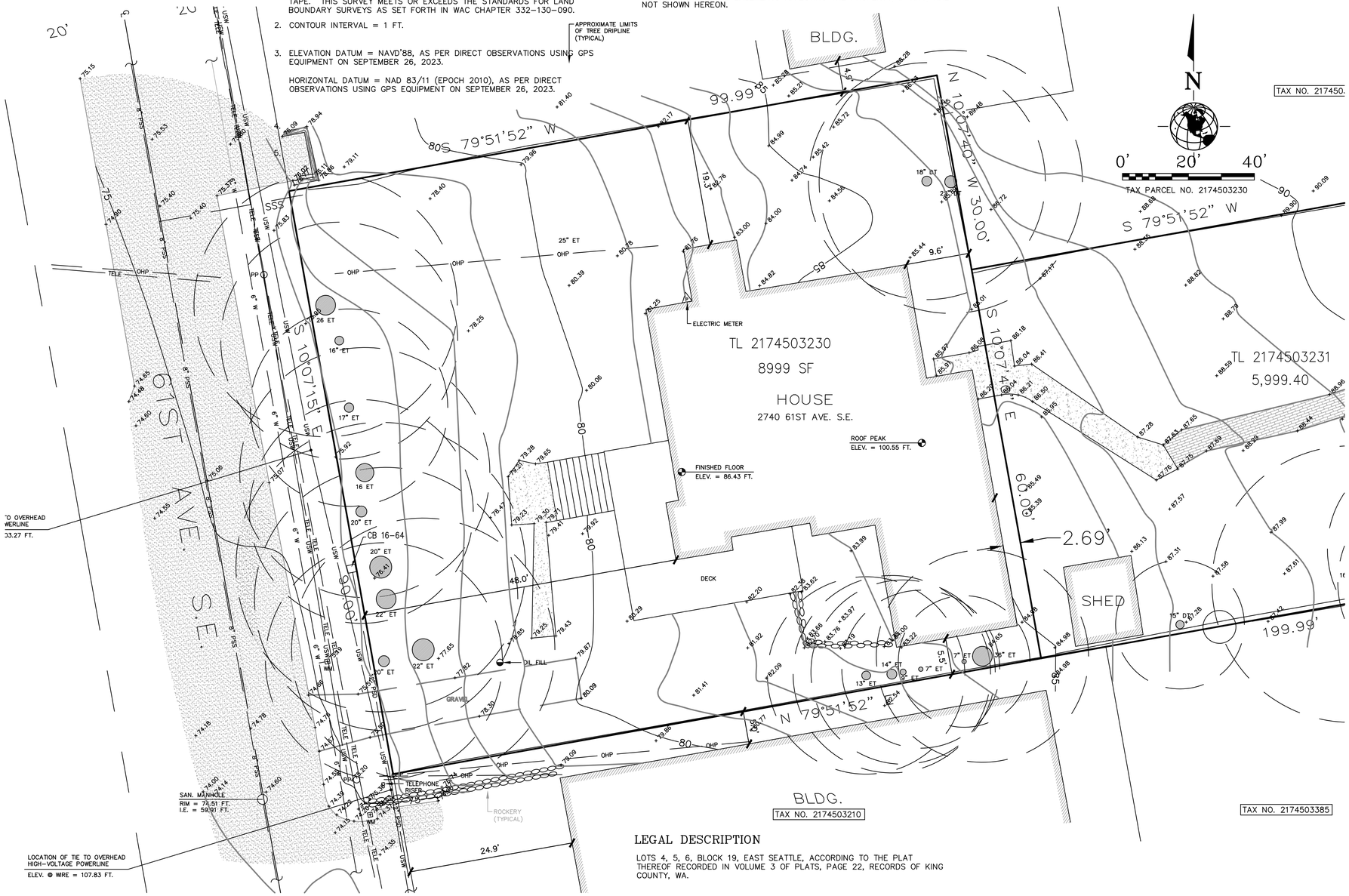
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PORTION OF THE NW 1/4, NE 1/4, SECTION 11, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON

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.

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 4, 5, 6, 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 2174503230

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

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610 2nd Avenue
Seattle, WA 98104
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Location:
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MERCER ISLAND, WA 98040

SDCI Number:
#Pln

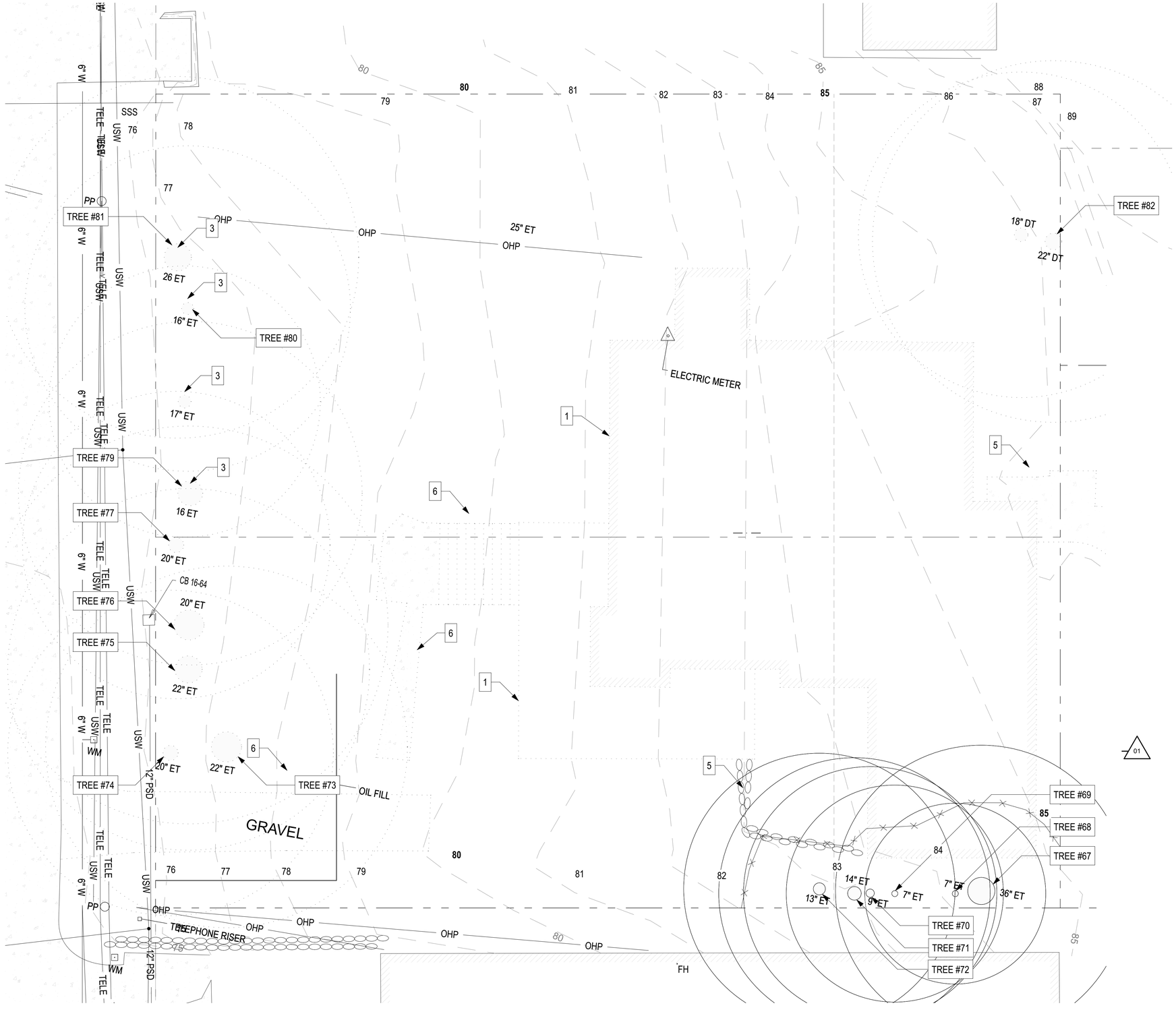
Transmittal Set ID	Transmittal Set Name	Transmittal Set Date
00	Building Permit Intake Response	10/30/25

City Stamp

Survey

A1.00

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

0 4' 8' 12'

DEMOLITION PLAN LEGEND

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

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

ARBORIST RECOMMENDATION NOTES

CAREFULLY CONTROLLED EXCAVATION NEAR TREES NUMBERED 67 - 72 IS ACCEPTABLE UNDER THE CONDITIONS DESCRIBED, PROVIDED THAT PROPER ARBORICULTURAL MEASURES ARE IMPLEMENTED, INCLUDING:
- DELINEATION AND PROTECTION OF THE TREE'S CRITICAL ROOT ZONE;
- USE OF NON-MECHANIZED EXCAVATION METHODS WITHIN THE CRZ;
- IMMEDIATE AND PROPER PRUNING OF ANY ENCOUNTERED ROOTS IN ACCORDANCE WITH ANSI A300 STANDARDS; AND
- POST-EXCAVATION SOIL CARE (MULCHING, IRRIGATION AS NEEDED).

02
01

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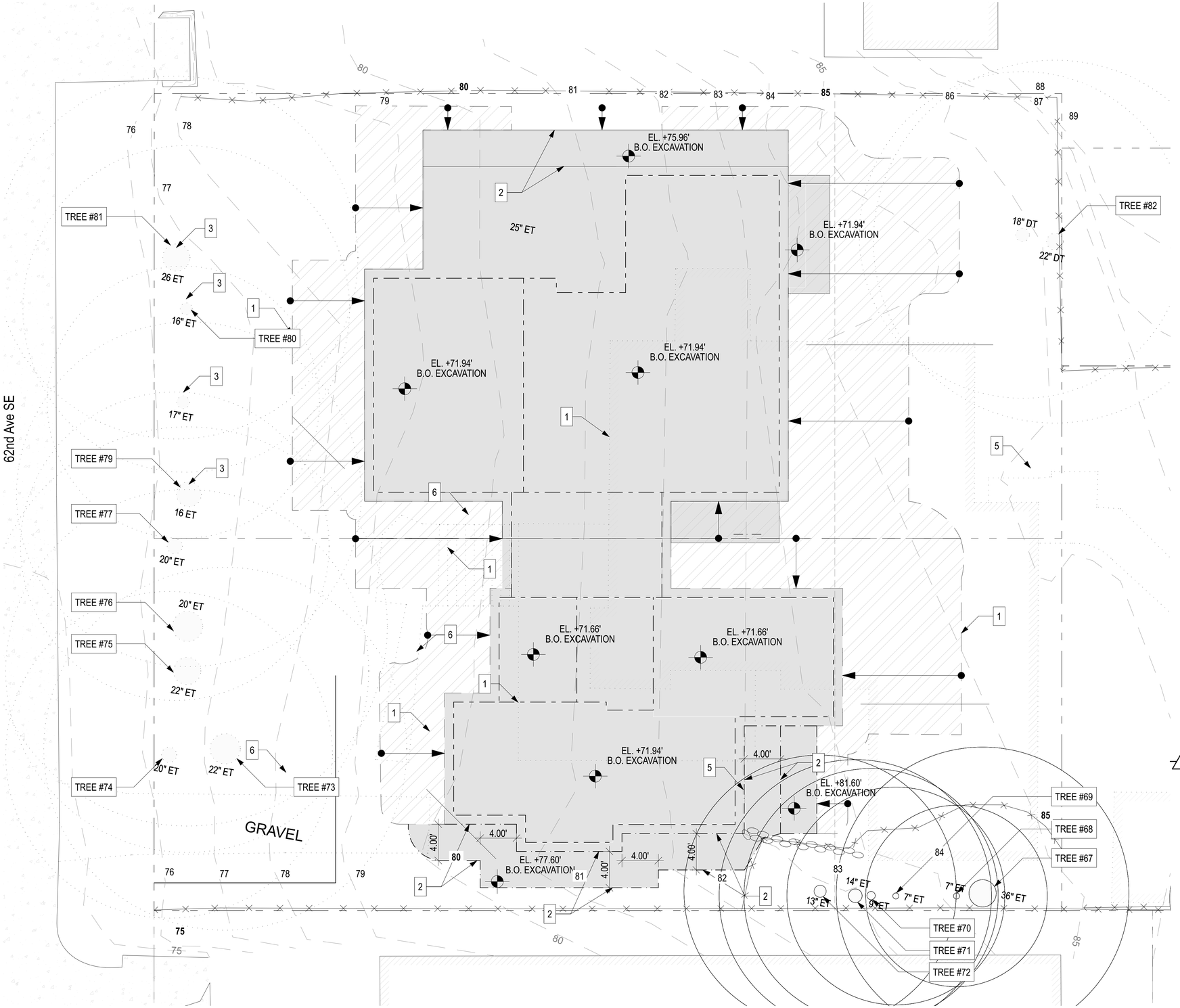
City Stamp

N

Demo Plan

A1.01

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2 EXCAVATION PLAN

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

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
- 4-FOOT TALL VERTICAL CUT, MAX

EXCAVATION PLAN NOTES

1. PROVIDE 1:1 CUT FROM SOIL
2. PROVIDE MAX 4 FOOT TALL VERTICAL CUT, WITH 4 FOOT HORIZONTAL BENCH

ARBORIST RECOMMENDATION NOTES

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02

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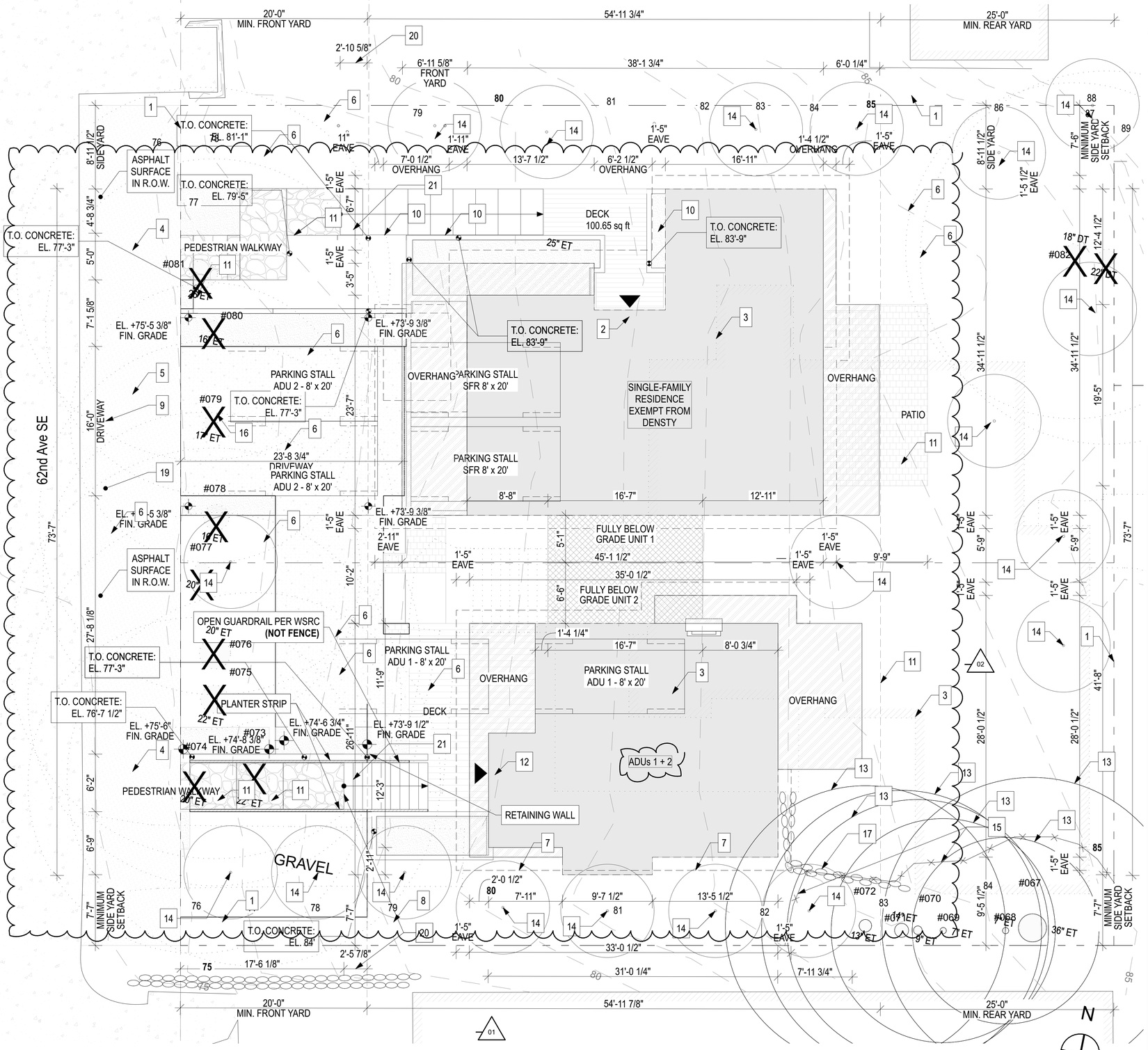
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Excavation Plan

A1.02

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

SITE PLAN NOTES

1. EXISTING PROPERTY LINE
2. PRIMARY RESIDENTIAL ENTRY
3. EXISTING STRUCTURE TO BE DEMOLISHED
4. PEDESTRIAN ACCESS
5. PROVIDE 16' DRIVEWAY FOR VEHICULAR ACCESS
6. EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT ON PAGE A0.20 OF THE PACKET.
7. PROVIDE EAVE IN BUILDING SETBACK, MIMC 19.02.020.C.3.a.i.
8. PROJECT IS SQUARE TO SOUTH PROPERTY LINE
9. PROVIDE NEW DRIVEWAY ACCESS FROM ROW PER MIMC 19.09.040
10. PROVIDE PLANTER
11. NO HARDSCAPES AND DRIVEWAY WITHIN REQUIRED YARDS MAY EXCEED 30" IN HEIGHT FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, MIMC 19.02.020.C.3.a.i.
12. ACCESSORY STRUCTURE ENTRY
13. EXISTING TREE TO BE RETAINED. REFER TO ARBORIST REPORT ON PAGE A0.20 OF THE PACKET.
14. PROVIDE 1.5 CALIPER INCH NATIVE ACER PALMATUM TREE PER TREE INVENTORY AND REPLACEMENT SUBMITTAL
15. TREE PROTECTION PLAN AREA, REFER TO CIVIL SHEETS AND DIAGRAM BELOW PER MICC 19.10.
16. TREE REMOVED UNDER SEPARATE HAZARDOUS TREE PERMIT, REFERENCE PERMIT #2412-194
17. EXISTING ROCKERY TO REMAIN
18. PROVIDE GUARDRAIL AT ALL WINDOW WELL LOCATIONS, REFER TO SPECIFIC NOTES ON A.2 AND A.3 SHEETS
19. NO CONCRETE RETAINING WALLS IN RIGHT OF WAY
20. PER M.I.C. 19.02.020.C.3.a, UNROOFED, UNENCLOSED OUTSIDE STAIRWAYS AND DECKS SHALL NOT PROJECT MORE THAN THREE FEET INTO ANY REQUIRED YARD
21. PER M.I.C. 19.02.020(C)(3)(a)(i) AND (C)(3)(b), STAIRWAY IS LESS THAN 30 INCHES ABOVE EXISTING OR FINISHED GRADE IN ALL YARDS.

LOT COVERAGE PLAN LEGEND

- STRUCTURE FOOTPRINT AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- ROOF EAVE ABOVE GRADE
- COVERED PATIO OVERHANG ABOVE GRADE
- PERMEABLE SURFACE, REFER TO CIVIL DRAWINGS
- CONCRETE WALKWAY/DRIVEWAY
- LANDSCAPING AT GRADE
- FULLY BELOW GRADE STRUCTURE, PROVIDE 2 FEET MIN. GRADE OVER PORTION OF STRUCTURE EXEMPT FROM LOT COVERAGE

ZONING SUMMARY

ZONE	R-8.4
TOTAL LOT AREA	8,999 SF
FLOOR AREA RATIO	MIMC 19.02.020.D.1 R-8.4: FAR OF 0.45 9,000 SF x 0.45 = 4,050 SF ALLOWED
DENSITY/SITE USAGE	MIMC 19.02.010.A SINGLE-FAMILY DWELLING ALLOWED
SETBACKS:	SMC 23.45.518 **FRONT**:20' **SIDE**: 15' 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 9,000 x 0.40 = 3,600 SF LOT COVERAGE ALLOWED MAXIMUM ADDITIONAL HARDSCAPE ALLOWED: 12% OF NET LOT AREA 9,000 x 0.12 = 1,080 SF HARDSCAPE ALLOWED
STRUCTURE HEIGHT	SMC 23.45.514 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: 4 PROPOSED: 4
ACCESS	NEW DRIVEWAY PROPOSED FROM 61ST AVE SE
TREE REQUIREMENTS	REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES: A. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR, B. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC.
TREE REPLACEMENT PLAN	REPLACEMENT TREES SHALL BE PLANTED IN THE WET SEASON (OCT 1 - APR 1) UPON COMPLETION OF THE DEVELOPMENT WORK, PER MICC 19.10.070(B)(5).

TREE PROTECTION AREA (TPZ)

KEEP OUT!

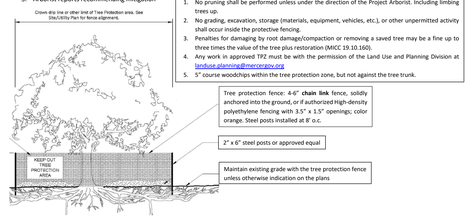
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

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

Notes

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



Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org

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02

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2740 61ST AVE SE

Location:

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MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

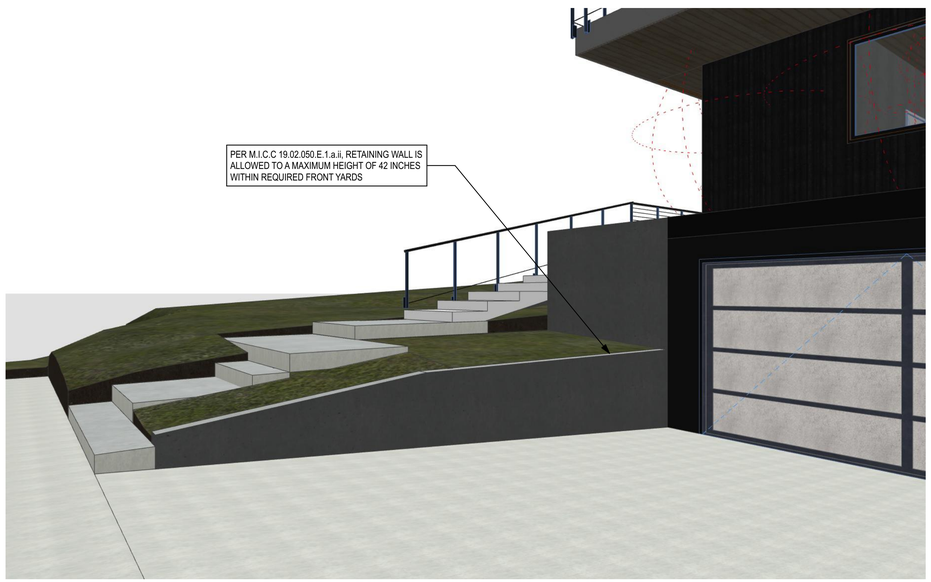
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Site Plan

A1.10

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1 DRIVEWAY VIEW SINGLE FAMILY RESIDENCE

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



2 DRIVEWAY VIEW ADU 1 + 2 STRUCTURE

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

Architect of Record

b9 architects

400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

2740 61ST AVE SE

Location:

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8914 REGISTERED ARCHITECT
BRADLEY G. ICHOURI
STATE OF WASHINGTON

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Issue ID	Issue Name	Issue Date
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

02

Site Views Driveway

A1.11

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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 SOUTH PROPERTY LINE.
5. CONCRETE STAIR ON GRADE.
6. WHERE T.O. MUDSILL ELEVATION IS NOTED, REFER TO STRUCTURAL DRAWINGS FOR MUDSILL THICKNESS AND CALCULATE TOP OF CONCRETE ELEVATION
7. STEP IN WALL/FOOTING

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

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)

HWH — ON-DEMAND HOT WATER HEATER

HD — HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. SHALL BE CONNECTED TO AN ALARM THAT IS INSTALLED IN THE DWELLING PER R314.4.1

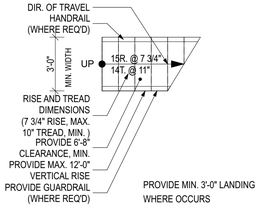
SD — IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES.
4. PER 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.

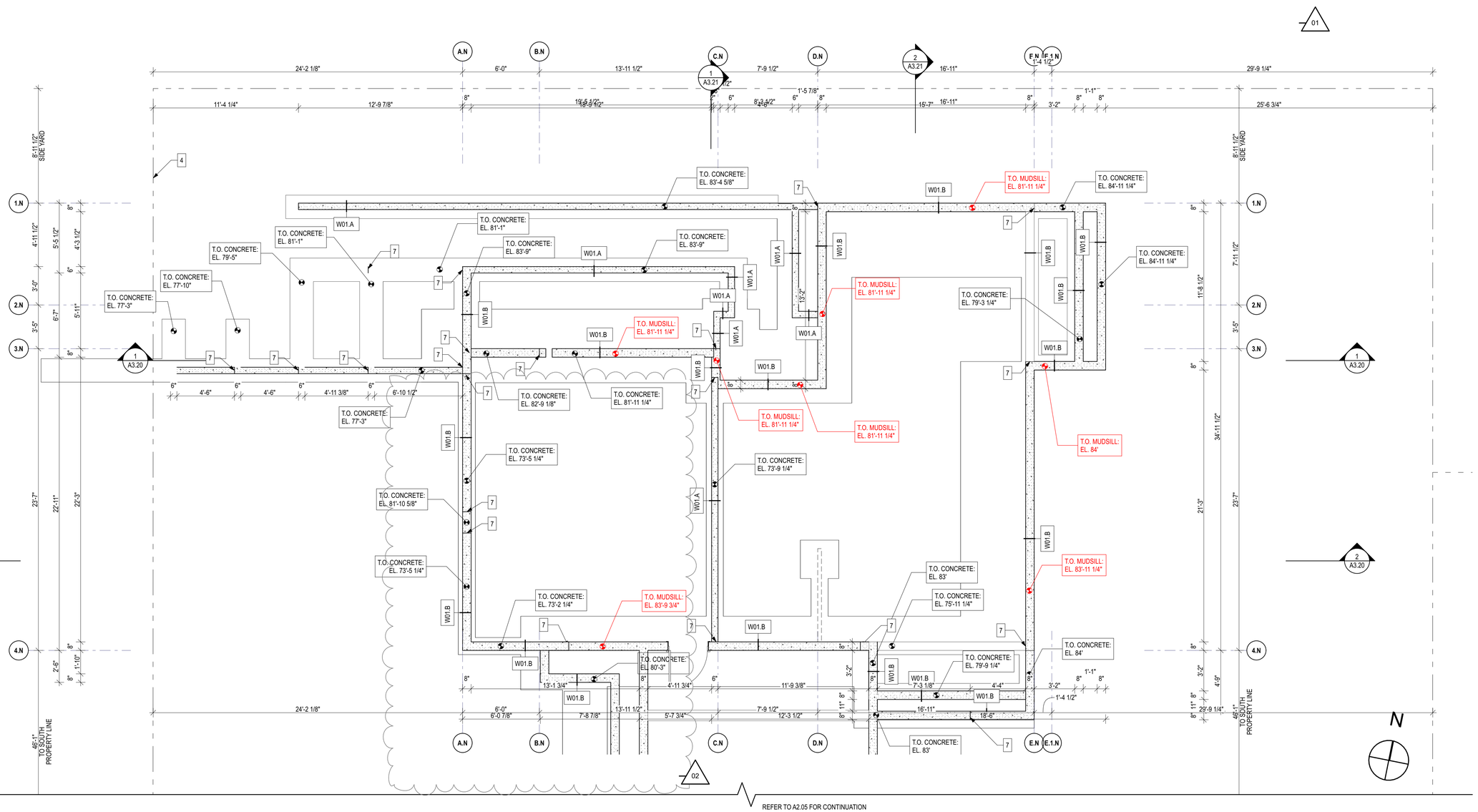
SD_SW — SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE

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 160 CFM INTERMITTENT FAN FOR ELECTRIC RANGE
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.

