

ABBREVIATIONS	SYMBOLS
<p>ABV ABOVE</p> <p>ACT ACOUSTIC CEILING TILE</p> <p>ADJ ADJACENT</p> <p>AFF ABOVE FINISHED FLOOR</p> <p>ALT ALTERNATE</p> <p>ALUM ALUMINUM</p> <p>ANOD ANODIZED</p> <p>ARCH ARCHITECTURAL</p> <p>ASPH ASPHALT</p> <p>AVG AVERAGE</p> <p>BLDG BUILDING</p> <p>BLKG BLOCKING</p> <p>BSMT BASEMENT</p> <p>BTW BETWEEN</p> <p>BYND BEYOND</p> <p>BO BOTTOM OF</p> <p>BOT BOTTOM</p> <p>CAB CABINET</p> <p>CB CATCH BASIN</p> <p>CIP CAST PLACE</p> <p>CHNL CHANNEL</p> <p>CJ CONTROL JOINT</p> <p>CL CENTERLINE</p> <p>CLG CEILING</p> <p>CLR CLEAR</p> <p>CMU CONCRETE MASONRY UNIT</p> <p>COL COLUMN</p> <p>CONC CONCRETE</p> <p>CONT CONTINUOUS</p> <p>CPT CARPET</p> <p>CTR CENTER</p> <p>DBL DOUBLE</p> <p>DEMO DEMOLISH</p> <p>DIA DIAMETER</p> <p>DIM DIMENSION</p> <p>DIR DIRECTION</p> <p>DN DOWN</p> <p>DW DISHWASHER</p> <p>EA EACH</p> <p>EGRESS EGRESS</p> <p>EJ EXPANSION JOINT</p> <p>EL ELEVATION</p> <p>ELEC ELECTRICAL</p> <p>ELEV ELEVATOR OR ELEVATION</p> <p>EQ EQUIPMENT</p> <p>EXIST, (E) EXISTING</p> <p>EXT EXTERIOR</p> <p>FAR FLOOR AREA RATIO</p> <p>FD FLOOR DRAIN</p> <p>FDC FIRE DEPARTMENT CONNECTION</p> <p>FE FIRE EXTINGUISHER</p> <p>FFE FINISHED FLOOR ELEVATION</p> <p>FLR FLOOR</p> <p>FO FACE OF</p> <p>FND FOUNDATION</p> <p>GA GAUGE</p> <p>GALV GALVANIZED</p> <p>GWB GYPSUM WALL BOARD</p> <p>HB HOSE BIB</p> <p>HC HOLLOW CORE</p> <p>HORIZ HORIZONTAL</p> <p>HR HOUR</p> <p>INSUL INSULATION</p> <p>INT INTERIOR</p> <p>MAX MAXIMUM</p> <p>MECH MECHANICAL</p> <p>MIN MINIMUM</p> <p>MTL METAL</p> <p>NIC NOT IN CONTRACT</p> <p>NO NUMBER</p> <p>NOM NOMINAL</p> <p>NTS NOT TO SCALE</p> <p>OC ON CENTER</p> <p>OD OUTSIDE DIAMETER OR OVERFLOW DRAIN</p> <p>OPP OPPOSITE</p> <p>PL PROPERTY LINE</p> <p>PLY PLYWOOD</p> <p>PT PRESSURE TREATED</p> <p>PNT PAINT OR PAINTED</p> <p>RCP REFLECTED CEILING PLAN</p> <p>RD ROOF DRAIN</p> <p>REQD REQUIRED</p> <p>RM ROOM</p> <p>R.O.W. RIGHT OF WAY</p> <p>SF SQUARE FEET</p> <p>SIM SIMILAR</p> <p>SPEC SPECIFIED</p> <p>SPK SPRINKLER</p> <p>SS STAINLESS STEEL</p> <p>STC SOUND TRANSMISSION COEFFICIENT</p> <p>STL STEEL</p> <p>STRUCT STRUCTURE OR STRUCTURAL</p> <p>T&G TONGUE & GROOVE</p> <p>TELE TELEPHONE</p> <p>TEMP TEMPERED</p> <p>TEMP TOP OF</p> <p>TID TELEPHONE DATA</p> <p>TYP TYPICAL</p> <p>UNO UNLESS OTHERWISE NOTED</p> <p>VIF VISION FIELD</p> <p>VP VISION PANEL</p> <p>WI WITH</p> <p>WD WOOD</p>	<p>DOOR DESIGNATION 1.1</p> <p>WINDOW DESIGNATION 1.1</p> <p>3'-0" WINDOW WIDTH</p> <p>5'-0" WINDOW HEIGHT</p> <p>DETAIL NUMBER XX</p> <p>SHEET NUMBER XX</p> <p>1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 4 FRAMING</p> <p>1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING</p> <p>CAST-IN-PLACE CONCRETE WALL</p> <p>PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG</p> <p>PROVIDE CMU WALL</p> <p>WASHER/ DRYER MACHINE (COMBO)</p> <p>WASHER MACHINE</p> <p>CLOTHES DRYER</p> <p>SECTION MARKER</p> <p>ON-DEMAND HOT WATER HEATER</p> <p>SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE</p> <p>HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. SHALL BE INSTALLED TO AN ALARM THAT IS INSTALLED IN THE DWELLING PER R314.4.1</p> <p>FAN LOCATION (IRC TABLE M 1505.4.4(1) AND IMC TABLE 403.4.7)</p> <p>1. AT BATHROOMS AND LAUNDRY PROVIDE 50 CFM FAN WITH TIMER AT 0.25 W.G. OR GREATER</p> <p>2. AT KITCHENS PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER</p> <p>3. VENT ALL EXHAUST FANS TO THE OUTSIDE</p> <p>4. EXHAUST DUCTS ARE TO BE CONSIST. OF SMOOTH BORE NON-SILENCIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.</p> <p>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.</p> <p>FLOOR STEP DOWN</p> <p>SOFFIT STEP DOWN</p> <p>TYPICAL STAIR</p> <p>PROVIDE 6"-8" CLEARANCE, MIN.</p> <p>DIR. OF TRAVEL</p> <p>HANDRAIL (WHERE REQ'D)</p> <p>WHERE OCCURS</p> <p>RISE AND TREAD DIMENSIONS (7 3/4" RISE, MAX. 10" TREAD, MIN.)</p> <p>PROVIDE MAX. 12" VERTICAL RISE</p> <p>PROVIDE GUARDRAIL (WHERE REQ'D)</p>

GENERAL NOTES	
01	ALL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE 2021 WASHINGTON STATE ENERGY CODE (WSEC), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 INTERNATIONAL MECHANICAL CODE (IMC) AND APPLICABLE CODES.
02	CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND VERIFY LOCATION OF WORK WITH THE ARCHITECT. NO SCALE MEASUREMENTS SHALL BE USED AS DIMENSIONS FOR WORK. LARGE SCALE DETAILS AND DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER. NOTIFY ARCHITECT WHENEVER DIMENSION DISCREPANCIES ARISE.
03	CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE, INCLUDING SAFETY, PROTECTION OF PROPERTY AND THE LIKE DURING THE PERFORMANCE OF THE WORK. CONTRACTOR SHALL PROVIDE METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL, WATER, OR ATMOSPHERE.
04	DIMENSIONS ARE TO: - FACE OF STRUCTURE, UNLESS NOTED OTHERWISE (UNO) - DIMENSIONS INDICATED AS CLEAR (CLR) OR FINISH (FIN) ARE TO FINISH FACE.
05	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S WORK AND/OR SUPPLIED ITEMS THAT ARE "FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR" OR ARE "NOT IN CONTRACT", BUT ARE ATTACHED TO THE CONTRACTOR'S WORK.
06	DESTINATION OF EXCAVATED SOILS TO BE DETERMINED. SDCI WILL BE NOTIFIED OF DISPOSAL SITE AFTER CONFIRMATION BY EARTHWORK SUBCONTRACTOR.
07	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
08	FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER.
09	DRAWINGS ISSUED FOR CONSTRUCTION PRIOR TO FINAL PERMITTING APPROVAL ARE SUBJECT TO REVISION. VERIFY CONSTRUCTION DOCUMENTS CONFORM TO PERMIT DRAWINGS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT WHENEVER DISCREPANCIES ARISE. SURVEYOR TO LOCATE BELOW GRADE AND ABOVE GRADE STRUCTURES ON SITE.
10	TOP OF CONCRETE ELEVATIONS AND FINISHED GRADE TO BE VERIFIED IN FIELD. CONTRACTOR TO INFORM ARCHITECT, CIVIL AND STRUCTURAL ENGINEERS IF THERE ARE INCONSISTENCIES WITH THE CONTRACT DOCUMENTS.
11	PER WSEC TABLE R402.1.3 FOOTNOTE H, ALL HEADERS ARE REQUIRED TO BE INSULATED TO A MINIMUM OF R-10, REFER TO SECTION SHEETS, A4.00.
12	NOTE THAT ALL ELEVATIONS PROVIDED WITHIN THE PLAN SET REFERENCE VERTICAL DATUM PER LICENSED SURVEYOR. REFER TO LICENSED SURVEY IN PLAN SET.
13	ALL FLOOR ELEVATIONS ARE TO SEA LEVEL AND MEASURE TO THE TOP OF THE STRUCTURE. AT CONCRETE FLOORS THAT IS MEASURED TO THE TOP OF THE STRUCTURAL CONCRETE SLAB. AT WOOD FLOORS THAT IS MEASURED TO THE TOP OF THE PLYWOOD SHEATHING. THE GYPCRETE TOPPING SLAB IS ON TOP OF THE STRUCTURE.
14	CONTRACTOR TO CONFIRM ALL CIVIL COMPONENTS BELOW THE FIRST FLOOR SLAB DO NOT UNDERMINE ANY STRUCTURAL ELEMENTS. CONTACT ARCHITECT, GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER AND CIVIL ENGINEER IF ANY CONFLICTS ARISE.
15	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
16	STORY LEVELS ARE TO THE T.O. STRUCTURE ON THE WOOD-FRAMED FLOORS AND THE T.O. CONCRETE ON CONCRETE FLOORS.

4450 84th Ave SE SF House + Existing Accessory Structure

MERCER ISLAND, WA 98040

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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 - AREA PER FLOOR		
STORY	LOCATION	GROSS AREA
FIRST FLOOR	EXISTING STRUCTURE	600.01
	GARAGE	469.84
	SF	839.94
SECOND FLOOR	SF	1,554.18
		3,463.97 ft²

BUILDING AREAS - FLOOR AREA PER MIMC			
FAR/GROSS SCHEDULE - TOTAL			
STORY	FAR AREA	GROSS AREA	CODE EXEMPTION
ACCESSORY STRUCTURE - EXISTING			
FIRST FLOOR	600.01	600.01	
	600.01 ft²		
GARAGE			
FIRST FLOOR	469.84	469.84	
	469.84 ft²		
SF			
FIRST FLOOR	656.95	656.95	
SECOND FLOOR	0.00	73.94	MIMC 19.02.010.D.2.c
SECOND FLOOR	1,480.24	1,480.24	
	2,137.19 ft²		
	3,207.04 ft²		

BUILDING AREAS - FLOOR AREA PER MIMC			
FAR/GROSS SCHEDULE - TOTAL			
STORY	FAR AREA	GROSS AREA	CODE EXEMPTION
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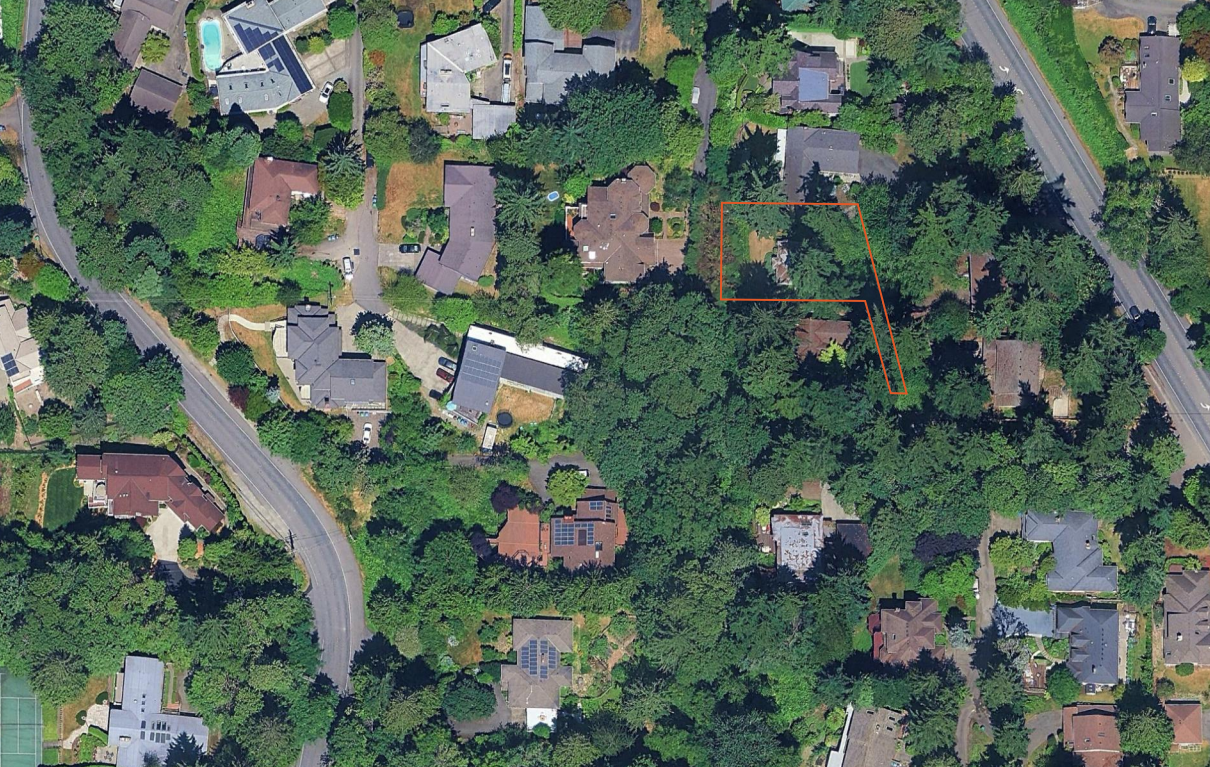
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WHOLE HOUSE VENTILATION	
A.	INSTALL FAN IN PRIMARY BATH. REFER TO PLAN SHEETS FOR LOCATION. INSTALL 24 HOUR TIMER TO CONTROL EXHAUST FAN. FAN TO OPERATE CONTINUOUSLY. REFER TO SHEET NOTE 7 ON FLOOR PLAN SHEET, A2.01-A2.02.
B.	EXHAUST FAN TO BE MIN 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 - AREA PER FLOOR		
STORY	LOCATION	GROSS AREA
FIRST FLOOR	EXISTING STRUCTURE	600.01
	GARAGE	469.84
	SF	839.94
SECOND FLOOR	SF	1,554.18
		3,463.97 ft²

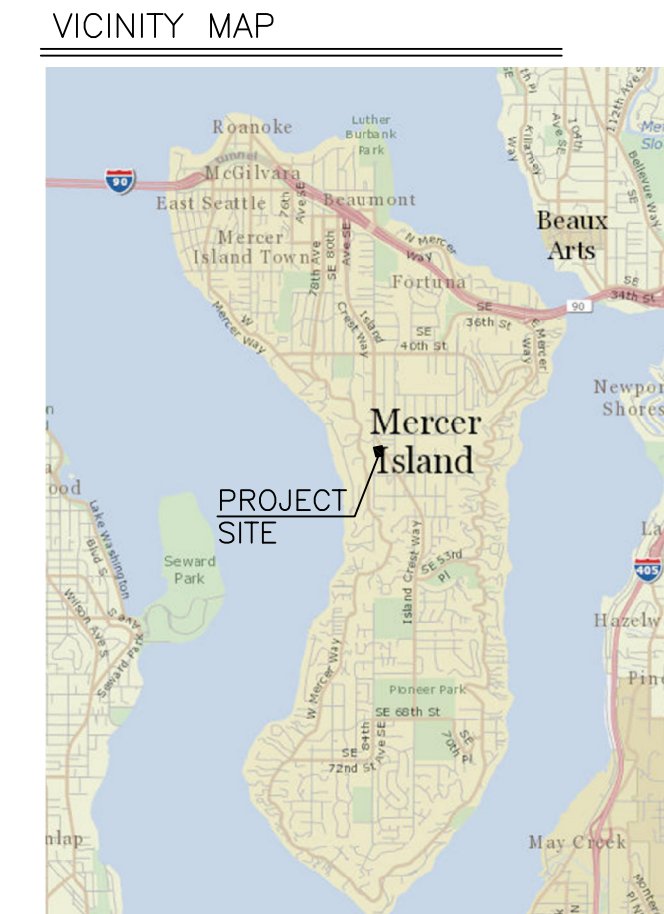
BUILDING AREAS - FLOOR AREA PER MIMC			
FAR/GROSS SCHEDULE - TOTAL			
STORY	FAR AREA	GROSS AREA	CODE EXEMPTION
ACCESSORY STRUCTURE - EXISTING			
FIRST FLOOR	600.01	600.01	
	600.01 ft²		
GARAGE			
FIRST FLOOR	469.84	469.84	
	469.84 ft²		
SF			
FIRST FLOOR	656.95	656.95	
SECOND FLOOR	0.00	73.94	MIMC 19.02.010.D.2.c
SECOND FLOOR	1,480.24	1,480.24	
	2,137.19 ft²		
	3,207.04 ft²		



PROJECT SUMMARY	
ADDRESS:	4450 84TH AVE SE MERCER ISLAND, WA 98040
OWNER:	MERCER PARTNERS LLC 8015 SE 60TH ST MERCER ISLAND, WA 98040
ARCHITECT:	b9 ARCHITECTS, INC. 400 E PINE STREET SEATTLE, WA 98122 TEL: 206.297.1284
STRUCTURAL ENGINEER:	Mulhern + Kulp 7220 TRADE STREET SUITE 295 SAN DIEGO, CA 92121
CIVIL ENGINEER:	OFFE ENGINEERS 13932 SE 159TH PL RENTON, WA 98058
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 104.41 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.
APN:	759810-0760
PROJECT DESCRIPTION:	A NEW 2 STORY PRIMARY RESIDENCE WITH TWO CAR GARAGE WILL BE CONSTRUCTED. A 1 STORY 600SF SFR CURRENT

