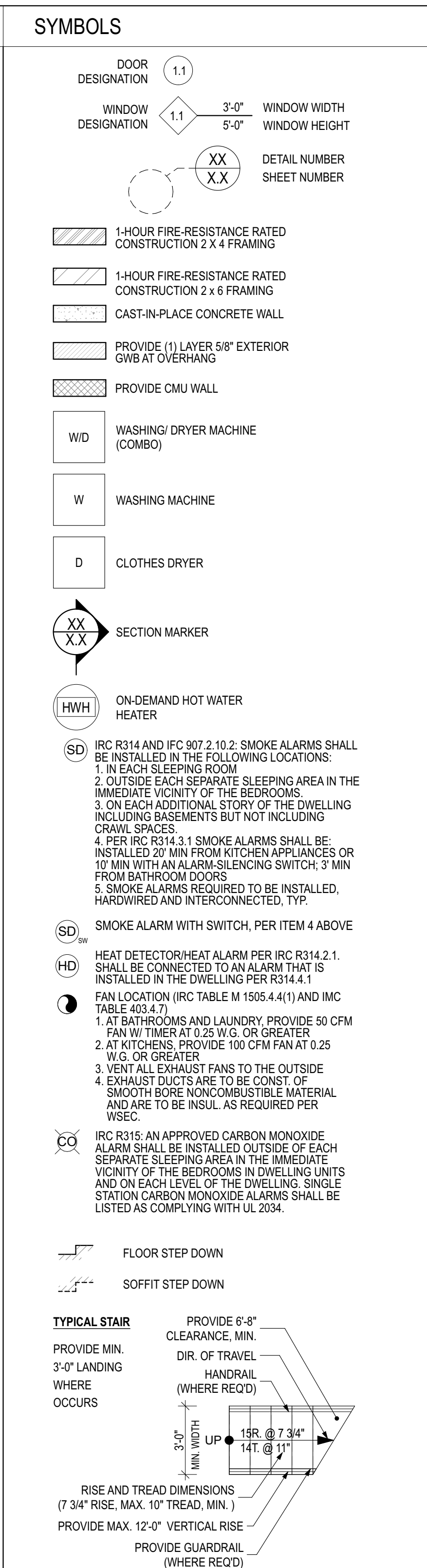


ABBREVIATIONS table listing various construction terms and their corresponding symbols or abbreviations.



GENERAL NOTES section containing numbered instructions and requirements for the construction project.

GENERAL NOTES section containing numbered instructions and requirements for the construction project.

4450 84th Ave SE SF House + Existing Accessory Structure MERCER ISLAND, WA 98040

SHEET INDEX

SHEET INDEX table listing sheet IDs and names, such as A0.00 General Notes, A0.11 Land Use Code - Lot Coverage, etc.

SHEET INDEX table listing sheet IDs and names, such as A8.20 Door Schedule, A9.31 Penetration Details, etc.

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.

WASHINGTON STATE ENERGY CODE

SINGLE FAMILY RESIDENCE AND ACCESSORY STRUCTURE TO COMPLY PER R406.3.2 UNIT SIZE DESIGNATION PER WSEC R406.3: PROVIDE 8 CREDITS FOR A MEDIUM DWELLING UNIT

WHOLE HOUSE VENTILATION

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

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

Table showing NEW SF RESIDENCE - AREA PER FLOOR with columns for STORY, LOCATION, and GROSS AREA.

BUILDING AREAS - FLOOR AREA PER MIMC

Table showing FAR/GROSS SCHEDULE - TOTAL with columns for STORY, FAR AREA, GROSS AREA, and CODE EXEMPTION.

PROJECT SUMMARY

ADDRESS: 4450 84TH AVE SE MERCER ISLAND, WA 98040
OWNER: MERCER PARTNERS LLC
ARCHITECT: b9 ARCHITECTS, INC.
STRUCTURAL ENGINEER: Mulhern + Kulp
CIVIL ENGINEER: OFFE ENGINEERS
LEGAL DESCRIPTION: THE PORTION OF LOTS 6 AND 7, BLOCK 16, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS ACCORDING TO THE PLAT THEREOF...

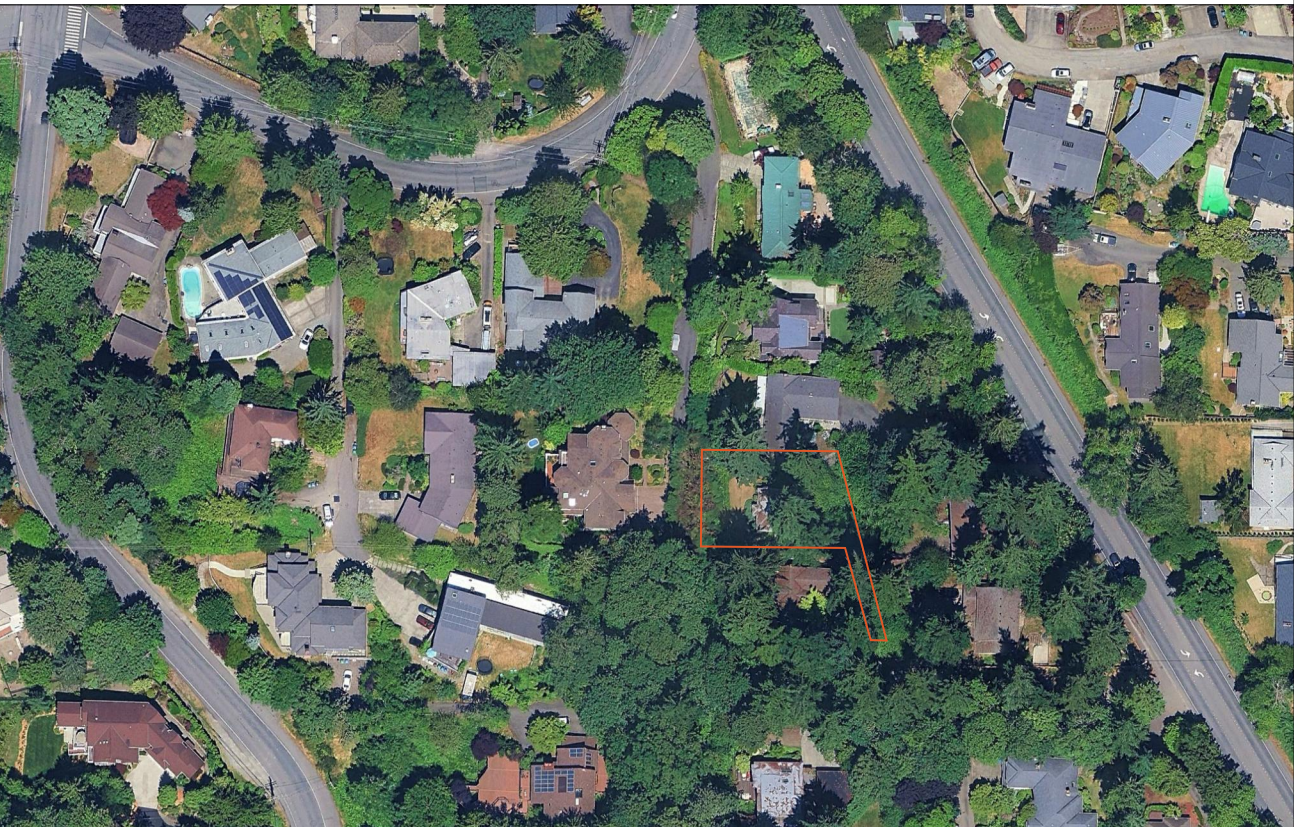
ZONING SUMMARY

ZONE: R9.6
TOTAL LOT AREA: 9,601
GROSS FLOOR AREA RATIO: MIMC 19.02.020.D.1
DENSITY/SITE USAGE: MIMC 19.02.010.A
YARD REQUIREMENTS: MIMC 19.02.020.C
LOT COVERAGE: MIMC 19.02.020.F
STRUCTURE HEIGHT: MIMC 19.02.020.E.1
LANDSCAPING AND SCREENING: MIMC 19.02.020.F
PARKING: MIMC 19.02.020.G.2
ACCESS: DRIVEWAY PROPOSED FROM SE 45TH ST

FIRE SPRINKLER NOTES

PER MERCER ISLAND FIRE DEPARTMENT: EACH DWELLING UNIT SHALL HAVE AN NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D (FULL COVERAGE) AND COMI STANDARDS AND SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

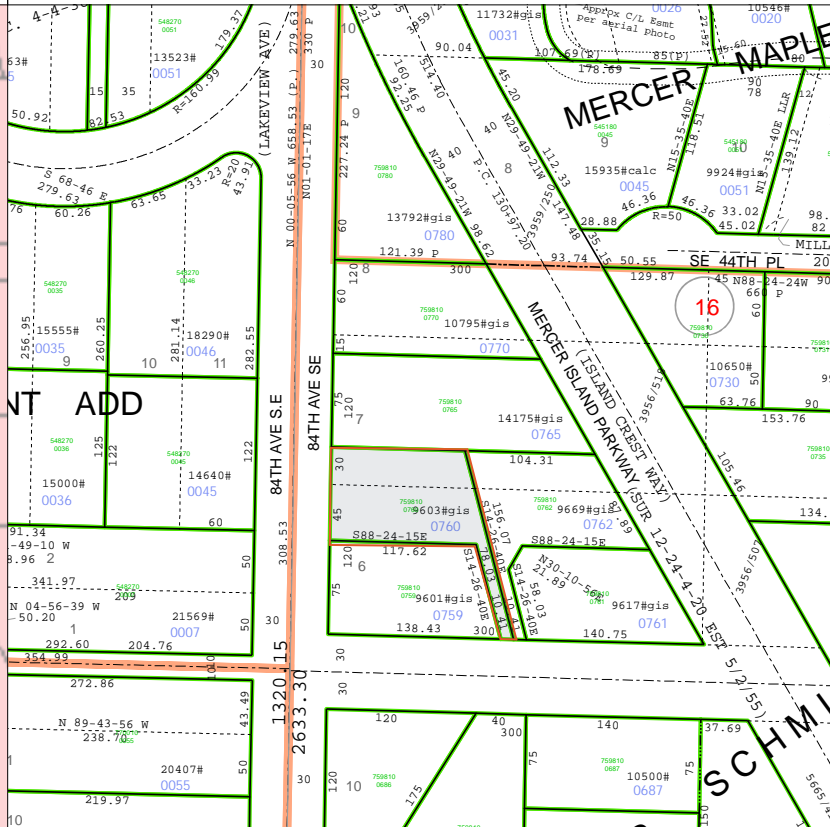
AERIAL MAP (NOT TO SCALE)



ZONING MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)

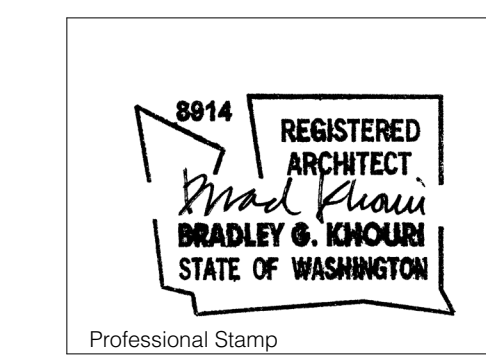


Architect of Record



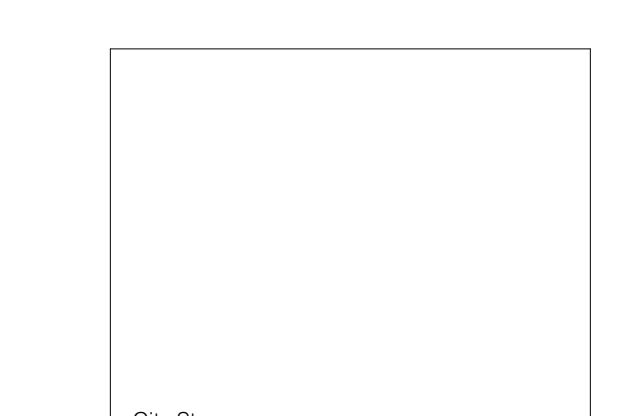
Project: 4450 84th Ave SE SF House + Existing Accessory Structure

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



Issue ID table with columns for Issue ID, Issue Name, and Issue Date.

Table with columns for Issue ID, Issue Name, and Issue Date, showing a correction cycle.



General Notes

A0.00

LOT COVERAGE LEGEND

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

LOT COVERAGE - SITE SLOPE

HIGHEST SITE ELEVATION: 306 FEET
 LOWEST SITE ELEVATION: 292 FEET
 306 FT - 292 FT
 ELEVATION DIFFERENCE = 14 FEET

SITE DISTANCE: 156.06 FT
 14 FT / 156.06 FT = .0897
 9% = LOT SLOPE

< 15% LOT SLOPE = 40% LOT COVERAGE ALLOWED PER MIMC 19.02.020.F.3.a
 PER MIMC 19.02.020.F.a.ii.(b) - A DEVELOPMENT PROPOSAL ON A FLAG LOT THAT, AFTER OPTIMIZING DRIVEWAY ROUTING AND MINIMIZING DRIVEWAY WIDTH, REQUIRES A DRIVEWAY THAT OCCUPIES MORE THAN 25 PERCENT OF THE OTHERWISE ALLOWED LOT COVERAGE AREA. THE ALLOWED REDUCTION IN THE REQUIRED LANDSCAPING AREA AND INCREASE IN MAXIMUM LOT COVERAGE SHALL NOT EXCEED FIVE PERCENT, OR THE AREA OF THE DRIVEWAY IN EXCESS OF 25% OF THE LOT COVERAGE, WHICHEVER IS LESS

DRIVEWAY OCCUPIED LOT COVERAGE = 1,373 SF / (9,601.41 SF X 40%) = 1,373 SF / 3,840.56 SF = .3575 OR 35.75%
 DRIVEWAY IS IN EXCESS OF 25% BY 10.75%, WHICH IS GREATER THAN FIVE PERCENT

TOTAL ALLOWED LOT COVERAGE = 45% (40% PER MIMC + 5% ALLOWED BY MIMC 19.02.020.F.a.ii.(b))
 A MAXIMUM OF 9% OF NET LOT AREA MAY CONSIST OF HARDSCAPE IMPROVEMENTS PER MIMC 19002.020.F.b.i

LOT COVERAGE AREA	
LOT COVERAGE AREA	AREA
LOT COVERAGE (EXISTING) - ACCESSORY STRUCT.	600.01
LOT COVERAGE - EXISTING CARPORT	196.93
LOT COVERAGE - MODIFIED DRIVEWAY	1,310.77
LOT COVERAGE-DRIVEWAY	187.36
SF - OVERHANG	13.08
SF - OVERHANG	54.28
SF - OVERHANG	190.11
SFR - FOOTPRINT	1,309.79
TOTAL	3,862.33 ft²

TOTAL LOT SIZE: 9,601.41
 9,601.41 SF X 45% =
 4,320 SQ FT = 45% (MAXIMUM LOT COVERAGE)

3,862.33 SF / 9,601.41 S FT = 40.23%

NOTE HARDSCAPE COVERAGE AREA	
HARDSCAPE (EXISTING TO BE DEMOLISHED)	AREA
HARDSCAPE (EXISTING TO BE DEMOLISHED)	245.99
HARDSCAPE - EXST. STAIRS	44.00
HARDSCAPE - UNCOVERED PATIO	190.27
HARDSCAPE - WALKWAY	117.00
TOTAL	597.26 ft²

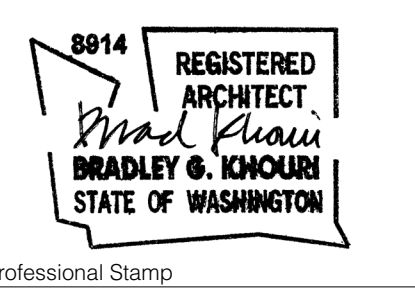
TOTAL LOT SIZE: 9,601.41
 9,601.41 SF X 9% =
 864.13 SQ FT = 9% (MAXIMUM HARDSCAPE)

597.26 SF - 245.99 (TO BE DEMOLISHED) = 351.27
351.27 / 9,601.41 SF = 3.66%

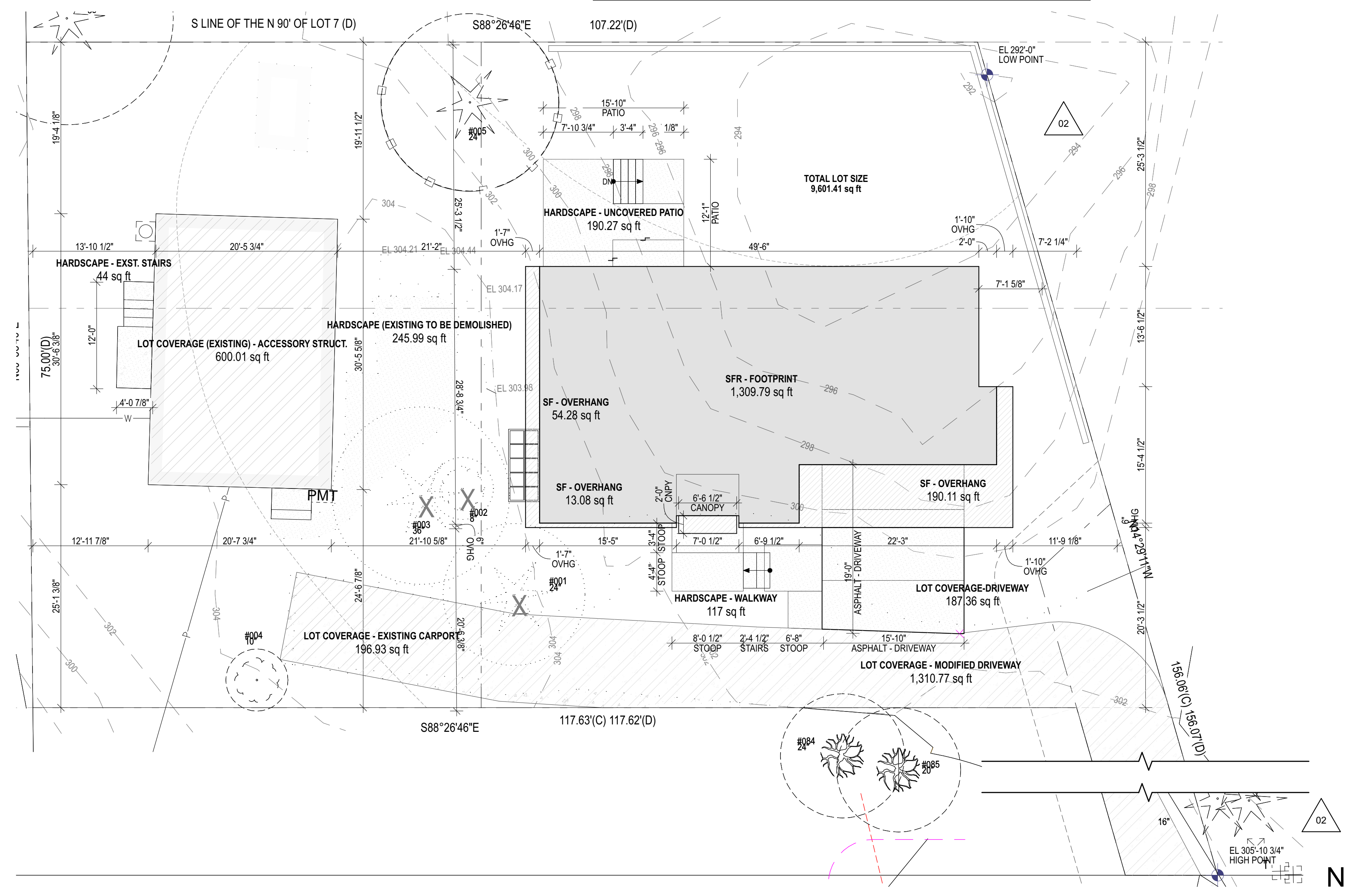
Architect of Record

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

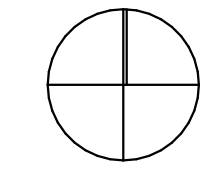
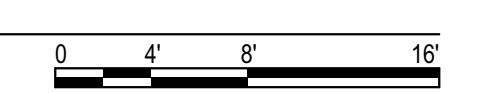
Project:
4450 84th Ave SE SF House + Existing Accessory Structure
 Location:
 4450 84TH AVE SE
 MERCER ISLAND, WA 98040



Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25



2 LOT COVERAGE PLAN
 SCALE: 1/8" = 1'-0"



Land Use Code - Lot Coverage

A0.11

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

NOTE: THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. 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), 36"(E)
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
 - (E) 6"x4" TEE - WALL DRAIN CONNECTION
IE=291.00

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 PATIO = 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 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%

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

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

WATER SERVICE NOTES:

- (W1) INSTALL 1" WATER METER AND 1-1/2" SERVICE LINE PER CITY OF MERCER ISLAND STD. DETAIL W-13. METER BOX LOCATION PER CITY OF MERCER ISLAND STD. DETAIL W-16.
NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION

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

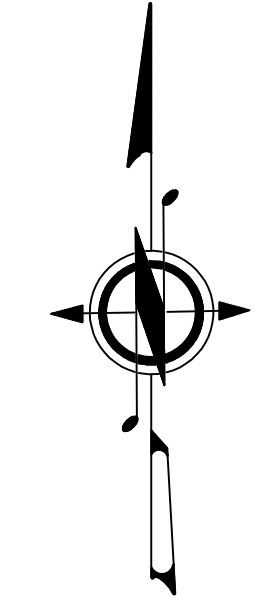
APPROXIMATE SIDE SEWER LINE PER CITY OF MERCER ISLAND GIS (TYP.)

SURVEYED TOP OF SLOPE

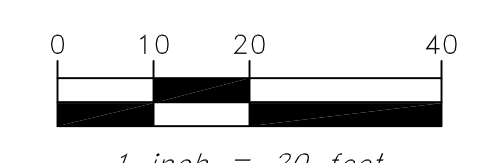
SEWER MANHOLE
RIM EL=286.27'
N 8" CONC IE=277.86'

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" FERNCO COUPLING TO EXISTING HOUSE SIDE SEWER
- (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



GRAPHIC SCALE



PERMIT #: 2504-104

<p>OFFE ENGINEERS 13932 SOUTHEAST 159TH PLACE RENTON, WA WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.</p>	<p>DESIGNED BY: DLO DRAWN BY: SLS CHECKED BY: DLO</p>
<p>4450 84th Avenue SE Mercer Partners, LLC Stormwater Site Plan</p>	
<p>PROJECT: 4450 84th Avenue SE CLIENT: Mercer Partners, LLC SHEET CONTENT: Stormwater Site Plan</p>	<p>DATE: 12/19/2025 JOB NO.: DWG NO.: SHEET: 2 OF 5</p>

MSBC
LONG SIDE VIEW
SHORT SIDE VIEW
TOP VIEW

WATER SERVICE SIZE	PART NO.	A	B	C	D	E
1"	MSBCF1324-12	13.75"	23.1875"	12"	12.125"	24.5"
2"	MSBC1730-18	17.625"	30.5"	18"	22.875"	35"

NOTES:
1. METER BOX SHALL BE MID-STATES PLASTICS AS SHOWN, WITH A DUCTILE IRON LID WITH A FLIP OR HINGED INSPECTION LID TO INCLUDE A 3/4" PICK HOLE.
2. PLASTIC WATER METER BOXES SHALL NOT BE INSTALLED WITHIN A DRIVING OR PARKING AREA.

CITY OF MERCER ISLAND STANDARD DETAILS WATER
1" & 2" PLASTIC WATER METER BOX
12-23-2013 NO SCALE **W-18A**

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 WDOT 9-09.6(3) OR BANK RUN GRAVEL PER WDOT 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 6" 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**

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	CPSP	SOLID WALL PVC	PROFILE WALL PVC
48"	24"	30"	24"	30"	30"	30"
54"	30"	36"	30"	36"	36"	36"
60"	36"	42"	36"	42"	42"	42"
72"	42"	54"	42"	48"	48"	48"
84"	54"	60"	54"	48"	48"	48"
96"	60"	72"	60"	48"	48"	48"
120"	66"	84"	60"	48"	48"	48"
144"	78"	96"	60"	48"	48"	48"

CATCH BASIN TYPE 2
STANDARD PLAN B-10-20-01
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pasco Bakotich III 02-07-12
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 8 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**

CLEAN OUT DETAIL

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**

PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSP* (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 2.2" (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.

CATCH BASIN TYPE 1
STANDARD PLAN B-5-20-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve 02-07-12
Washington State Department of Transportation

12/03/2025

DATE

REV. NO.

DESCRIPTION

DESIGNED BY DLO

CHECKED BY DLO

DRAWN BY SL\$

PROJECT

CLIENT

SHEET CONTENT

DATE

JOB NO.

DWG NO.

SHEET

3 OF 5

PERMIT #: 2504-104

4450 84th Avenue SE
Mercer Partners, LLC

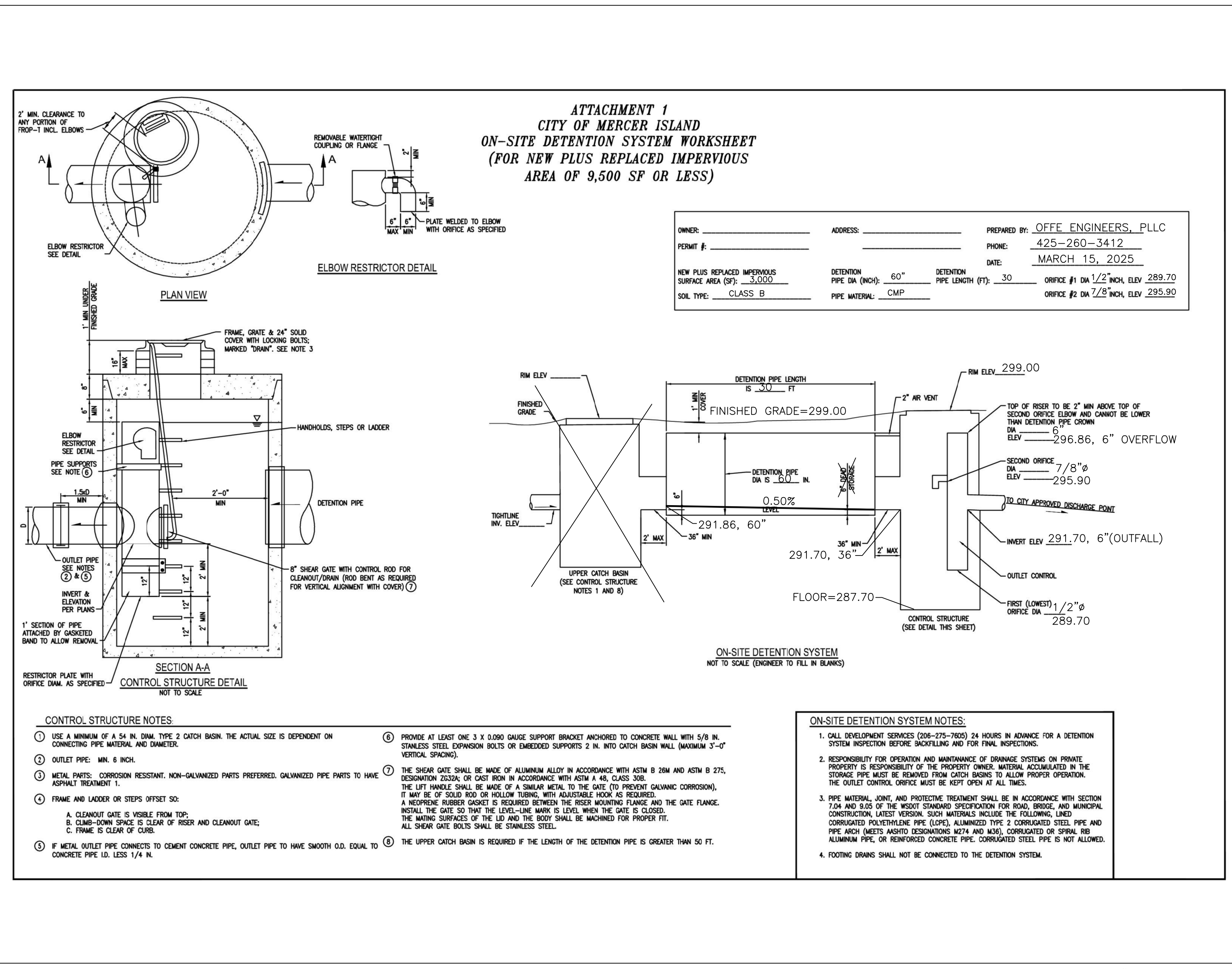
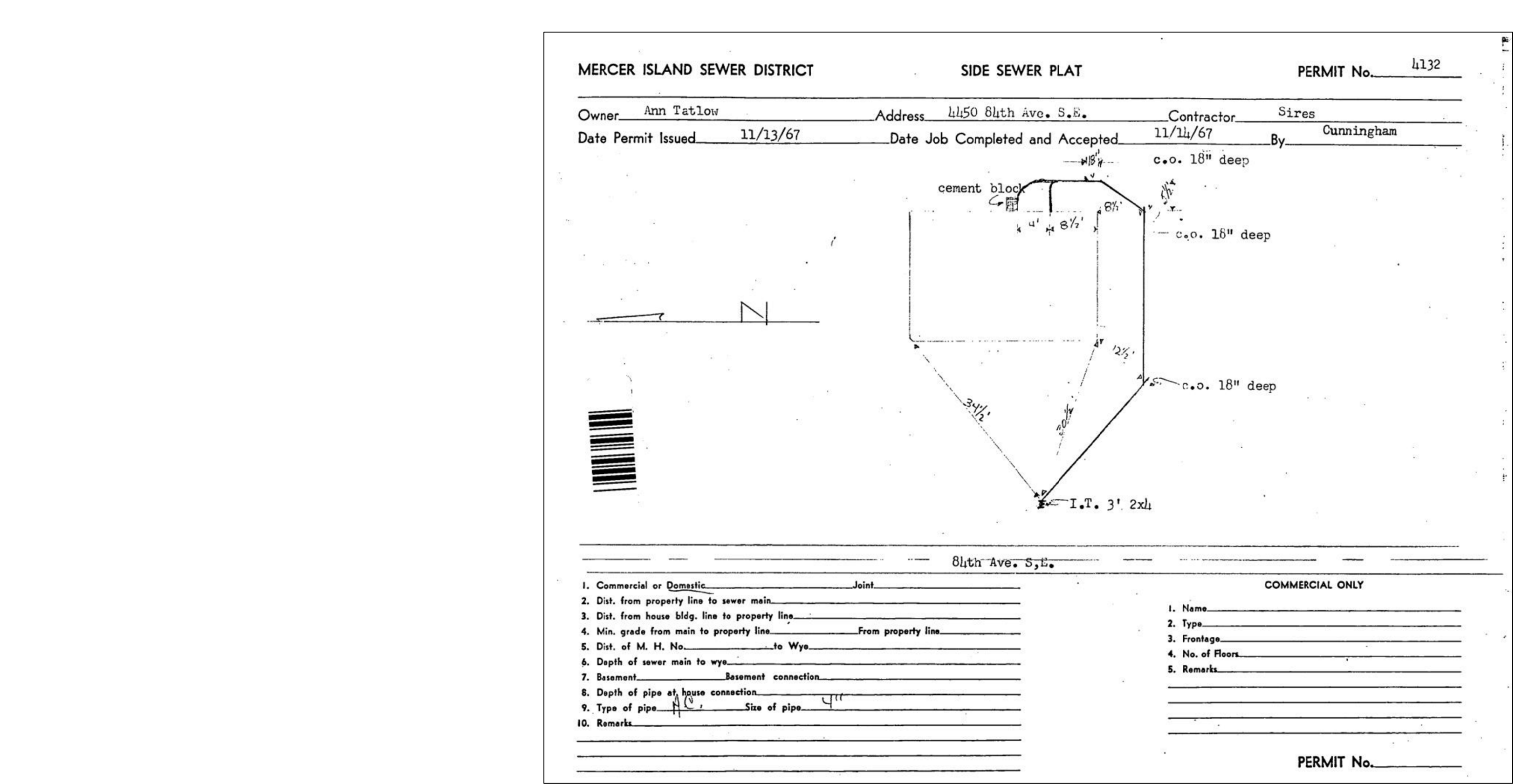
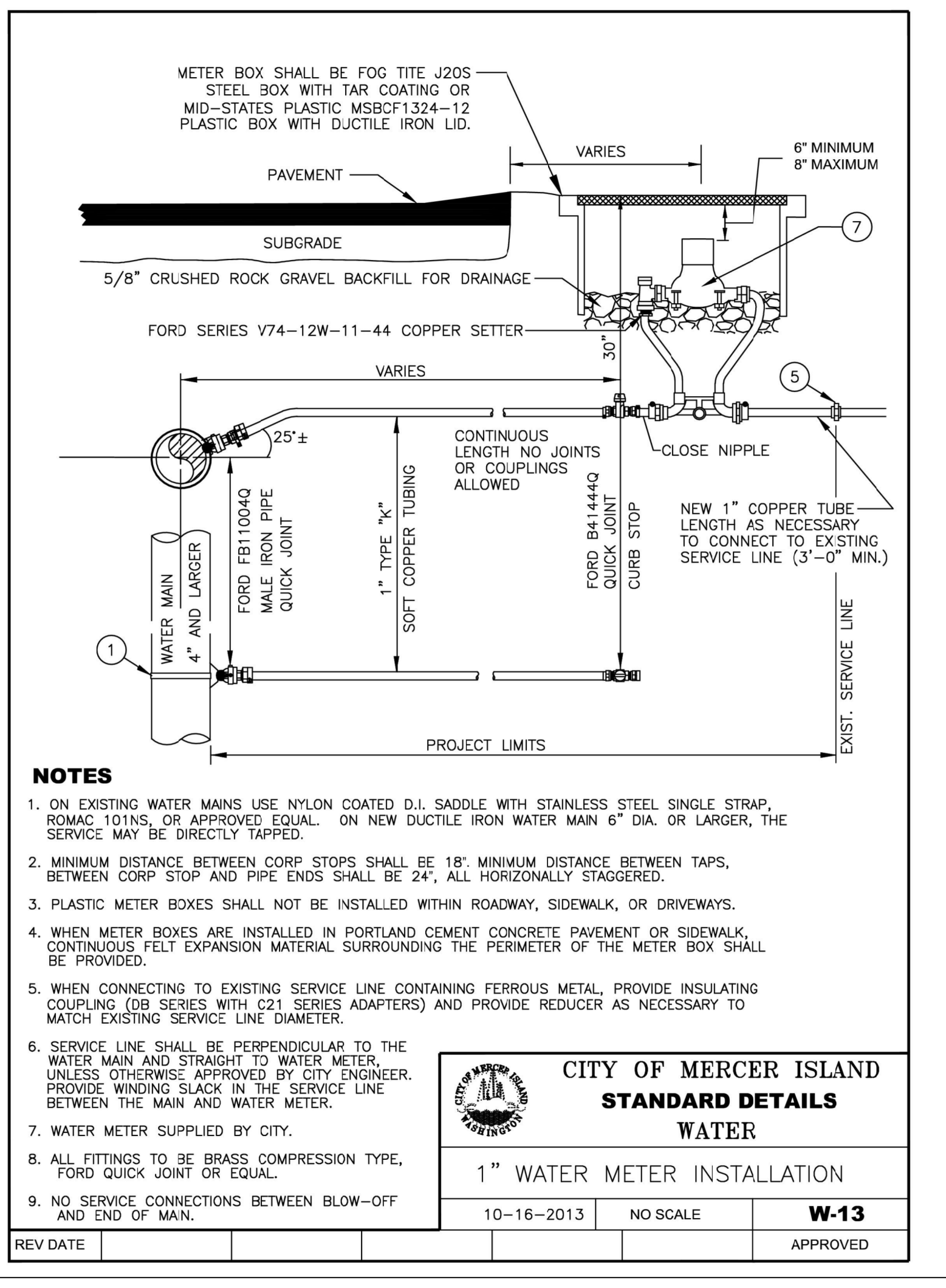
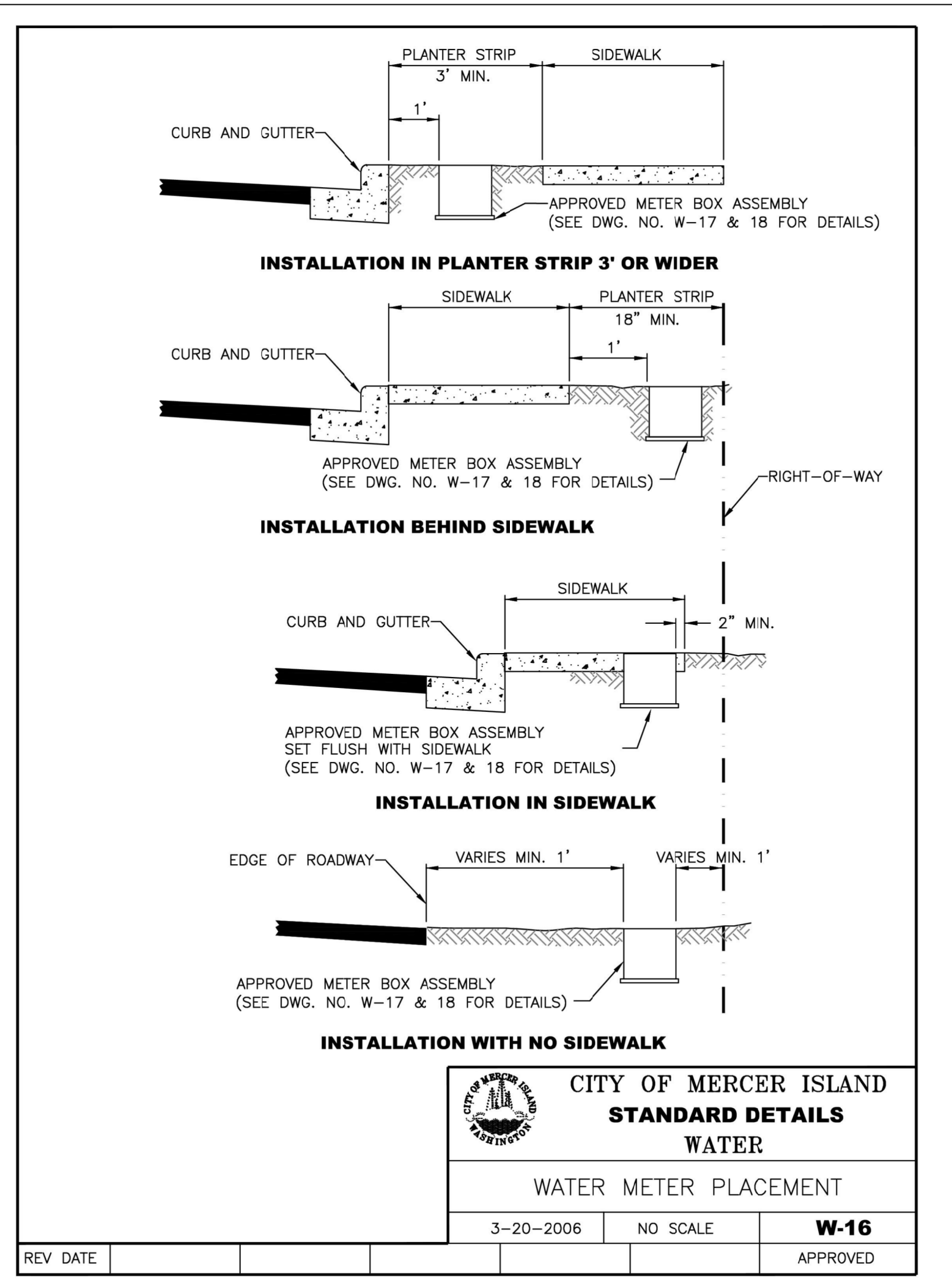
OFFE ENGINEERS
13922 SOUTHEAST 19TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DESIGNED BY DLO