TYPICAL STAIR





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

0 2' 4' 8'

Architect of Record

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City Stamp

Architectural Foundation Plan Single Family

A2.00

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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, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
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 IRC 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
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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
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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
28. PROVIDE ENVIRONMENTAL AIR EXHAUST SOFFIT VENT AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1.3
29. PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT BELOW EAVE PROJECTION PER R302.1(2) FOR PROTECTION AT 2 FEET FROM THE ASSUMED FIRE SEPARATION LINE.
30. PROVIDE SPIRAL STAIRWAY PER R311.7.10.1. THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL BE NOT LESS THAN 26 INCHES AND THE WALKLINE RADIUS SHALL BE NOT GREATER THAN 24 1/2 INCHES. EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6 3/4 INCHES AT THE WALKLINE. TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NOT MORE THAN 91/2 INCHES. HEADROOM SHALL BE NOT LESS THAN 6 FEET 6 INCHES.
31. PROVIDE KITCHEN FOR ADU, WITH UNDER COUNTER REFRIGERATOR AND MICROWAVE

PLAN LEGEND

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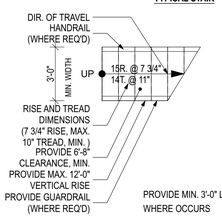
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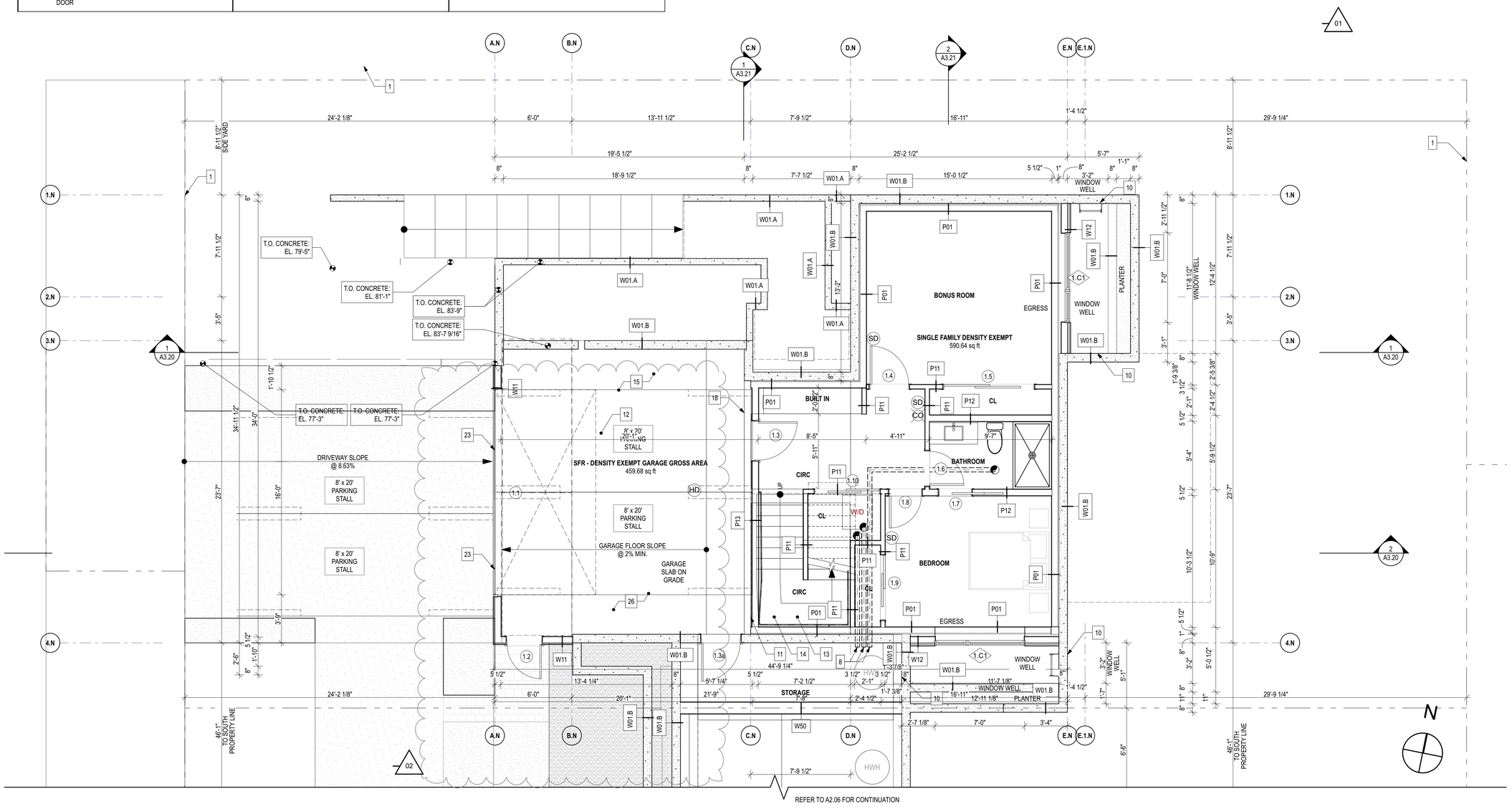
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TYPICAL STAIR





1 BASEMENT FLOOR PLAN - SINGLE FAMILY

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

0 2' 4' 8'

Architect of Record

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

Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Basement Floor Plan Single Family

A2.01

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PLAN NOTES

1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
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5. STRUCTURE ABOVE, TYP
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02

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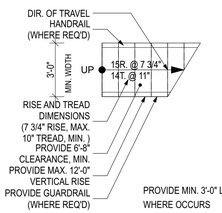
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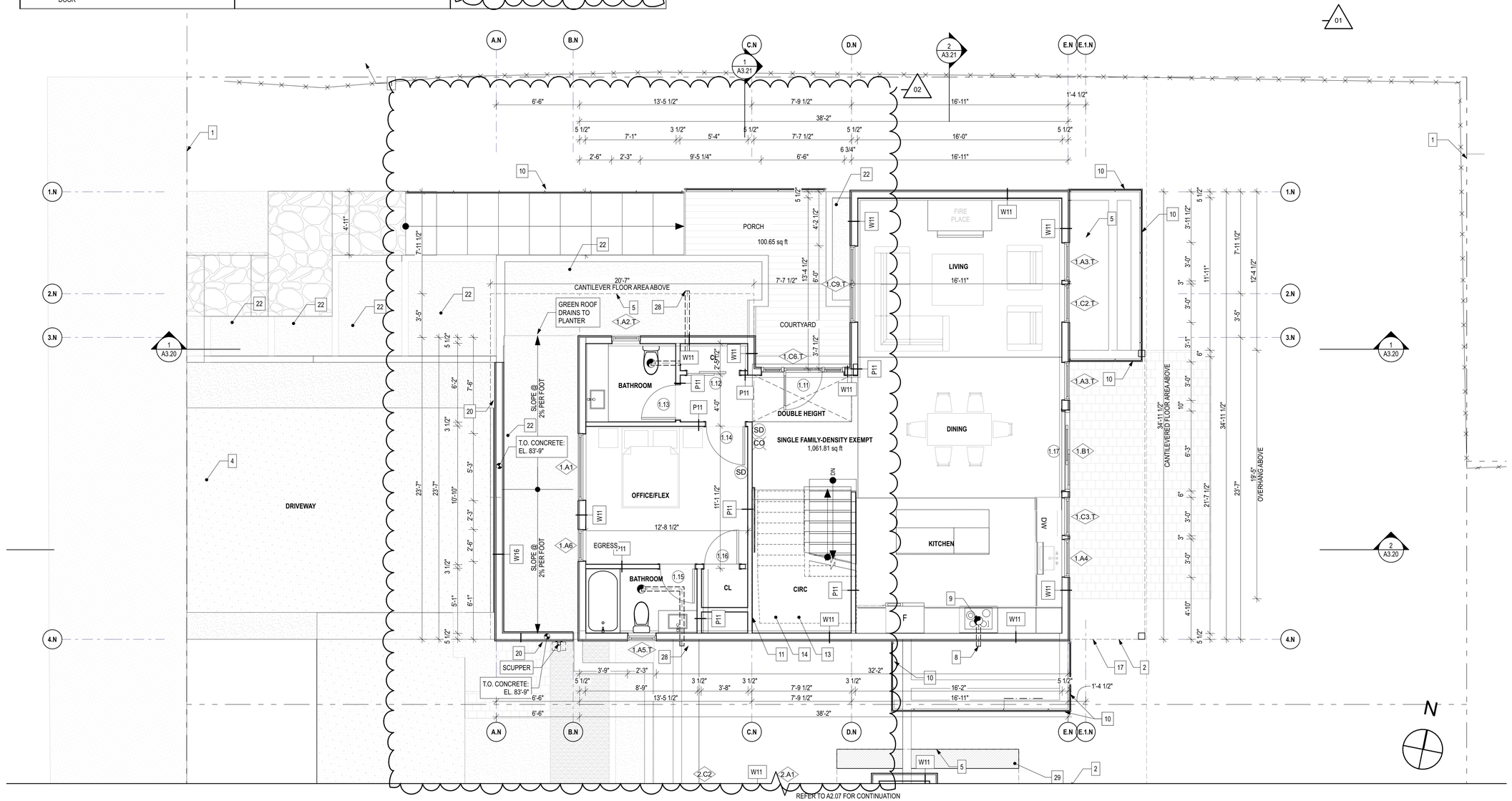
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TYPICAL STAIR





1 FIRST FLOOR PLAN - SINGLE FAMILY

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0 2' 4' 8'

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City Stamp

First Floor Plan Single Family

A2.02

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PLAN NOTES

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DOOR DESIGNATION 1.1 — DOOR WIDTH / DOOR HEIGHT

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XX / X.X — DETAIL NUMBER / SHEET NUMBER

XX / X.X — SECTION MARKER

FLOOR STEP DOWN

SOFFIT STEP DOWN

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

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CAST-IN-PLACE CONCRETE WALL

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

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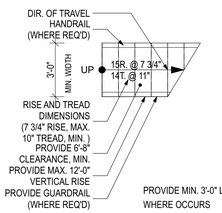
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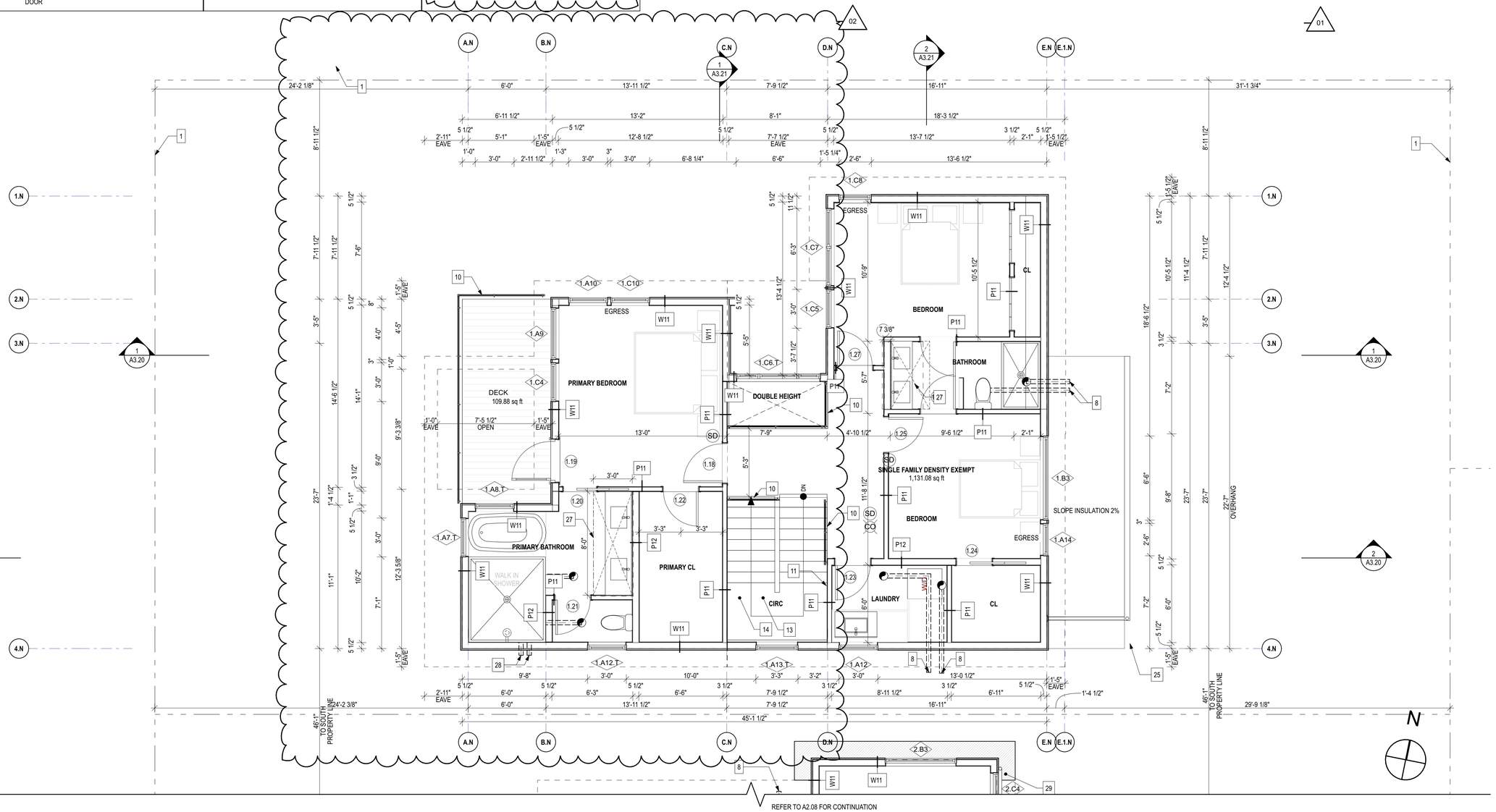
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CO — IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE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

TYPICAL STAIR





1 SECOND FLOOR PLAN - SINGLE FAMILY
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Architect of Record
b9 architects
400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:
2740 61ST AVE SE

Location:
2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

8914 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Second Floor Plan Single Family

A2.03

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ROOF NOTES

R1. PROPERTY LINE
R2. ROOF/DECK ABOVE
R3. SKYLIGHT ON 2X10 CURB, WITH CRICKET FOR ROOF DRAINAGE
R4. PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT BELOW EAVE PROJECTION PER R302.1(2) FOR PROTECTION AT 2 FEET FROM THE ASSUMED FIRE SEPARATION LINE
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 IPC 903.1.2. OTHERWISE EXTEND VENT 7' ABOVE WALKING SURFACE PER IRC 903.1.3.
R18. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER IRC 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

PLAN LEGEND

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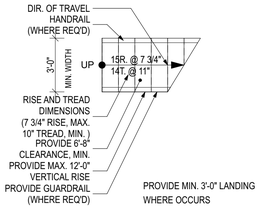
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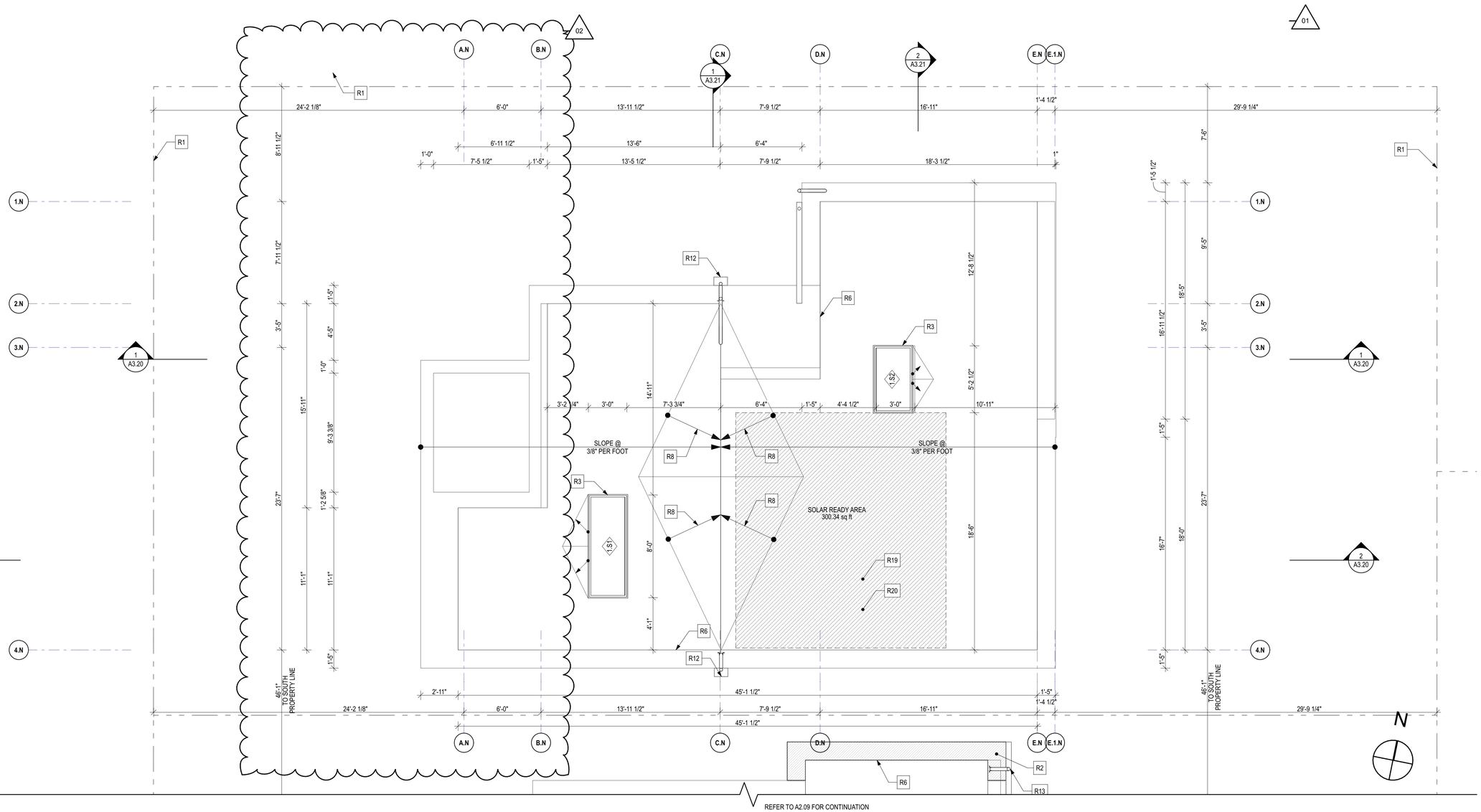
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TYPICAL STAIR





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

0 2' 4' 8'

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

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Roof Plan Single Family

A2.04

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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 SOUTH PROPERTY LINE.
5. CONCRETE STAIR ON GRADE.
6. WHERE T.O. MUDSILL ELEVATION IS NOTED, REFER TO STRUCTURAL DRAWINGS FOR MUDSILL THICKNESS AND CALCULATE TOP OF CONCRETE ELEVATION
7. STEP IN WALL/FOOTING

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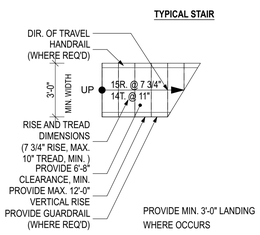
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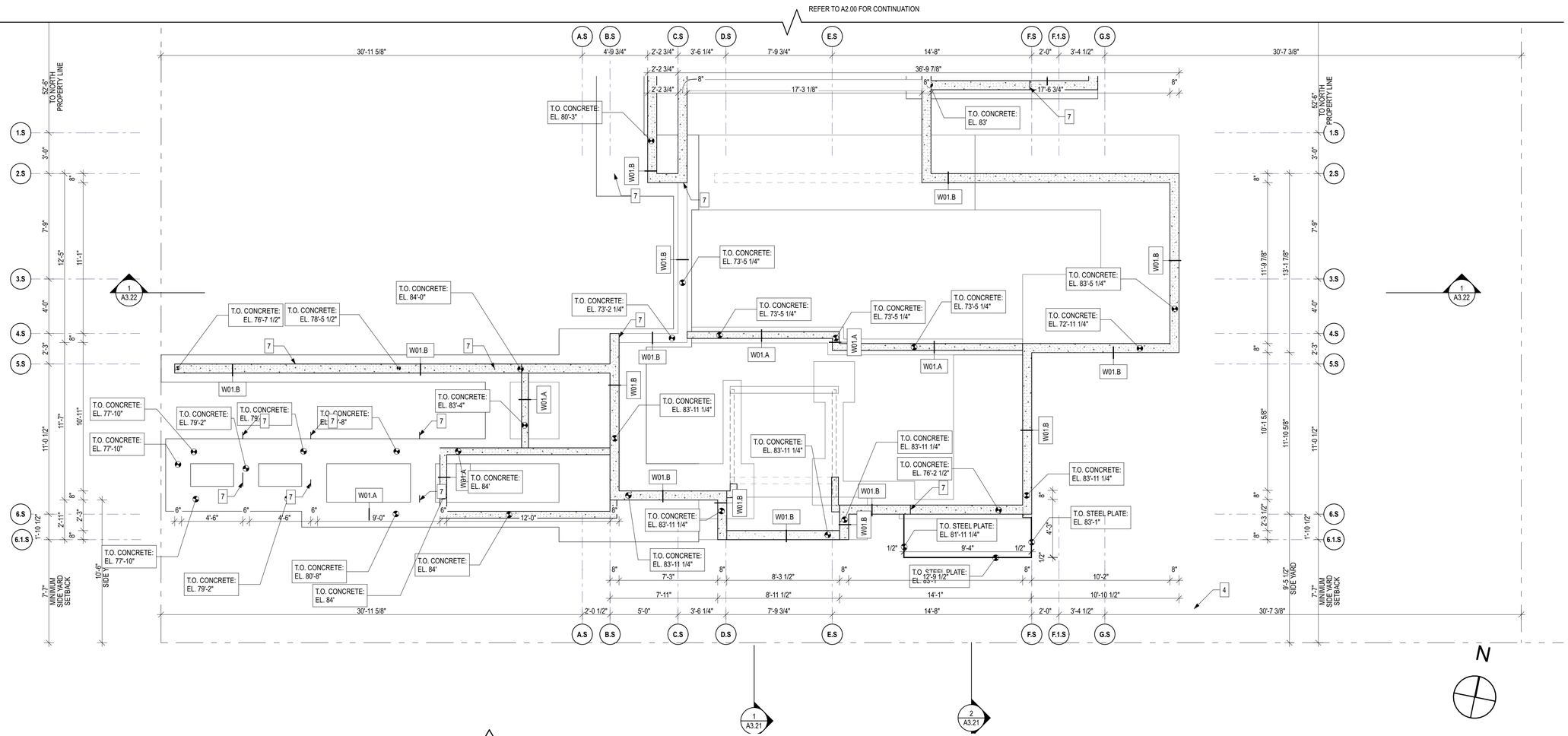
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TYPICAL STAIR



REFER TO A2.00 FOR CONTINUATION



01

1 ARCHITECTURAL FOUNDATION PLAN - ADUs 1 + 2

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

0 2' 4' 8'

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

Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

City Stamp

Architectural Foundation ADUs 1 + 2

A2.05

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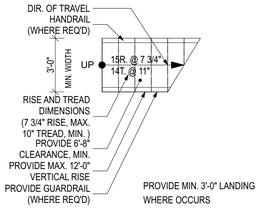
PLAN NOTES

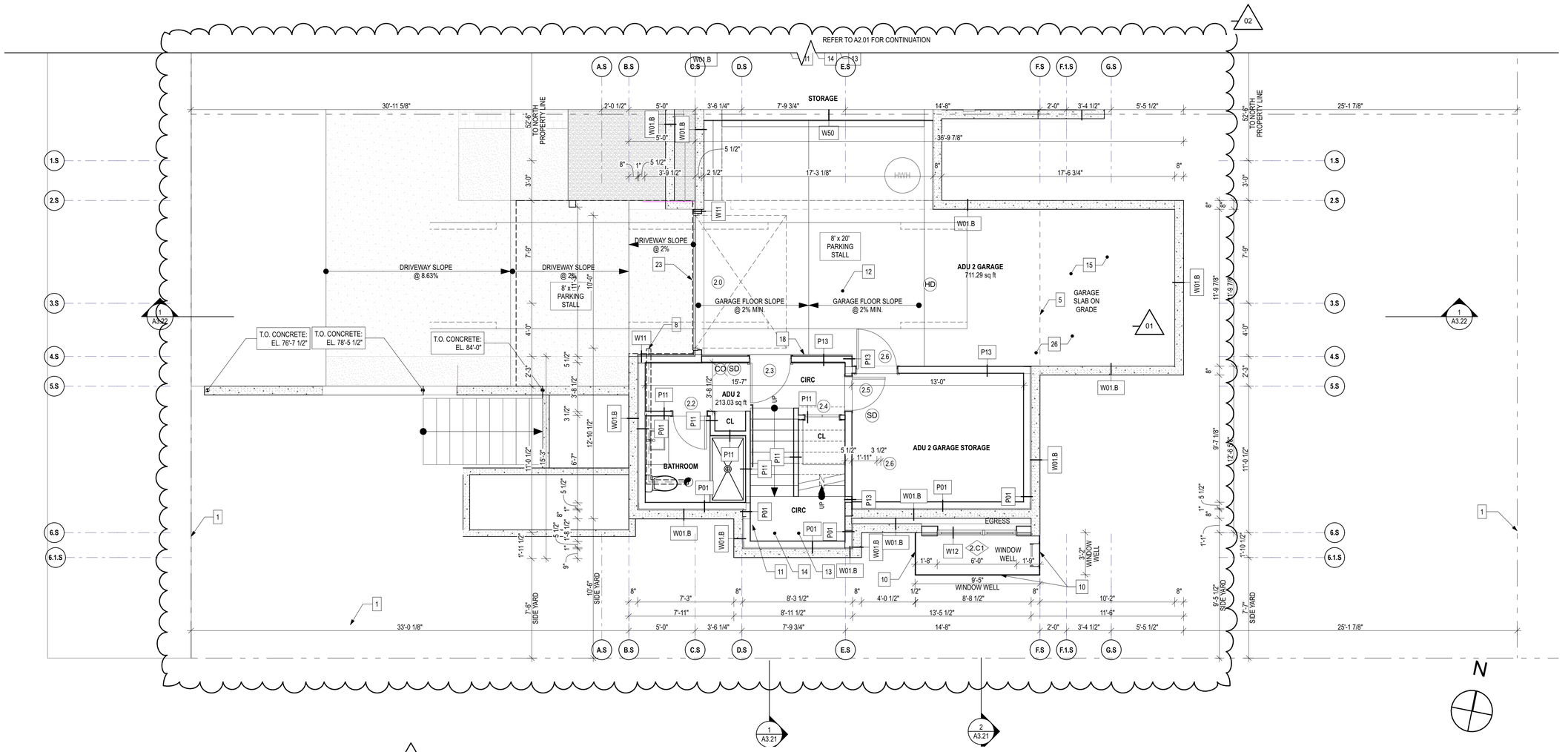
1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
4. VEHICULAR ENTRY
5. STRUCTURE ABOVE, TYP
6. STRUCTURE BELOW, TYP
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- WINDOW DESIGNATION 1.1 — 3'-0" WINDOW WIDTH / 5'-0" WINDOW HEIGHT
- XX / X.X — DETAIL NUMBER / SHEET NUMBER
- XX / X.X — SECTION MARKER
- FLOOR STEP DOWN
- SOFFIT STEP DOWN
- 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)
- HWH — ON-DEMAND HOT WATER HEATER
- HD — HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. SHALL BE CONNECTED TO AN ALARM THAT IS INSTALLED IN THE DWELLING PER R314.4.1
- 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.
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  3. VENT ALL EXHAUST FANS TO THE OUTSIDE
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TYPICAL STAIR





1 BASEMENT FLOOR PLAN - ADUs 1 + 2

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

0 2' 4' 8'

Architect of Record

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Project:

2740 61ST AVE SE

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MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

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

Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Basement Floor Plan ADUs 1 + 2

A2.06

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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, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
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 IRC 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.
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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
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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
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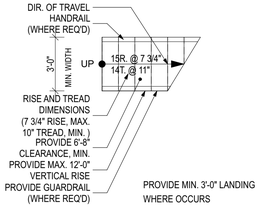
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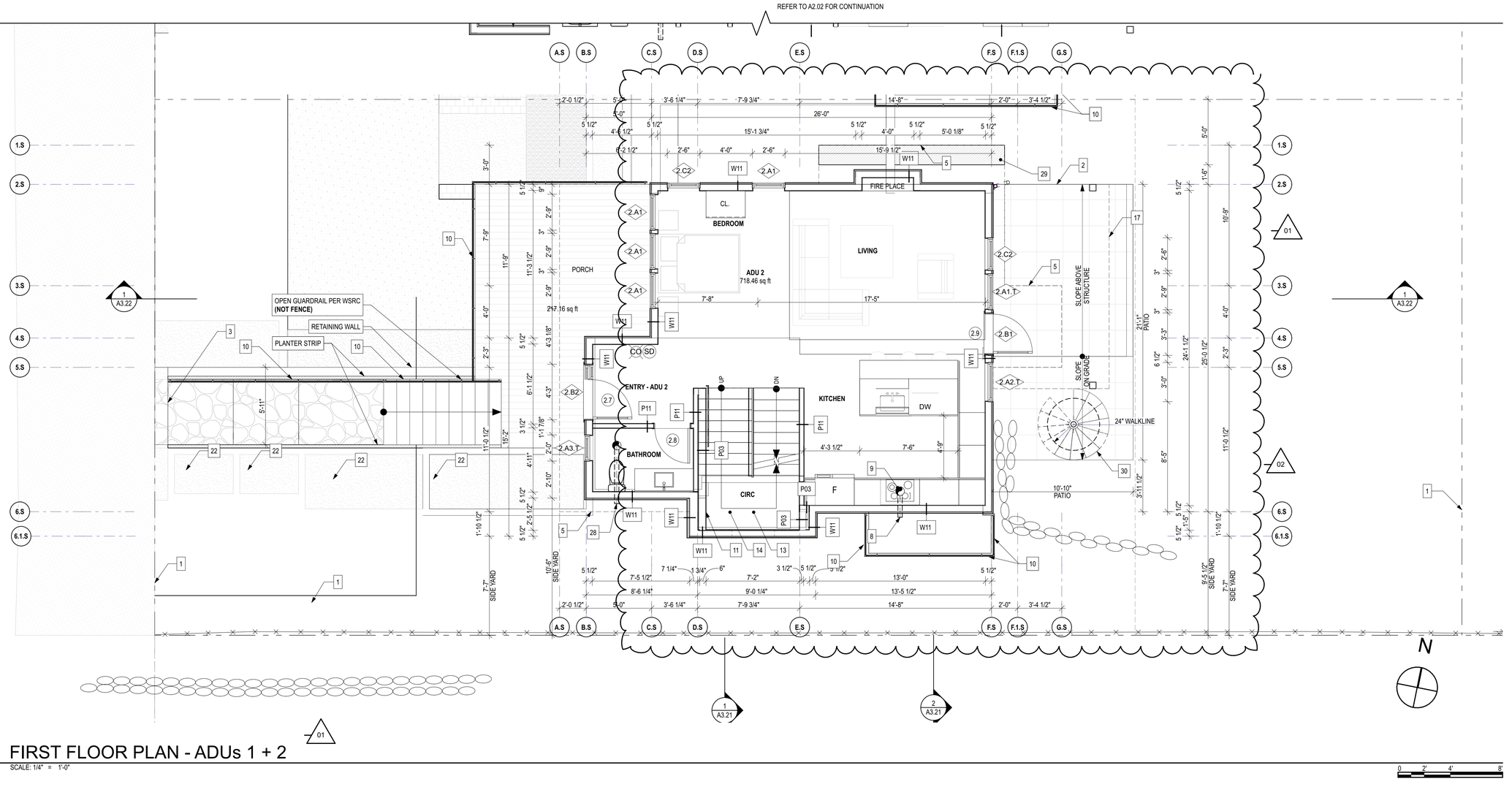
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TYPICAL STAIR





1 FIRST FLOOR PLAN - ADUs 1 + 2
SCALE: 1/4" = 1'-0"

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8814 REGISTERED ARCHITECT Mad Kiaei BRADLEY G. KIAOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
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02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

First Floor Plan ADUs 1 + 2

A2.07

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PLAN NOTES

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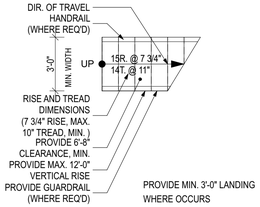
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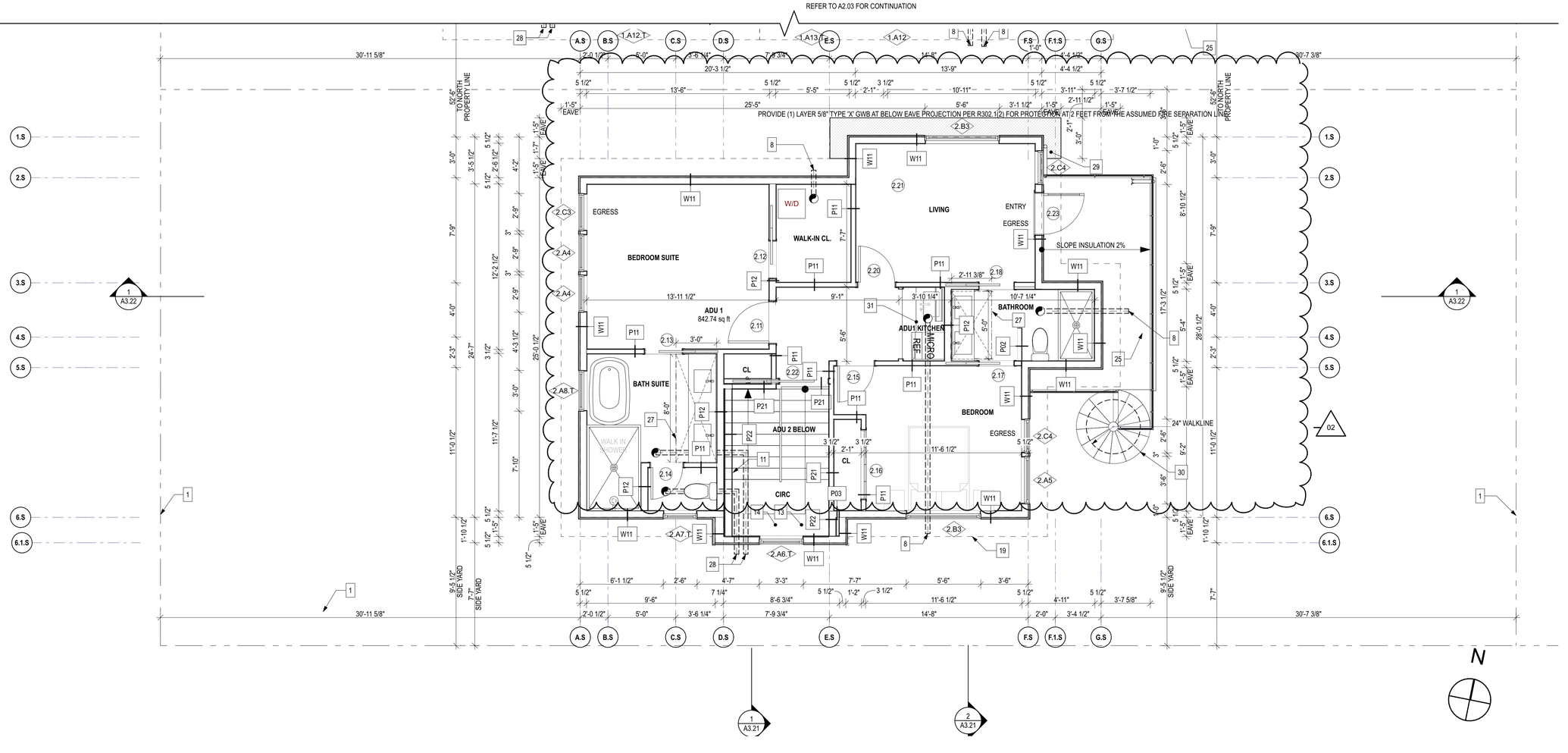
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TYPICAL STAIR





1 SECOND FLOOR PLAN - ADUs 1 + 2
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Architect of Record

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Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Second Floor Plan ADUs 1 + 2

A2.08

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ROOF NOTES

R1. PROPERTY LINE
R2. ROOF/DECK ABOVE
R3. SKYLIGHT ON 2X10 CURB, WITH CRICKET FOR ROOF DRAINAGE
R4. PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT BELOW EAVE PROJECTION PER R302.1(2) FOR PROTECTION AT 2 FEET FROM THE ASSUMED FIRE SEPARATION LINE
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 IPC 903.1.2. OTHERWISE EXTEND VENT 7' ABOVE WALKING SURFACE PER IRC 903.1.3.
R18. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER IRC 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

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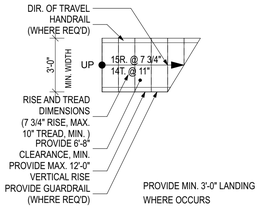
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4. PER IRC R314.3.1 SMOKE ALARMS SHALL BE: INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
5. SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.