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

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



LEGEND

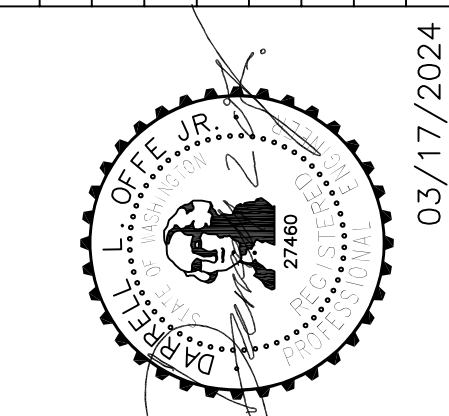
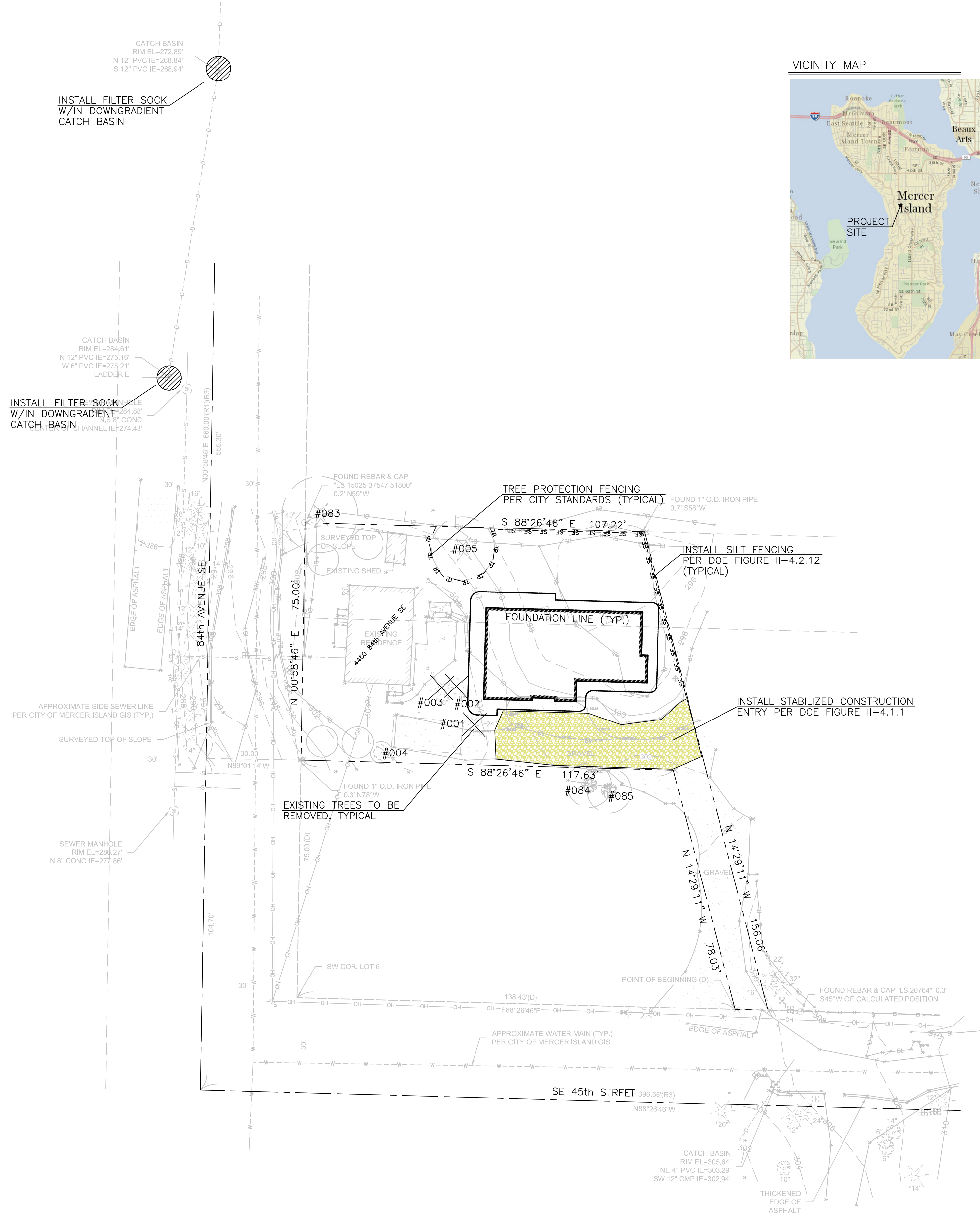
- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)
- EXISTING SPOT ELEVATIONS
- MONUMENT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

DATUM

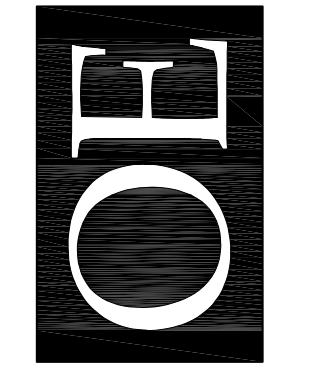
VERTICAL DATUM - NAVD '88, PER RTK GPS TIES
HORIZONTAL DATUM - NAD83(2011); NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

The following table summarizes the trees assessed on site:

Tree ID	Species	DBH (in)	Exceptional	Height	Drip Zone Diameter	Condition	Comments	Retention
001	Douglas FIR (Pseudotsuga menziesii)	28"	No	65'	8'	Good	Contact with building area	Remove
002	English Holly (Ilex aquifolium)	8"	No	15'	7'	Good	Contact with building area	Remove
003	Douglas FIR (Pseudotsuga menziesii)	40"	Yes	70'	20'	Poor	Laminated Root Rot	Remove
004	English Holly (Ilex aquifolium)	10"	No	20'	7'	Good		Save
005	Douglas FIR (Pseudotsuga menziesii)	34"	Yes	60'	20'	Fair	Significant lean to the North	Save
083	Douglas FIR (Pseudotsuga menziesii)	42"	Yes	70'	24'	Good	Off Site	Save
084	Douglas FIR (Pseudotsuga menziesii)	34"	No	50'	14'	Good	Off Site	Save
085	Douglas FIR (Pseudotsuga menziesii)	20"	No	50'	14'	Fair	Off Site	Save



OFFE ENGINEERS
13932 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.



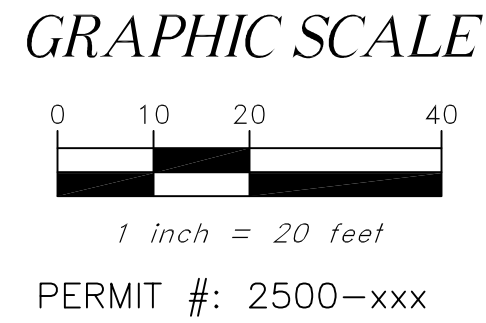
PROJECT: 4450 84th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: CSWPP Plan

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

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

TABLE OF CONTENT

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



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

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

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

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

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

LEGEND

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

DATUM

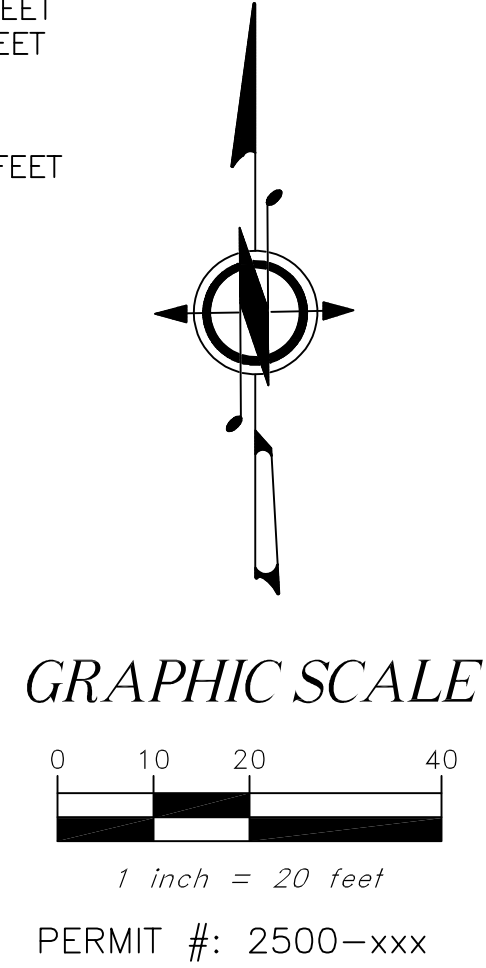
VERTICAL DATUM - NAVD '88, PER RTK GPS TIES
HORIZONTAL DATUM - NAD83(2011); NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CONSTRUCTION NOTES:

- (A) 6"x4" TEE - FOUNDATION DRAIN CONNECTION
IE=291.60
- (B) CB#1, 54" TYPE-II, CONTROL STRUCTURE
RIM=299.00
IE=296.50, 2" VENT
TOP OF 6" RISER=296.86, OVERFLOW
IE=297.00, 6"(S)
IE=291.70, 6"(W), 36"(E)
BOTTOM OF 6" RISER=289.70
INSIDE FLOOR OF CB=287.70
(SEE DETAIL SHEET 4)
- (C) INSTALL 1-1/2" METER AND 2" SERVICE LINE
PER CITY OF MERCER ISLAND STANDARD PLAN W-14.
NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION
- (D) APPROXIMATE LOCATION OF EXISTING SIDE SEWER
PER CITY OF MERCER ISLAND SIDE SEWER CARD #4132

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

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



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

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

SIDE SEWER NOTES

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

STORM PIPE TABLE

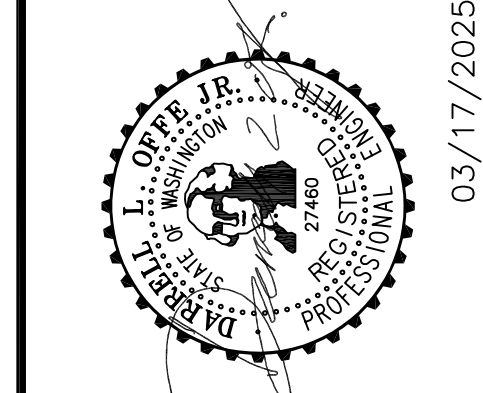
- (1) 30LF., 60" CMP DETENTION PIPE @ S=0.50%
- (2) 113LF., 6" PVC SDR-35 @ S=7.26%
- (3) 52LF., 8" PVC SDR-35 @ S=2.67%
- (4) 16LF., 6" PVC SDR-35 @ S=2.00%

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

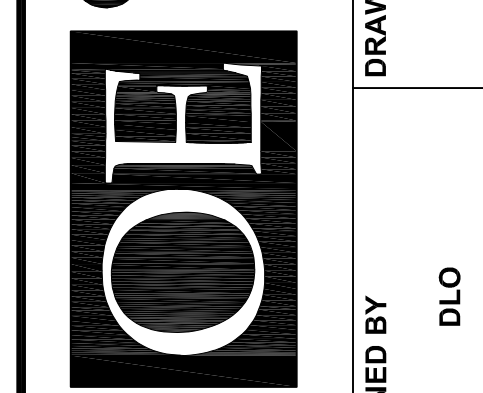
APPROXIMATE SIDE SEWER LINE PER CITY OF MERCER ISLAND GIS (TYP.)

SURVEYED TOP OF SLOPE

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



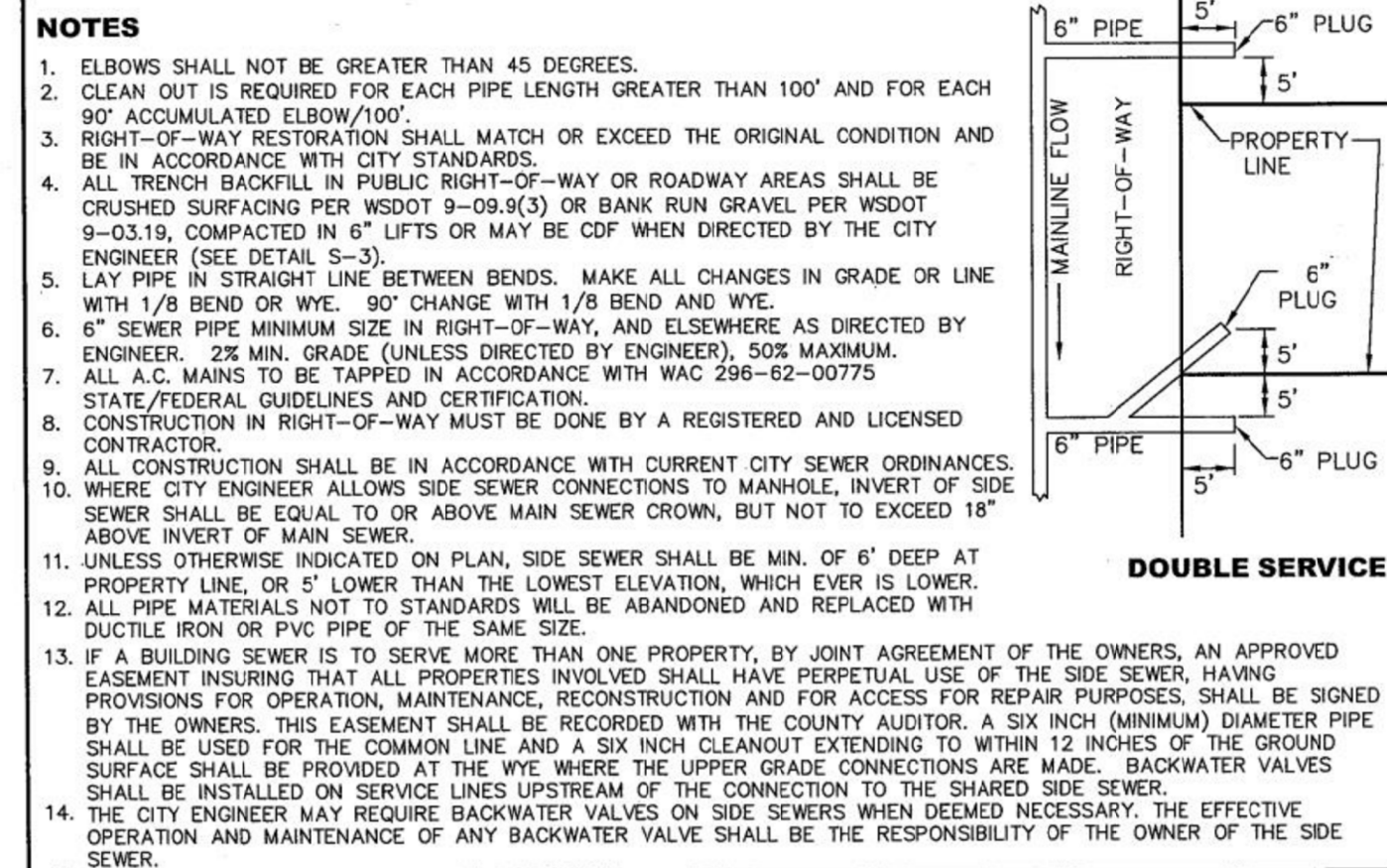
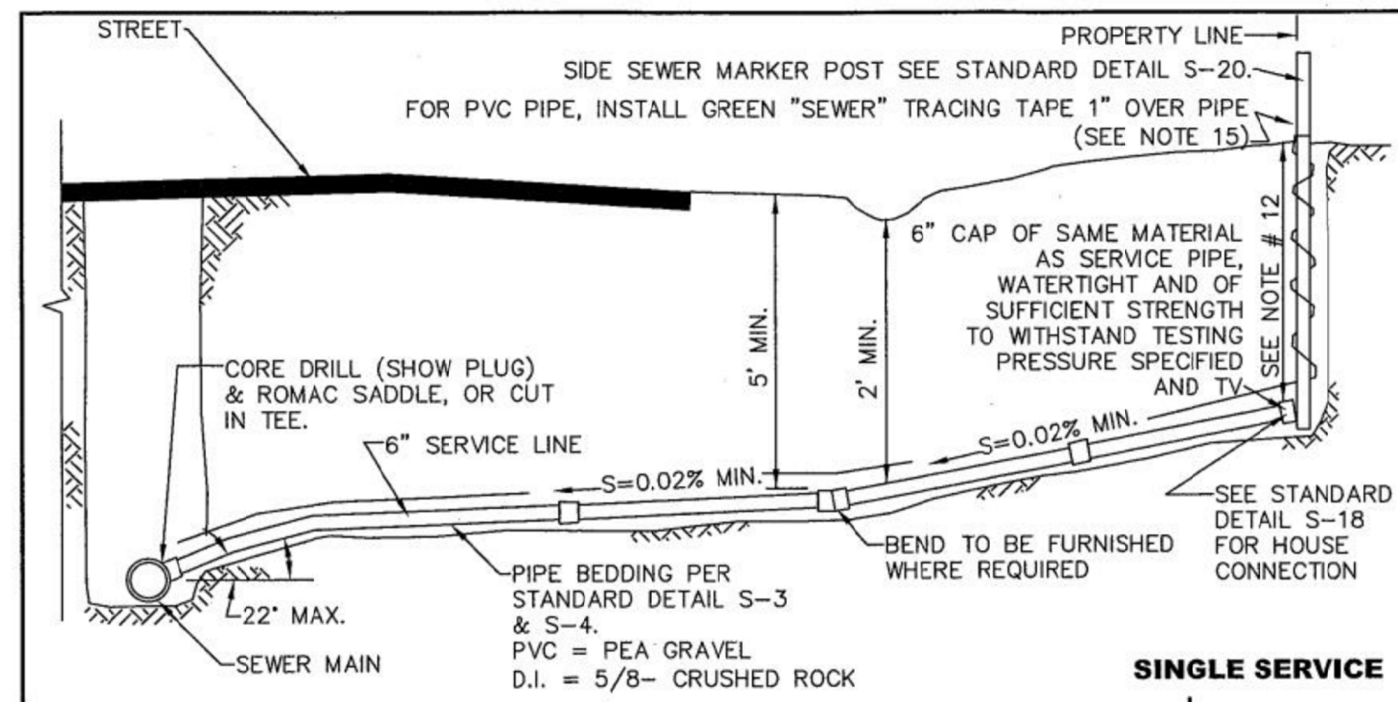
OFFE ENGINEERS
13922 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.



