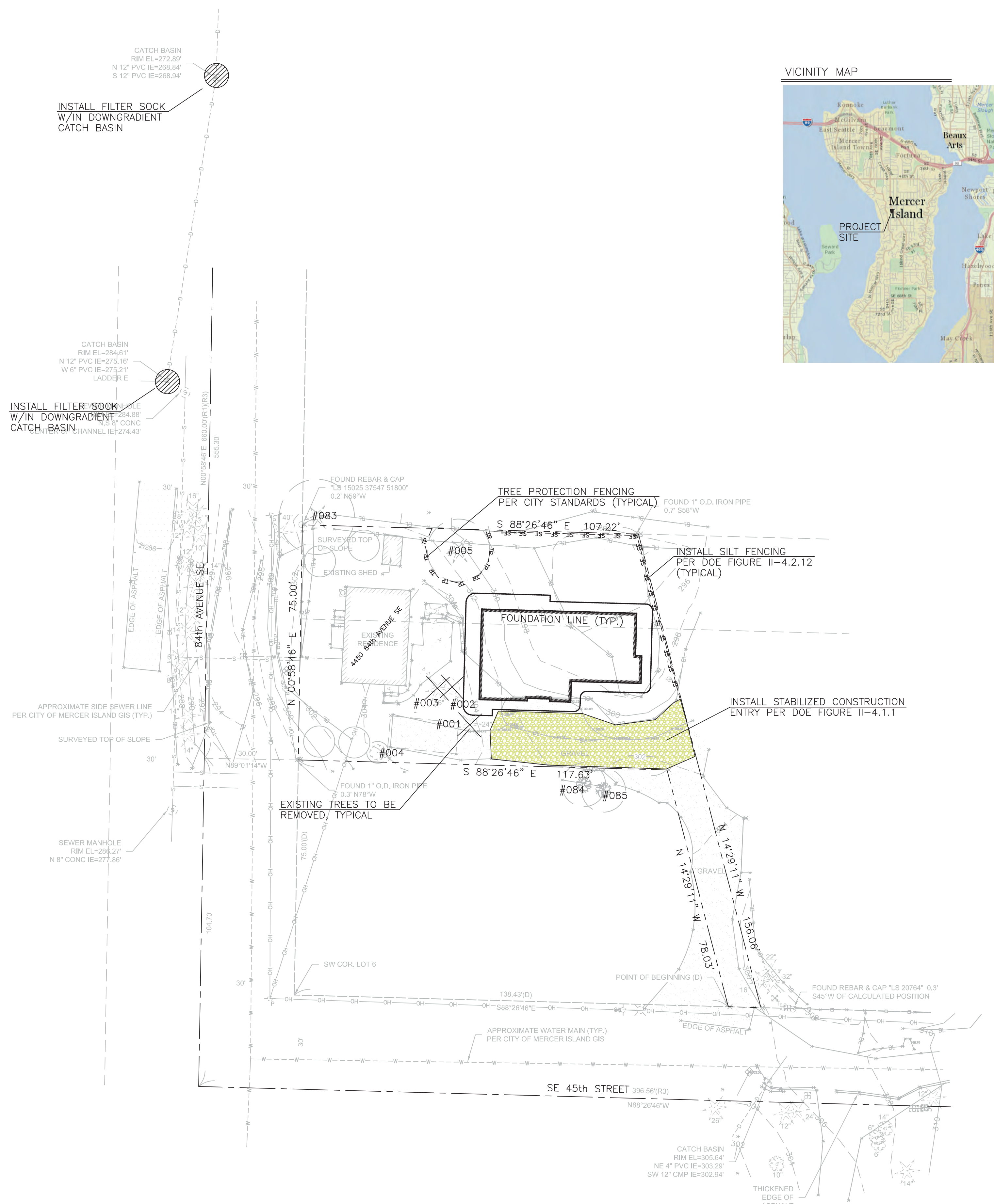


NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 24 NORTH., RANGE 05 EAST, W.M., KING COUNTY, WA.

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 811



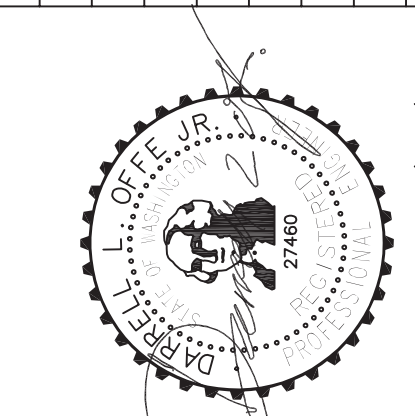
LEGEND

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

DATUM
VERTICAL DATUM - NAVD '88, PER RTK GPS TIES
HORIZONTAL DATUM - NAD83(2011); NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

The following table summarizes the trees assessed on site:

Tree ID	Species	DBH (in)	Exceptional	Height	Drip Zone Diameter	Condition	Comments	Retention
001	Douglas FIR (Pseudotsuga menziesii)	28"	No	85'	16'	Good	Conflict with building area	Remove
002	English Holly (Ilex aquifolium)	8"	No	15'	7'	Good	Conflict with building area	Remove
003	Douglas FIR (Pseudotsuga menziesii)	40"	Yes	70'	20'	Poor	Laminated Root Rot	Remove
004	English Holly (Ilex aquifolium)	10"	No	20'	7'	Good	Conflict with building area	Save
005	Douglas FIR (Pseudotsuga menziesii)	34"	Yes	80'	20'	Fair	Significant area to the North	Save
083	Douglas FIR (Pseudotsuga menziesii)	42"	Yes	70'	24'	Good	Off Site	Save
084	Douglas FIR (Pseudotsuga menziesii)	24"	No	50'	14'	Good	Off Site	Save
085	Douglas FIR (Pseudotsuga menziesii)	20"	No	50'	14'	Fair	Off Site	Save



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



PROJECT: 4450 84th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: CSWPP Plan

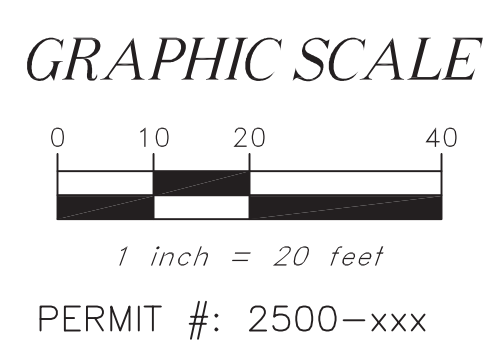
DESIGNED BY: DLO
DRAWN BY: SL\$
CHECKED BY: DLO

DATE: 03/17/2025
JOB NO.:
DWG NO.:
SHEET 1 OF 5

DISTURBANCE ACREAGE: 0.107 ACRES
PROJECT PARCEL NUMBER: 759810-0760
PROJECT ADDRESS: 4450 84th AVENUE SE
MERCER ISLAND, WASHINGTON 98040
SECTION/TOWNSHIP/RANGE: 18-24N-05E
TOTAL SITE ACREAGE: 0.2204 ACRES
TOTAL NEW PLUS REPLACED IMPERVIOUS AREA: 2,046 SQUARE FEET

TABLE OF CONTENT

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



REVISIONS: 03/17/2024

NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 24 NORTH., RANGE 05 EAST, W.M., KING COUNTY, WA.

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CALL BEFORE YOU DIG: 811

EX. CITY CB
RIM=284.61
IE=275.21, 6"(W)-EX.
IE=275.16, 12"(N)-EX.
LADDER ACCESS (E)
IE=281.94, 8"(S)-NEW

SEWER MANHOLE
RIM EL=284.88'
N,S 8" CONC
CENTER OF CHANNEL IE=274.43'

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.

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

LEGEND

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

DATUM

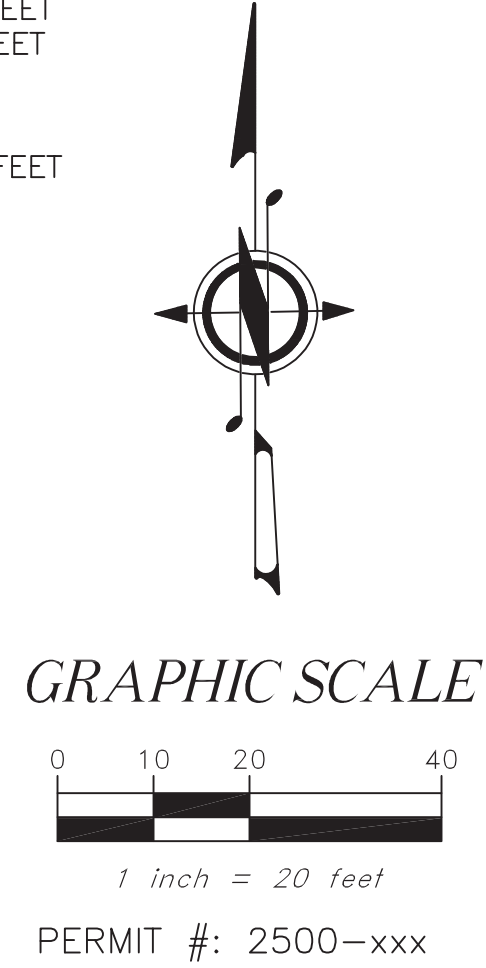
VERTICAL DATUM - NAVD '88, PER RTK GPS TIES
HORIZONTAL DATUM - NAD83(2011); NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONSTRUCTION NOTES:

- (A) 6"x4" TEE - FOUNDATION DRAIN CONNECTION
IE=291.60
- (B) CB#1, 54" TYPE-II, CONTROL STRUCTURE
RIM=299.00
IE=296.50, 2" VENT
TOP OF 6" RISER=296.86, OVERFLOW
IE=297.00, 6"(S)
IE=291.70, 6"(W), 36"(E)
BOTTOM OF 6" RISER=289.70
INSIDE FLOOR OF CB=287.70
(SEE DETAIL SHEET 4)
- (C) 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
- (D) APPROXIMATE LOCATION OF EXISTING SIDE SEWER
PER CITY OF MERCER ISLAND SIDE SEWER CARD #4132

NEW PLUS REPLACED IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 1,554 SQ. FEET
UNCOVERED DRIVEWAY AREA = 178 SQ. FEET
UNCOVERED WALKWAY = 148 SQ. FEET
UNCOVERED DECK = 166 SQ. FEET
TOTAL IMPERVIOUS AREAS = 2,046 SQ. FEET

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



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

NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN, CONNECTION POINT (A)

CB#2, TYPE 1
W/VANED GRATE INLET
GRATE=286.00
IE=283.50, 6"(E)
IE=283.33, 8"(N)

EX. SEWER=275.69 (CALC.)
NEW 6" STORM=283.93

APPROXIMATE SIDE SEWER LINE
PER CITY OF MERCER ISLAND GIS (TYP.)

SURVEYED TOP OF SLOPE

SEWER MANHOLE
RIM EL=286.27'
N 8" CONC IE=277.86'

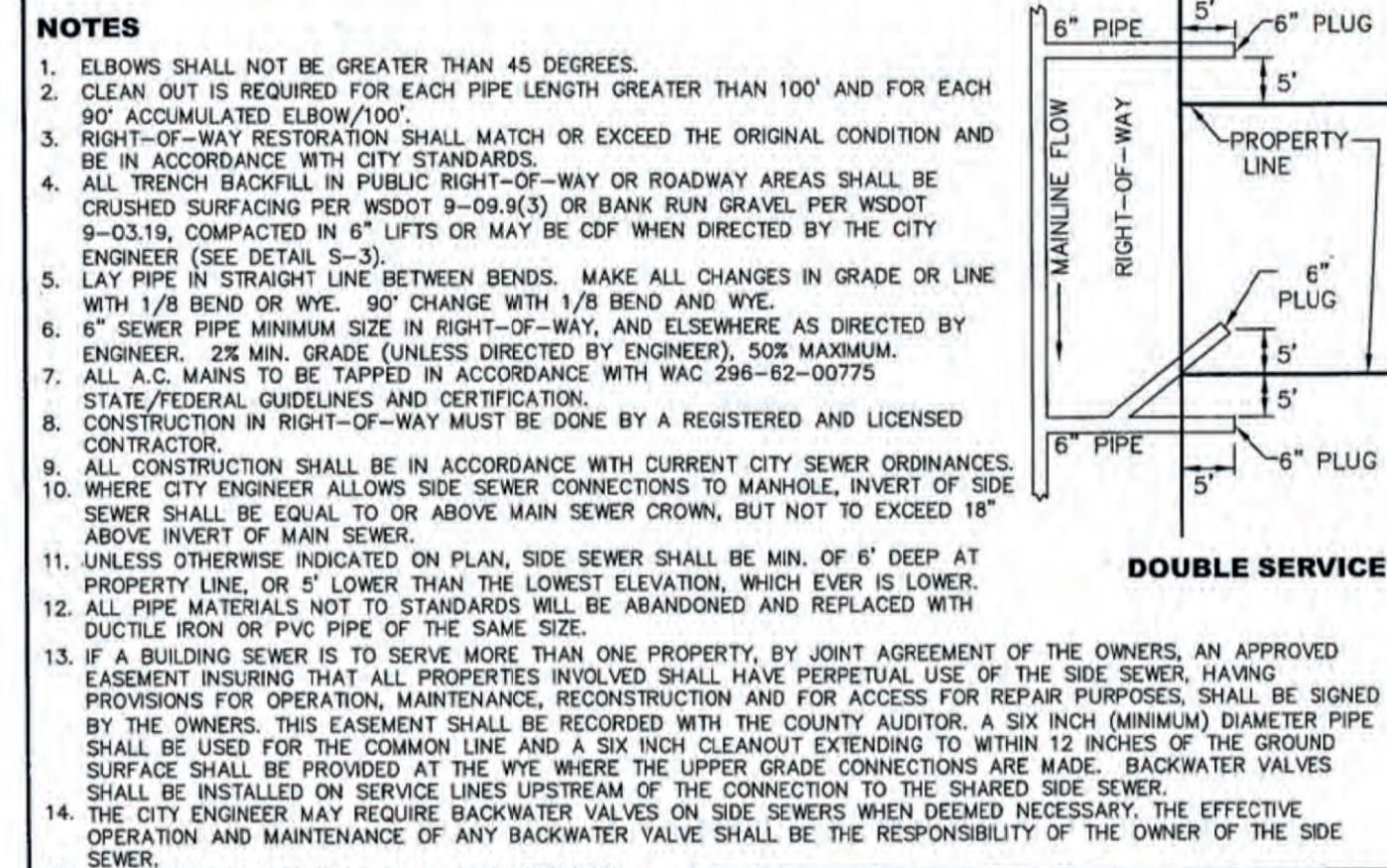
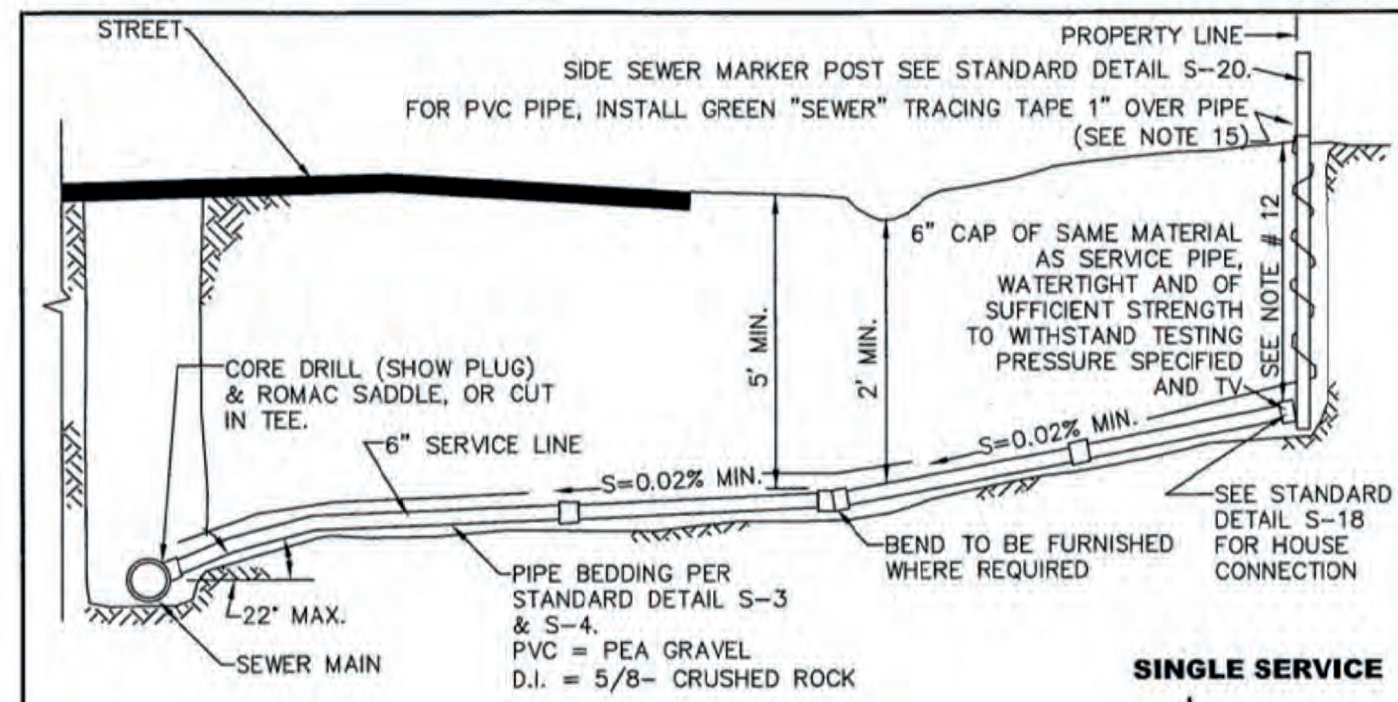
SIDE SEWER NOTES

S1	93LF., 4" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE
S2	4"x4"x4" WYE ((ELEVATION=295.40)) 4" SPOOL (E) 4"x4"x4" VERTICAL WYE (CLEAN OUT @ SURFACE) 4" SPOOL (E) 4" FERNCO COUPLING TO EXISTING HOUSE
S3	4" WYE ((ELEVATION=296.10)) 4" SPOOL (SE) 4" VERTICAL 90° BEND (CLEAN OUT @ SURFACE)
S4	4" SANITARY SEWER CLEAN OUT W/IN LANDSCAPE AREA
S5	4" 22' BEND

STORM PIPE TABLE

1	30LF., 60" CMP DETENTION PIPE @ S=0.50%
2	113LF., 6" PVC SDR-35 @ S=7.26%
3	52LF., 8" PVC SDR-35 @ S=2.67%
4	16LF., 6" PVC SDR-35 @ S=2.00%

	OFFE ENGINEERS 13932 SOUTHEAST 159TH PLACE RENTON, WA 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.			DESIGNED BY DLO	DRAWN BY SL\$	CHECKED BY DLO	DESCRIPTION 03/17/2025
OE		PROJECT 4450 84th Avenue SE		CLIENT Mercer Partners, LLC		SHEET CONTENT Stormwater Site Plan	
DATE 03/17/2025		JOB NO.		DWG NO.		SHEET 2 OF 5	
PERMIT #: 2500-xxx							

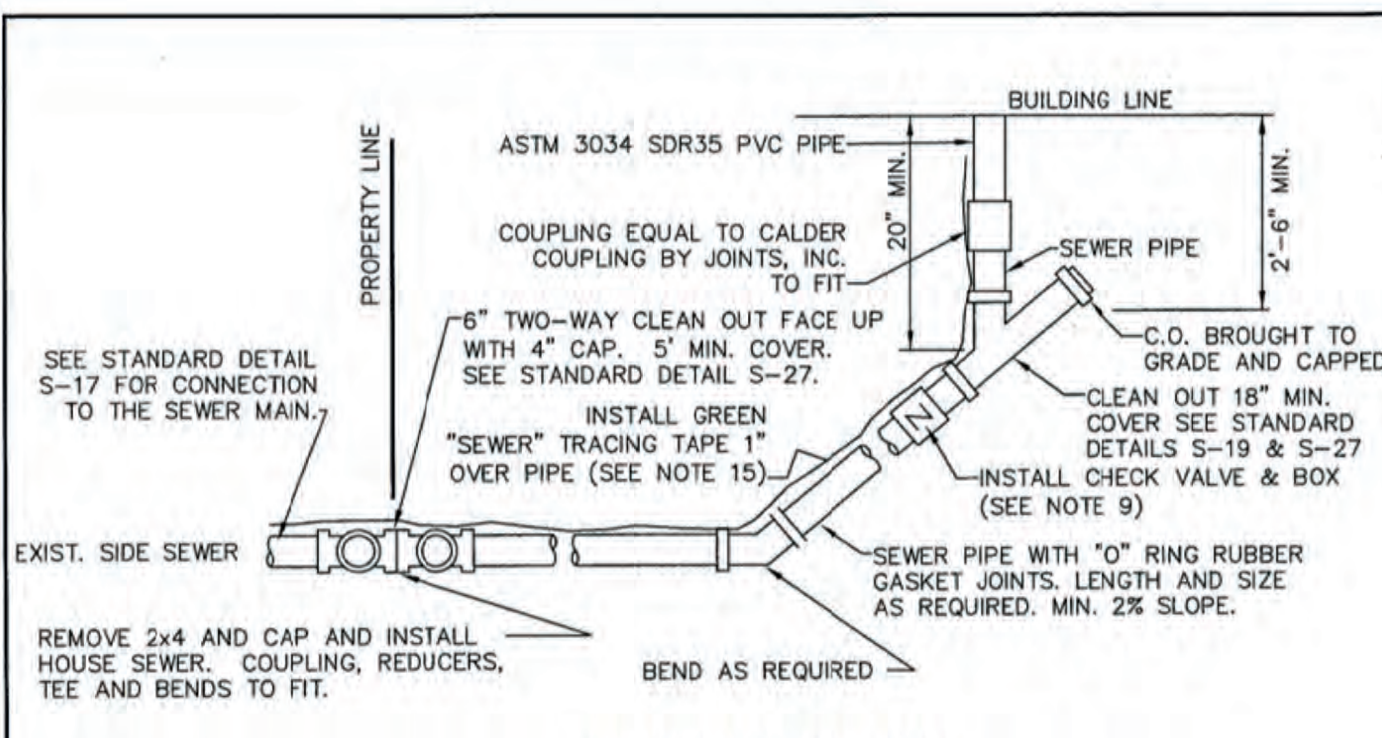


NOTES

- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
- CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
- RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
- ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.6(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).
- 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" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2" MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
- ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
- CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
- 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.
- UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. 6" DEEP AT PROPERTY LINE, OR 4" LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
- ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
- 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.
- 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.
- 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**

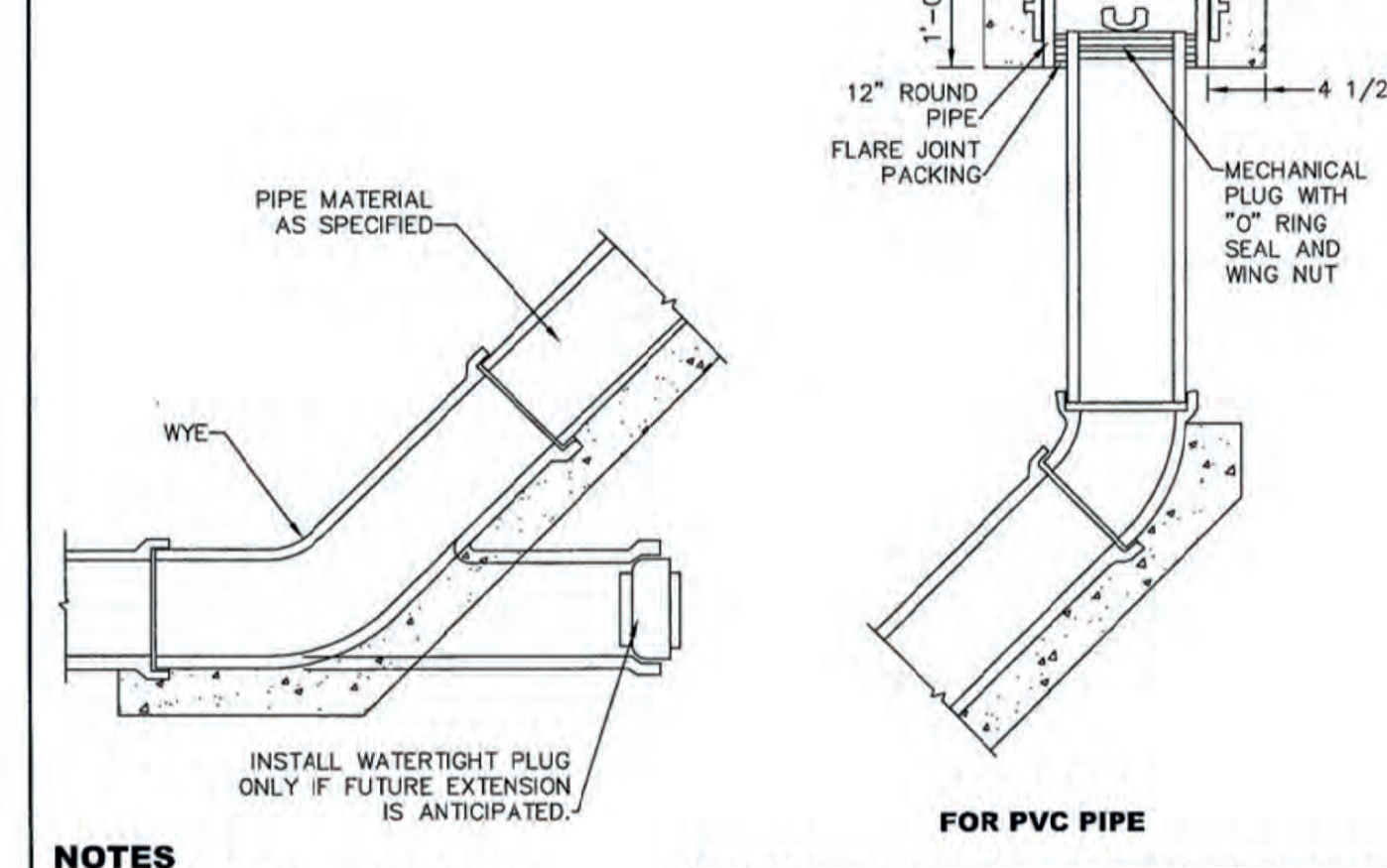
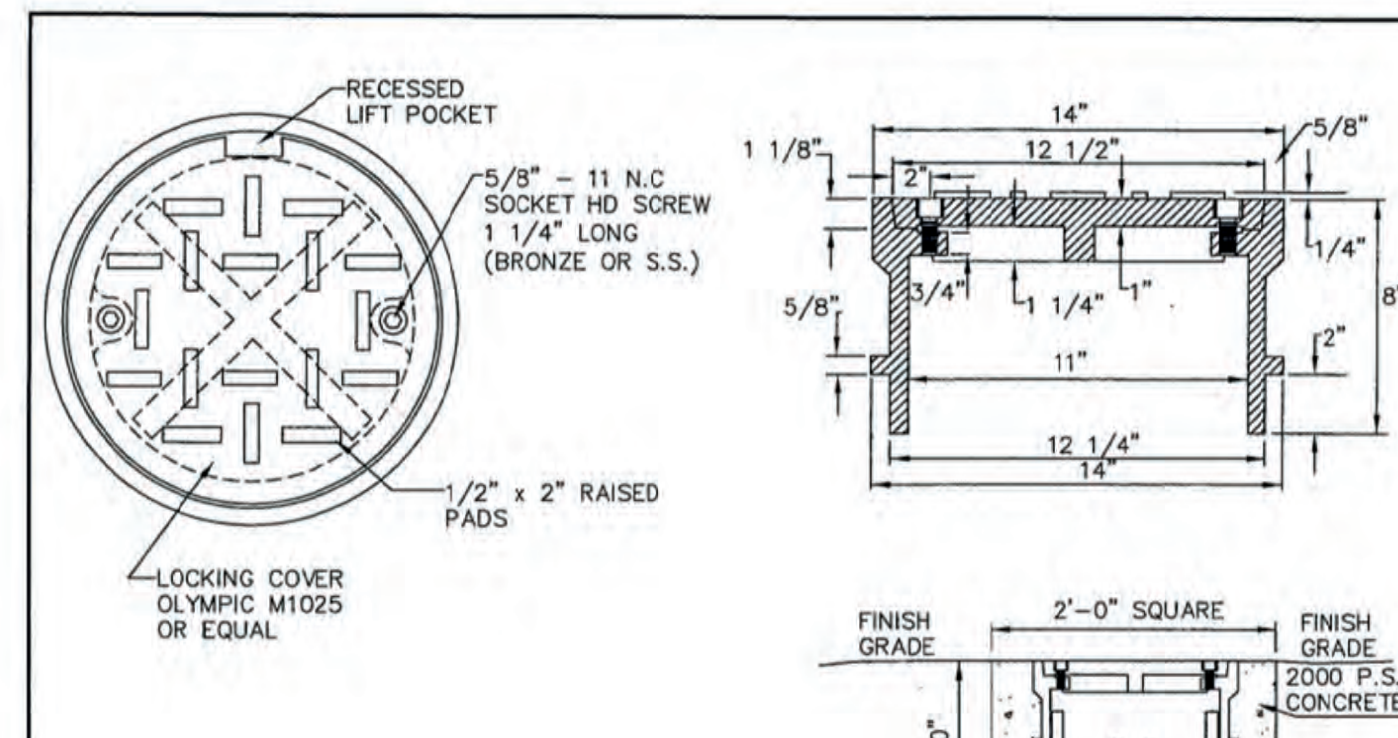
6-5-2009 NO SCALE S-17



- NOTES**
- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
 - CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
 - ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
 - 18" MINIMUM COVERAGE OVER PIPE.
 - 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.
 - 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
 - ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
 - BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
 - IF CONNECTED TO A SHARED SIDE SEWER.
 - IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
 - SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
 - 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".
 - THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
 - WITHIN THE PUBLIC RIGHT-OF-WAY.
 - SINGLE FAMILY RESIDENCES. 6"
 - 2 TO 8 SINGLE FAMILY RESIDENCES. 6"
 - BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES. 6"
 - 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



NOTES

- SEE S-27 FOR INSTALLATION DETAILS.