CHECKED BY DLO

DRAWN BY SL\$

DESIGNER'S SEAL: Darrell Offe, P.E., License No. 27480, State of Washington



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: 12/03/2025
JOB NO.:
DWG NO.:
SHEET 4 OF 5

DESIGNED BY: DLO
DRAWN BY: SL\$
CHECKED BY: DLO
DATE: 12/03/2025

DESCRIPTION: SIDE SEWER PLAT

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

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.

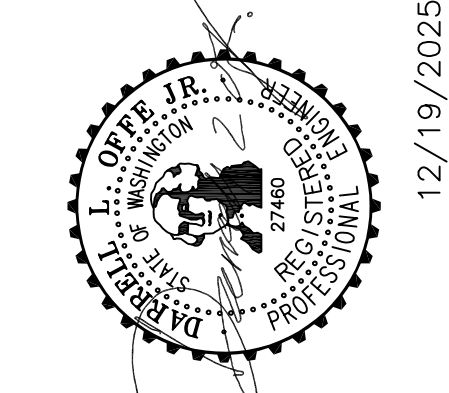
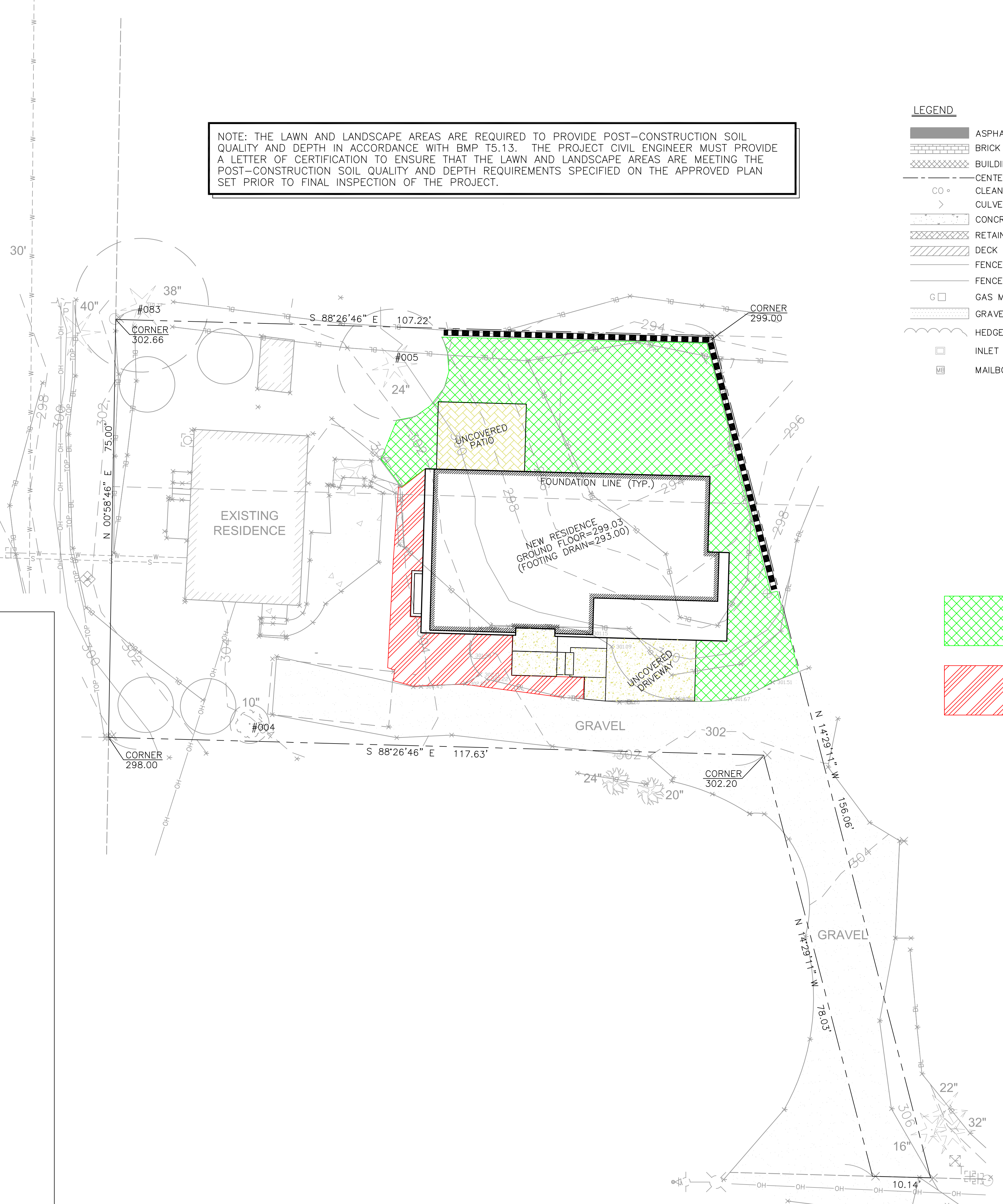
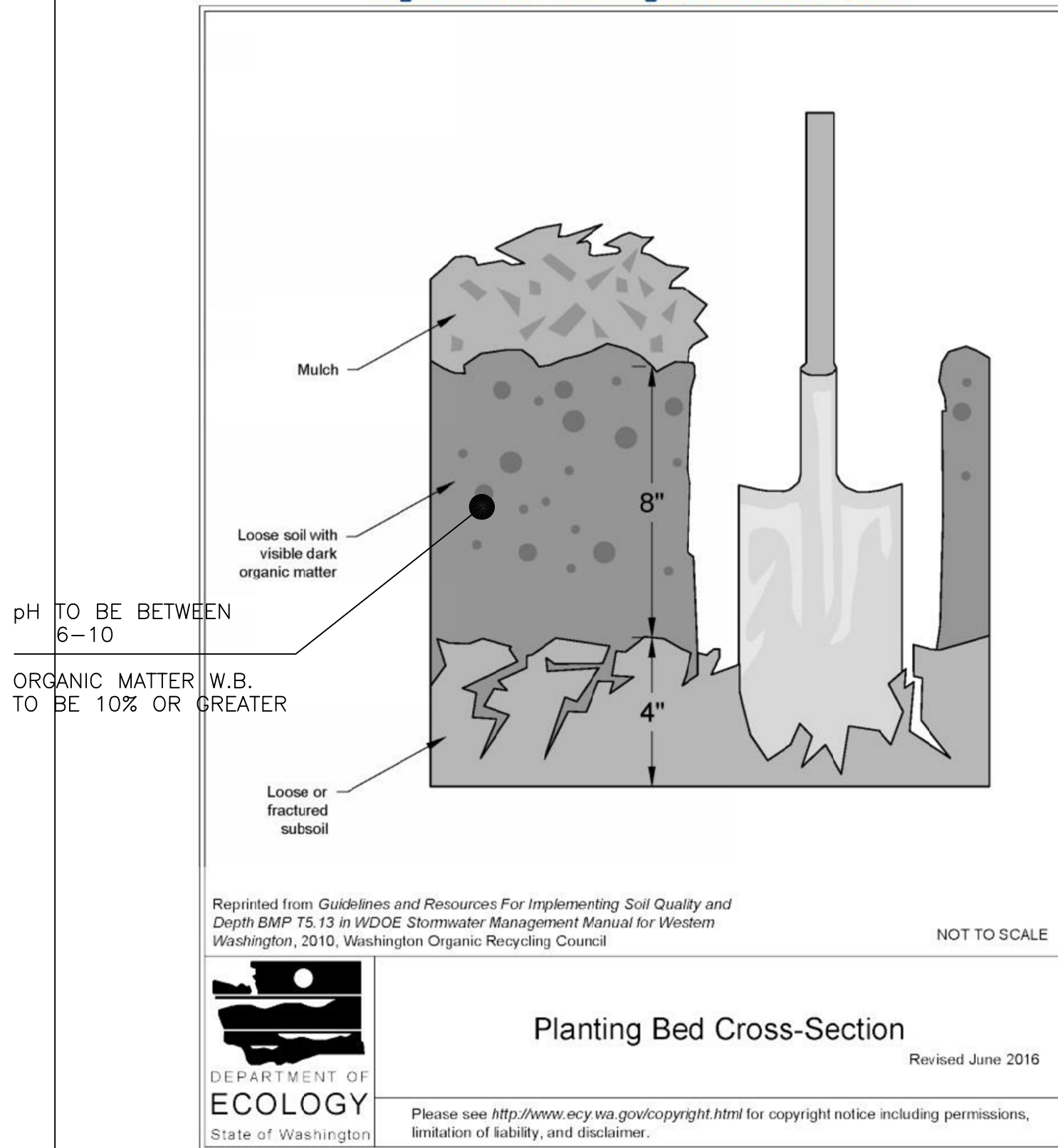
LEGEND

- | | | | |
|--|-------------------------|--|--------------------------|
| | 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) |

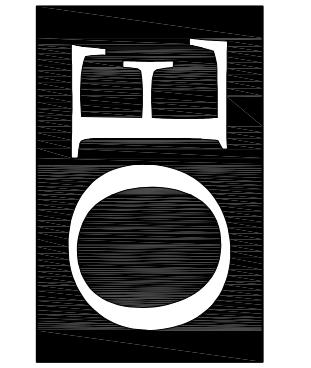
AMENDED SOIL MAP

- 1,512 SQUARE FEET - TURF AREA AMENDED 8" DEEP (37 CU. YDS.)
- 376 SQUARE FEET - PLANTER AREA AMENDED 6" DEEP (7 CU. YDS.)

Figure V-11.1: Planting Bed Cross-Section



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: Amended Soil Plan

DATE	12/19/2025
JOB NO.	
DWG NO.	
SHEET	5 OF 5

REV. NO.	DATE	DESCRIPTION

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.

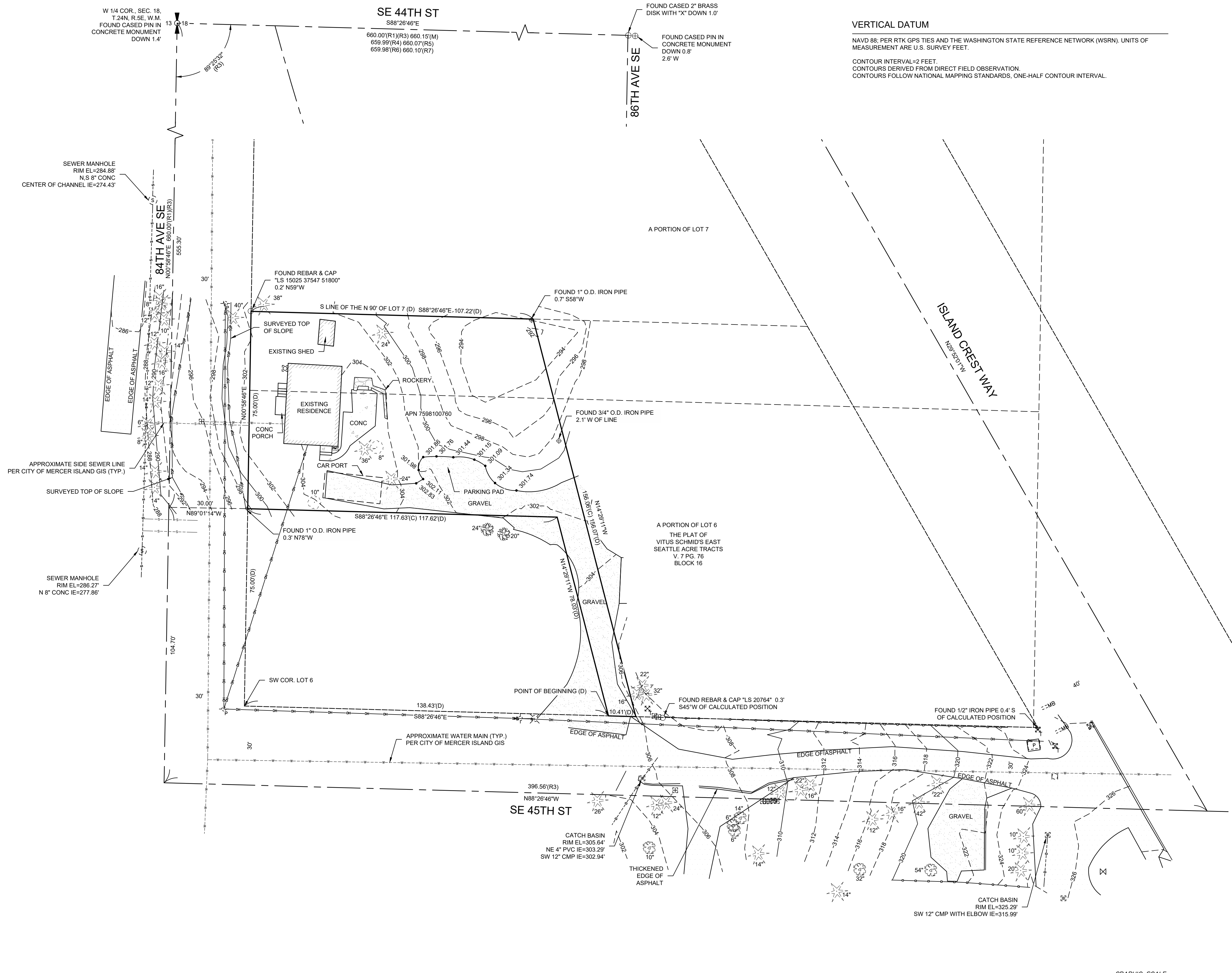
REFERENCE SURVEYS

- 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. 20050525900002
 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 CASIED 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.

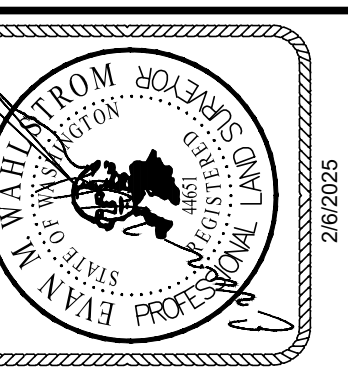
VERTICAL DATUM

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

EXCAVATION PLAN LEGEND

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

EXCAVATION PLAN NOTES

- PROVIDE 1:1 CUT TO SOIL
- AN ESTIMATED 85 CUBIC YARDS OF SOIL WILL BE EXCAVATED OUTSIDE OF THE BUILDING FOOTPRINT, AND AN ESTIMATED 65 CUBIC YARDS OF SOIL WILL BE NEEDED FOR FILL FOR THE BUILDING FOOTPRINT TO BE CONSTRUCTED AT GRADE

Architect of Record

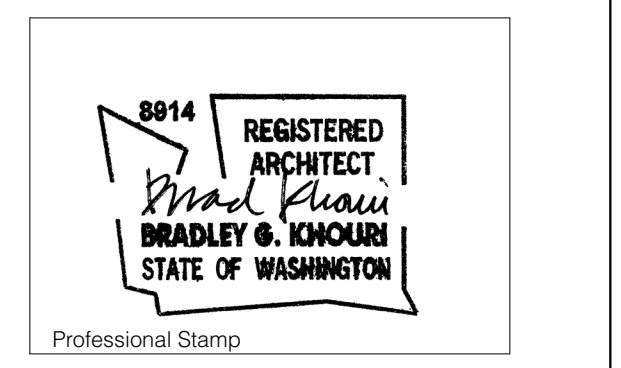
b9 architects

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

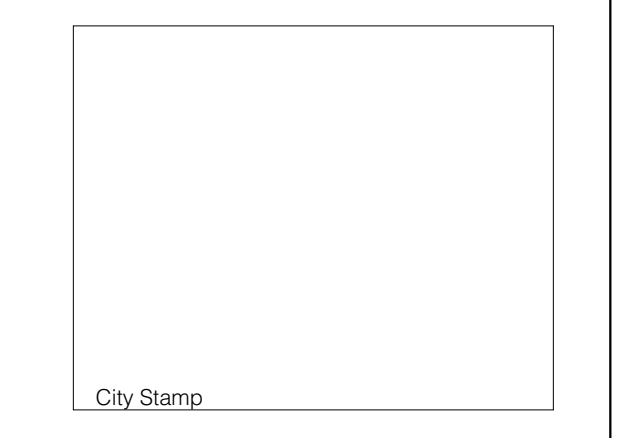
Project:

4450 84th Ave SE SF House + Existing Accessory Structure

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

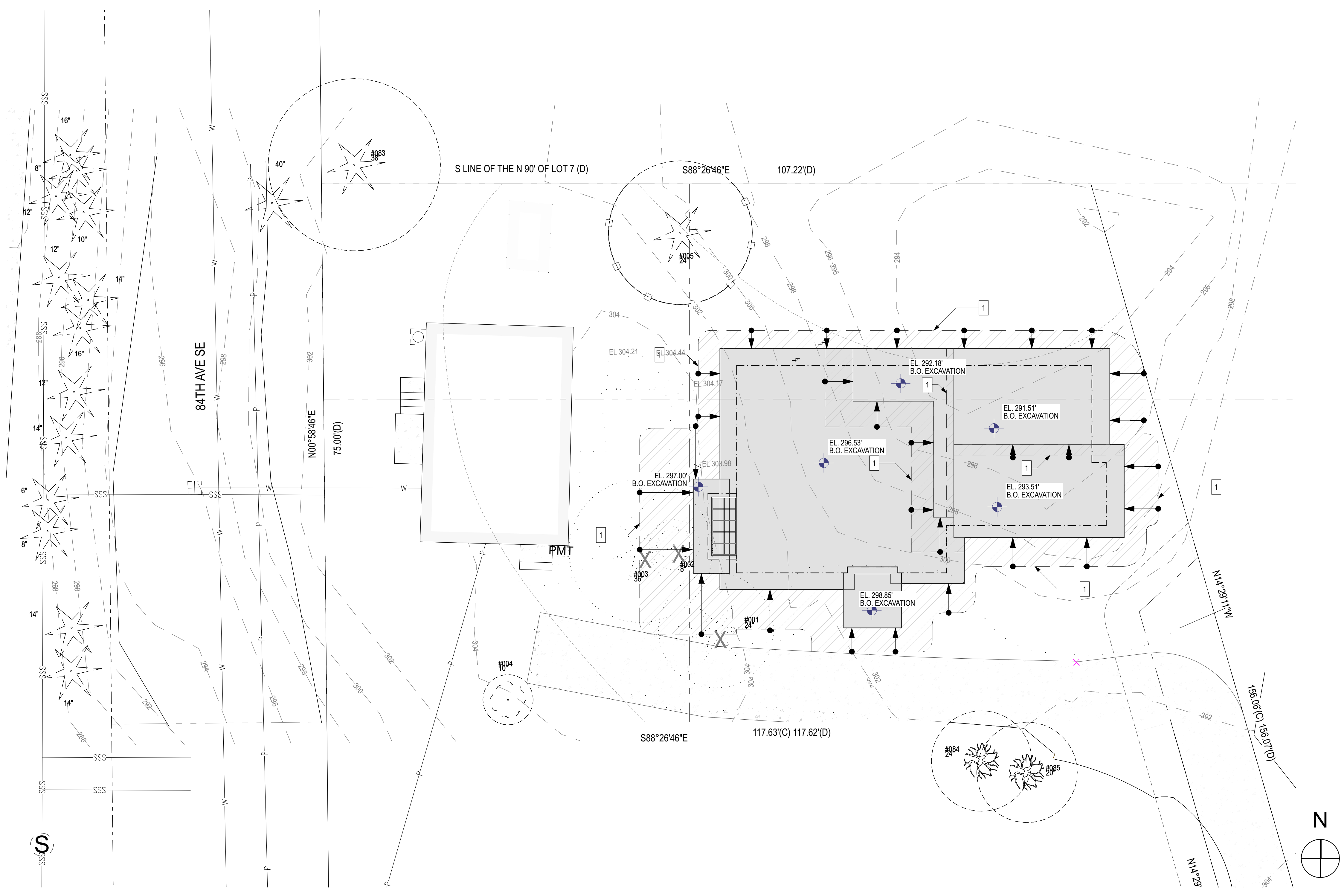


Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25

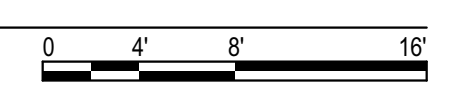


Excavation Plan

A1.02



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



02

TREE PROTECTION AREA

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

Crown dip line or other limit of Tree Protection Area. See Site/Utility Plan for fence alignment.

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 (MCC 19.10.160).
4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercer.gov.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized high-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 6' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

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

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 REQUIREMENTS: DECIDUOUS, VINE MAPLE SPECIES OR SIM NATIVE SPECIES
 15. WINDOW WELL
 16. NO HARDSCAPE 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
 20. MAPPED EROSION/POTENTIAL SLIDE: GEOLOGIC HAZARD PER MI GIS
 21. EASEMENT AND 5 FOOT SETBACK; RECORDING NO. 7607190127 AND RECORDING NO. 7606140482

YARD NOTES

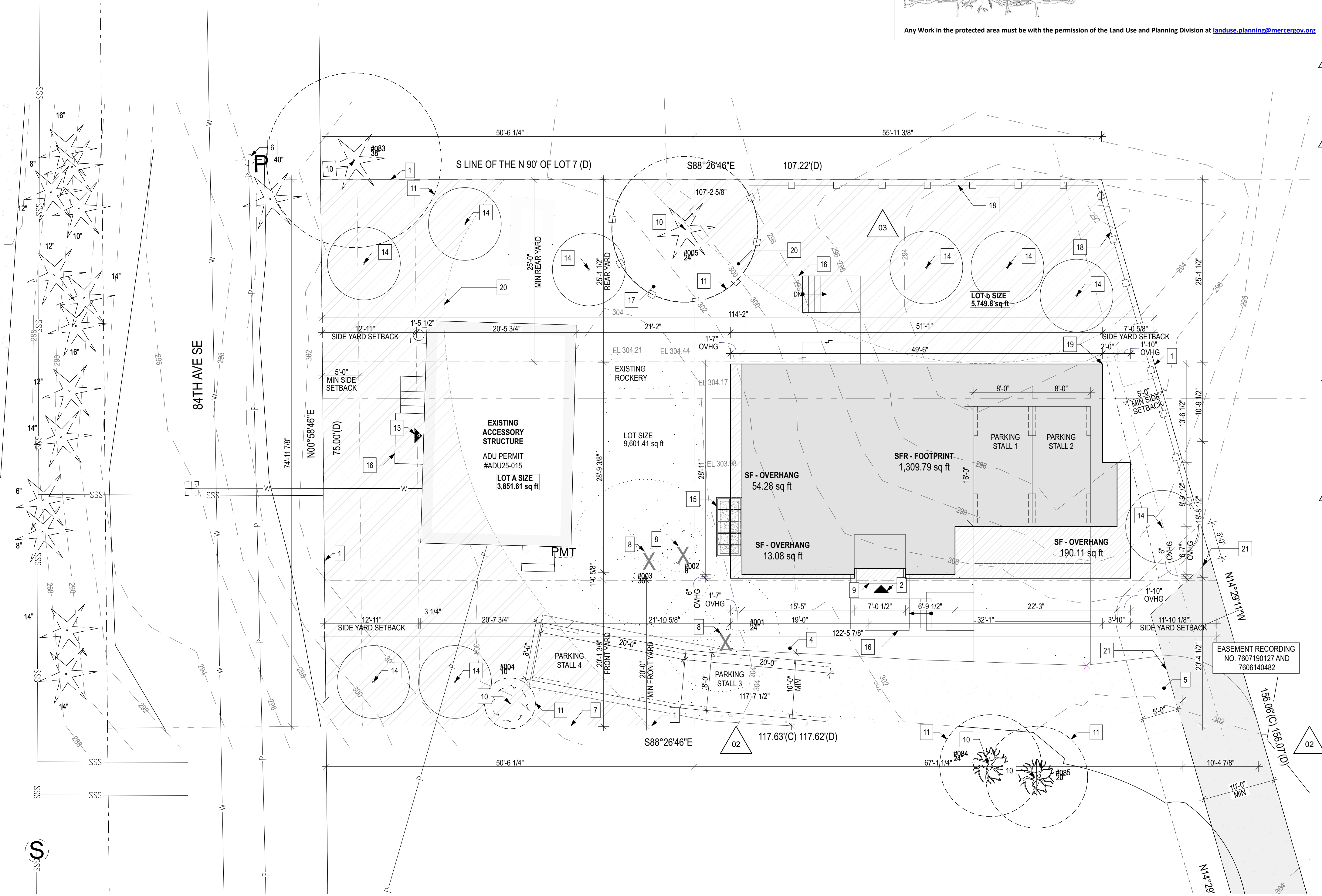
YARD REQUIREMENTS:

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 EXISTING STRUCTURE
 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.i, 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'



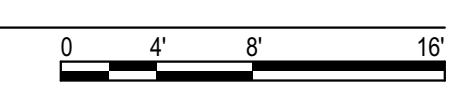
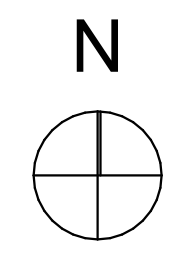
03

03

02

03

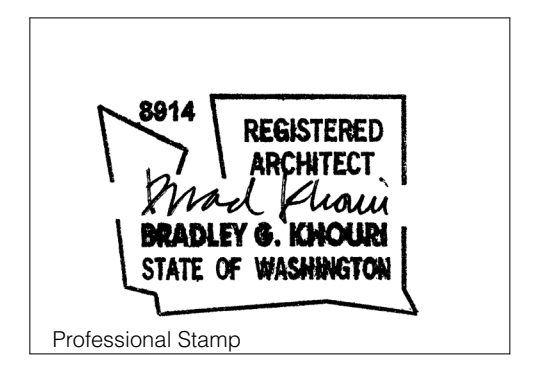
02



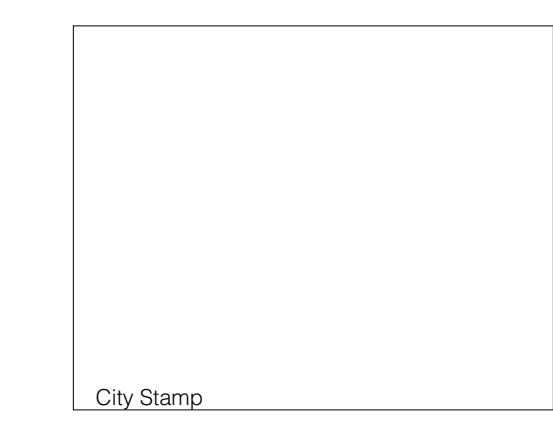
1 SITE PLAN
 SCALE: 1/8" = 1'-0"

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

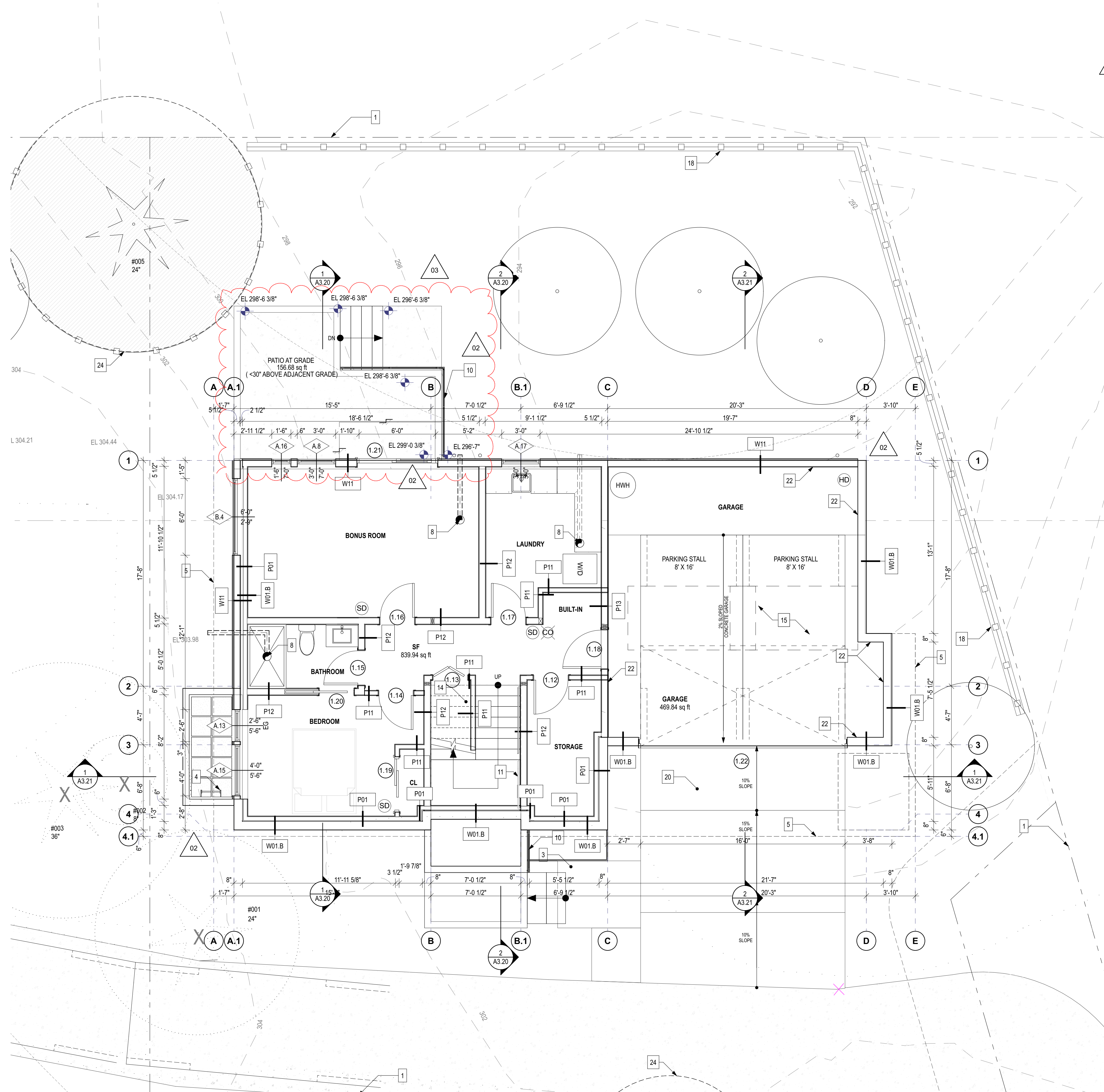
Project:
4450 84th Ave SE SF House + Existing Accessory Structure
 Location:
 4450 84TH AVE SE
 MERCER ISLAND, WA 98040



Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25



Site Plan
A1.10



- ### PLAN NOTES
- PROPERTY LINE
 - ROOF/DECK ABOVE
 - PEDESTRIAN ACCESS
 - PROVIDE LADDER FOR EMERGENCY ESCAPE WHERE WINDOW WELL DEEPER THAN 44" PER IRC R310.4.2
 - 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; WHERE HOOD EXHAUST HAS EXHAUST RATE OF 401 CFM OR GREATER, MAKEUP AIR REQUIRED PER IRC M1503.6
 - 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/SA.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 FC4.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 DRIP 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

DOOR DESIGNATION: 1.1

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

DETAIL NUMBER: XX, SHEET NUMBER: XX

- 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
- WD: WASHING/ DRYER MACHINE (COMBO)
- W: WASHING MACHINE
- D: CLOTHES DRYER
- SECTION MARKER: XX, XX
- ON-DEMAND HOT WATER HEATER: HWH
- 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.
- SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- 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 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.
- FLOOR STEP DOWN
- SOFFIT STEP DOWN
- TYPICAL STAIR: PROVIDE 6'-8" CLEARANCE, MIN. DIR. OF TRAVEL HANDRAIL (WHERE REQ'D) WHERE OCCURS. RISE AND TREAD DIMENSIONS (7 3/4" RISE, MAX. 10" TREAD, MIN.) PROVIDE MAX. 12'-0" VERTICAL RISE PROVIDE GUARDRAIL (WHERE REQ'D)
- ALL HANDRAIL ENDS RETURNED TO WALL
- 2x4 WD BLOCKING
- PROVIDE GUARDRAIL WHERE REQ'D TO BE INSTALLED PER 2021 IRC R312.1 - GUARDS TO BE NO LESS THAN 36" TALL AND TO NOT HAVE OPENINGS ANY GREATER THAN TO ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER

Architect of Record

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206.297.1284
www.b9architects.com

Project:

**4450 84th Ave
SE SF House +
Existing
Accessory
Structure**

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

8914 REGISTERED ARCHITECT
Bradley G. Khouiri
STATE OF WASHINGTON

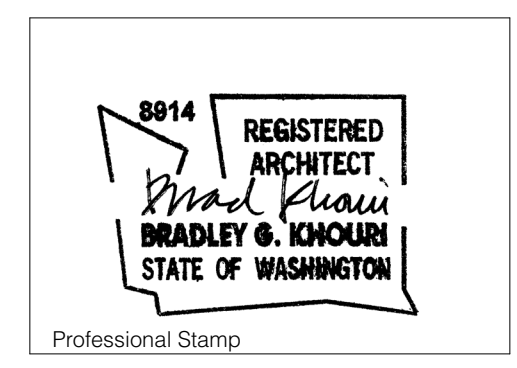
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Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25

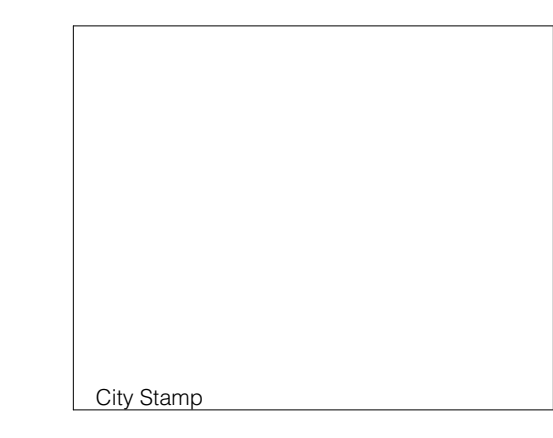
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

First Floor Plan

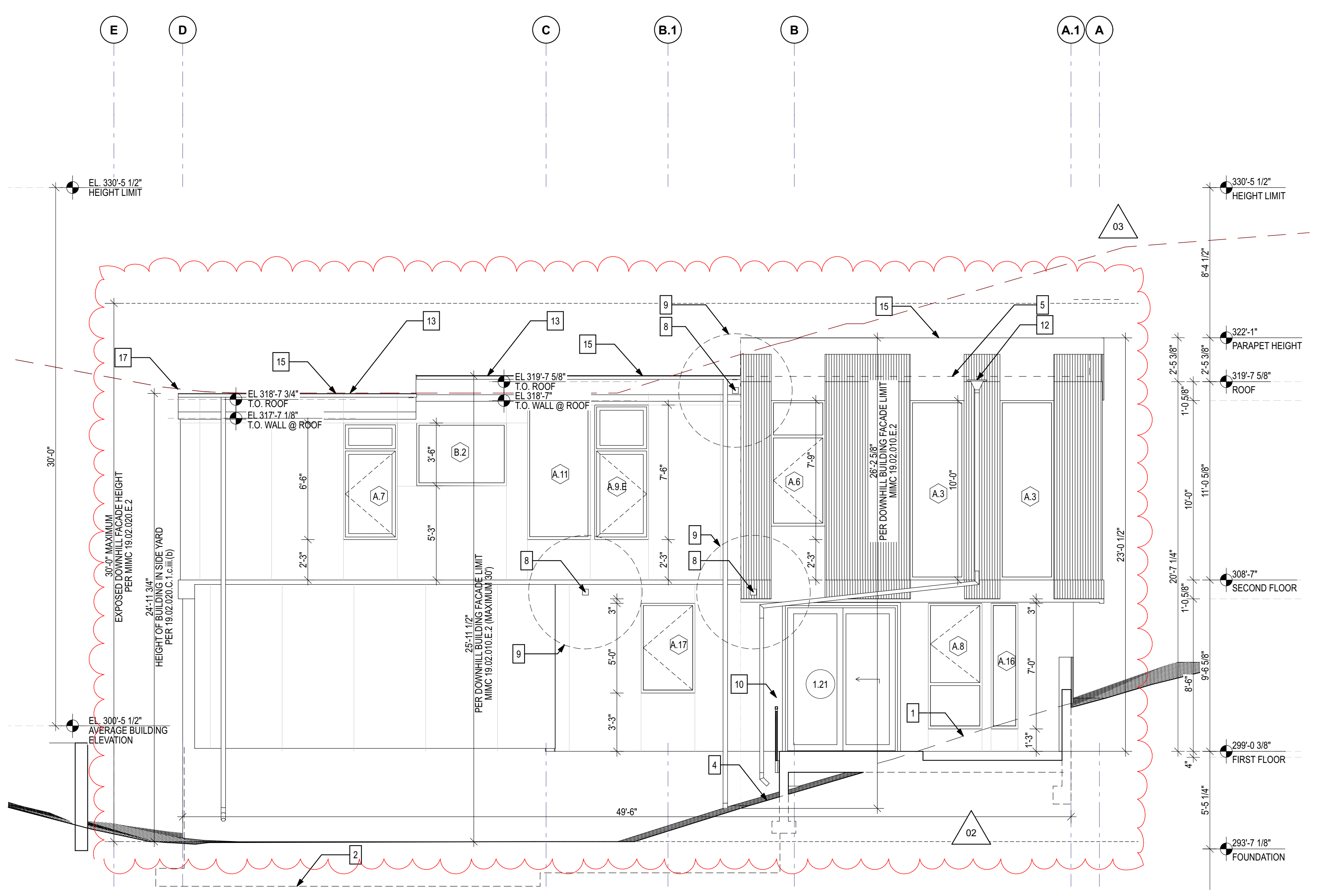
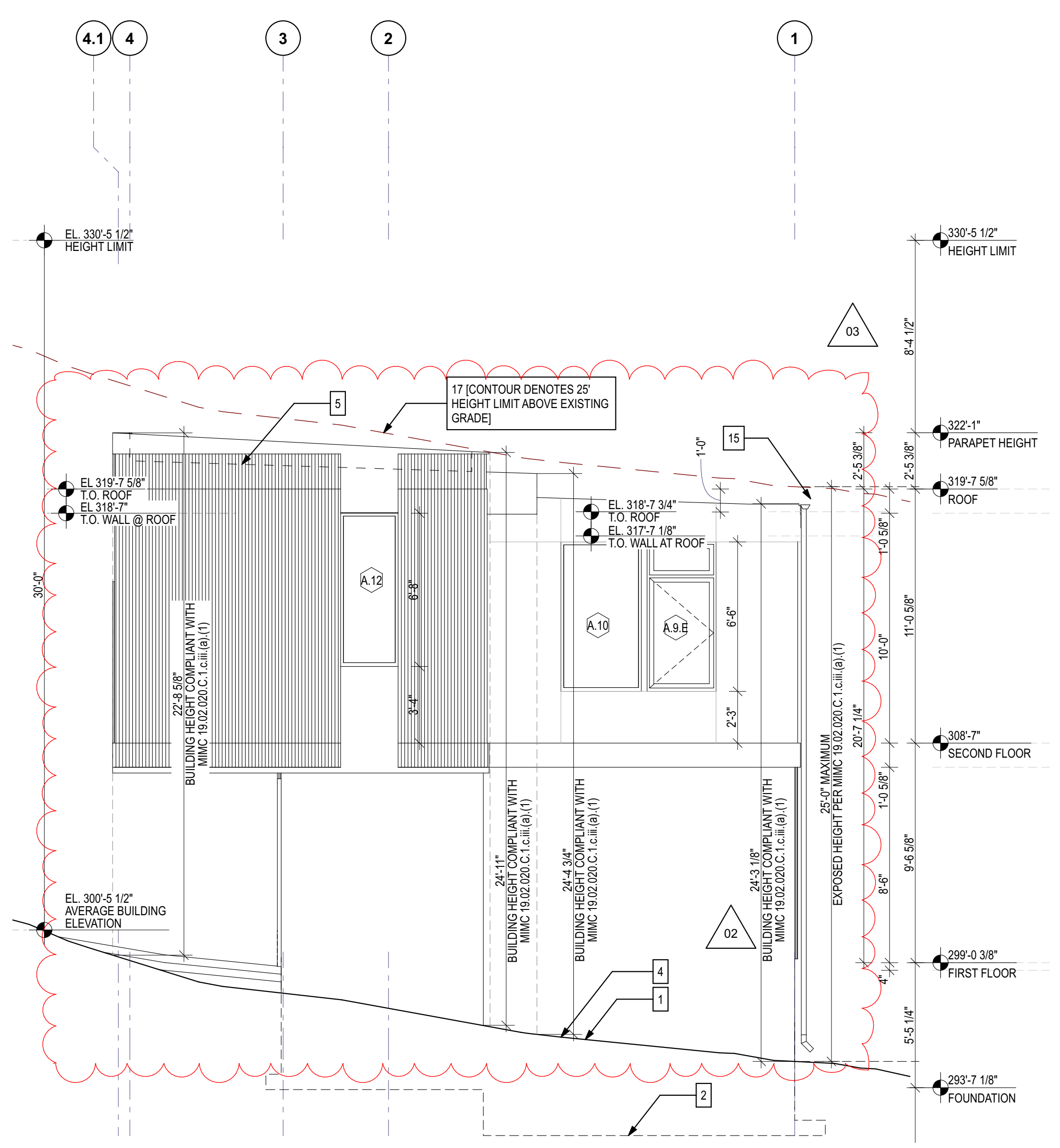
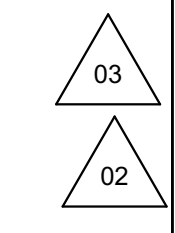
A2.01



Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25



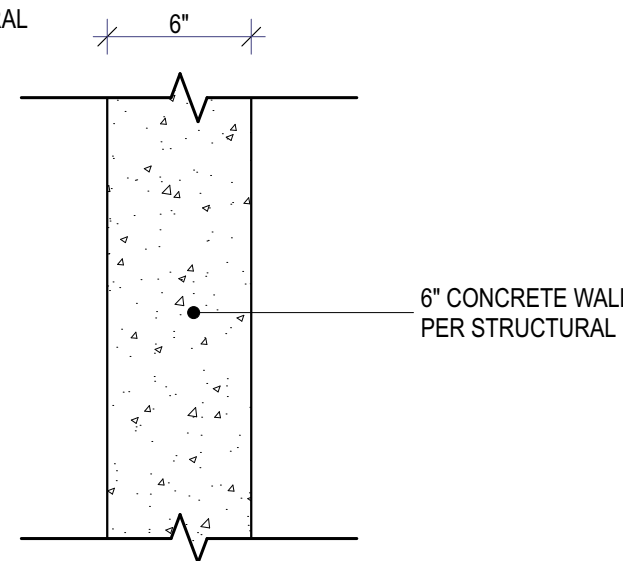
- ### ELEVATION NOTES
- EXISTING GRADE, TYP.
 - DENOTES FOOTING BEYOND, TYP.
 - PROVIDE NON-COMBUSTIBLE STEEL CANOPY PROVIDED BY OTHERS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 3- FEET TO ANY PROPERTY LINE, PER PER IRC TABLE R302.1(1), PAINT PER ELEVATIONS.
 - FINISH GRADE, TYP.
 - DENOTES TOP OF ROOF SHEATHING BEHIND PARAPET, TYP.
 - PROVIDE ADDRESS NUMBERS FOR STREET FACING UNITS.
 - PROVIDE ADDRESS NUMBERS FOR UNITS INTERIOR TO SITE.
 - PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
 - PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1 AND M1504.3.
 - PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENING SHALL BE 4" MAX PER IRC 312.1.3, TYP. 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.
 - ROOF EAVE IN SETBACK PER MIMC 19.02.020.C.3.a.i
 - 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.
 - PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
 - PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY TO EACH UNIT, TYP.
 - MAXIMUM EXPOSED WALL HEIGHT DOES NOT EXCEED 30 FEET PER MIMC 19.02.020.E.2
 - WINDOW WELL COVERING: PER IRC R310.4.4 COVERS/SCREENS PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS MUST PROVIDE MINIMUM NET CLEAR OPENING SIZE PER IRC R310.2 AND BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING; LADDER PER IRC R310.4.2.1 TO REMAIN USABLE AND MAINTAINED PER CODE REQUIREMENTS
 - DASHED LINE INDICATES A 25 FOOT OFFSET FROM EXISTING GRADE TO DEMONSTRATE COMPLIANCE WITH HEIGHT REQUIREMENTS PER MIMC 19.02.020.C.1.c.ii.(b)



EXTERIOR WALL TYPES

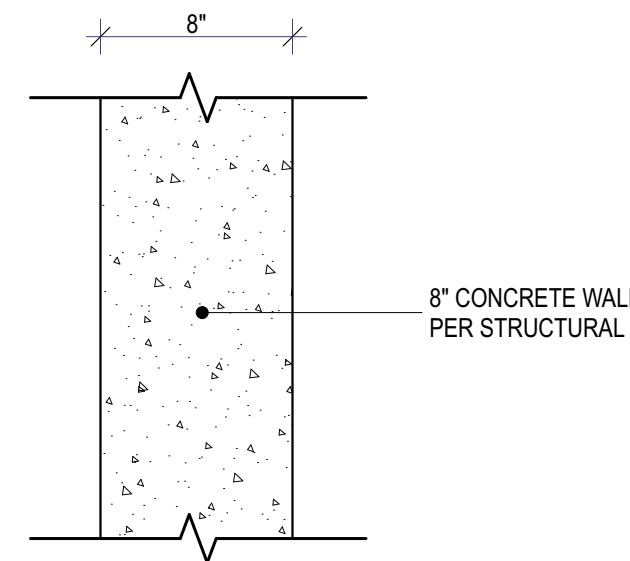
W01.A

6" CONCRETE WALL PER STRUCTURAL



W01.B

8" CONCRETE WALL PER STRUCTURAL

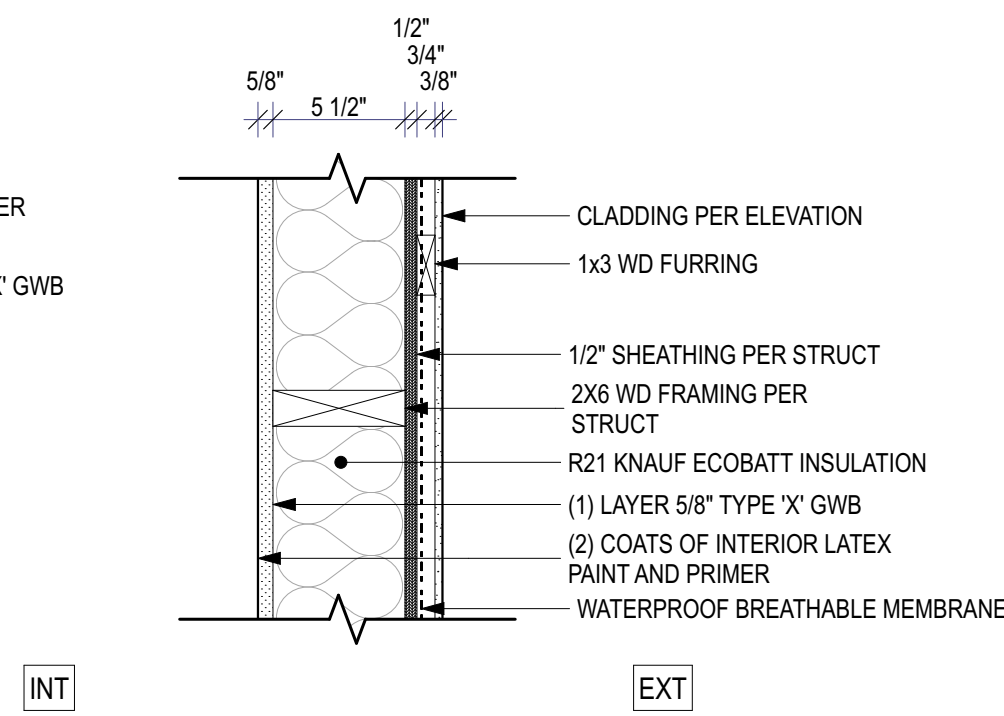


EXTERIOR WALL TYPES

W11

WD 2X6 EXT WALL INSULATED R-20 CAVITY

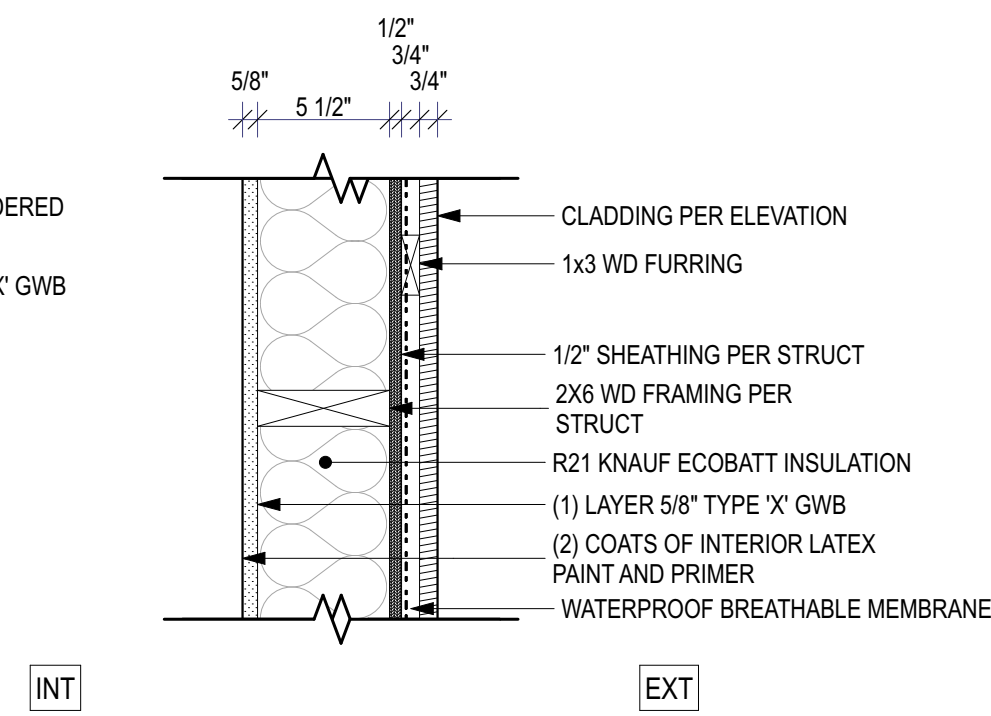
FIBER CEMENT SIDING PER RENDERED ELEVATION
(1) LAYER OF 5/8" TYPE 'X' GWB AT THE INSIDE PER REQUESTED FIRE CODE ALTERNATIVE



W12

WD 2X6 EXT WALL INSULATED R-20 CAVITY

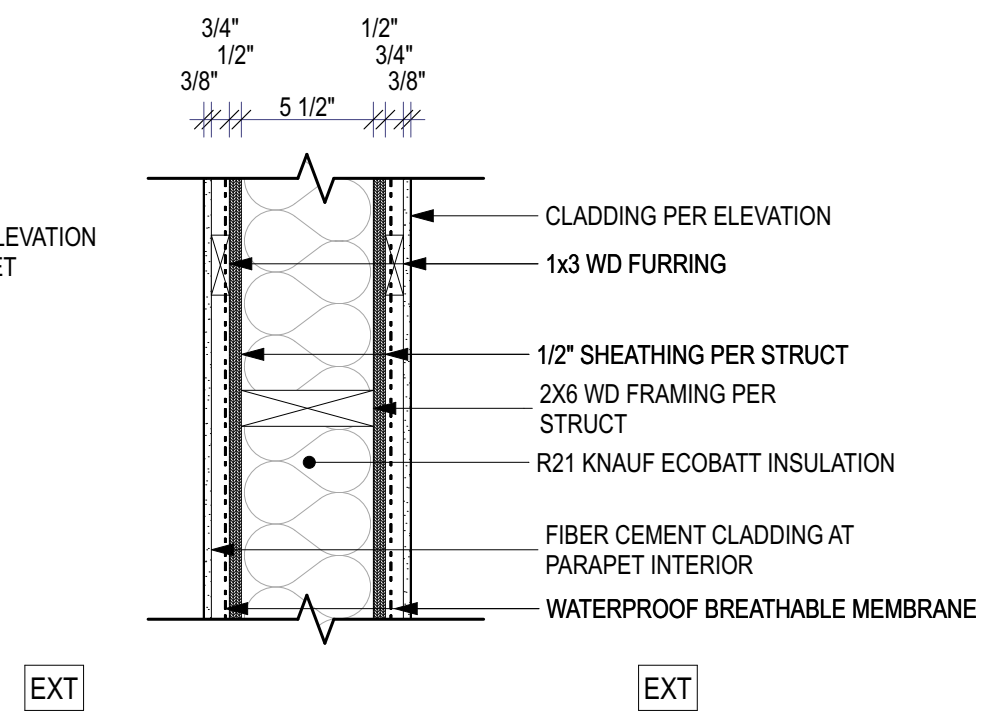
WOOD SIDING PER RENDERED ELEVATION
(1) LAYER OF 5/8" TYPE 'X' GWB AT THE INSIDE PER REQUESTED FIRE CODE ALTERNATIVE



W16

WD 2X6 EXT WALL PARAPET INSULATED R-20 CAVITY

SIDING PER RENDERED ELEVATION
FIBER CEMENT AT PARAPET INTERIOR

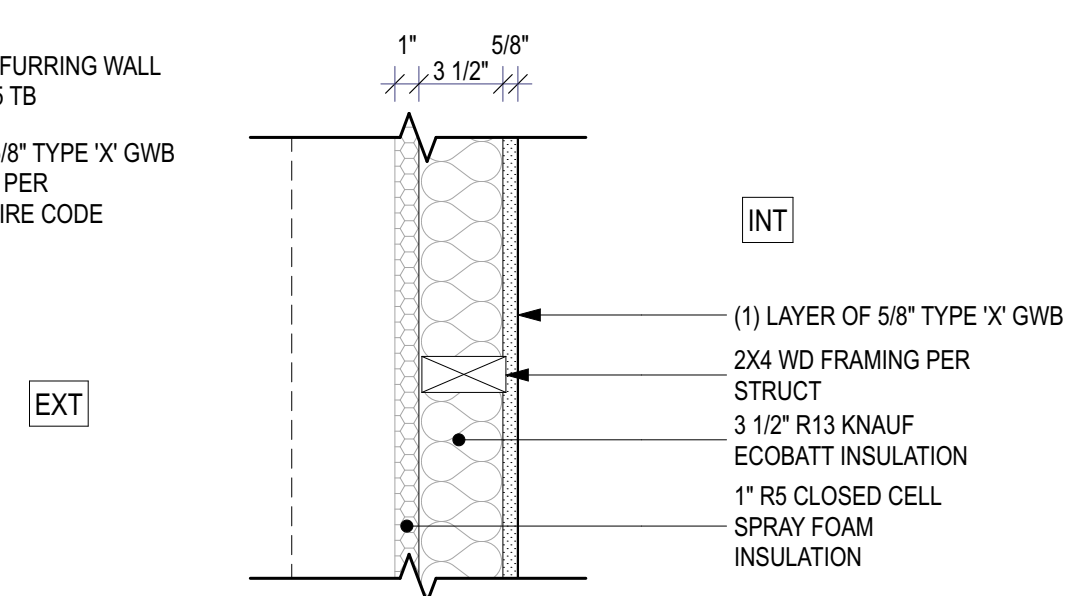


INTERIOR WALL TYPES

P01

2X4 INTERIOR FURRING WALL R13 CAVITY + 5 TB

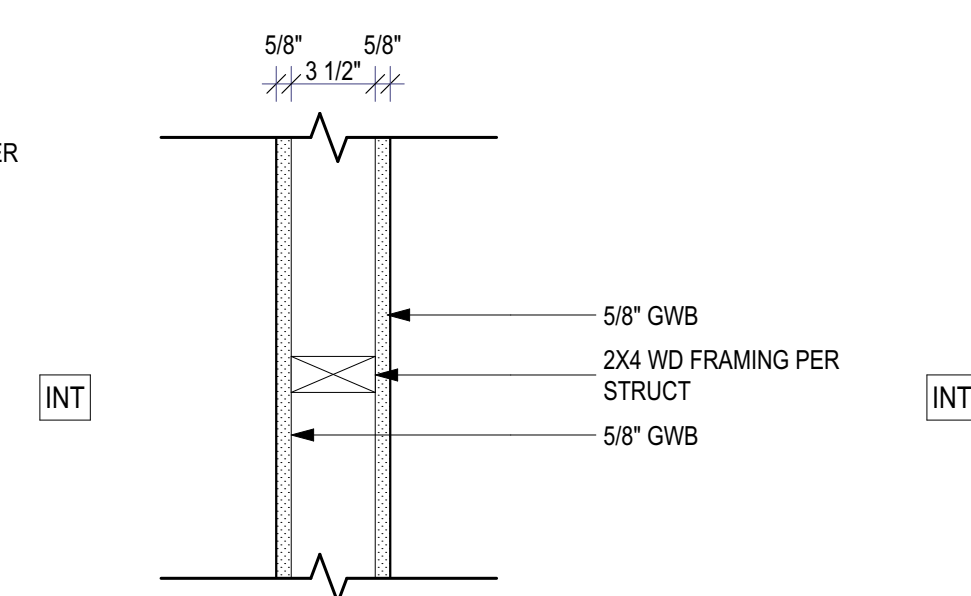
(1) LAYER OF 5/8" TYPE 'X' GWB AT THE INSIDE PER REQUESTED FIRE CODE ALTERNATIVE



P11

2X4 INTERIOR WALL

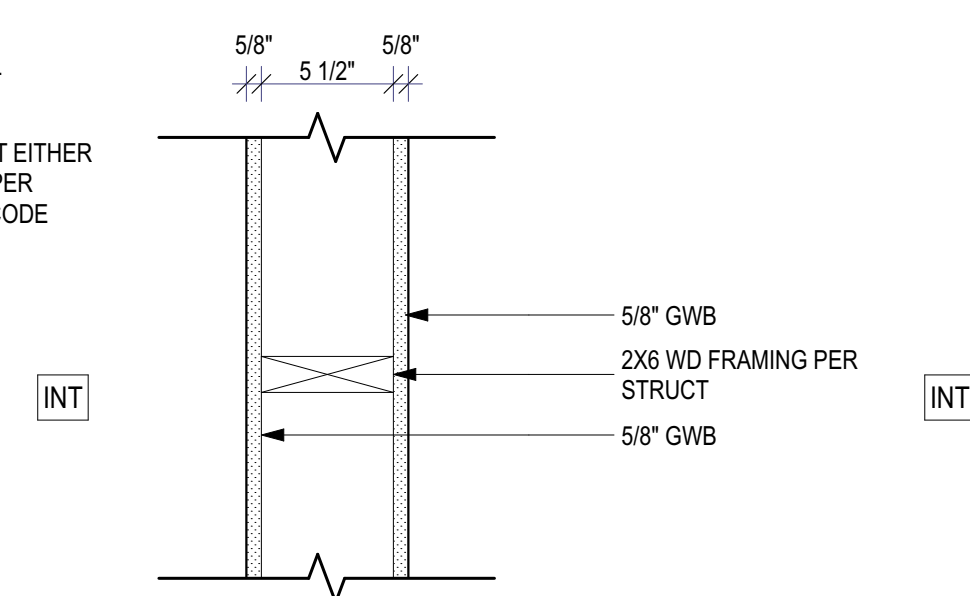
5/8" TYPE 'X' GWB AT EITHER SIDE OF FRAMING PER REQUESTED FIRE CODE ALTERNATIVE



P12

2X6 INTERIOR WALL

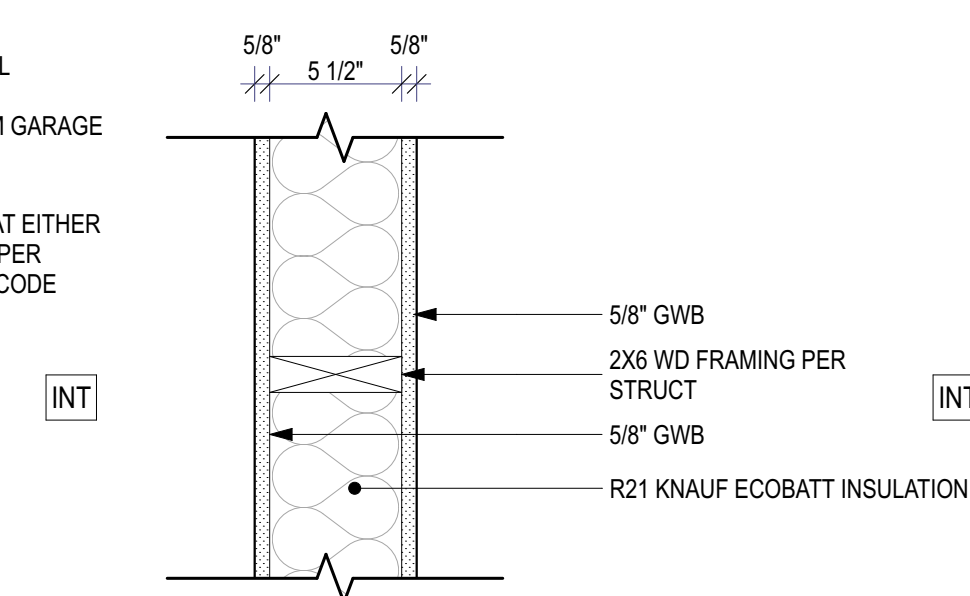
5/8" TYPE 'X' GWB AT EITHER SIDE OF FRAMING PER REQUESTED FIRE CODE ALTERNATIVE



P12

2X6 INTERIOR WALL INSULATED SEPARATION FROM GARAGE PER IRC R302.6

5/8" TYPE 'X' GWB AT EITHER SIDE OF FRAMING PER REQUESTED FIRE CODE ALTERNATIVE

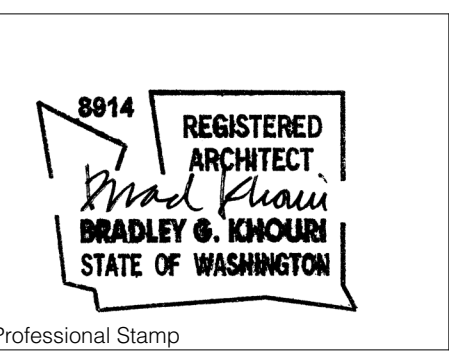


02

Architect of Record

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Project:
4450 84th Ave SE SF House + Existing Accessory Structure
Location:
4450 84TH AVE SE
MERCER ISLAND, WA 98040