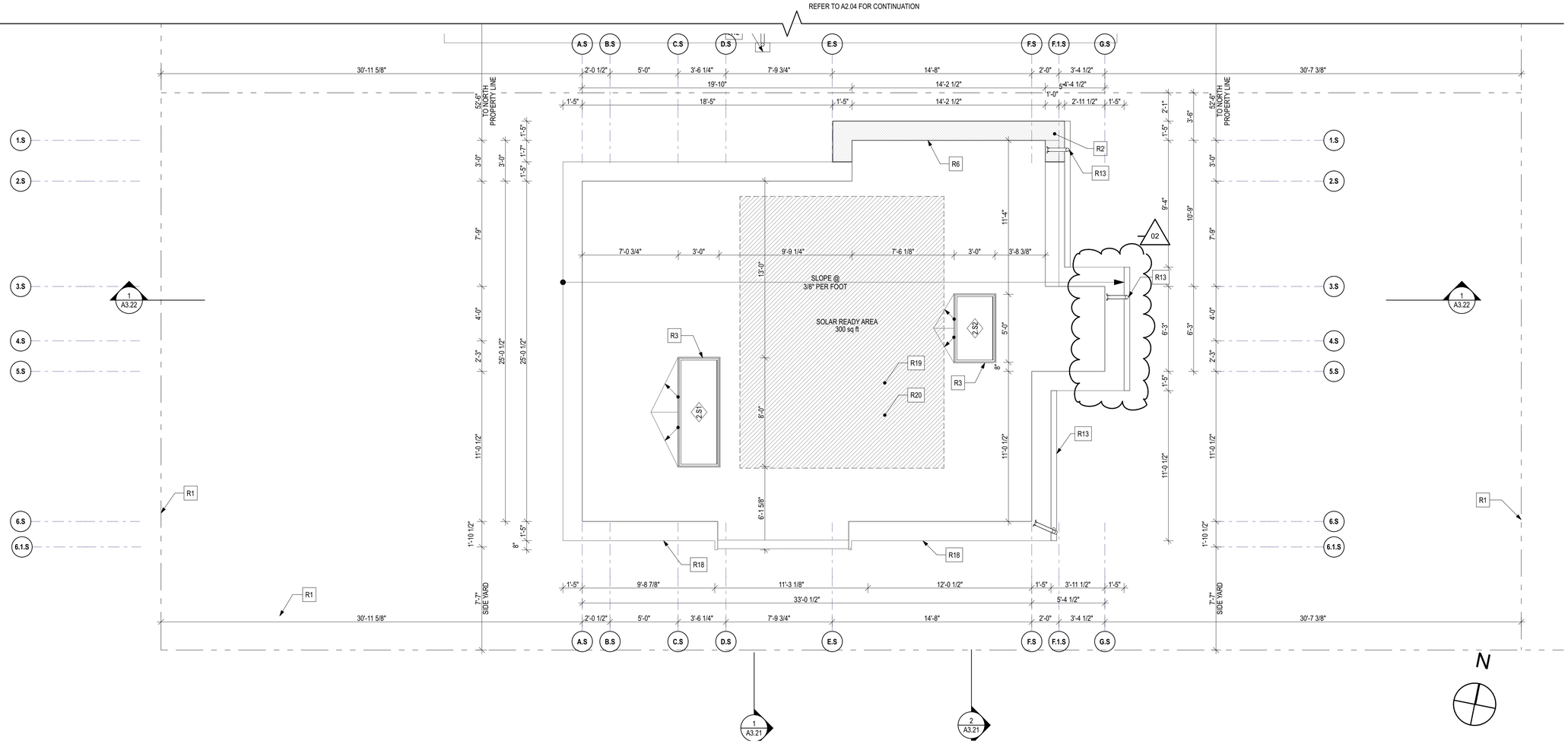
SD SW — SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE

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 160 CFM INTERMITTENT FAN FOR ELECTRIC RANGE
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.

TYPICAL STAIR





1 ROOF PLAN - ADUs 1 + 2
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Location:
2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

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

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

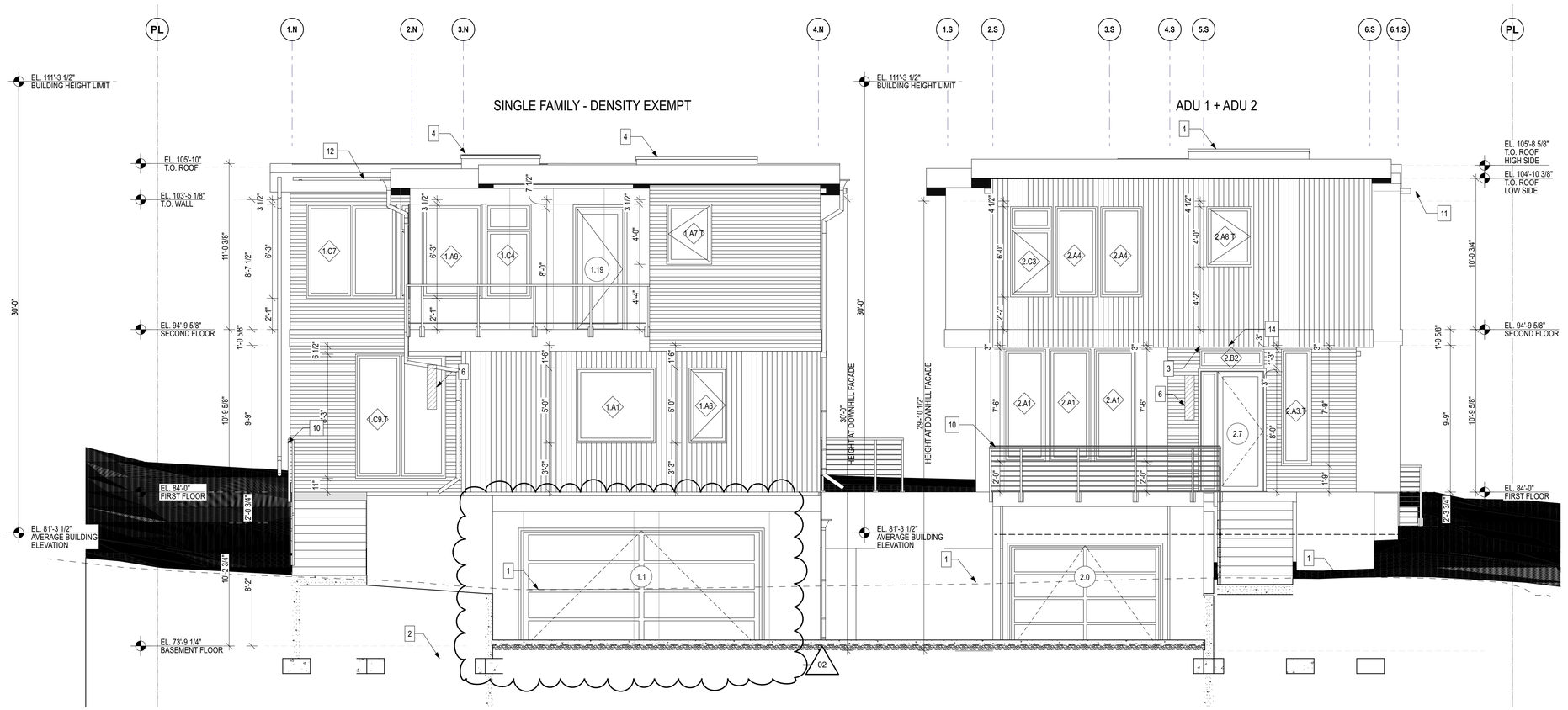
Roof Plan ADUs 1 + 2

A2.09

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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. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE.
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.
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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.



1 WEST ELEVATION

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

0 2' 4' 8'

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8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

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City Stamp

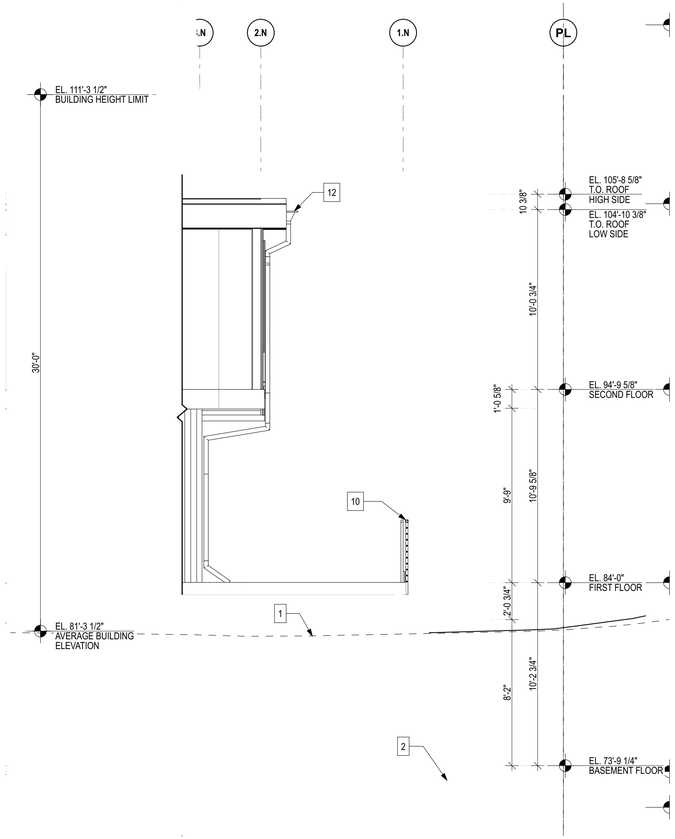
Elevations

A3.10

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ELEVATION NOTES

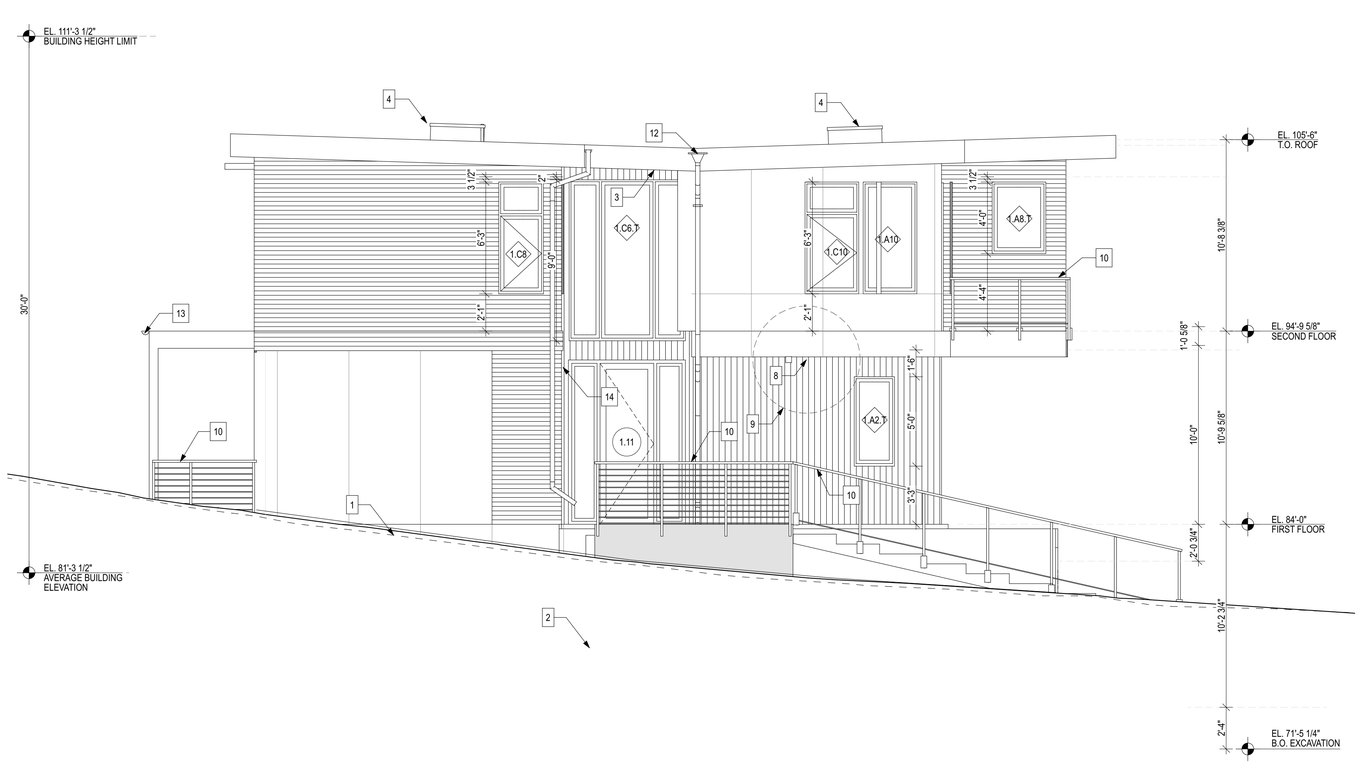
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2 EAST ELEVATION - COURTYARD

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

0 2' 4' 8'



1 NORTH ELEVATION SINGLE FAMILY

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

0 2' 4' 8'

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STATE OF WASHINGTON

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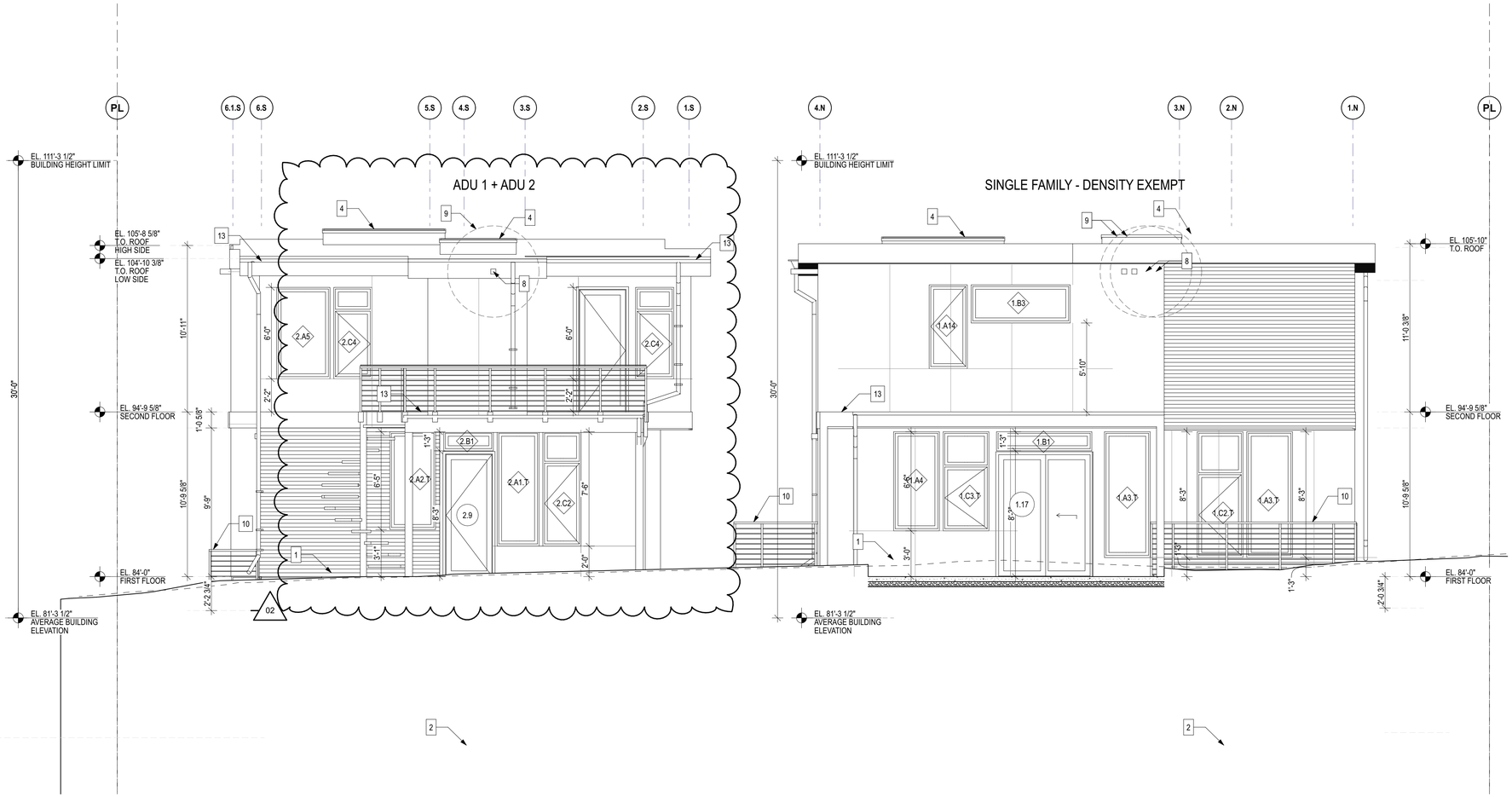
Elevations

A3.11

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1 EAST ELEVATION

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

0 2' 4' 8'

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8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

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02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

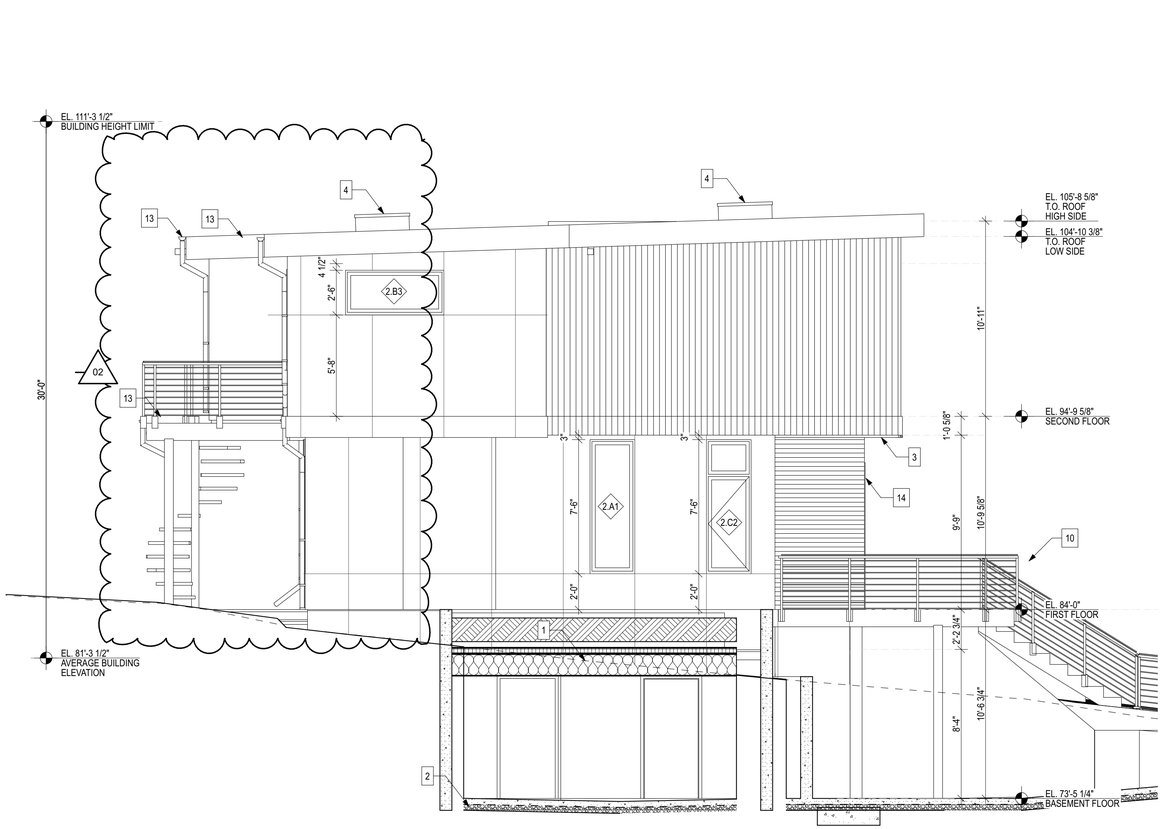
Elevations

A3.12

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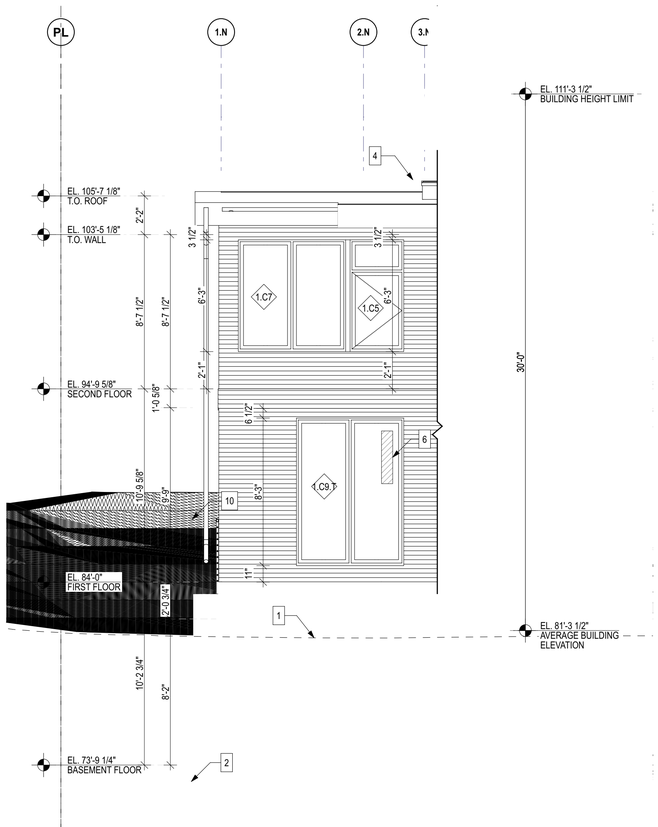
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1 NORTH ELEVATION ADU 1 + ADU 2
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 WEST ELEVATION - COURTYARD
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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BRADLEY G. ICHOURI
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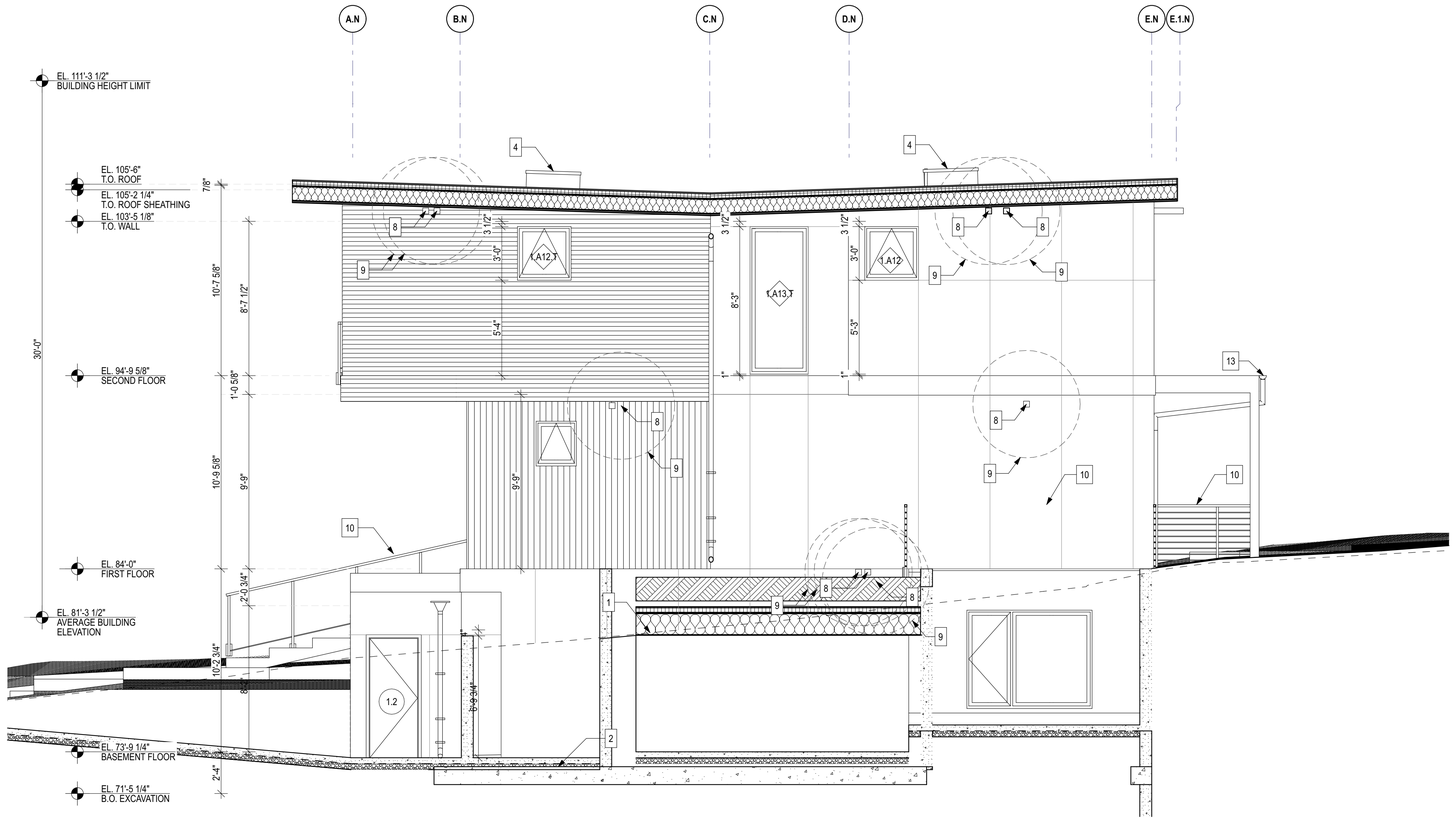
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