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL**

6-5-2009 NO SCALE S-19

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"	6"	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	SOLID WALL PVC	PROFILE WALL PVC
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"	

**CATCH BASIN TYPE 2
STANDARD PLAN B-10-20-01**

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

PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. SECT. 9-06.28)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-06.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-06.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

- 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.
- 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.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.

**CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-03**

APPROVED FOR PUBLICATION
Roark, Steve Date: 2023.09.01 07:50:47
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

OFFE ENGINEERS
13932 SOUTHEAST 19TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

4450 84th Avenue SE
Mercer Partners, LLC

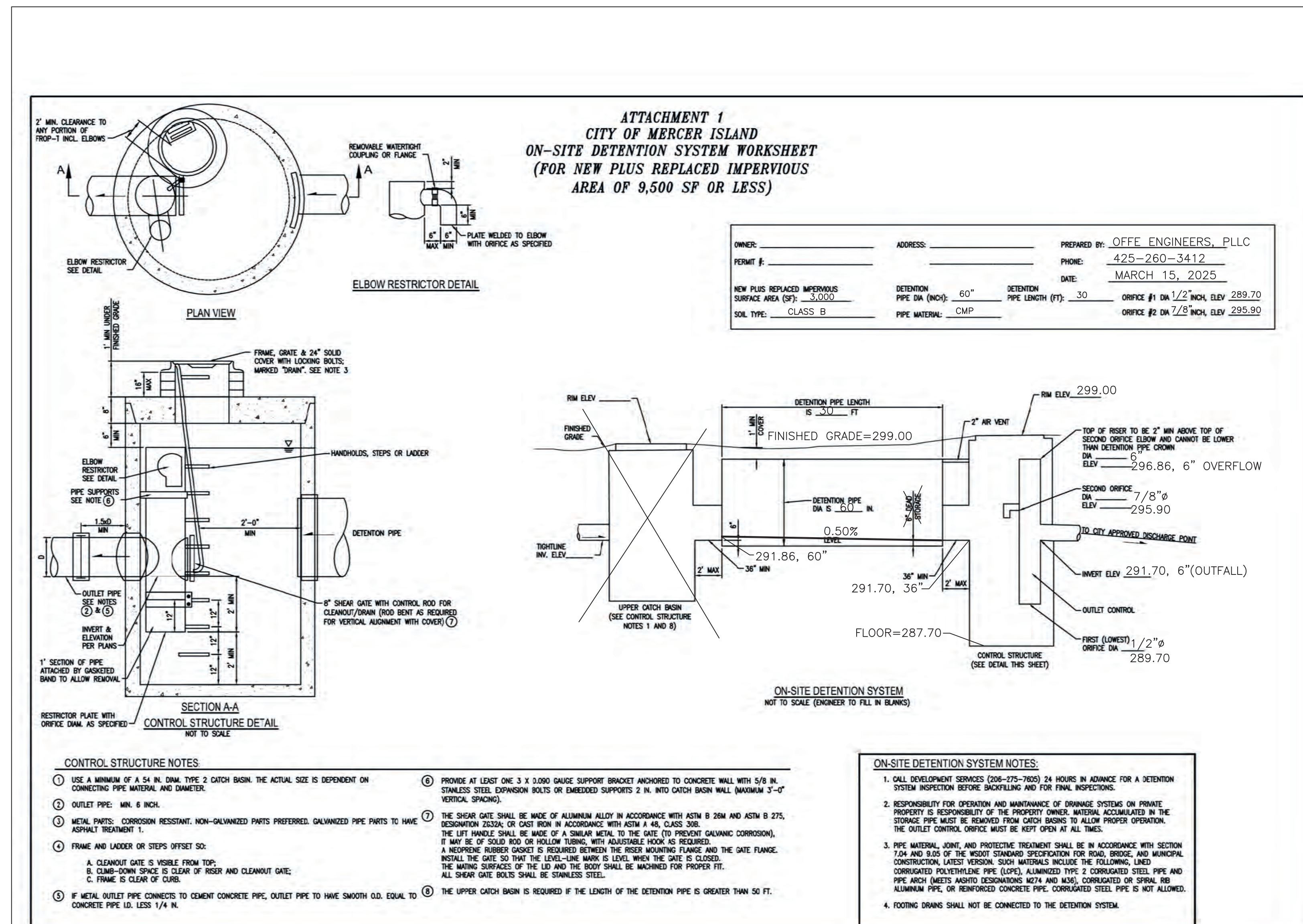
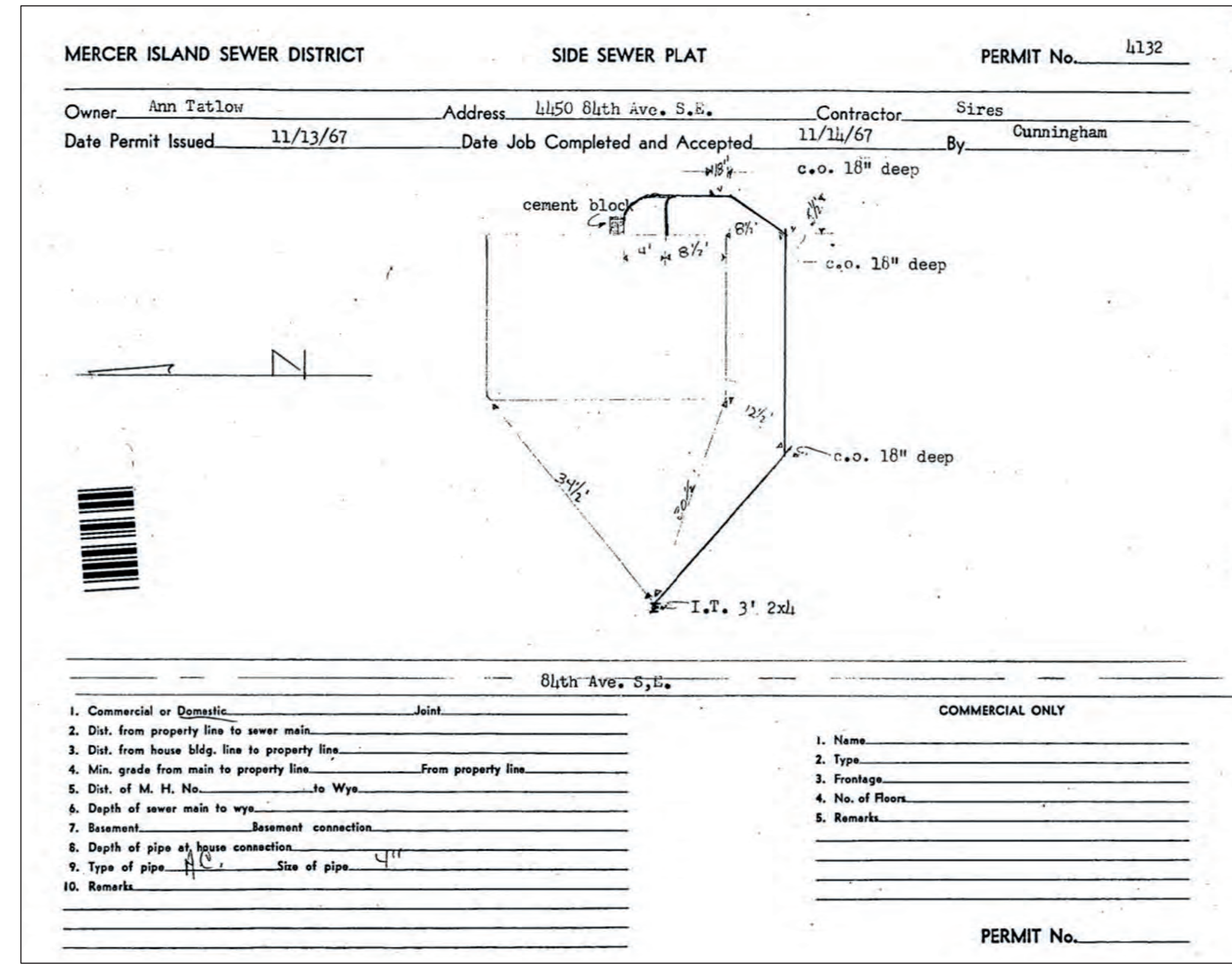
Details

PROJECT: 4450 84th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Details

DATE: 03/17/2025
JOB NO.:
DWG NO.:
SHEET 3 OF 5

DESIGNED BY: DLO
DRAWN BY: SL\$
CHECKED BY: DLO

REV. NO. DATE DESCRIPTION



PROJECT: 4450 84th Avenue SE
 CLIENT: Mercer Partners, LLC
 SHEET CONTENT: Details

DESIGNED BY: DLO
 DRAWN BY: SL\$
 CHECKED BY: DLO

DATE: 03/17/2025
 REV. NO.:
 DESCRIPTION:

OFFE ENGINEERS
 13932 SOUTHEAST 19TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.

DARRELL L. OFFE, JR., REGISTERED PROFESSIONAL ENGINEER
 WASHINGTON STATE
 27400

DATE: 03/17/2025
 REV. NO.:
 DESCRIPTION:

4 OF 5

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE PORTION OF LOTS 6 AND 7, BLOCK 16, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 6, WHICH IS SOUTH 88°24'15" EAST 138.43 FEET FROM THE SOUTHWEST CORNER THEREFROM; THENCE SOUTH 88°24'15" EAST ALONG SOUTH LINE FOR A DISTANCE OF 10.41 FEET; THENCE NORTH 14°26'40" WEST 156.07 FEET TO THE SOUTH LINE OF THE NORTH 90 FEET OF SAID LOT 7; THENCE NORTH 88°24'15" WEST ALONG SAID SOUTH LINE OF NORTH 90 FEET FOR A DISTANCE OF 107.22 FEET TO THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 75.00 FEET TO A POINT WHICH IS 75.00 FEET FROM SAID SOUTHWEST CORNER OF LOT 6; THENCE SOUTH 88°24'15" EAST PARALLEL TO SAID SOUTH LINE OF LOT 6 FOR A DISTANCE OF 117.62 FEET TO A POINT WHICH IS NORTH 14°26'40" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 14°26'40" EAST 78.03 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20140627001866, DATED JUNE 27, 2014.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED IN OCTOBER, 2024 & JANUARY, 2025 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN OCTOBER, 2024.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE DERIVED FROM MAPPING VISIBLE SURFACE APPURTENANCES, AND FROM RECORD UTILITIES DATA WHERE NOTED. THE LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. INFORMED LAND SURVEY ASSURES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES. CALL 1-800-424-5555 BEFORE YOU DIG.

REFERENCE SURVEYS

- R1) THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, RECORDED IN VOLUME 7 OF PLATS, PAGE 76
 R2) THE PLAT OF MERCER MAPLE LANE, RECORDED IN VOLUME 60 OF PLATS, PAGE 61
 R3) RECORD OF SURVEY RECORDING NO. 20200910900071
 R4) RECORD OF SURVEY, RECORDING NO. 20050525900022
 R5) RECORD OF SURVEY, RECORDING NO. 19991116900001
 R6) RECORD OF SURVEY, RECORDING NO. 20040310900004
 R7) RECORD OF SURVEY, RECORDING NO. 20150130900004

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGEND

- FOUND SECTION QUARTER CORNER (AS SHOWN)
- FOUND CASED MONUMENT (AS SHOWN)
- FOUND REBAR & CAP (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- IRRIGATION CONTROL BOX
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- GAS METER
- GAS VALVE
- POWER VAULT
- POWER POLE
- POWER POLE W/ LIGHT, TRANSFORMER & DROP
- POWER METER
- COMMUNICATION PEDESTAL
- MAIL BOX
- SPOT ELEVATION
- CEDAR TREE
- HOLLY TREE
- MAPLE TREE
- CONIFER TREE
- (D) DISTANCE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (C) DISTANCE AS CALCULATED
- WOOD FENCE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE
- SEWER LINE
- APPROXIMATE SIDE SEWER LINE PER GIS
- APPROXIMATE WATER LINE PER GIS

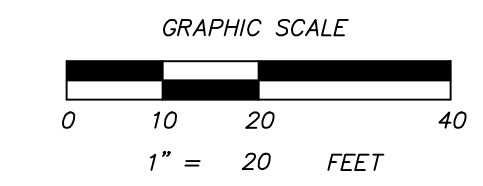
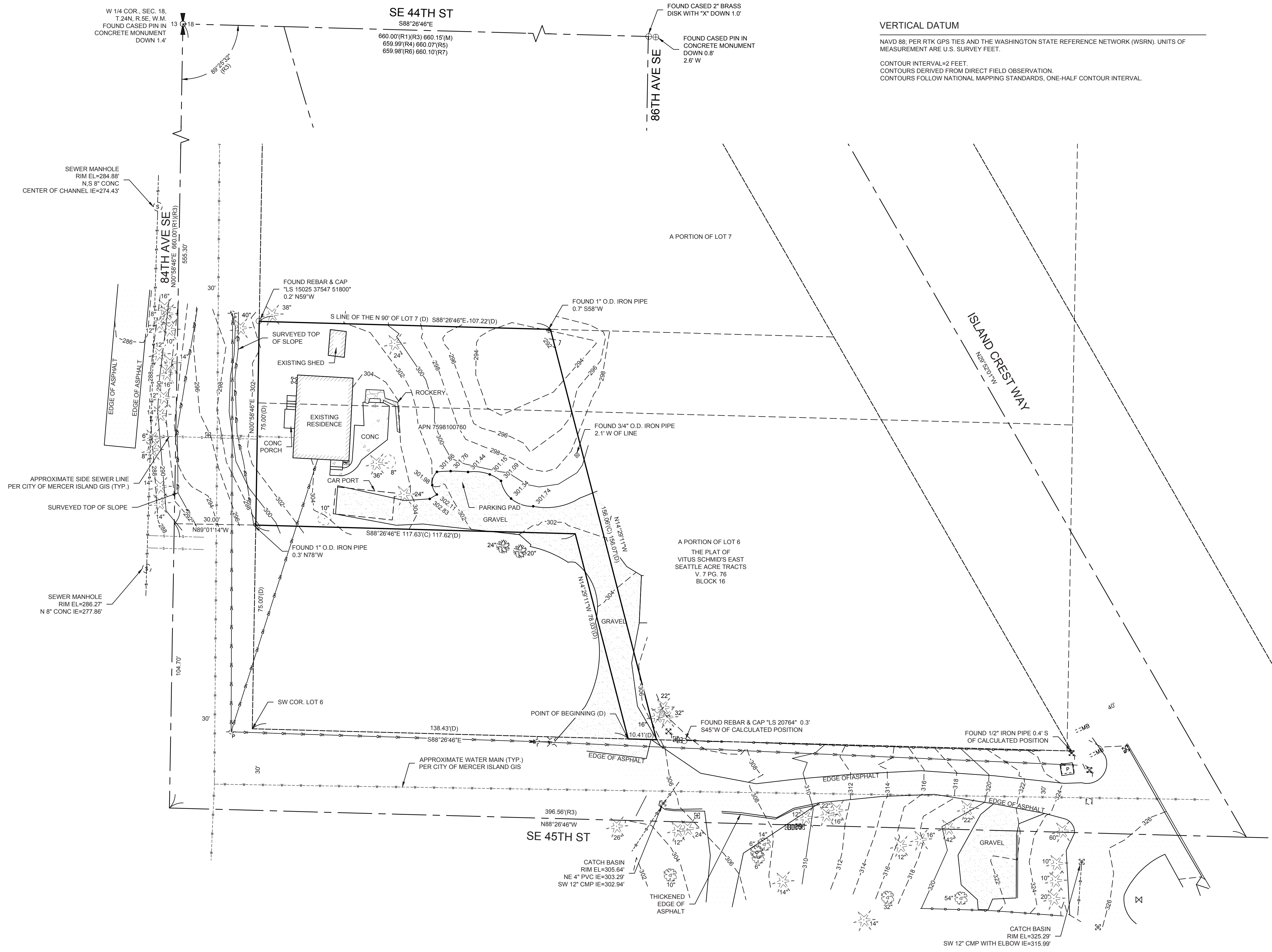
HORIZONTAL DATUM

NAD83(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 88; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

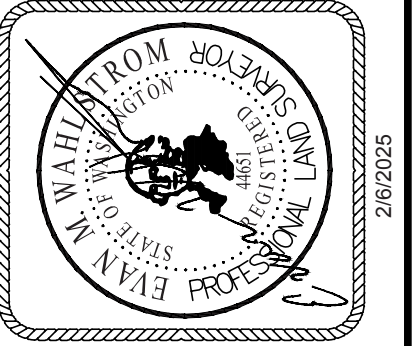
CONTOUR INTERVAL=2 FEET.
 CONTOURS DERIVED FROM DIRECT FIELD OBSERVATION.
 CONTOURS FOLLOW NATIONAL MAPPING STANDARDS, ONE-HALF CONTOUR INTERVAL.



SHT.	1	OF	1
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, T24N, R5E, W.M., KING COUNTY, WA			
FOR: LNL BUILDS LLC			
CITY OF MERCER ISLAND, KING COUNTY, WA			

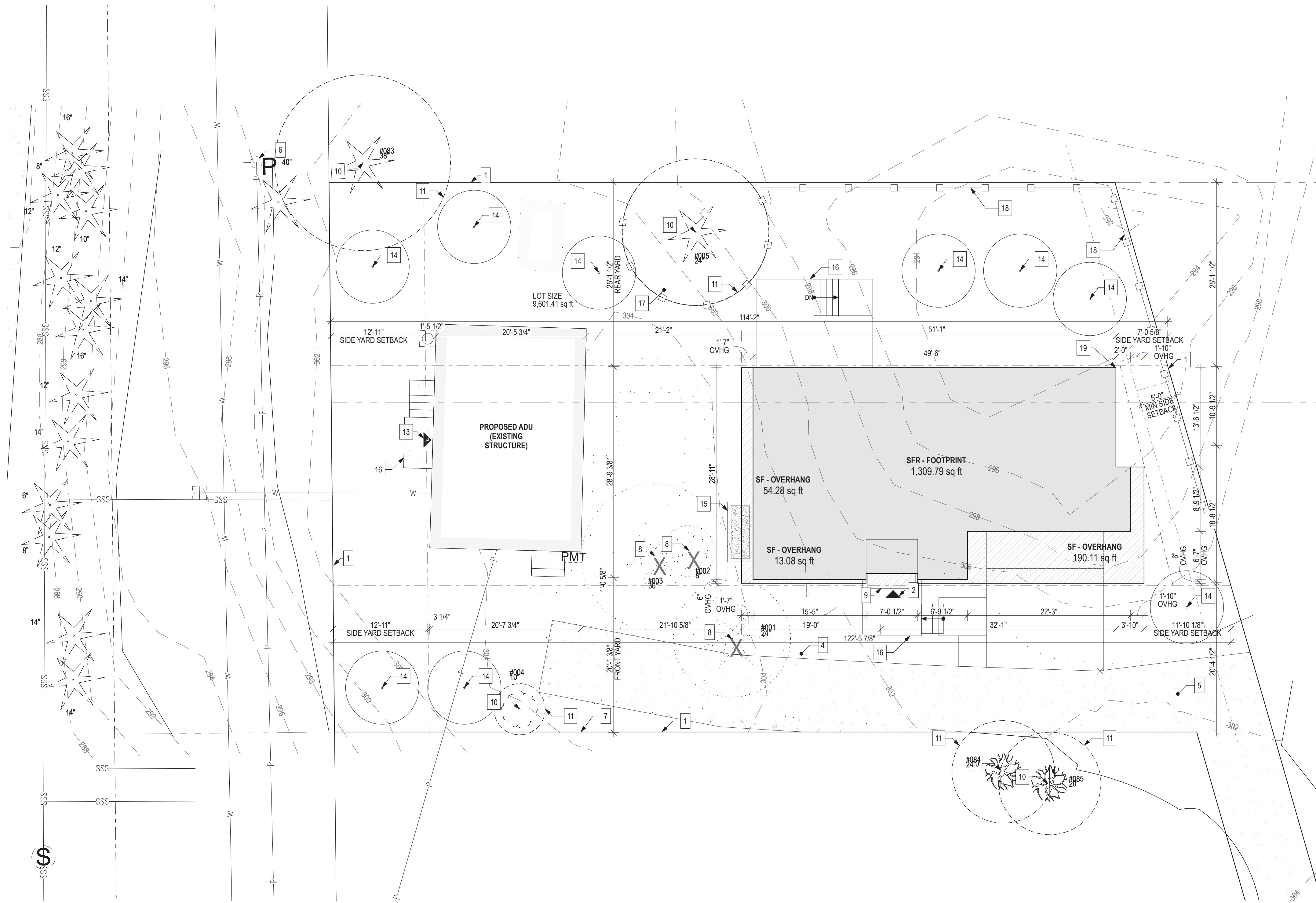
TOPOGRAPHIC SURVEY			
DRAFTED AG	CHECKED EW	SCALE: 1"=20'	DATE: 2/6/2025
FIELD CREW ES, SC			
JOB NO.: LNLBU-540913			

4450 84TH AVE SE
 MERCER ISLAND, WA 98040
 TAX PARCEL NO. 7598100760



INFORMED LAND SURVEY
 PO Box 5137
 Tacoma, WA 98415-0137
 Phone: 253-827-2070
 admin@landsurvey.com
 www.landsurvey.com

LAND SURVEYING - MAPPING - CONSTRUCTION LAYOUT



LOT COVERAGE LEGEND

	STRUCTURE FOOTPRINT AT GRADE
	CANTILEVERED FLOOR SPACE ABOVE GRADE
	WEATHER PROTECTION OUTLINE
	PAVERS - HARDSCAPE SURFACE
	CONCRETE WALKWAY/DRIVEWAY
	LANDSCAPING AT GRADE

SITE PLAN NOTES

1. EXISTING PROPERTY LINE
2. PRIMARY RESIDENTIAL ENTRY
3. EXISTING STRUCTURE TO BE DEMOLISHED
4. PEDESTRIAN ACCESS
5. VEHICULAR ACCESS
6. UTILITY POLE
7. PROJECT IS SQUARE TO SOUTH PROPERTY LINE
8. EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT ON SHEET A0.20
9. PROVIDE CANOPY PROTECTION PROVIDING WEATHER PROTECTION IN THE SETBACK PER MIMC 19.02.020.C.3.a.i, MAXIMUM OF 18 INCHES
10. PER ARBORIST REPORT, TREE TO BE RETAINED. PROVIDE PROTECTION AREA.
11. TREE DRIP LINE. REFER TO ARBORIST REPORT, SHEET A0.20
12. VERIFY EXISTING BASEMENT CONDITION.
13. ACCESSORY STRUCTURE ENTRY
14. PROVIDE 1.5 CALIPER INCH TREE PER TREE INVENTORY AND REPLACEMENT SUBMITTAL
15. WINDOW WELL
16. 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.
17. TREE PROTECTION PLAN PER CIVIL PLANS, REFER TO CIVIL SHEETS
18. PROVIDE NEW SITE WALL WITH 6' TALL FENCE ALONG PROPERTY LINE
19. MAXIMUM EXPOSED WALL HEIGHT DOES NOT EXCEED 25 FEET PER MIMC 19.02.020.E.2

YARD NOTES

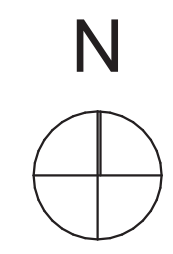
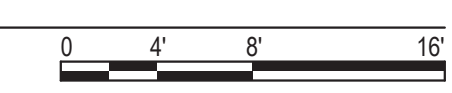
YARD REQUIREMENTS: MIMC 19.02.020.C
FRONT: 20' MIN
SIDE: 5' MIN, 17% OF TOTAL LOT WIDTH
REAR: 25' MIN

EXISTING SIDE SETBACK = 12.92' WEST SETBACK TO ADU
 PER MIMC 19.02.020.C.1.c.i.(b), FOR LOTS WITH A LOT WIDTH OF MORE THAN 90 FEET, THE SUM OF THE SIDE YARDS' WIDTH SHALL BE A WIDTH THAT IS EQUAL TO AT LEAST 17 PERCENT OF THE LOT WIDTH.
 PER MIMC 19.02.020.C.1.c.ii, MINIMUM SIDE YARD WIDTH. THE MINIMUM SIDE YARD WIDTH IS FIVE FEET OR 33 PERCENT OF THE AGGREGATE SIDE YARD TOTAL WIDTH, WHICHEVER IS GREATER.