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

DATE	03/17/2025
JOB NO.	
DWG NO.	
SHEET	2 OF 5
PERMIT #:	2500-xxx

REV. NO.	DATE	DESCRIPTION
03/17/2025		



NOTES

- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
- CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
- RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
- ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.6(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
- LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
- 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2" MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
- ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
- CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
- WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
- UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6" DEEP AT PROPERTY LINE, OR 4" LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
- ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
- IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
- THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
- UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER SIDE SEWER CONNECTION AND STUB

6-5-2009 NO SCALE S-17

REV DATE APPROVED

CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	6"	42"	8"
60"	5"	6"	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	CONCRETE	ALL METAL	CPSSP	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
STATE DESIGN ENGINEER
Washington State Department of Transportation

NOTES

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

NOTES

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

CITY OF MERCER ISLAND STANDARD DETAILS SEWER HOUSE SEWER CONNECTION

6-5-2009 NO SCALE S-18

REV DATE APPROVED

NOTES

- SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND STANDARD DETAILS SEWER CLEAN OUT DETAIL

6-5-2009 NO SCALE S-19

REV DATE APPROVED

PIPE ALLOWANCES

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

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

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

CATCH BASIN TYPE 1 STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
DATE: 03/09/09 09:52:27
STATE DESIGN ENGINEER
Washington State Department of Transportation

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

4450 84th Avenue SE
Mercer Partners, LLC

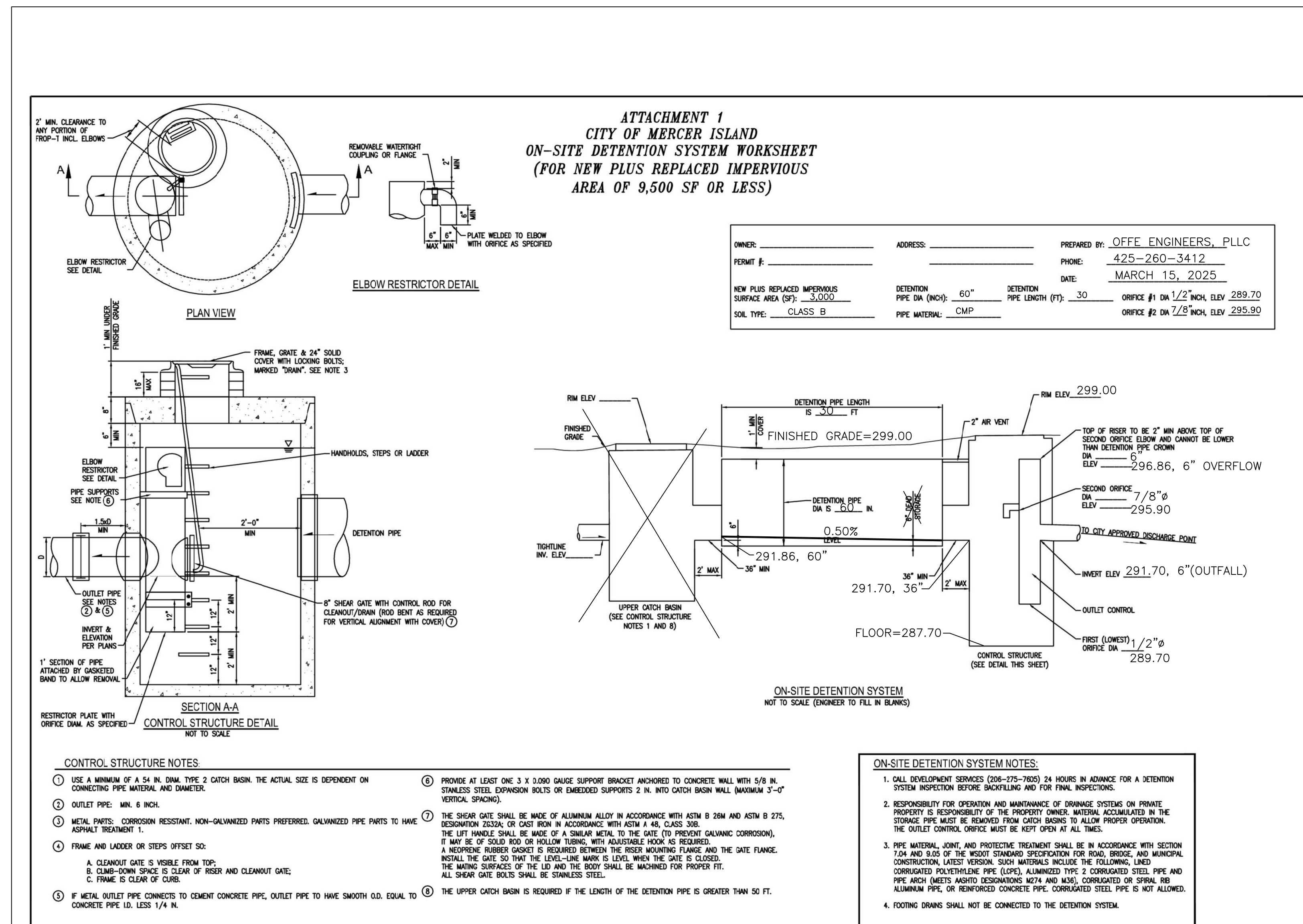
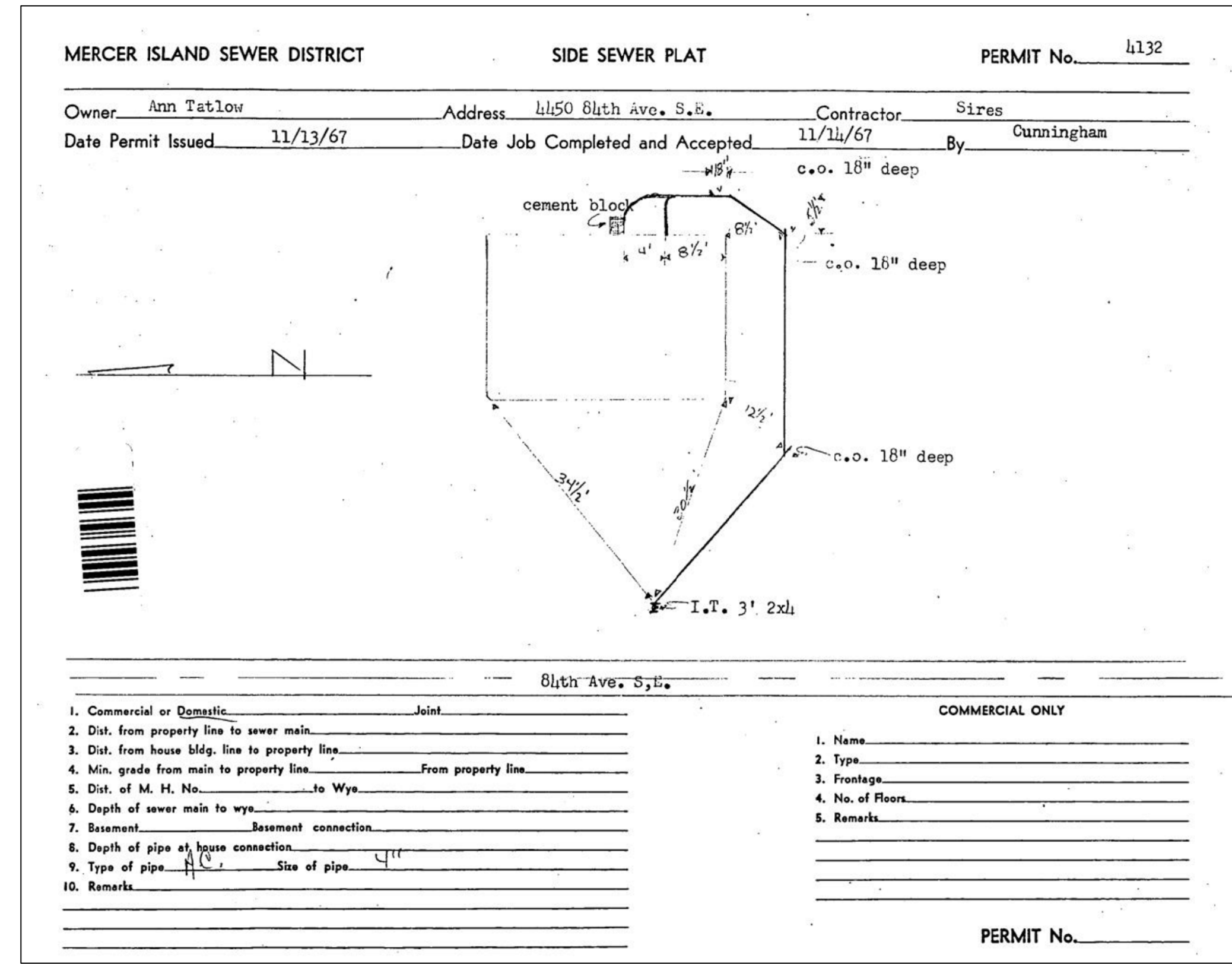
Details

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

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

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

REV. NO. DATE DESCRIPTION



PROJECT: **4450 84th Avenue SE**

CLIENT: **Mercer Partners, LLC**

SHEET CONTENT: **Details**

DATE: 03/17/2025

JOB NO. _____

DWG NO. _____

SHEET **4** OF **5**

DESIGNED BY: DLO

DRAWN BY: SL\$

CHECKED BY: DLO

REV. NO. _____

DATE _____

DESCRIPTION _____

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

DARRELL L. OFFE, JR., REGISTERED PROFESSIONAL ENGINEER
 WASHINGTON STATE NO. 271400

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

AMENDED SOIL MAP

- [Green Hatched Box] 1,512 SQUARE FEET - TURF AREA AMENDED 8" DEEP (37 CU. YDS.)
- [Red Hatched Box] 376 SQUARE FEET - PLANTER AREA AMENDED 6" DEEP (7 CU. YDS.)

Figure V-11.1: Planting Bed Cross-Section

pH TO BE BETWEEN 6-10
ORGANIC MATTER W.B. TO BE 10% OR GREATER

Reprinted from *Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington*, 2010, Washington Organic Recycling Council. NOT TO SCALE

Planting Bed Cross-Section
Revised June 2016

DEPARTMENT OF ECOLOGY
State of Washington

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2019 Stormwater Management Manual for Western Washington
Volume V - Chapter 11 - Page 930

REV. NO.	DATE	DESCRIPTION

OFFE ENGINEERS
13932 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

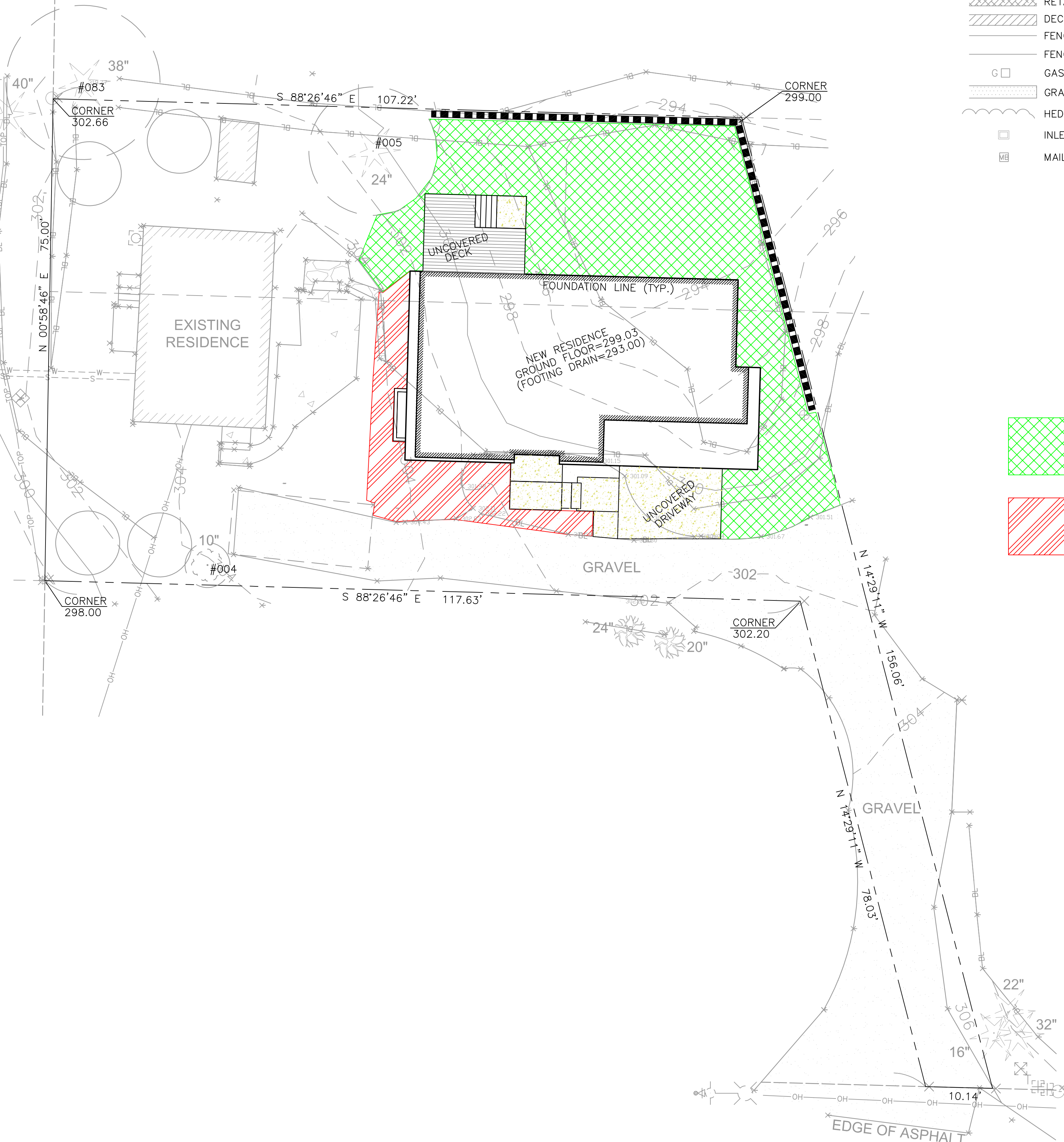
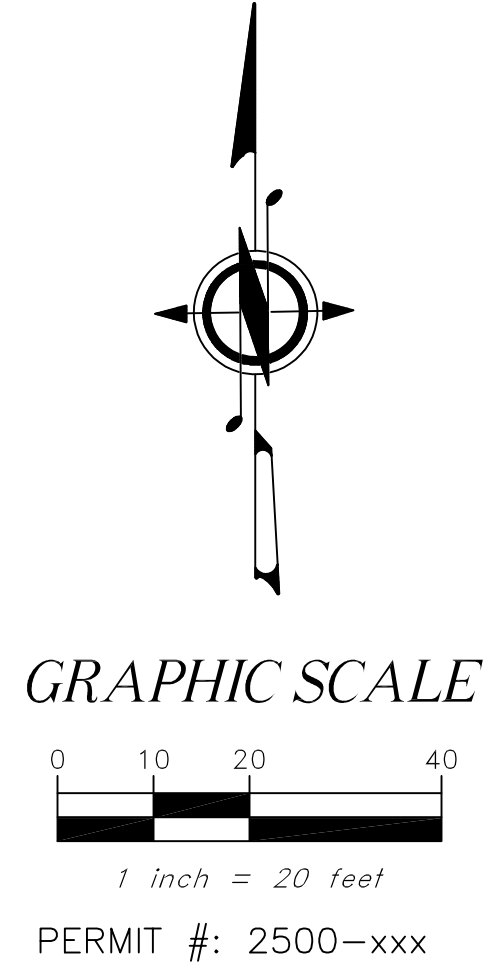
OE

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

4450 84th Avenue SE
Mercer Partners, LLC
Amended Soil Plan

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

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



TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

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

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

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

REFERENCE SURVEYS

- R1) THE PLAT OF VITUS SCHMID'S EAST SEATTLE ACRE TRACTS, RECORDED IN VOLUME 7 OF PLATS, PAGE 76
- R2) THE PLAT OF MERCER MAPLE LANE, RECORDED IN VOLUME 60 OF PLATS, PAGE 61
- R3) RECORD OF SURVEY RECORDING NO. 20200910900071
- R4) RECORD OF SURVEY, RECORDING NO. 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 CASED MONUMENT (AS SHOWN)
- FOUND REBAR & CAP (AS SHOWN)
- FOUND IRON PIPE (AS SHOWN)
- IRRIGATION CONTROL BOX
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- GAS METER
- GAS VALVE
- POWER VAULT
- POWER POLE
- POWER POLE W/LIGHT, TRANSFORMER & DROP
- POWER METER
- COMMUNICATION PEDESTAL
- MAIL BOX
- SPOT ELEVATION
- CEDAR TREE
- HOLLY TREE
- MAPLE TREE
- CONIFER TREE
- (D) DISTANCE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (C) DISTANCE AS CALCULATED
- WOOD FENCE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE
- SEWER LINE
- APPROXIMATE SIDE SEWER LINE PER GIS
- APPROXIMATE WATER LINE PER GIS