Elevations

A3.13

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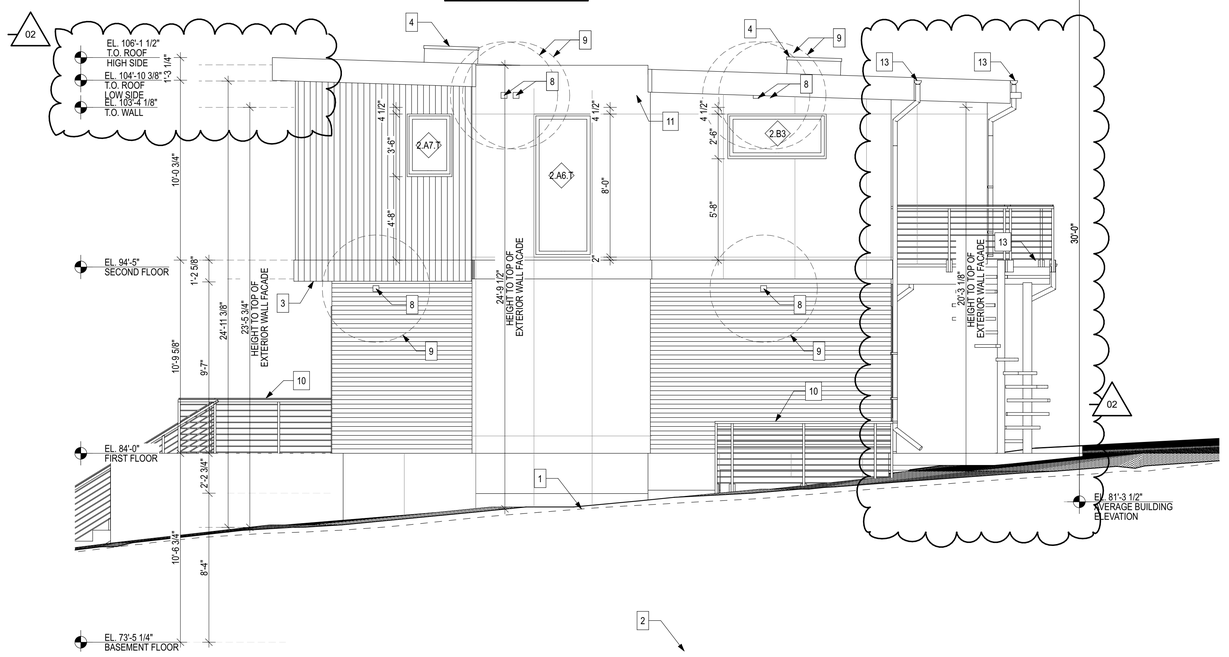


3 SOUTH ELEVATION SINGLE FAMILY

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

01

0 2' 4' 8'



1 SOUTH ELEVATION ADU 1 + ADU 2

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

0 2' 4' 8'

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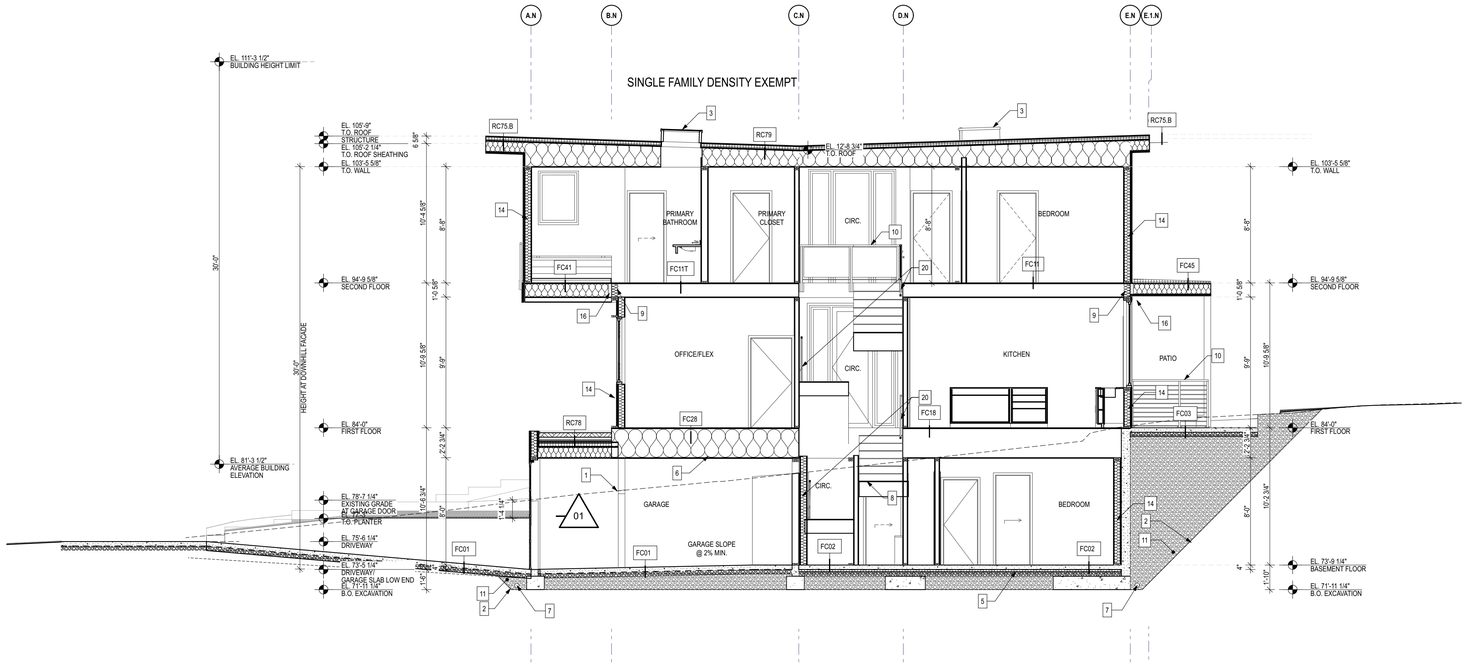
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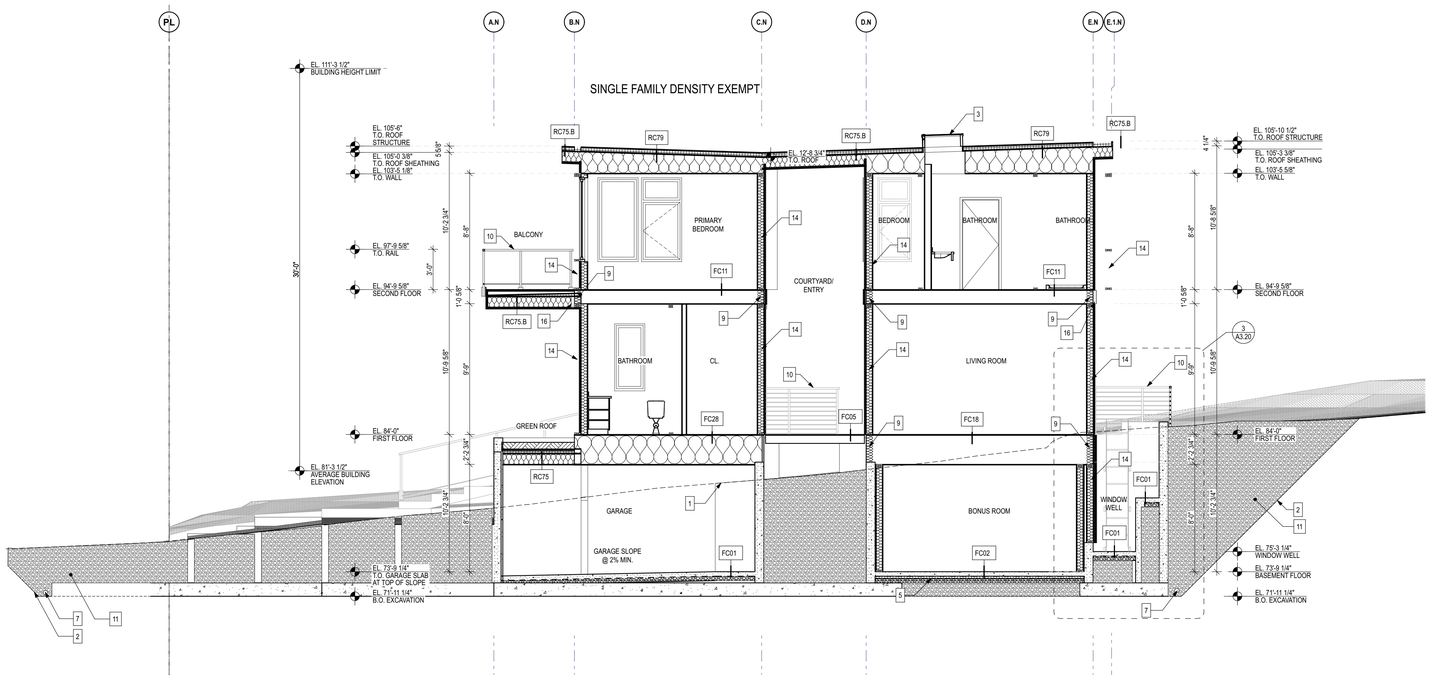
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2 LONGITUDINAL SECTION - SINGLE FAMILY

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

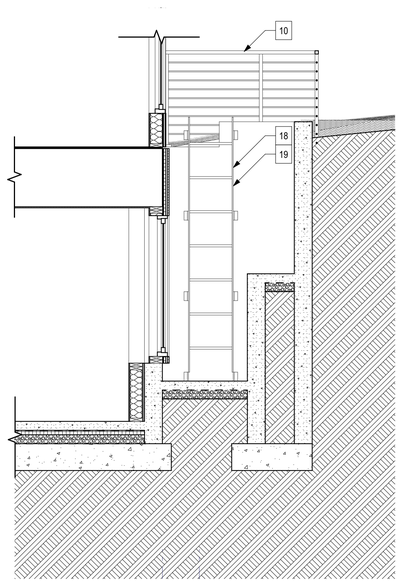
0 4' 8' 12'



1 LONGITUDINAL SECTION - SINGLE FAMILY

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

0 4' 8' 12'



3 EAST SECTION @ WINDOW WELL SFR

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

0 2' 4' 6'

SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, TYP.
3. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER WSEC 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. PROVIDE MAX 4 FOOT TALL VERTICAL CUT, WITH 4 FOOT HORIZONTAL BENCH
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.
17. PROVIDE 2 FEET MIN GRADE ABOVE BELOW GRADE STRUCTURE, EXEMPT FROM LOT COVERAGE
18. PER R310.4.2, AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER. THE LADDER SHALL NOT BE OBSTRUCTED BY THE EMERGENCY EXCAPE AND RESCUE OPENING WHERE THE WINDOW IS IN THE OPEN POSITION. LADDERS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7.
19. PER R310.4.2.1, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LES THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
20. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION PER IRC 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.

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STATE OF WASHINGTON
Professional Stamp

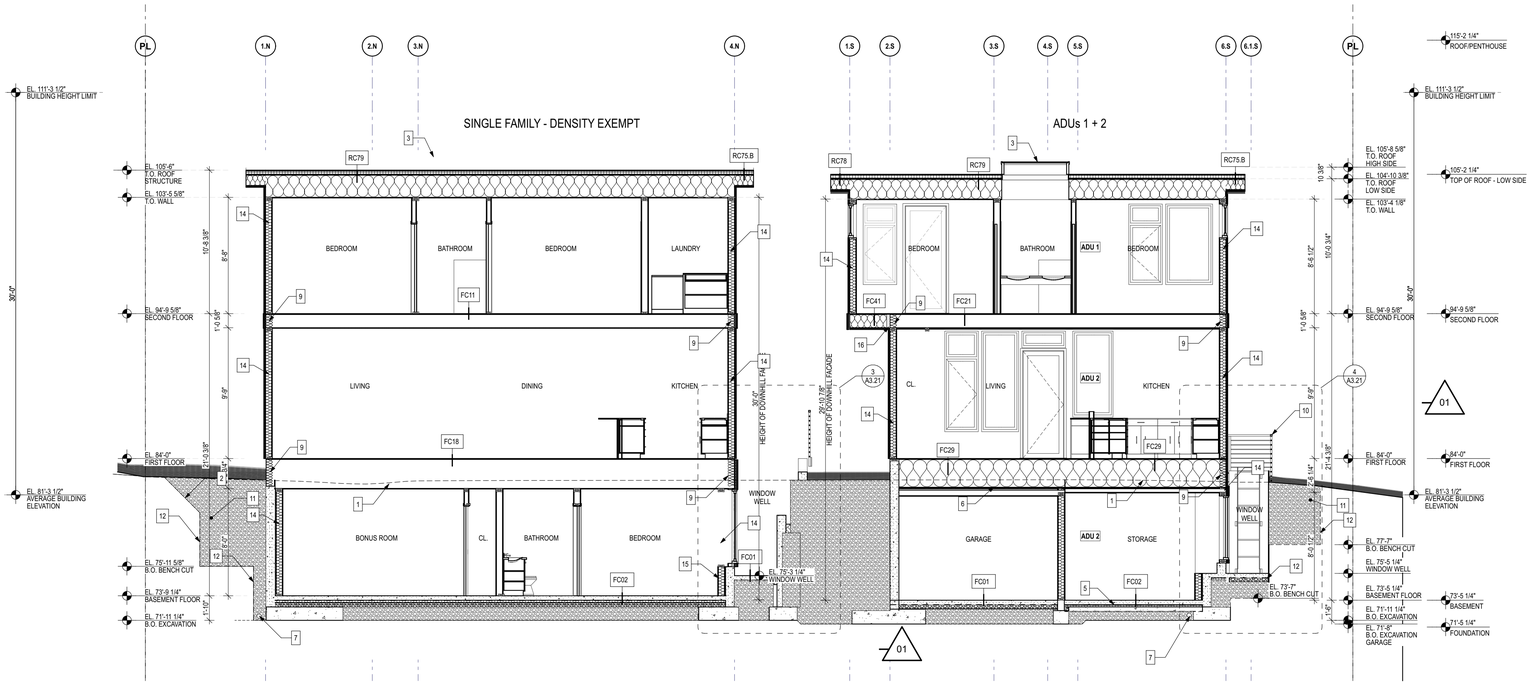
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

City Stamp

Sections

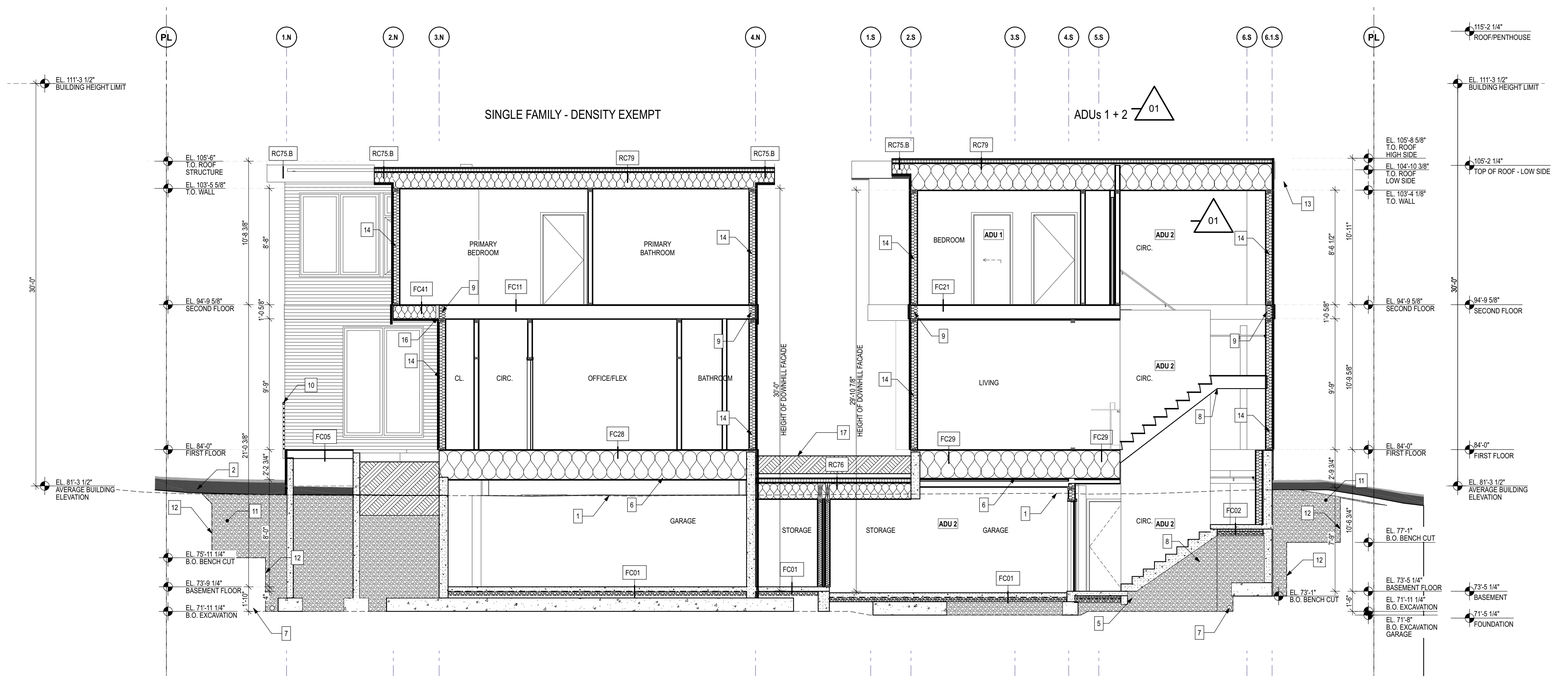
A3.20

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2 TRANSVERSE SECTION

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

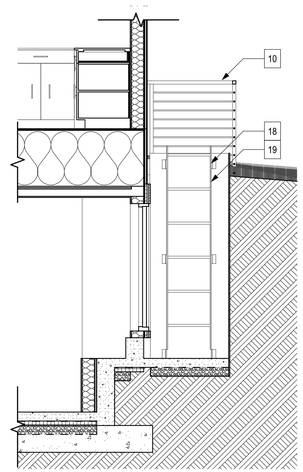


1 TRANSVERSE SECTION

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

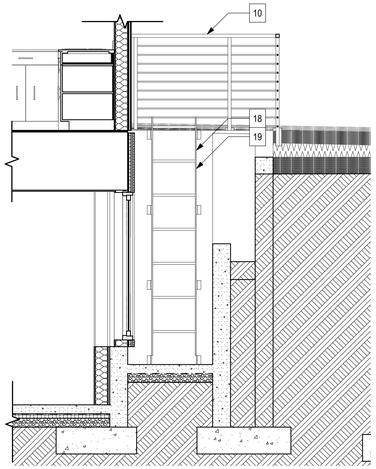
SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, TYP.
3. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER WSEC 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. PROVIDE MAX 4 FOOT TALL VERTICAL CUT, WITH 4 FOOT HORIZONTAL BENCH
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.
17. PROVIDE 2 FEET MIN GRADE ABOVE BELOW GRADE STRUCTURE, EXEMPT FROM LOT COVERAGE
18. PER R310.4.2, AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER. THE LADDER SHALL NOT BE OBSTRUCTED BY THE EMERGENCY EXCAPE AND RESCUE OPENING WHERE THE WINDOW IS IN THE OPEN POSITION. LADDERS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7.
19. PER R310.4.2.1, LADDERS AND RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LES THAN 12 INCHES, SHALL PROJECT NOT LESS THAN 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE AREA WELL.
20. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION



4 SECTION @ WINDOW WELL ADU

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



3 SECTION @ WINDOW WELL SFR

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

Architect of Record

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206.297.1284
www.b9architects.com

01

Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

City Stamp

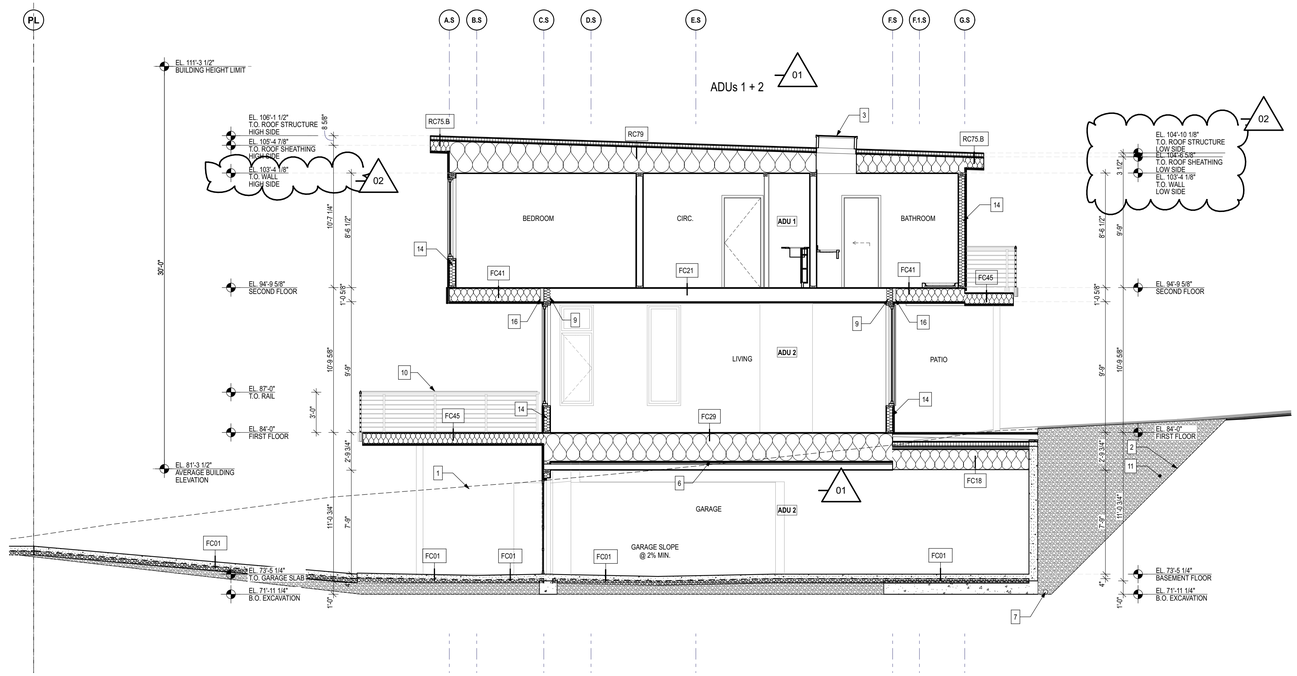
Sections

A3.21

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SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, TYP.
3. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE
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20. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION



1 LONGITUDINAL SECTION - ADUs 1 + 2

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

0 4' 8' 12'

Architect of Record

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BRADLEY G. ICHOURI
STATE OF WASHINGTON

Professional Stamp

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02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

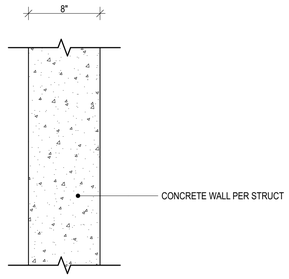
Sections

A3.22

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EXTERIOR WALL TYPES

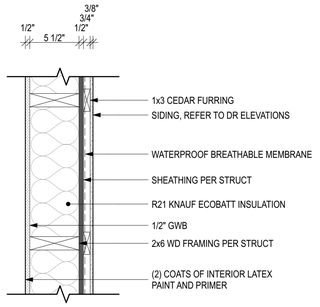
W01.B



W11

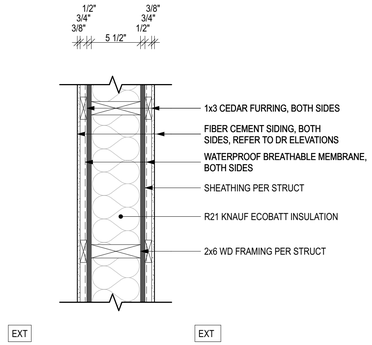
EXTERIOR WALL
SIDING PER DR
ELEVATION AND
MATERIAL SCHEDULE

WD 2X6 EXT
MIN R-21 CAVITY
UNRATED



W16

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



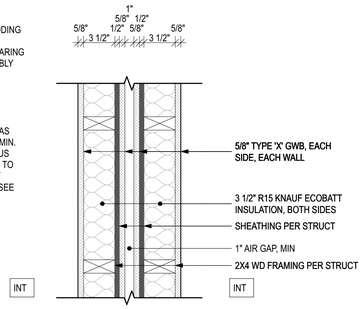
PARTY WALL TYPES

W50

NO EXTERIOR CLADDING
WD PARTY WALL
(2) 1 HR RATED - BEARING
2 HR RATED ASSEMBLY
R-30

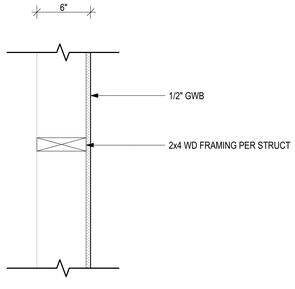
UL DESIGN U305
STC56

NOTE: ASSEMBLY HAS
STC RATING OF 50, MIN.
WALL IS CONTINUOUS
FROM FOUNDATION TO
THE UNDERSIDE OF
ROOF SHEATHING. SEE
UL NO. U305



P03

2X6 INT FURRING

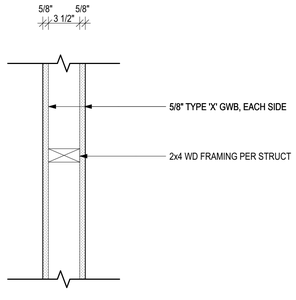


P21

2X4 INT
1 HR RATED

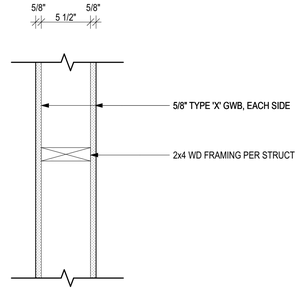
UL DESIGN U305

02



P22

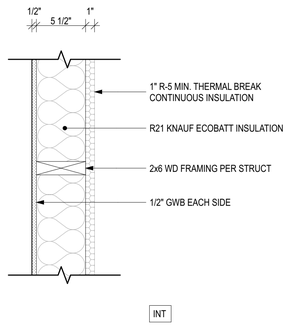
2X6 INT



INTERIOR WALL TYPES

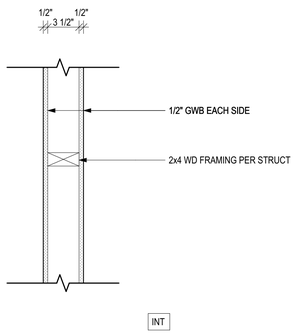
P01

2X6 INT
MIN R-21 + R-5 THERMAL BREAK



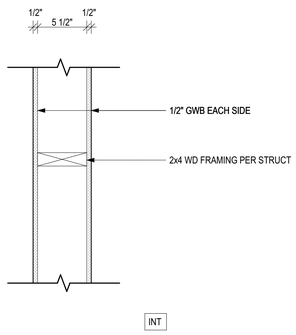
P11

2X4 INT



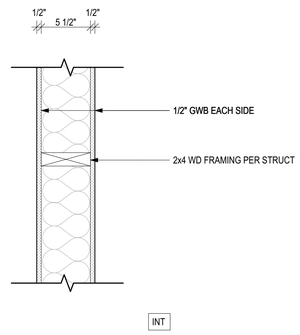
P12

2X6 INT



P13

2X6 INT



Architect of Record

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00	Building Permit Intake Response	10/30/25
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02	Building Permit Corrections Cycle 2	4/29/26

01

City Stamp

Wall Types

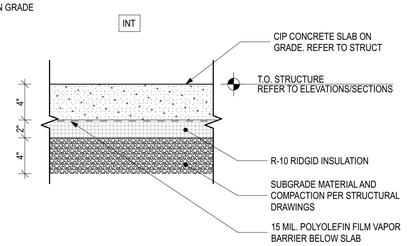
A8.00

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FC TYPES

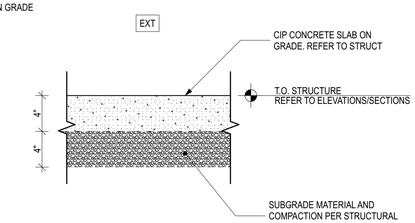
FC01

CONCRETE SLAB ON GRADE
INSULATED
W/ VAPOR BARRIER



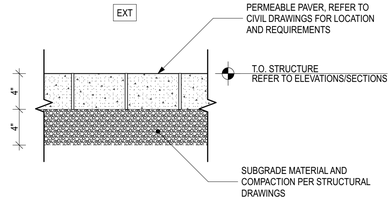
FC02

CONCRETE SLAB ON GRADE
UNINSULATED



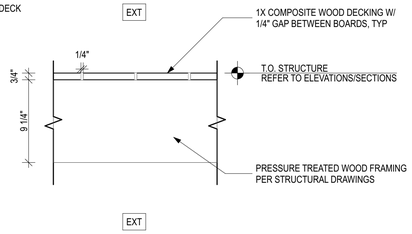
FC03

PERMEABLE PAVER



FC05

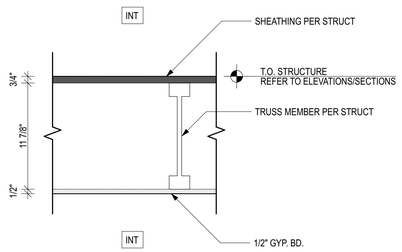
OPEN WOOD DECK



FC TYPES

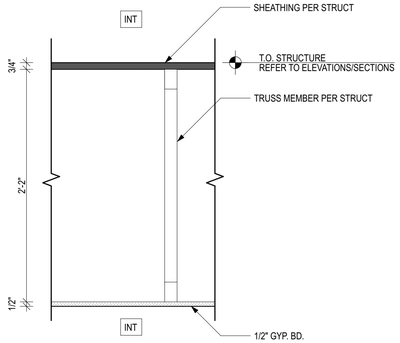
FC11

11 7/8" TJIs INT



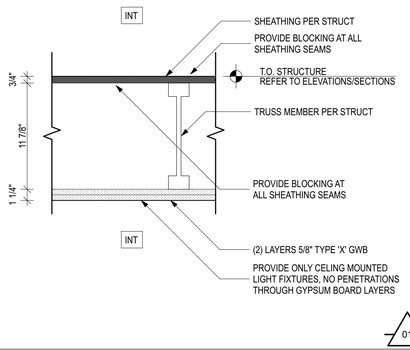
FC18

26" TRUSS



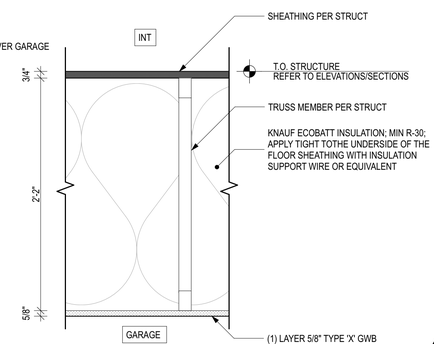
FC21

11 7/8" TJIs INT
1-HR RATED
ICC-ESR 1153,
ASSEMBLY B



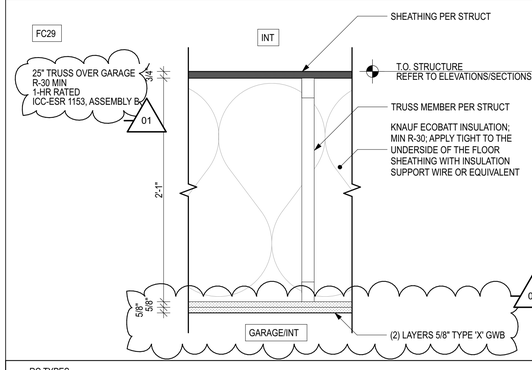
FC28

26" TRUSS OVER GARAGE
R-30 MIN
1-HR RATED



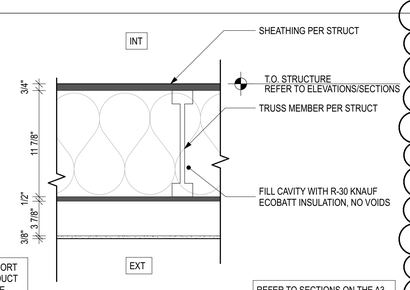
FC29

25" TRUSS OVER GARAGE
R-30 MIN
1-HR RATED
ICC-ESR 1153, ASSEMBLY B



FC41

11 7/8" TJI OVERHANG
UNVENTED
EXTERIOR

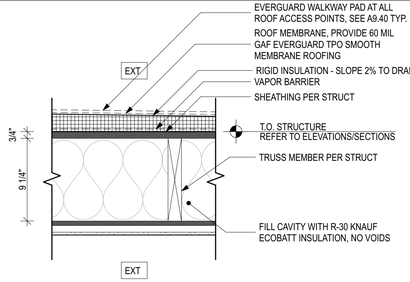


A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

REFER TO SECTIONS ON THE A3 SERIES AND DETAILS ON THE A9 SERIES FOR INSULATION NOT SHOWN IN THIS ASSEMBLY. NOTE: PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIM / BLOCKING AT OVERHANG.