NORTH SIDE SETBACK:
 LOT WIDTH: 114.16'
 REQUIRED: 17% X 114.16' = 19.41' - 12.92' = 6.49' MIN EAST SIDE SETBACK
 PROPOSED: 7.05'

SOUTH SIDE SETBACK:
 LOT WIDTH: 122.49'
 REQUIRED: 17% X 122.49' = 20.82' - 12.92' = 7.90' MIN EAST SIDE SETBACK
 PROPOSED: 11.83'

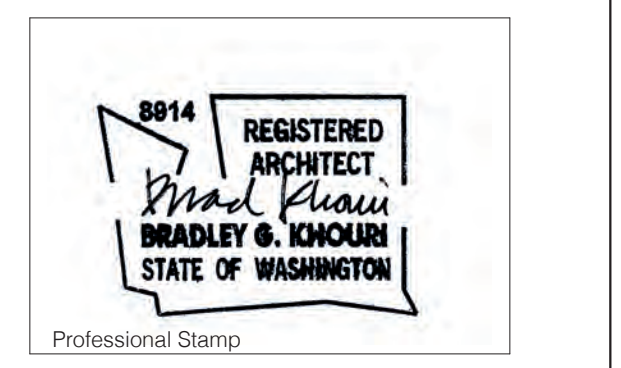
1 SITE PLAN
 SCALE: 1/8" = 1'-0"



Architect of Record
b9 architects
 400 E Pine Street
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 ADU**

Location:
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 MERCER ISLAND, WA 98040



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01	Building Permit Set	4/3/25



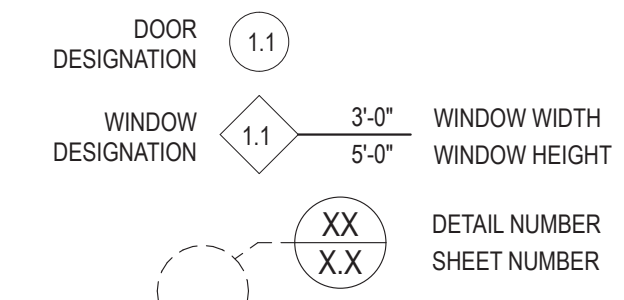
Site Plan

A1.10

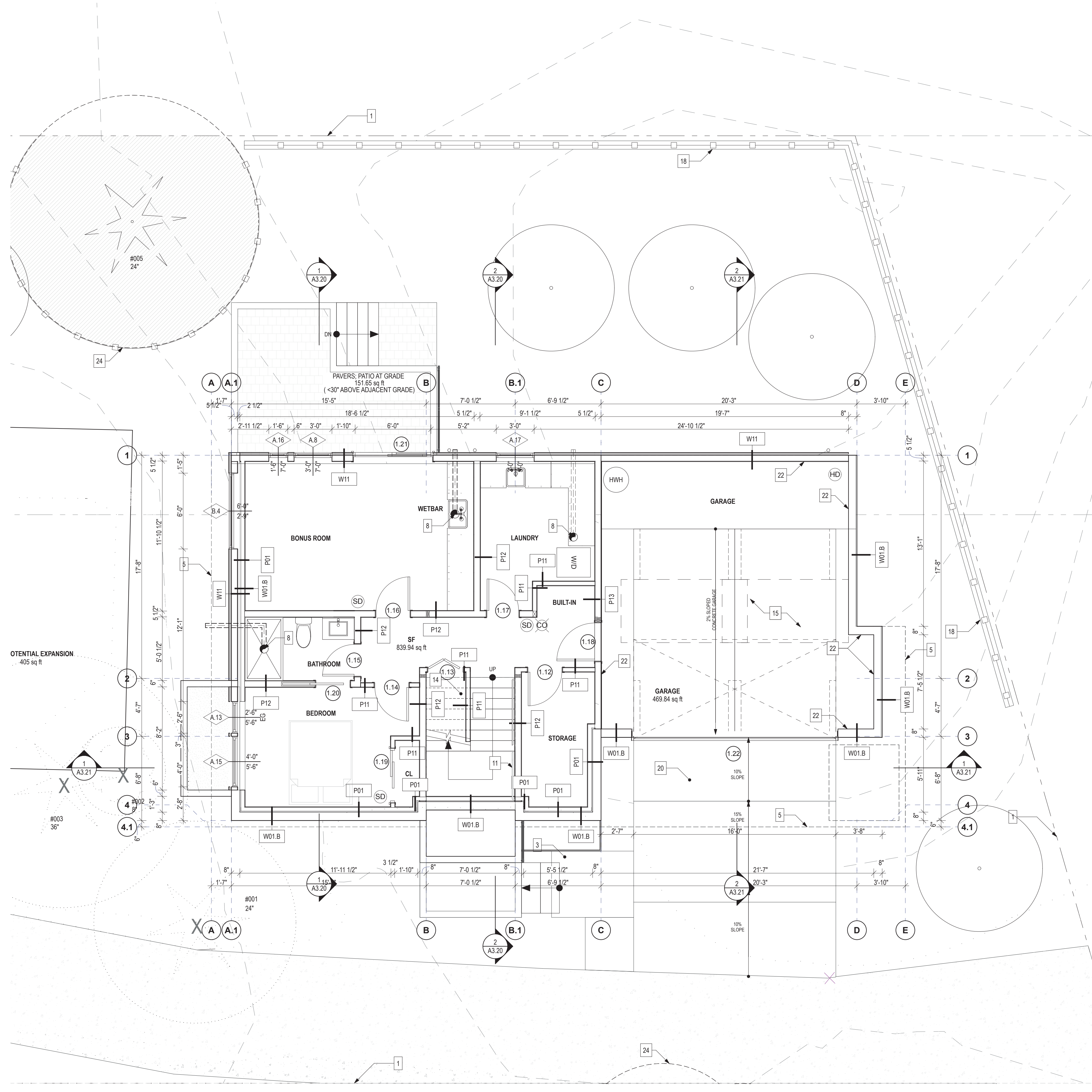
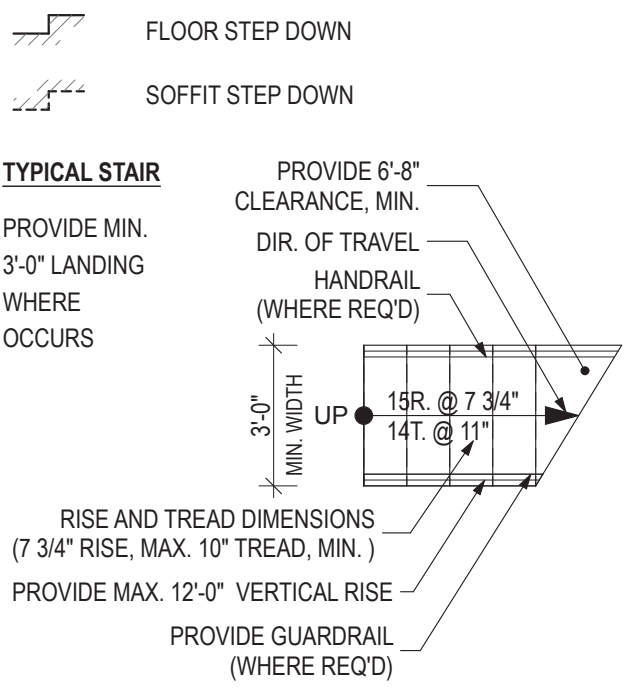
PLAN NOTES

- PROPERTY LINE
- ROOF/DECK ABOVE
- PEDESTRIAN ACCESS
- NOT USED
- STRUCTURE ABOVE, TYP
- STRUCTURE BELOW, TYP
- PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SOME 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
- 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
- PER IRC TABLE M1505.4.4, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
- PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS 11/54.3 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY. DO NOT PROVIDE CONNECTION THROUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
- 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.
- NOT USED
- PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC 311.7.2, TYP.
- PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
- 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.
- PROVIDE NON-COMBUSTIBLE STEEL CANOPY PROVIDED BY OTHERS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 3 FEET TO ANY PROPERTY LINE, PER IRC R302.6 PAINT PER ELEVATIONS.
- SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.03 AND WINDOW SCHEDULE ON A8.00
- PROVIDE NEW SITE WALL WITH 6' TALL FENCE ALONG PROPERTY LINE
- NOT USED
- VEHICULAR ENTRY.
- NOT USED
- MIN 1/2" GYPSUM WALLBOARD WRAPPING WALLS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
- TREE PROTECTION AREA, REFER TO PLOT PLAN, SHEET A1.10, AND ARBORIST REPORT, SHEET A0.16
- TREE TRIP LINE, REFER TO TREE PROTECTION PLAN, SHEET A1.10, PLOT PLAN, SHEET A1.10, AND ARBORIST REPORT, SHEET A0.16
- INSTALL ACCENT WALL FINISH PER GENERAL CONTRACTOR

PLAN LEGEND



- 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
- Washing/Dryer Machine (COMBO)
- Washing Machine
- Clothes Dryer
- Section Marker
- On-Demand Hot Water Heater
- SD: IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES
 - 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
 - SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- SD: SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- 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
- FAN LOCATION (IRC TABLE M 1505.4.4(1) AND IMC TABLE 403.4.7)
 - AT BATHROOMS AND LAUNDRY: PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
 - AT KITCHENS: PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
 - VENT ALL EXHAUST FANS TO THE OUTSIDE
 - EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WESC.
- 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.



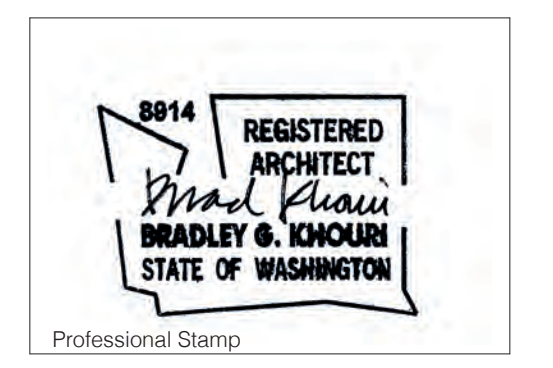
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Architect of Record

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

Project:
**4450 84th Ave
SE SF House +
ADU**

Location:
4450 84TH AVE SE
MERCER ISLAND, WA 98040



Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25

First Floor Plan

A2.01

PRIMARY DWELLING DOOR SCHEDULE							
DOOR NUMBER	TYPE	LOCATION	HEIGHT	WIDTH	GLAZING AREA	U-VALUE	NOTES
1.0	S	ENTRY	8'-0"	4'-0"			PIVOT DOOR WITH SIDELIGHT - REFER TO WINDOW SCHEDULE FOR SIDELIGHT
1.1	D	BEDROOM	8'-0"	3'-0"			
1.2	D	BEDROOM	8'-0"	3'-0"			
1.3	D	BEDROOM	8'-0"	3'-0"			
1.4	P	POWDER	6'-8"	2'-10"			
1.5	D	SUITE BATH	6'-8"	2'-8"			
1.6	D	SUITE BATH	6'-8"	2'-6"			
1.7	B	BATHROOM	6'-8"	2'-6"			
1.8	B	BATHROOM	6'-8"	2'-6"			
1.9	D	BED CLOSET	6'-8"	2'-6"			
1.10	P	MASTER CLOSET	6'-8"	2'-6"			
1.11	T	BED CLOSET	6'-8"	4'-0"			
1.12	D	STORAGE	8'-0"	2'-8"			
1.13	F	UNDER-STAIR CLOSET	6'-8"	2'-9"			
1.14	D	BEDROOM	8'-0"	2'-8"			
1.15	D	BATHROOM	6'-8"	2'-8"			
1.16	D	BONUS ROOM	8'-0"	2'-8"			
1.17	D	LAUNDRY	6'-8"	2'-6"			
1.18	D	GARAGE TO UNIT	6'-8"	3'-0"			20 MIN FIRE RATED OR SELF CLOSING
1.19	T	BED CLOSET	6'-8"	4'-0"			
1.20	P	BATHROOM	6'-8"	2'-8"			
1.21	T	EXTERIOR SLIDING DOOR	8'-0"	6'-0"	48 SF	0.28	TEMPERED
1.22	O	GARAGE DOOR	8'-0"	16'-0"			AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH IRC R309.4; SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325

DOOR TYPES

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

GENERAL DOOR NOTES

- SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR HINGE DIRECTIONS
- SWING ESTABLISHED FACING HINGE SIDE OF DOOR (CONTRACTOR TO VERIFY SWING DIRECTION)
- 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
- ALL DOORS WITH GLAZING TO HAVE LOW-E, INSULATED TEMPERED SAFETY GLASS
- EGRESS DOORS NOTED IN KEY NOTES
- U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED

Architect of Record

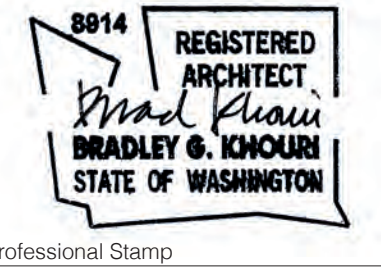
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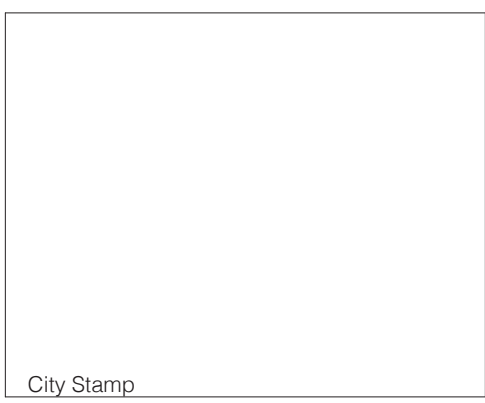
Location:

4450 84TH AVE SE
 MERCER ISLAND, WA 98040



Professional Stamp

Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25



City Stamp

Door Schedule

A8.20

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

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE DESIGN LOADS: SOIL: 1500 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS (UNO): <ul style="list-style-type: none"> F_c = 3000 psi • FOUNDATION WALLS 3000 psi • FOOTINGS 2500 psi • INTERIOR SLABS ON GRADE 3500 psi • GARAGE & EXT. SLABS ON GRADE f_y = 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, 25 PCF ACTIVE & 1% SEISMIC SURCHARGE TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN. BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES. FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK. ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.) FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FND. DETAILS). ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2. ARCH/BUILDER TO VERIFY ALL DIMENSIONS 	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
	SIMPSON 5THD14 (R.J.) HOLD-DOWN
	SIMPSON CS16 STRAP TIE (14" END LENGTH)
	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO)
	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO)

MEANS & METHODS NOTES	
<p>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, GUYTS, 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.</p>	
<p>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.</p>	

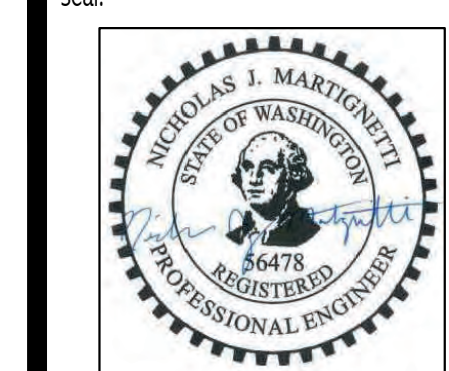
ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p>	
<p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>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)</p>	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	15
ROOF RAFTERS:	10
FLOOR (JOISTS):	10
TILE FLOORS:	10
SOLAR READY ZONE:	4
LIVE LOAD (PSF):	
ROOF:	20
RESIDENTIAL LIVING AREAS:	40
RESIDENTIAL SLEEPING AREAS:	30
RESIDENTIAL WOOD DECKS/ROOFTOP DECK:	60
GARAGE:	50
SNOW LOAD:	
GROUND SNOW LOAD (PSF):	25
ROOF SNOW LOAD (PSF):	25
SNOW EXPOSURE FACTOR (C _e):	0.9
SNOW LOAD IMPORTANCE FACTOR (I):	1.0
THERMAL FACTOR (C _t):	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (V _w) (MPH):	100
WIND RISK CATEGORY:	II
IMPORTANCE FACTOR (I _w):	1.0
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFF. (GC _w):	0.0/0.8
TOPOGRAPHIC FACTOR (K _z):	1.0
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I _w):	1.0
MAPPED SPECTRAL RESPONSE:	S _m 1.45
S _m 1.45:	S _m 0.44T
SITE CLASS:	D
SPECTRAL RESPONSE COEFF.: S _m 1.144:	S _m 0.54T
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS:	
LIGHT FRAMED WALLS	
W/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	TRANS: 10k LONG: 10k
SEISMIC RESPONSE COEFF. (C _d):	TRANS: 0.176 LONG: 0.176
WOOD STRUCTURAL PANELS:	TRANS: 6.5 LONG: 6.5
PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES	
<p>THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. C (ASCE T-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.</p> <p>100 MPH WIND IN 2021 IRC MAP</p> <p>ENGINEERED DESIGN WAS COMPLETED PER 2021 IBC (SECTION 1609 & 1613) & ASCE T-16, AS PERMITTED BY R301.3 OF THE 2021 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.</p>	
STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS (INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 3/8" OSB OR 1 5/8" PLYWOOD: <p>FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO, ON PLANS.</p>	
3" o.c. EDGE NAILING (WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 3/8" OSB OR 1 5/8" PLYWOOD: <p>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL SHOWN WITH 3/8" OSB, FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.</p>	
NOTES:	
<ol style="list-style-type: none"> LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 3"x0.131" NAILS AT EACH LAP SPlice, (6) EACH SIDE OF JOINT (TYP. UNO) ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS. 	

LEGEND	
	INTERIOR BEARING WALL
	INTERIOR WALL ABOVE (S.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
	J/L METAL HANGER
	* INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE
	▷ INDICATES HOLD-DOWN

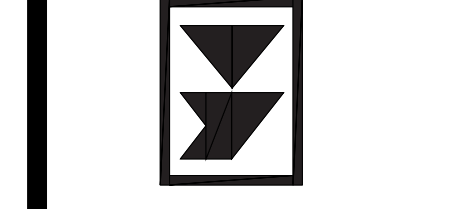
GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION. 	
GENERAL FRAMING	
<ul style="list-style-type: none"> 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, UNO. 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, UNO. 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, UNO. ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING; DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN FRAMING AND SHEATHING/LEDGERS ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD (1) 2x KING STUD, MINIMUM: <ul style="list-style-type: none"> THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMNS SHALL BE SFRUCE PINE FIR (SFP) #2 GRADE LUMBER, OR BETTER, UNO. ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER. ALL FRAMING LUMBER SHALL BE KLN DRIED TO 15% MC (KD-15). ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING & NAIL. FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARINGS, BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> L5L MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10⁶ PSI LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10⁶ PSI 6LB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fc=11-2500 PSI; E=1.8x10⁶ 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. UNO. BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO CONFIRM. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE 695 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> 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 ADD LEVEL LOADS, UNO. EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK 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 (UNO. ON PLANS): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS210 DOUBLES: SIMPSON LUS210-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON H25T CLIP, PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H25T CLIP, PROVIDE (2) SIMPSON H25T CLIPS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 6" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE DESIGNED FOR UNBALANCED SNOW LOADINGS PER ASCE T-16, SECTION T.6. ERECT AND INSTALL ROOF TRUSSES PER INTCA & 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 STG CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS. 	



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7720 Trade Street, Suite 205, San Diego, CA 92121
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M&K project number:
300-25001

project mgr: **NJM**
drawn by: **MPM**
issue date: **02-06-25**

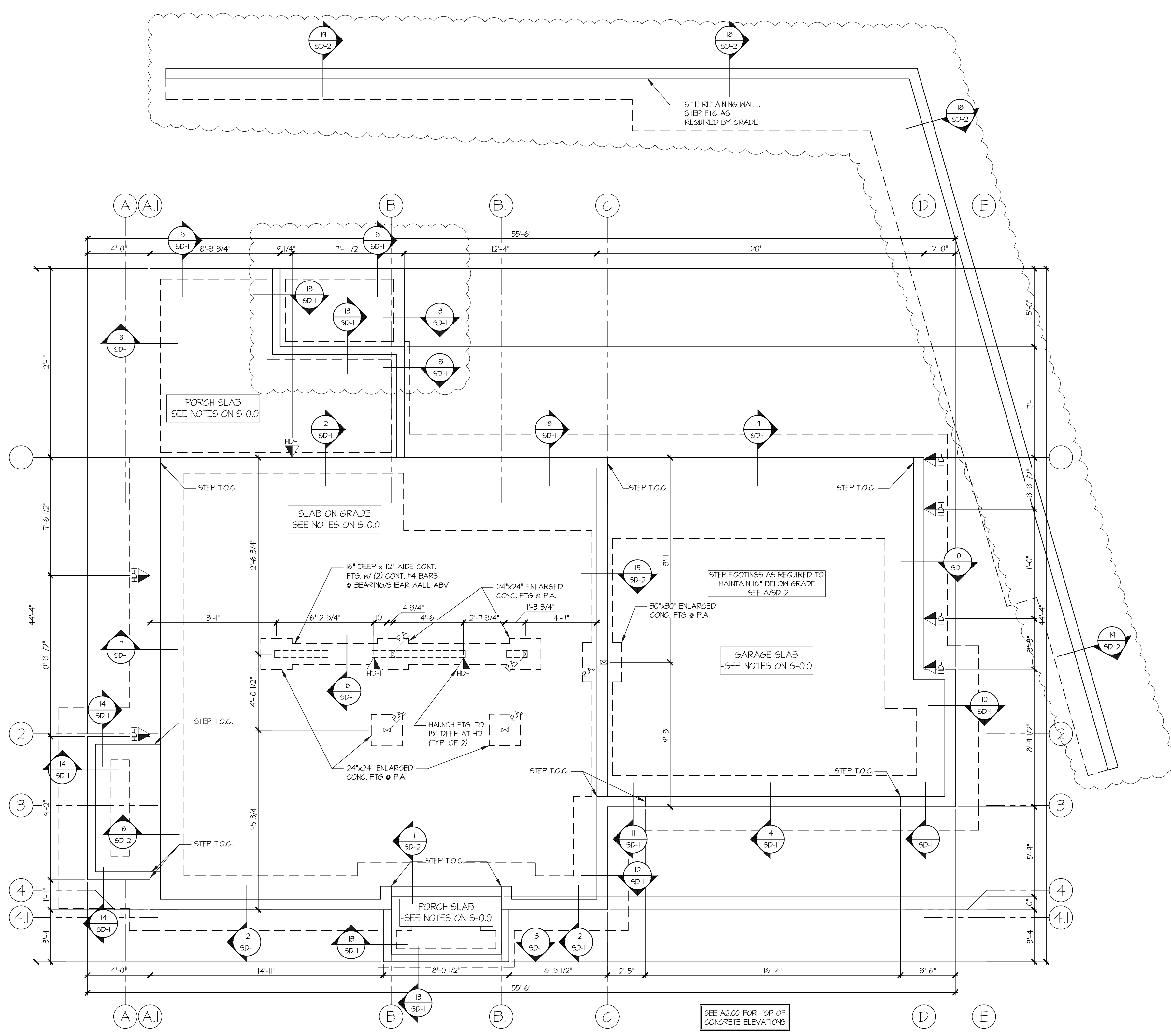
REVISIONS:
date: **initial:**
03-28-2025 **MPM**

LNL BUILDS

STRUCTURAL NOTES

4450 84TH AVE SE
MERCER ISLAND, WA

sheat:
S-O-O



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

REFER TO S-0.0 FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

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

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▴	HD-1 SIMPSON STD14 (R.J) HOLD-DOWN
▴	HD-5 SIMPSON CS16 STRAP TIE (14" END LENGTH)
▴	HD-6 SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▴	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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03-28-2025 MPM

LNL BUILDS

FOUNDATION PLAN
4450 84TH AVE SE
MERCER ISLAND, WA

sheet:
S-1.0

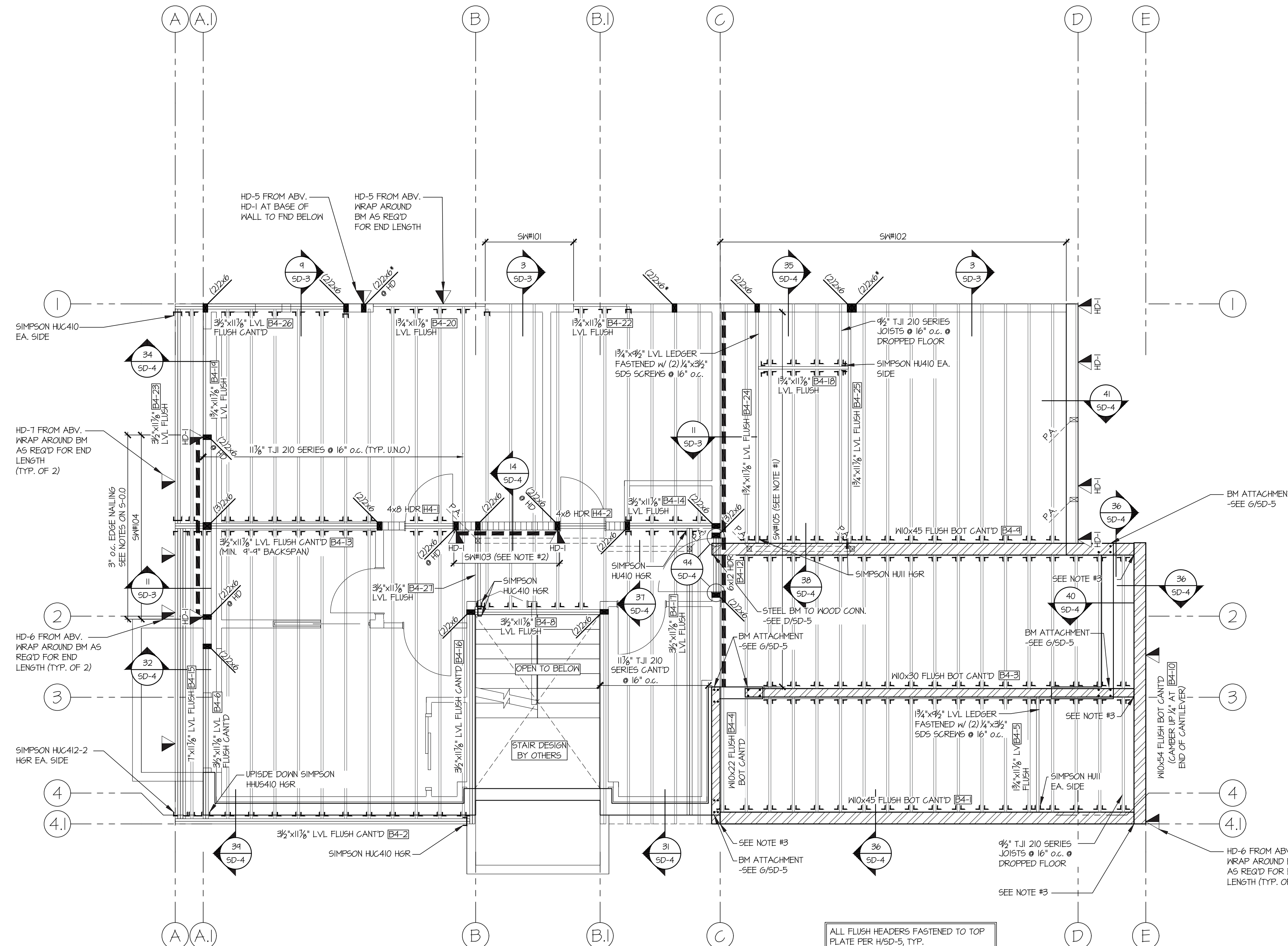
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NOTES & SCHEDULES

LEGEND

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- ▬ 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
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HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▴	HD-1 SIMPSON STDH14 (R.J.) HOLD-DOWN
▴	HD-5 SIMPSON CSI6 STRAP TIE (14" END LENGTH)
▴	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▴	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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