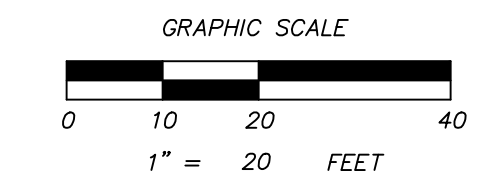
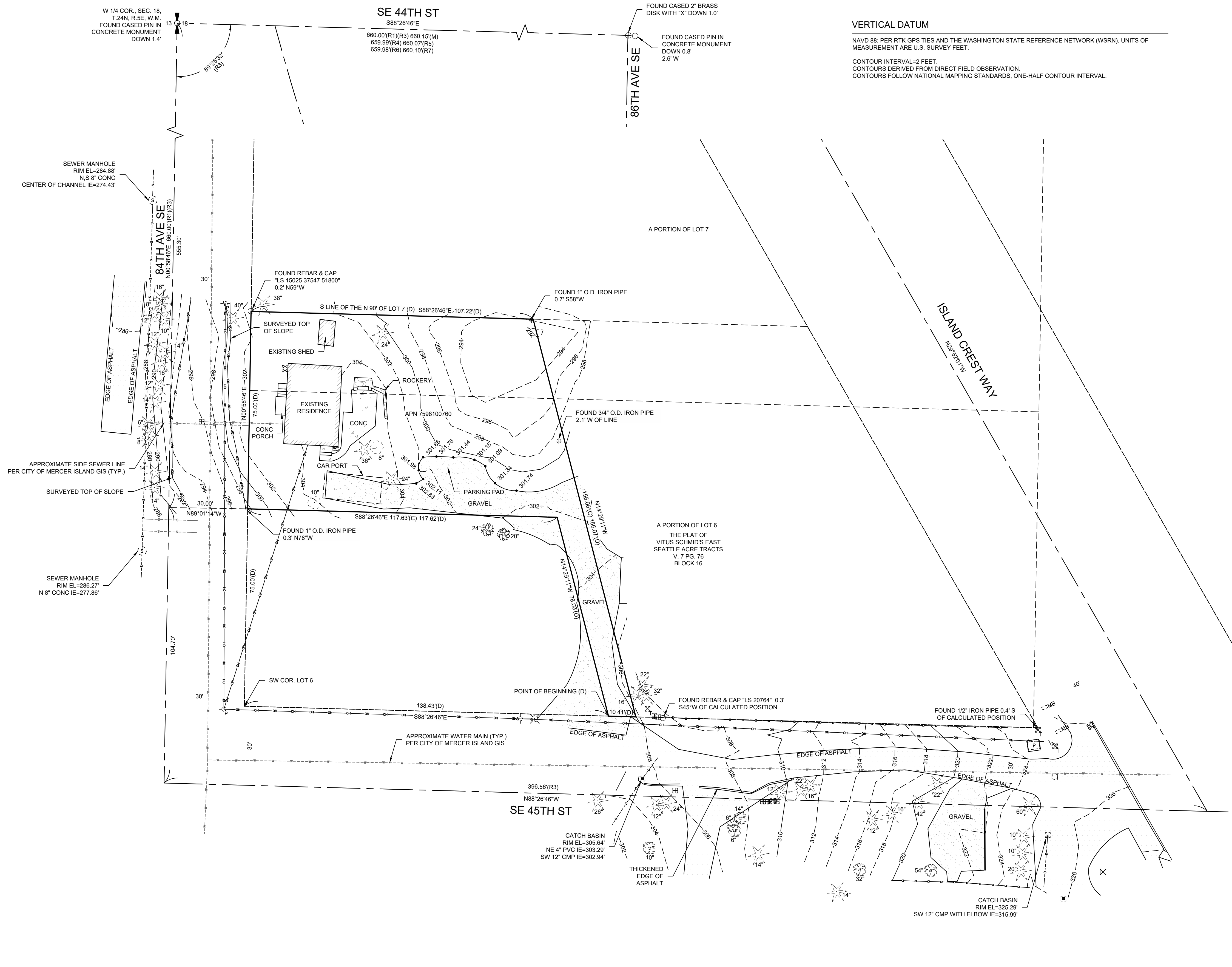
HORIZONTAL DATUM

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

VERTICAL DATUM

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

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



<p>TOPOGRAPHIC SURVEY</p> <p>CHECKED: EW SCALE: 1"=20' DATE: 2/6/2025</p> <p>DRAFTED: AG FIELD CREW: ES, SC JOB NO.: LNLBU-540913</p>	<p>SHT. 1 OF 1</p> <p>A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, T24N, R5E, W.M., KING COUNTY, WA</p> <p>FOR: LNL BUILDS LLC</p> <p>CITY OF MERCER ISLAND, KING COUNTY, WA</p>
<p>4450 84TH AVE SE MERCER ISLAND, WA 98040 TAX PARCEL NO. 7598100760</p>	
<p>INFORMED LAND SURVEY PO Box 5137 Tacoma, WA 98415-0137 Phone: 253-827-2070 admin@landsurvey.com www.landsurvey.com</p> <p>LAND SURVEYING - MAPPING - CONSTRUCTION LAYOUT</p>	

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

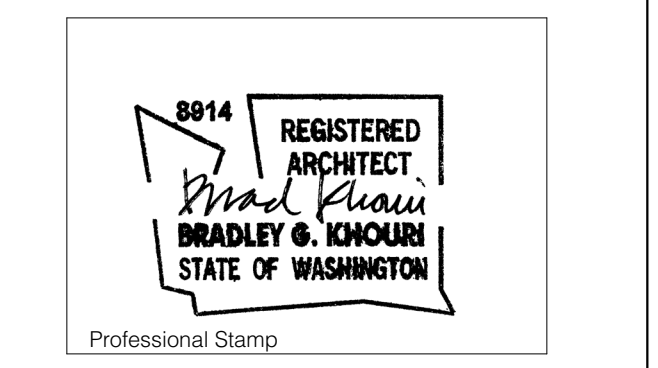
b9 architects

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

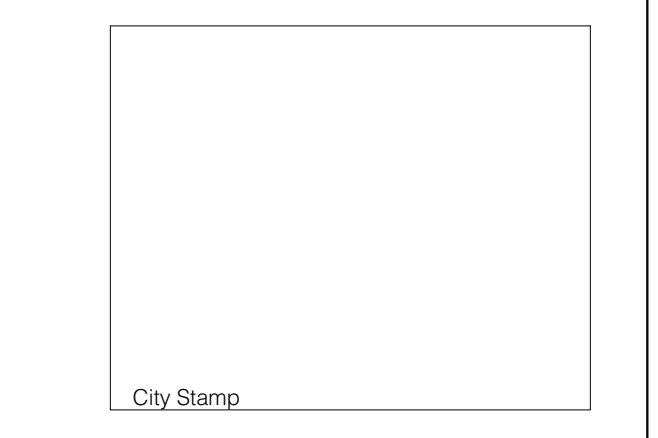
Project:

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

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

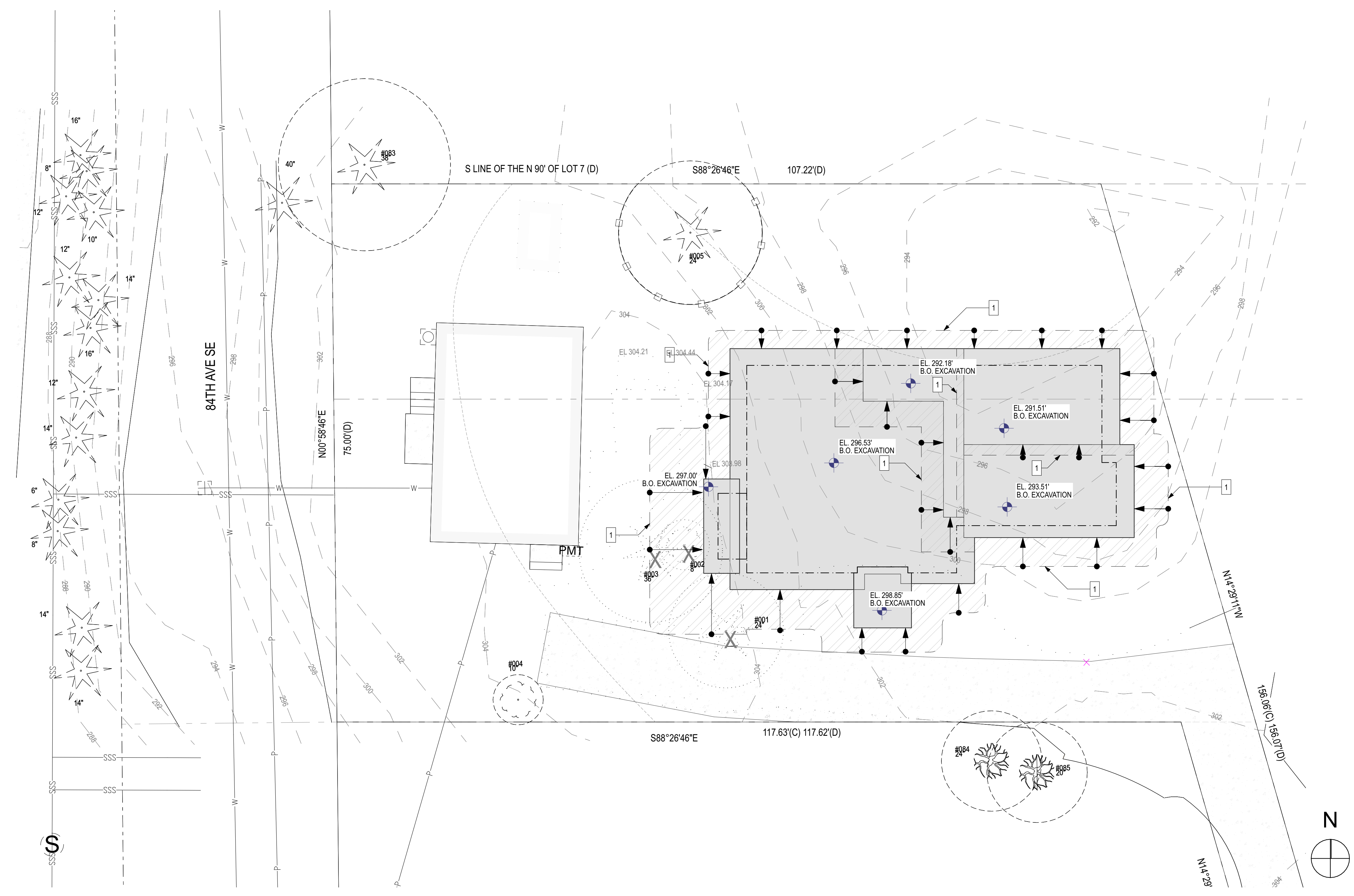


Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25

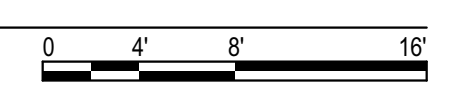


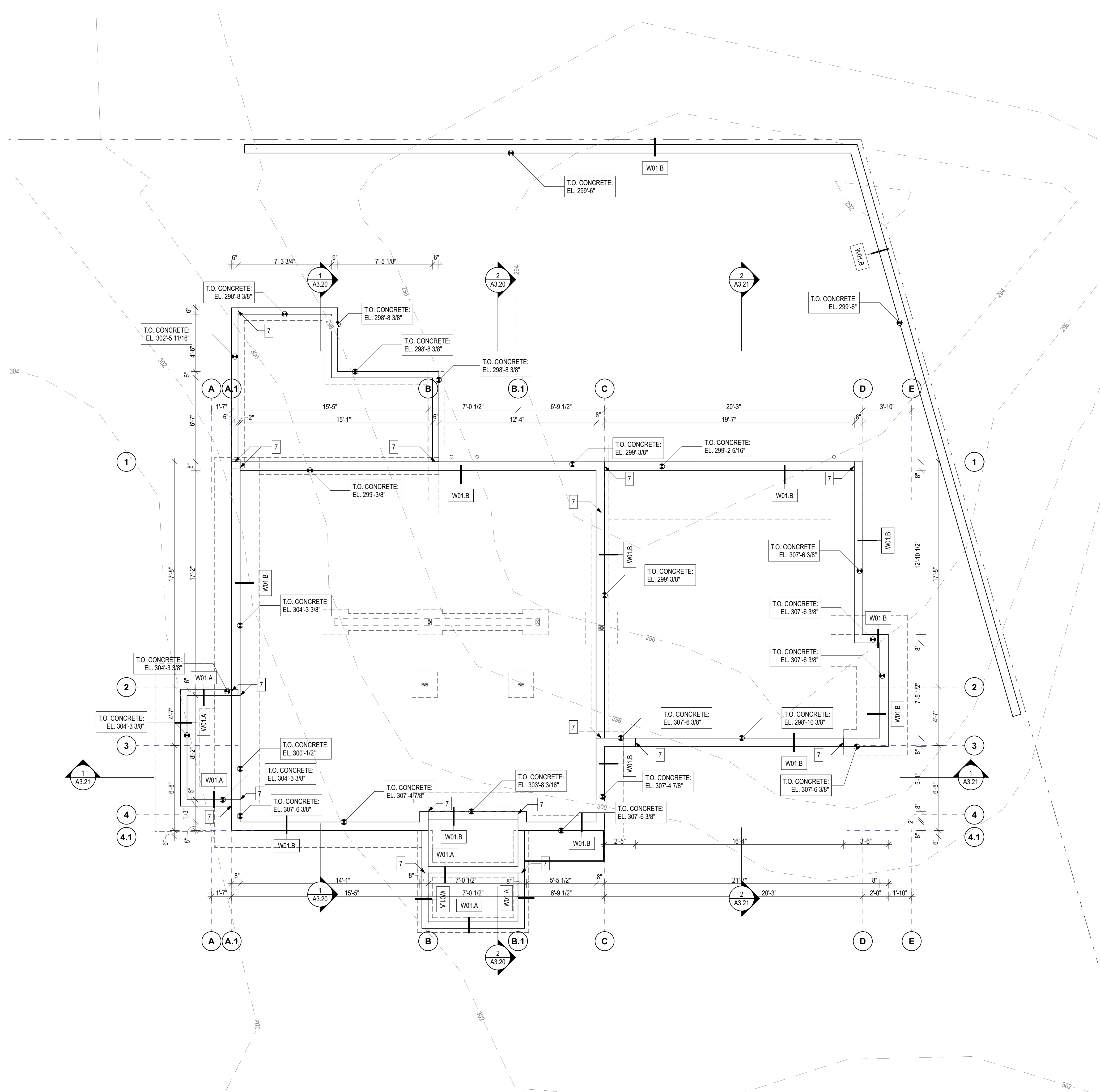
Excavation Plan

A1.02



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





- ### FOUNDATION PLAN NOTES
- GENERAL CONTRACTOR TO VERIFY EXISTING/FINISHED GRADE AND TOP OF CONCRETE WALL ELEVATIONS SHOWN ON THE ARCHITECTURAL FOUNDATION PLAN. IF FIELD CONDITIONS VARY FROM DIMENSIONS IN THE PLANS, CONTRACTOR TO CONTACT ARCHITECT FOR CLARIFICATION.
 - PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER WSEC R402.2.9, TYP.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE FOUNDATION WALLS AND FOOTINGS. LOCATE ALL WALLS AND FOOTING BASED ON DIMENSIONS ON THIS SHEET. PROJECT AND GRIDS IS SQUARE TO SOUTH PROPERTY LINE.
 - NOT USED
 - NOT USED
 - STEP IN SLAB/STEP TYP
 - CONCRETE STAIR ON GRADE
 - WHERE T.O. MUDSILL ELEVATION IS NOTED, REFER TO STRUCTURAL DRAWINGS FOR MUDSILL THICKNESS AND CALCULATE TOP OF CONCRETE ELEVATION

PLAN LEGEND

DOOR DESIGNATION (1.1)

WINDOW DESIGNATION (1.1) 3'-0" WINDOW WIDTH
5'-0" WINDOW HEIGHT

(XX XX) DETAIL NUMBER
SHEET NUMBER

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

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

CAST-IN-PLACE CONCRETE WALL

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

PROVIDE CMU WALL

WD WASHING/ DRYER MACHINE (COMBO)

W WASHING MACHINE

D CLOTHES DRYER

(XX XX) SECTION MARKER

(HWH) ON-DEMAND HOT WATER HEATER

(SD) IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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

(SD) SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE

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

FAN LOCATION (IRC TABLE M 1505.4.4(1) AND IMC TABLE 403.4.7)

- AT BATHROOMS AND LAUNDRY PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
- AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
- VENT ALL EXHAUST FANS TO THE OUTSIDE
- EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.

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

FLOOR STEP DOWN

SOFFIT STEP DOWN

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)

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

9814 REGISTERED ARCHITECT

Bradley G. Khouri

BRADLEY G. KHOURI
STATE OF WASHINGTON

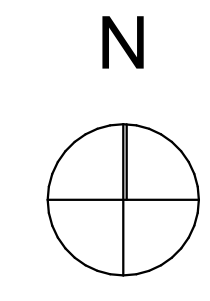
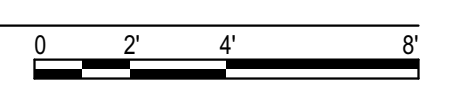
Professional Stamp

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

City Stamp

1 FOUNDATION

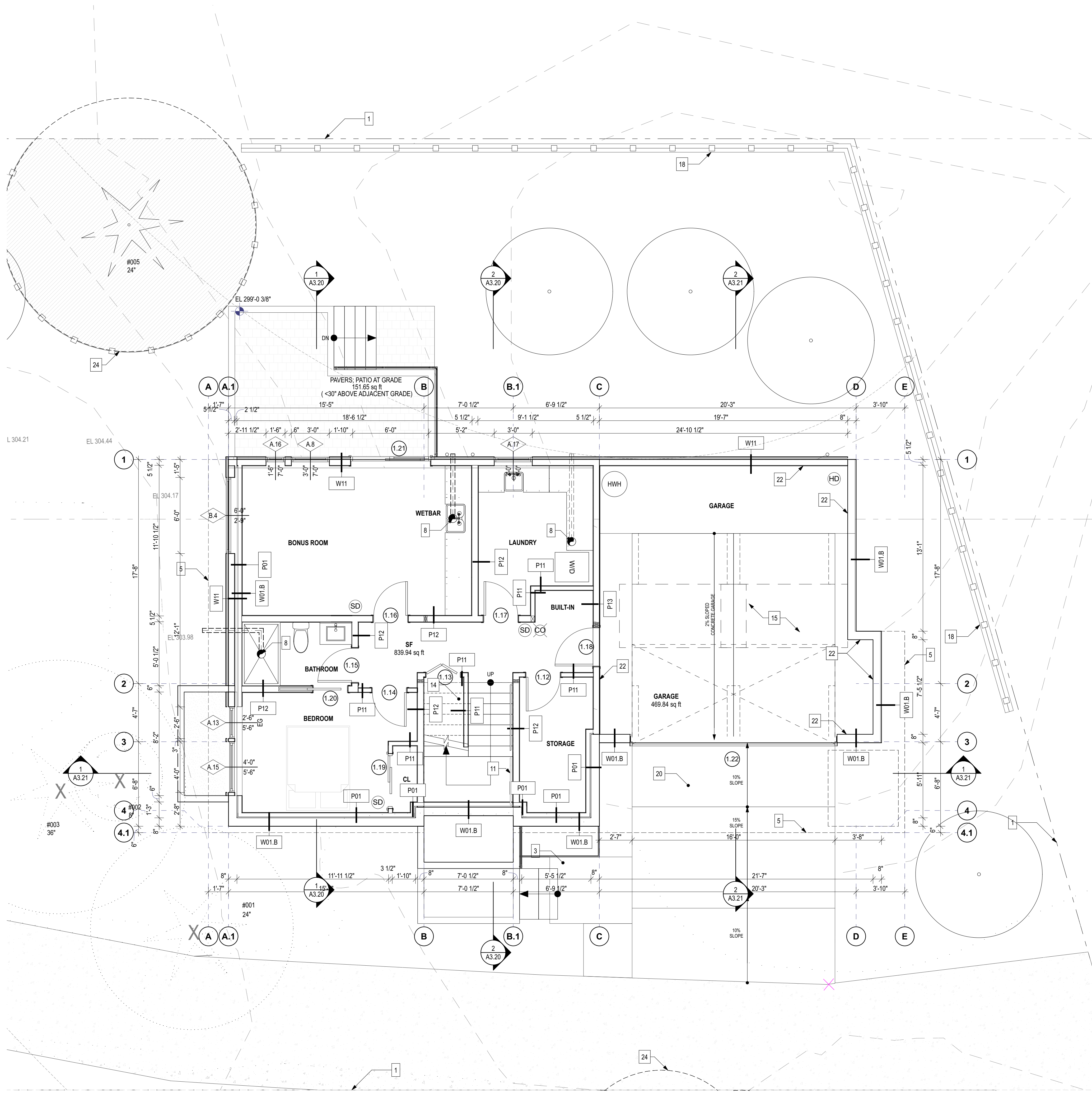
SCALE: 1/4" = 1'-0"