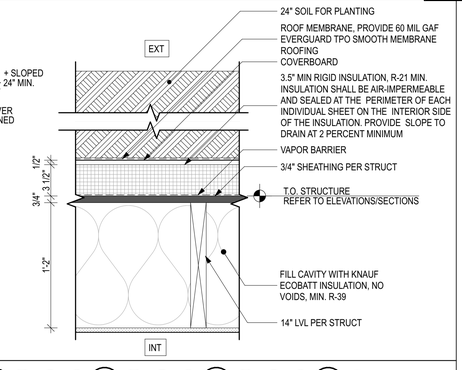
FC45

2X10 OVERHANG
UNVENTED
EXTERIOR



RC76

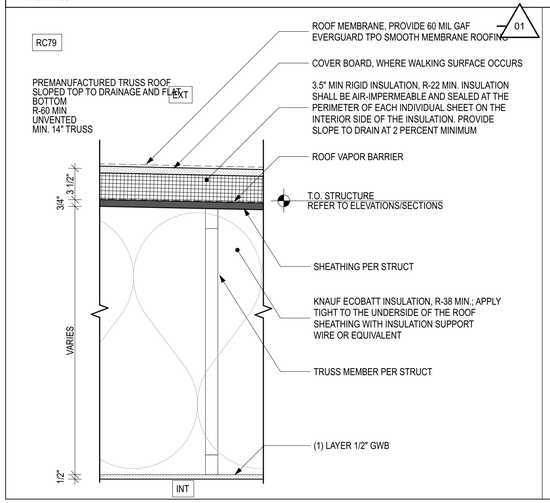
14" LVL ROOF + SLOPED INSULATION + 24" MIN. GREEN ROOF
UNVENTED
EXTERIOR OVER UNCONDITIONED GARAGE



RC TYPES

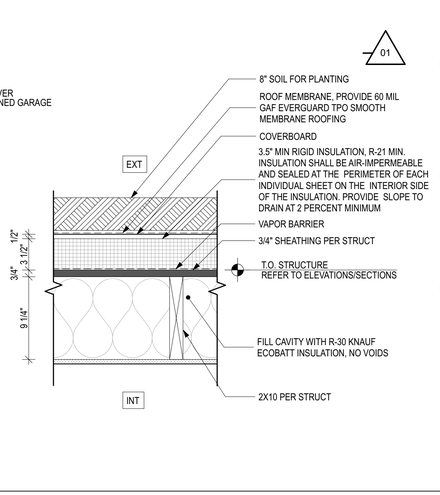
RC79

PREMANUFACTURED TRUSS ROOF
SLOPED TOP TO DRAINAGE AND FLAT BOTTOM
R-60 MIN
UNVENTED
MIN. 14" TRUSS



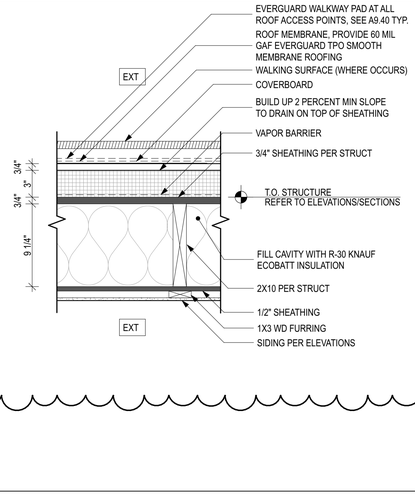
RC75

2X10 ROOF
UNVENTED
EXTERIOR OVER
UNCONDITIONED GARAGE



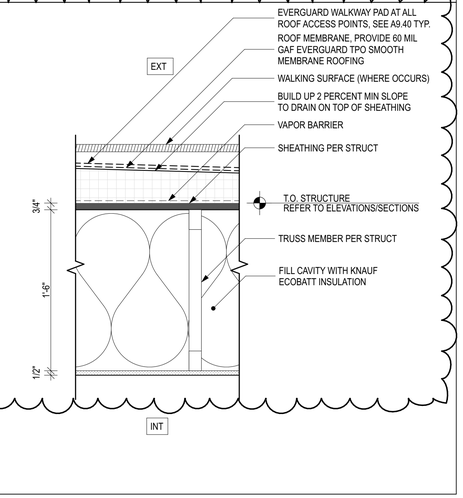
RC75.B

2X10 ROOF EAVE
UNVENTED
EXTERIOR



FC19

18" TRUSS



Architect of Record

b9 architects

400 E Pine Street
Suite 215
Seattle, WA 98122
206.297.1284
www.b9architects.com

Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

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

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26
02	Building Permit Corrections Cycle 2	4/29/26

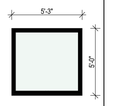
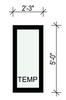
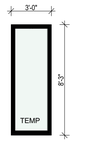
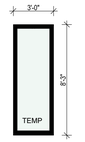
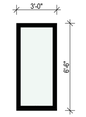
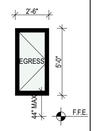
City Stamp

Floor Types

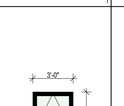
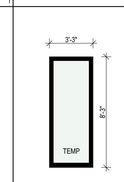
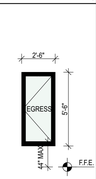
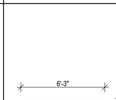
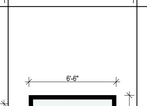
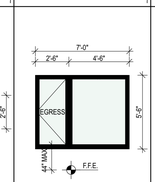
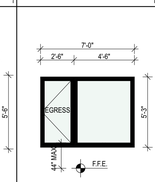
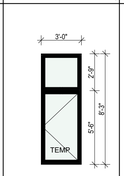
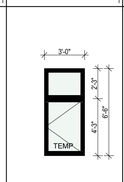
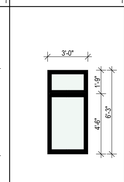
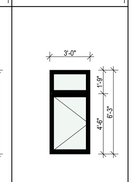
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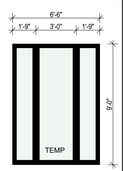
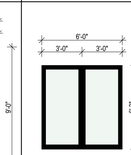
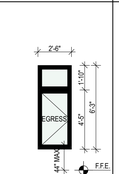
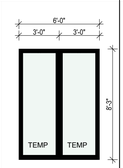
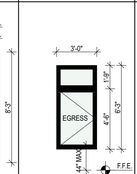
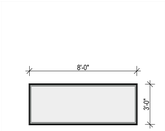
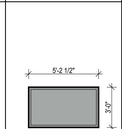
WINDOW SCHEDULE - SINGLE FAMILY RESIDENCE

WINDOW NUMBER	1.A1	1.A2.T	1.A3.T	1.A3.T	1.A4	1.A5.T	1.A6	1.A7.T	1.A8.T	1.A9	1.A10	1.A12
QUANTITY	1	1	1	1	1	1	1	1	1	1	1	1
ELEVATION												
WINDOW TYPE	F	F	F	F	F	A	F	F	F	F	F	A
LOCATION	OOFICE/FLEX	BATHROOM	LIVING	LIVING	KITCHEN	BATHROOM	OFFICE/FLEX	PRIMARY BATH	PRIMARY BATH	PRIMARY BED	PRIMARY BED	LAUNDRY
WIDTH	5'-3"	2'-3"	3'-0"	3'-0"	3'-0"	2'-3"	2'-6"	3'-0"	3'-0"	4'-0"	3'-0"	3'-0"
HEIGHT	5'-0"	5'-0"	8'-3"	8'-3"	6'-6"	2'-6"	5'-0"	4'-0"	4'-0"	6'-3"	6'-3"	3'-0"
WINDOW AREA	26.25	11.25	24.75	24.75	19.50	5.63	12.50	12.00	12.00	25.00	18.75	9.00
SILL HEIGHT	3'-3"	3'-3"	1'-3"	1'-3"	3'-0"	5'-9"	3'-3"	4'-4"	4'-4"	2'-1"	2'-1"	5'-4"
U-VALUE	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28
TEMPERED	☐	☒	☒	☒	☐	☒	☐	☒	☒	☐	☐	☐
EGRESS	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐
EXTERIOR FRAME COLOR	BLACK	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	WHITE
NOTES		FROSTED FOR PRIVACY					EGRESS					

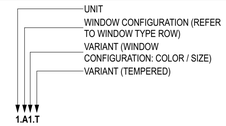
WINDOW SCHEDULE - SINGLE FAMILY RESIDENCE

WINDOW NUMBER	1.A12.T	1.A13.T	1.A14	1.B1	1.B3	1.C1	1.C1	1.C2.T	1.C3.T	1.C4	1.C5
QUANTITY	1	1	1	1	1	1	1	1	1	1	1
ELEVATION											
WINDOW TYPE	A	F	F	F	F	C	C	C	C	C	C
LOCATION	PRIMARY BATH	STAIRCASE	BEDROOM	DINING	BEDROOM	BEDROOM	BONUS ROOM	LIVING	KITCHEN	PRIMARY BED	BEDROOM
WIDTH	3'-0"	3'-3"	2'-8"	6'-3"	6'-6"	7'-0"	7'-0"	3'-0"	3'-0"	3'-0"	3'-0"
HEIGHT	3'-0"	8'-3"	5'-8"	1'-3"	2'-6"	5'-6"	5'-3"	8'-3"	6'-6"	6'-3"	6'-3"
WINDOW AREA	9.00	26.81	13.75	7.81	16.25	38.50	36.75	24.75	19.50	18.75	18.75
SILL HEIGHT	5'-4"	1"	2'-10"	8'-3"	5'-10"	3"	3"	1'-3"	3'-0"	2'-1"	2'-1"
U-VALUE	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28
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			EGRESS			EGRESS	EGRESS				

WINDOW SCHEDULE - SINGLE FAMILY RESIDENCE

WINDOW NUMBER	1.C6.T	1.C7	1.C8	1.C9.T	1.C10	1.S1	1.S2	
QUANTITY	1	1	1	1	1	1	1	30
ELEVATION								
WINDOW TYPE	C	C	C	C	C	F	F	
LOCATION	ENTRYWAY	BEDROOM	BEDROOM	LIVING	PRIMARY BED	ROOF SKYLIGHT; REFER TO PLANS FOR DIMENSIONS	ROOF SKYLIGHT; REFER TO PLANS FOR DIMENSIONS	
WIDTH	6'-6"	6'-0"	2'-6"	6'-0"	3'-0"	---	---	
HEIGHT	9'-0"	8'-3"	6'-3"	8'-3"	6'-3"	---	---	
WINDOW AREA	58.50	37.50	15.63	49.50	18.75	---	---	611.88 ft²
SILL HEIGHT	10'-3 1/8"	2'-1"	2'-1"	1''	2'-1"	---	---	
U-VALUE	0.28	0.28	0.28	0.28	0.28			
TEMPERED	☒	☐	☐	☒	☐	☒	☒	
EGRESS	☐	☐	☒	☐	☒	☐	☐	
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	TBD	TBD	
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	
NOTES			EGRESS		EGRESS	SKYLIGHT GLAZING TO COMPLY WITH IRC R308.6.2	SKYLIGHT GLAZING TO COMPLY WITH IRC R308.6.2	

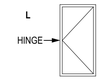
WINDOW TYPES NAMING CONVENTION



WINDOW NUMBER ID: **1.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
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 PER **2018 SBC SECTION 2406.4.**
   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

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Project:

2740 61ST AVE SE

Location:

2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:

#SDCI CN#

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

Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

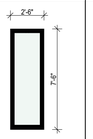
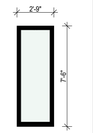
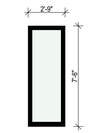
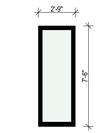
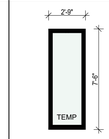
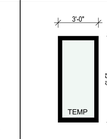
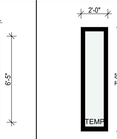
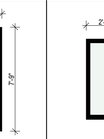
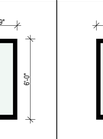
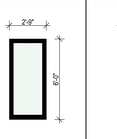
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Window Schedule Unit 1

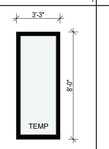
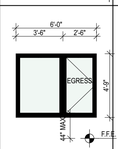
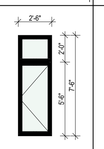
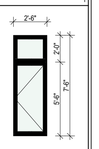
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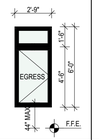
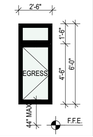
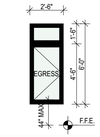
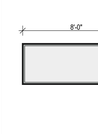
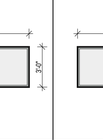
WINDOW SCHEDULE - ACCESSORY STRUCTURE

WINDOW NUMBER	2.A1	2.A1	2.A1	2.A1	2.A1.T	2.A2.T	2.A3.T	2.A4	2.A4	2.A5
QUANTITY	1	1	1	1	1	1	1	1	1	1
ELEVATION										
LOCATION	BEDROOM	BEDROOM	BEDROOM	BEDROOM	LIVING	KITCHEN	BATHROOM	GYM/SPA	GYM/SPA	YOGA ROOM
WINDOW TYPE	F	F	F	F	F	F	F	F	F	F
WIDTH	2'-6"	2'-9"	2'-9"	2'-9"	2'-9"	3'-0"	2'-0"	2'-9"	2'-9"	3'-6"
HEIGHT	7'-6"	7'-6"	7'-6"	7'-6"	7'-6"	6'-5"	7'-9"	6'-0"	6'-0"	6'-0"
WINDOW AREA	18.75	20.63	20.63	20.63	20.63	19.25	15.50	16.50	16.50	21.00
SILL HEIGHT	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	3'-1"	1'-9"	2'-2"	2'-2"	2'-2"
U-VALUE	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28
TEMPERED	☐	☐	☐	☐	☒	☒	☒	☐	☐	☐
EGRESS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES										

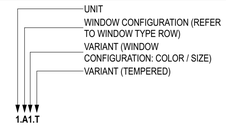
WINDOW SCHEDULE - ACCESSORY STRUCTURE

WINDOW NUMBER	2.A6.T	2.A7.T	2.A8.T	2.B1	2.B2	2.B3	2.B3	2.C1	2.C2	2.C2
QUANTITY	1	1	1	1	1	1	1	1	1	1
ELEVATION										
LOCATION	STAIRCASE	BATHROOM	BATHROOM	LIVING	ENTRY	ART STUDIO	YOGA ROOM	STORAGE	BEDROOM	LIVING
WINDOW TYPE	F	F	F	F	F	F	F	C	C	C
WIDTH	3'-3"	2'-6"	3'-0"	3'-3"	4'-3"	5'-6"	5'-6"	6'-0"	2'-6"	2'-6"
HEIGHT	8'-0"	3'-6"	4'-0"	1'-3"	1'-3"	2'-6"	2'-6"	4'-9"	7'-6"	7'-6"
WINDOW AREA	26.00	8.75	12.00	4.06	5.31	13.75	13.75	28.50	18.75	18.75
SILL HEIGHT	2"	4'-8"	4'-2"	8'-3"	8'-3"	5'-8"	5'-8"	3'-0 1/4"	2'-0"	2'-0"
U-VALUE	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28
TEMPERED	☒	☒	☒	☐	☐	☐	☐	☒	☐	☐
EGRESS	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES								EGRESS		

WINDOW SCHEDULE - ACCESSORY STRUCTURE

WINDOW NUMBER	2.C3	2.C4	2.C4	2.S1	2.S2	
QUANTITY	1	1	1	1	1	25
ELEVATION						
LOCATION	GYM/SPA	ART STUDIO	YOGA ROOM	ROOF SKYLIGHT, REFER TO PLANS FOR DIMENSIONS	ROOF SKYLIGHT, REFER TO PLANS FOR DIMENSIONS	
WINDOW TYPE	C	C	C	F	F	
WIDTH	2'-9"	2'-6"	2'-6"	---	---	
HEIGHT	6'-0"	6'-0"	6'-0"	---	---	
WINDOW AREA	16.50	15.00	15.00	---	---	386.14 ft²
SILL HEIGHT	2'-2"	2'-2"	2'-2"	---	---	
U-VALUE	0.28	0.28	0.28			
TEMPERED	☐	☐	☐	☒	☒	
EGRESS	☒	☒	☒	☐	☐	
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	TBD	TBD	
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	
NOTES	EGRESS	EGRESS	EGRESS	SKYLIGHT GLAZING TO COMPLY WITH IRC R308.6.2	SKYLIGHT GLAZING TO COMPLY WITH IRC R308.6.2	

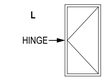
WINDOW TYPES NAMING CONVENTION



WINDOW NUMBER ID: **1.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
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 PER **2018 SBC SECTION 2406.4.**
   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.**

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Project:
2740 61ST AVE SE

Location:
2740 61ST AVE SE
MERCER ISLAND, WA 98040

Project Number:
#SDCI CN#

8914 REGISTERED ARCHITECT
BRADLEY G. KHOURI
STATE OF WASHINGTON
Professional Stamp

Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

City Stamp

Window Schedule Unit 2

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DOOR TYPES

B	BARN DOOR
D	SINGLE SWING DOOR
DD	DOUBLE FRENCH 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

DOOR SCHEDULE - SINGLE FAMILY RESIDENCE

DOOR NUMBER	TYPE	HEIGHT	WIDTH	GLAZING AREA	U-VALUE	NOTES
1.1	O	8'-0"	16'-0"			TEMPERED AND FROSTED
1.2	S	6'-8"	2'-8"			
1.3	D	6'-8"	3'-0"			20 MIN. SOLID WOOD, SELF CLOSING
1.3a	D	6'-8"	3'-0"			20 MIN. SOLID WOOD, SELF CLOSING
1.4	D	6'-8"	3'-0"			
1.5	FF	6'-8"	7'-0"			
1.6	D	6'-8"	2'-8"			
1.7	P	6'-8"	2'-6"			
1.8	D	6'-8"	2'-6"			
1.9	FF	6'-8"	5'-0"			
1.10	FF	6'-8"	5'-0"			
1.11	S	9'-0"	3'-0"	38 SF	0.28	TEMPERED, PROVIDE 1'-9" SIDE LIGHT EACH SIDE
1.12	FF	8'-0"	4'-0"			
1.13	D	8'-0"	2'-8"			
1.14	D	6'-8"	3'-0"			
1.15	D	8'-0"	2'-8"			
1.16	D	8'-0"	2'-8"			
1.17	T	8'-0"	6'-0"	34 SF	0.28	TEMPERED
1.18	D	6'-8"	3'-0"			
1.19	D	8'-0"	3'-0"	17 SF	0.28	TEMPERED
1.20	P	6'-8"	2'-6"			
1.21	D	6'-8"	2'-8"			
1.22	D	6'-8"	2'-8"			
1.23	D	6'-8"	2'-8"			
1.24	P	6'-8"	2'-8"			
1.25	D	6'-8"	2'-8"			
1.26	D	6'-8"	2'-8"			
1.26	D	6'-8"	2'-8"			
1.27	D	6'-8"	2'-8"			

DOOR SCHEDULE - ACCESSORY STRUCTURE

DOOR NUMBER	TYPE	HEIGHT	WIDTH	GLAZING AREA	U-VALUE	NOTES
2.0	O	7'-0"	10'-0"			TEMPERED AND FROSTED
2.2	D	6'-8"	2'-6"			
2.3	D	6'-8"	3'-0"			20 MIN. SOLID WOOD, SELF CLOSING
2.4	F	6'-8"	2'-6"			
2.5	D	6'-8"	2'-6"			20 MIN. SOLID WOOD, SELF CLOSING
2.6	D	6'-8"	3'-0"			20 MIN. SOLID WOOD, SELF CLOSING
2.7	S	8'-0"	3'-0"	.23 SF	.28	TEMPERED, PROVIDE 1'-2" SIDE LIGHT
2.8	D	8'-0"	2'-8"			
2.9	S	8'-0"	3'-0"	17 SF	.28	TEMPERED
2.11	D	6'-8"	3'-0"			
2.12	P	6'-8"	2'-8"			
2.13	P	6'-8"	2'-8"			
2.14	D	6'-8"	2'-4"			
2.15	D	6'-8"	2'-8"			
2.16	FF	6'-8"	4'-0"			
2.16	FF	6'-8"	4'-0"			
2.16	FF	6'-8"	5'-0"			
2.17	P	6'-8"	2'-6"			
2.18	P	6'-8"	2'-6"			
2.20	D	6'-8"	2'-8"			
2.22	P	8'-0"	3'-6"			20 MIN. SOLID WOOD, SELF CLOSING
2.23	S	8'-0"	3'-0"	17 SF	.28	TEMPERED

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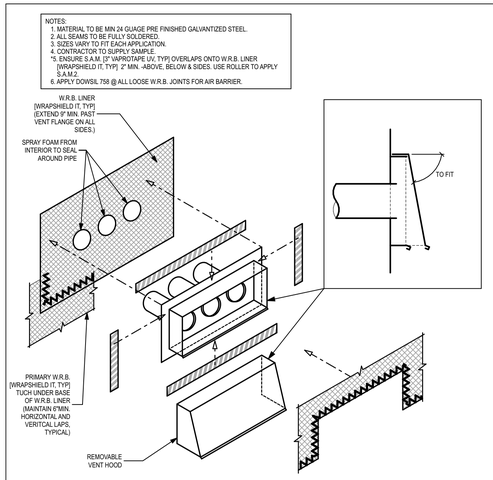
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00	Building Permit Intake Response	10/30/25
01	Building Permit Corrections Cycle 1	2/16/26

City Stamp

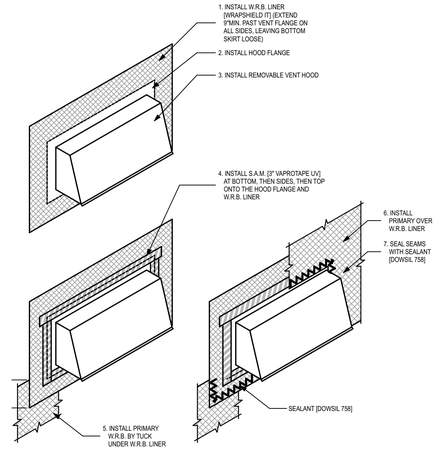
Door Schedule

A8.20

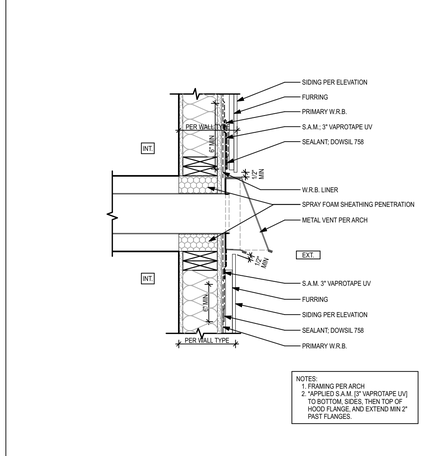
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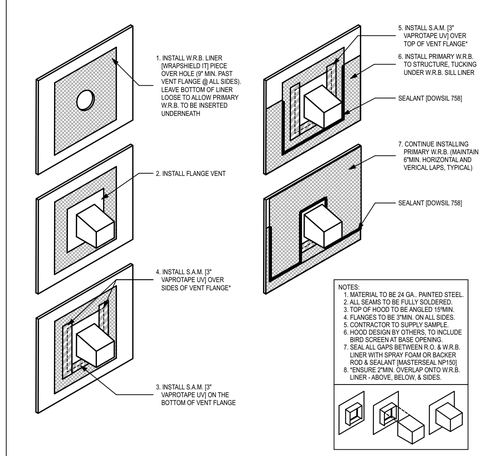
ISOMETRIC: REMOVABLE GANGED HOOD VENT



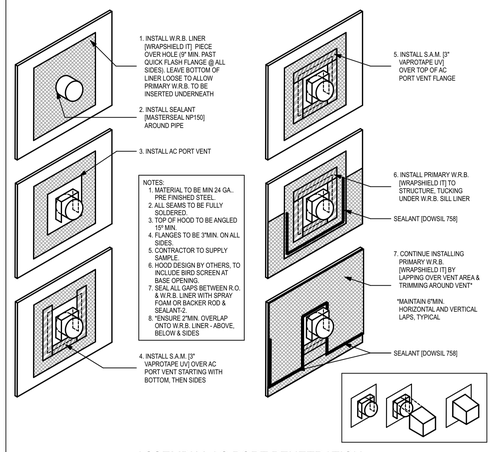
ASSEMBLY: REMOVABLE GANGED HOOD VENT



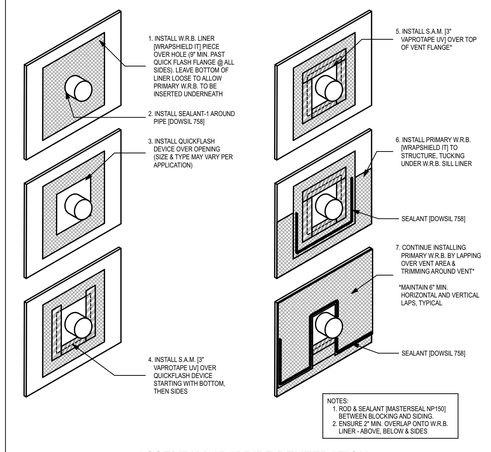
SECTION: REMOVABLE HOOD VENT



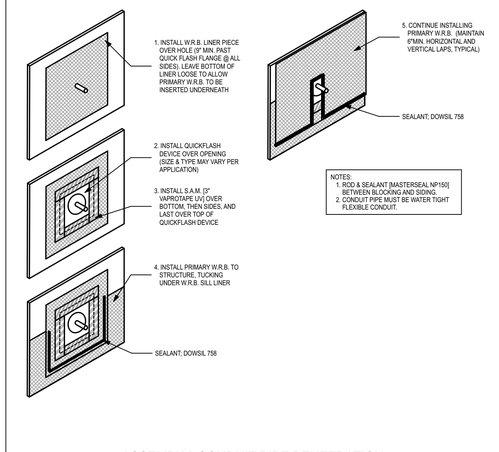
ASSEMBLY: METAL AIR VENT



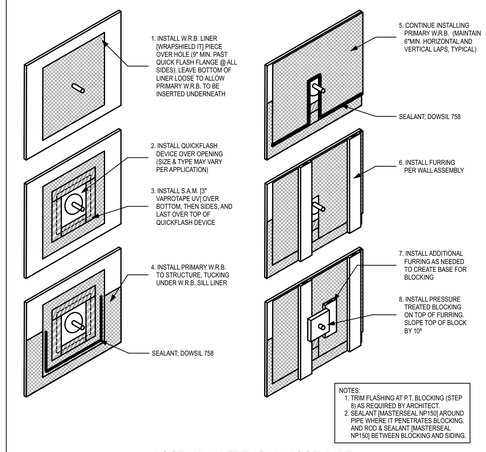
ASSEMBLY: AC PORT PENETRATION



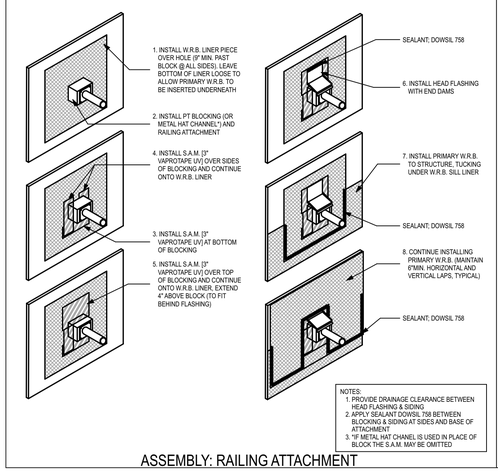
ASSEMBLY: 3"-8" PIPE PENETRATION



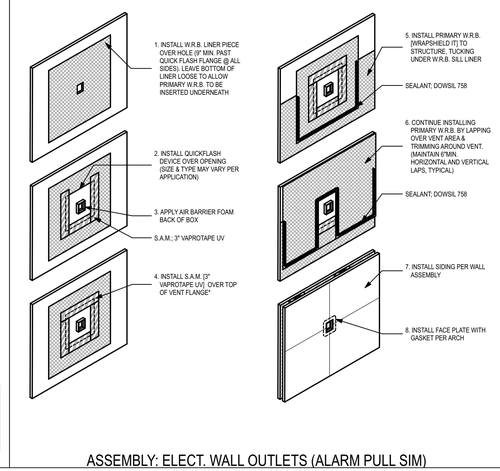
ASSEMBLY: CONDUIT PIPE PENETRATION



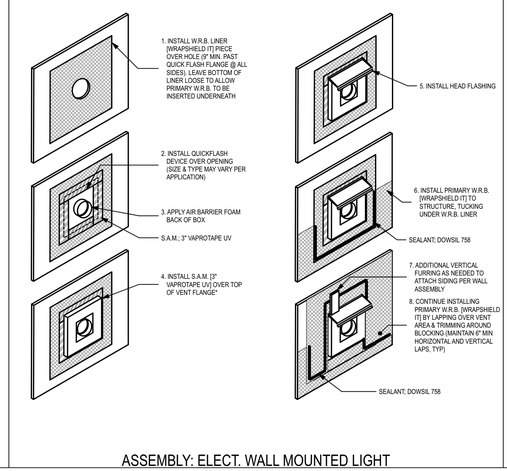
ASSEMBLY: TYPICAL HOSE BIBB



ASSEMBLY: RAILING ATTACHMENT



ASSEMBLY: ELECT. WALL OUTLETS (ALARM PULL SIM)