- ALL FLUSH HEADERS FASTENED TO TOP PLATE PER H/SD-5, TYP.
- NOTE #1: SHEATH PER STANDARD EXT. WALL SPEC. (SEE NOTES ON S-0.0)
- NOTE #2: SHEATH PER 3" o.c. EDGE NAILING SPEC. (SEE NOTES ON S-0.0)
- NOTE #3: PROVIDE FULL DEPTH DBL. ANGLE SHEAR CONNECTION w/ (2) 3/4" DIA. A325 BOLTS PER ANGLE, SEE E/SD-5
- AT ALL STL BMS, FASTEN 2x PACKOUT TO WEB OF STEEL BEAMS w/ 1/2" DIA. BOLTS @ 24" o.c. STAGGERED
- AT ALL STL BMS, PROVIDE 2x TOP PLATE FASTENED w/ 1/2" DIA. BOLTS @ 48" o.c. STAGGERED



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UPPER FLOOR FRAMING PLAN
4450 84TH AVE SE
MERCER ISLAND, WA

sheet:
S-2.0

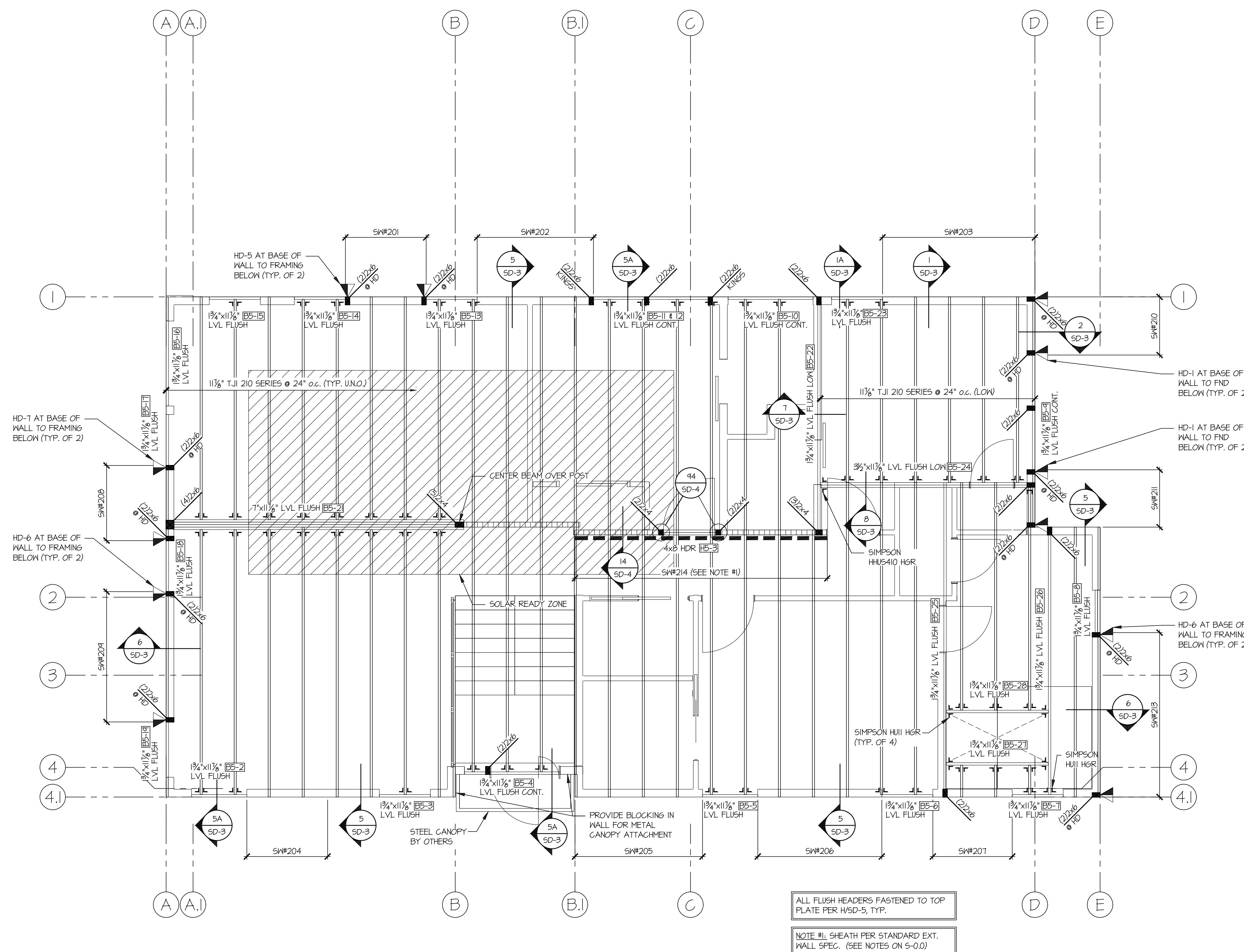
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TYPICAL STRUCTURAL
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LEGEND

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

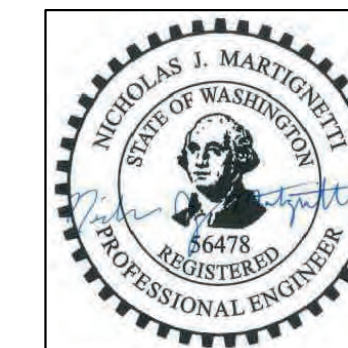
HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▴	HD-1 SIMPSON STDH4 (R.J) HOLD-DOWN
▴	HD-5 SIMPSON CSI6 STRAP TIE (14" END LENGTH)
▴	HD-6 SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UN.O.)
▴	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UN.O.)



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

seal:



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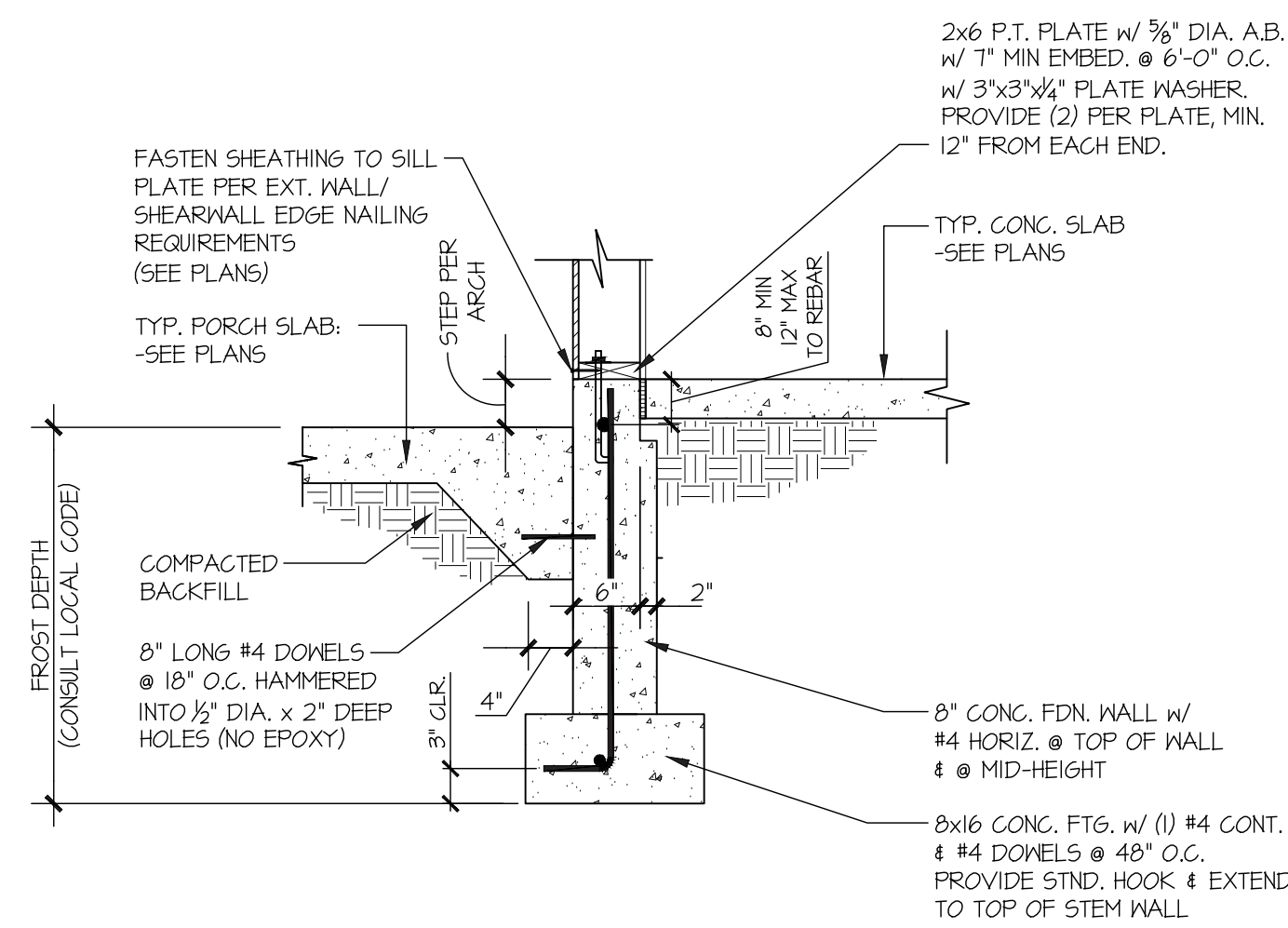
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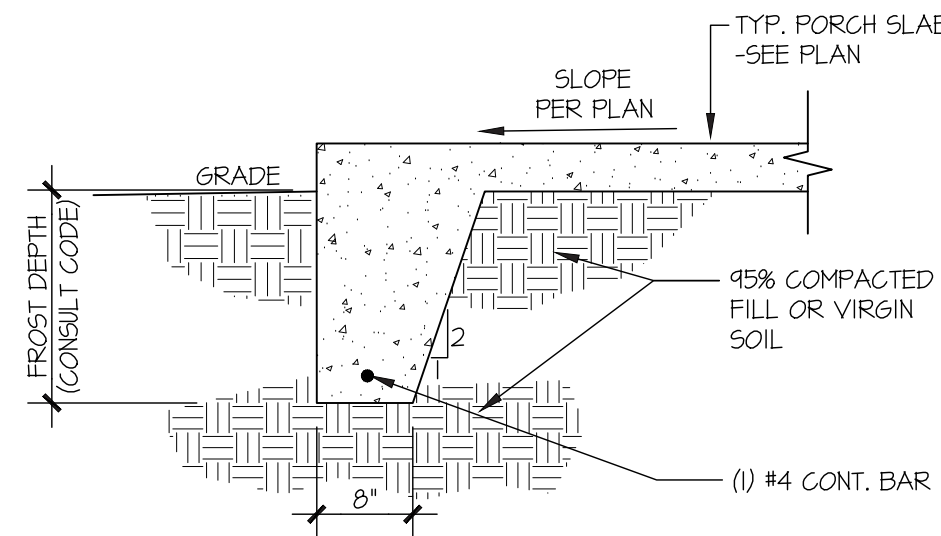
ROOF FRAMING PLAN
4450 84TH AVE SE
MERCER ISLAND, WA

sheet:

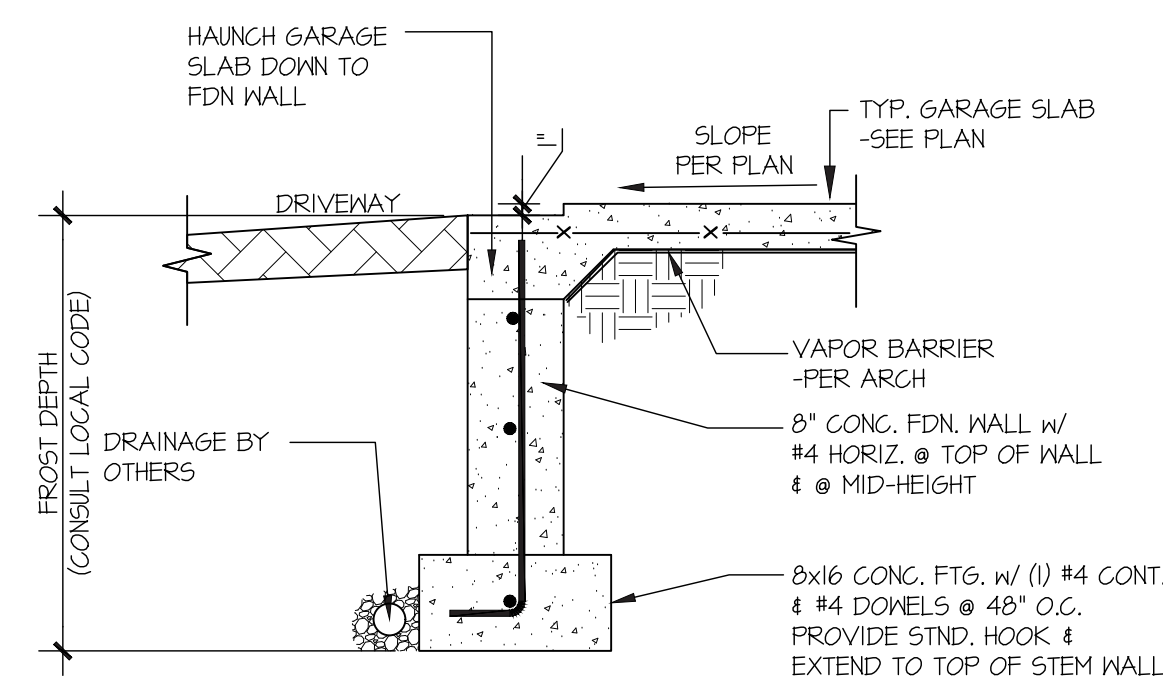
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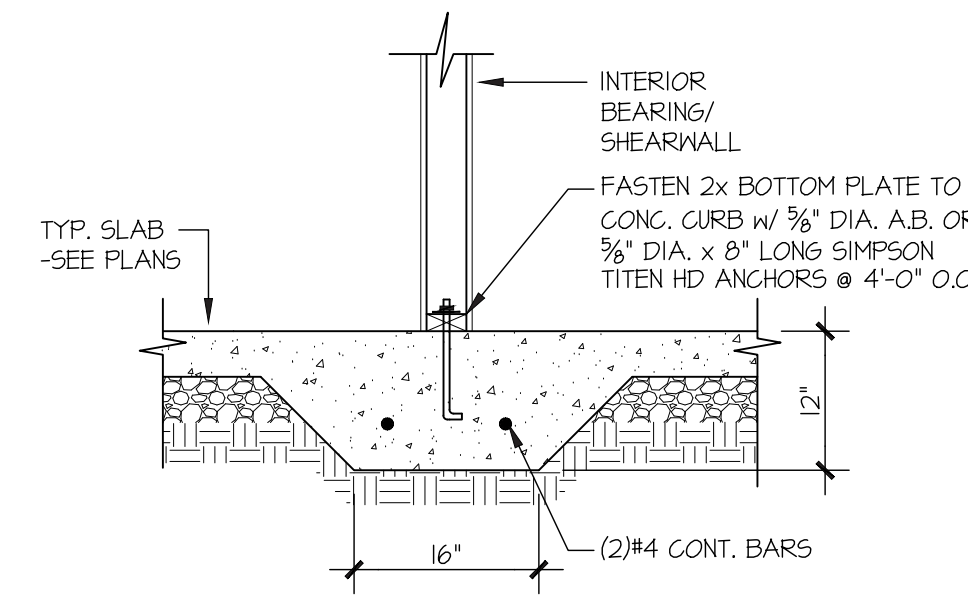
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PORCH SLAB