**Architectural
Foundation Plan**

A2.00

© 2025 b9 architects



- ### PLAN NOTES
- PROPERTY LINE
 - ROOF/DECK ABOVE
 - PEDESTRIAN ACCESS
 - NOT USED
 - STRUCTURE ABOVE, TYP
 - STRUCTURE BELOW, TYP
 - PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SOME 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
 - PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1
 - PER IRC TABLE M1505.4.4, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
 - PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS 11/54.3 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY. DO NOT PROVIDE CONNECTION THROUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
 - PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION PER IRC R311.7.8.5, 1 1/2" CLEARANCE BETWEEN WALL AND HANDRAIL PER IRC 311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
 - NOT USED
 - PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC 311.7.2, TYP.
 - PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
 - PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT CEILING, FOR SEPARATION BETWEEN HABITABLE AREA AND GARAGE, TYP FOR 1 HOUR PROTECTION; REFER TO SHEET A8.01 FC48.C.
 - PROVIDE NON-COMBUSTIBLE STEEL CANOPY PROVIDED BY OTHERS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 3 FEET TO ANY PROPERTY LINE, PER IRC R302.6 PAINT PER ELEVATIONS.
 - SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.03 AND ALL STAIRS PER IRC 311.7.2, TYP.
 - PROVIDE NEW SITE WALL WITH 6' TALL FENCE ALONG PROPERTY LINE
 - NOT USED
 - VEHICULAR ENTRY.
 - NOT USED
 - MIN 1/2" GYPSUM WALLBOARD WRAPPING WALLS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
 - TREE PROTECTION AREA, REFER TO PLOT PLAN, SHEET A1.10, AND ARBORIST REPORT, SHEET A0.16
 - TREE TRIP LINE, REFER TO TREE PROTECTION PLAN, SHEET A1.10, PLOT PLAN, SHEET A1.10, AND ARBORIST REPORT, SHEET A0.16
 - INSTALL ACCENT WALL FINISH PER GENERAL CONTRACTOR

PLAN LEGEND

DOOR DESIGNATION
 1.1
 3'-0"
 5'-0"

WINDOW DESIGNATION
 1.1
 3'-0"
 5'-0"

DETAIL NUMBER SHEET NUMBER
 XX
 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
- W/D WASHING/ DRYER MACHINE (COMBO)
- W WASHING MACHINE
- D CLOTHES DRYER
- XX XX SECTION MARKER
- HWH ON-DEMAND HOT WATER HEATER
- SD IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES
 - PER IRC R314.3.1 SMOKE ALARMS SHALL BE INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
 - SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- SD SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- HD HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. SHALL BE CONNECTED TO AN ALARM THAT IS INSTALLED IN THE DWELLING PER R314.4.1
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 - 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 WSEC.
- 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)

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

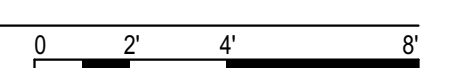
9814 REGISTERED ARCHITECT
Bradley G. Khouiri
 STATE OF WASHINGTON
 Professional Stamp

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

City Stamp

First Floor Plan
A2.01

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

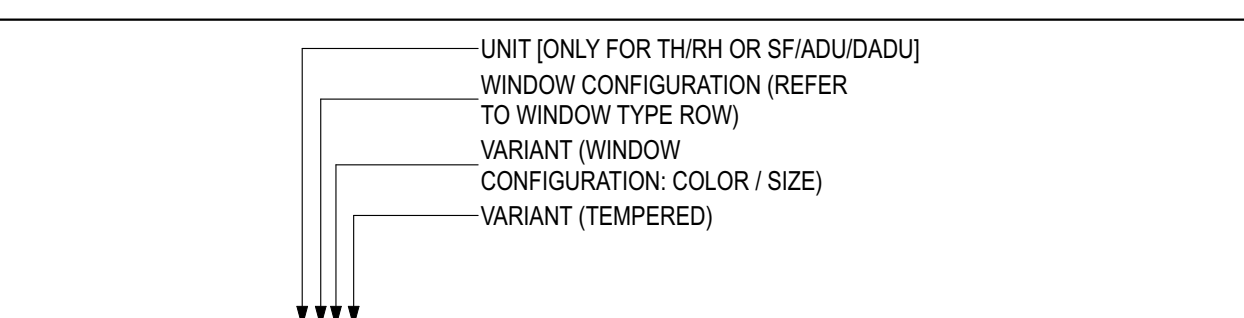


WINDOW TYPES		A.1	A.1.E	A.2	A.3	A.4	A.5	A.6	A.7	A.8	A.9.E	A.9.E	A.10
WINDOW NUMBER	QUANTITY	2	1	2	3	1	1	1	1	1	1	1	1
ELEVATION													
WINDOW TYPE		C	C	F	F	F	F	C	C	C	C	C	F
LOCATION		LIVING	MASTER BEDROOM	LIVING	LIVING/DINING	MASTER BEDROOM	LIVING/DINING	KITCHEN	BEDROOM	BONUS	BEDROOM	BEDROOM	BEDROOM
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"	5'-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		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
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		A.11	A.12	A.13	A.14	A.15	A.16	A.17	B.1	B.2	B.3	B.4
WINDOW NUMBER	QUANTITY	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		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
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 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"/>
NOTES			TEMPERED	EGRESS	SIDELIGHT ASSOCIATED WITH DOOR 1.0, TEMPERED		TEMPERED					

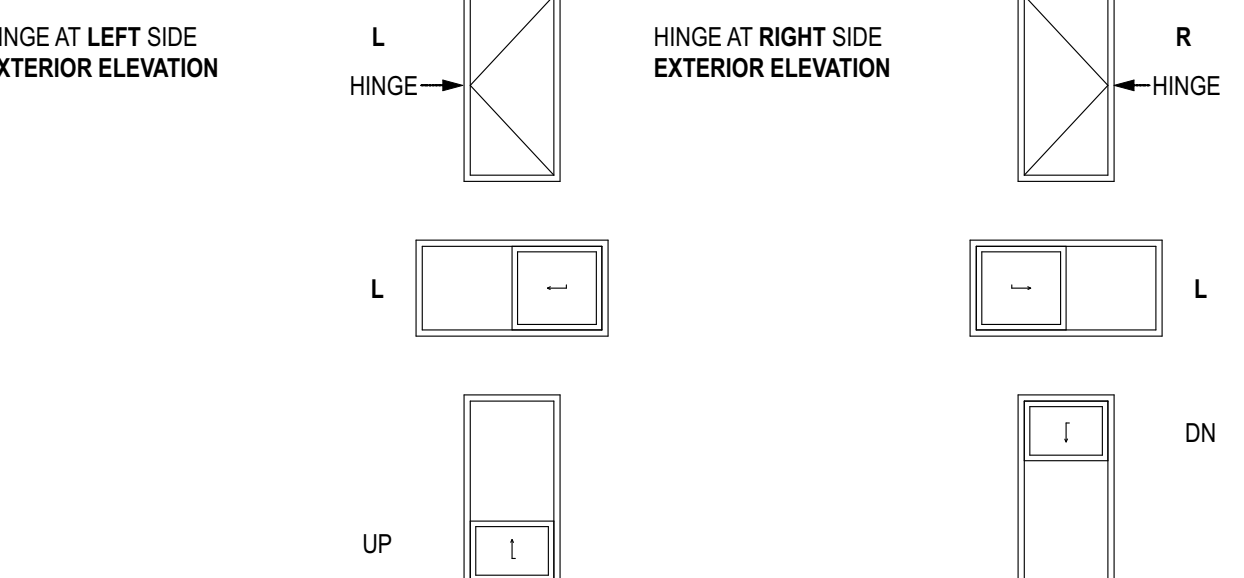
WINDOW TYPES		S.1
WINDOW NUMBER	QUANTITY	1
ELEVATION		
WINDOW TYPE		F
LOCATION		MASTER BATH
HEIGHT		---
WIDTH		---
SILL HEIGHT		---
WINDOW AREA		---
FRAME MATERIAL		VINYL
FRAME EXTERIOR FINISH		TBD
FRAME INTERIOR FINISH		WHITE
U-VALUE		0.25
TEMPERED		<input checked="" type="checkbox"/>
EGRESS		<input type="checkbox"/>
NOTES		SKYLIGHT

WINDOW TYPES NAMING CONVENTION



WINDOW NUMBER ID: 1.A1.T

OPERABILITY:



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 2018 SBC SECTION 2406.4.
 - 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:

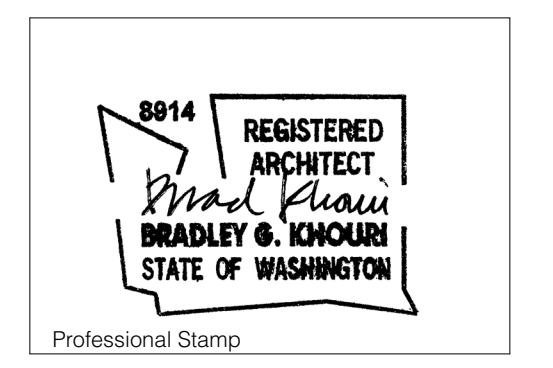
 - THE SIDE OF THE STAIRWAY, LANDING, OR RAMP THAT HAS GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE RAILING.
 - GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACES.
 - GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING: 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.

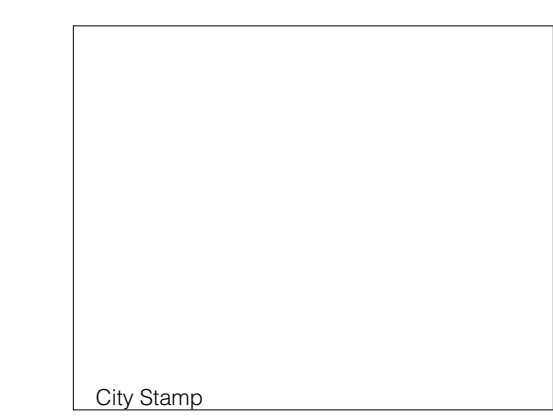
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Windows Schedule

A8.10

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 5THD14 (R.J) HOLD-DOWN
	SIMPSON 6516 STRAP TIE (14" END LENGTH)
	SIMPSON M5TC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
	SIMPSON M5TC66 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>	

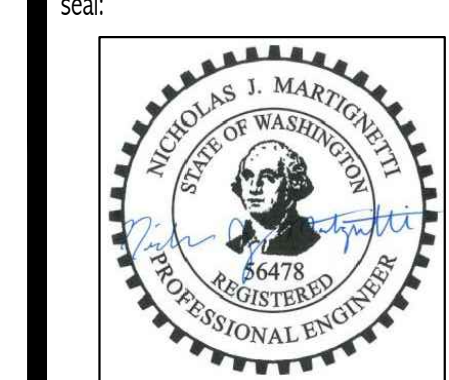
ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK 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. (Cw):	TRANS: 0.176 LONG: 0.176
WOOD STRUCTURAL PANELS:	TRANS: 6.5 LONG: 6.5
RESPONSE MODIFICATION FACTOR (R):	
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 R301.3 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)	
<ul style="list-style-type: none"> 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)	
<ul style="list-style-type: none"> 3/8" OSB OR 1 3/32" PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH 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:	
<ol style="list-style-type: none"> LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2)3"x0.131" NAILS AT EACH LAP SPlice, (6) EACH SIDE OF JOINT (TYP. UNO.) ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS. 	

LEGEND	
	INTERIOR BEARING WALL
	INTERIOR WALL ABOVE (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	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION. 	
GENERAL FRAMING	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x6 HEM FIR (HF) #2 GRADE LUMBER, OR BETTER, UNO. ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING; DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN FRAMING AND SHEATHING/LEDGERS ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD @ (1)2x KING STUD MINIMUM. - 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 GUN NAILS. 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; Eh=155x10^6 PSI • LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; Eh=2.0x10^6 PSI • 6LB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; Eh=1.8x10^6 PSI; Df/DF, 24F-V4 (UNO) • ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: • LVL MEMBERS - Fb=2400 PSI; Fc=11-2500 PSI; Eh=1.8x10^6 PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. TRUSS SHOP DWGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY IN ACCORDANCE WITH TPI-1 2.3.2.3 & 2.3.4.3. REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO. BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO CONFIRM. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE #85 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ADD LEVEL LOADS, UNO. EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS. ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA. TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): SINGLE PLY: SIMPSON LUS210 DOUBLES: SIMPSON LUS210-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON H25T CLIP. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H25T CLIP. PROVIDE (2) SIMPSON H25T CLIPS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 6" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE DESIGNED FOR UNBALANCED SNOW LOADINGS PER ASCE T-16, SECTION T.6. ERECT AND INSTALL ROOF TRUSSES PER INTCA & TPI'S 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
issue date: 02-06-25

REVISIONS:

date:	initial:
03-28-2025	MPM

LNL BUILDS

STRUCTURAL NOTES

4450 84TH AVE SE
MERCER ISLAND, WA

sheat:

S-O-O

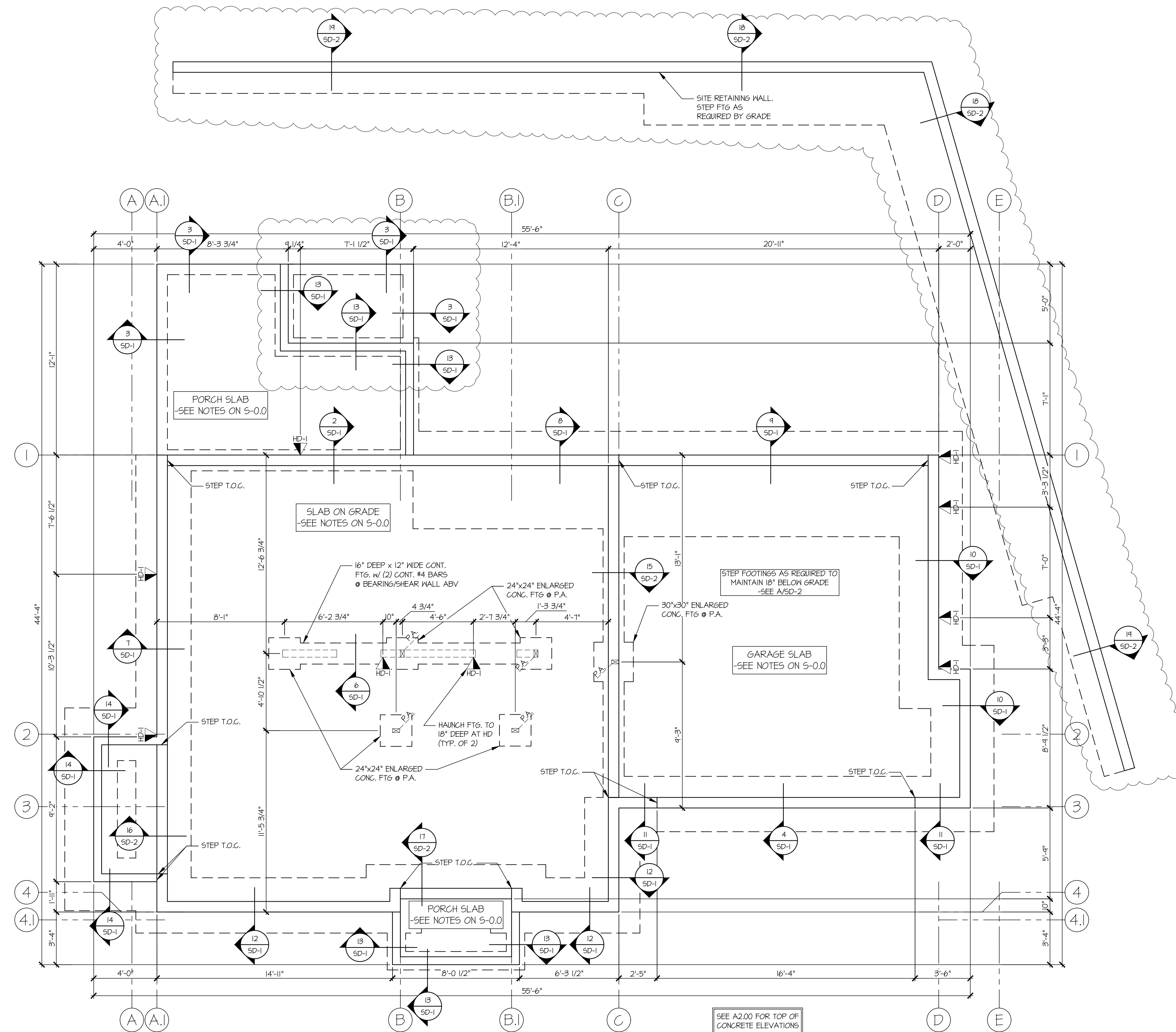
REFER TO S-0.0 FOR
TYPICAL STRUCTURAL
NOTES & SCHEDULES