ASSEMBLY: ELECT. WALL MOUNTED LIGHT

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Project Number:

#SDCI CN#

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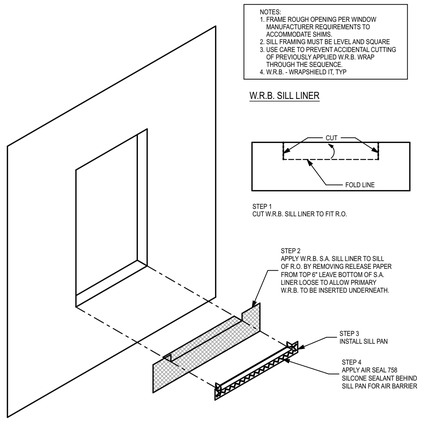
Issue ID	Issue Name	Issue Date
00	Building Permit Intake Response	10/30/25

City Stamp

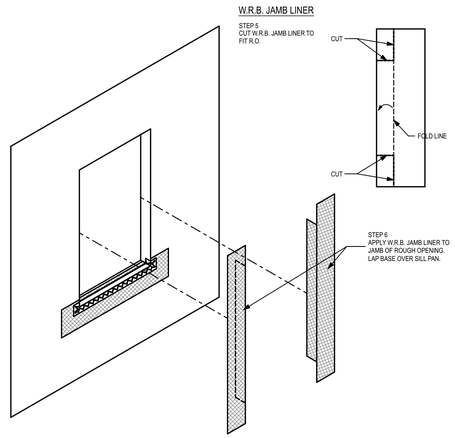
Penetration Details

A9.31

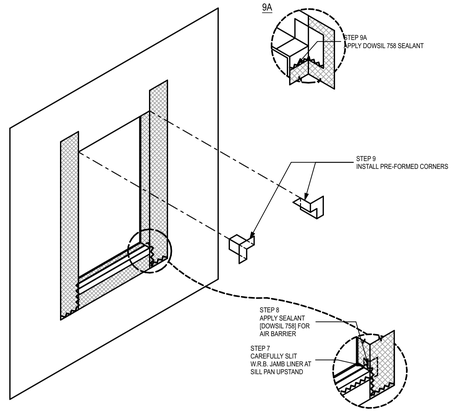
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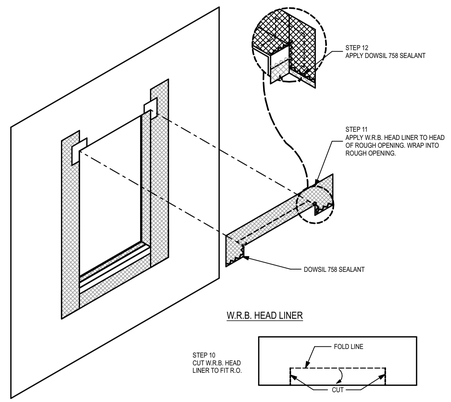
FLANGED WINDOW INSTALL - STEPS 1-4 (OF 22)



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

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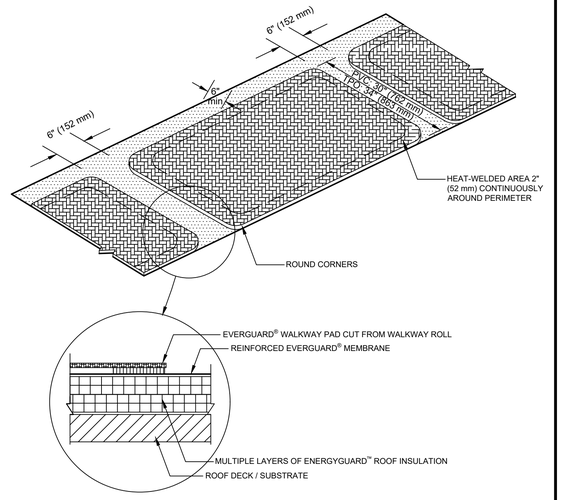
City Stamp

Window Installation Details

A9.32

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SINGLE-PLY: TPO & PVC



NOTE:

1. REMEMBER, DO NOT CROSS SEAMS WITH WALKWAY PADS 6" (152 mm) OFF EACH SEAM.
2. HEAT-WELD EDGE OF WALKWAY PADS CONTINUOUSLY.
3. REQUIRED AT ALL ROOF ACCESS POINTS.

GAF

HEAT-WELDED WALKWAY PADS

DRAWING #		THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE:	SCALE:
150		ALL SYSTEMS	11/11/20	N.T.S.

LEGEND: WALKWAY PADS; HEAT-WELDED; REINFORCED EVERGUARD® MEMBRANE

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Issue ID	Issue Name	Issue Date
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

02

Roof Details

A9.40

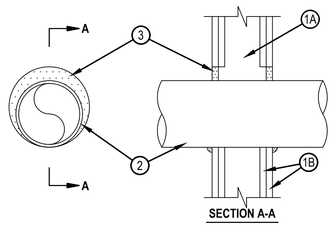
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WL 1054

System No. W-L-1054

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 0, 1 and 2 Hr (See Items 1, 2 and 3)
T Rating — 0 and 1/2 Hr (See Item 2)	FT Rating — 0 Hr
L Rating (Without Movement) at Ambient — Less Than 1 CFM/sq ft	FH Ratings —0, 1 and 2 Hr (See Items 1, 2 and 3)
L Rating (Without Movement) at 400°F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
M Rating (Movement) — See Table 1	
	L Rating at Ambient — Less Than 5.1 L/s/m2
	L Rating at 204°C — Less Than 5.1 L/s/m2



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. For M Rating and items 2F and 2G, steel studs to be min 3-5/8 in. (92 mm) wide. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. (819 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls.

The F and FH Ratings of the firestop system are equal to the fire rating of the wall assembly. The M Rating is applicable only to 1 hr rated walls.

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. February 03, 2025

WL 1054

System No. W-L-1054

2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space for items 2A to 2E shall be min 0 in. to max 2-1/4 in. (57 mm). These pipes/tubings may be installed with continuous point contact. The annular space for items 2F and 2G shall be min 0 in. to max 1-1/2 in. (38 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) . diam steel conduit.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
   F. Aluminum Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 5 (or heavier) aluminum pipe for use in closed (process or supply) piping systems.
   G. Aluminum Conduit — Nom 2 in. (51 mm) diam (or smaller) aluminum electric metallic tubing (EMT) or rigid aluminum conduit for use in closed (process or supply) piping systems.

The hourly T Ratings of the firestop system are equal to 0 Hr when items 2A to 2E are used and equal to 1/2 Hr when items 2F and 2G are used. The hourly CAN F and FH Ratings are equal to 0 Hr when items 2F and 2G are used.

3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE MAX Intumescent Sealant
   The M Rating for the firestop system is dependent on the variables as noted in the Table 1 below.

Movement Direction	Penetrant Item	Nominal Penetrant Diameter	Annular Space	Movement	Sealant Depth	F-Rating	L Rating with Movement
Y	2A, 2C*	2 in.	Max 2-1/4 in.	5%	5/8 in.	1 hr	N/A
Z	2A, 2C*	2 in.	2-1/4 in.	0.25 in.	5/8 in.	1 hr	N/A

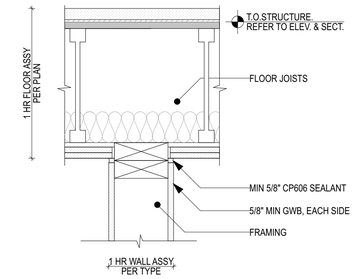
* Rigid steel conduit

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

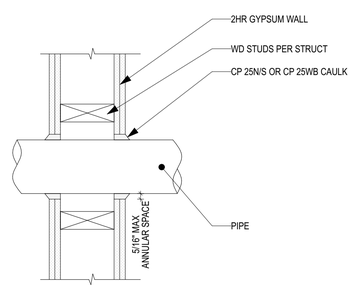
Hilti Firestop Systems

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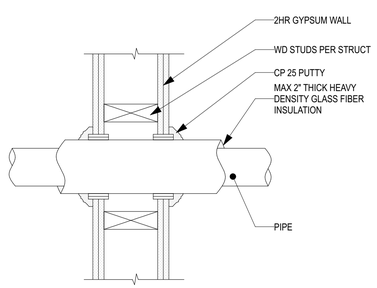
8 PENETRATION DETAIL AT SYSTEM NUMBER W-L 1054
NOT TO SCALE



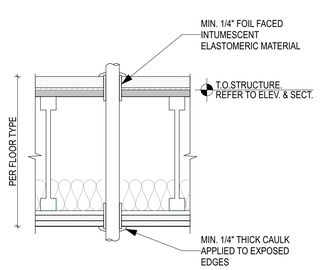
5 FIRE PENETRATION DETAIL
SCALE: 1 1/2"= 1'-0"



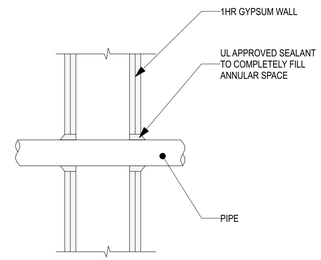
4 FIRE PENETRATION DETAIL
SCALE: 1 1/2"= 1'-0"



3 FIRE PENETRATION DETAIL
SCALE: 1 1/2"= 1'-0"



2 FIRE PENETRATION DETAIL
SCALE: 1 1/2"= 1'-0"



1 FIRE PENETRATION DETAIL
SCALE: 1 1/2"= 1'-0"

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Issue ID	Issue Name	Issue Date
02	Building Permit Corrections Cycle 2	4/29/26

City Stamp

02

Fire Penetration Details

A9.50

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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

BASEMENT SLAB

4" CONC. SLAB ON 6 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 w/ WASHINGTON STATE AMENDMENTS
- DESIGN LOADS:
  SOIL: 2500 PSF ALLOWABLE BEARING PRESSURE PER GEOTECH REPORT #JN23346 BY GEOTECH CONSULTANTS DATED 11/3/23
- 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 55 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.
- SLAB TO BE IN PLACE PRIOR TO BACKFILLING FOUNDATION WALLS.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH ⅝" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x.¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN ½" OF EXTERIOR EDGE OF SILL PLATE) 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
- THE GEOTECHNICAL REPORT NOTES THAT OVER-EXCAVATION TO ACHIEVE BEARING MAY BE REQUIRED

* 2021 IRC - 7TH 2020

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

ROOF (TRUSSES) :	17
ROOF (RAFTERS) :	10
FLOOR (TRUSSES) :	15
FLOOR (JOISTS) :	10
DECK (JOISTS) :	10
SOIL @ GREEN ROOF (12" MAX DEPTH)	110
DECK (TRUSSES) :	15
PATIO PAVERS :	15

LIVE LOAD (PSF):

ROOF	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD 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 (Iw) :	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:	
SFR TRANS: 15k	LONG: 15k
DADU TRANS: 12k	LONG: 12k
SEISMIC RESPONSE COEFF. (Cs) :	
TRANS: 0.113	LONG: 0.113
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 STHD14(R.L) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (20" 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.

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/ 2½"x0.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON PLANS.

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

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

  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH ⅞" OSB. FASTEN SHEATHING w/ 2½"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 3"x0.131" NAILS @ 8" O.C. USE (12)8"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 w/ WASHINGTON STATE AMENDMENTS
- 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 MANFACTURER'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 M&K 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 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS w/ 1½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (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 ½" 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 - 7TH 2020

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M&K project number: 300-24004

project mgr: NJM
drawn by: APA
issue date: 01/24/25

REVISIONS:

date:	initial:
08.22.25 ASSY REVISIONS	MPM
02.09.26 BLDG DEPT COMMENTS	MPM
04.09.26 BLDG DEPT COMMENTS	MPM

LNL Builds

STRUCTURAL NOTES
2740 61ST AVE SE
MERCER ISLAND, WA 98040

sheet: S-0.0

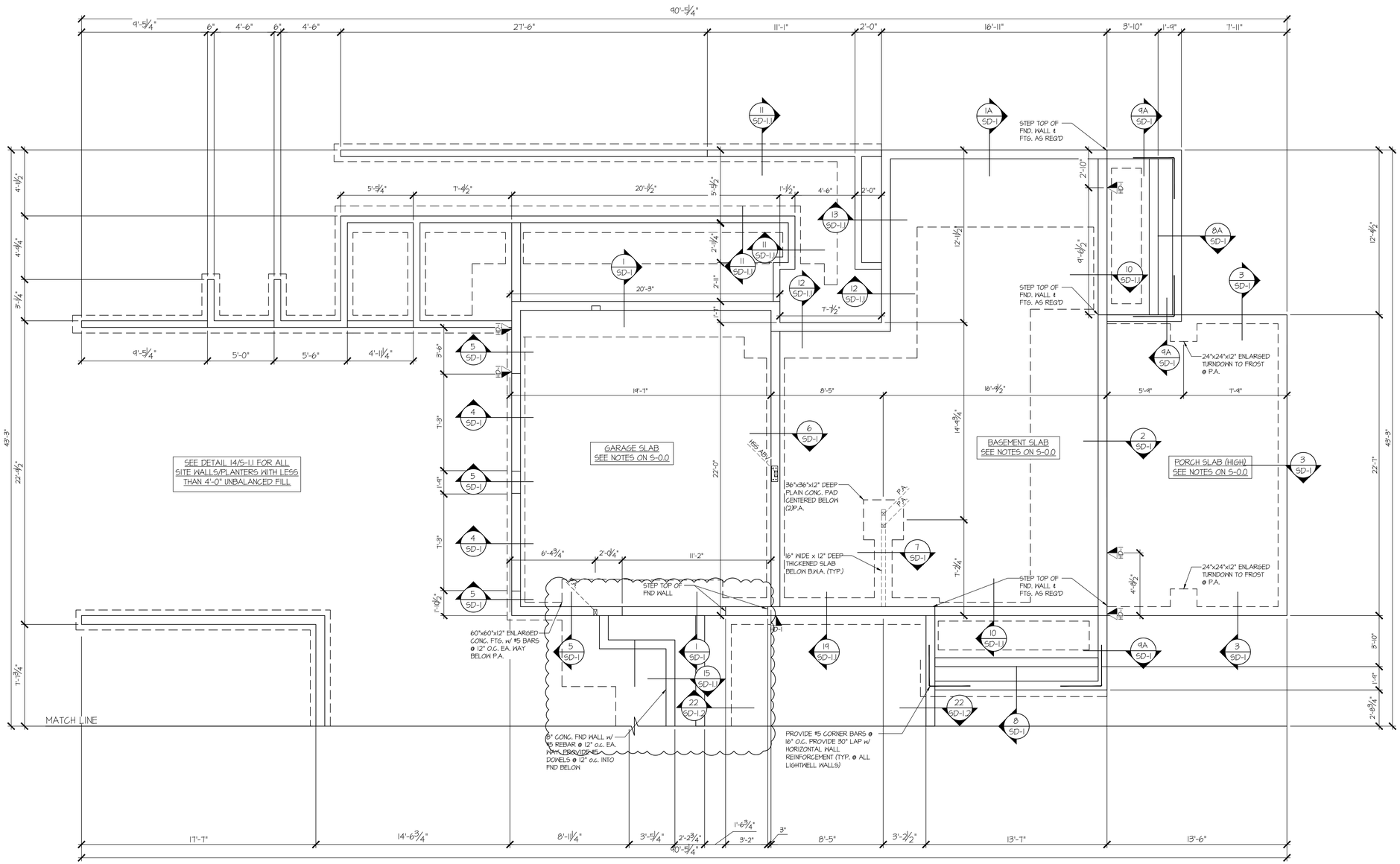
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14(RJ) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (20" 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.



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

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08.22.25 AREA REVISIONS	MPM
02.09.26 BLDG DEPT COMMENTS	MPM
04.08.26 BLDG DEPT COMMENTS	MPM

LNL Builds

SFR Foundation Plan
2740 61st Ave SE
Mercer Island, WA 98040

sheet: S-1.0

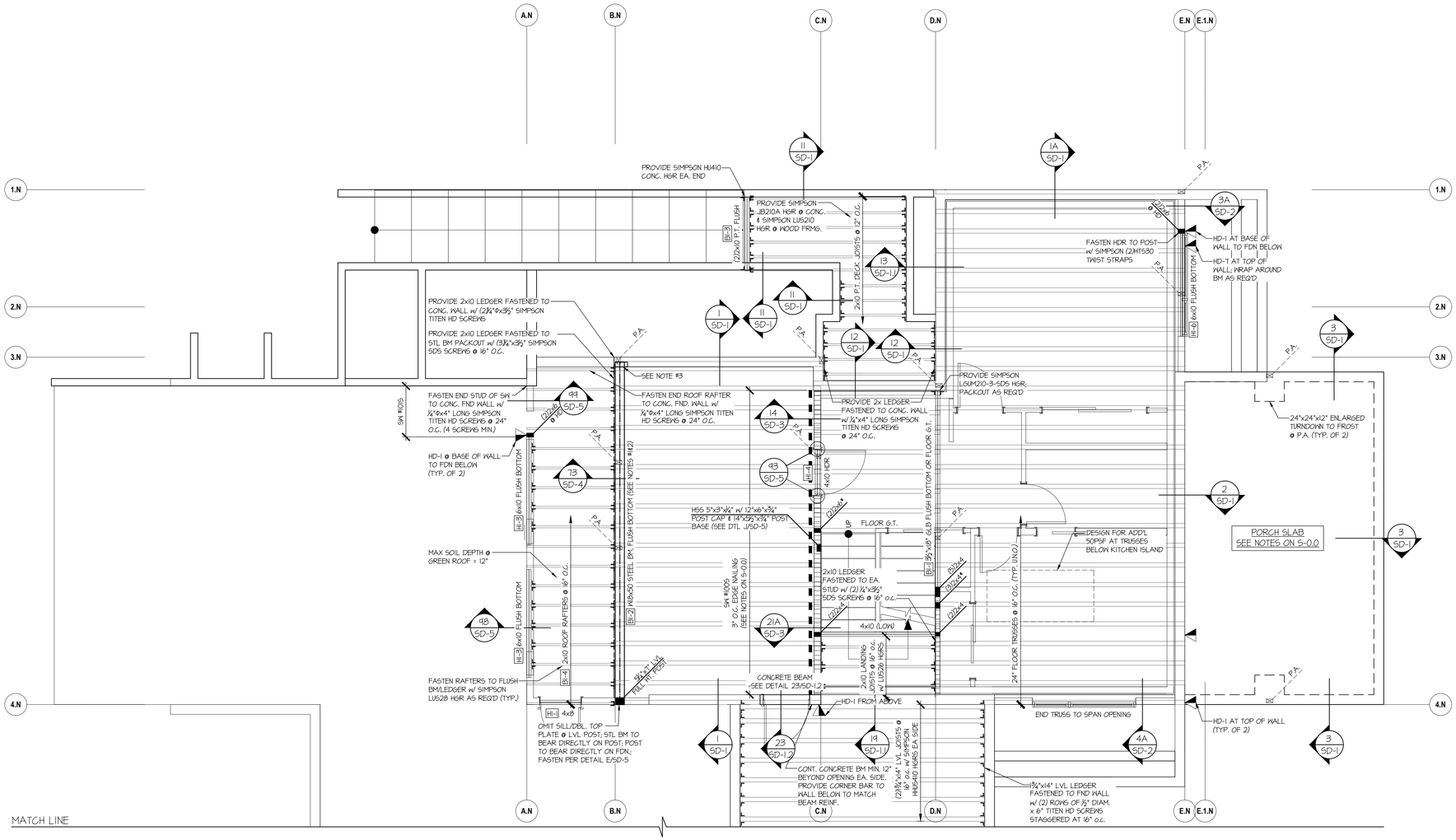
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

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HD-7	SIMPSON MSTC66 STRAP TIE (20' 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.



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

NOTE #1 @ STEEL BEAMS:
- PROVIDE SOLID 2x/LVL WEB PACKOUT FASTENED TO WEB w/ (2) ½" DIA. THRU BOLTS @ 24" O.C. STAGGERED.
- PROVIDE 2x TOP PLATE FASTENED W/ TO TOP FLANGE OF STEEL BEAMS w/ P.A.F.S ('HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED OR, ½" DIA. BOLTS @ 24" O.C., STAGGERED)

NOTE #2: CAMBER CENTER OF STEEL BEAM ¼" UPWARD

NOTE #3: PROVIDE BM POCKET AS REQ'D W/ 4" MIN. BRG LENGTH. PROVIDE ½" THICK x 4" x 10" WIDE BRG PLATE w/ (2)⅝"x6" LONG HEADED STUDS INTO FND WALL. FIELD WELD BM TO BRG PLATE w/ ⅜" FILLET WELDS.

AT WOOD FRAMED STAIRS, PROVIDE MINIMUM (3)2x12 STRINGERS FASTENED TO BMS w/ (4)3½"x0.131" TOENAILS & (1) SIMPSON A35 CLIP

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M&K project number: 300-24004

project mgr: NJM
drawn by: APA
issue date: 01/24/25

REVISIONS:

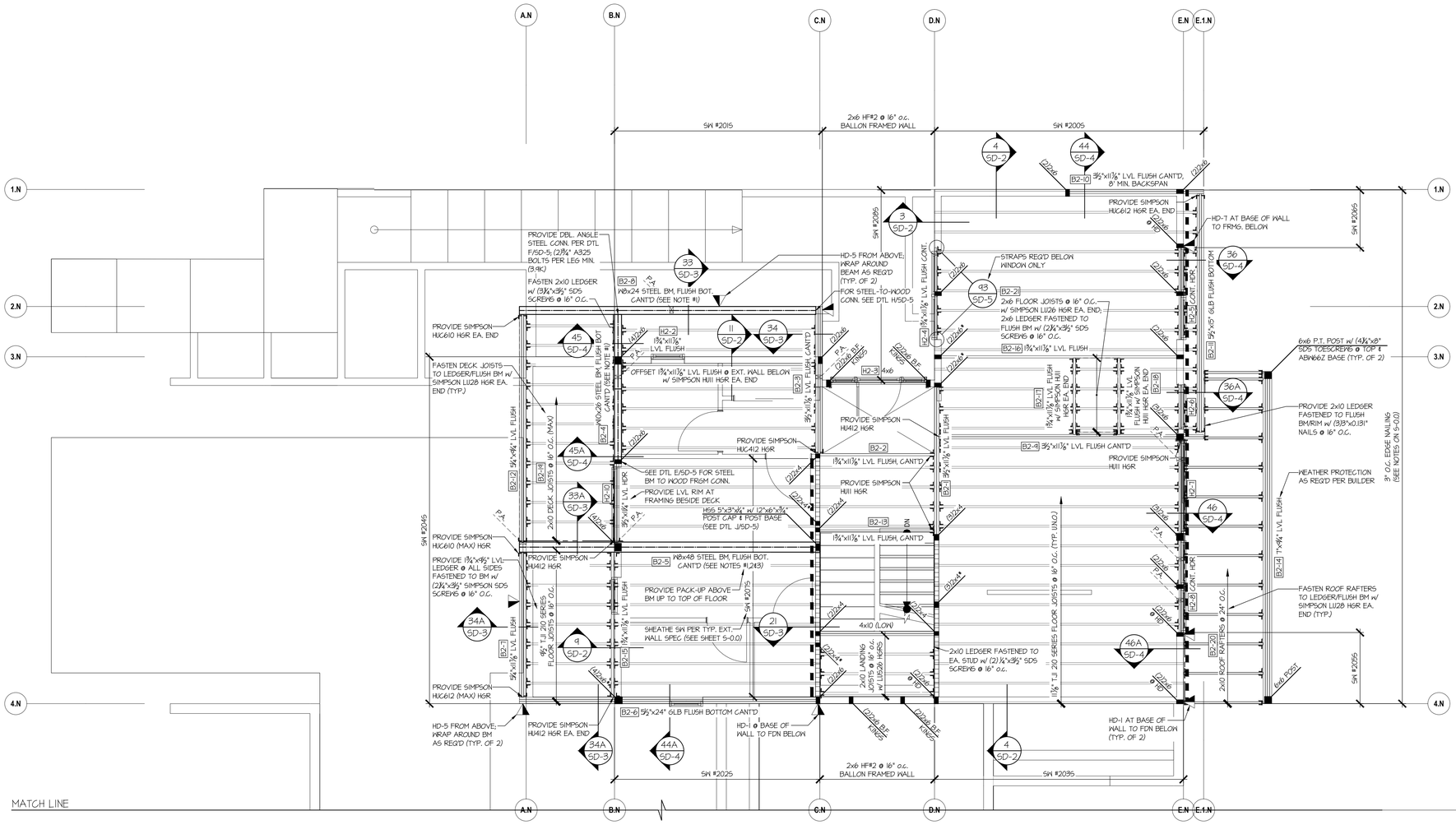
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08.22.25 AHJ/I REVISIONS	MPM
02.09.26 BLDG DEPT COMMENTS	MPM
04.09.26 BLDG DEPT COMMENTS	MPM

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SFR 1ST FLR FRMG PLAN

2740 61ST AVE SE
MERCER ISLAND, WA 98040

sheet: S-1.1



UNIT 1 2ND 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 STHD14(RJ) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (20" 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 BLOCKINGS UNDER POST OR JAMB ABOVE.
- INDICATES HOLDDWN.

3½"x11⅞" LVL FLUSH HDR @ ALL EXT. OPENINGS (TYP. U.N.O.) H2-

NOTE #1 @ STEEL BEAMS:
- PROVIDE SOLID 2x/LVL WEB PACKOUT FASTENED TO WEB w/ (2) ½" DIA. THRU BOLTS @ 24" O.C. STAGGERED.
- PROVIDE 2x TOP PLATE FASTENED W/ TO TOP FLANGE OF STEEL BEAMS w/ P.A.F.S ('HILTI' X-U PINS OR EQUAL (0.151" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED OR, ½" DIA. BOLTS @ 24" O.C., STAGGERED)

NOTE #2: CAMBER CANT'D END OF STEEL BEAM ¼" UPWARD

NOTE #3: UPSET STEEL BM BY ½" TO HIDE COLUMN CAP WITHIN THE CEILING

AT WOOD FRAMED STAIRS, PROVIDE MINIMUM (3)2x12 STRINGERS FASTENED TO BMS w/ (4)3½"x0.131" TOENAILS & (1) SIMPSON A35 CLIP

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REVISIONS:

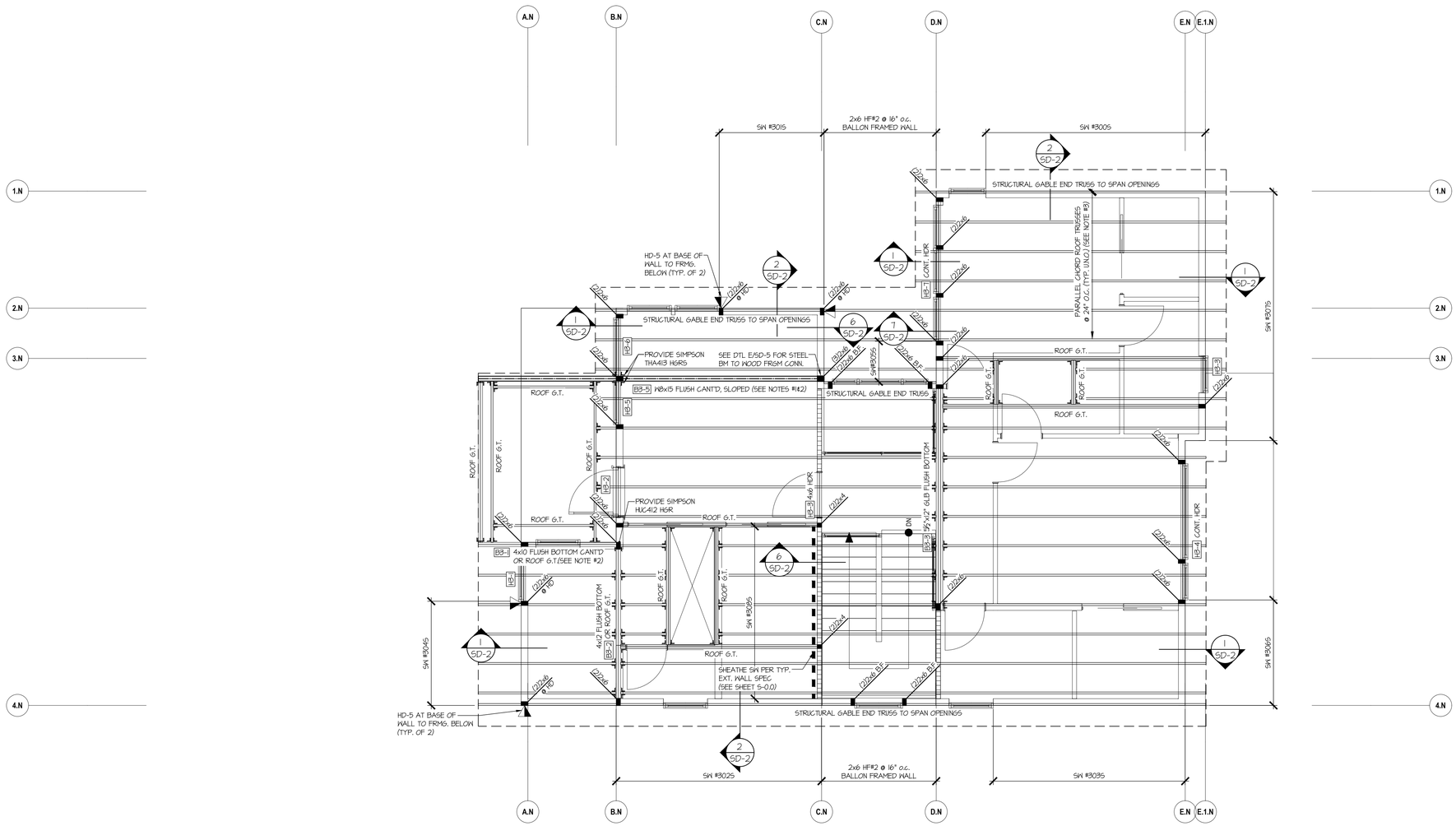
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02/09/26 BLDG DEPT COMMENTS	MPM
04/06/26 BLDG DEPT COMMENTS	MPM

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SFR 2ND FLR FRMG PLAN

2740 61ST AVE SE
MERCER ISLAND, WA 98040

sheet: S-1.2



UNIT 1 ROOF 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 STHD14(RJ) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (20" 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 BLOCKINGS UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

4x6 FLUSH BOTTOM HDR @ ALL EXT. OPENINGS PERP. TO ROOF TRUSSES (TYP. U.N.O.) H3-

NOTE #1 @ STEEL BEAMS:
- PROVIDE SOLID 2x/LVL WEB PACKOUT FASTENED TO WEB w/ (2) ½" DIA. THRU BOLTS @ 24" O.C. STAGGERED.
- PROVIDE 2x TOP PLATE FASTENED w/ TO TOP FLANGE OF STEEL BEAMS w/ P.A.F.5 ('HILTI' X-U PINS OR EQUAL (0.151" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED OR, ½" DIA. BOLTS @ 24" O.C., STAGGERED)

NOTE #2: BEAM TO SLOPE WITH TOP CHORD OF ROOF TRUSSES. PACK UP FROM DBL. TOP PLATE TO UNDERSIDE OF SLOPED BEAM AT EXTERIOR WALL AS REQ'D.