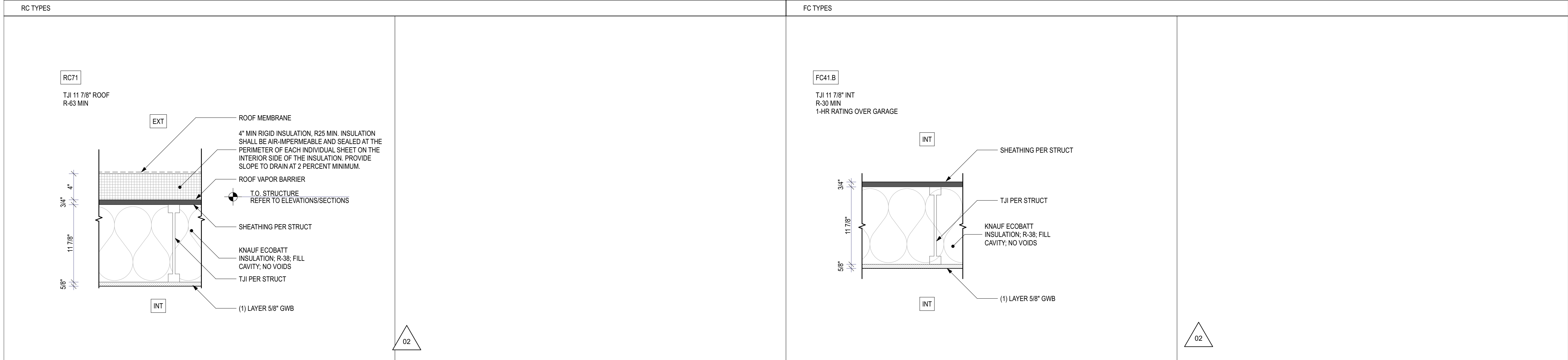
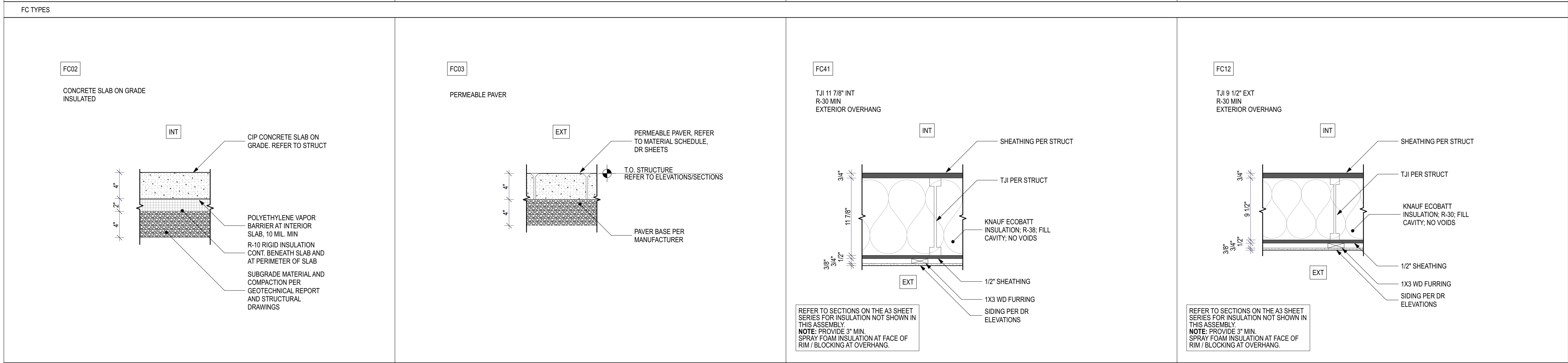
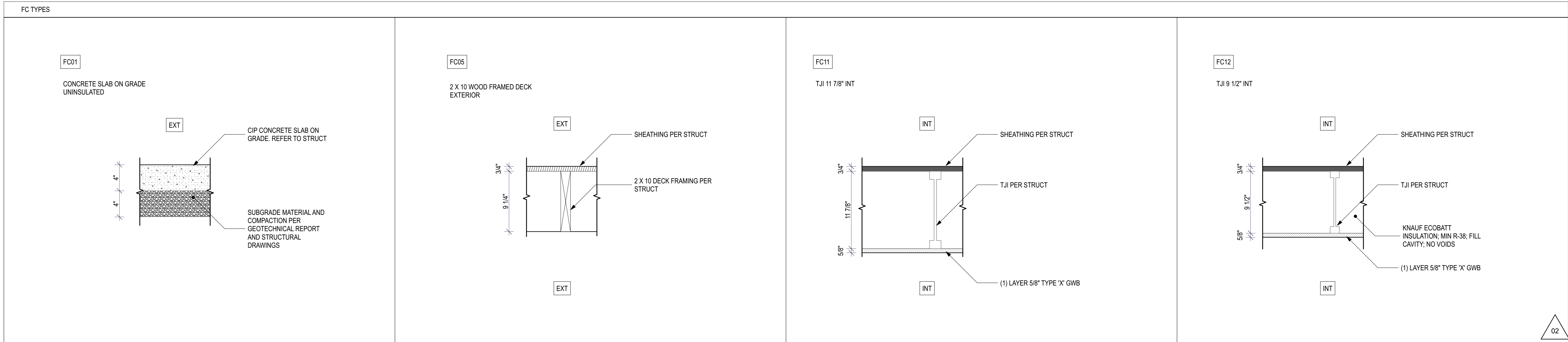


Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
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Wall Types

A8.00



Architect of Record

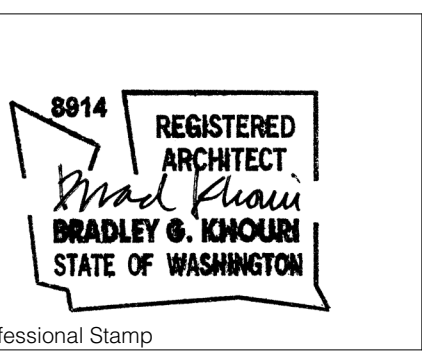
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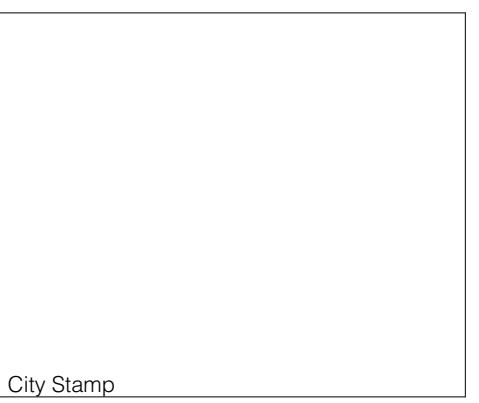
Project:

4450 84th Ave SE SF House + Existing Accessory Structure

Location:
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MERCER ISLAND, WA 98040



Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25



Floor Types

A8.01

		WINDOW TYPES													
WINDOW NUMBER	A.1	A.1.E	A.2	A.3	A.4	A.5	A.6	A.7	A.8	A.9.E	A.9.E	A.10			
QUANTITY	2	1	2	3	1	1	1	1	1	1	1	1	1	1	
ELEVATION															
WINDOW TYPE	C	C	F	F	F	F	C	C	C	C	C	F			
LOCATION	LIVING	MASTER BEDROOM	LIVING	LIVING/DINING	MASTER BEDROOM	LIVING/DINING	KITCHEN	BEDROOM	BONUS	BEDROOM	BEDROOM	BEDROOM			
HEIGHT	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	7'-0"	6'-6"	7'-0"	6'-6"	7'-6"	6'-6"			
WIDTH	3'-0"	3'-0"	3'-3"	3'-0"	3'-3"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-6"			
SILL HEIGHT	0"	0"	0"	0"	0"	0"	3'-0"	2'-3"	1'-3"	2'-3"	2'-3"	2'-3"			
WINDOW AREA	30.00	30.00	32.50	30.00	32.50	50.00	21.00	19.50	21.00	19.50	22.50	22.75			
FRAME MATERIAL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL			
FRAME EXTERIOR FINISH	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK			
FRAME INTERIOR FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE			
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30			
TEMPERED	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
EGRESS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
NOTES		EGRESS	TEMPERED	TEMPERED						EGRESS	EGRESS				

		WINDOW TYPES													
WINDOW NUMBER	A.11	A.12	A.13	A.14	A.15	A.16	A.17	B.1	B.2	B.3					
QUANTITY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
ELEVATION															
WINDOW TYPE	F	F	C	F	F	F	C	F	F	F	F				
LOCATION	BEDROOM	MASTER BATH	BEDROOM	ENTRY	BEDROOM	BONUS ROOM	LAUNDRY ROOM	ENTRY	BATHROOM	MASTER BATH	BONUS ROOM				
HEIGHT	7'-6"	6'-8"	5'-6"	8'-0"	5'-6"	7'-0"	5'-0"	5'-0"	3'-6"	3'-0"	2'-9"				
WIDTH	3'-6"	2'-6"	2'-6"	1'-3"	4'-0"	1'-6"	3'-0"	5'-6"	5'-0"	3'-0"	6'-0"				
SILL HEIGHT	2'-3"	3'-4"	2'-9"	1' 3/8"	2'-9"	1'-3"	6'-3 5/8"	9'-8 3/4"	5'-3"	7'-0"	5'-6"				
WINDOW AREA	26.25	16.67	13.75	10.00	22.00	10.50	15.00	27.50	17.50	9.00	16.50				
FRAME MATERIAL	VINYL	VINYL	VINYL	TBD	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL				
FRAME EXTERIOR FINISH	BLACK	BLACK	BLACK	TBD	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK				
FRAME INTERIOR FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE				
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30				
TEMPERED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
EGRESS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
NOTES		TEMPERED	EGRESS	SIDE/LIGHT ASSOCIATED WITH DOOR 1.0, TEMPERED		TEMPERED									

WINDOW TYPES	
WINDOW NUMBER	S.1
QUANTITY	1
ELEVATION	
WINDOW TYPE	F
LOCATION	MASTER BATH
HEIGHT	---
WIDTH	---
SILL HEIGHT	---
WINDOW AREA	---
FRAME MATERIAL	VINYL
FRAME EXTERIOR FINISH	TBD
FRAME INTERIOR FINISH	WHITE
U-VALUE	0.30
TEMPERED	<input checked="" type="checkbox"/>
EGRESS	<input type="checkbox"/>
NOTES	SKYLIGHT

WINDOW TYPES NAMING CONVENTION

WINDOW CONFIGURATION (REFER TO WINDOW TYPE ROW)
 VARIANT (WINDOW CONFIGURATION: COLOR / SIZE)
 VARIANT (TEMPERED)

WINDOW NUMBER ID: A1.T

OPERABILITY:

HINGE AT LEFT SIDE EXTERIOR ELEVATION:

HINGE AT RIGHT SIDE EXTERIOR ELEVATION:

UP:

DN:

NOTE: WHERE WINDOW IDS HAVE THE SAME LETTER-NUMBER, SILL HEIGHT IS NOTED SEPARATELY. REFER TO SILL HEIGHT LISTED IN SCHEDULE

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

WINDOW GROUPING DESIGNATIONS

CONFIGURATION (PER NAMING CONVENTION):	TYPES (AS LISTED IN WINDOW SCHEDULE):	
VERTICAL WINDOW FIXED OR OPERABLE PANE	A	FIXED/ PICTURE
HORIZONTAL WINDOW FIXED OR OPERABLE PANE	B	SLIDING
COMBINATION	C	AWNING
STOREFRONT	S	CASEMENT
		SINGLE HUNG
		DOUBLE HUNG

GENERAL WINDOW NOTES

- ALL WINDOW SIZES DENOTE ROUGH OPENING
- CONTRACTOR IS RESPONSIBLE FOR ORDERING THE CORRECT WINDOW SIZES, CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS DURING CONSTRUCTION
- SEE PLANS AND ELEVATIONS FOR HINGE LOCATIONS AND DIRECTIONS.
- ALL GLAZING TO BE LOW-E, INSULATED GLAZING, U-O.I.
- U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED.
- 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"
- HAZARDOUS GLAZING LOCATIONS PER 2021 IRC SECTION R308.4
 - GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.

EXCEPTIONS:

 - GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
 - DECORATIVE GLAZING
 - 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:

 - DECORATIVE GLAZING.
 - WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
 - GLAZING ADJACENT TO WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

EXCEPTIONS:

 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET, AND
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
 - 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.

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.
 - GLAZING ADJACENT TO STAIRWAYS AND RAMPS: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE HAZARDOUS LOCATIONS.

EXCEPTIONS:

 - 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.
 - GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACES.
 - 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.
 - FIRE DEPARTMENT ACCESS PANELS: FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED.
 - REFER TO FLOOR PLAN FOR ALL EGRESS WINDOWS.

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Professional Stamp

Issue ID | Issue Name | Issue Date

01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25

City Stamp

**Windows
 Schedule**

A8.10

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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"> $f_c = 3000 \text{ psi}$ FOUNDATION WALLS 3000 psi FOOTINGS 2500 psi INTERIOR SLABS ON GRADE 3500 psi GARAGE & EXT. SLABS ON GRADE $f_y = 60,000 \text{ psi}$ ALL CONCRETE HAS BEEN DESIGNED FOR 2500 PSI, ANYTHING GREATER THAN THIS SPECIFICATION IS FOR WEATHERING ONLY. ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL PRESSURE OF 55 PCF AT REST, 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 STHD14 (RJ) 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 (Ce):	0.9
SNOW LOAD IMPORTANCE FACTOR (I):	1.0
THERMAL FACTOR (Ct):	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (Vw) (MPH):	100
WIND RISK CATEGORY:	II
IMPORTANCE FACTOR (Iw):	1.0
EXPOSURE CATEGORY:	C
INTERNAL PRESSURE COEFF. (GCp):	0.0/0.8
TOPOGRAPHIC FACTOR (Kzt):	1.0
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (Iw):	1.0
MAPPED SPECTRAL RESPONSE:	Sm = 1.45
Sm:	0.44T
SITE CLASS:	D
SPECTRAL RESPONSE COEFF.:	Sm = 1.144
Sm:	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. (Cd):	TRANS: 0.176 LONG: 0.176
WOOD STRUCTURAL PANELS:	TRANS: 6.5 LONG: 6.5
PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. C (ASCE T-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 T-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)

- 3/8" OSB OR 1 3/32" PLYWOOD:

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

3" o.c. EDGE NAILING
(WHERE NOTED ON PLANS)

- 3/8" OSB OR 1 3/32" PLYWOOD:

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

- NOTES:**
- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
 - ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (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 (B/W), OR SHEARWALL ABOVE (S/W)
	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

DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE

WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, 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 THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x6 HEM FIR (HF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING; DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN FRAMING AND SHEATHING/LEDGERS
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM:
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE 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:
 - 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:
 - LVL MEMBERS - Fb=2400 PSI; Fc=1-2500 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 COORD. 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

- 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):
 - 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

- 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 24/6 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 BCS1 I-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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M&K project number: **300-25001**

project mgr: **NJM**

drawn by: **MPM**

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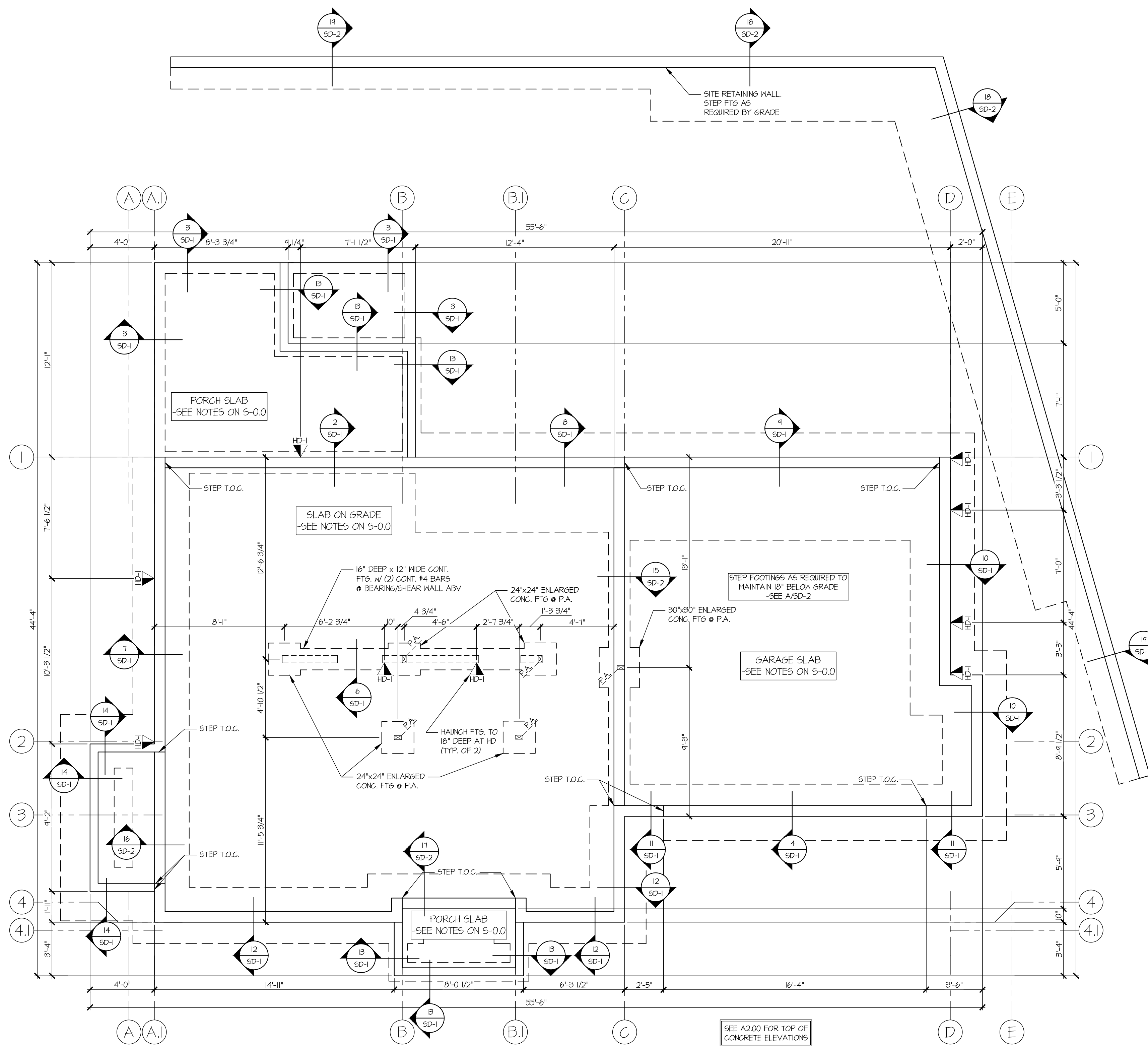
LNL BUILDS

STRUCTURAL NOTES

4450 84TH AVE SE
MERCER ISLAND, WA

sheat:

S.O.O



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

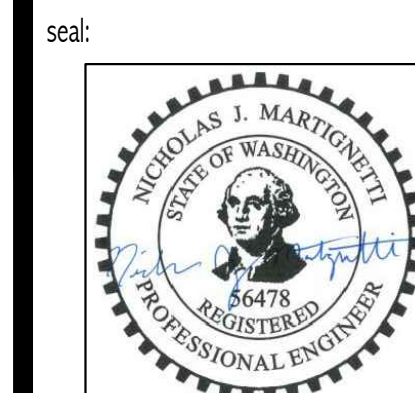
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TYPICAL STRUCTURAL
NOTES & SCHEDULES

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 CSI6 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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LNL BUILDS

FOUNDATION PLAN
4450 84TH AVE SE
MERCER ISLAND, WA

sheet:
S-1.0

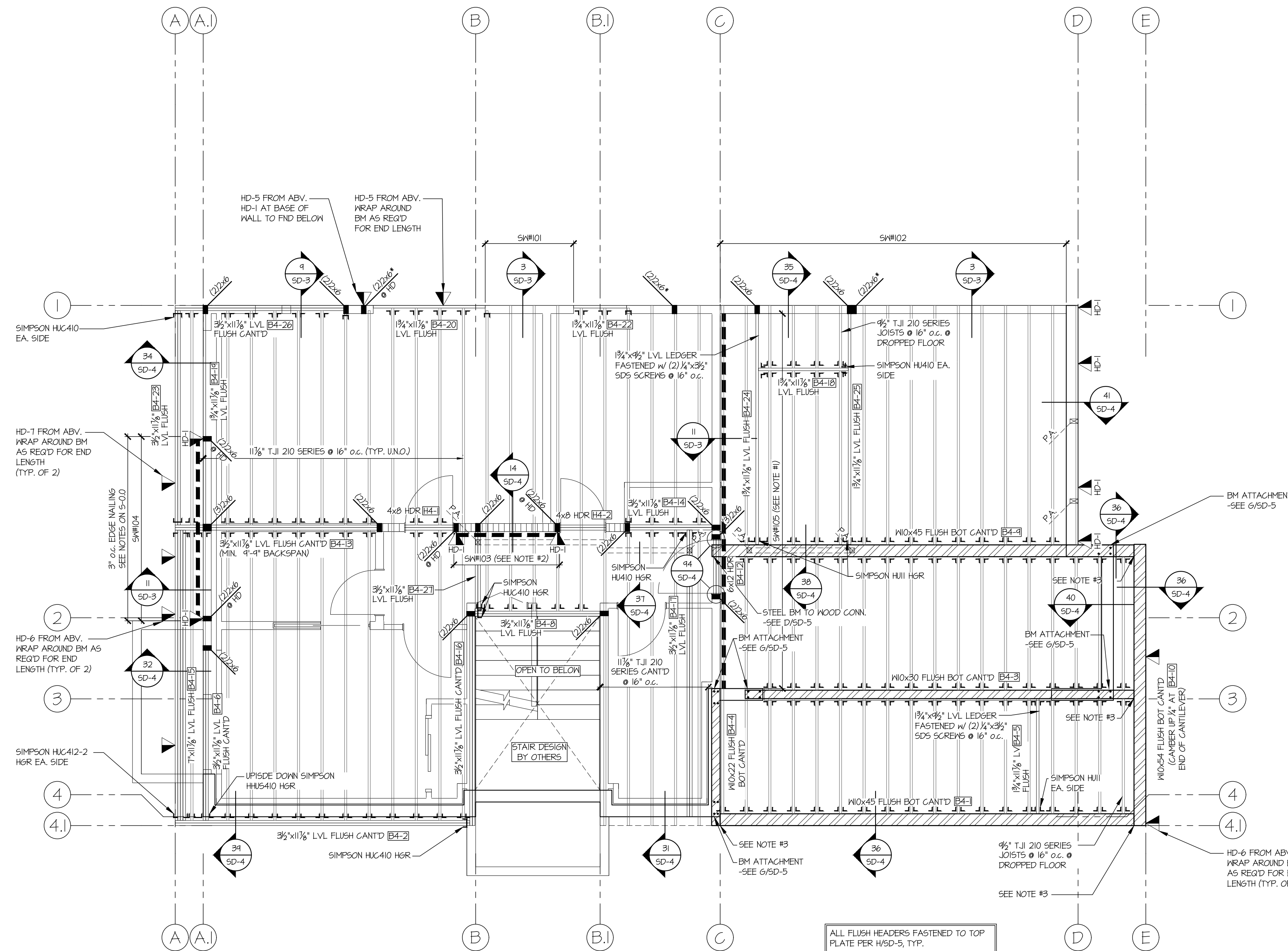
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1 UPPER FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

- 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" DIAM. BOLTS @ 24" o.c. STAGGERED
- AT ALL STL BMS, PROVIDE 2x TOP PLATE FASTENED w/ 1/2" DIAM. BOLTS @ 48" o.c. STAGGERED



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LNL BUILDS

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

sheet:
S-2.0

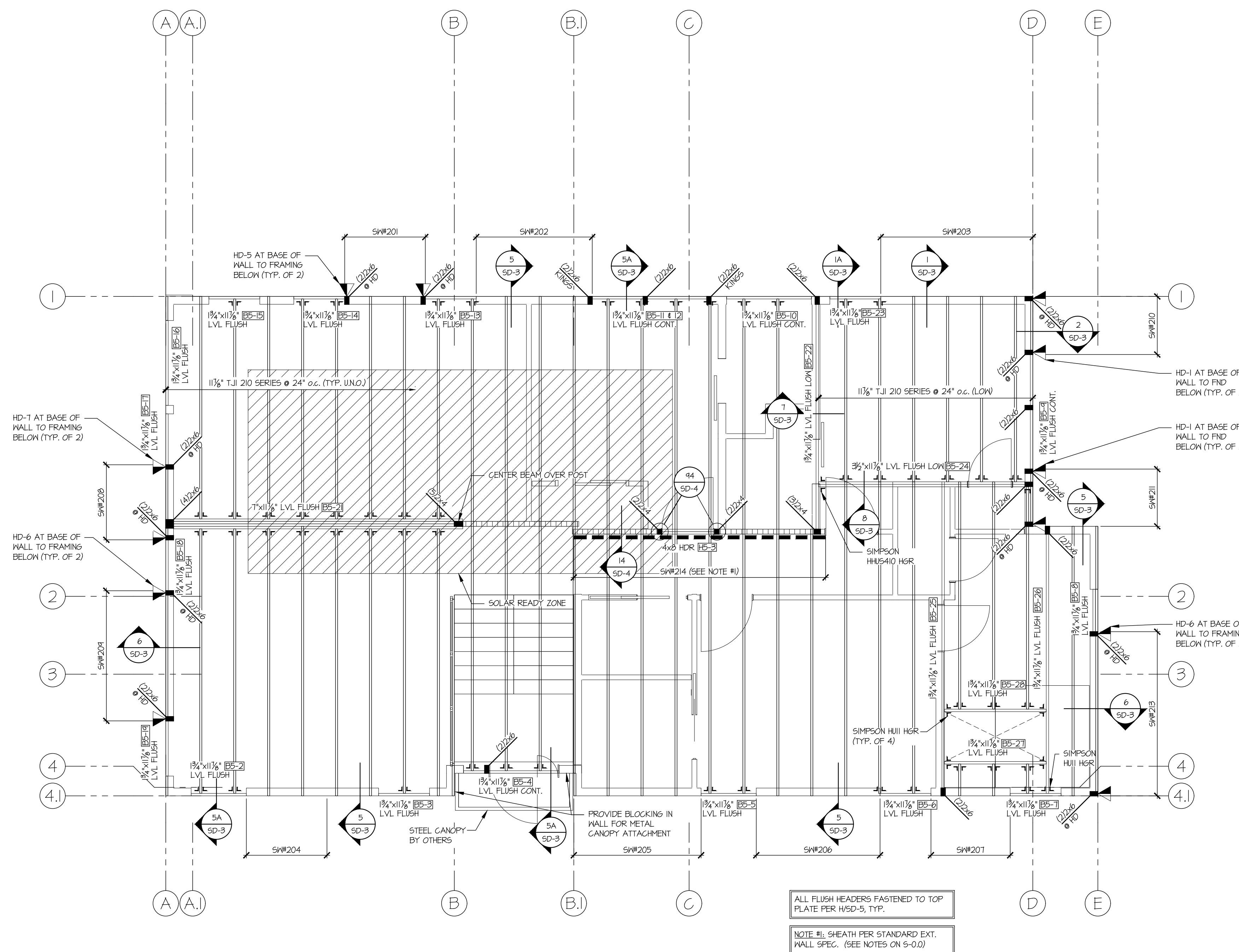
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TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

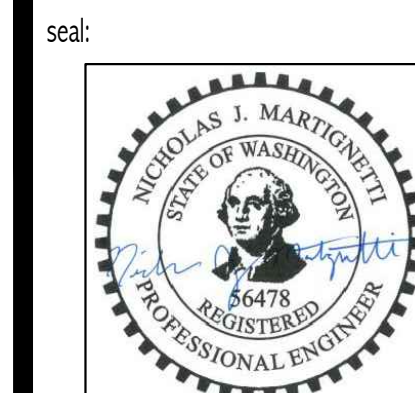
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HOLD-DOWN SCHEDULE

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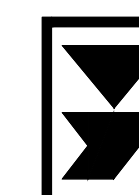


1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



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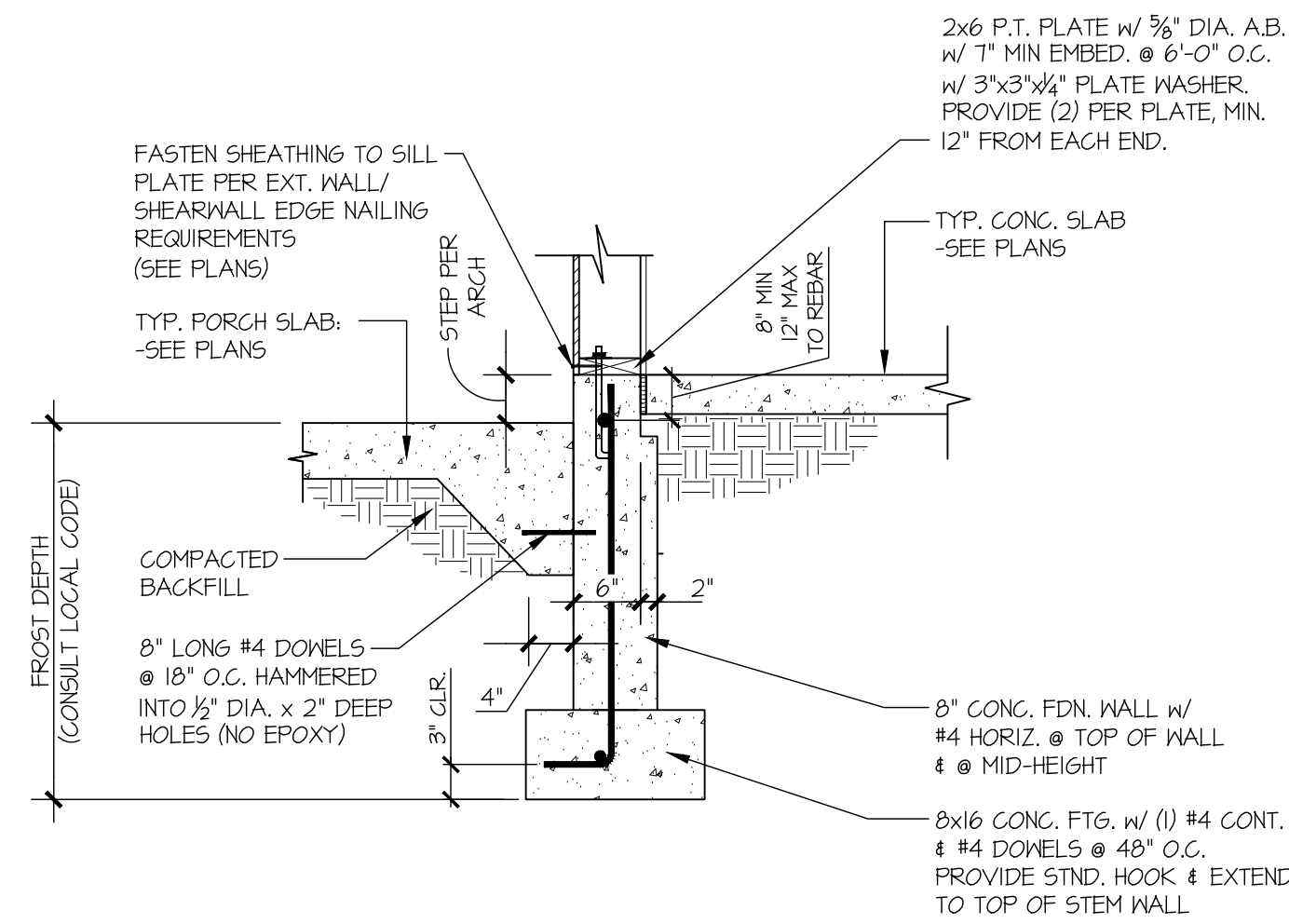
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REVISIONS:
date: initial:
03-28-2025 MPM
10-14-2025 MPM

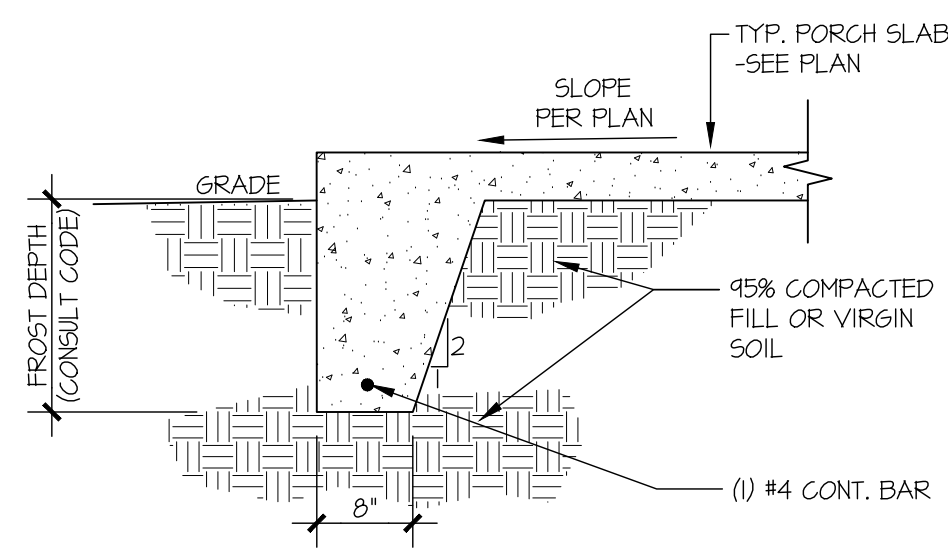
LNL BUILDS

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

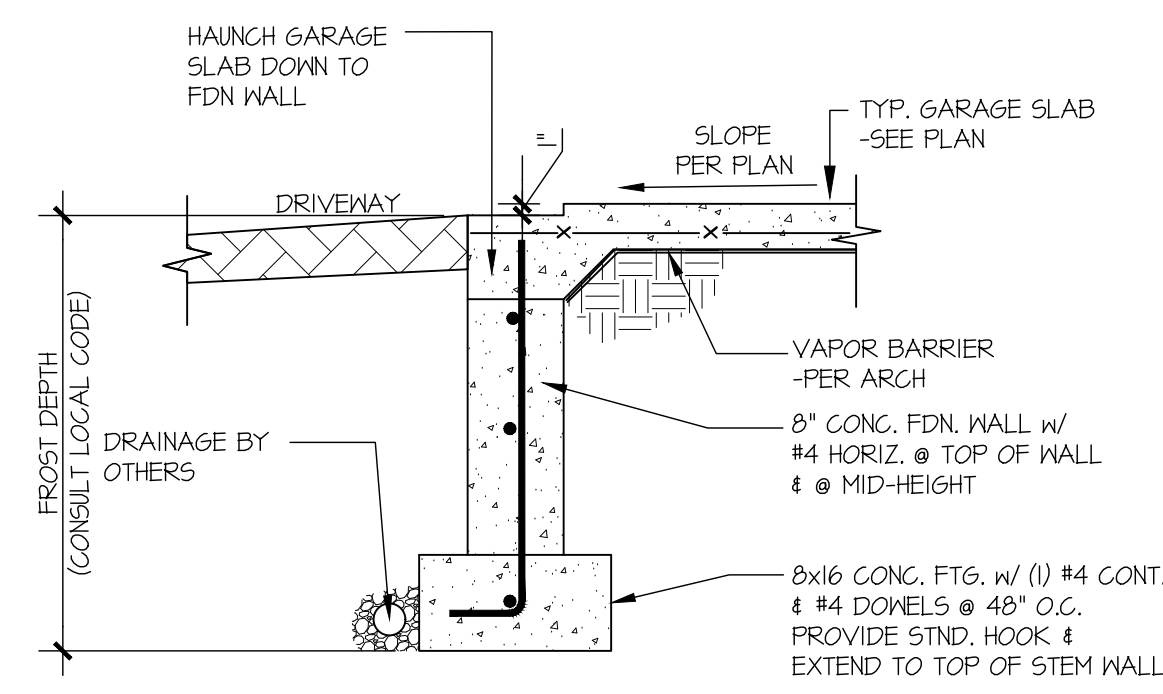
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S-3.0