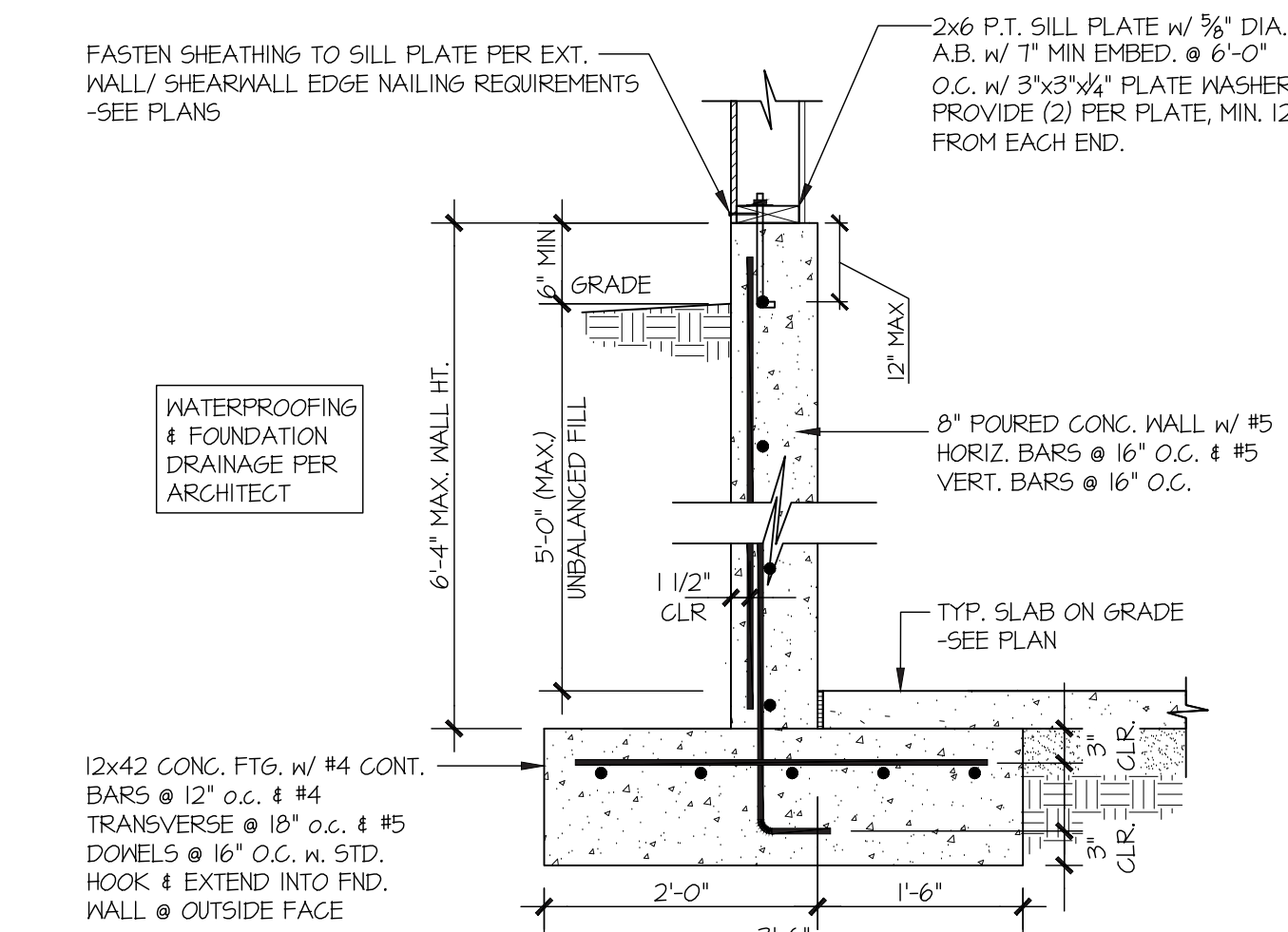
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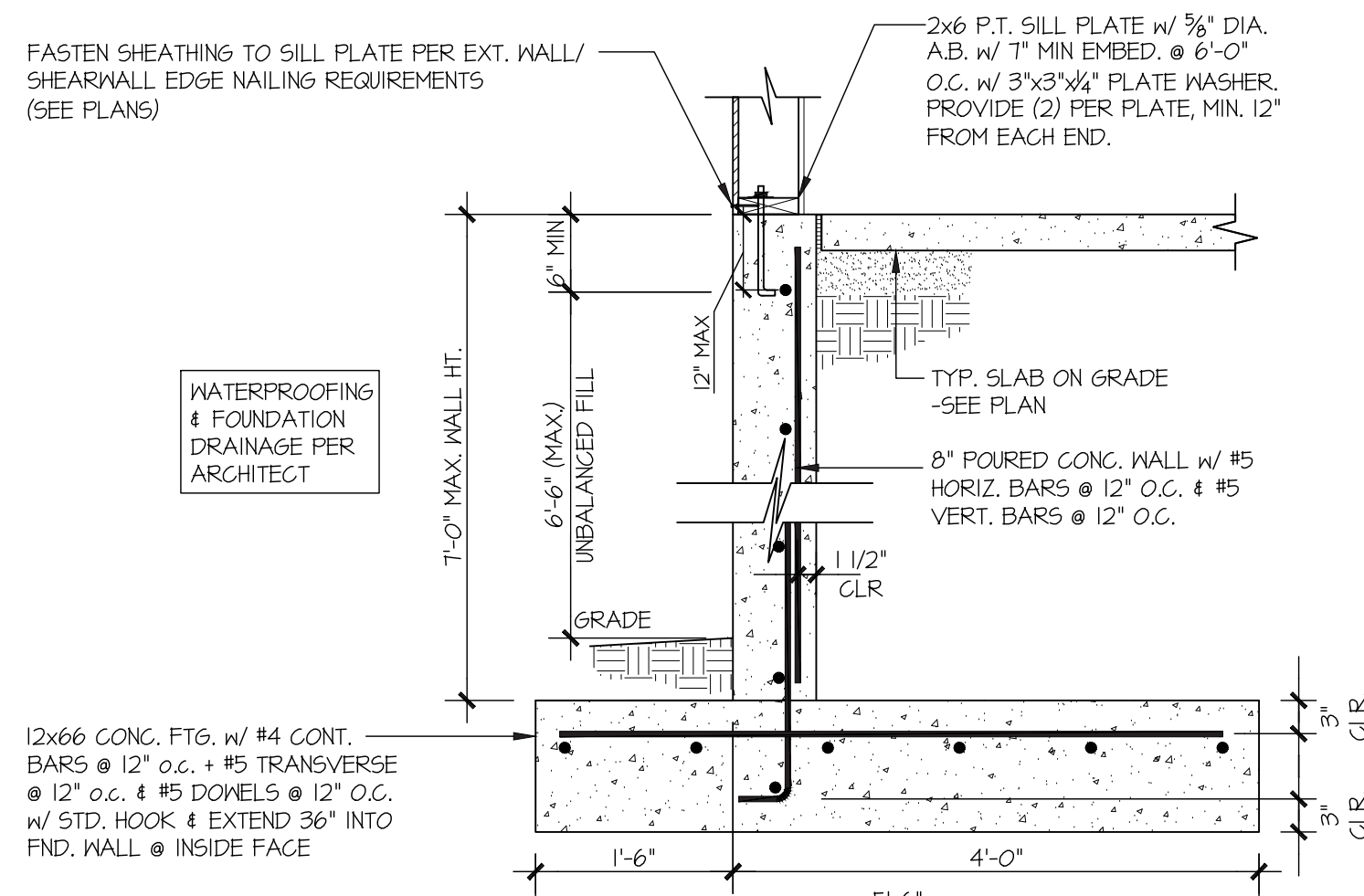
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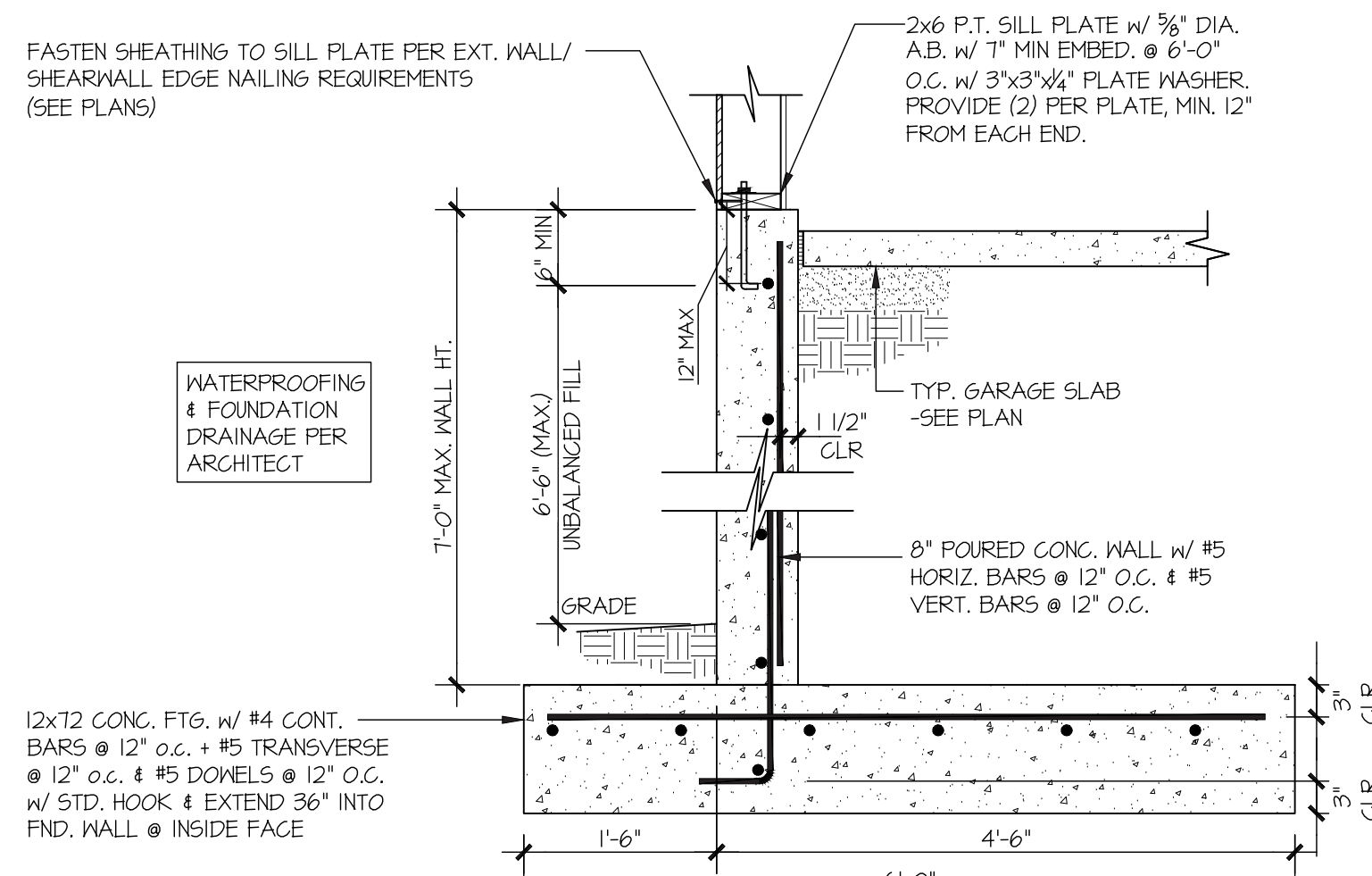
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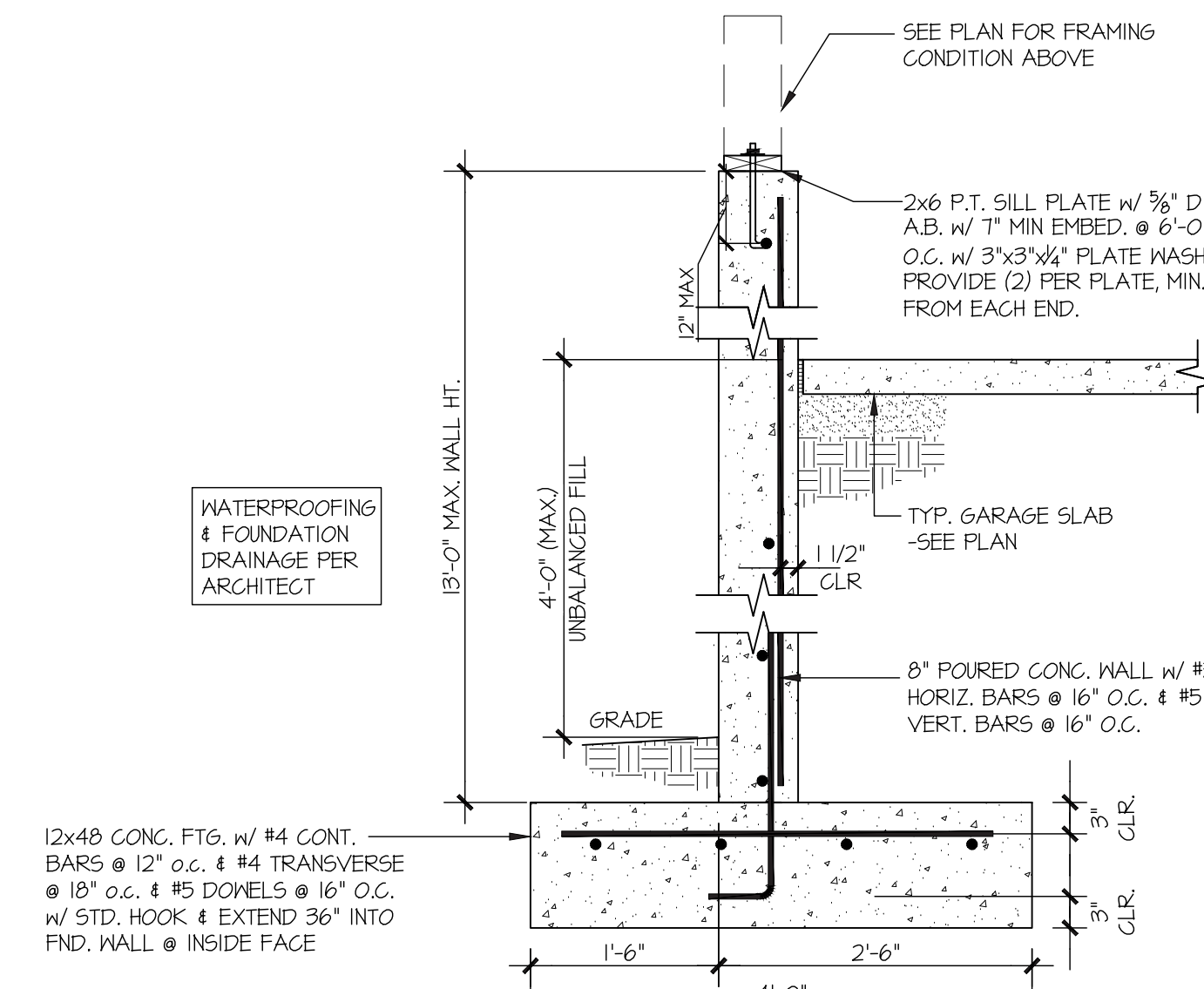
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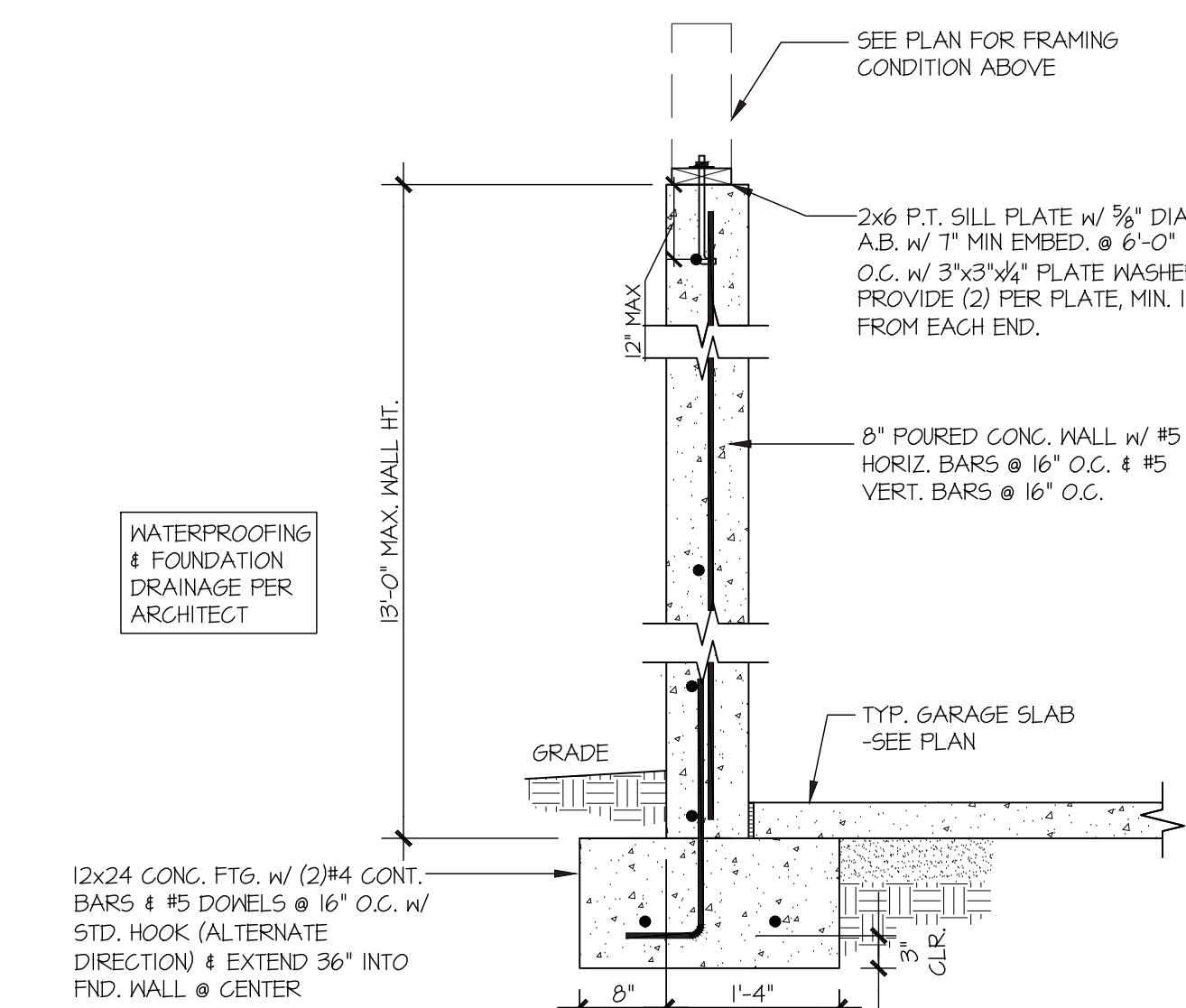
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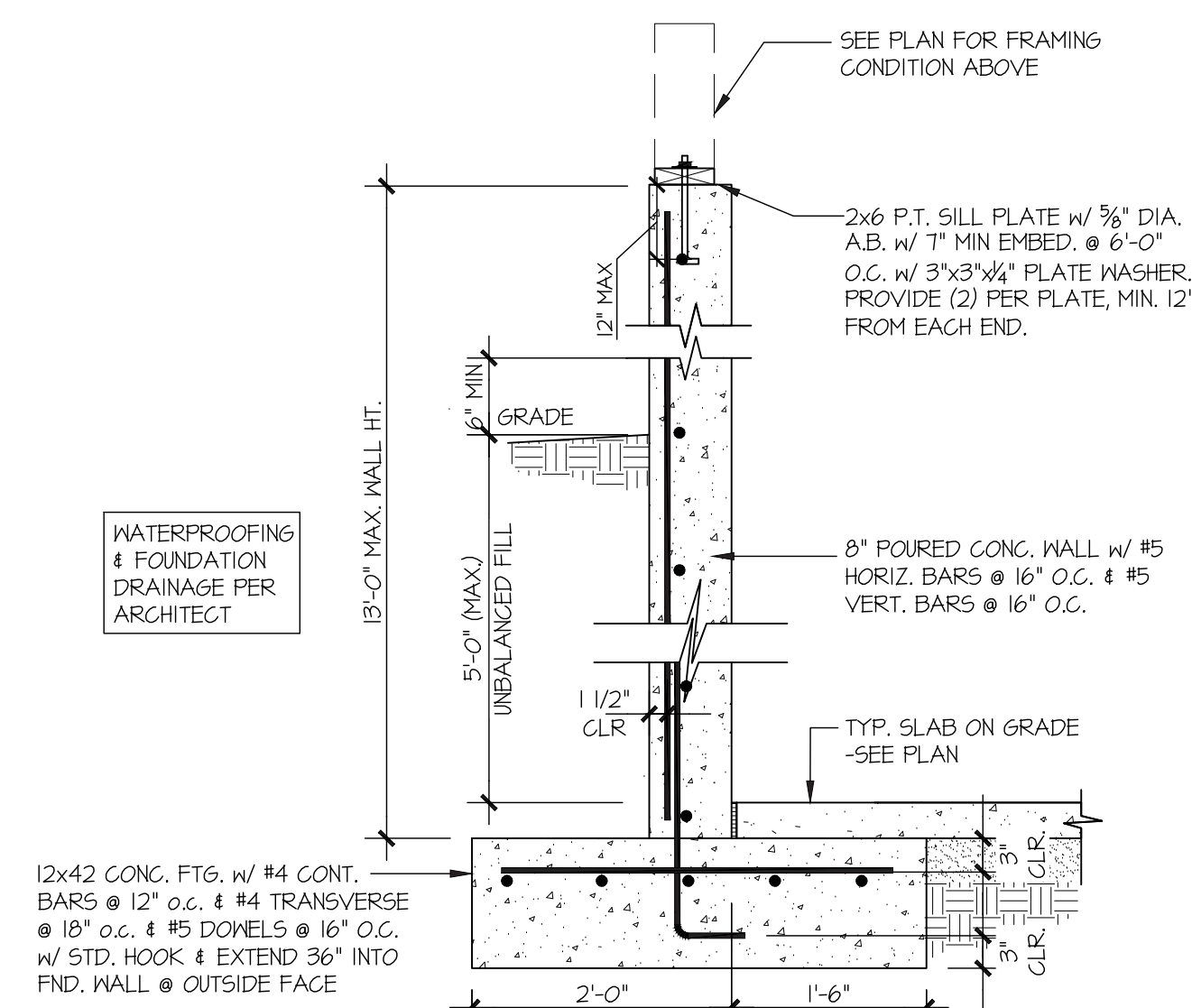
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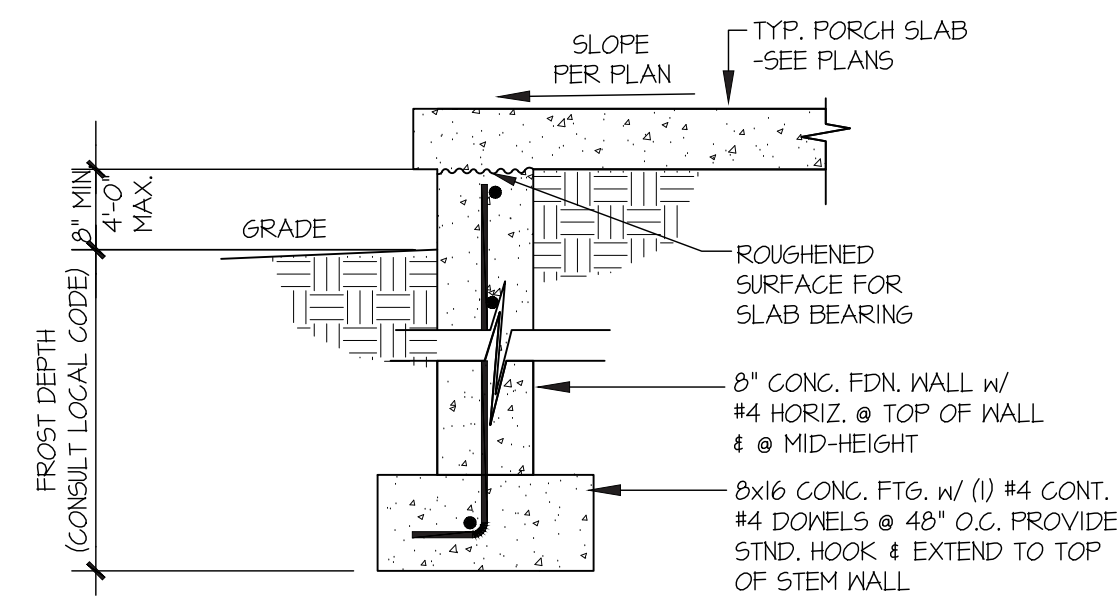
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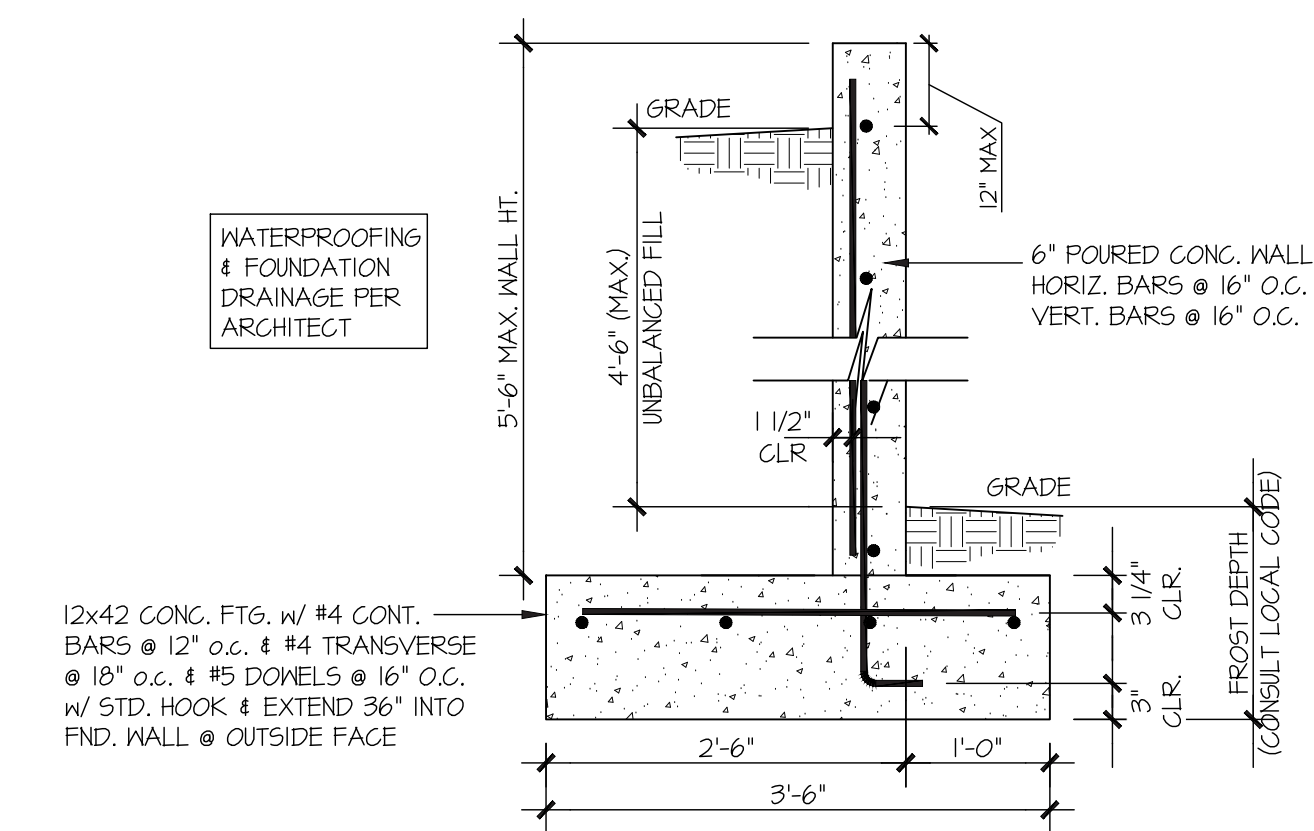
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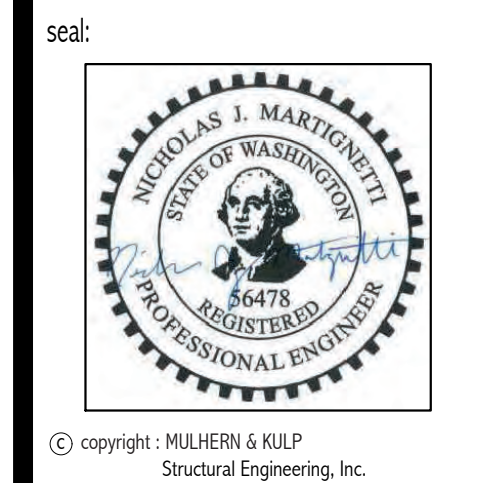
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13 SECTION
SCALE: 3/4"=1'-0"



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



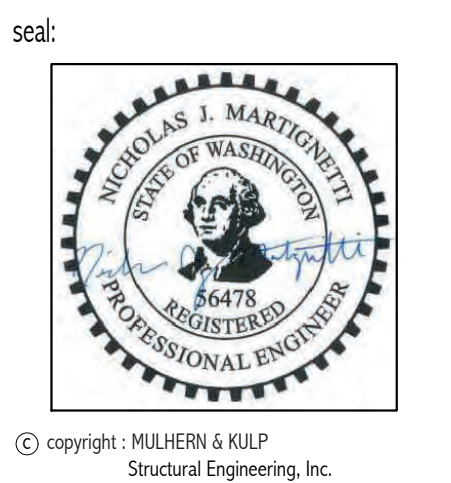
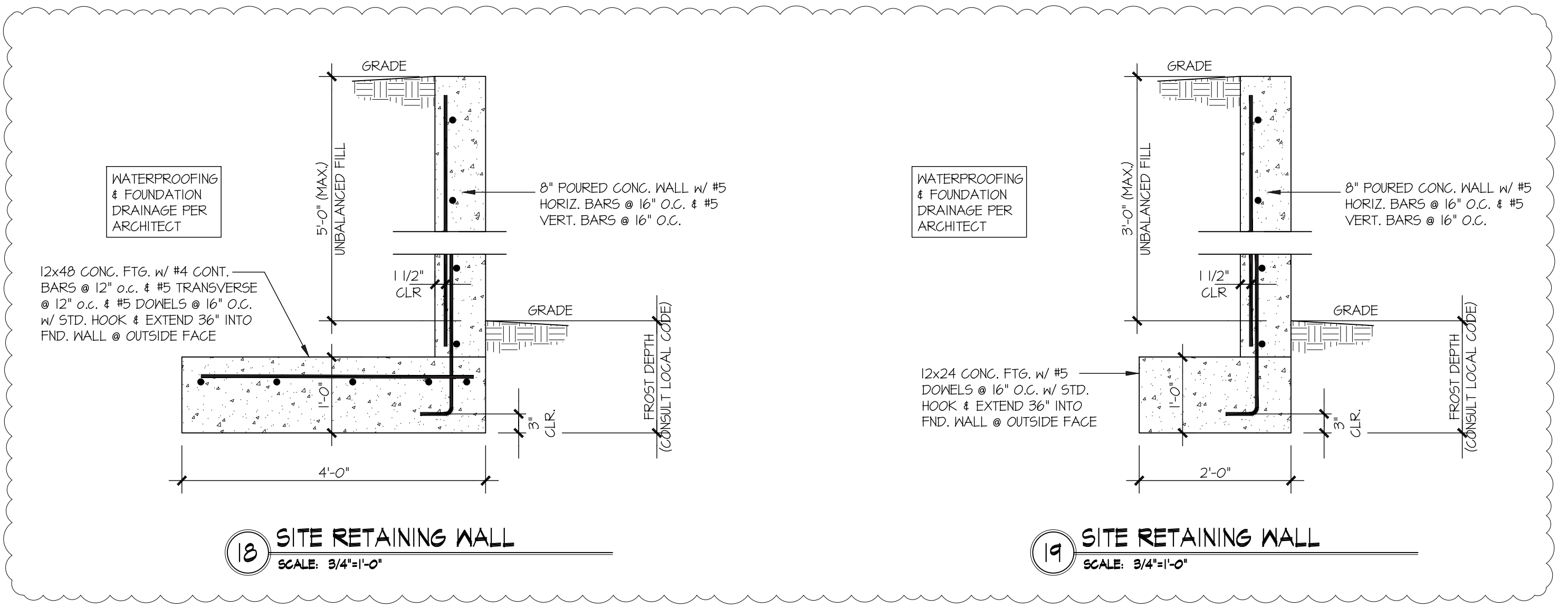
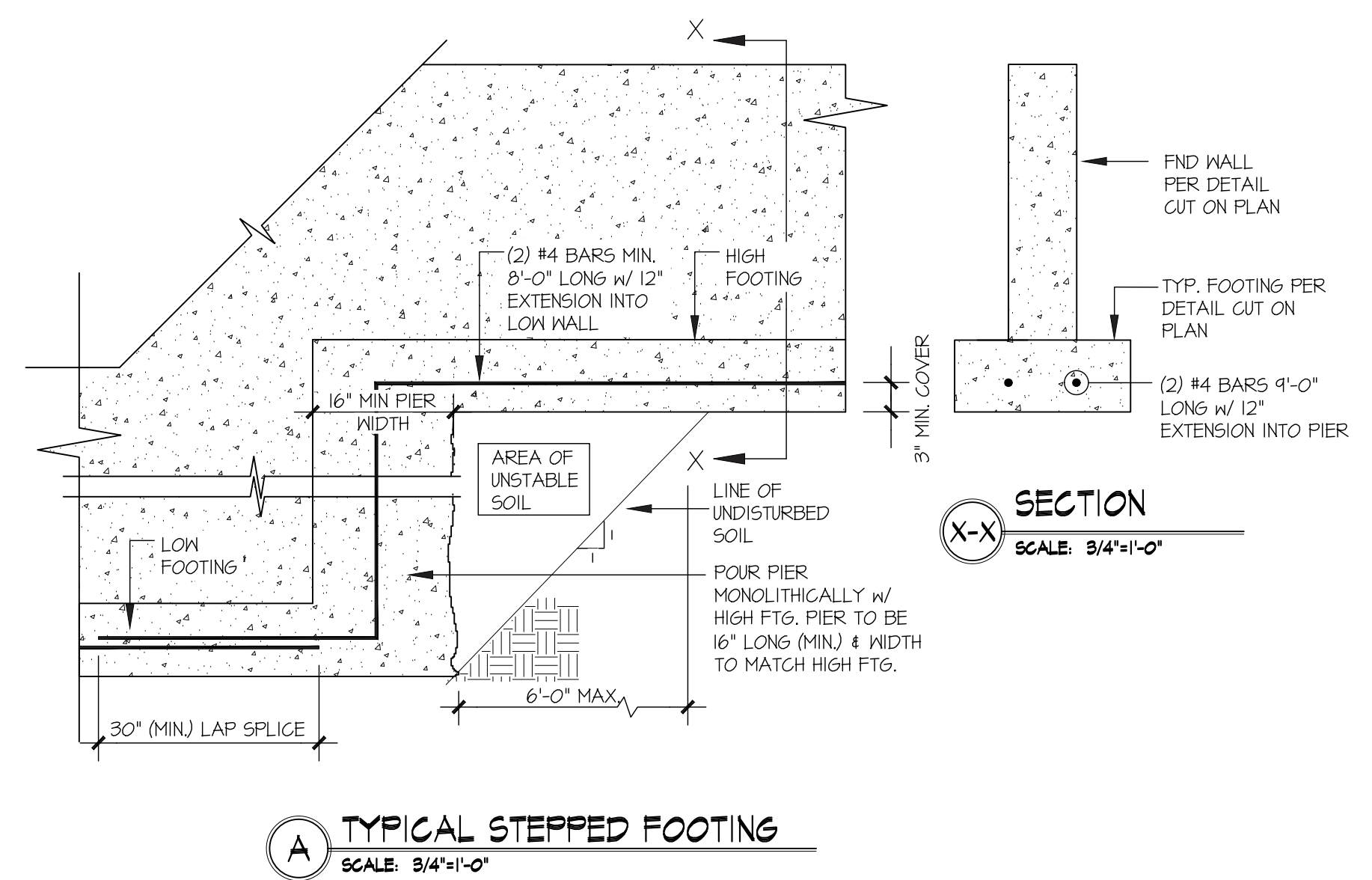
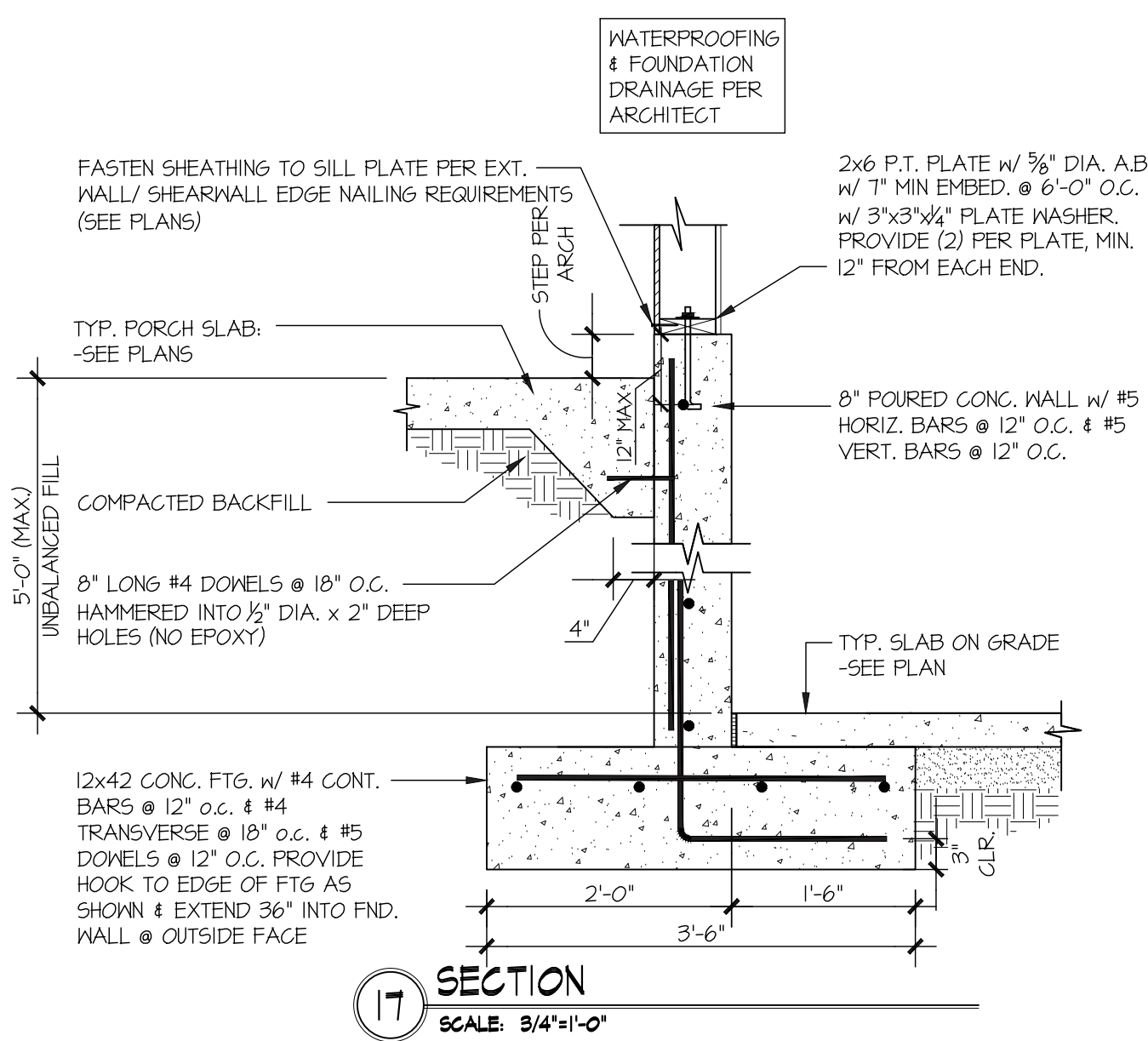
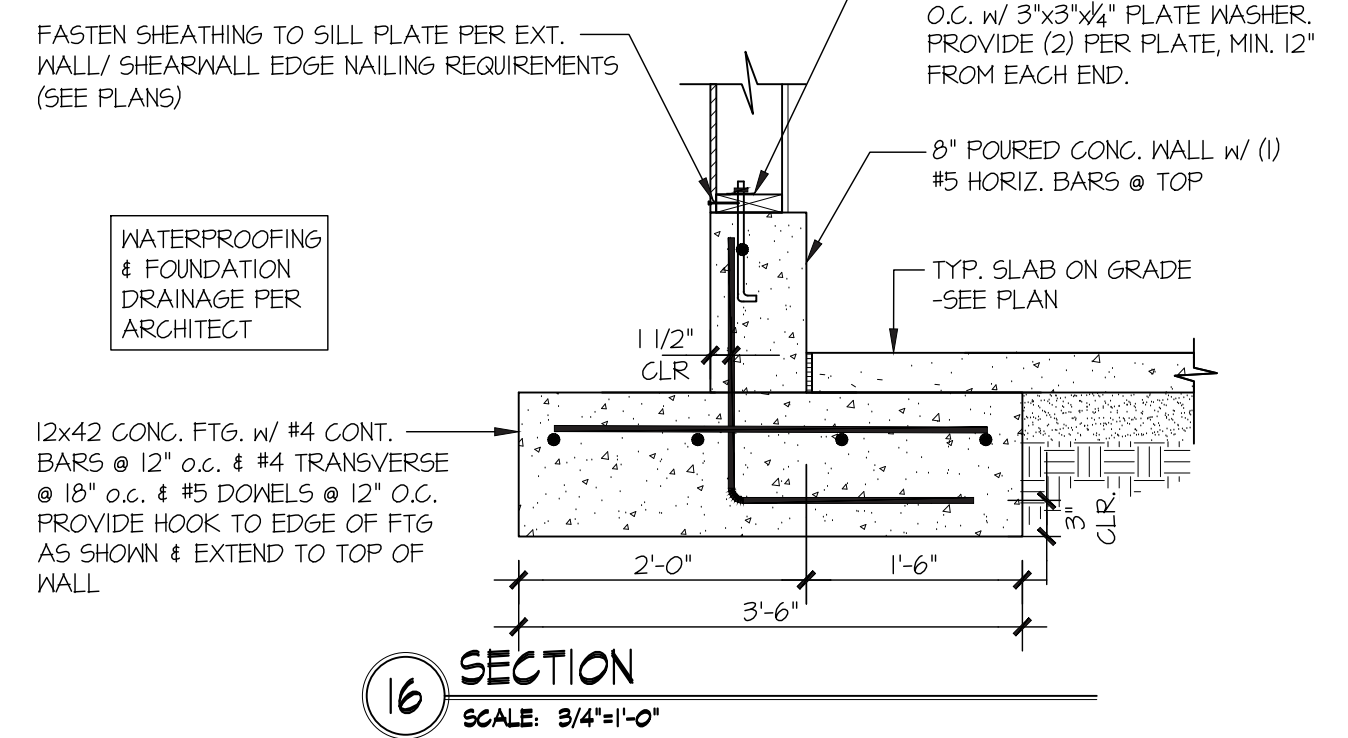
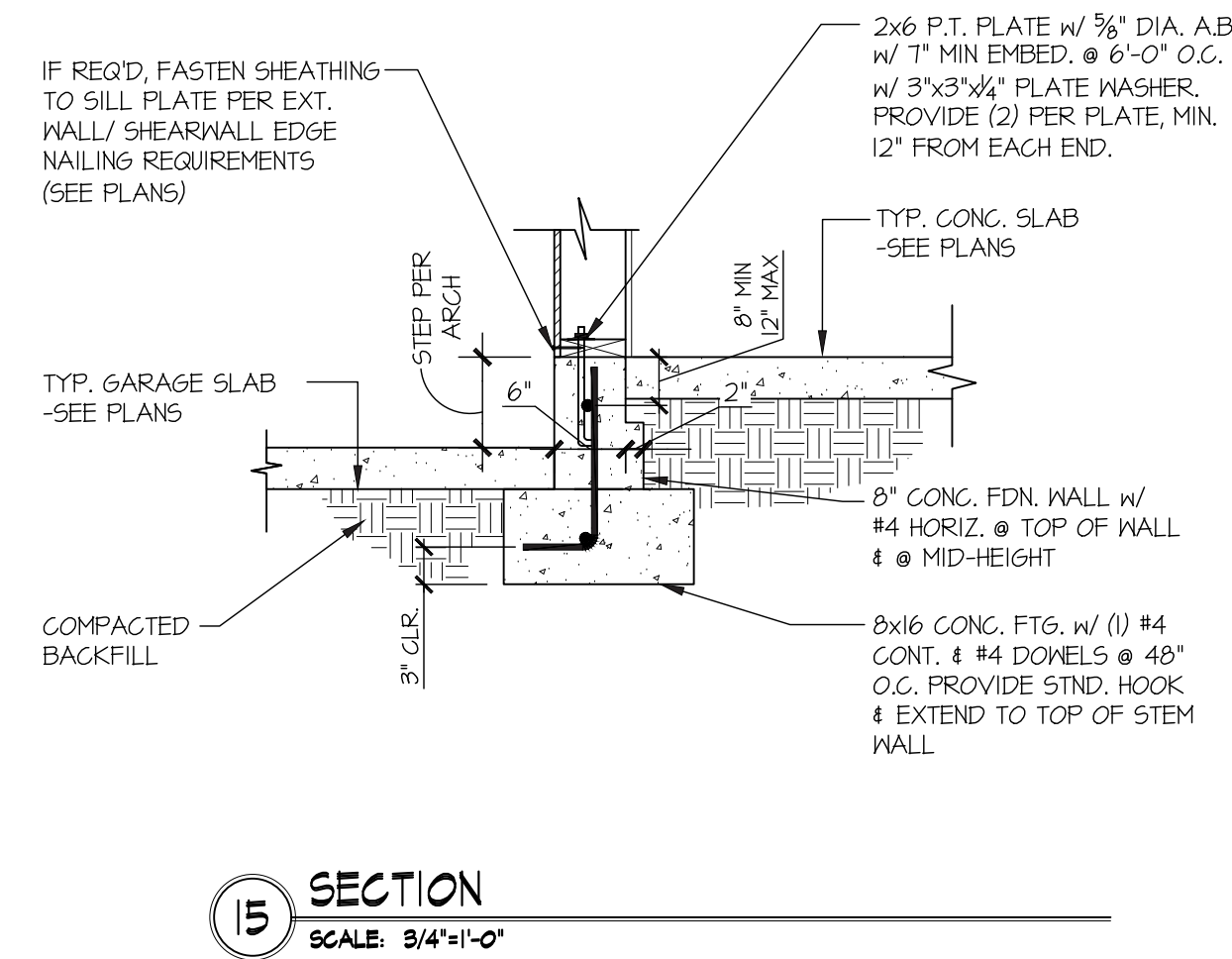
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drawn by: MPM
issue date: 02-06-25
REVISIONS:
date: 03-28-2025 initial: MPM

LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

sheet:
SD-1



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M&K project number:
300-25001

project mgr: NJM
drawn by: MPM
issue date: 02-06-25

REVISIONS:

date:	initial:
03-28-2025	MPM

LNL BUILDS

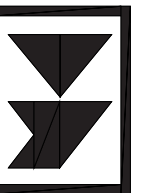
STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

sheet:
SD-2



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M&K project number:
300-25001

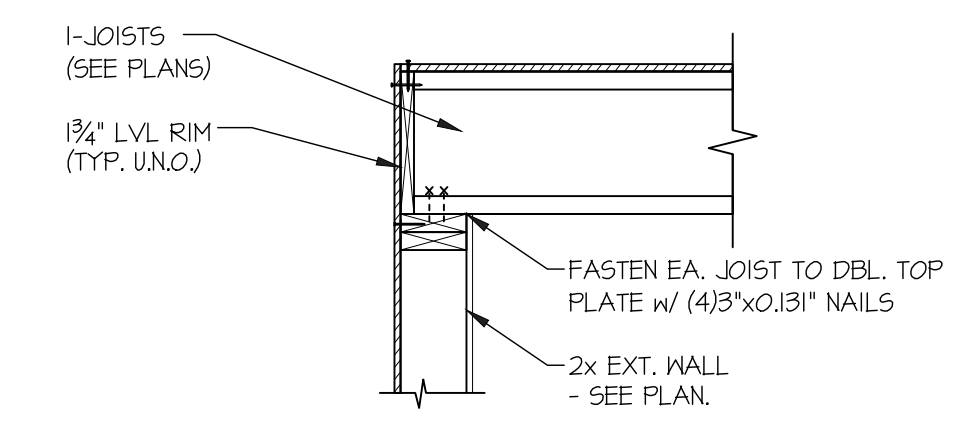
project mgr: NJM
drawn by: MPM
issue date: 02-06-25

REVISIONS:
date: initial:
03-28-2025 MPM

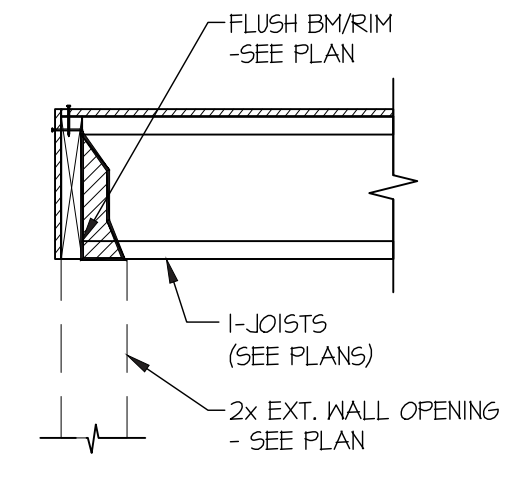
LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

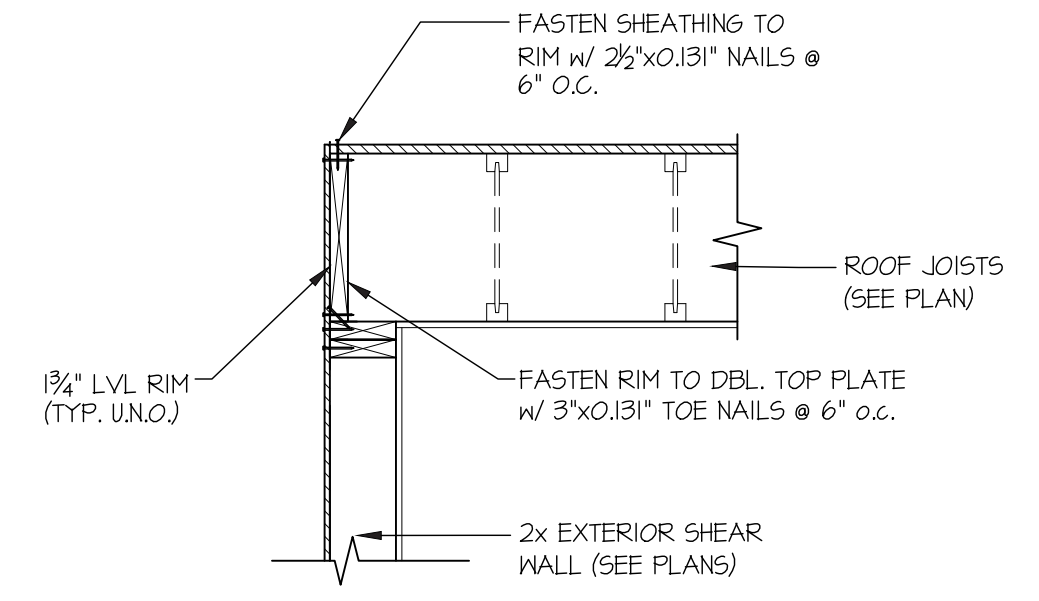
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SD-3



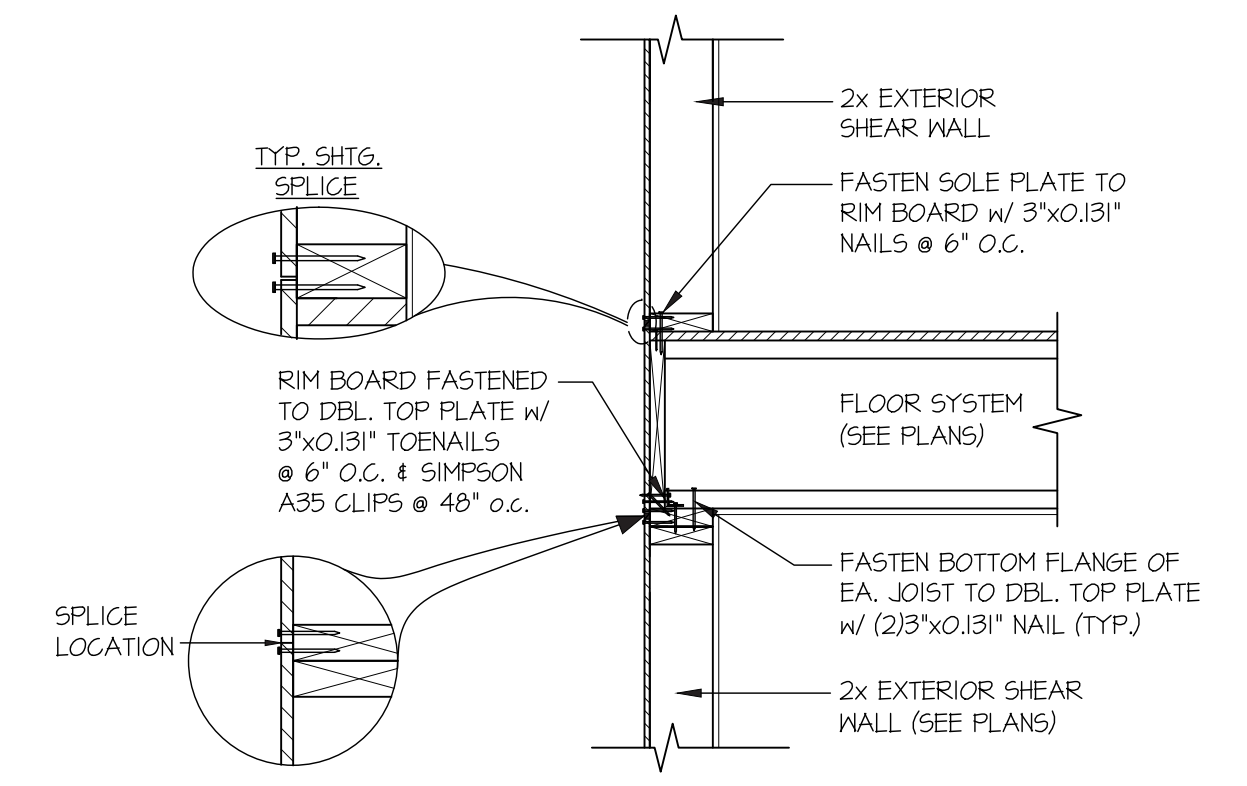
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1A SECTION
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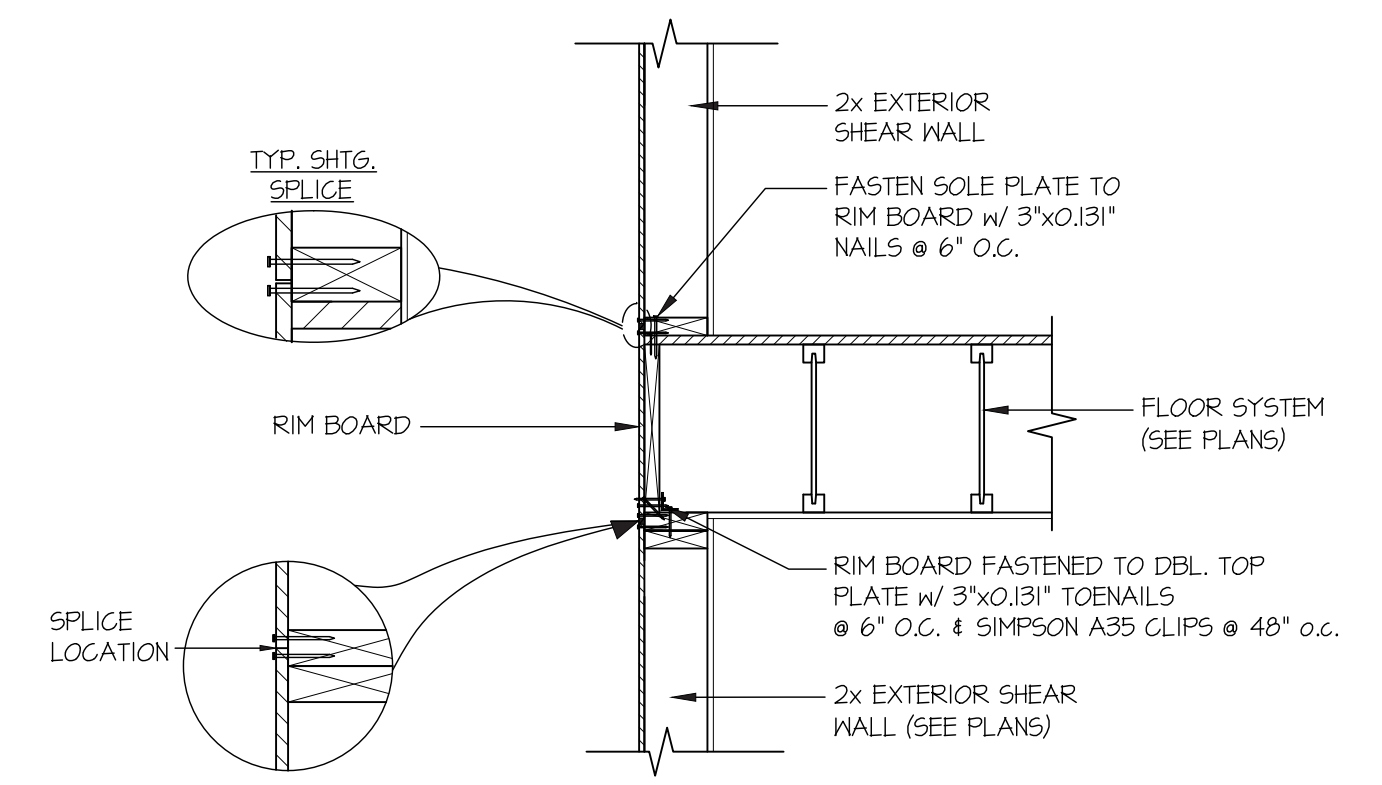


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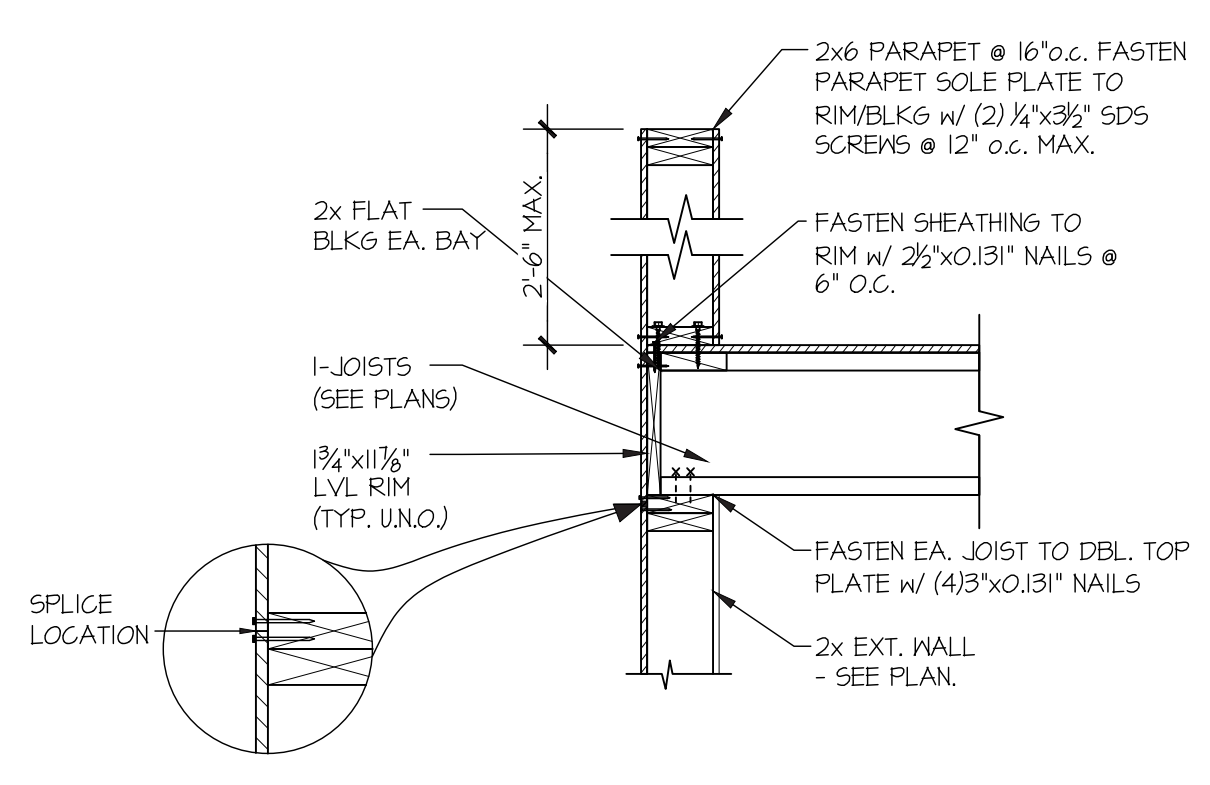
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PERPENDICULAR FRAMING