NOTE #3: TRUSSES TO BE TOP CHORD BEARING AT FLUSH BOTTOM HEADERS AND FLUSH BOTTOM BEAMS AS REQ'D.

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02.09.26 BLDG DEPT COMMENTS	MPM
04.06.26 BLDG DEPT COMMENTS	MPM

LNL BUILDS

SFR ROOF FRAMING PLAN

2740 61ST AVE SE
MERCER ISLAND, WA 98040

sheet: S-1.3

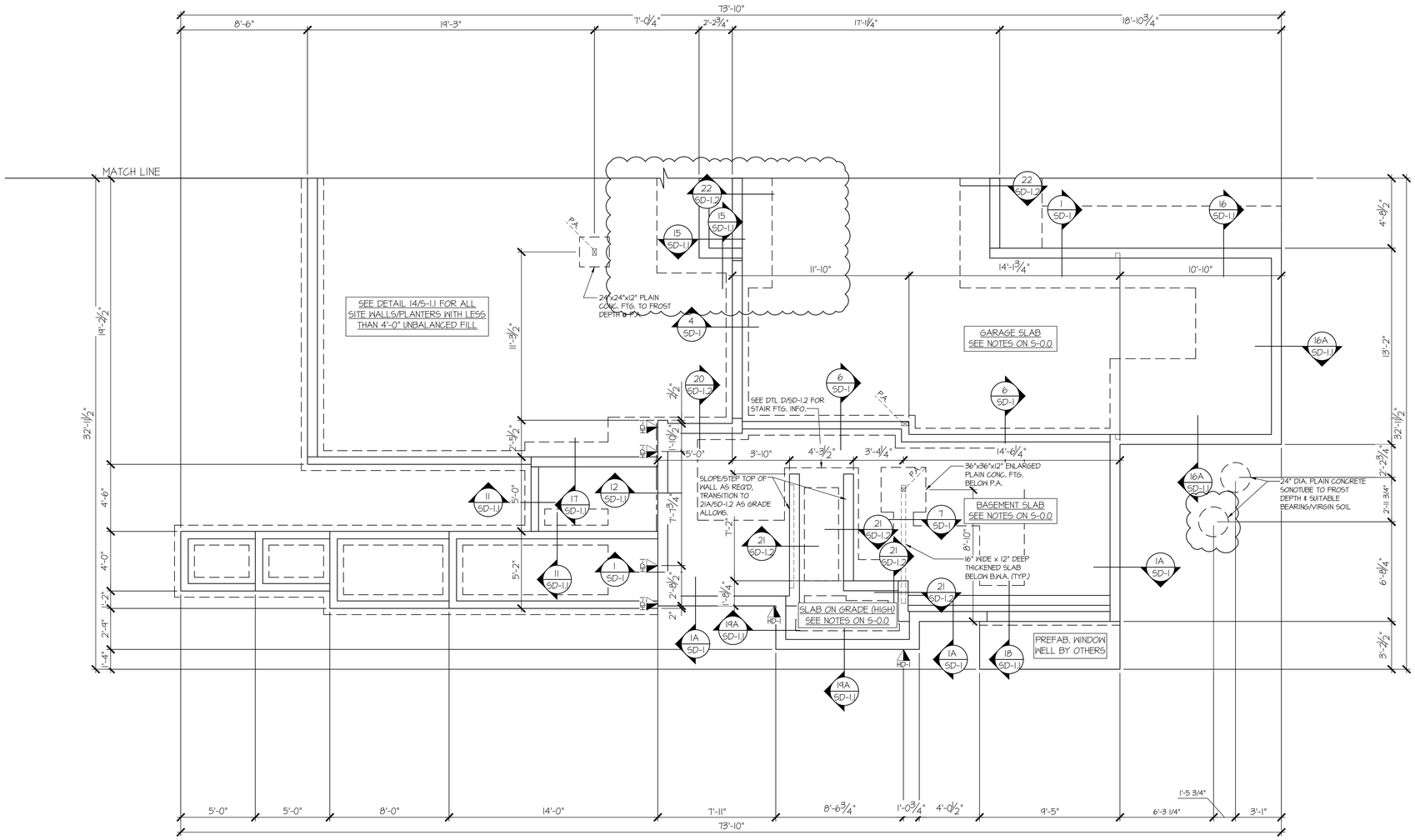
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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- 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.



1 UNIT 2 FOUNDATION PLAN

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

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M&K project number: 300-24004

project mgr: NJM
drawn by: APA
issue date: 01/24/25

REVISIONS:

date:	initial:
08.22.25 ARCH REVISIONS	MPM
02.09.26 BLDG DEPT COMMENTS	MPM
04.09.26 BLDG DEPT COMMENTS	MPM

LNL BUILDS

AS FOUNDATION PLAN

2740 61ST AVE SE
MERCER ISLAND, WA 98040

sheet: S-2.0

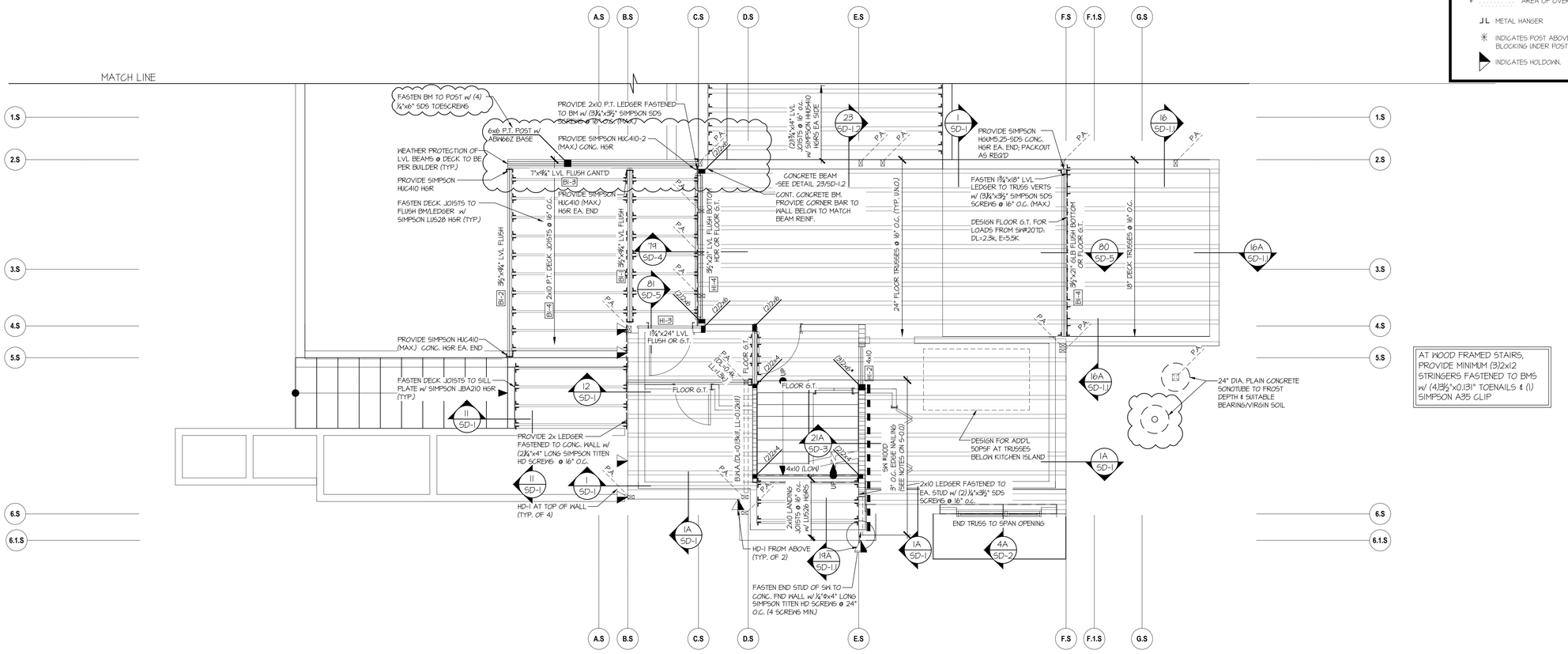
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14(RJ) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14' END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (20' 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.



1 UNIT 2 1ST FLOOR FRMG PLAN

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

seal:

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

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LNL BUILDS

AS 1ST FLR FRMG PLAN

2740 61ST AVE SE
MERCER ISLAND, WA 98040

sheet: S-2.1

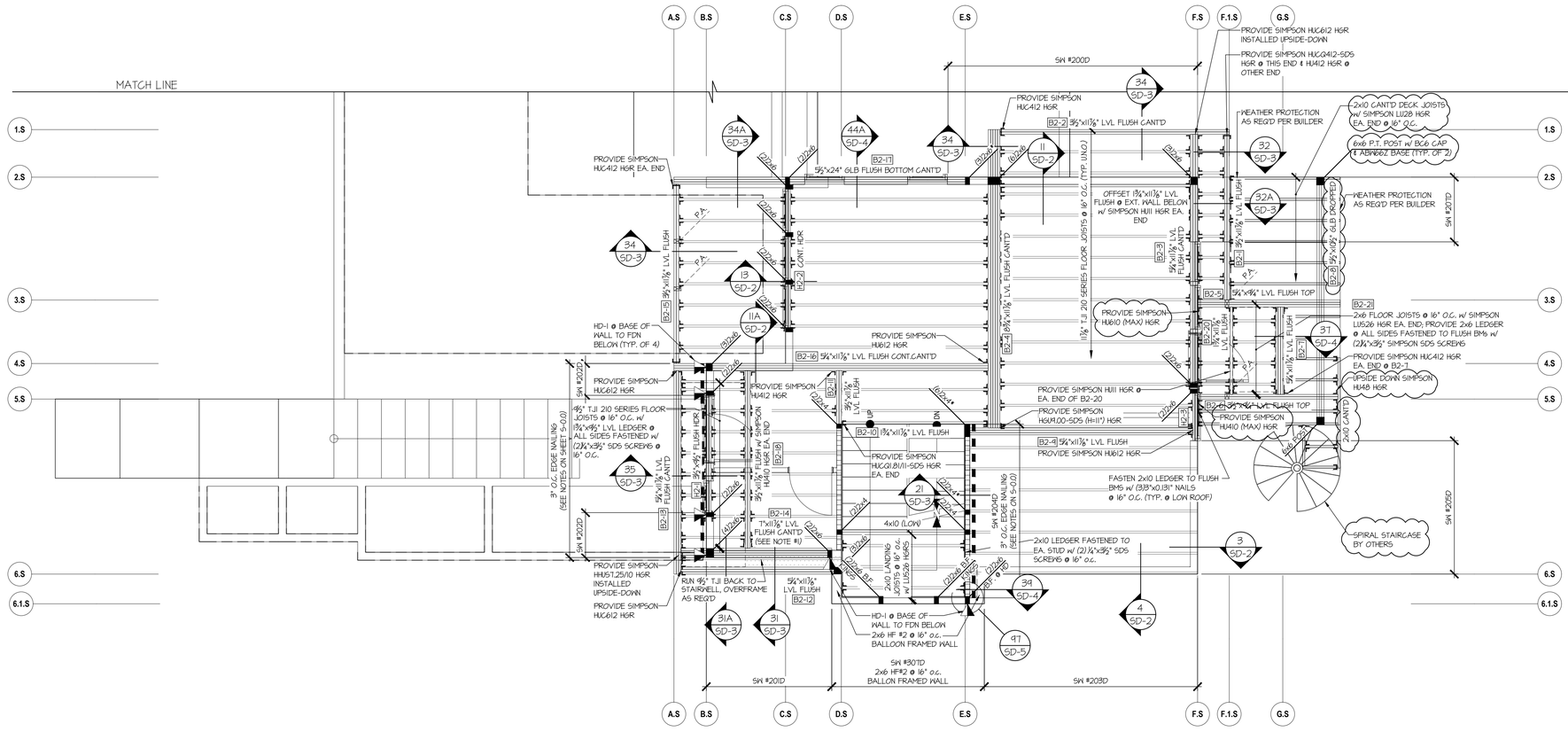
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- METAL HANGER
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- INDICATES HOLDOWN.


MATCH LINE
A.S
B.S
C.S
D.S
E.S
F.S
F.1.S
G.S
1.S
2.S
3.S
4.S
5.S
6.S
6.1.S
SW #200D
PROVIDE SIMPSON HUC412 H6R EA. END
PROVIDE SIMPSON HUC412 H6R
PROVIDE SIMPSON HUC612 H6R INSTALLED UPSIDE-DOWN
PROVIDE SIMPSON HUC612-5DS H6R @ THIS END & HU412 H6R @ OTHER END
B2-2 3½"x11⅞" LVL FLUSH CANT'D
5½"x24" GLB FLUSH BOTTOM CANT'D
B2-11
WEATHER PROTECTION AS REQ'D PER BUILDER
2x10 CANT'D DECK JOISTS w/ SIMPSON LU28 H6R EA. END @ 16" O.C.
6x6 P.T. POST w/ BC6 CAP & ABW66Z BASE (TYP. OF 2)
OFFSET 1¾"x11⅞" LVL FLUSH @ EXT. WALL BELOW w/ SIMPSON HUI1 H6R EA. END
B2-3 5¼"x11⅞" LVL FLUSH CANT'D
B2-4 5¼"x11⅞" LVL FLUSH
B2-5 5¼"x9¼" LVL FLUSH TOP
B2-6 5¼"x16" GLB DROPPED
B2-7 5¼"x11⅞" LVL FLUSH
B2-8 3½"x11⅞" LVL FLUSH
B2-9 3½"x11⅞" LVL FLUSH CANT'D
B2-10 1¾"x11⅞" LVL FLUSH
B2-12 5¼"x11⅞" LVL FLUSH
B2-14 7"x11⅞" LVL FLUSH CANT'D (SEE NOTE #1)
B2-16 5½"x11⅞" LVL FLUSH CONT. CANT'D
B2-18 3½"x11⅞" FLUSH w/ SIMPSON HU410 H6R EA. END
B2-20 1¾"x11⅞" LVL FLUSH
B2-21 2x6 FLOOR JOISTS @ 16" O.C. w/ SIMPSON LUS26 H6R EA. END, PROVIDE 2x6 LEDGER @ ALL SIDES FASTENED TO FLUSH BMs w/ (2)¼"x3½" SIMPSON SDS SCREWS
PROVIDE SIMPSON HUC412 H6R EA. END @ B2-1
UPSIDE DOWN SIMPSON HU48 H6R
2x10 CANT'D
SPIRAL STAIRCASE BY OTHERS
SW #203D
11⅞" T.JI 210 SERIES FLOOR JOISTS @ 16" O.C.
PROVIDE SIMPSON HU610 (MAX) H6R
PROVIDE SIMPSON HUI1 H6R @ EA. END OF B2-20
PROVIDE SIMPSON HSU9.00-5DS (H=11") H6R
PROVIDE SIMPSON HU410 (MAX) H6R
PROVIDE SIMPSON HU612 H6R
FASTEN 2x10 LEDGER TO FLUSH BMs w/ (3)3"x0.131" NAILS @ 16" O.C. (TYP. @ LOW ROOF)
2x10 LEDGER FASTENED TO EA. STUD w/ (2)¼"x3½" SDS SCREWS @ 16" o.c.
HD-1 @ BASE OF WALL TO FDN BELOW (TYP. OF 4)
PROVIDE SIMPSON HUC612 H6R
PROVIDE SIMPSON HU412 H6R
PROVIDE SIMPSON HUC612 H6R
PROVIDE SIMPSON HUC612 H6R
PROVIDE SIMPSON HUC612

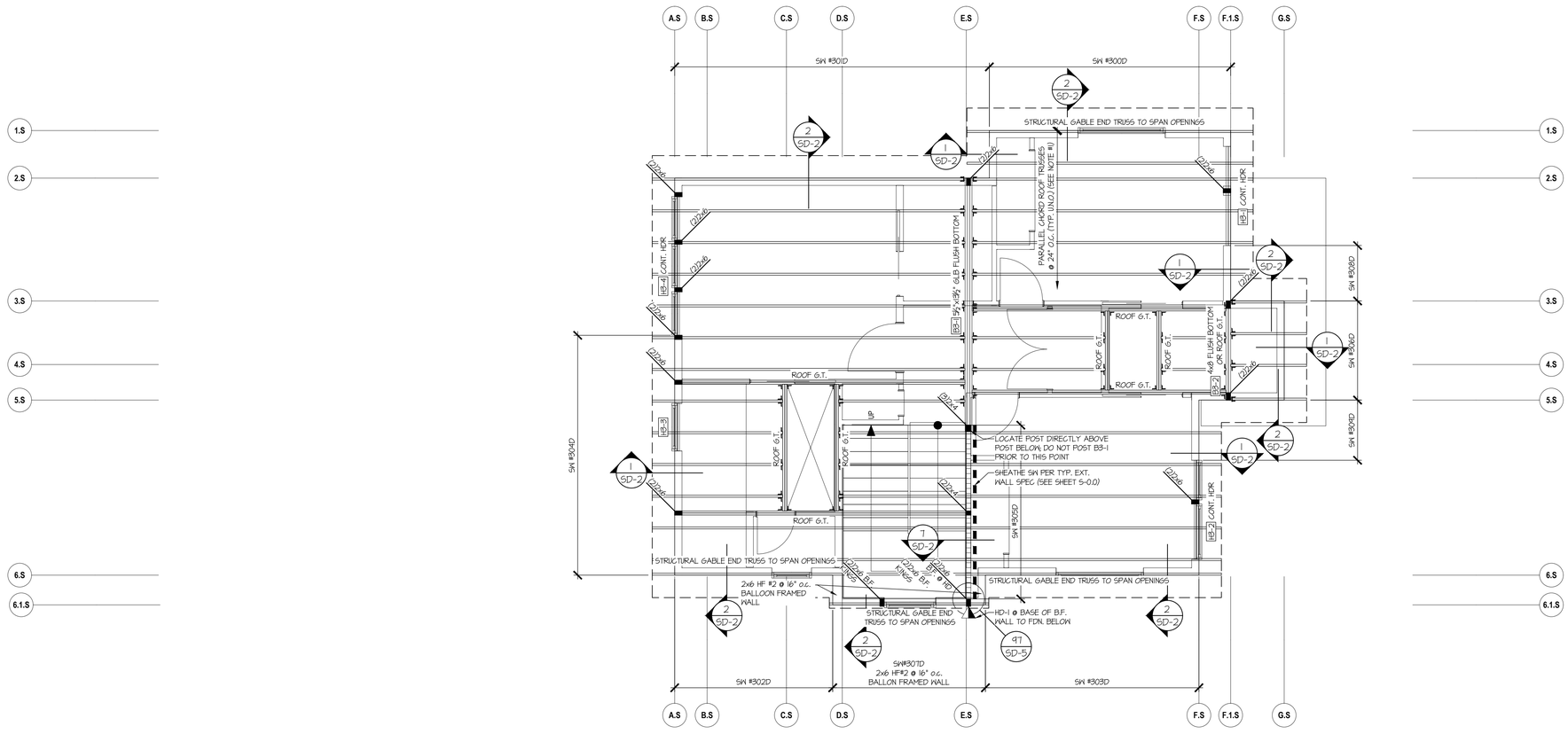
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1 UNIT 2 ROOF FRMG PLAN
SCALE: 1/4"=1'-0"

4x6 FLUSH BOTTOM HDR @ ALL EXT. OPENINGS PERP. TO ROOF TRUSSES (TYP. U.N.O.) HB-

NOTE #1: TRUSSES TO BE TOP CHORD BEARING AT FLUSH BOTTOM HEADERS AND FLUSH BOTTOM BEAMS AS REQ'D.

seal:

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STATE OF WASHINGTON
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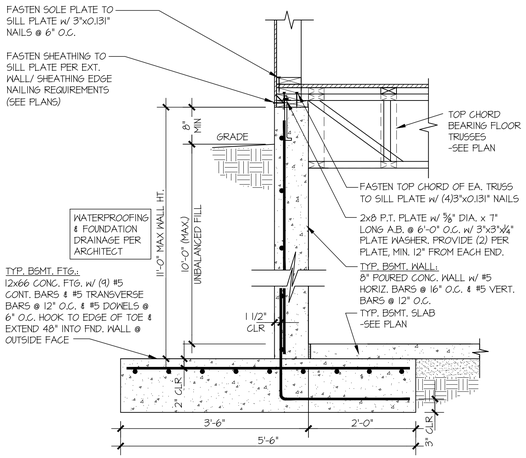
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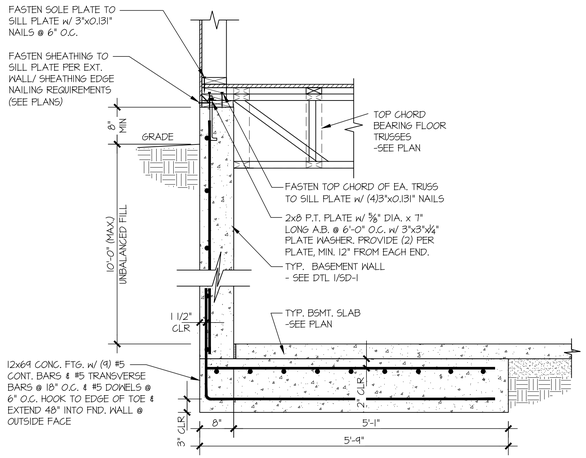
LNL Builds

AS Roof Frmg Plan
2740 61st Ave SE
Mercer Island, WA 98040

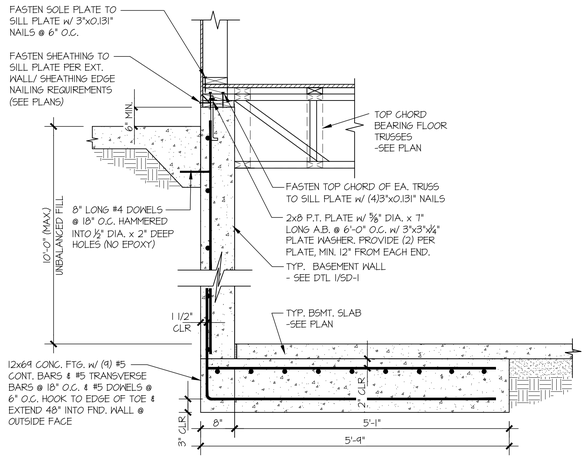
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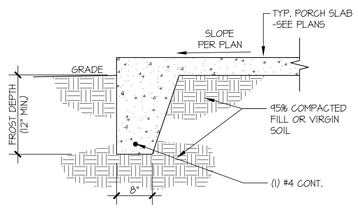
1 TYPICAL BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



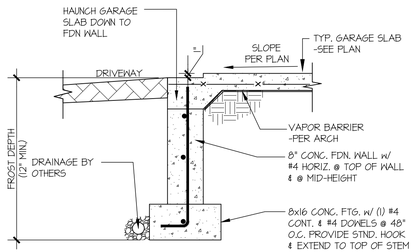
1A TYPICAL BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



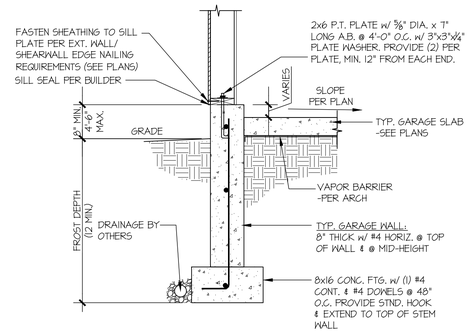
2 TYPICAL BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



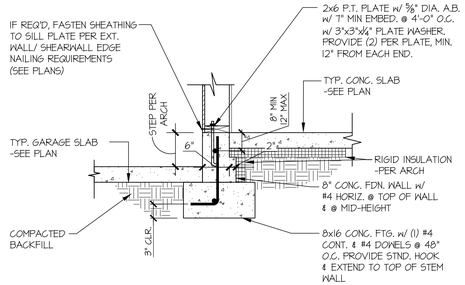
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



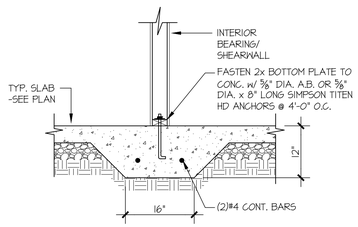
TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
4 SCALE: 3/4"=1'-0"



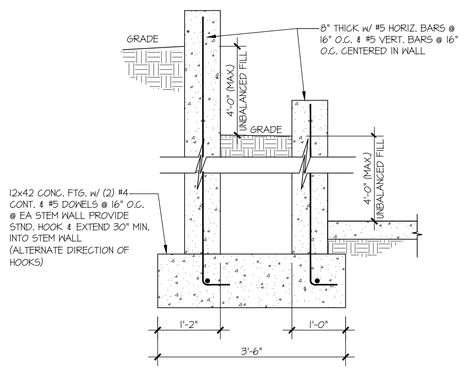
5 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



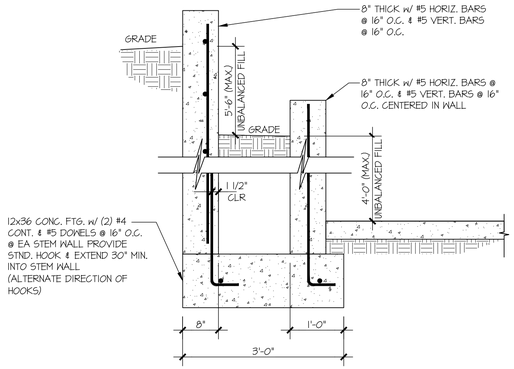
6 SECTION
SCALE: 3/4"=1'-0"



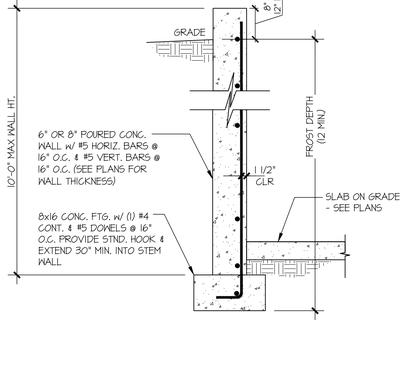
TYPICAL CRAWL SPACE FOOTING DETAIL
7 SCALE: 3/4"=1'-0"



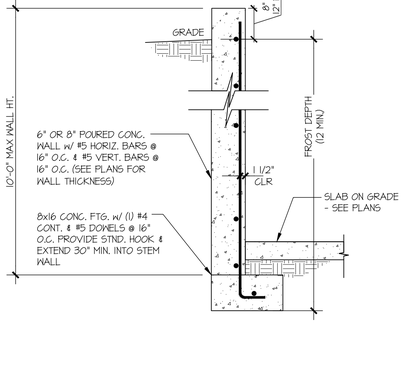
8 SECTION
SCALE: 3/4"=1'-0"



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



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



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

seal:

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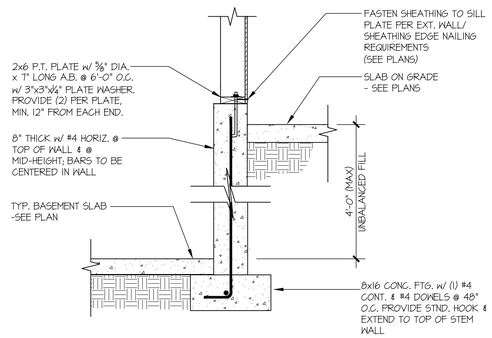
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LNL Builds