LEGEND

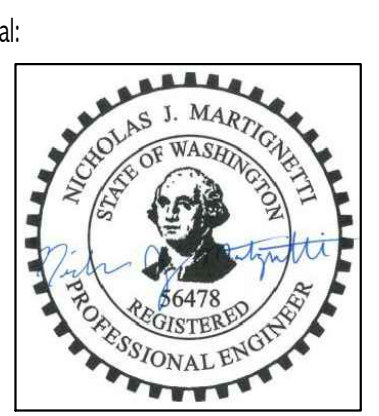
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- ▬ BEAM / HEADER
- ▬ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- ▬ AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▴ INDICATES HOLD-DOWN

HOLD-DOWN SCHEDULE

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



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



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FOUNDATION PLAN
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sheet:
S-1.0

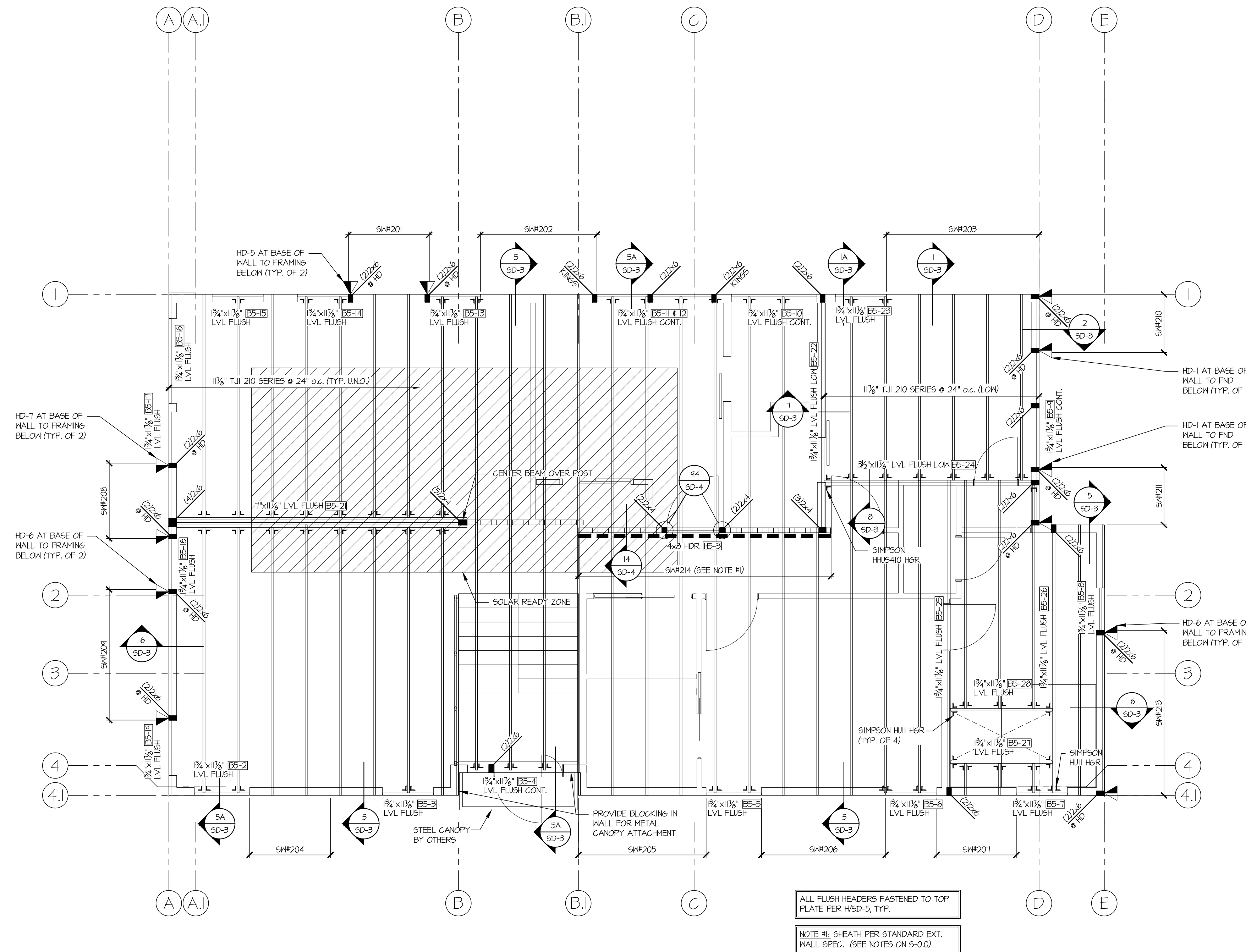
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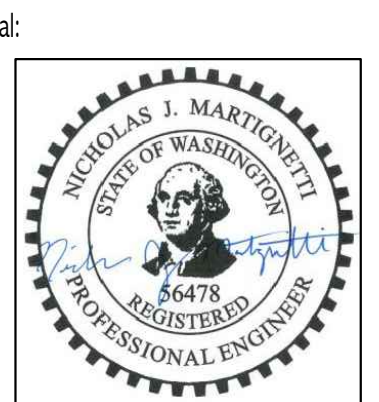
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- ▬ BEAM / HEADER
- ▬ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- ▬ AREA OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▴ INDICATES HOLD-DOWN

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▴	HD-5 SIMPSON CSI6 STRAP TIE (14" END LENGTH)
▴	HD-6 SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UN.O.)
▴	HD-7 SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UN.O.)

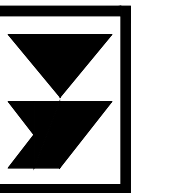


1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



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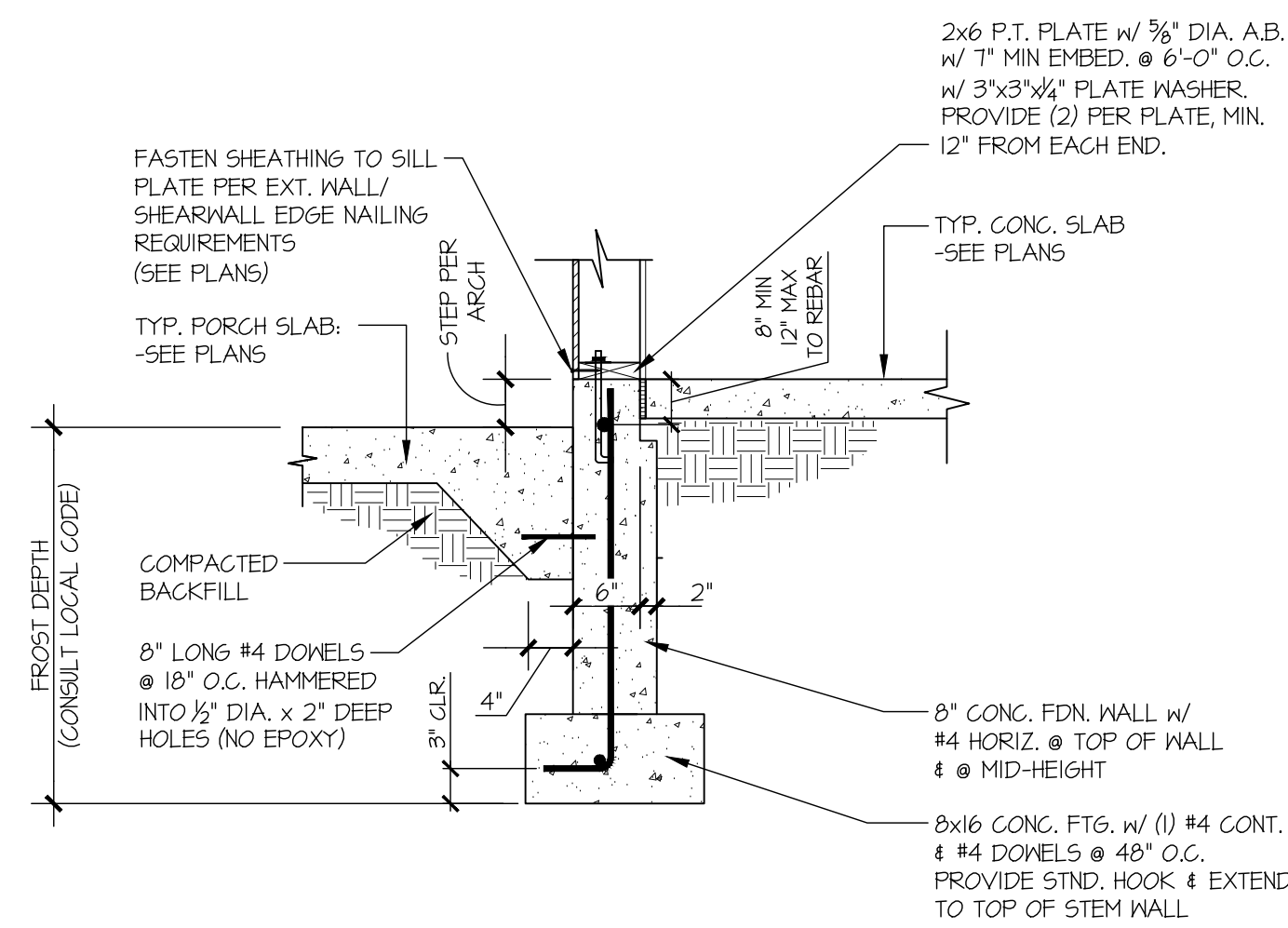
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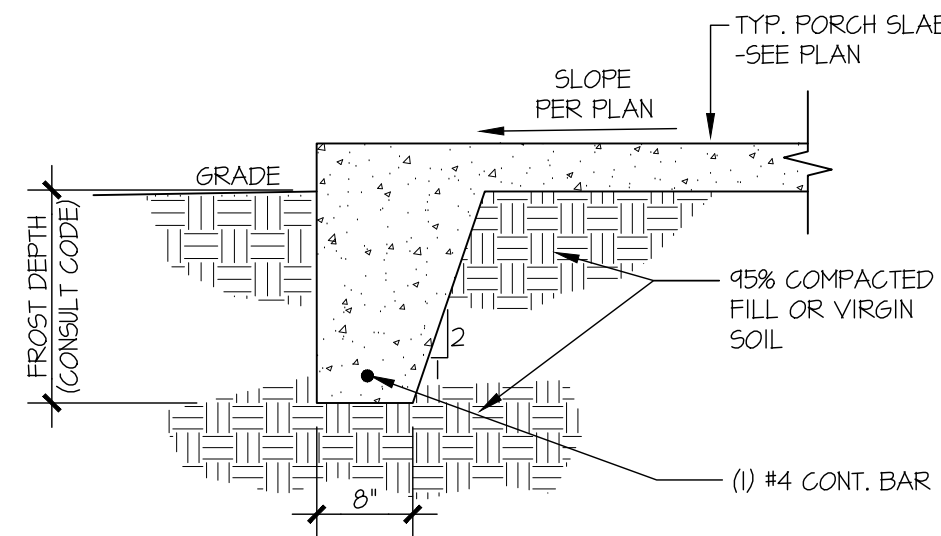
LNL BUILDS

ROOF FRAMING PLAN
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MERCER ISLAND, WA