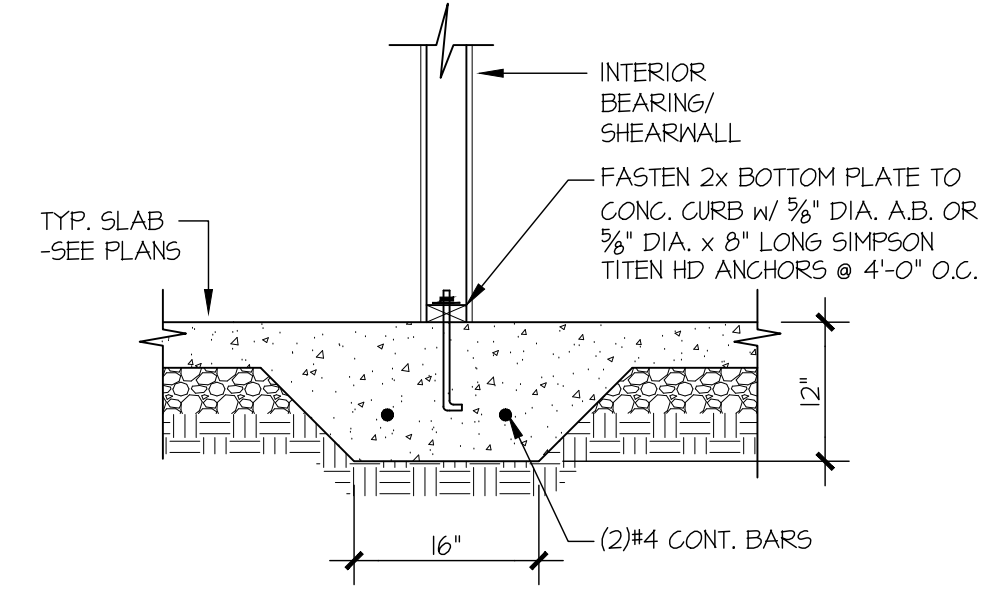
2 SECTION
SCALE: 3/4"=1'-0"
PORCH SLAB



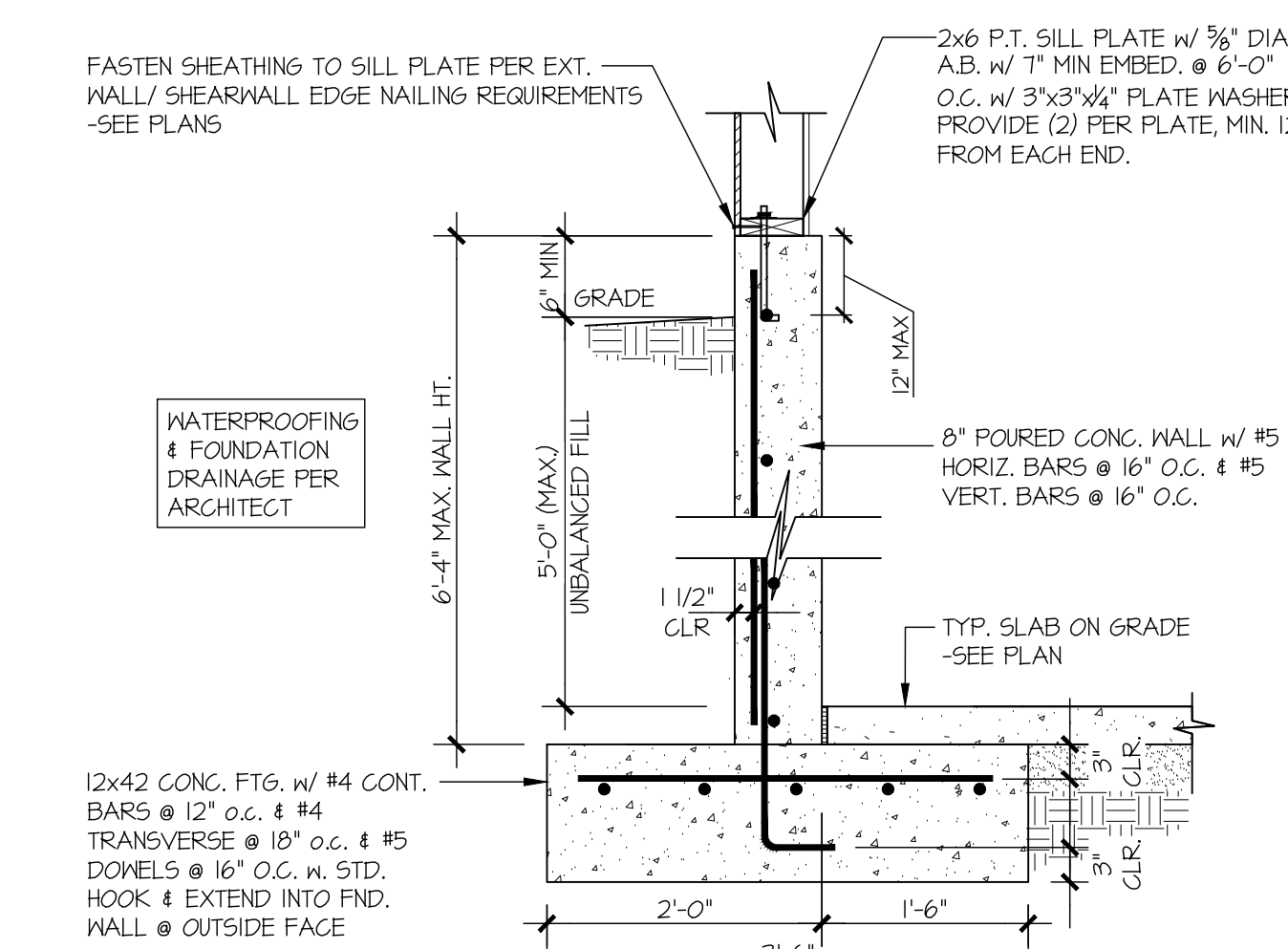
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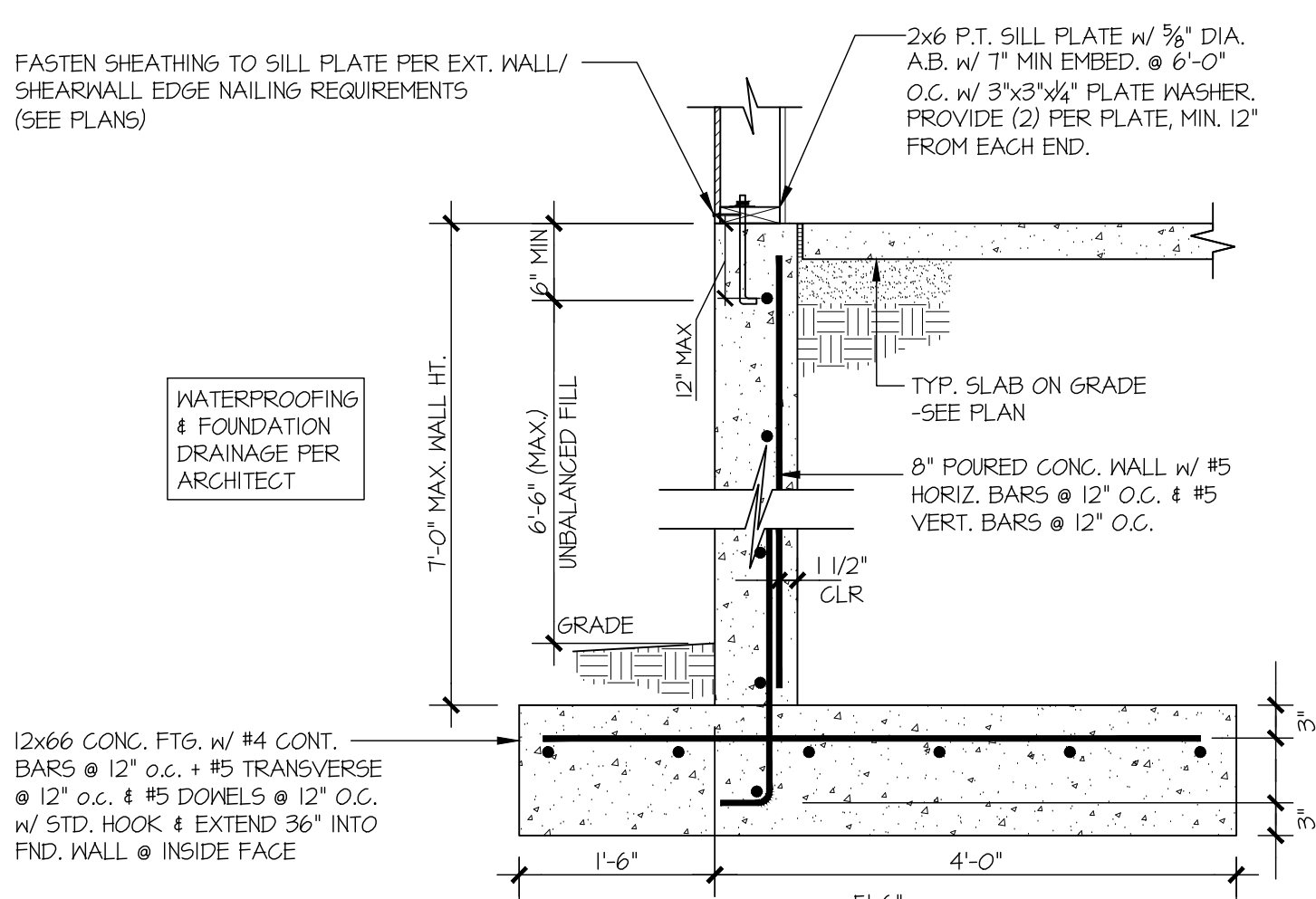
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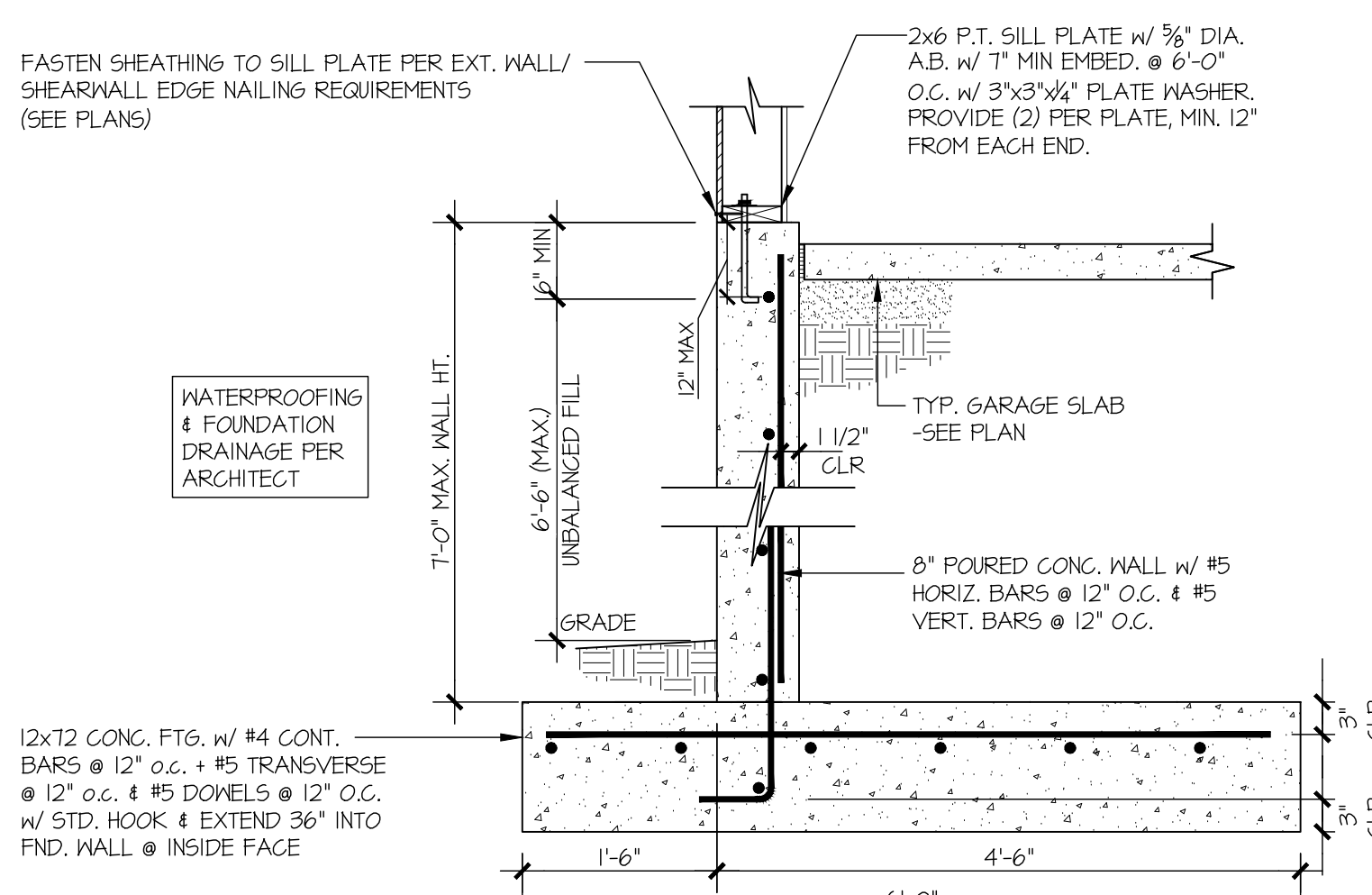
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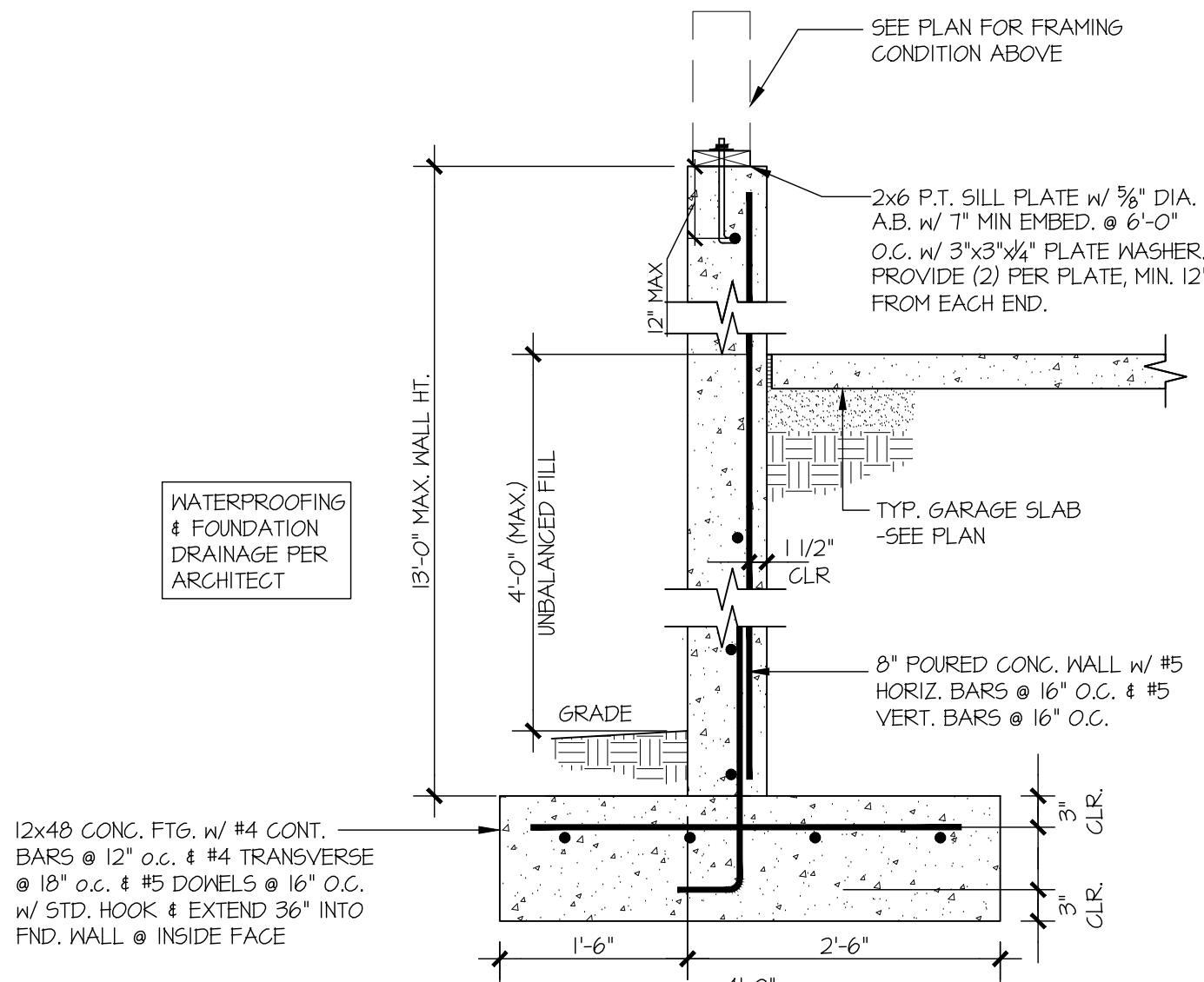
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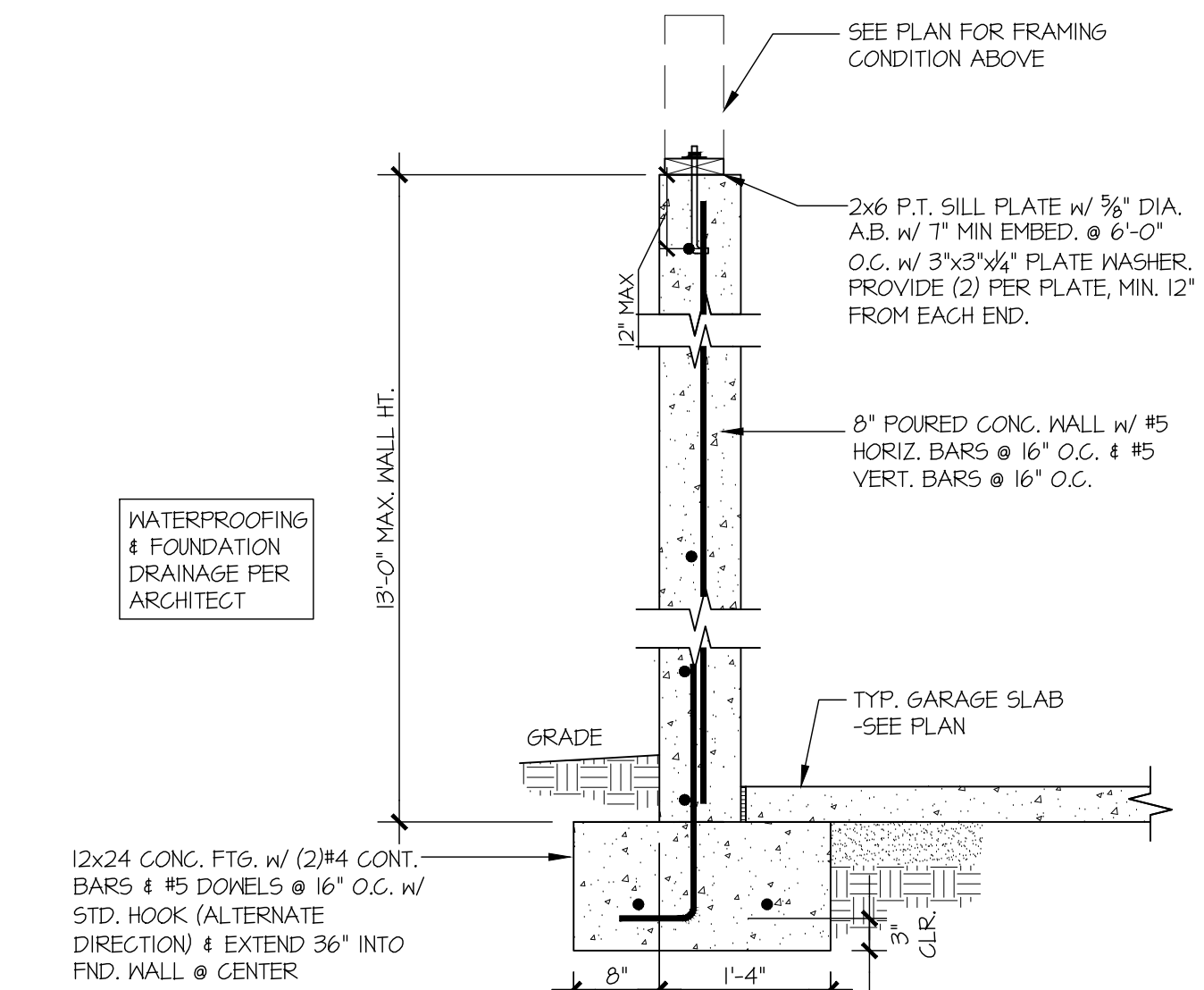
8 SECTION
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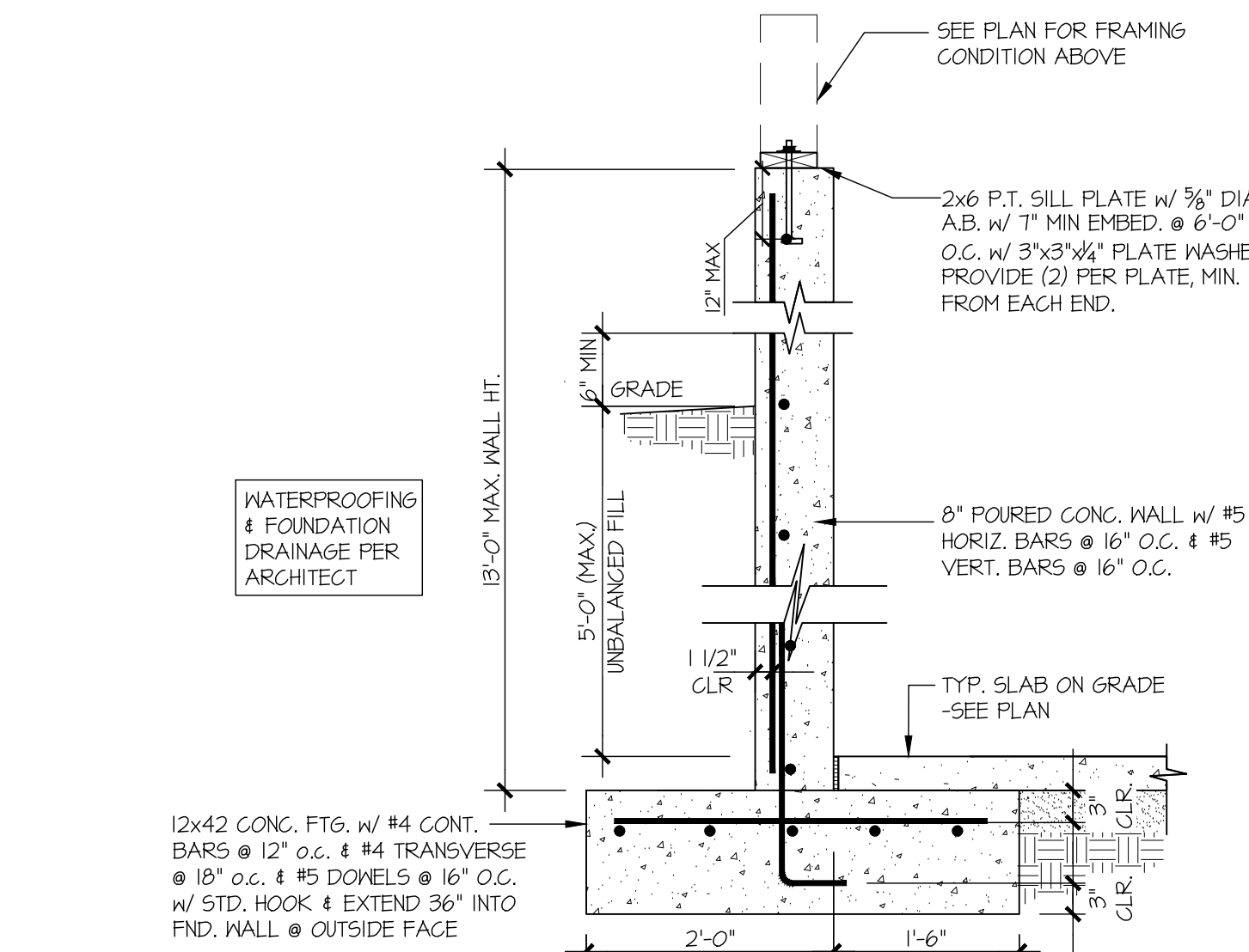
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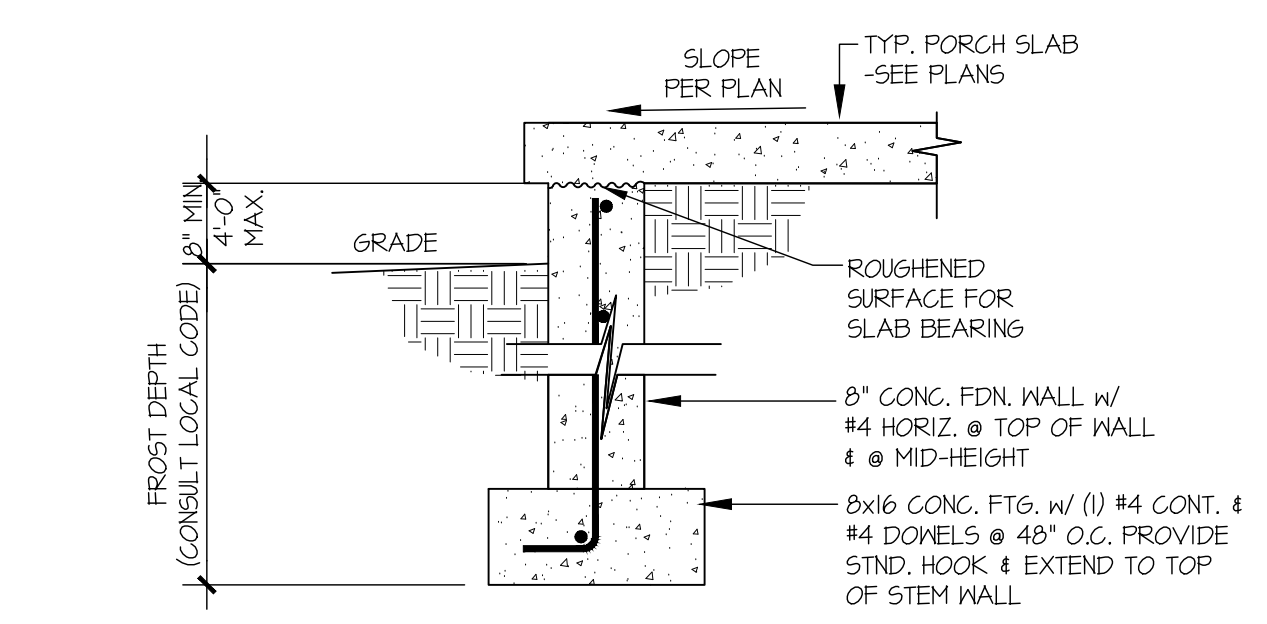
10 SECTION
SCALE: 3/4"=1'-0"



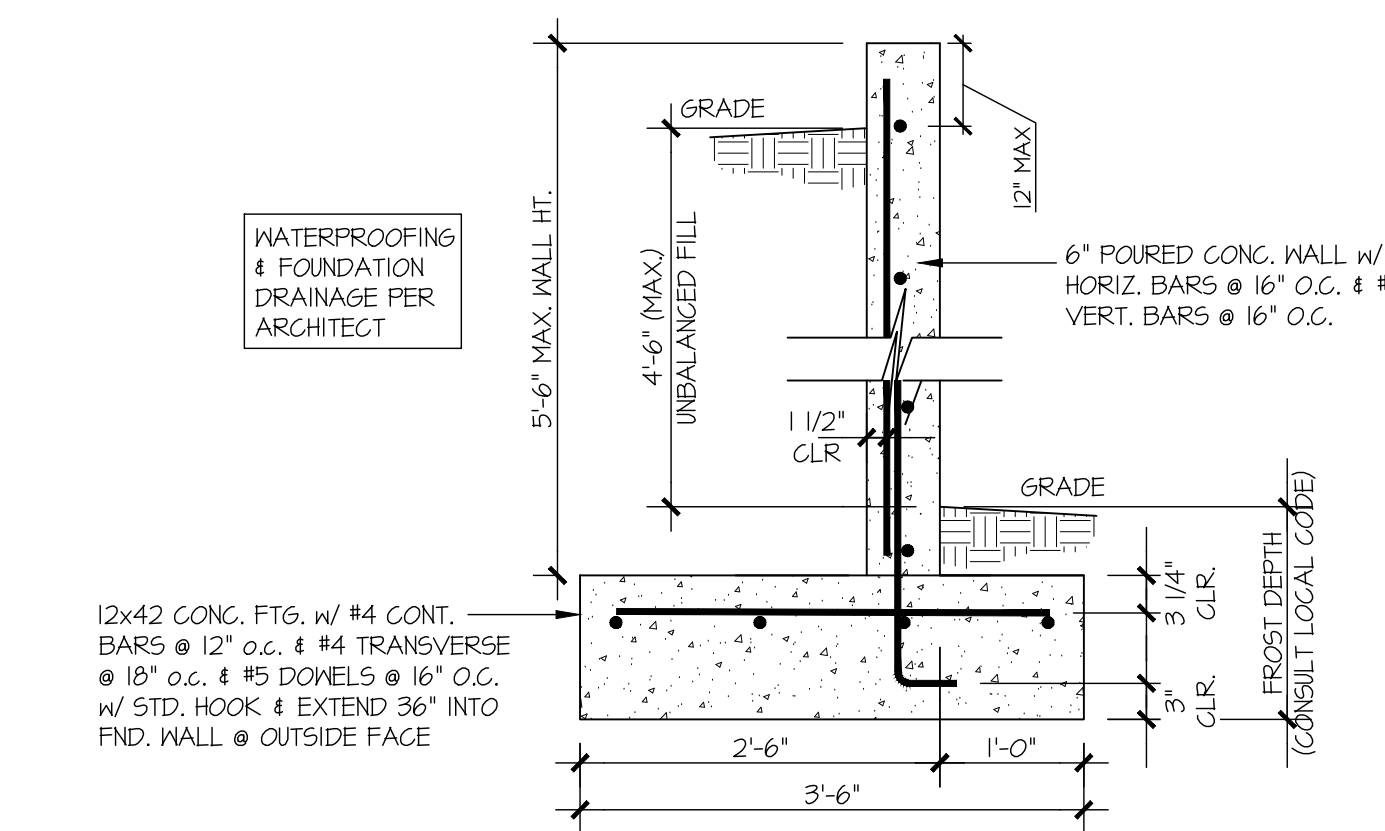
11 SECTION
SCALE: 3/4"=1'-0"



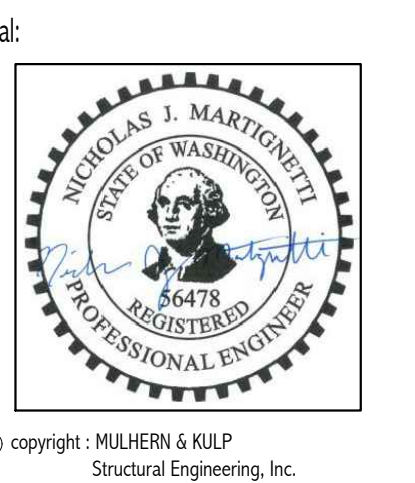
12 SECTION
SCALE: 3/4"=1'-0"



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



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



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M&K project number: 300-25001