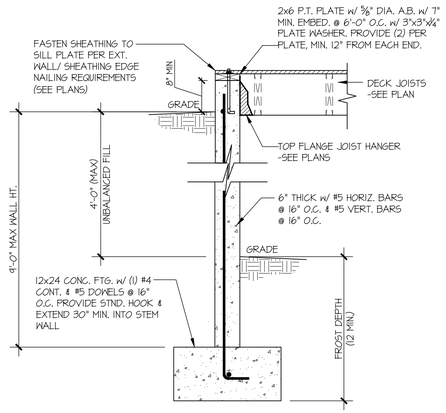
STRUCTURAL DETAILS
2740 61ST AVE SE
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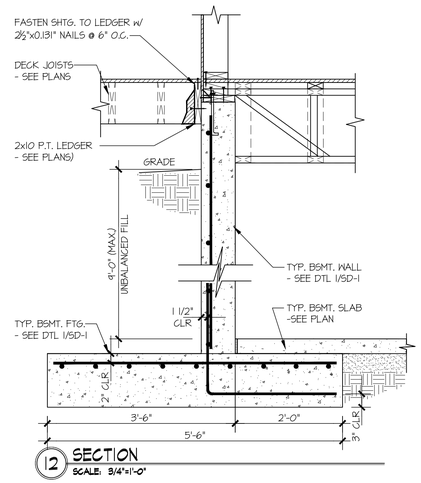
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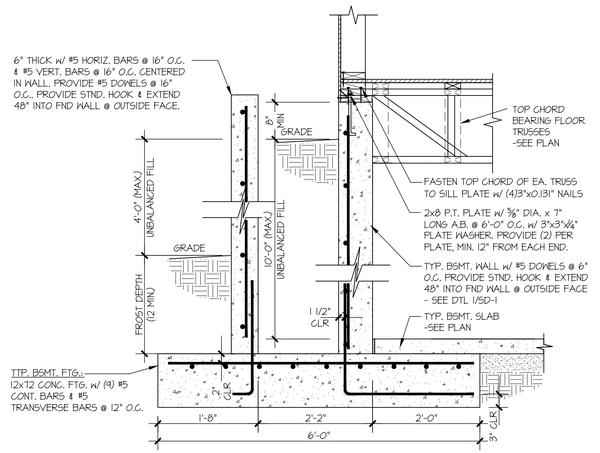
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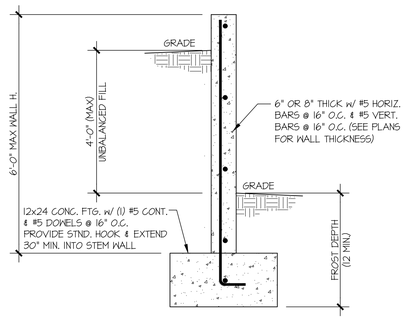
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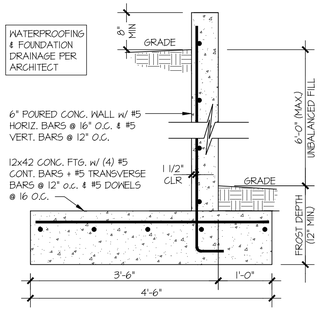
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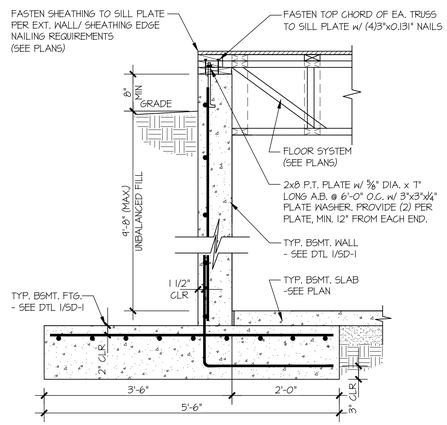
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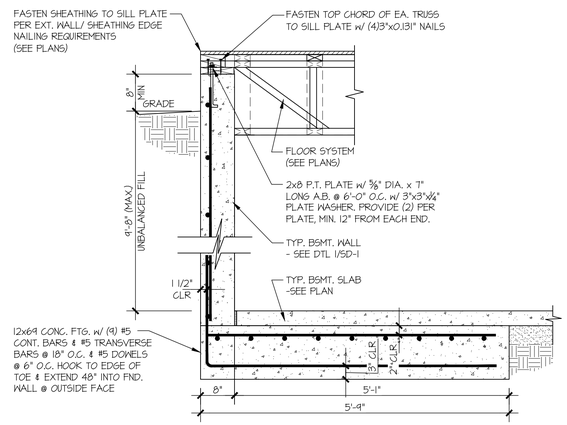
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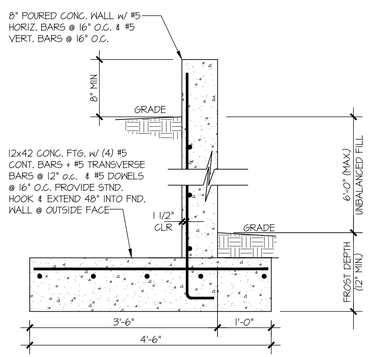
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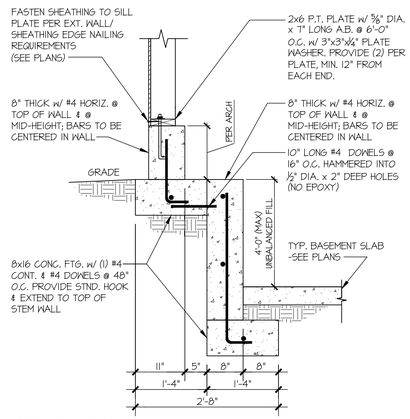
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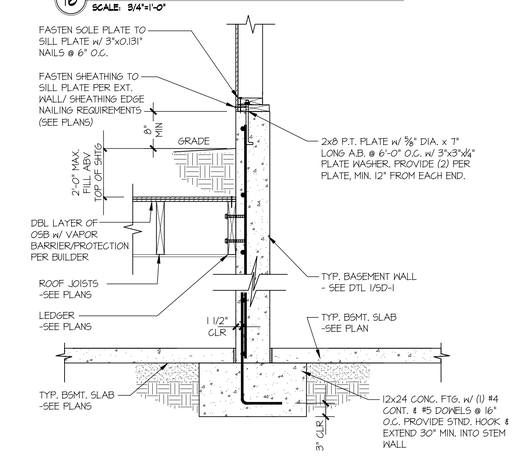
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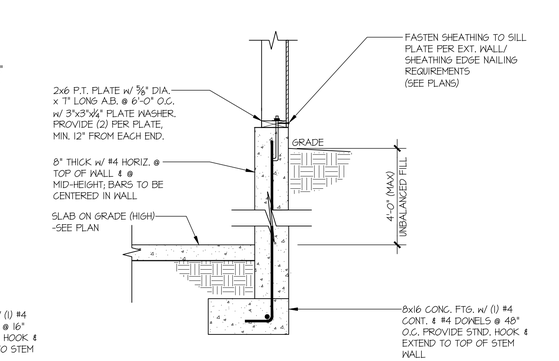
17 SECTION
SCALE: 3/4"=1'-0"



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



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



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

seal:

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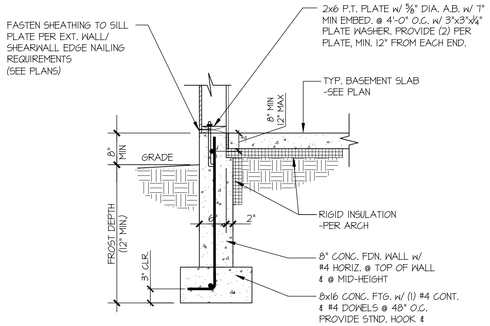
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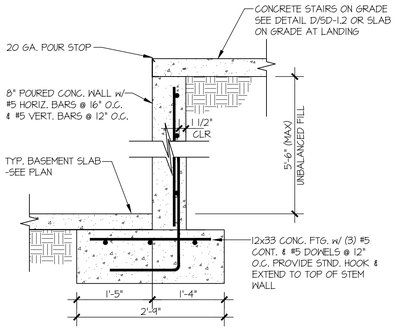
STRUCTURAL DETAILS

2740 61ST AVE SE
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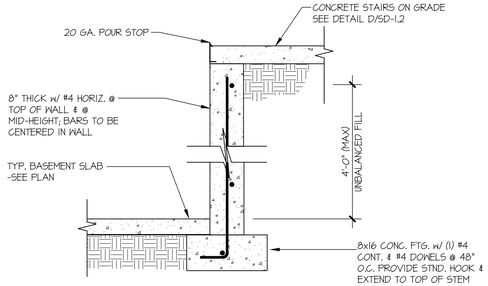
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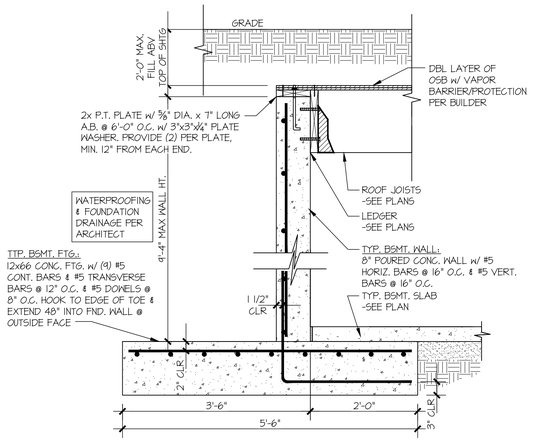
20 SECTION
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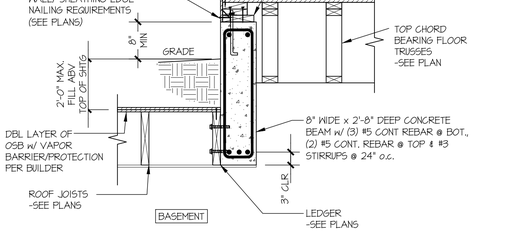
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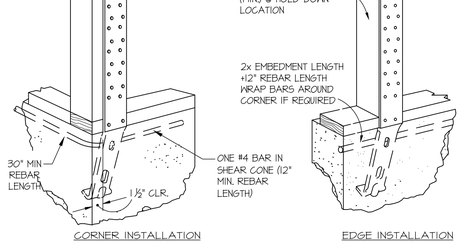
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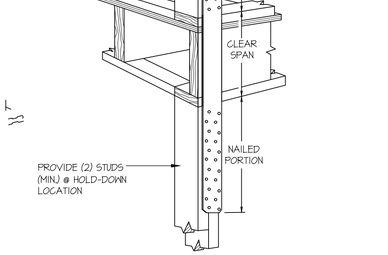
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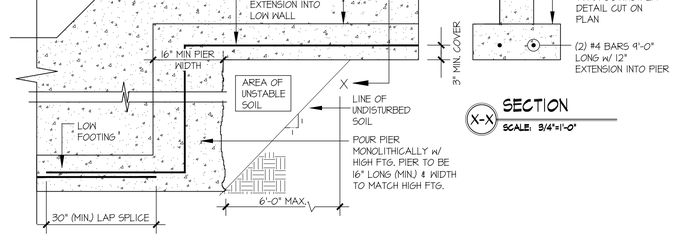
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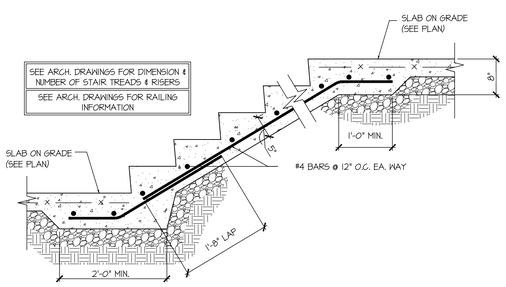
A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FOUNDATION



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



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



D TYPICAL SLAB ON GRADE
SCALE: 3/4"=1'-0"

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M&K project number: 300-24004

project mgr:	NJM
drawn by:	APA
issue date:	01/24/25

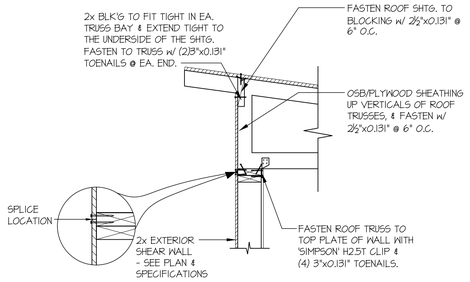
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LNL Builds

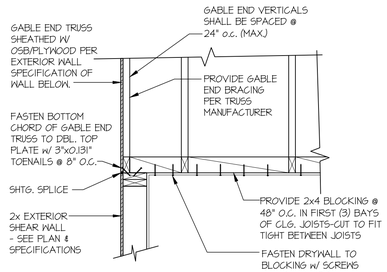
Structural Details
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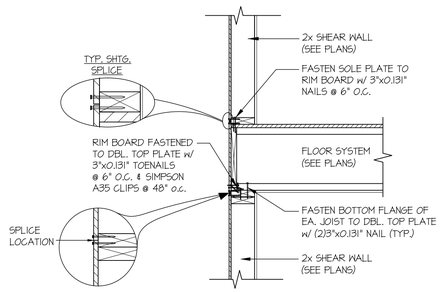
TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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



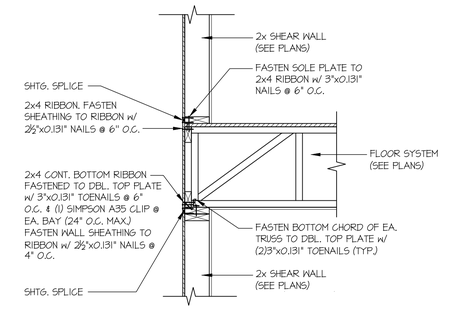
TYPICAL GABLE END DETAIL

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



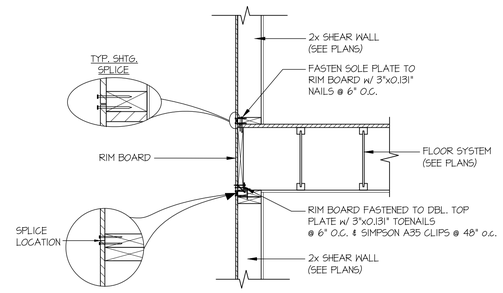
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



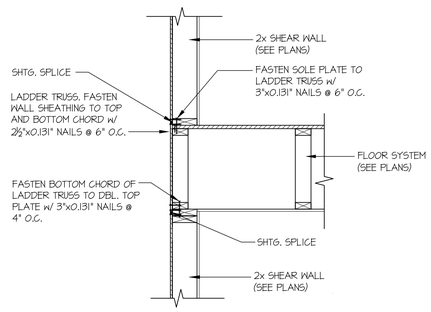
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



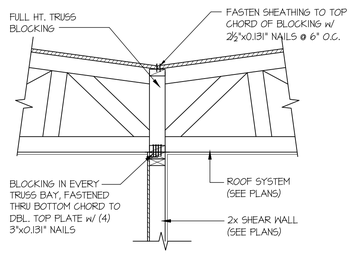
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



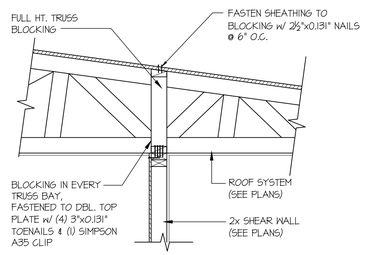
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



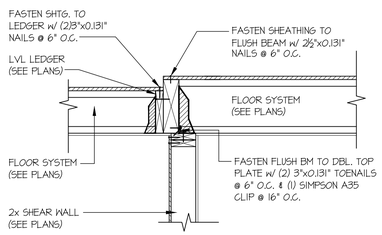
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6 SCALE: 3/4"=1'-0"



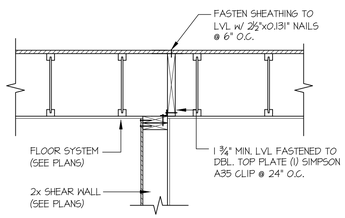
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7 SCALE: 3/4"=1'-0"



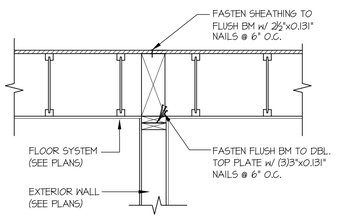
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9 SCALE: 3/4"=1'-0"



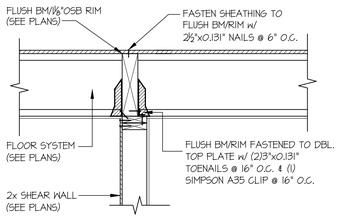
SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



SECTION

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



SECTION

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

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M&K project number: 300-24004

project mgr: NJM
drawn by: APA
issue date: 01/24/25

REVISIONS:

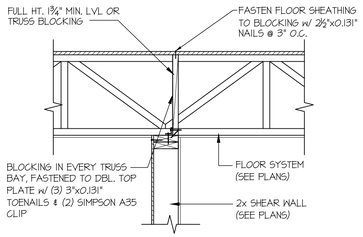
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LNL Builds

Structural Details

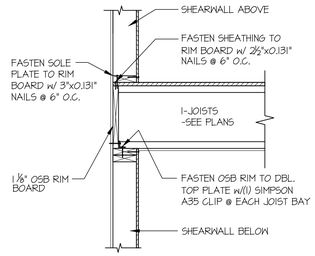
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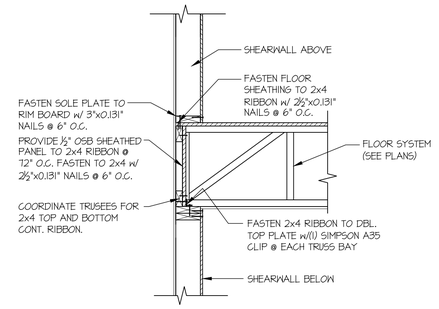
14 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



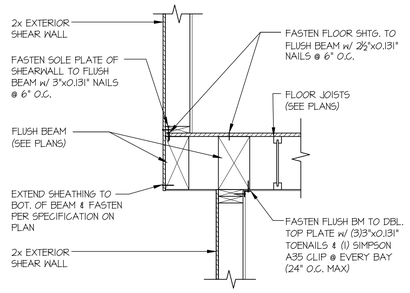
21 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



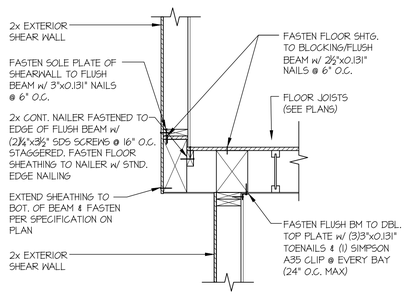
21A SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



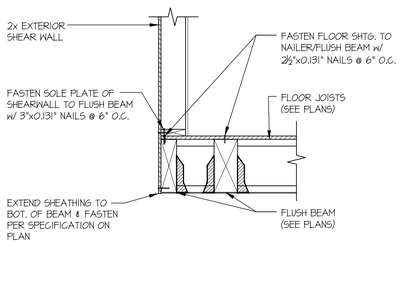
31 SECTION

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



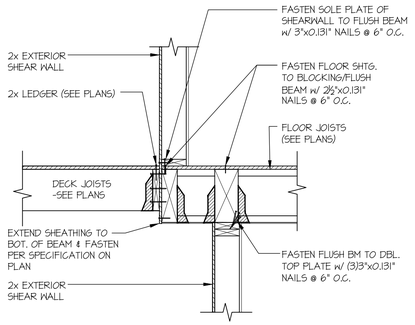
31A SECTION

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



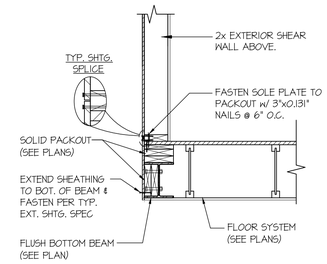
32 SECTION

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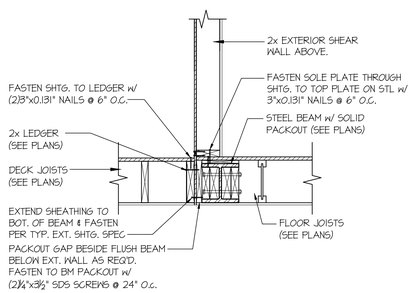
32A SECTION

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



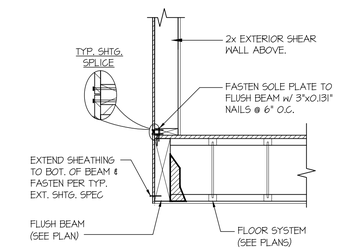
33 SECTION

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33A SECTION

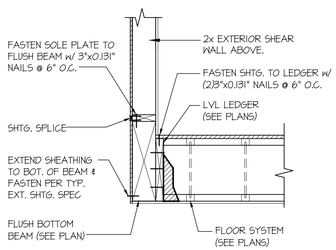
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TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH BEAM

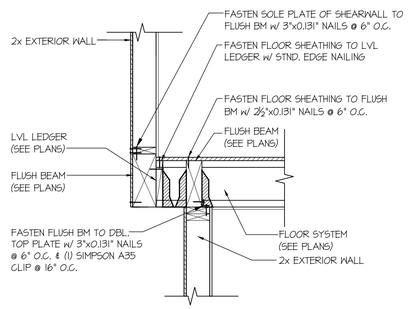
34

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



34A SECTION

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



35 SECTION

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

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project mgr: NJM
drawn by: APA
issue date: 01/24/25

REVISIONS:

date:	initial:
08/22/25 ASCE REVISIONS	MPM
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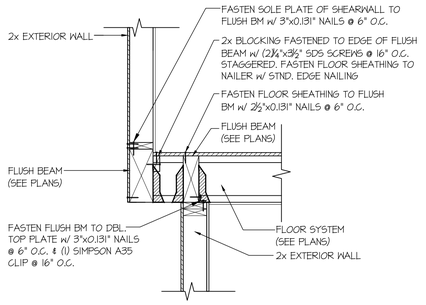
LNL Builds

STRUCTURAL DETAILS

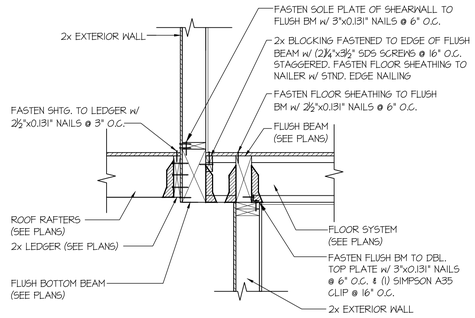
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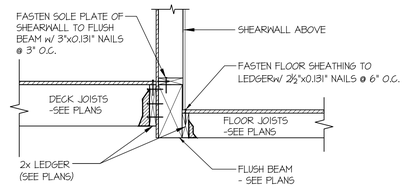
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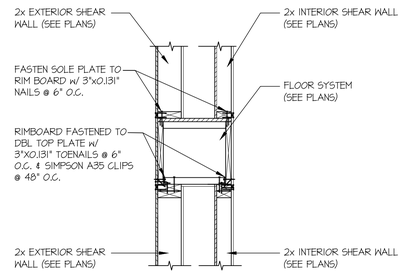
36 SECTION
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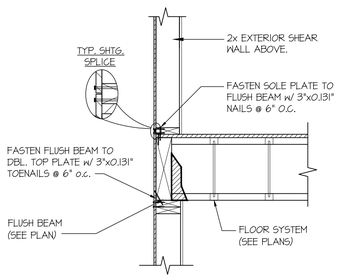
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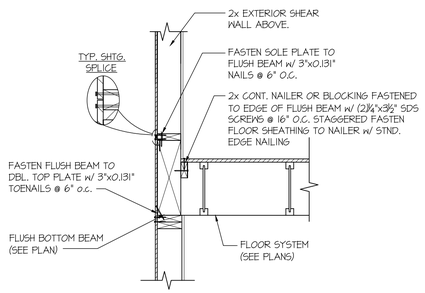
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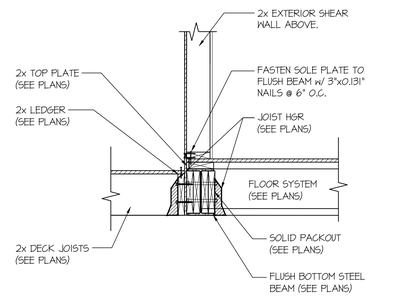
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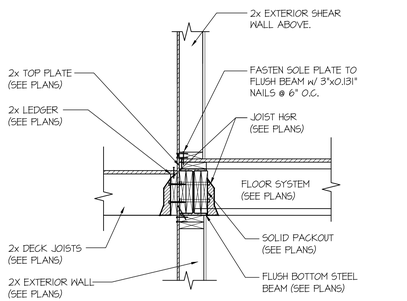
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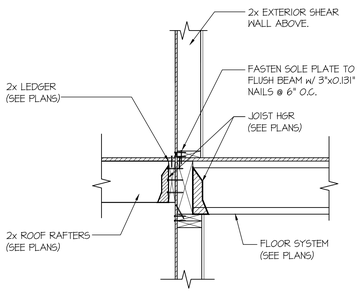
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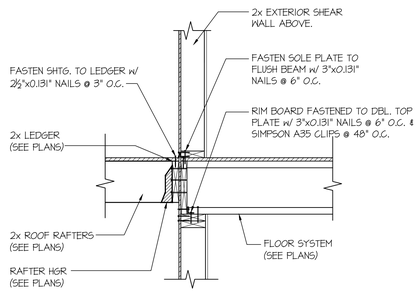
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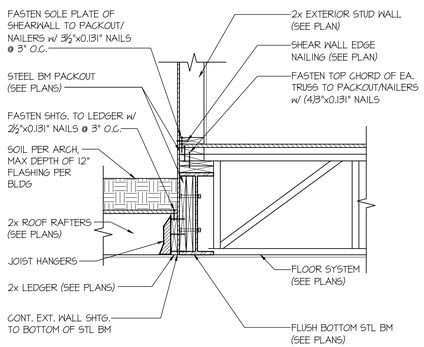
45A SECTION
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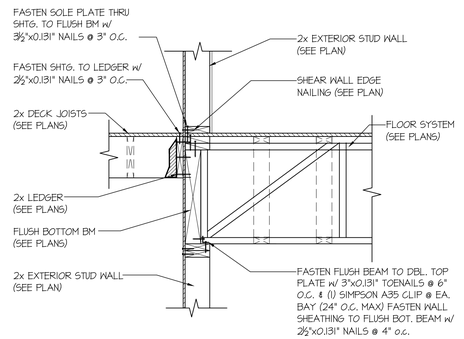
46 SECTION
SCALE: 3/4"=1'-0"



46A SECTION
SCALE: 3/4"=1'-0"



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



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

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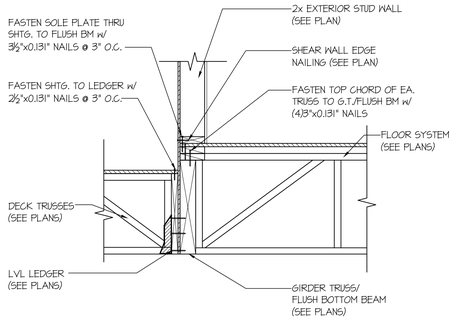
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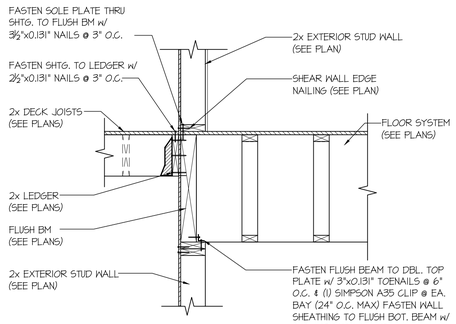
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MERCER ISLAND, WA 98040

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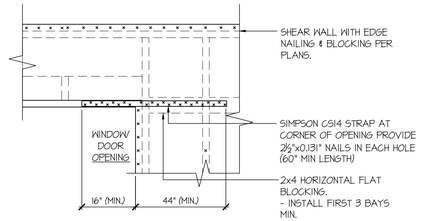
SD-4



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

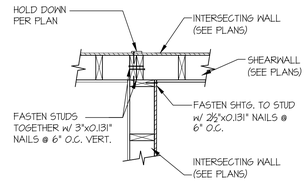


81 SECTION
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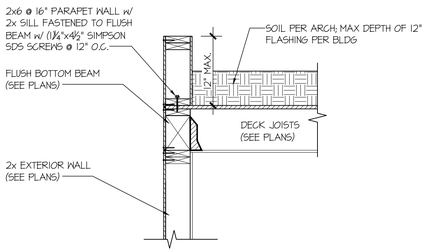


- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

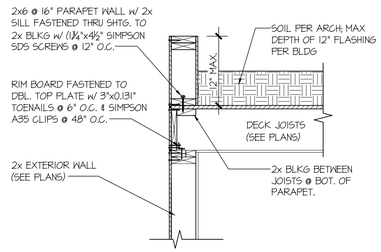
93 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS



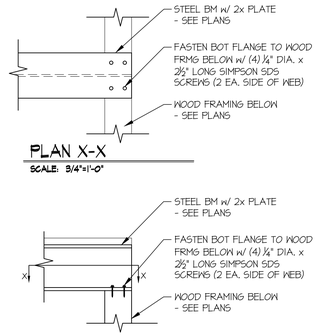
97 SHEAR TRANSFER DETAIL @ INTERSECTION
SCALE: 3/4"=1'-0"



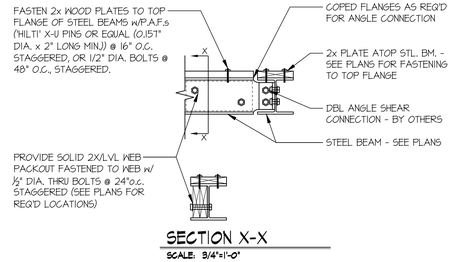
98 SECTION
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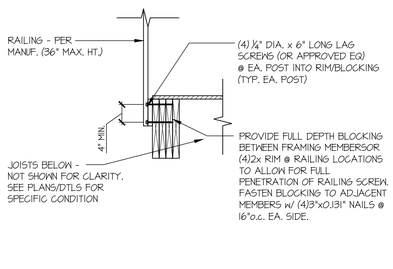
99 SECTION
SCALE: 3/4"=1'-0"



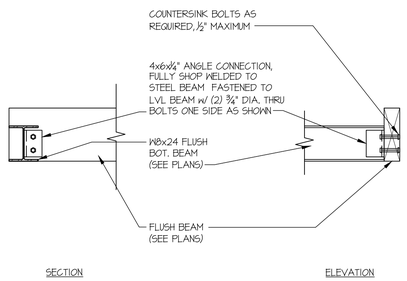
PLAN X-X
SCALE: 3/4"=1'-0"



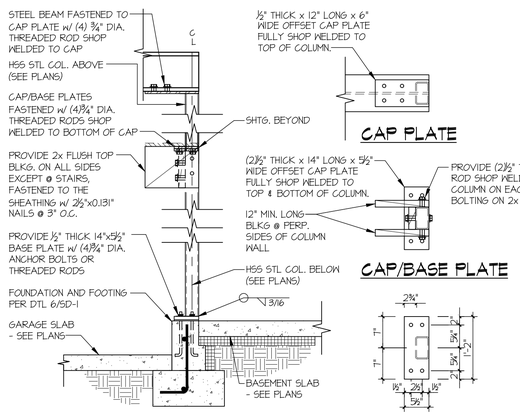
SECTION X-X
SCALE: 3/4"=1'-0"



G TYP. RAILING CONNECTION
SCALE: 3/4"=1'-0" WOOD FRMG BELOW



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



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

E STL BM TO WOOD FRMG CONNECTION
SCALE: 3/4"=1'-0"

F DOUBLE ANGLE STEEL CONNECTION
SCALE: 3/4"=1'-0"

seal:

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

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M&K project number: 300-24004

project mgr: NJM
drawn by: APA
issue date: 01/24/25

REVISIONS:

date:	initial:
08/22/25 ASCE REVISIONS	MPM
02/09/26 BLDG DEPT COMMENTS	MPM
04/09/26 BLDG DEPT COMMENTS	MPM

LNL Builds

Structural Details

2740 61 ST Ave SE
Mercer Island, WA 98040

sheet:

SD-5