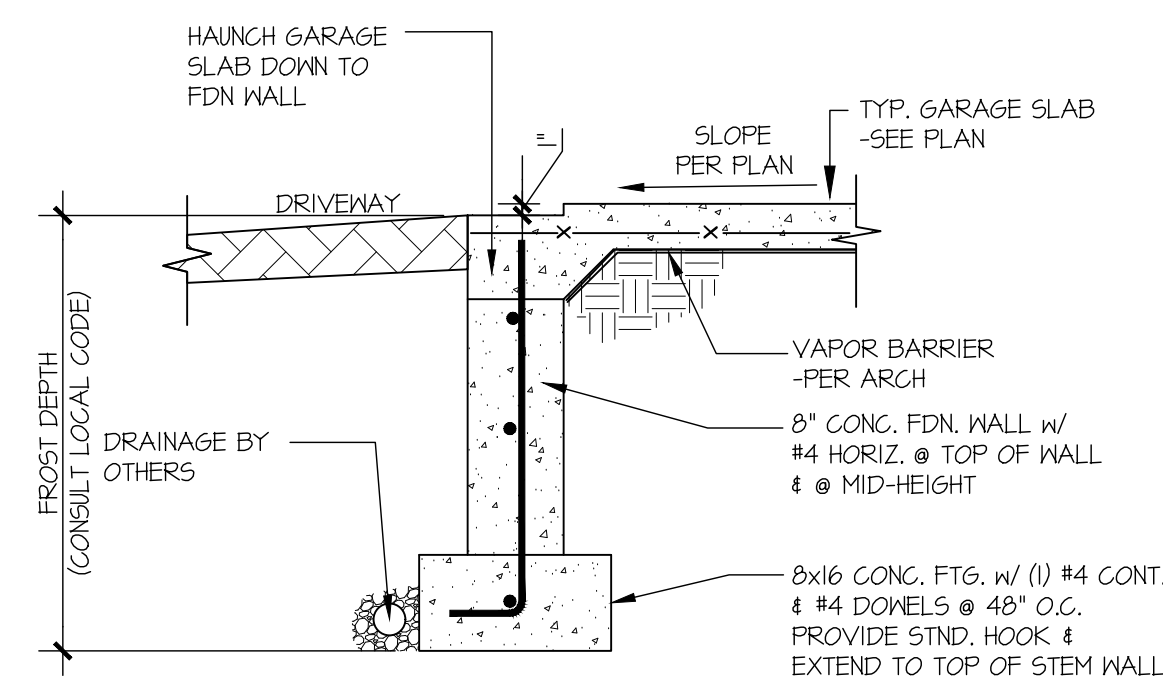
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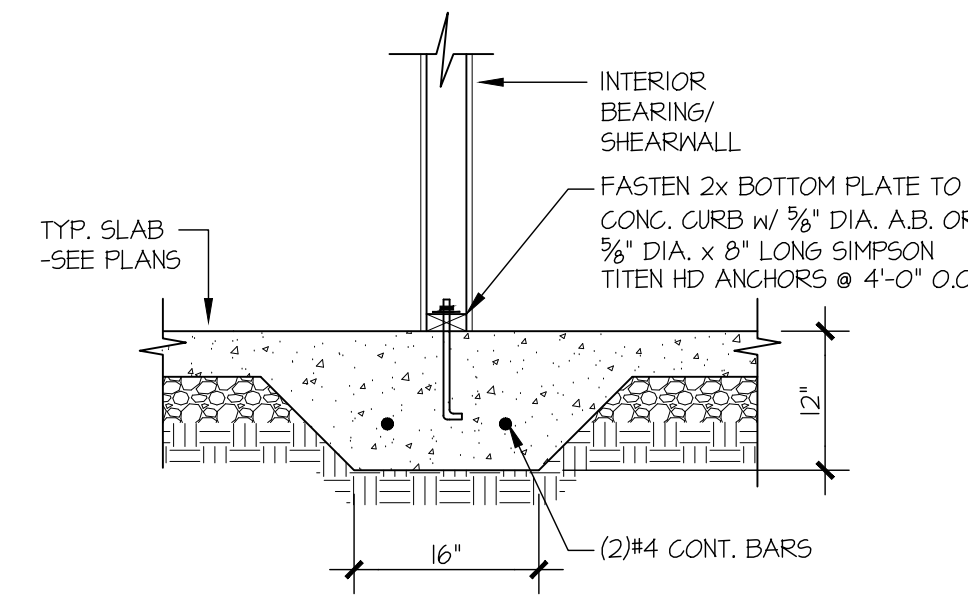
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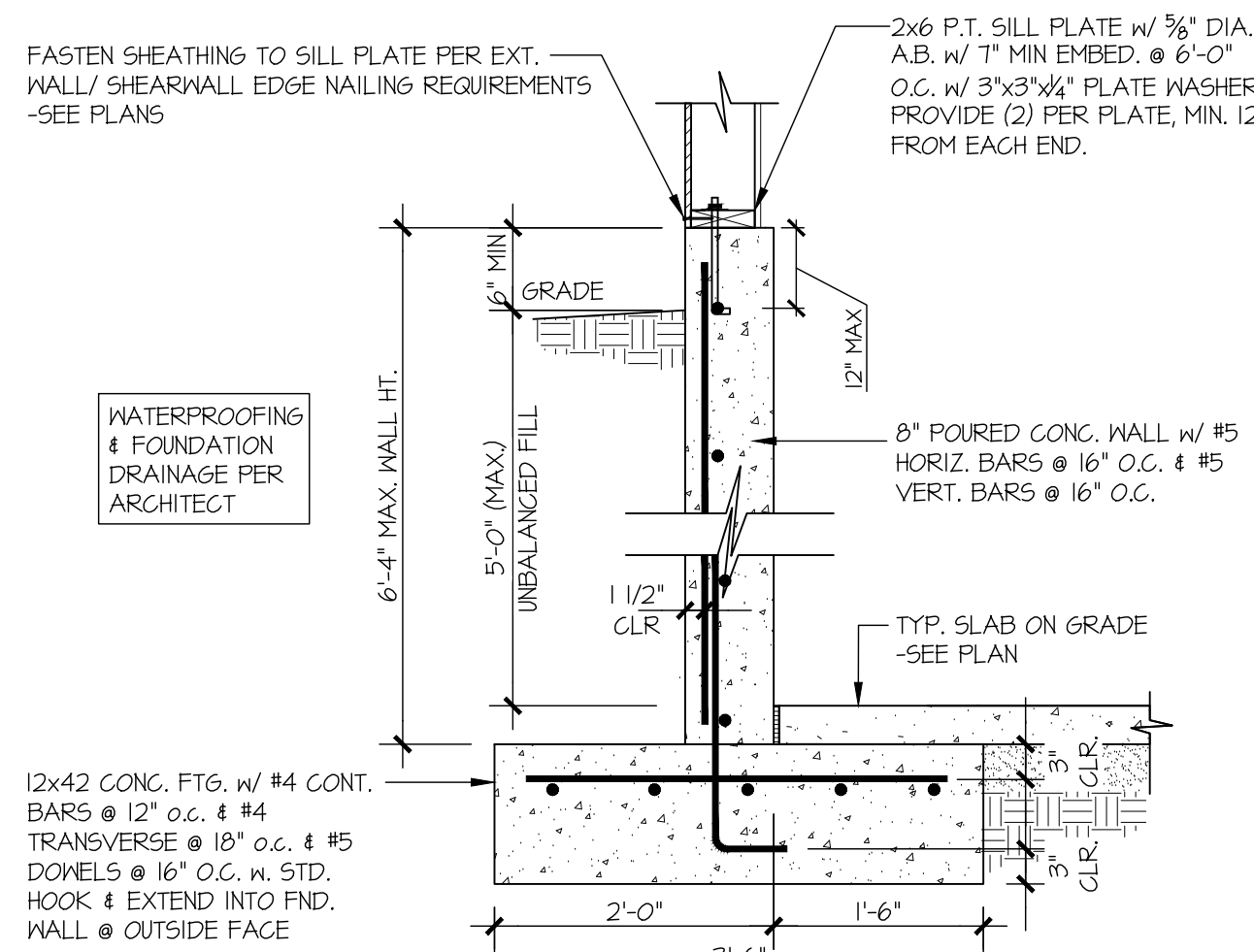
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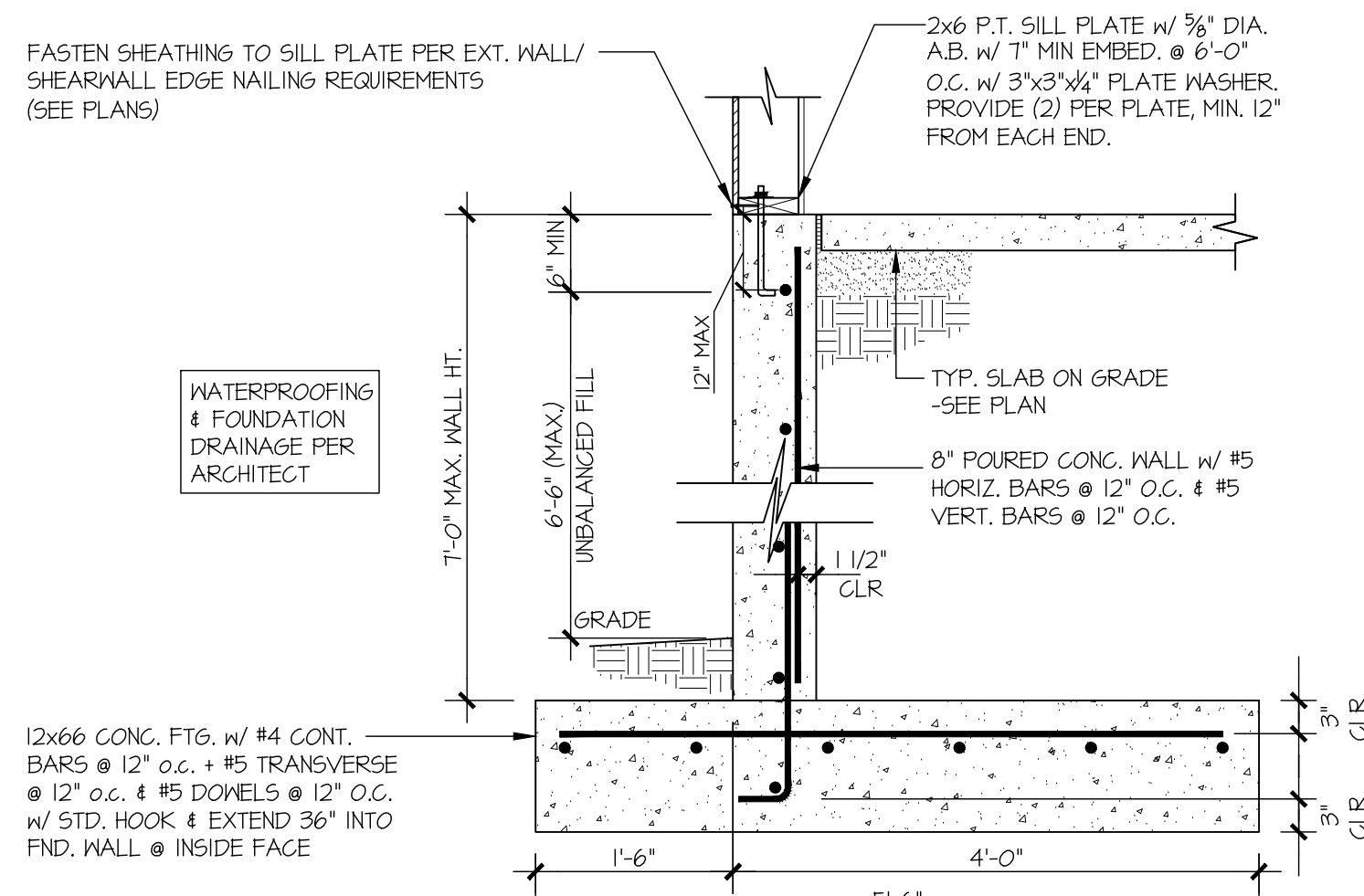
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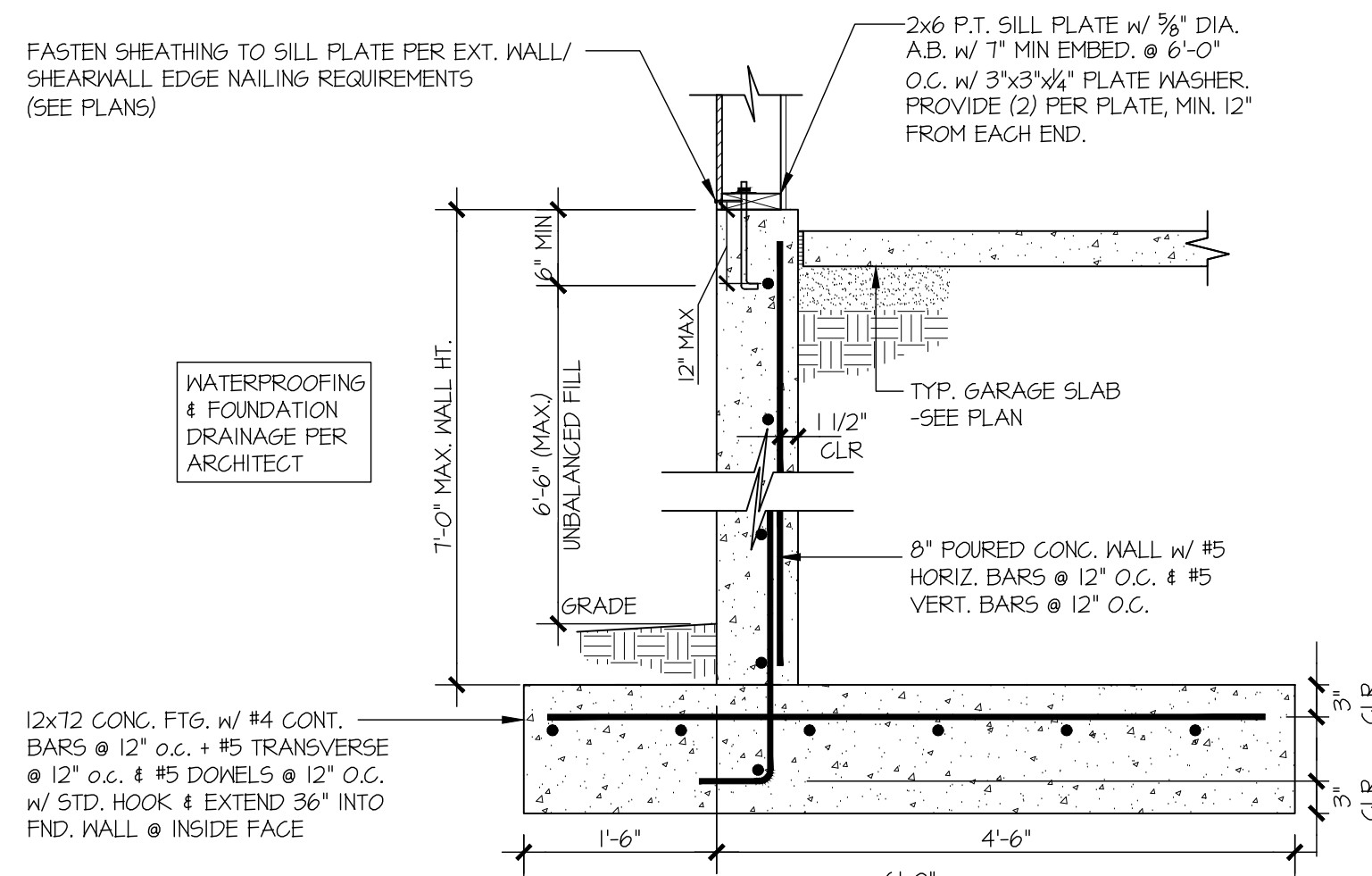
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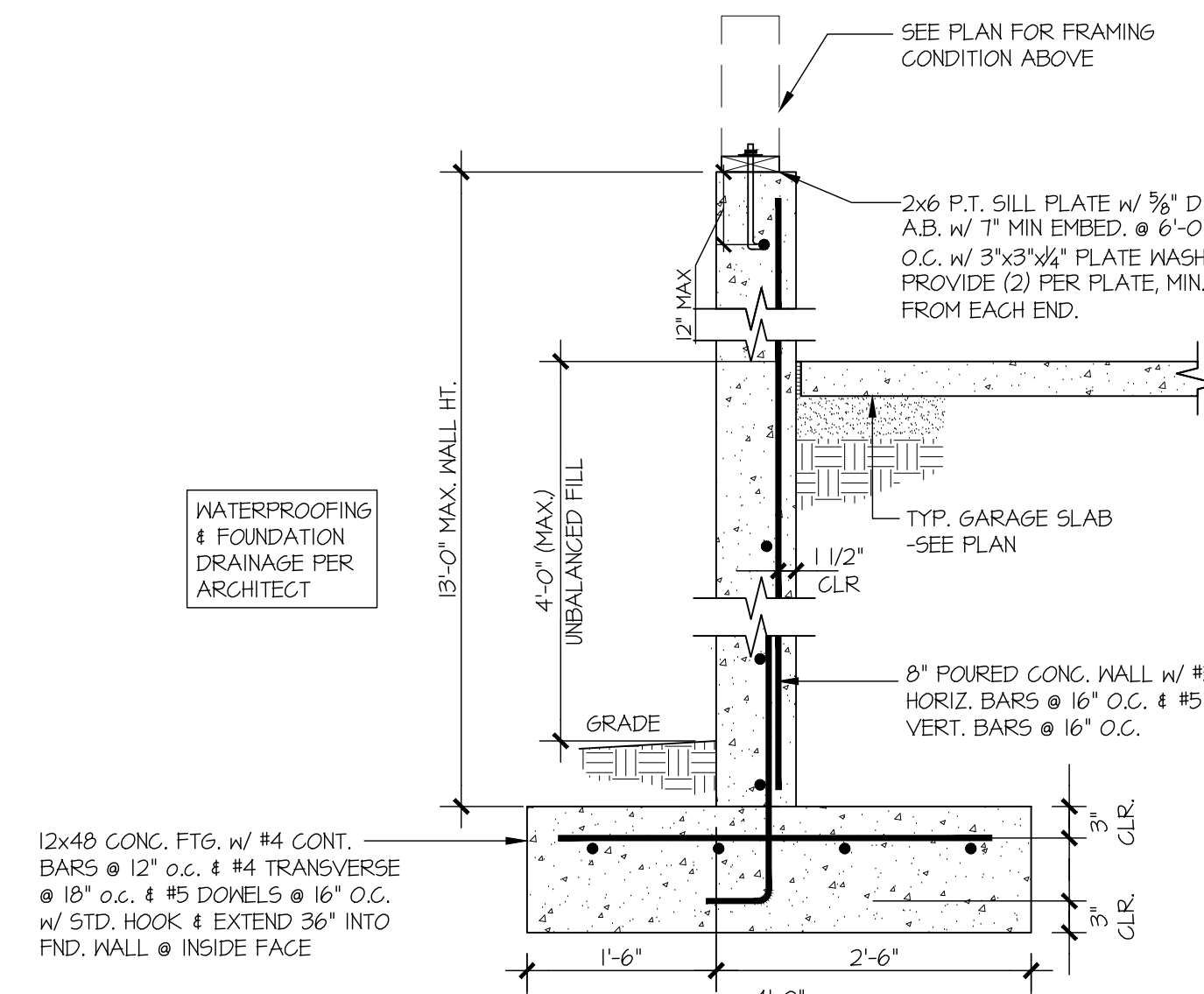
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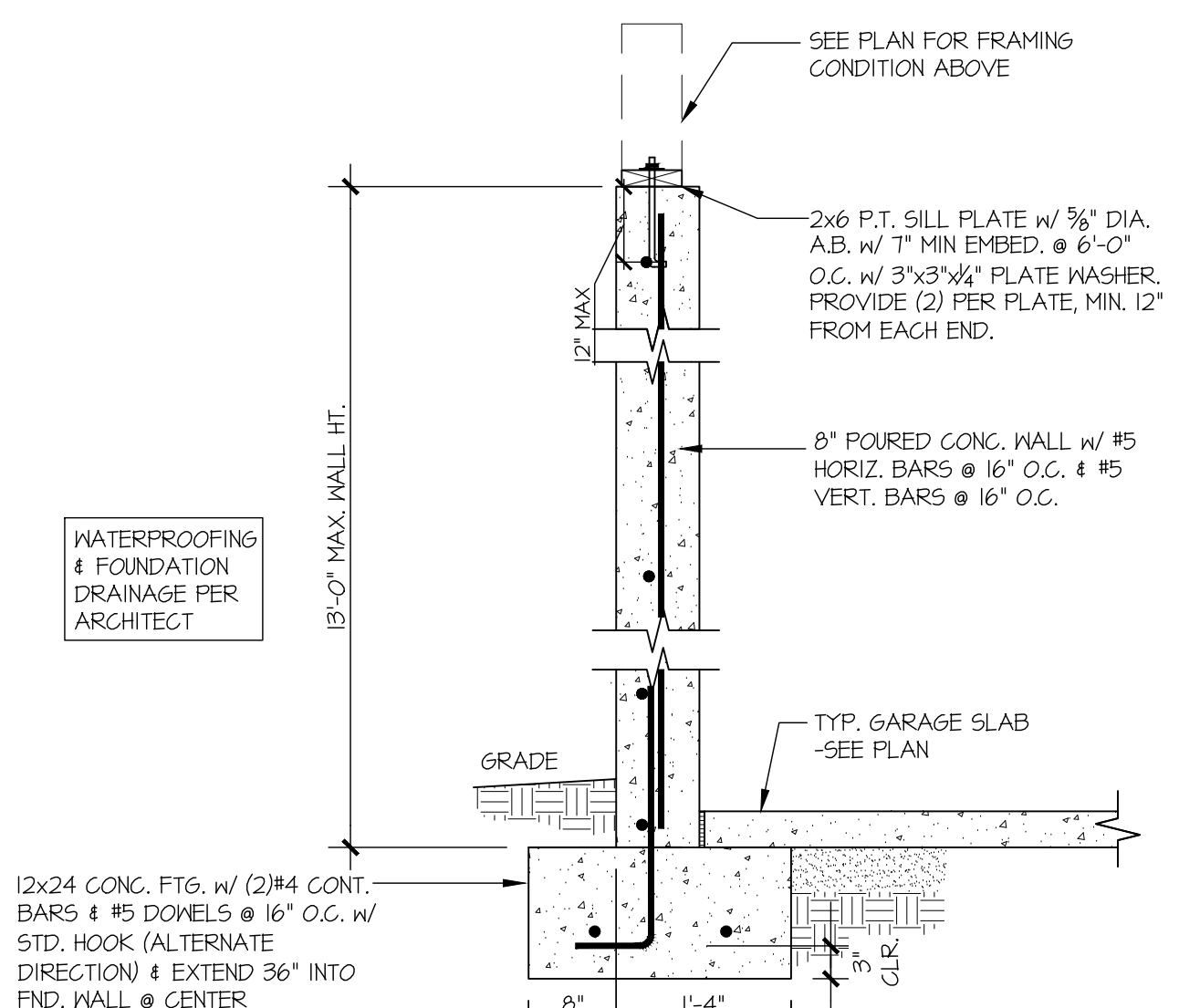
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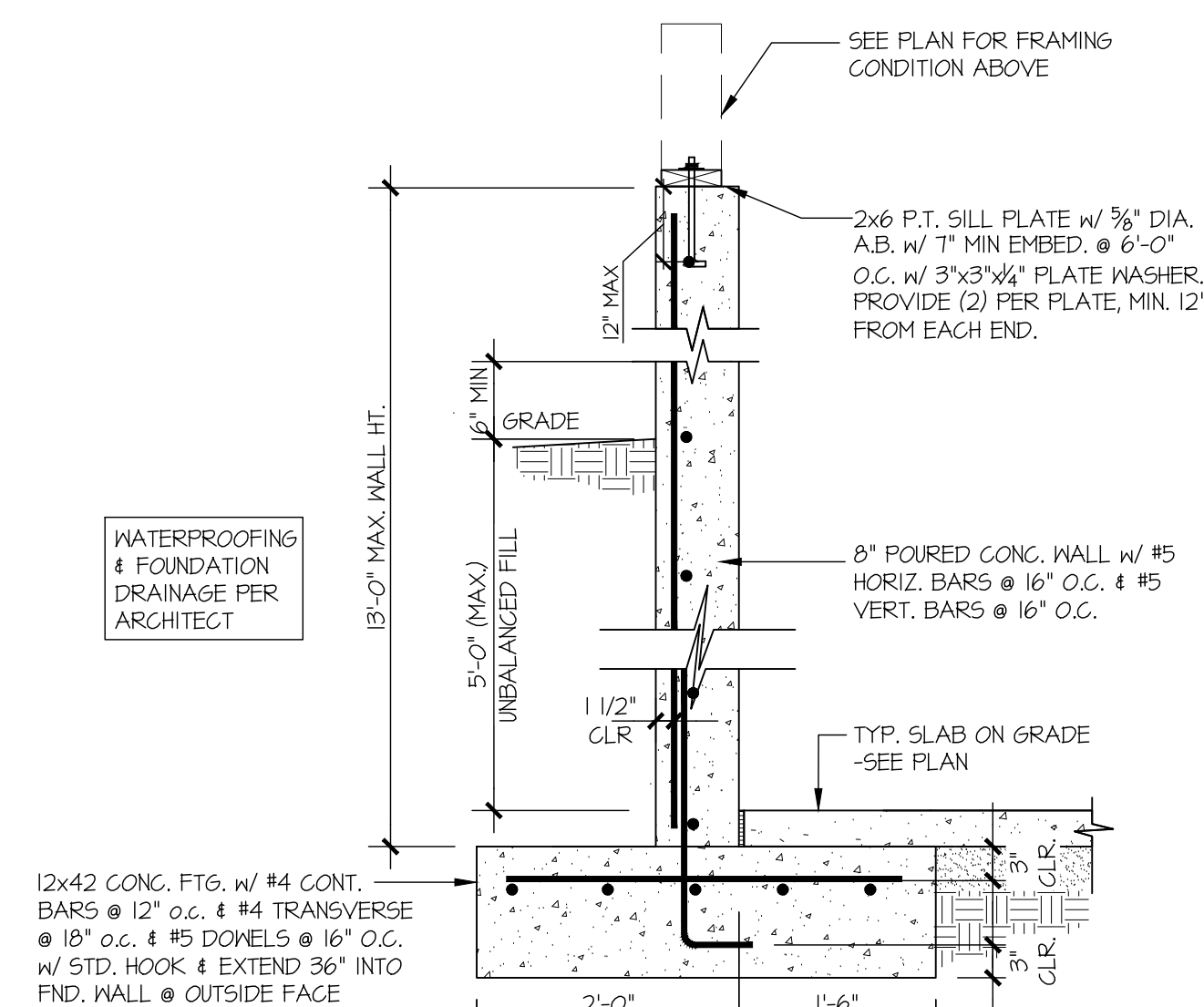
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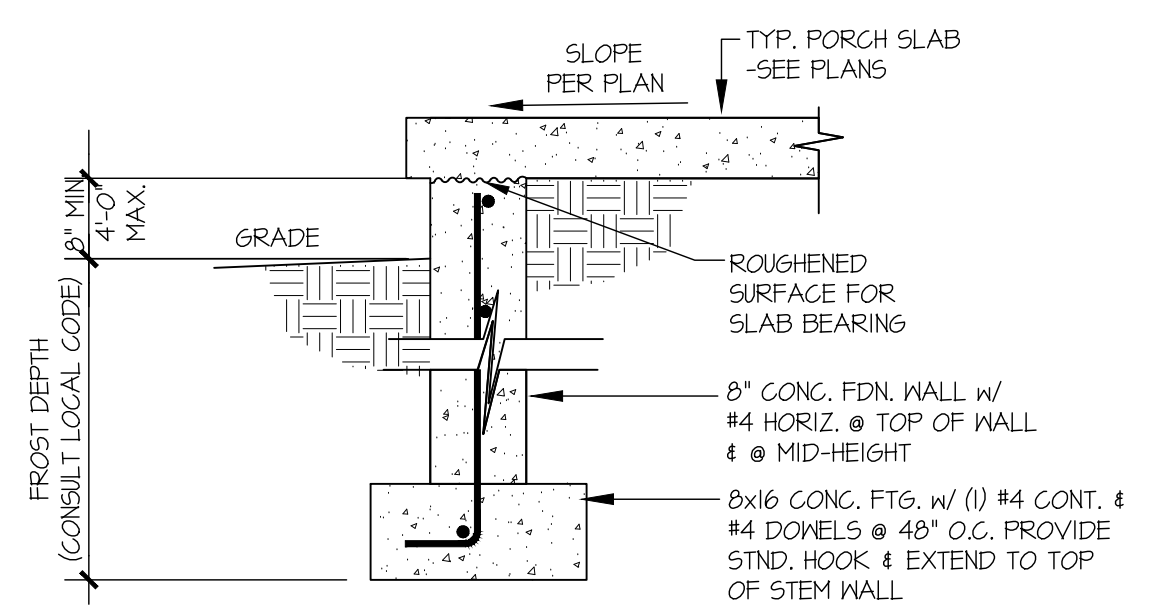
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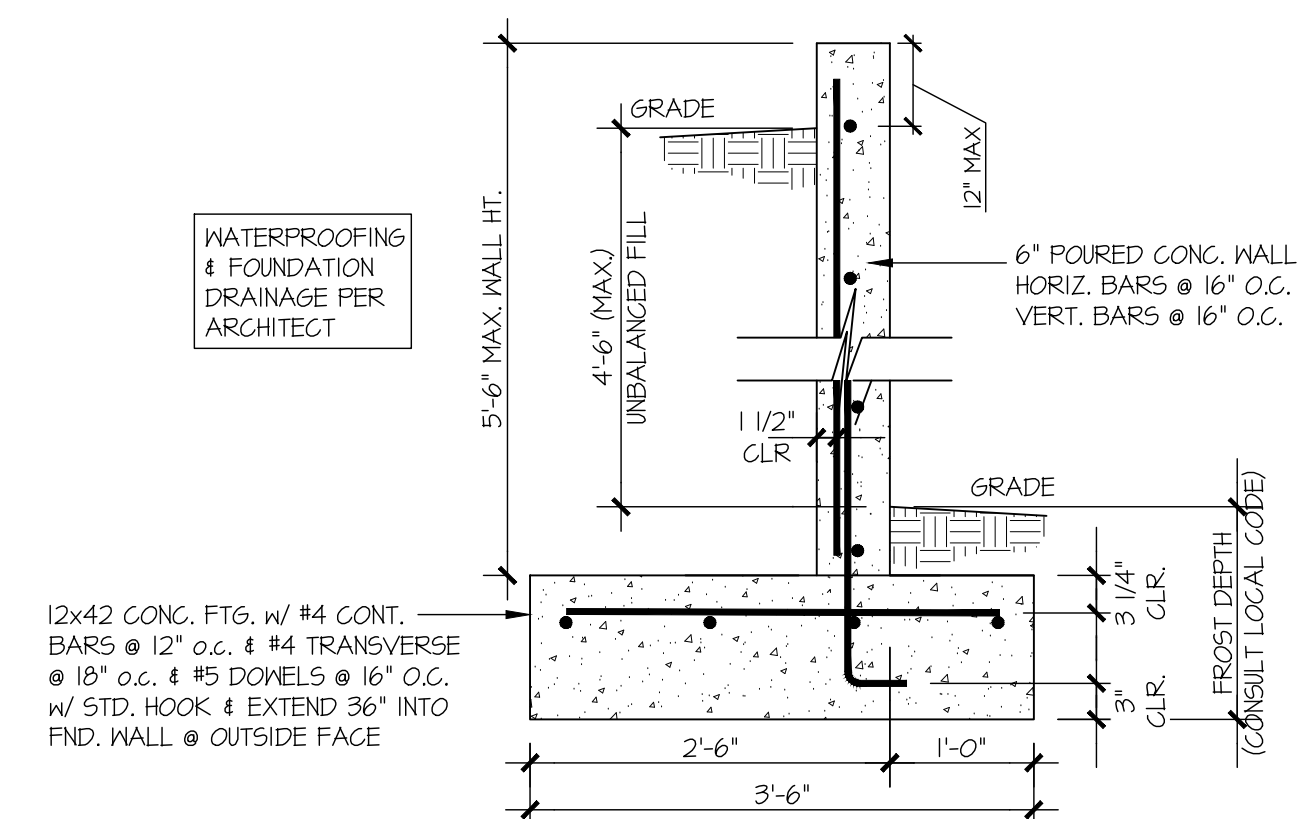
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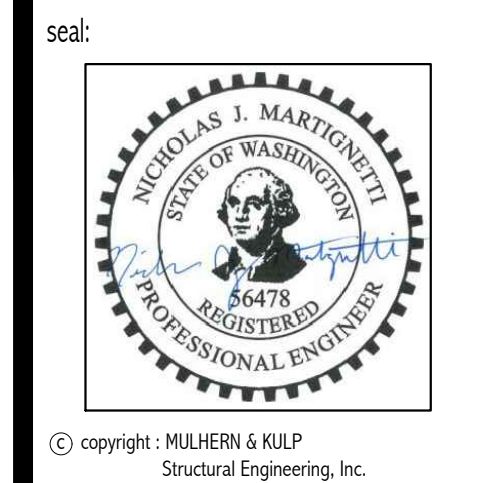
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13 SECTION
SCALE: 3/4"=1'-0"