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

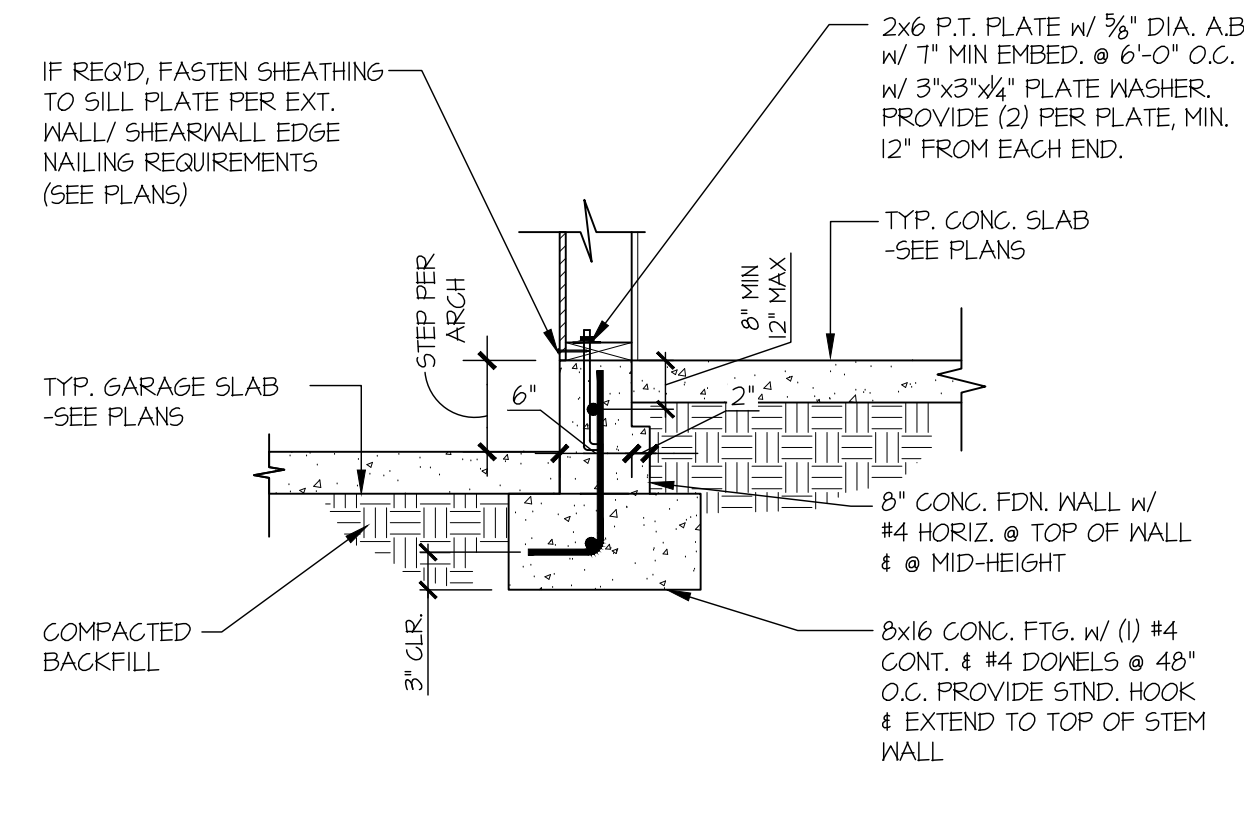
REVISIONS:

date:	initial:
03-28-2025	MPM
10-14-2025	MPM

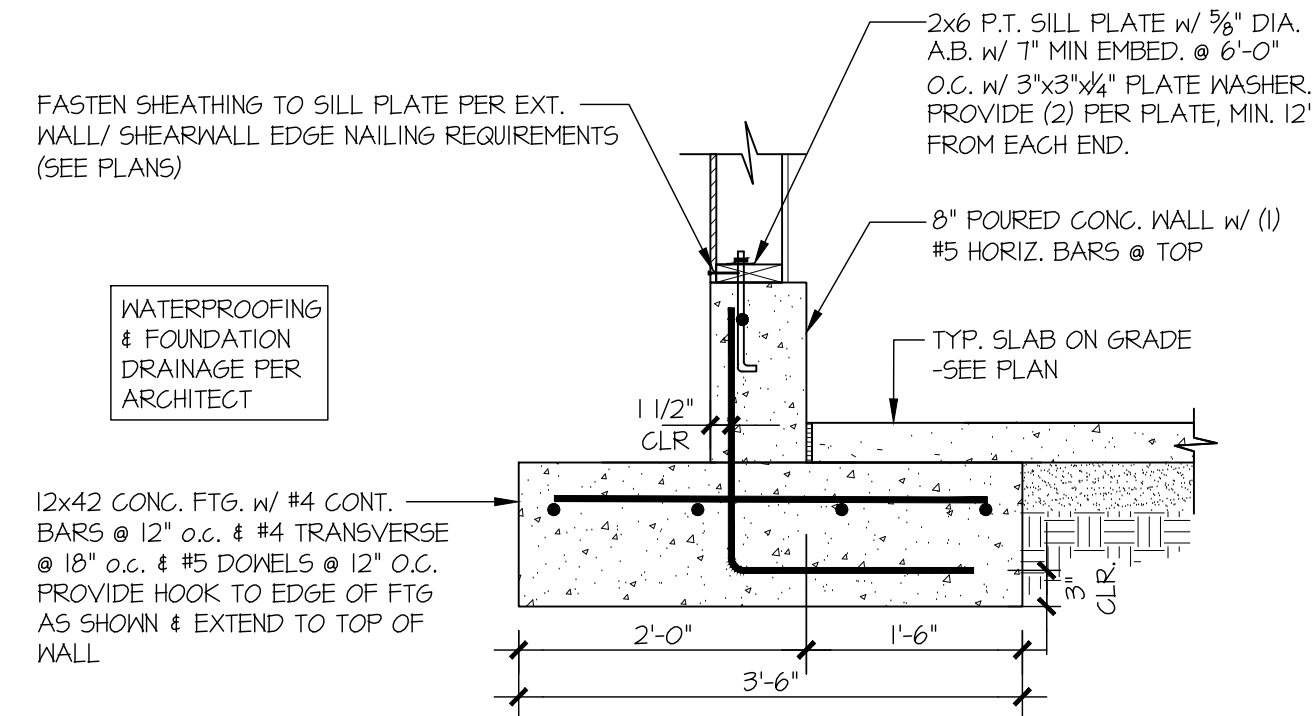
LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

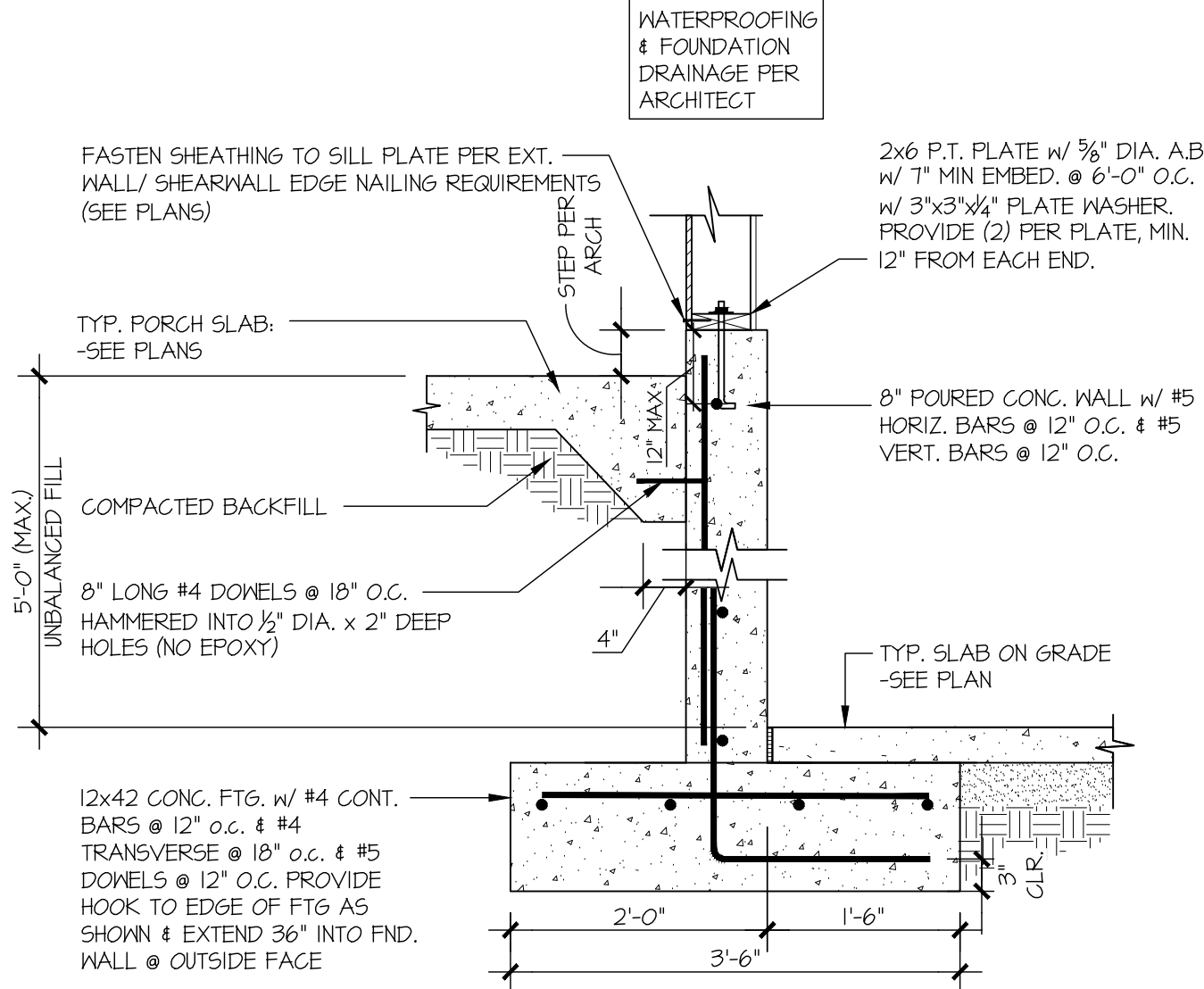
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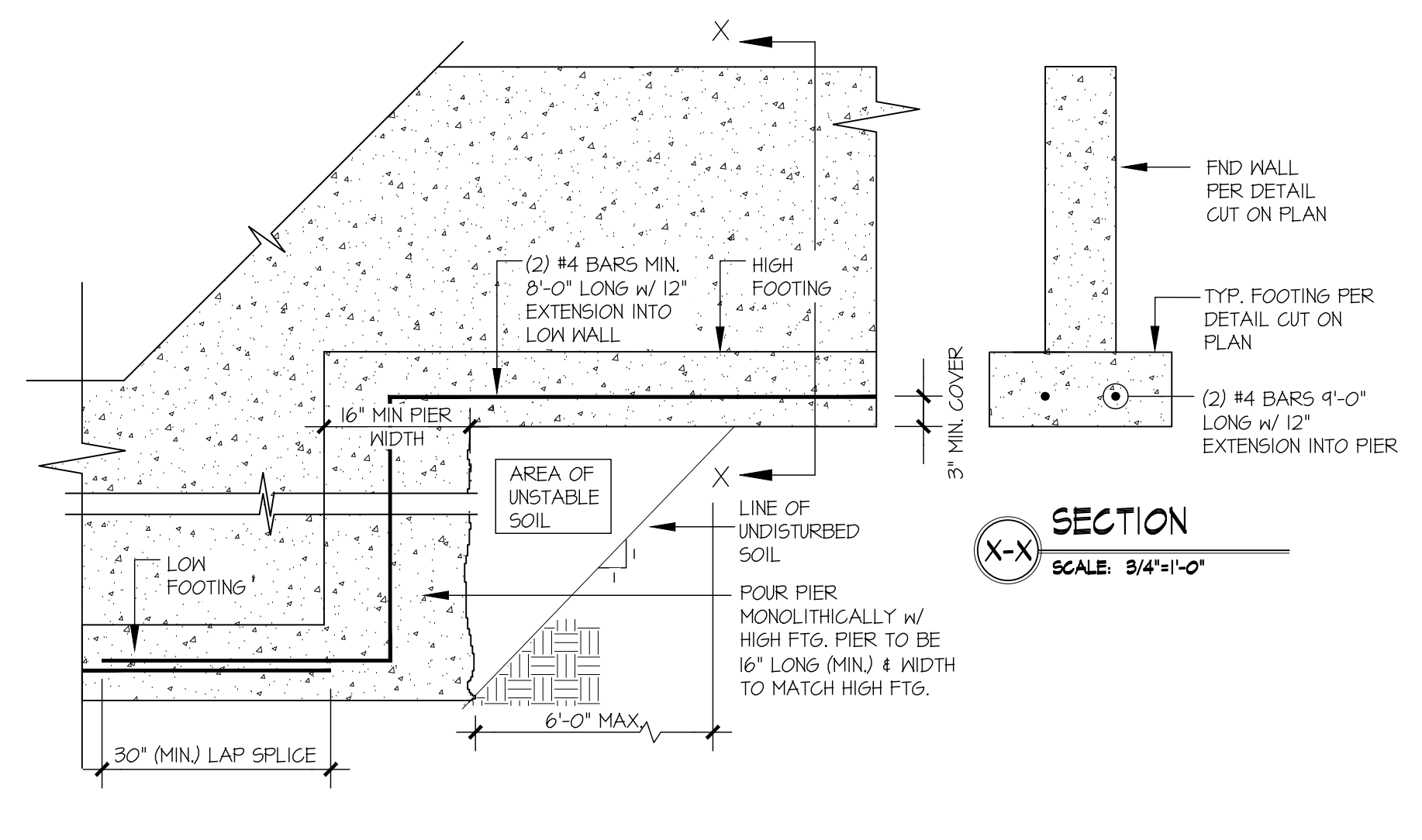
15 SECTION
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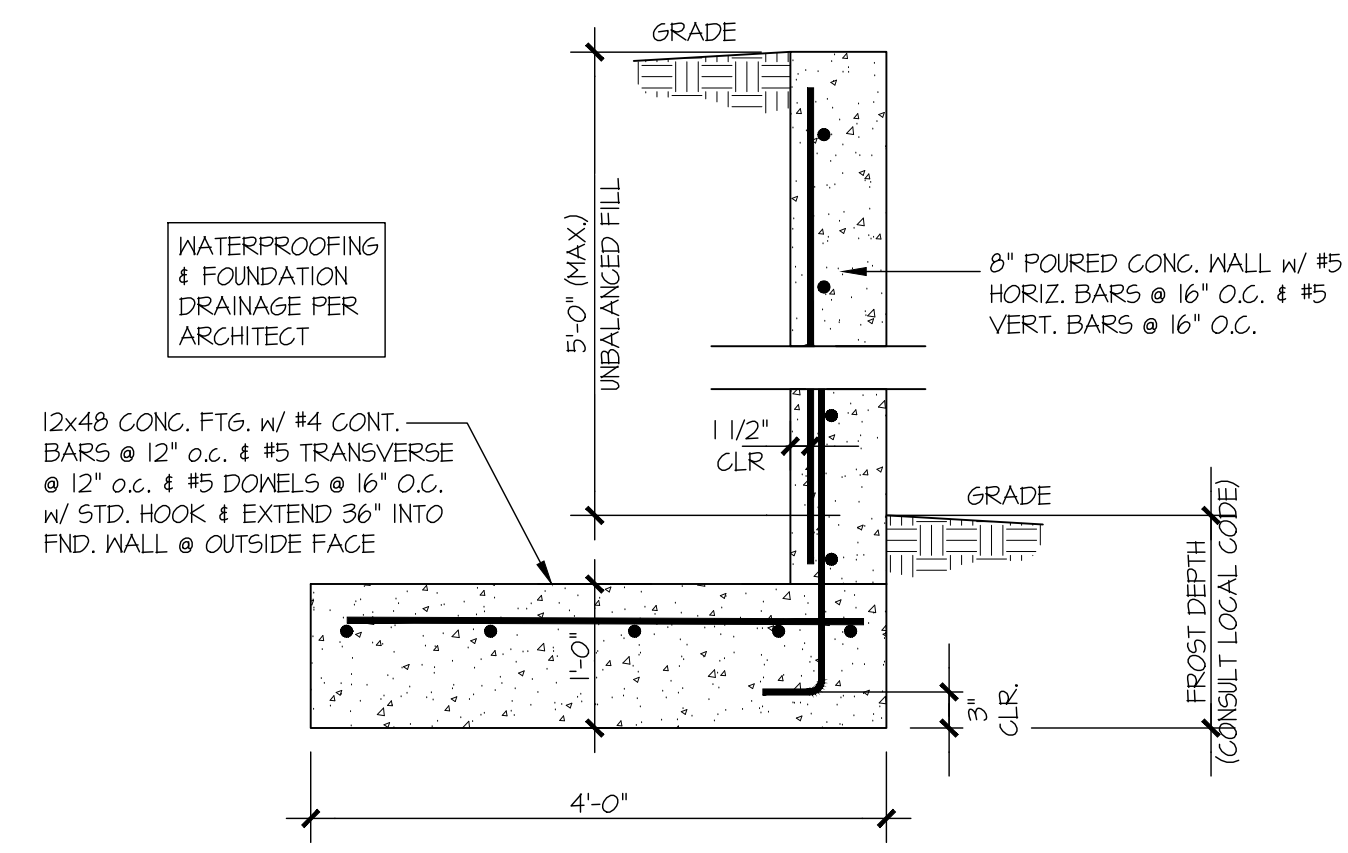
16 SECTION
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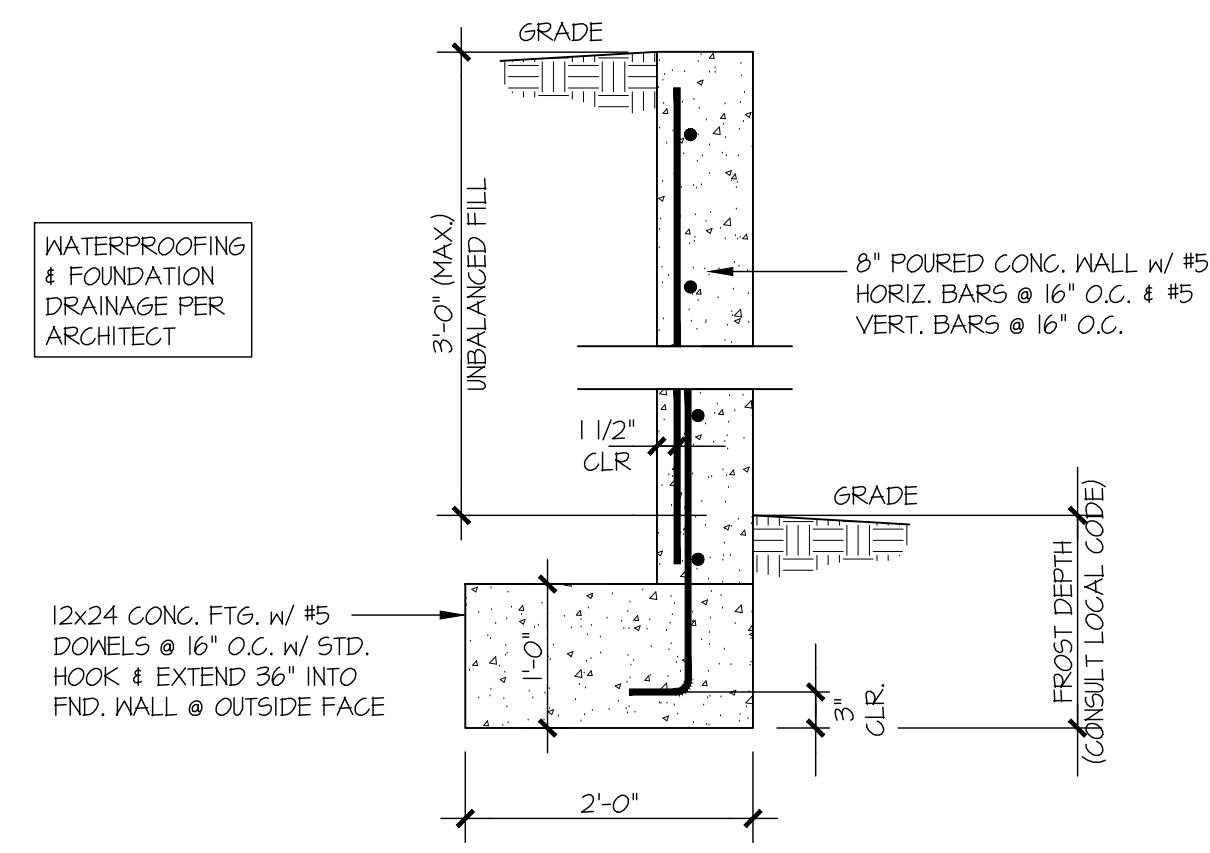
17 SECTION
SCALE: 3/4\"/>



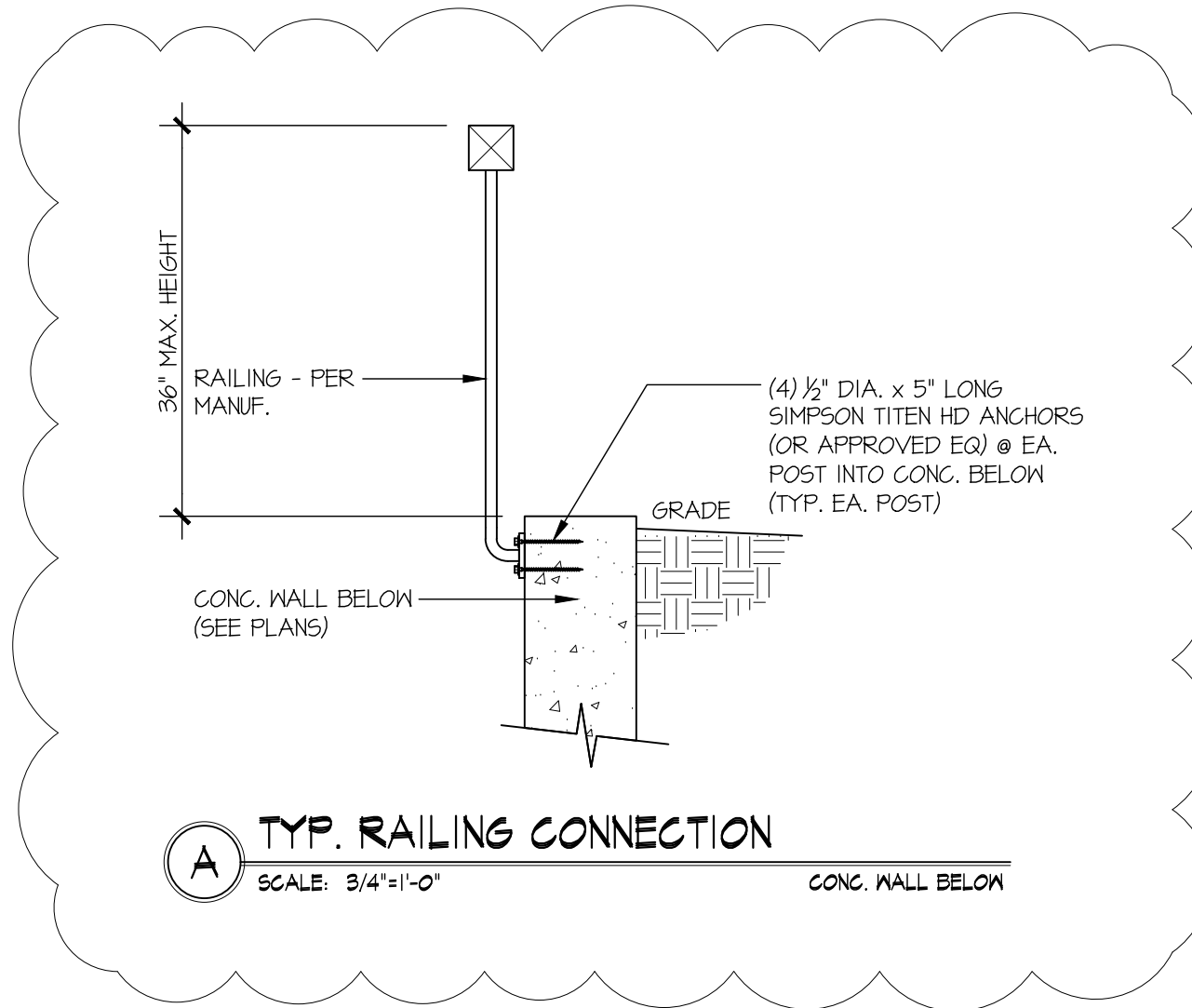
A TYPICAL STEPPED FOOTING
SCALE: 3/4\"/>



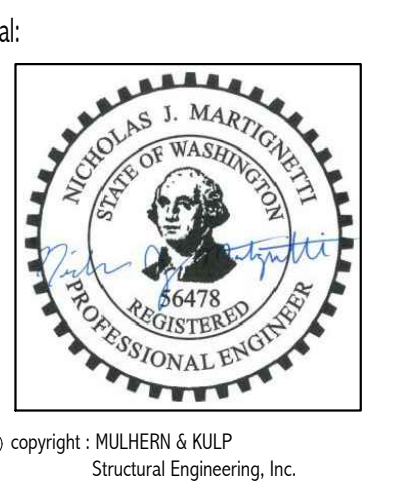
18 SITE RETAINING WALL
SCALE: 3/4\"/>



19 SITE RETAINING WALL
SCALE: 3/4\"/>



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



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M&K project number: 300-25001

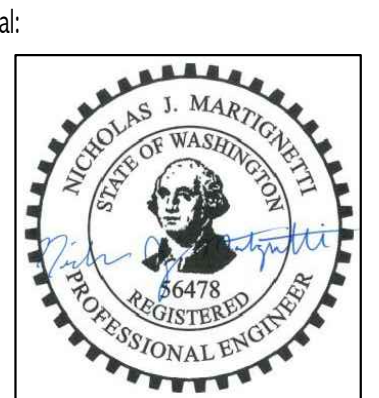
project mgr: NJM
drawn by: MPM
issue date: 02-06-25

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

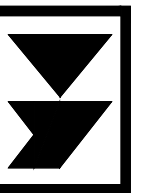
STRUCTURAL DETAILS
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MERCER ISLAND, WA

sheet:
SD-2



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M&K project number:
300-25001

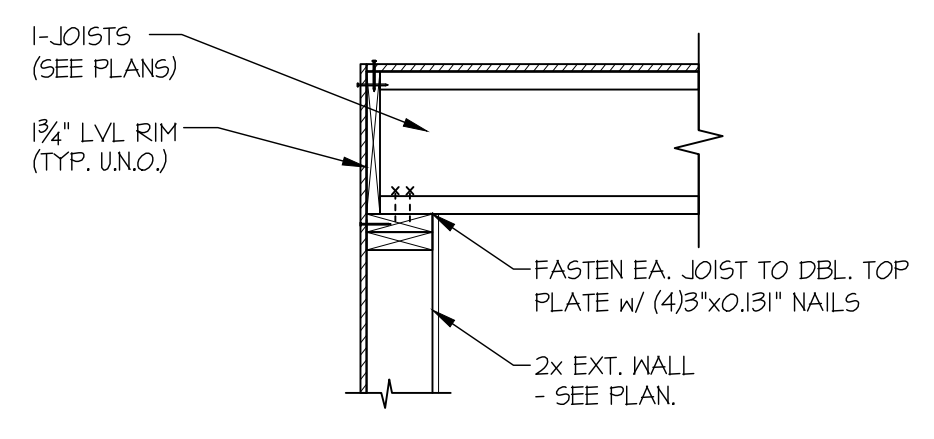
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issue date: 02-06-25

REVISIONS:
date: initial:
03-28-2025 MPM
10-14-2025 MPM

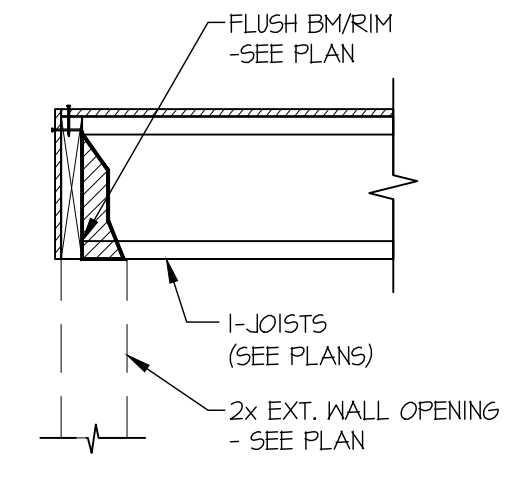
LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

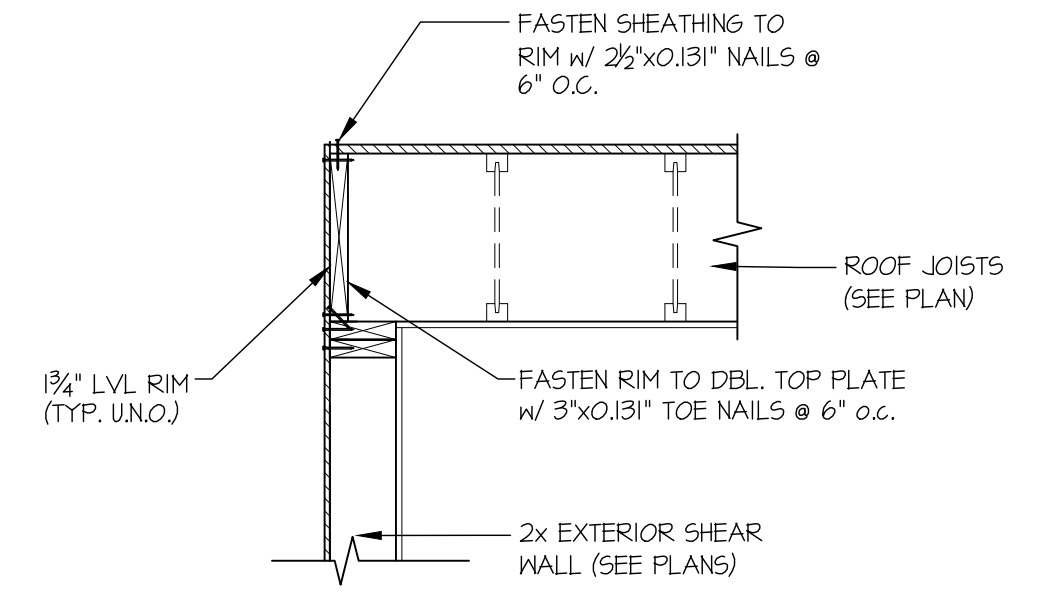
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SD-3