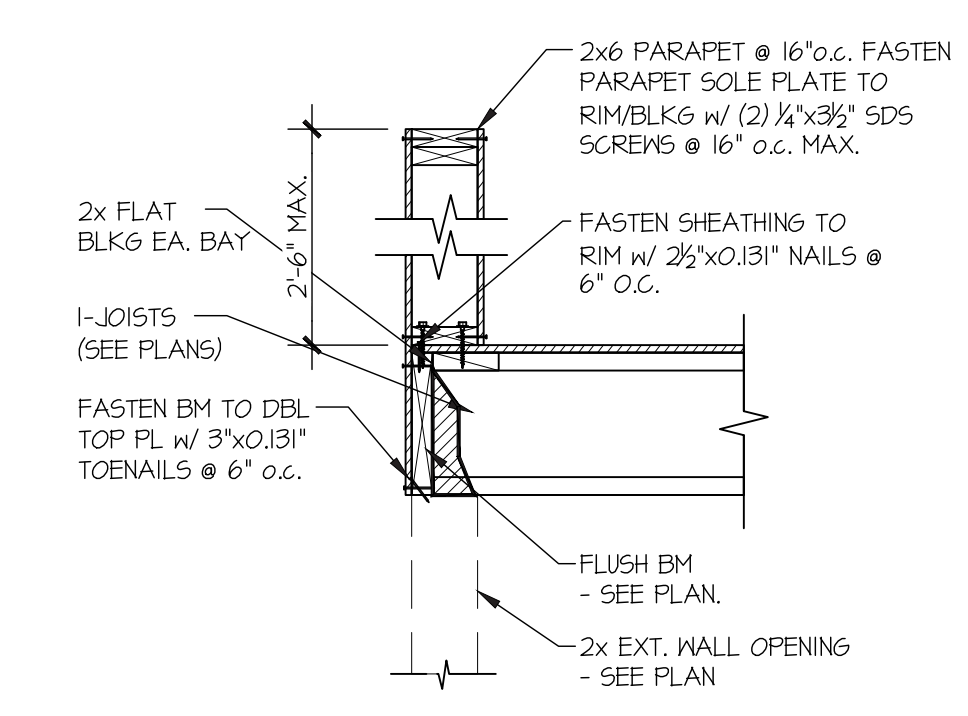


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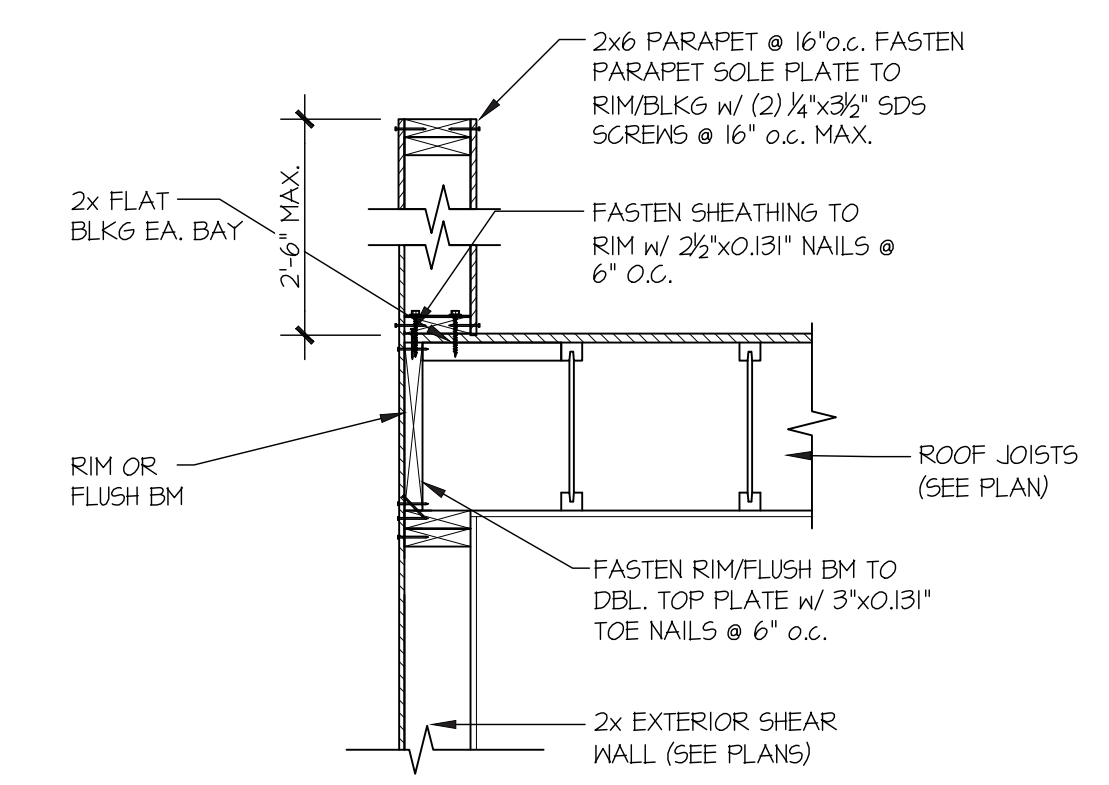
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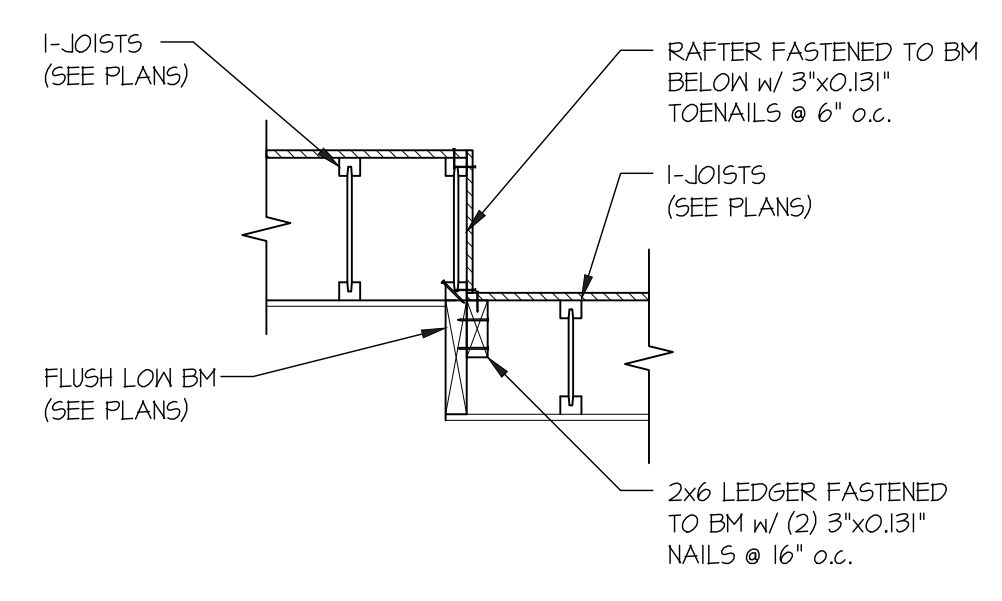
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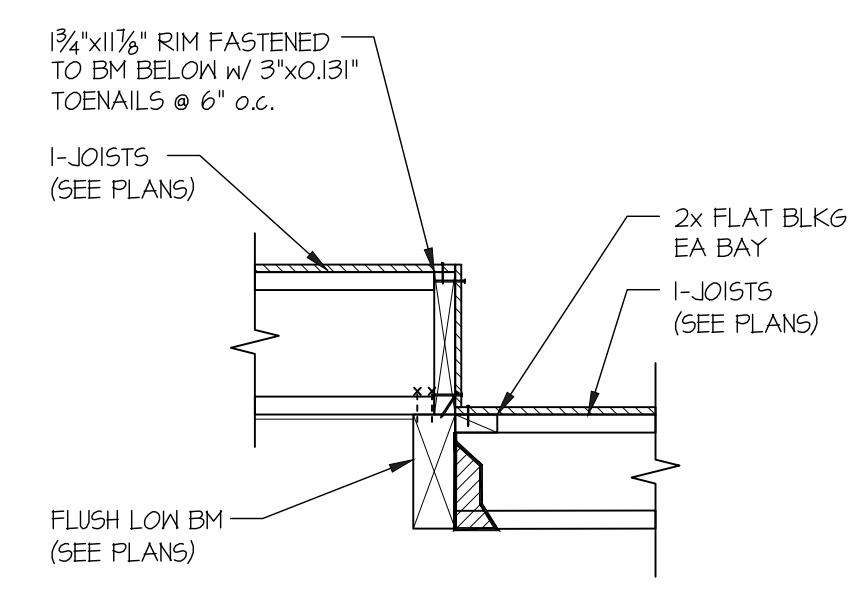
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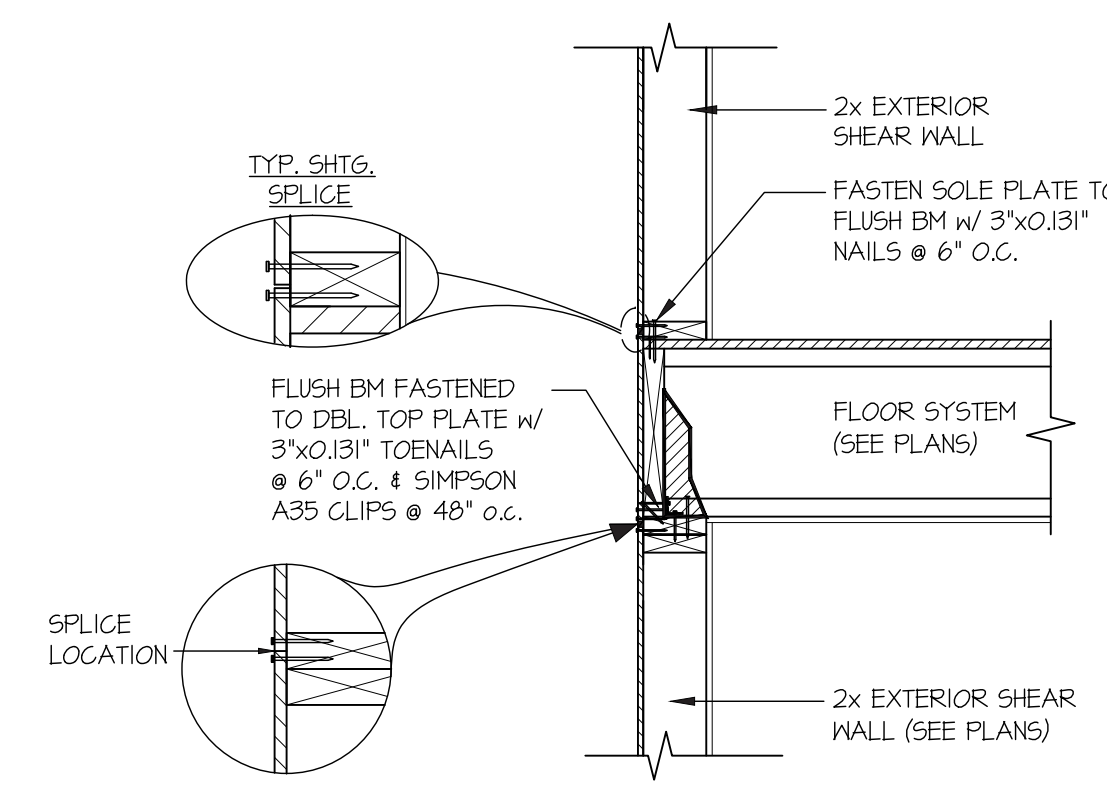
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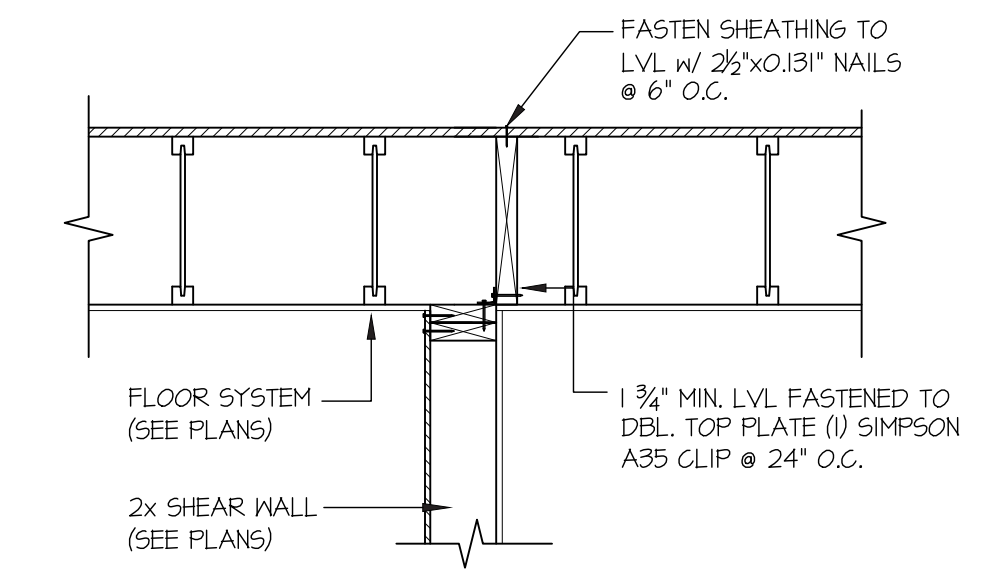
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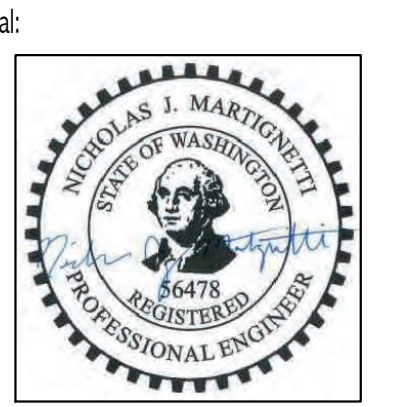
8 SECTION
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9 SECTION
SCALE: 3/4\"/>



11 SECTION
SCALE: 3/4\"/>



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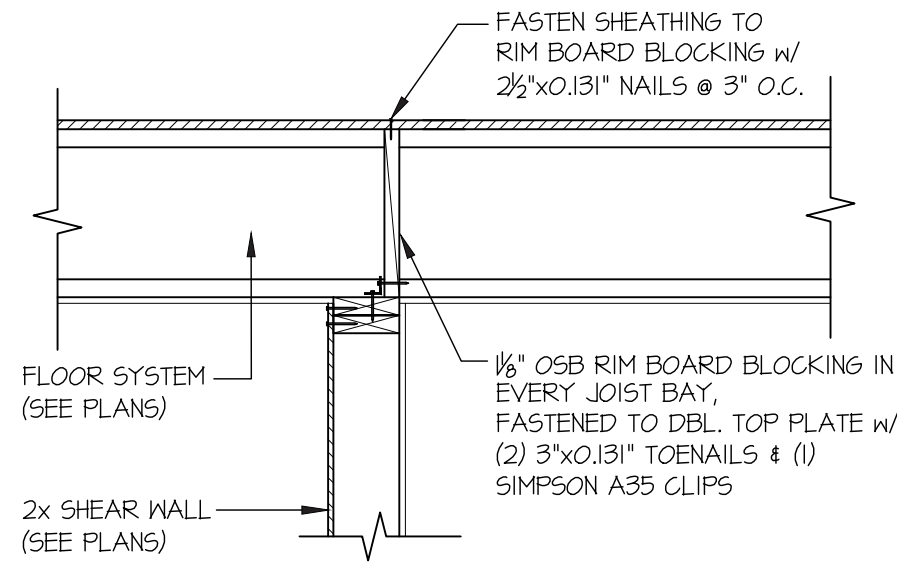
project mgr: NJM
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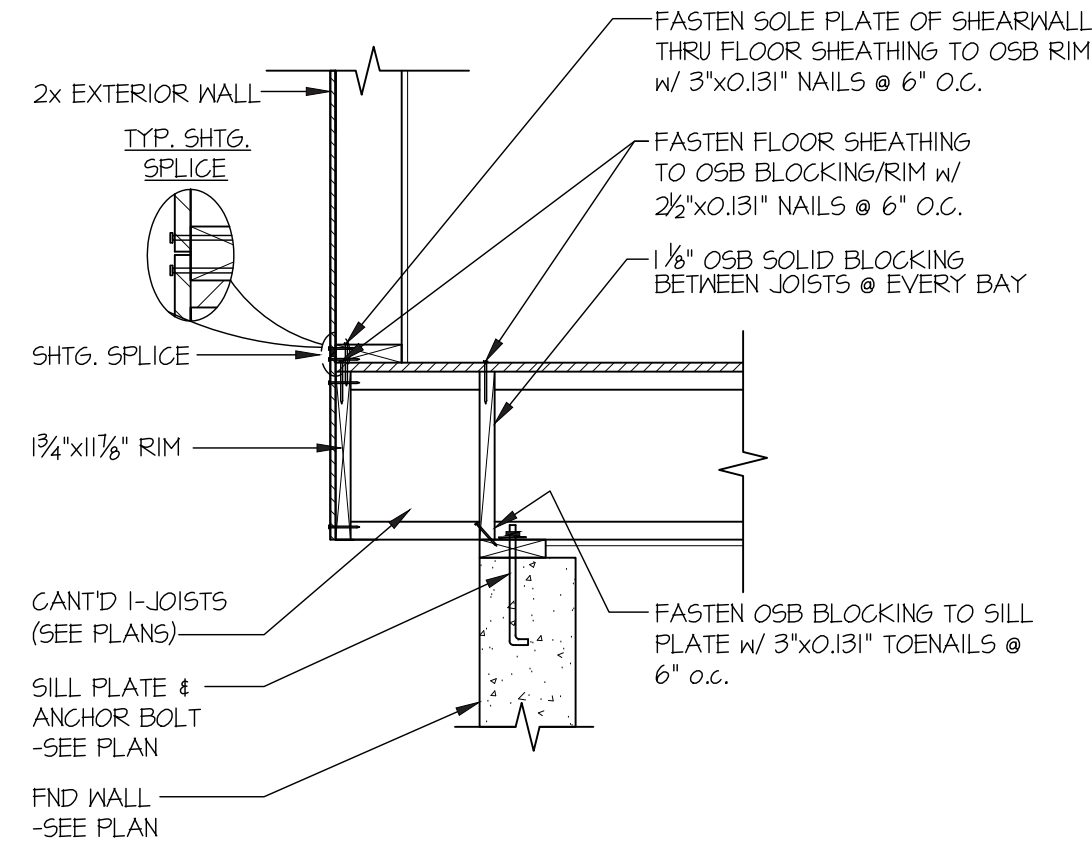
LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