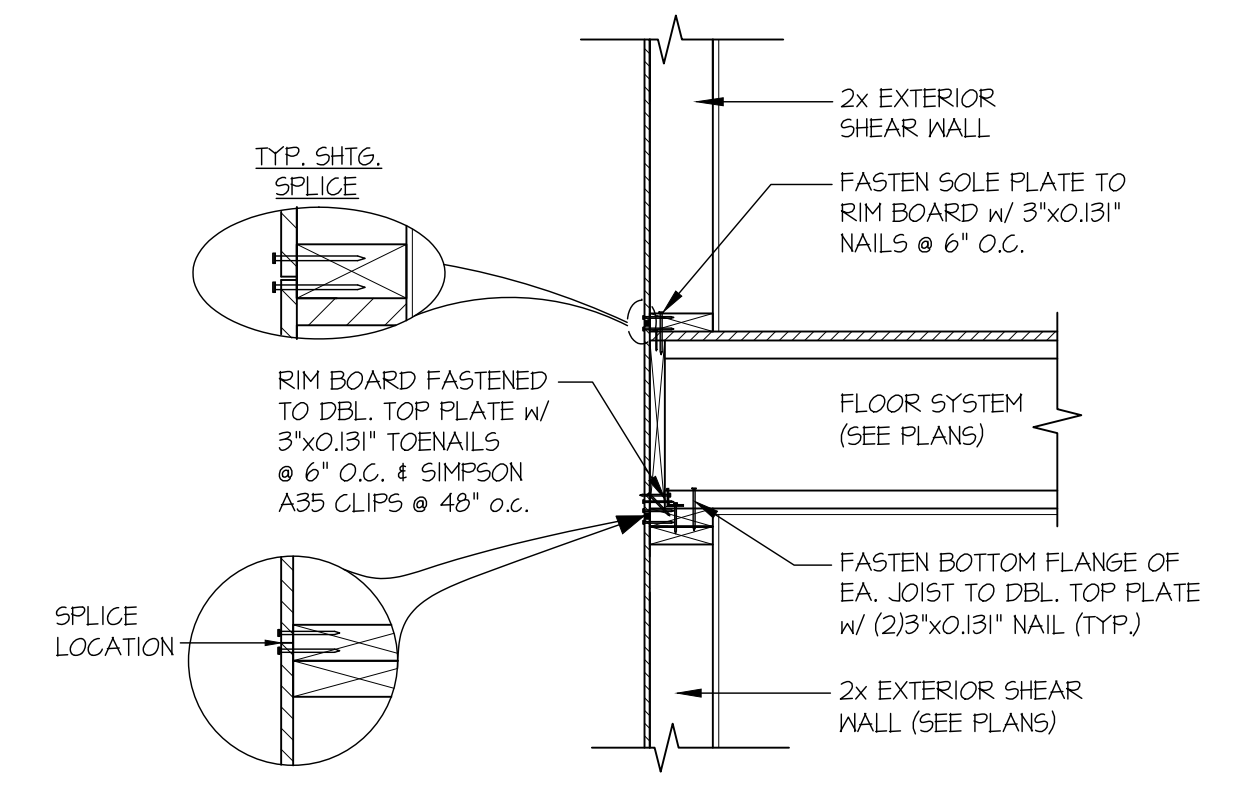
1 SECTION
SCALE: 3/4\"/>



1A SECTION
SCALE: 3/4\"/>

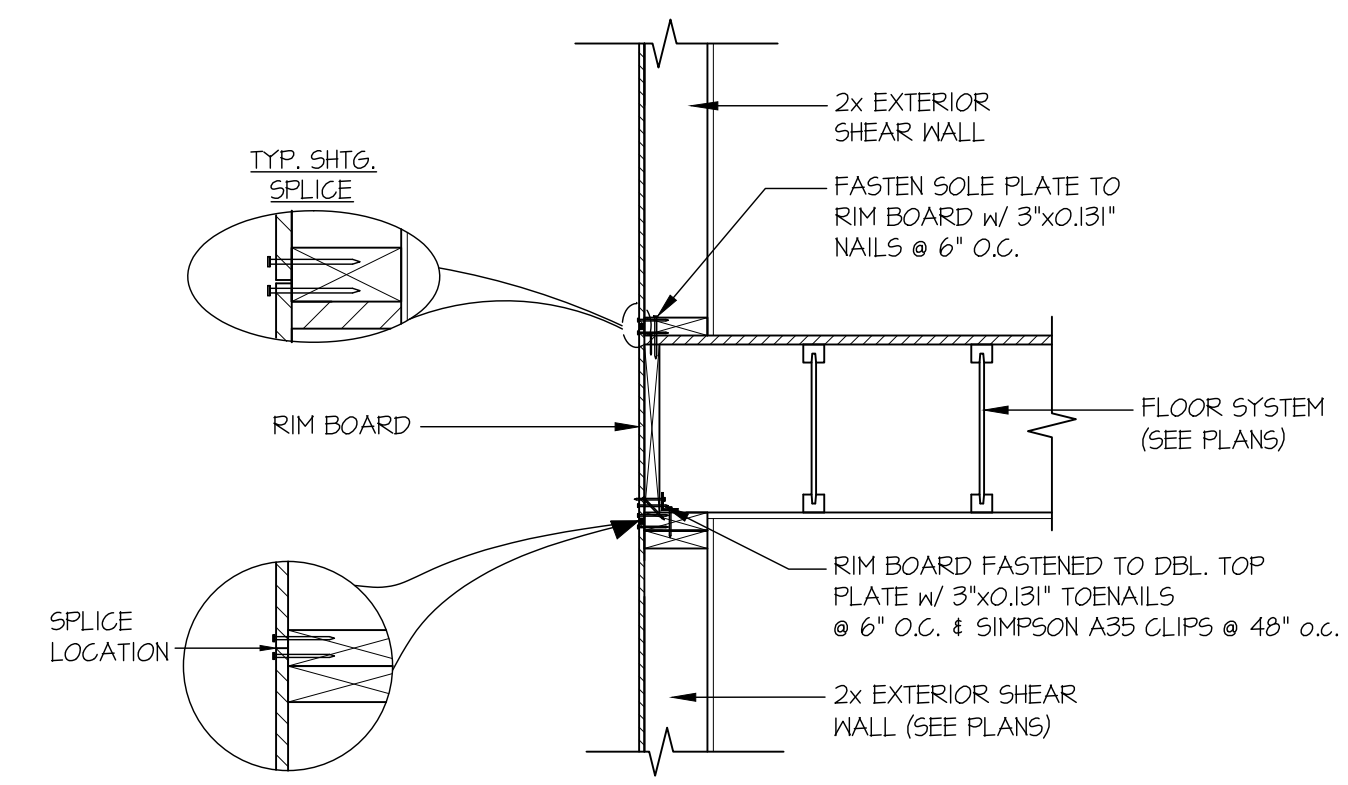


2 SECTION
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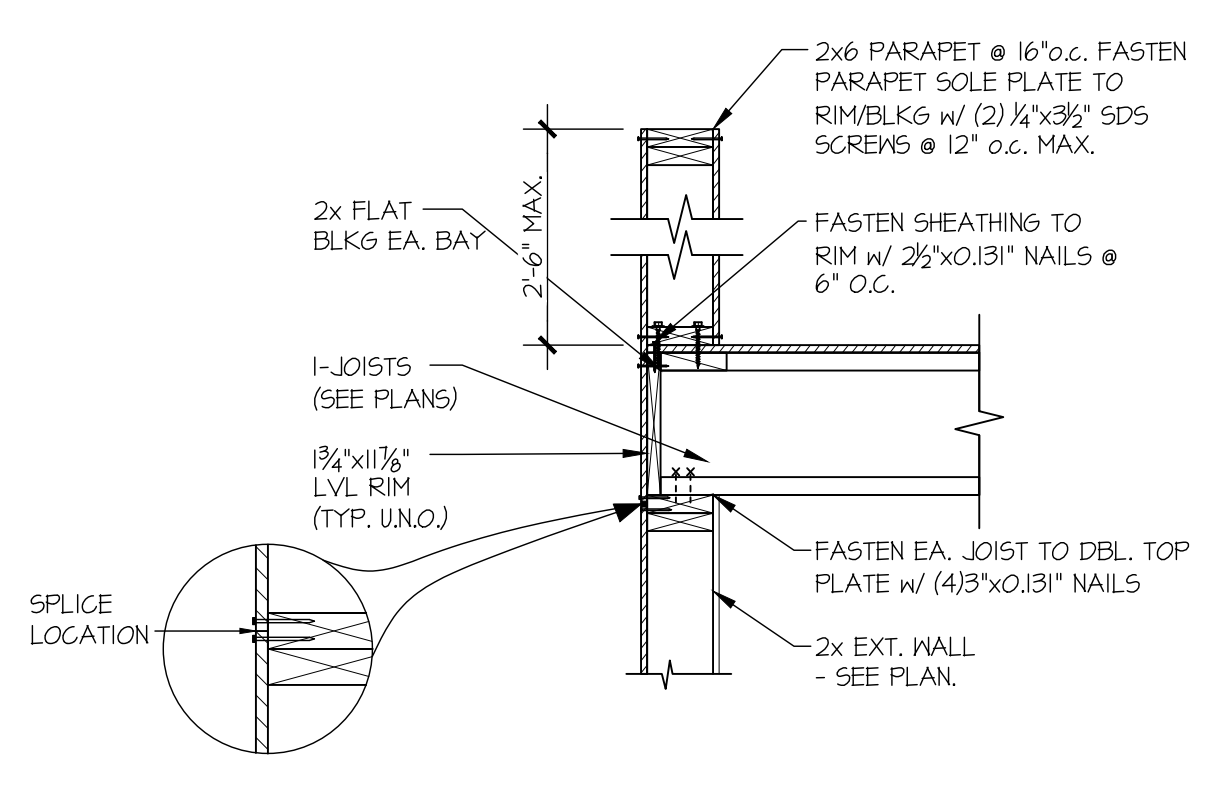
3 SECTION
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PERPENDICULAR FRAMING

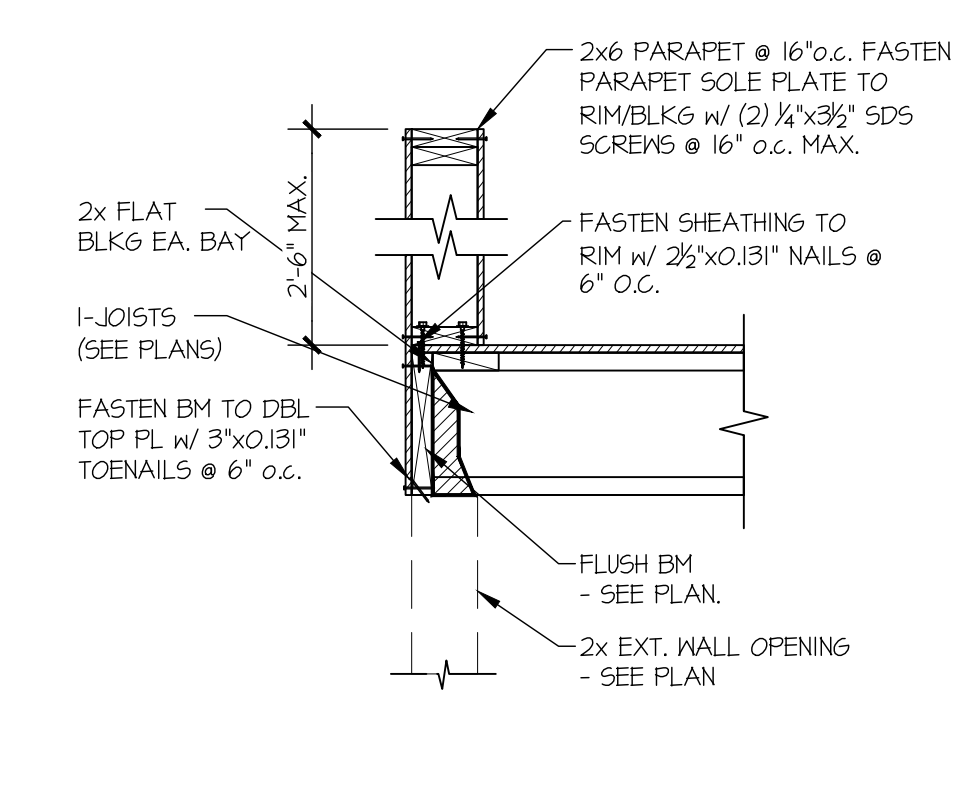


4 SECTION
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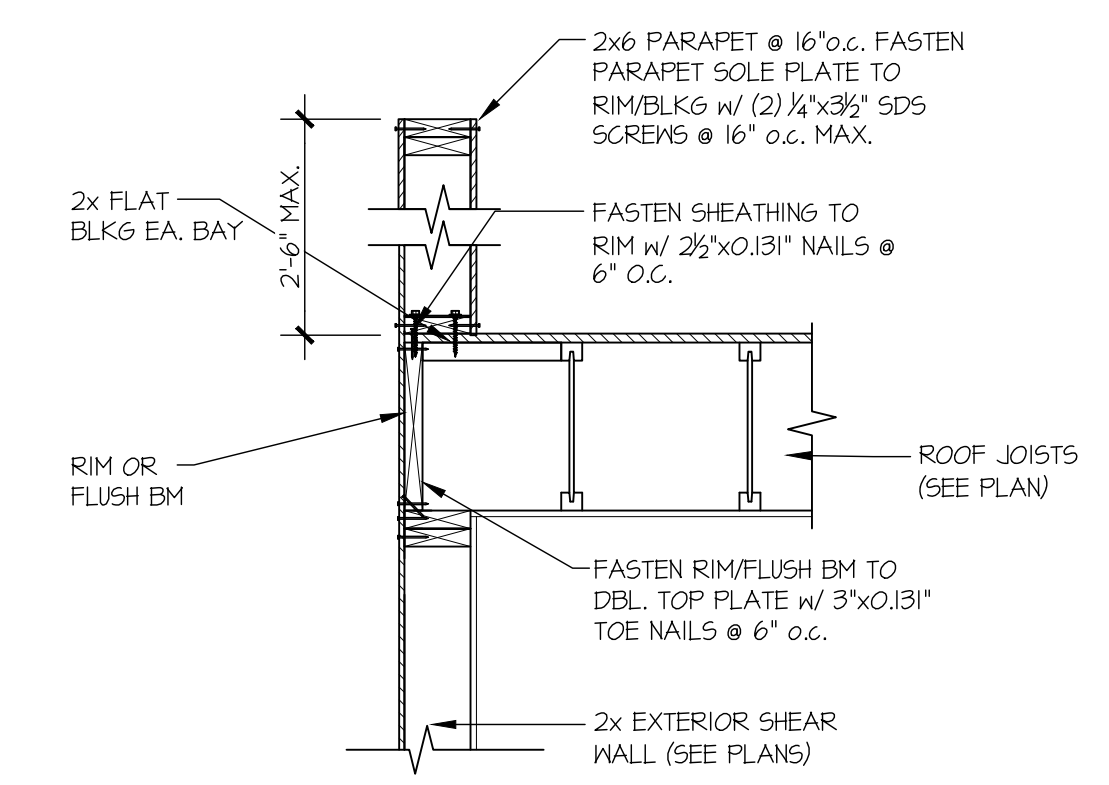
PARALLEL FRAMING



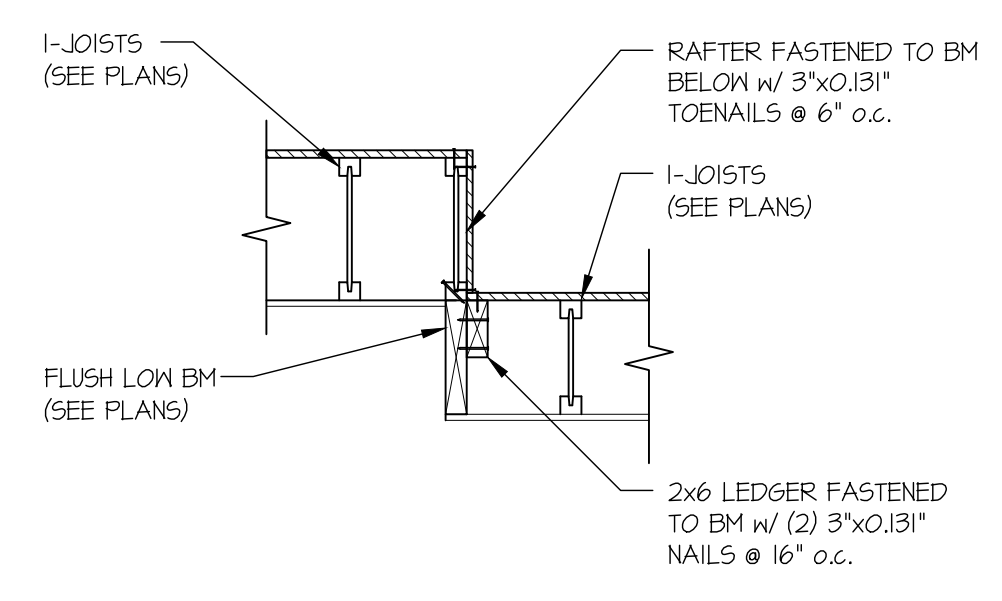
5 SECTION
SCALE: 3/4\"/>



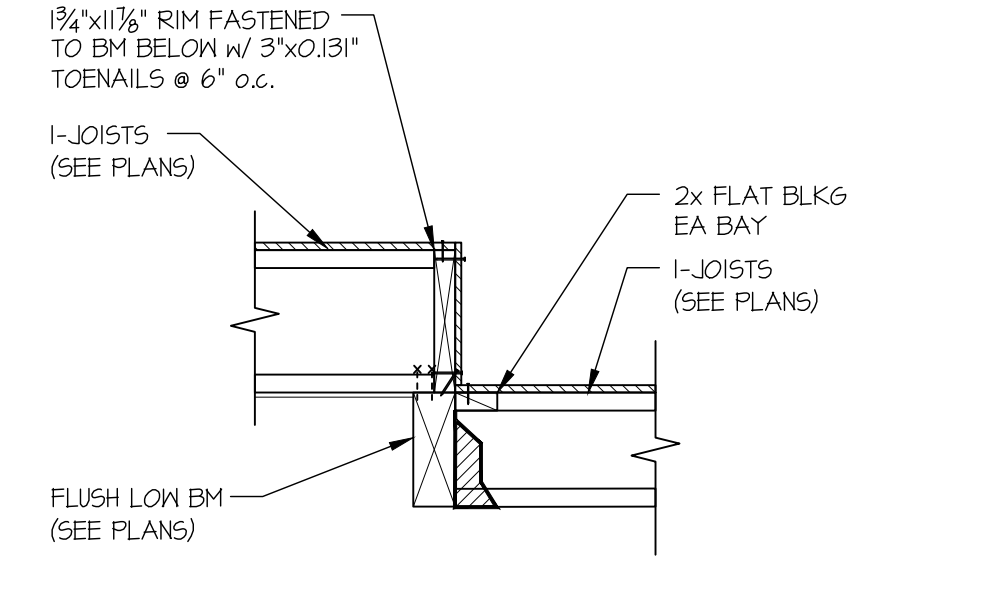
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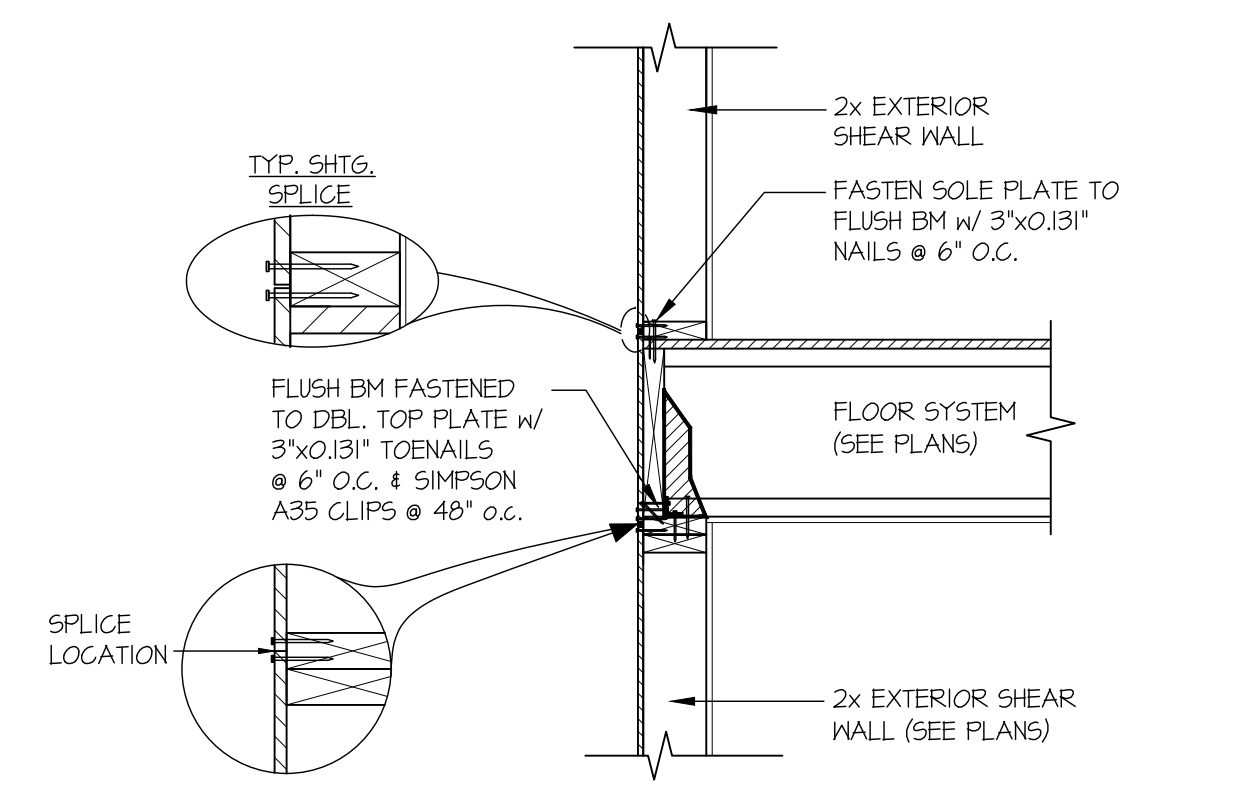
6 SECTION
SCALE: 3/4\"/>



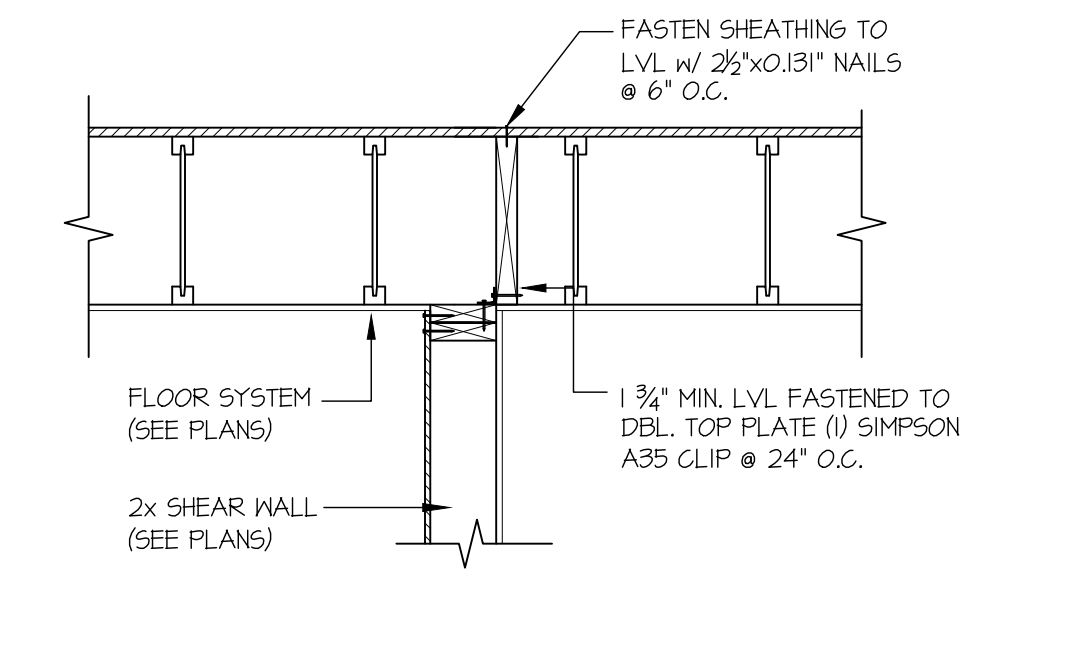
7 SECTION
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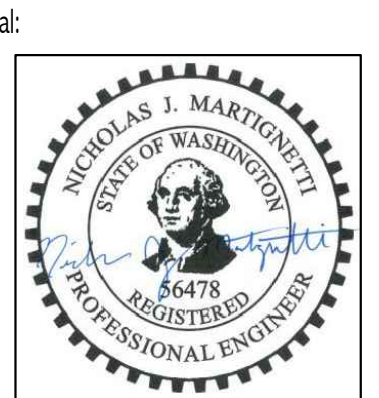
8 SECTION
SCALE: 3/4\"/>



9 SECTION
SCALE: 3/4\"/>

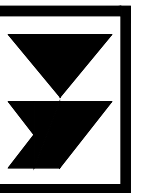


11 SECTION
SCALE: 3/4\"/>



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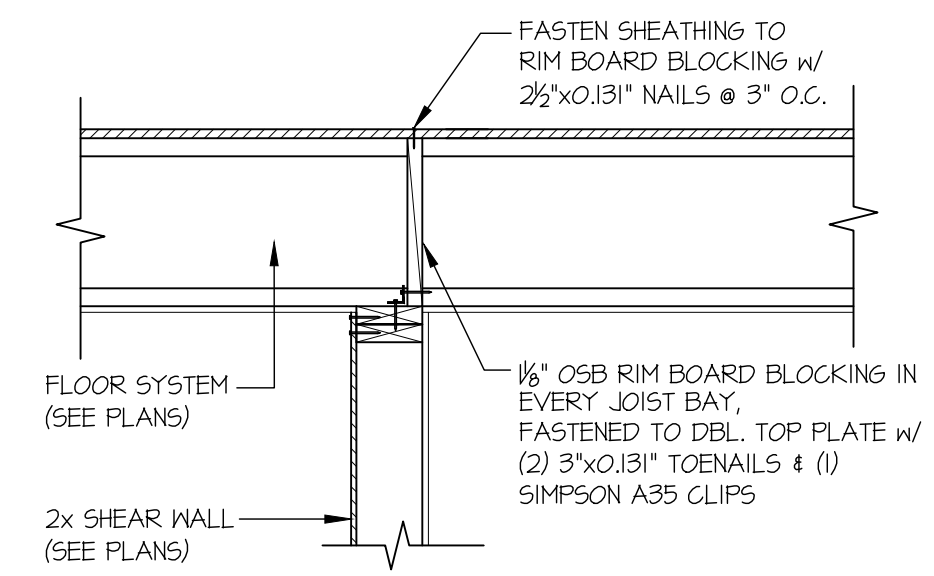
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issue date: 02-06-25

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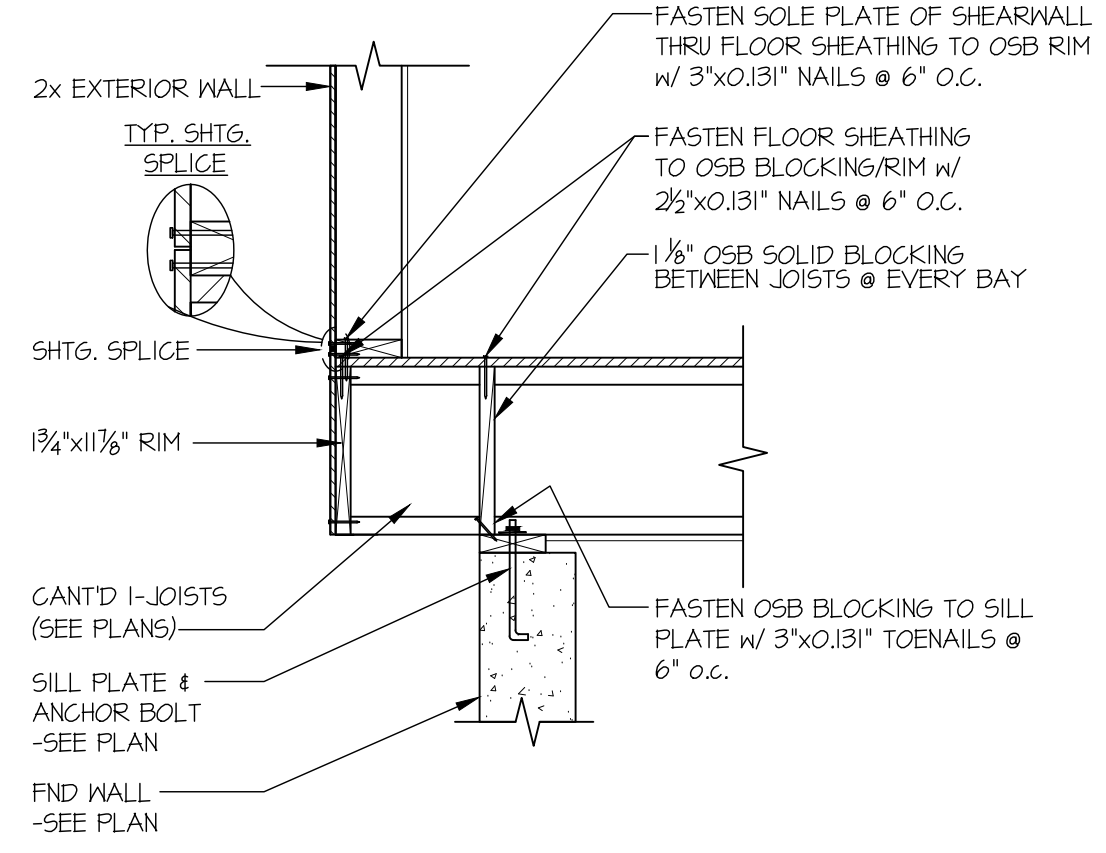
LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

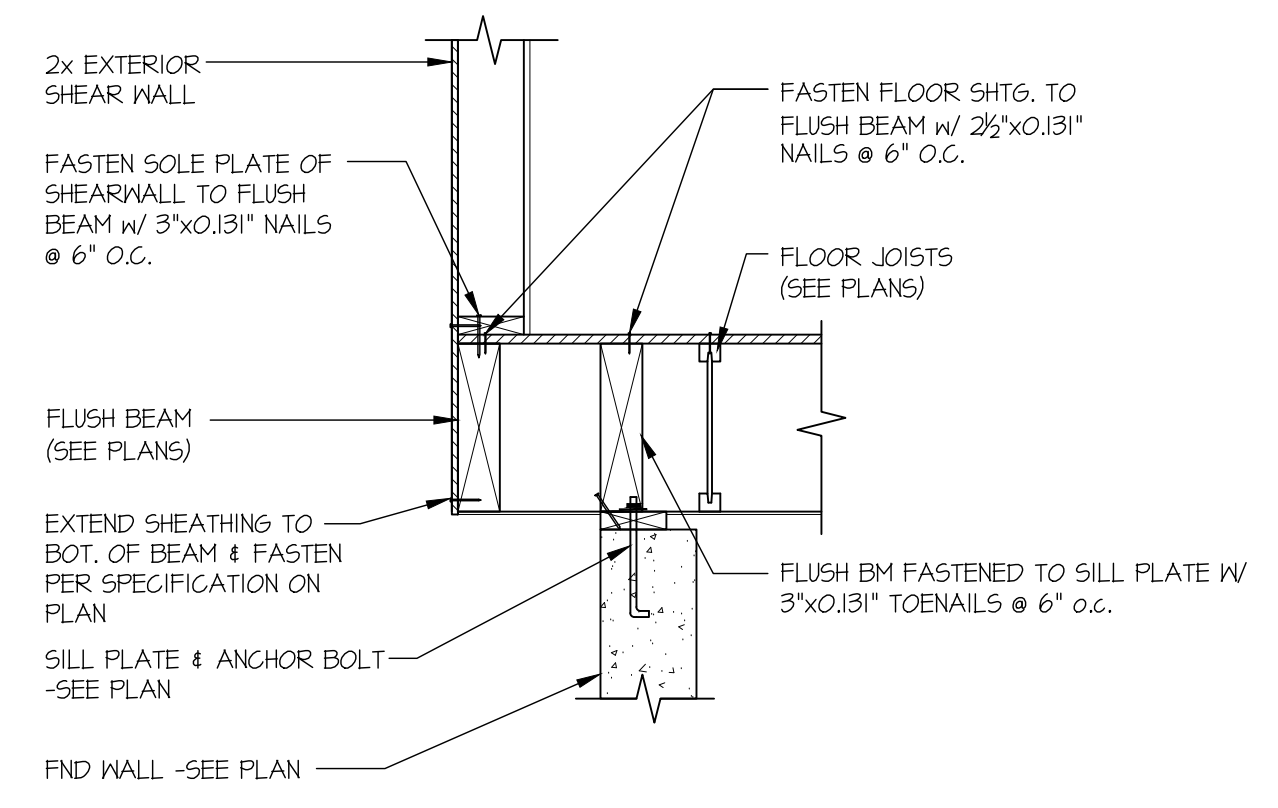
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SD-4



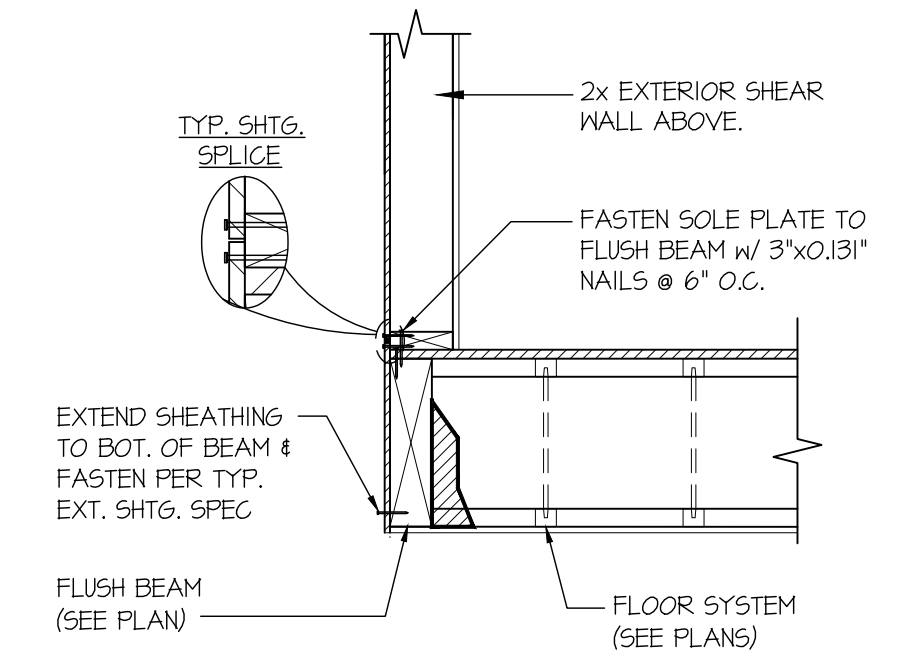
14 SECTION
SCALE: 3/4"=1'-0"



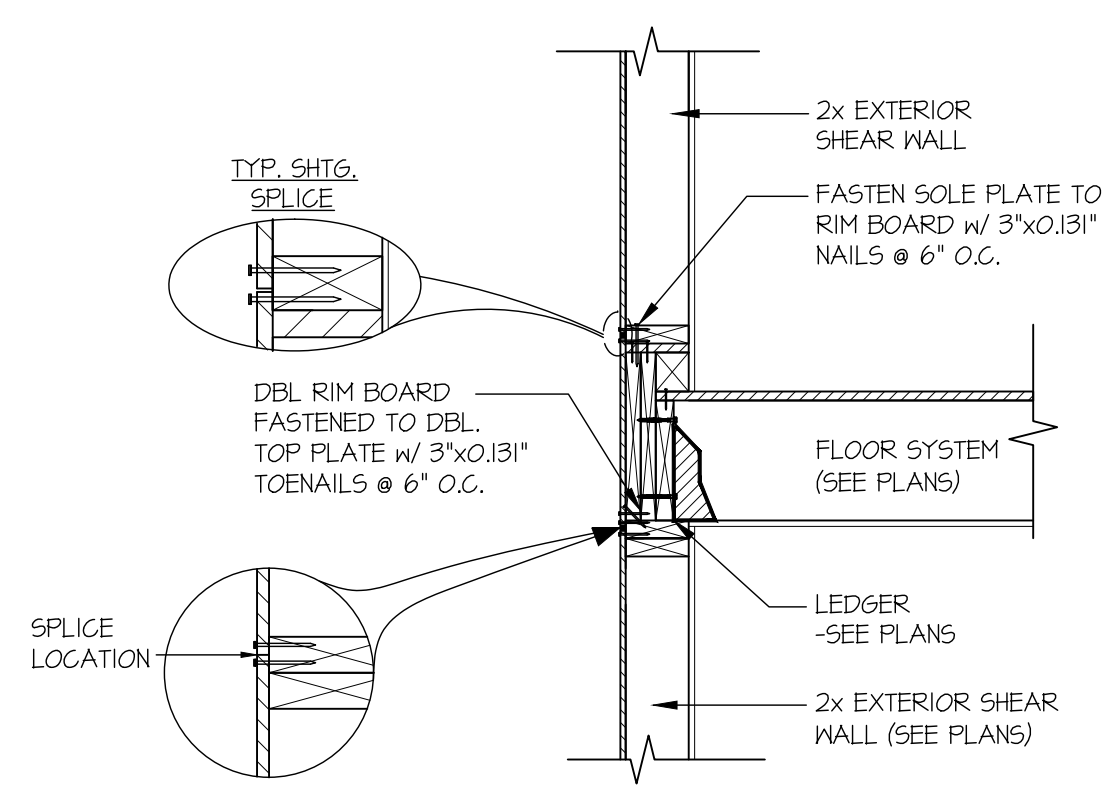
31 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