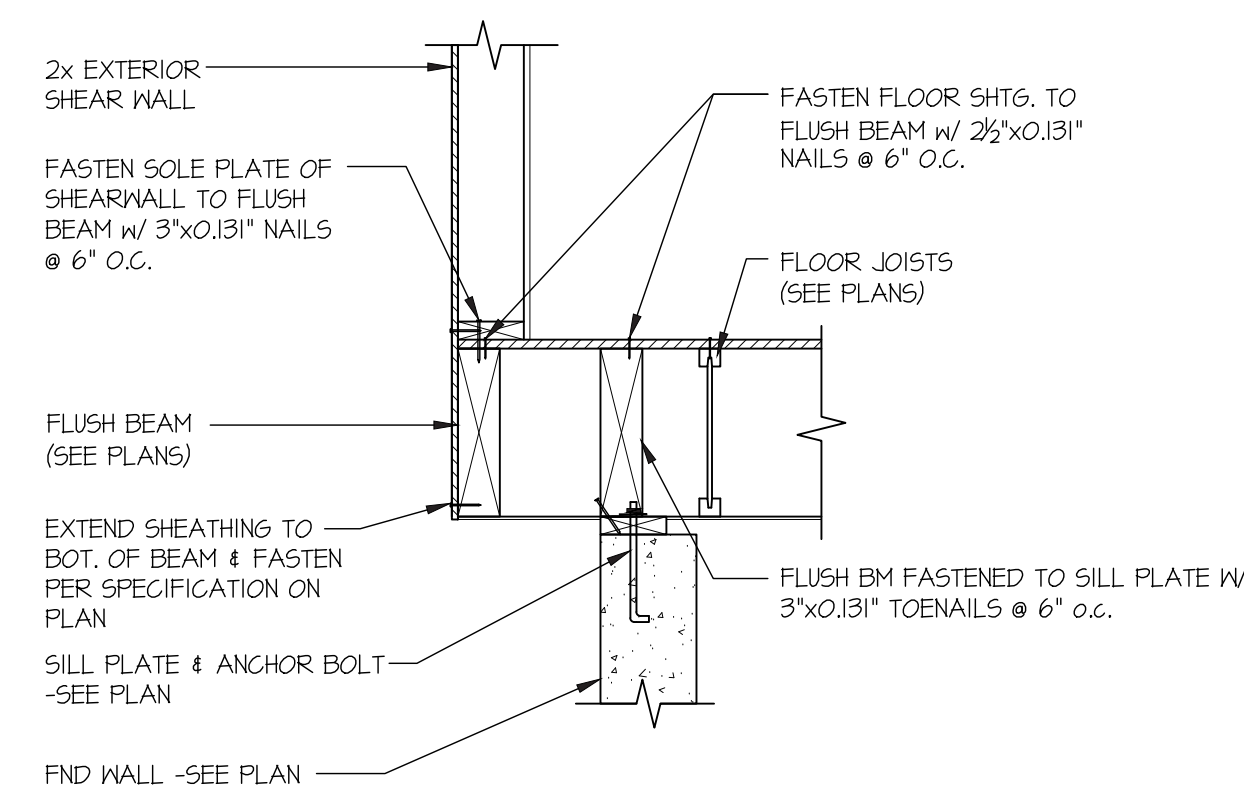
sheet:
SD-4



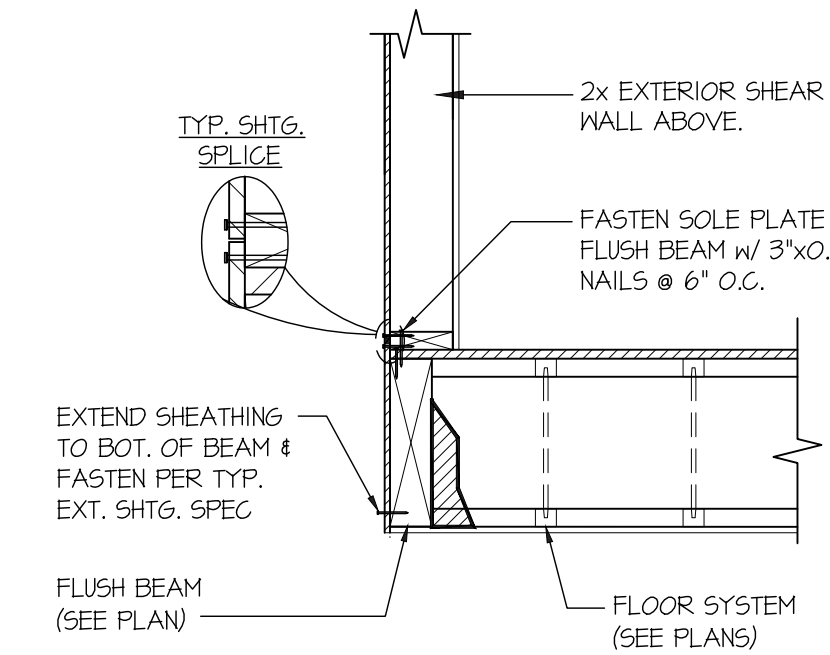
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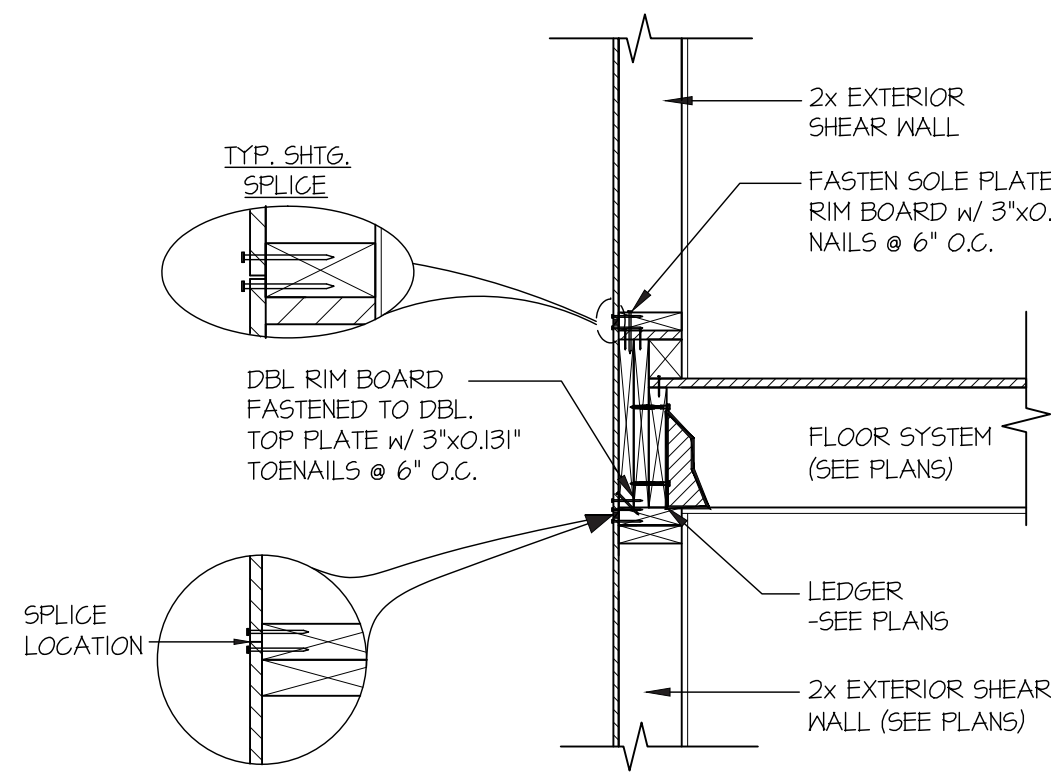
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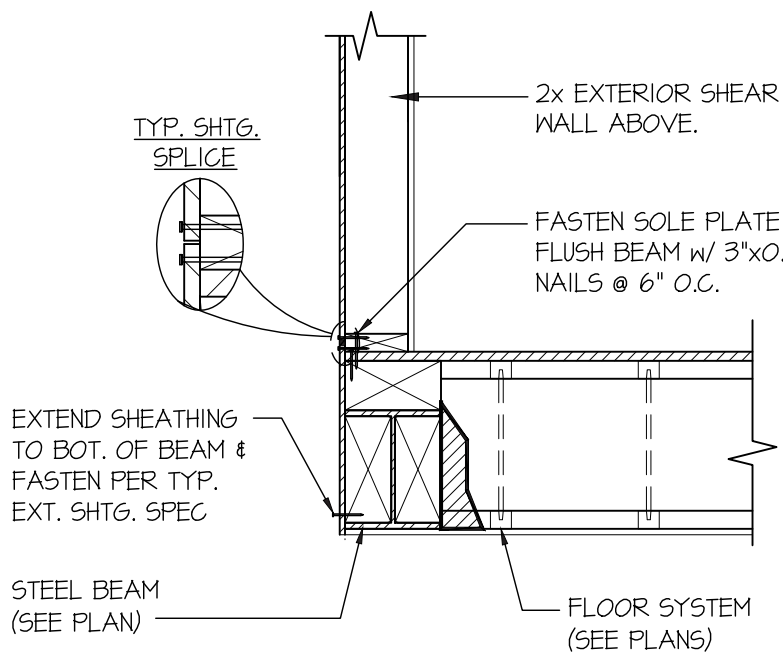
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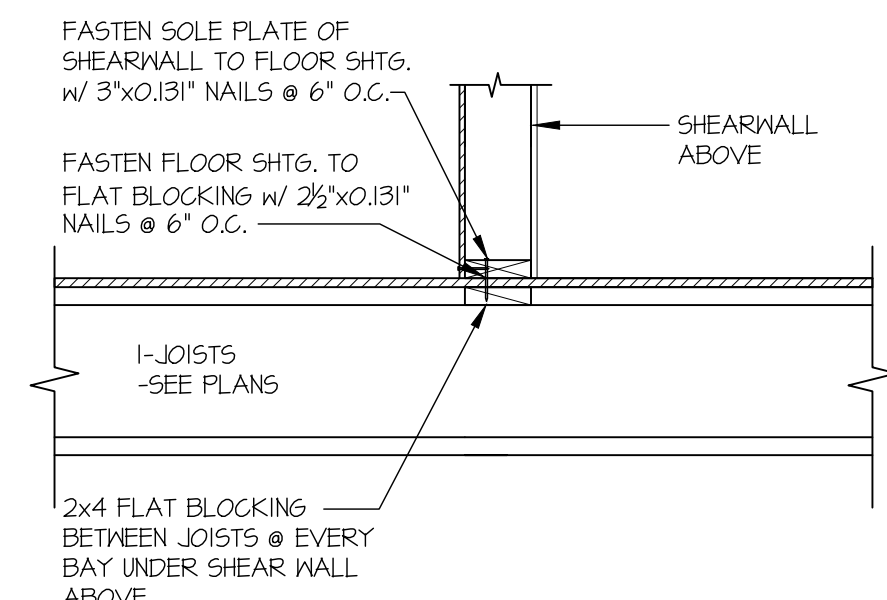
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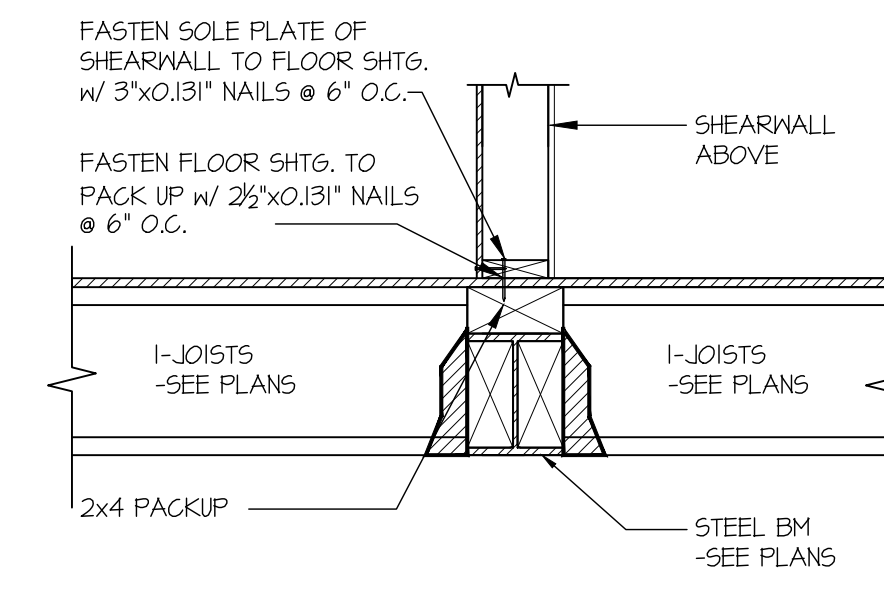
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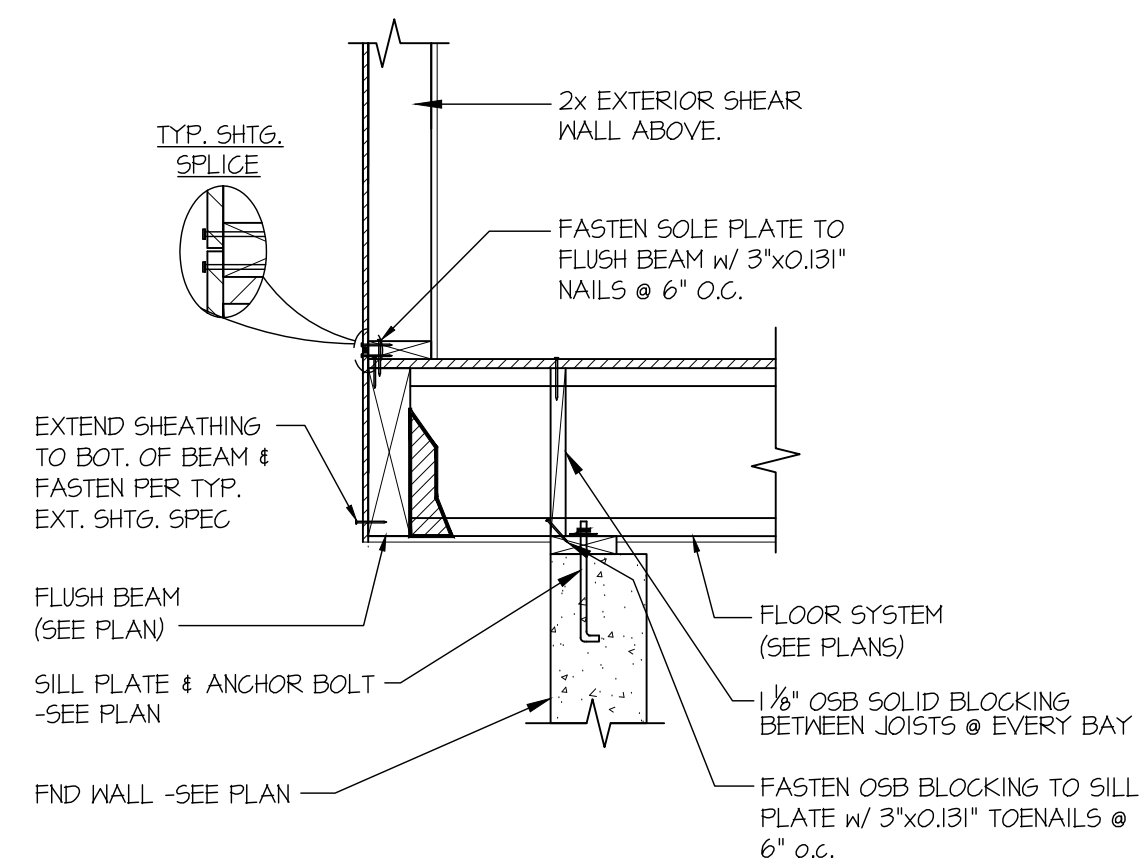
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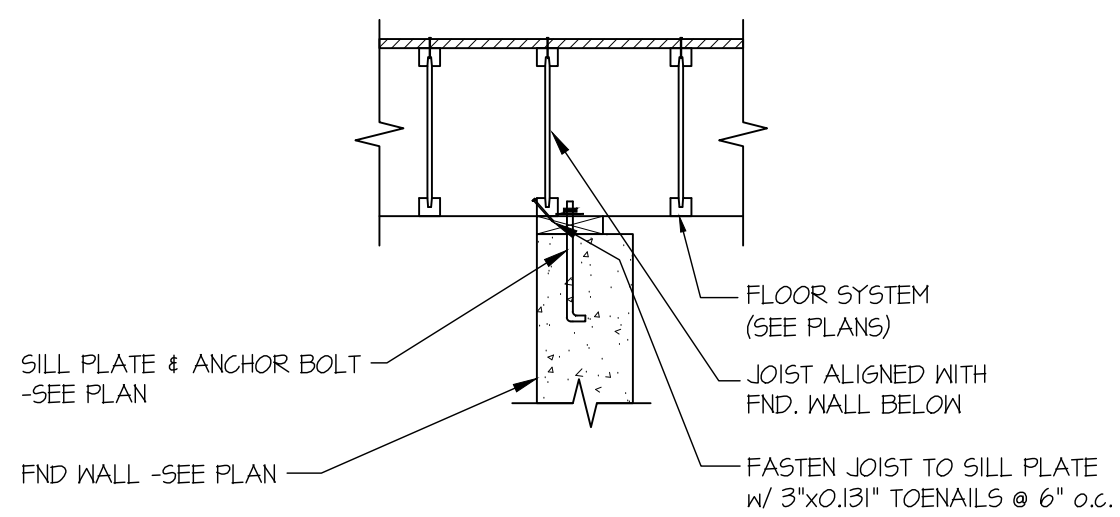
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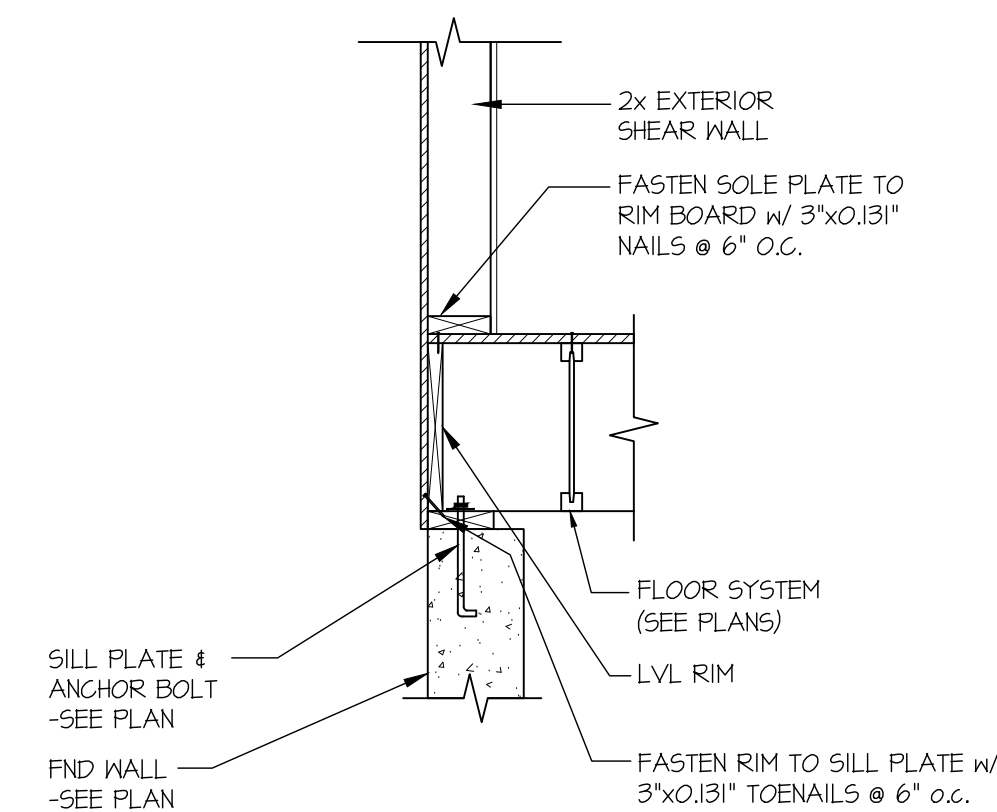
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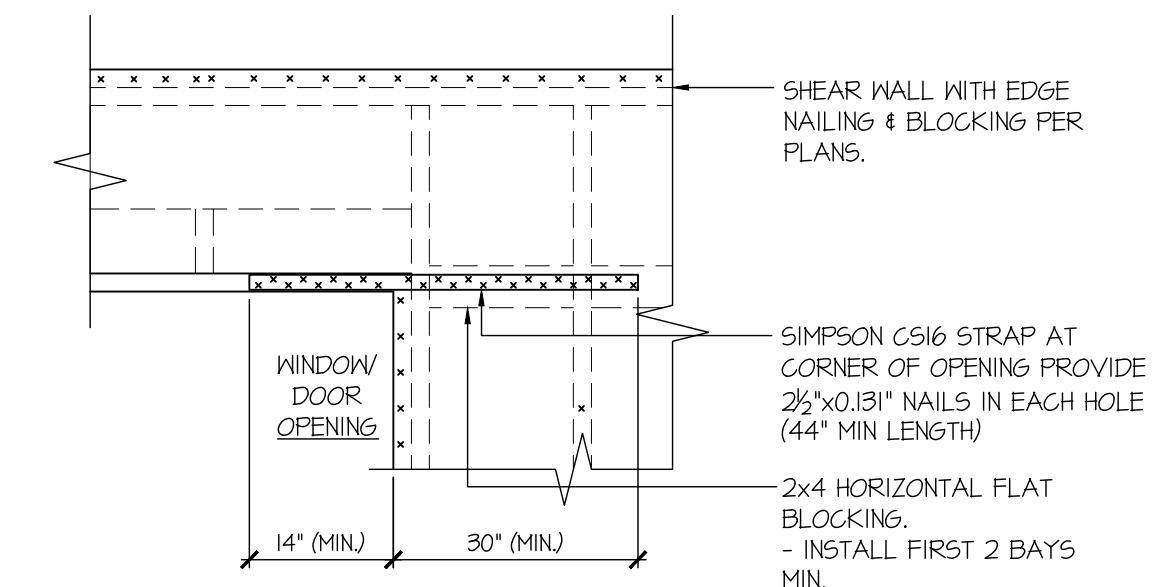
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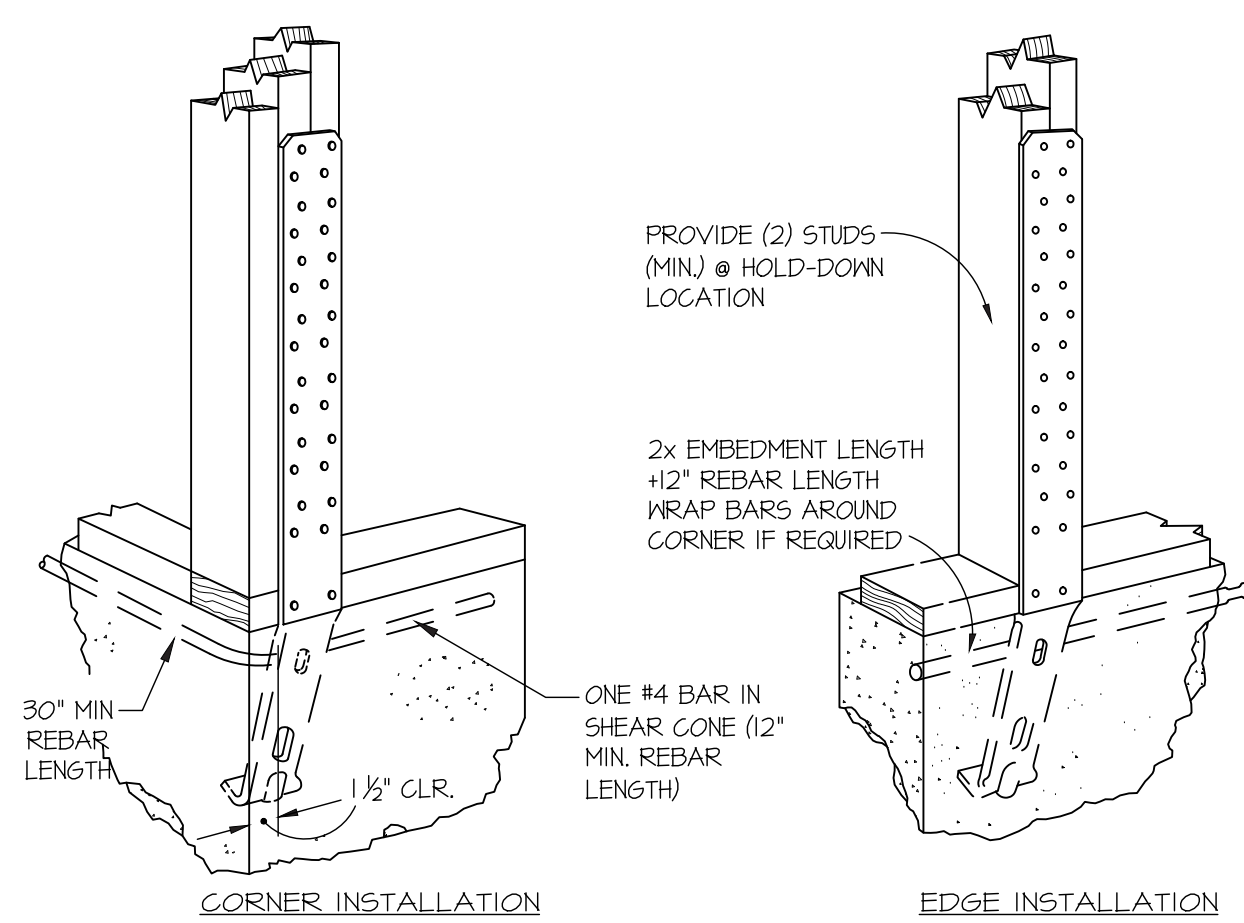


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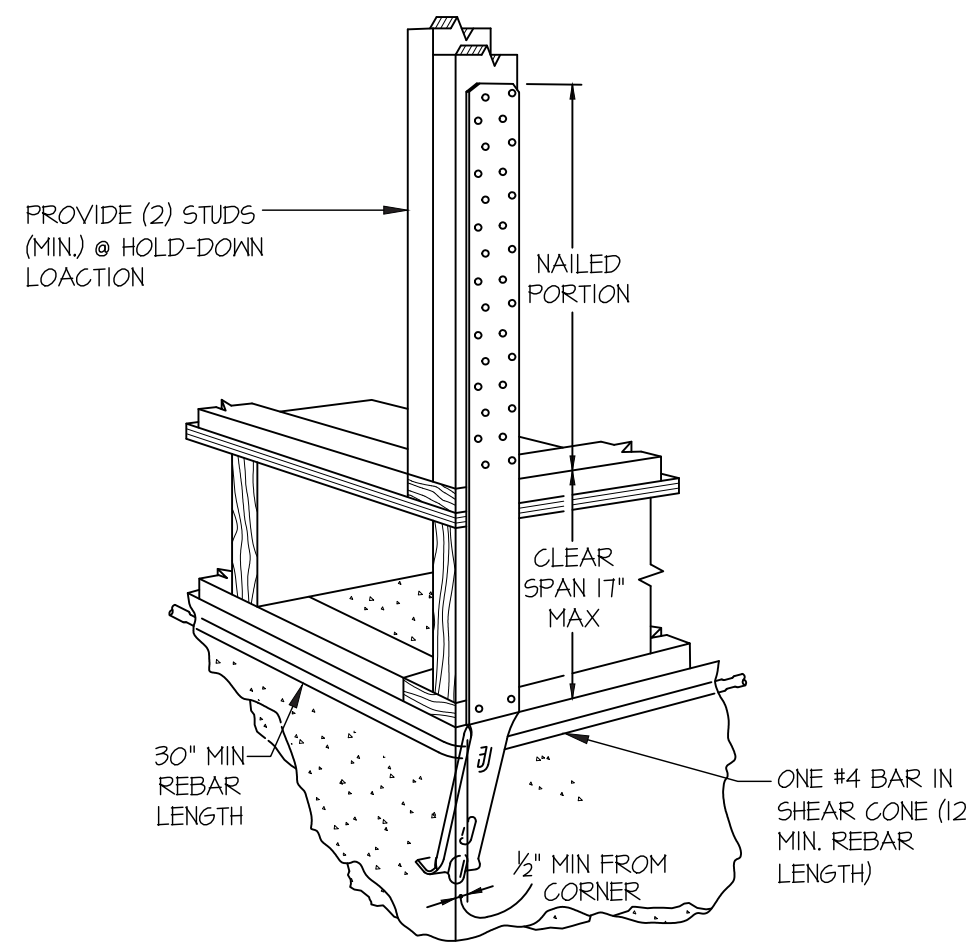


44 EXT. WALL & INT. SHEARWALL
OPENING ELEVATION
SCALE: NTS

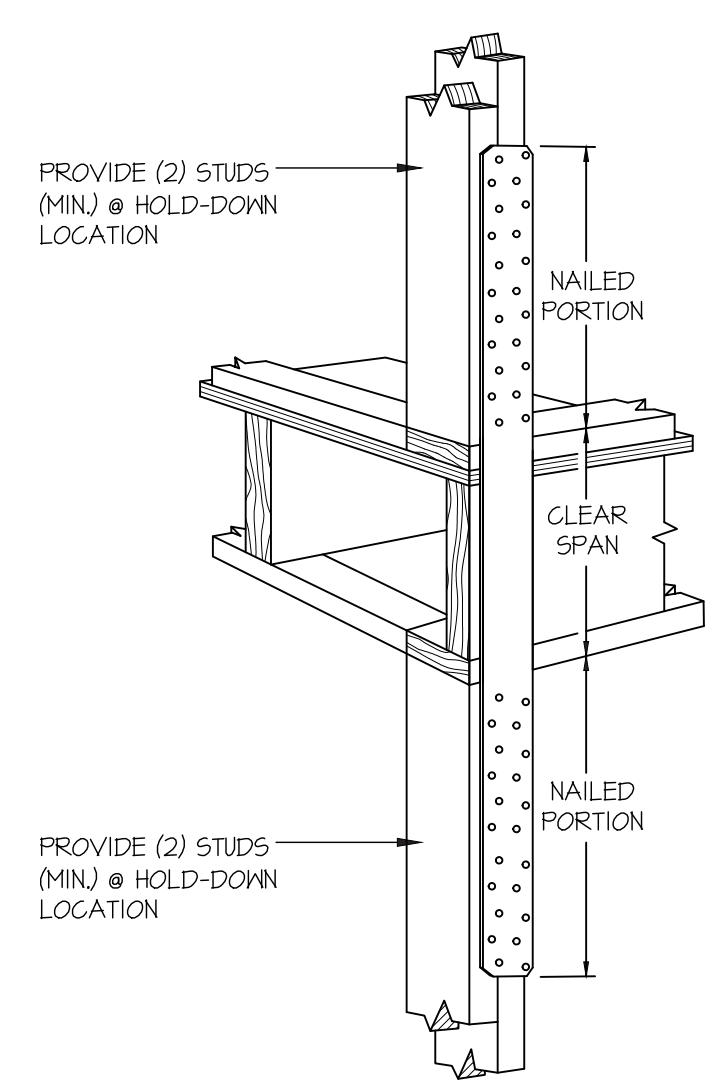
- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS.
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL.



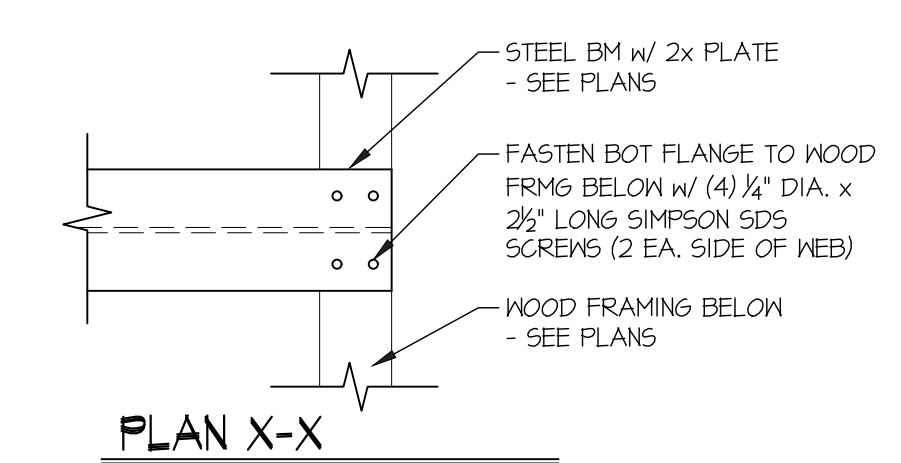
A TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON 5THD HD @ FOUNDATION



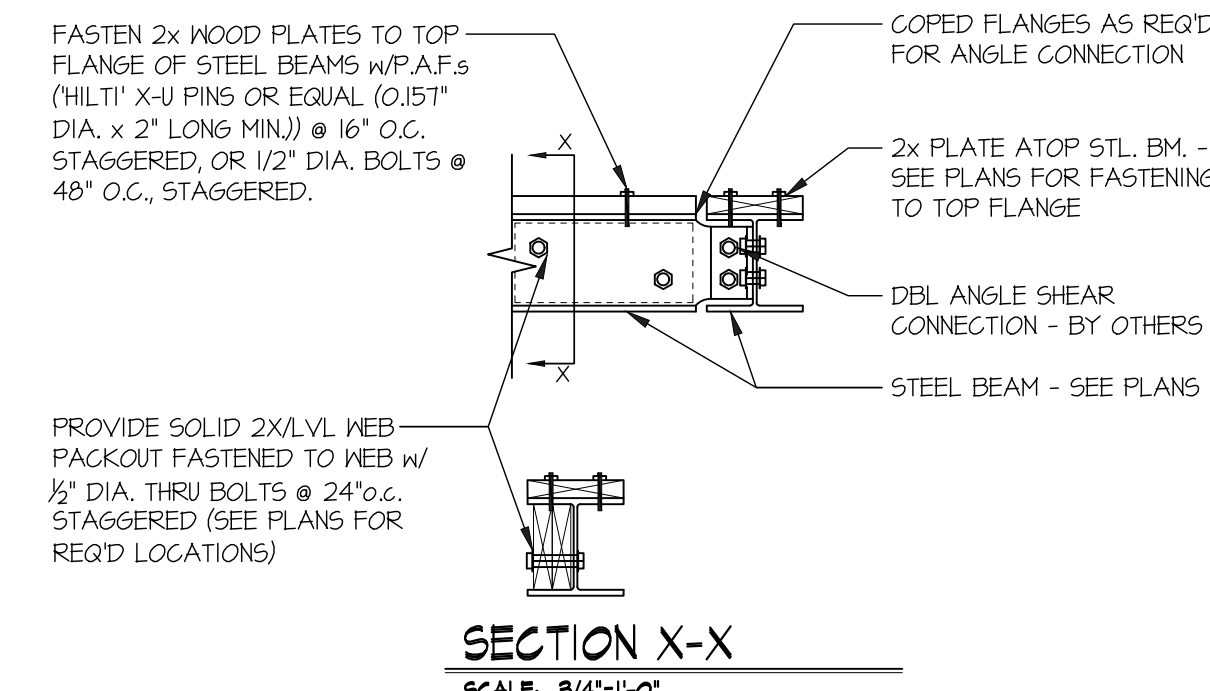
B TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON 5THD HD @ FLOOR FRAMING



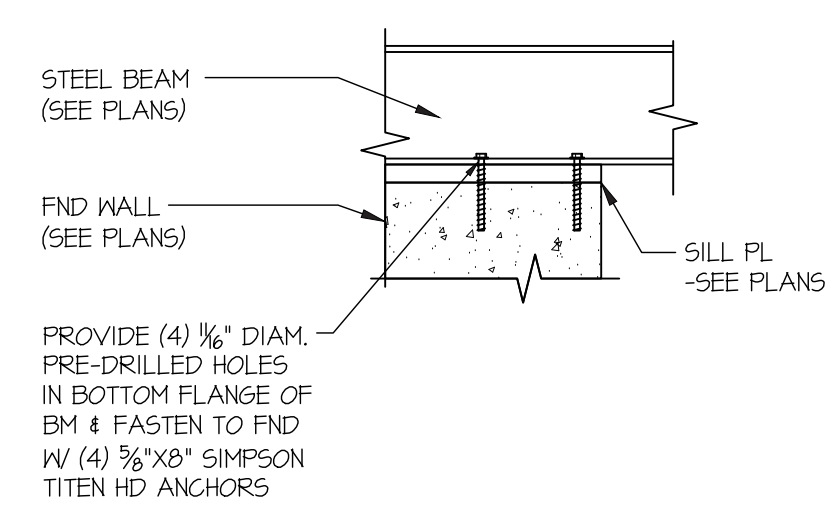
C TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON STRAP HD @ FLOOR FRAMING



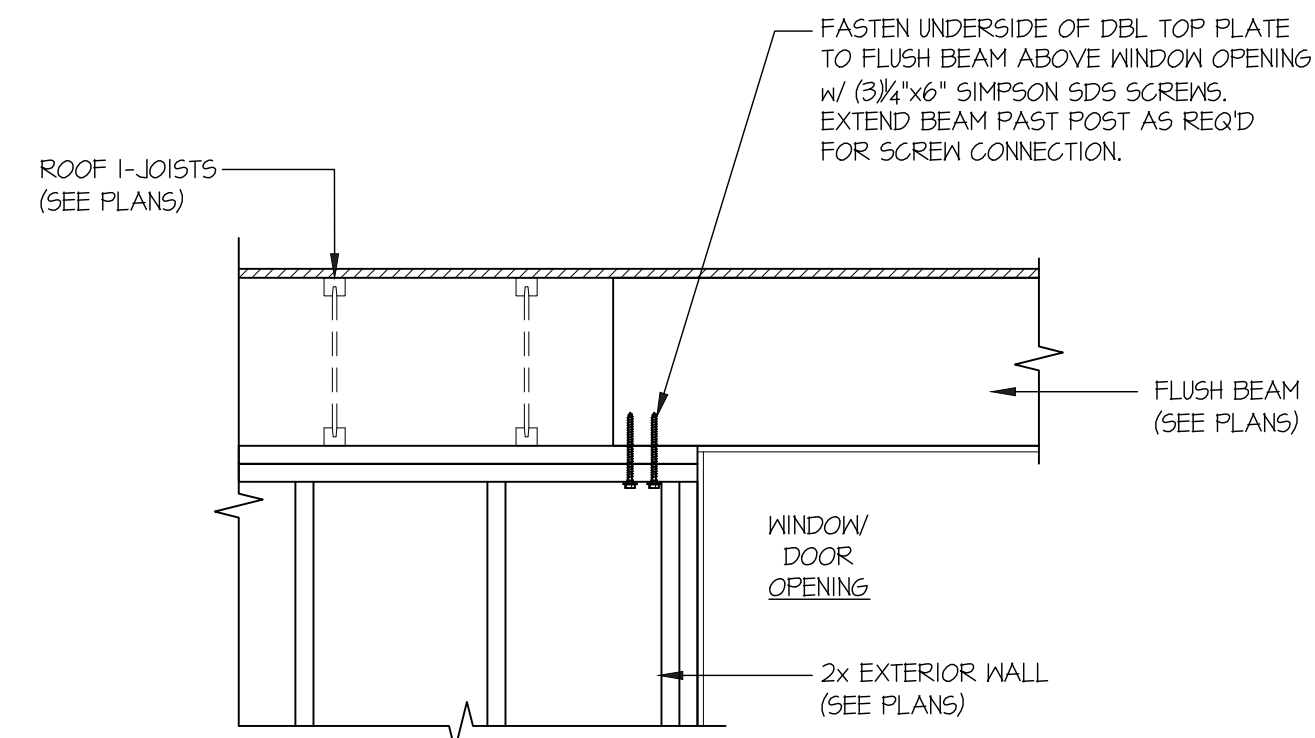
D STL BM TO WOOD FRMS CONNECTION
 SCALE: 3/4\"/>



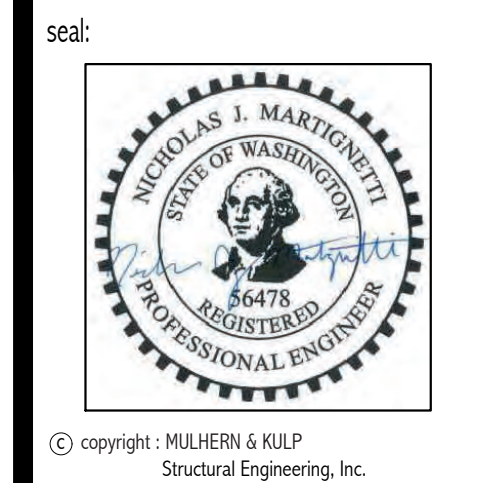
E DOUBLE ANGLE STEEL CONNECTION
 SCALE: 3/4\"/>



G SECTION
 SCALE: 3/4\"/>



H FLUSH HDR CONNECTION @ ROOF
 SCALE: 3/4\"/>



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