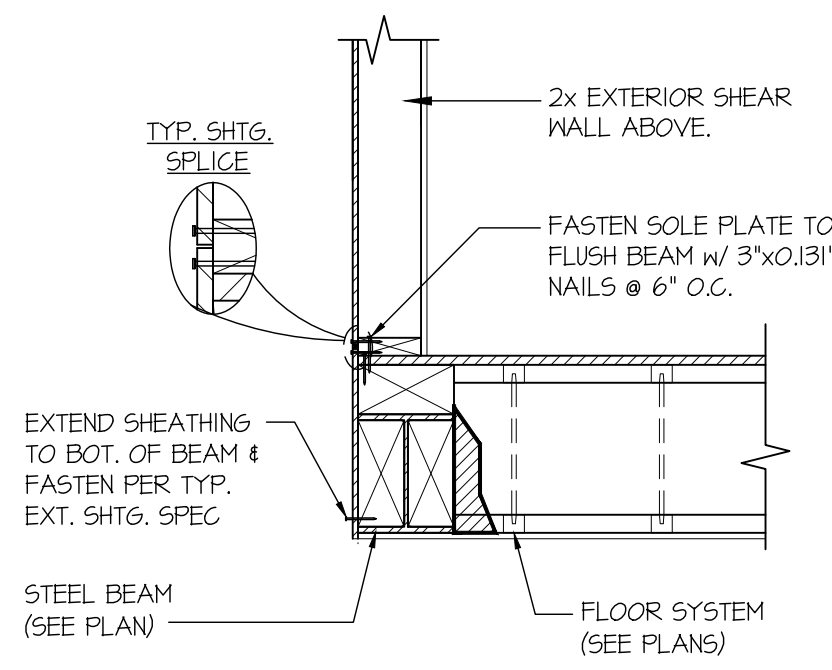
32 SECTION
SCALE: 3/4"=1'-0"



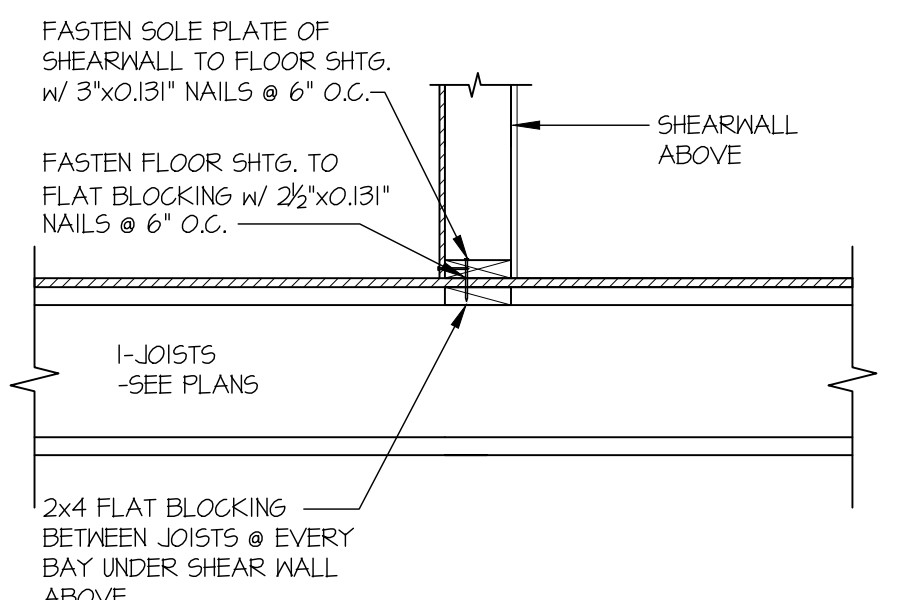
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SCALE: 3/4"=1'-0"



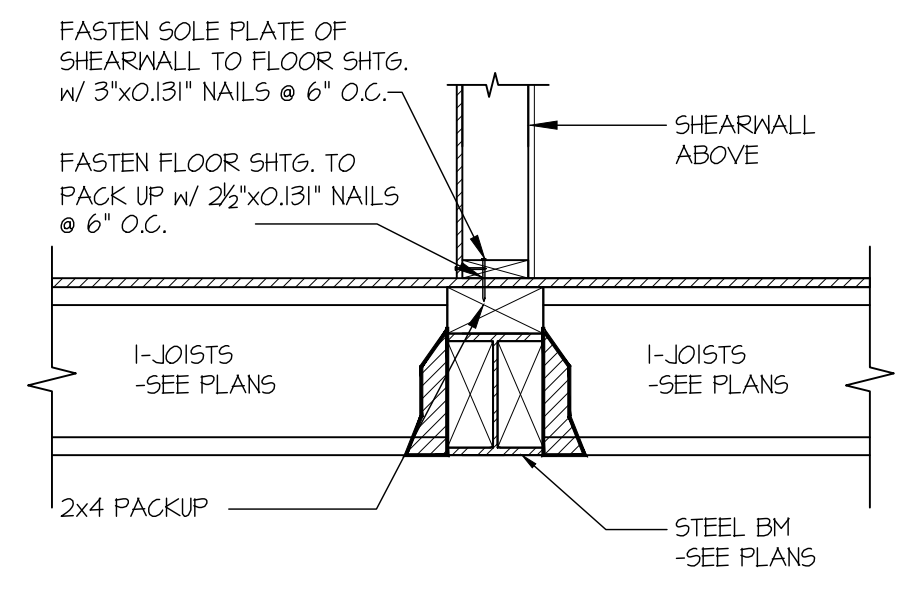
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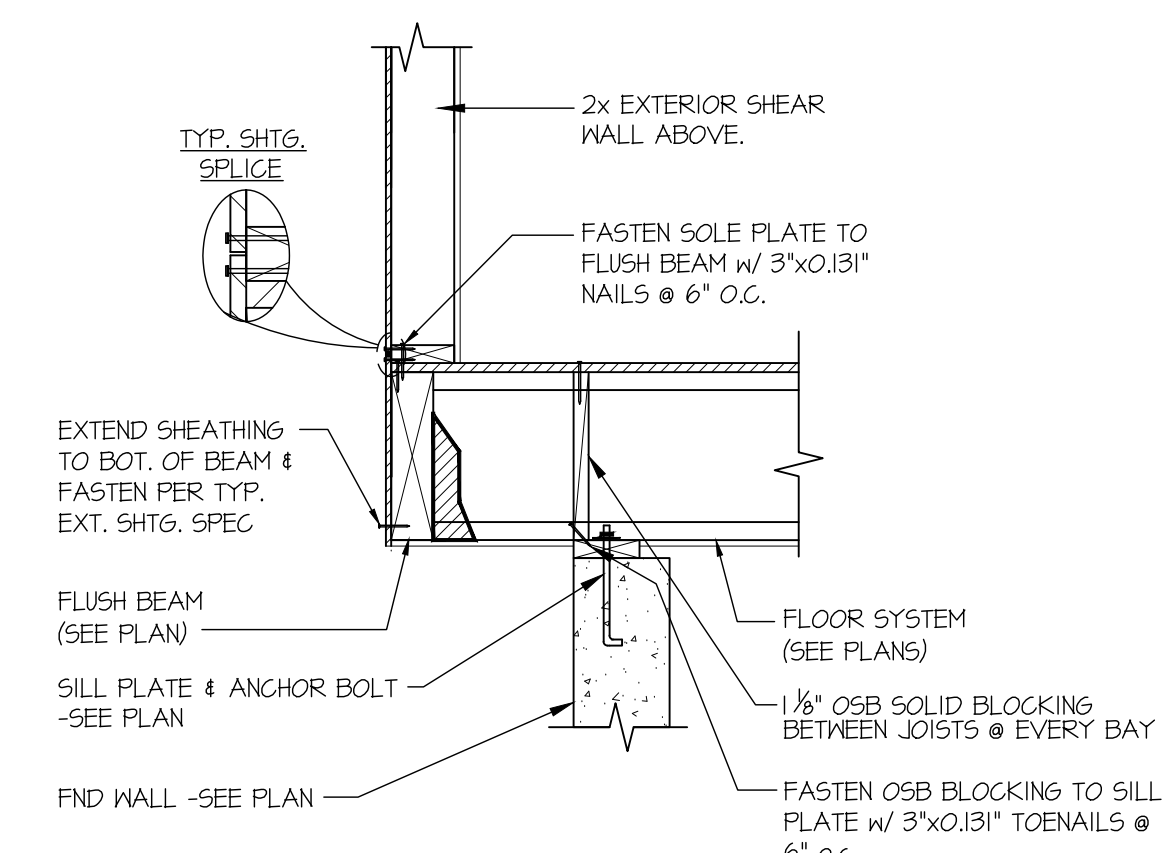
36 SECTION
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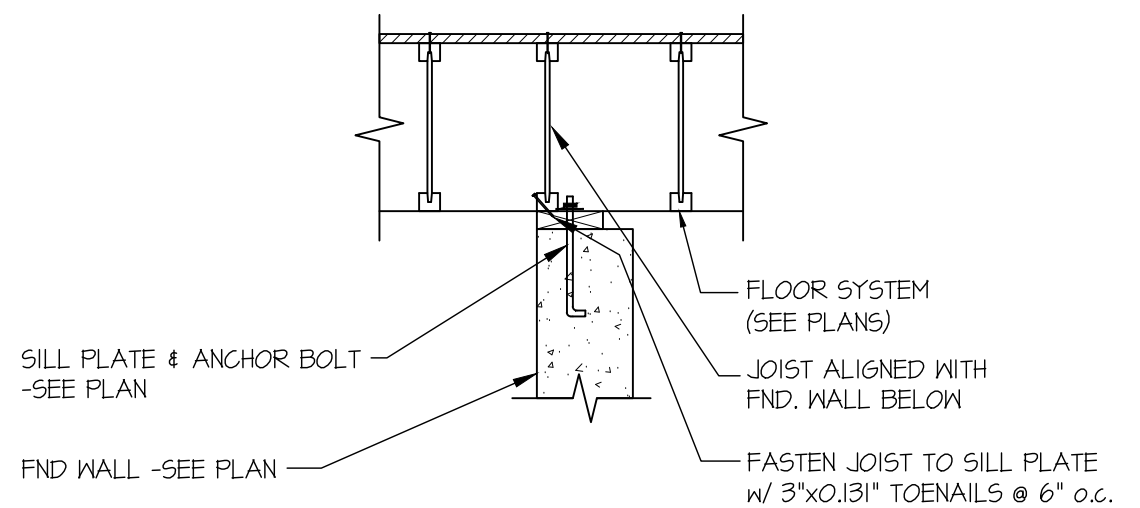
37 SECTION
SCALE: 3/4"=1'-0"



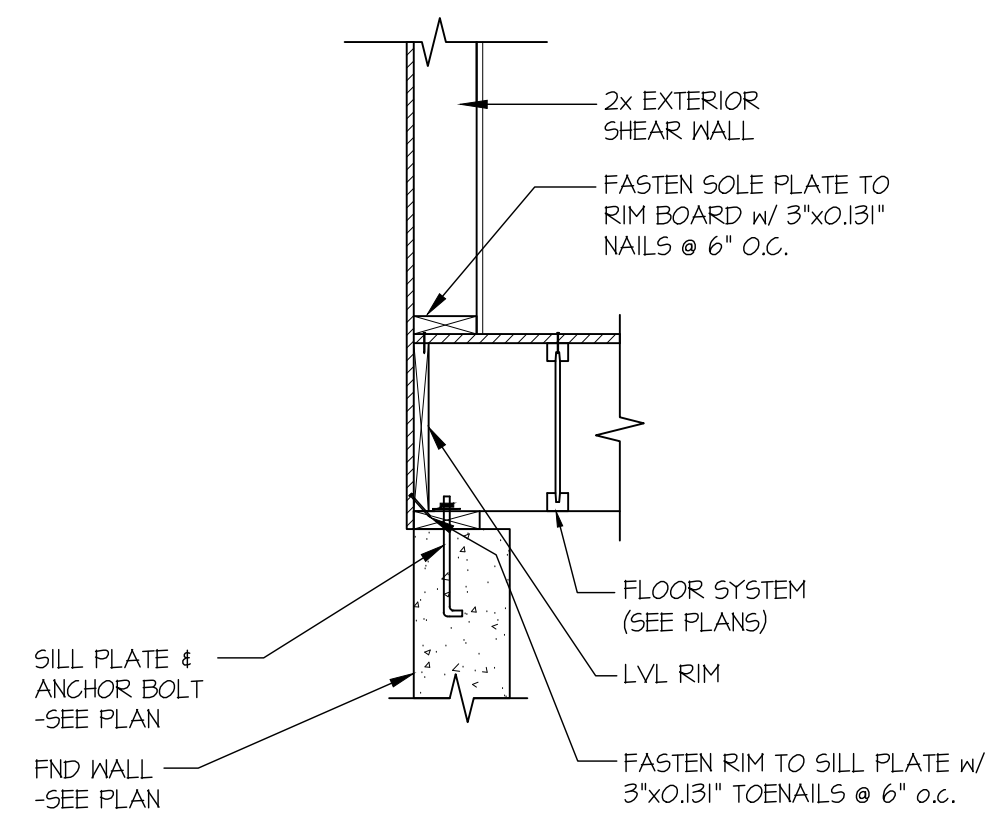
38 SECTION
SCALE: 3/4"=1'-0"



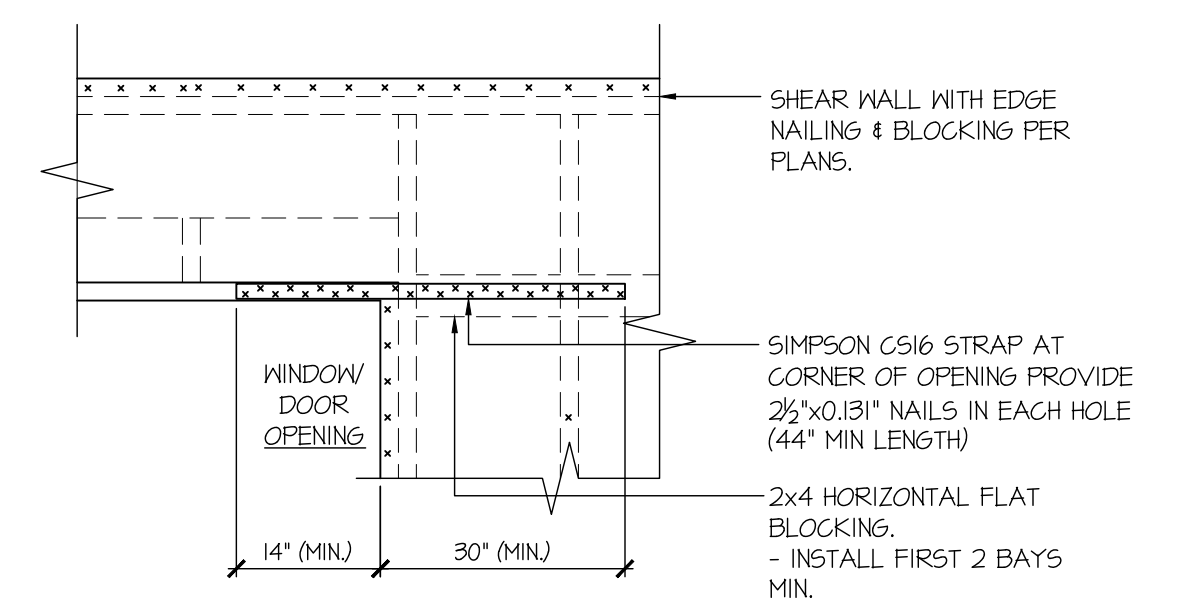
39 SECTION
SCALE: 3/4"=1'-0"



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

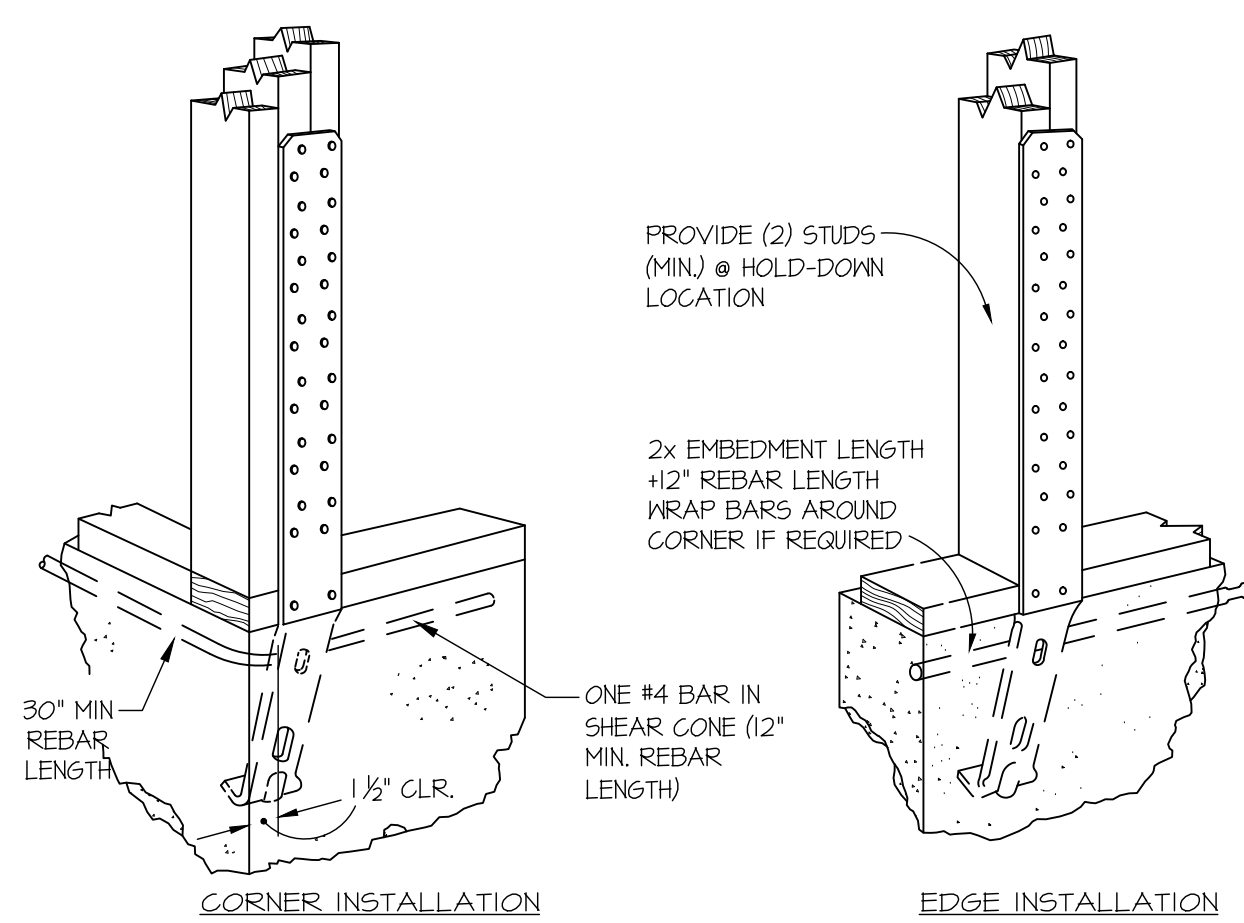


41 SECTION
SCALE: 3/4"=1'-0"

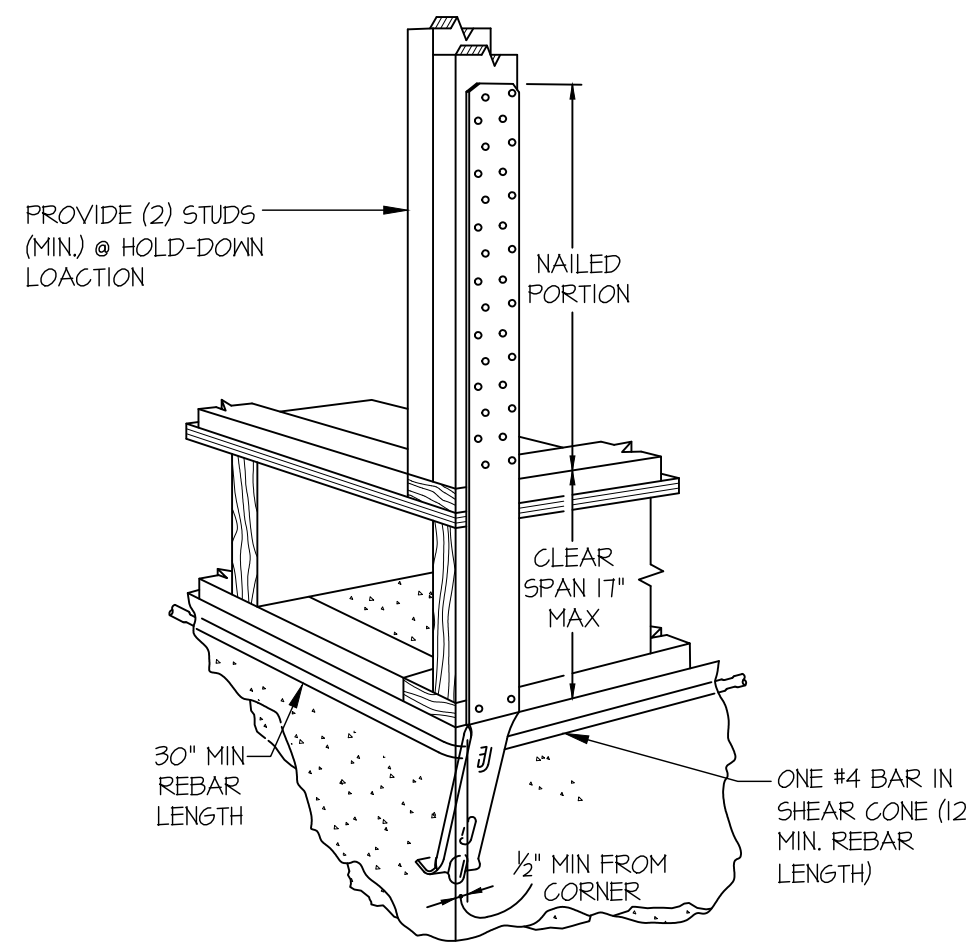


44 EXT. WALL & INT. SHEARWALL
OPENING ELEVATION
SCALE: NTS

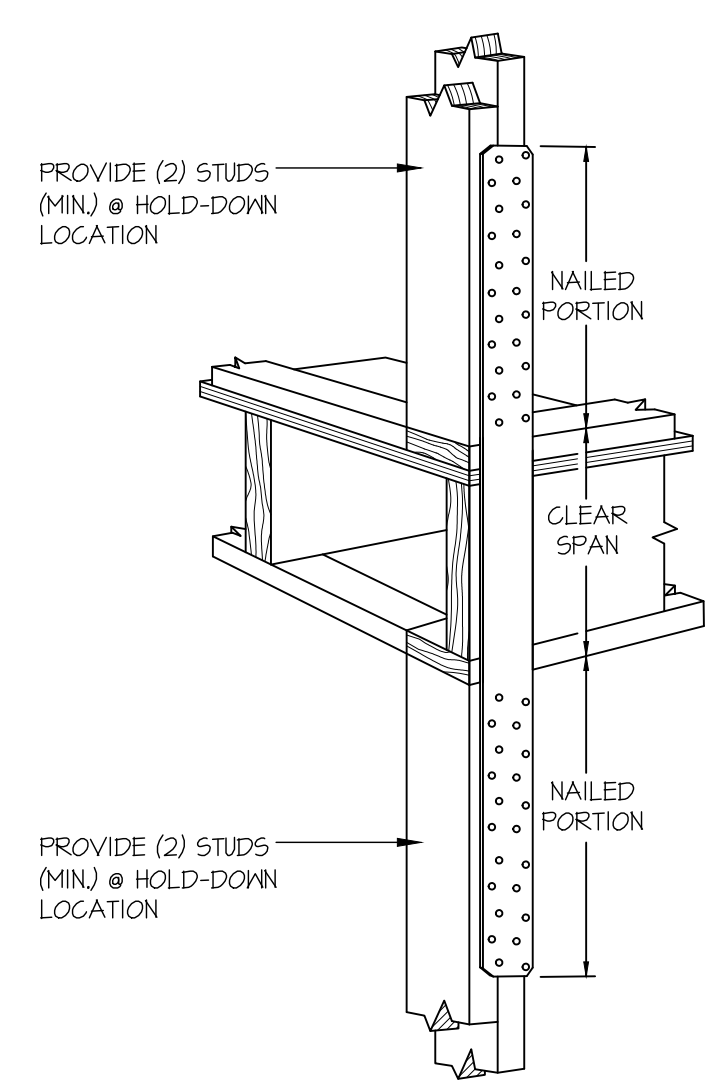
- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS.
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL.



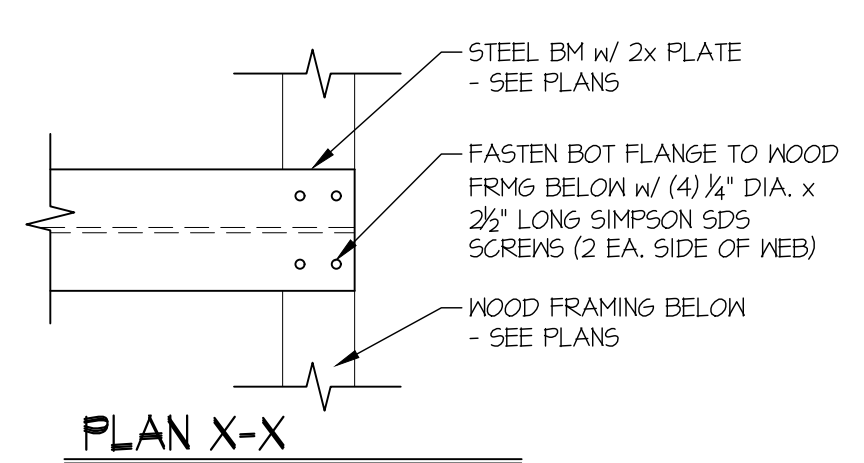
A TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON 5THD HD @ FOUNDATION



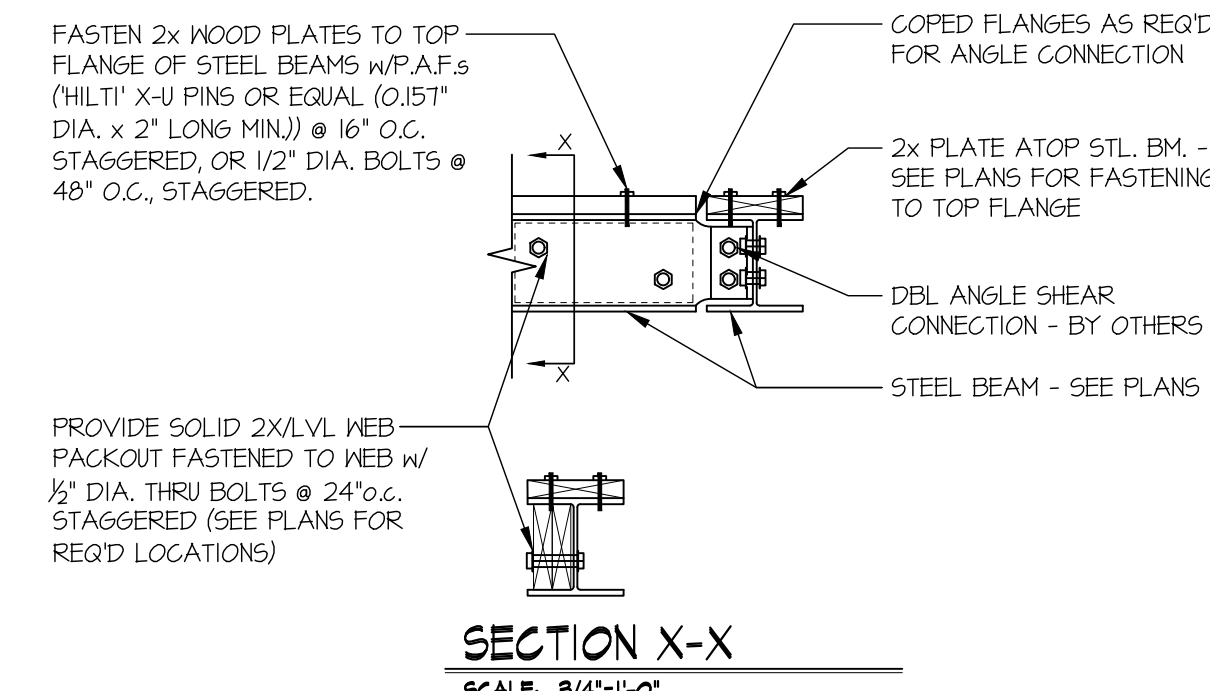
B TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON 5THD HD @ FLOOR FRAMING



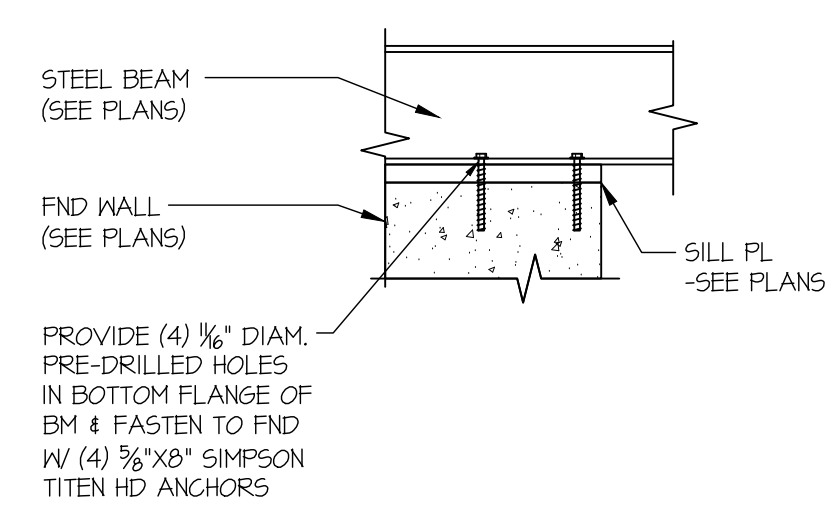
C TYPICAL HOLD-DOWN INSTALLATION
 NOT TO SCALE
 SIMPSON STRAP HD @ FLOOR FRAMING



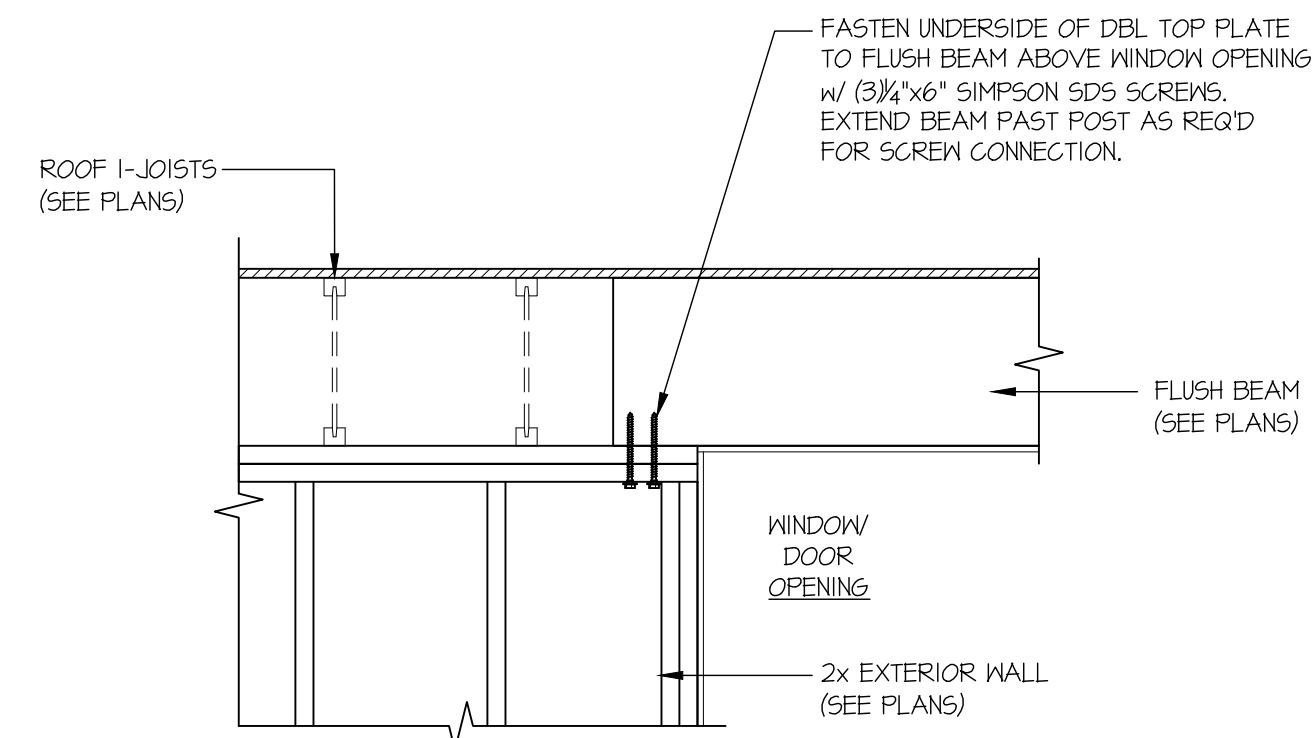
D STL BM TO WOOD FRMS CONNECTION
 SCALE: 3/4"=1'-0"



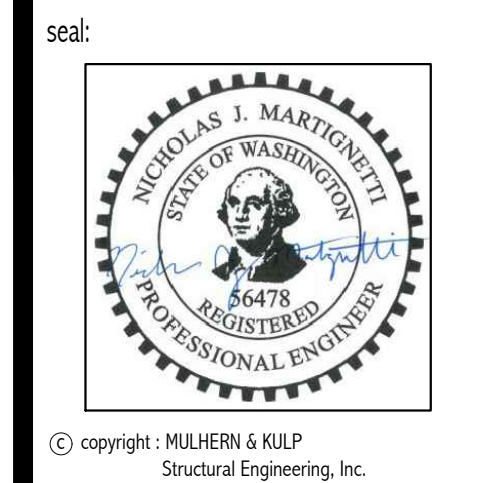
E DOUBLE ANGLE STEEL CONNECTION
 SCALE: 3/4"=1'-0"



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



H FLUSH HDR CONNECTION @ ROOF
 SCALE: 3/4"=1'-0"



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LNL BUILDS

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