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



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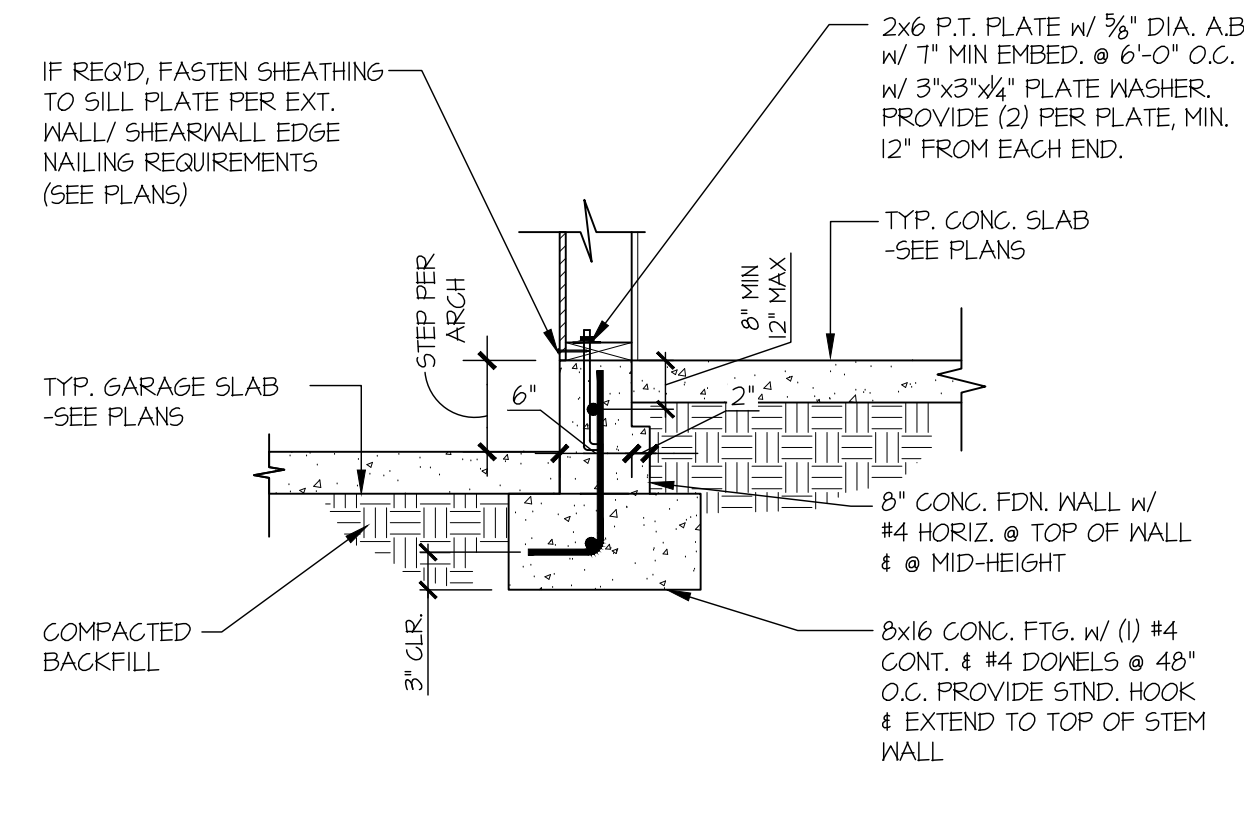
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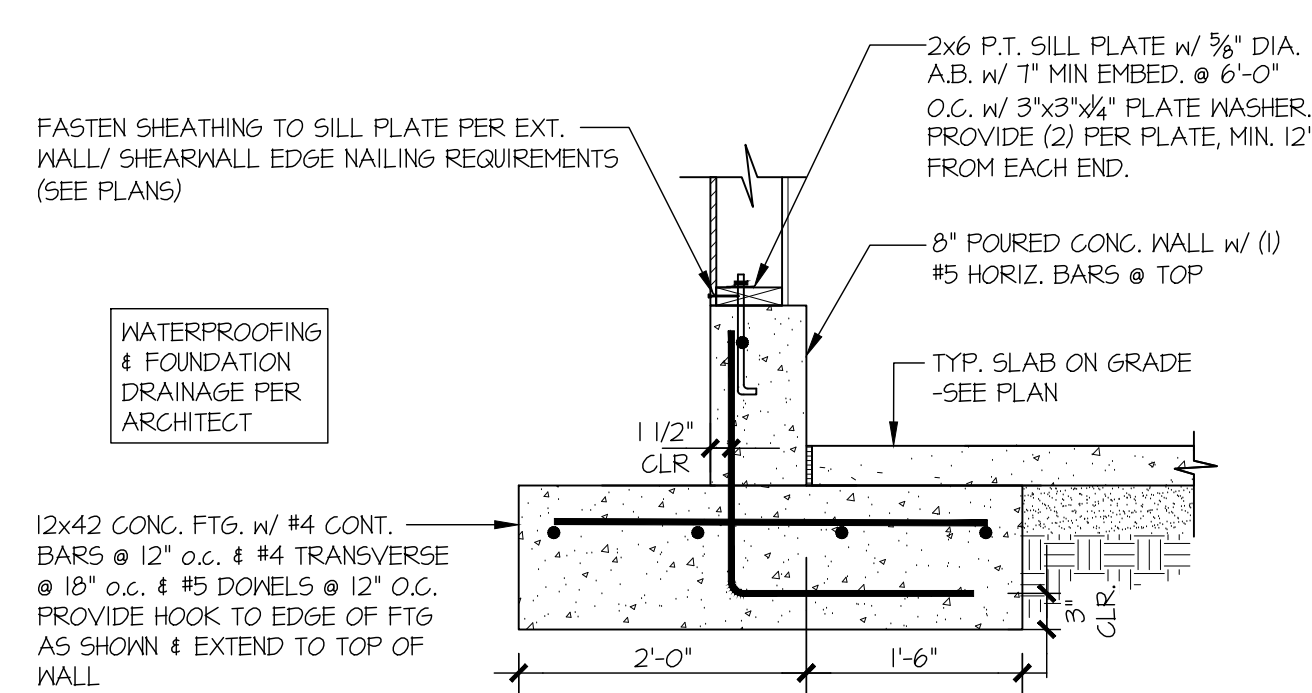
LNL BUILDS

STRUCTURAL DETAILS
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MERCER ISLAND, WA

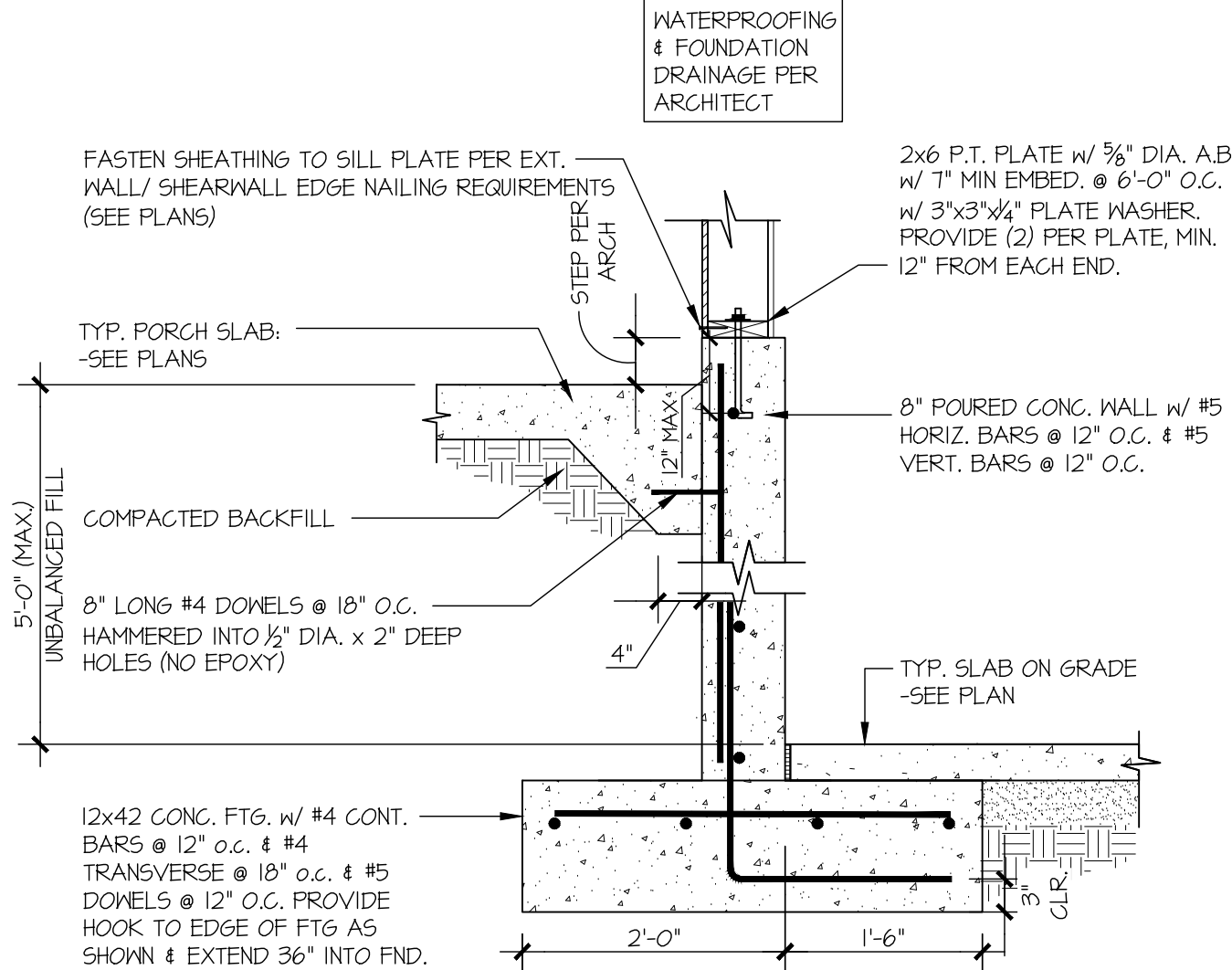
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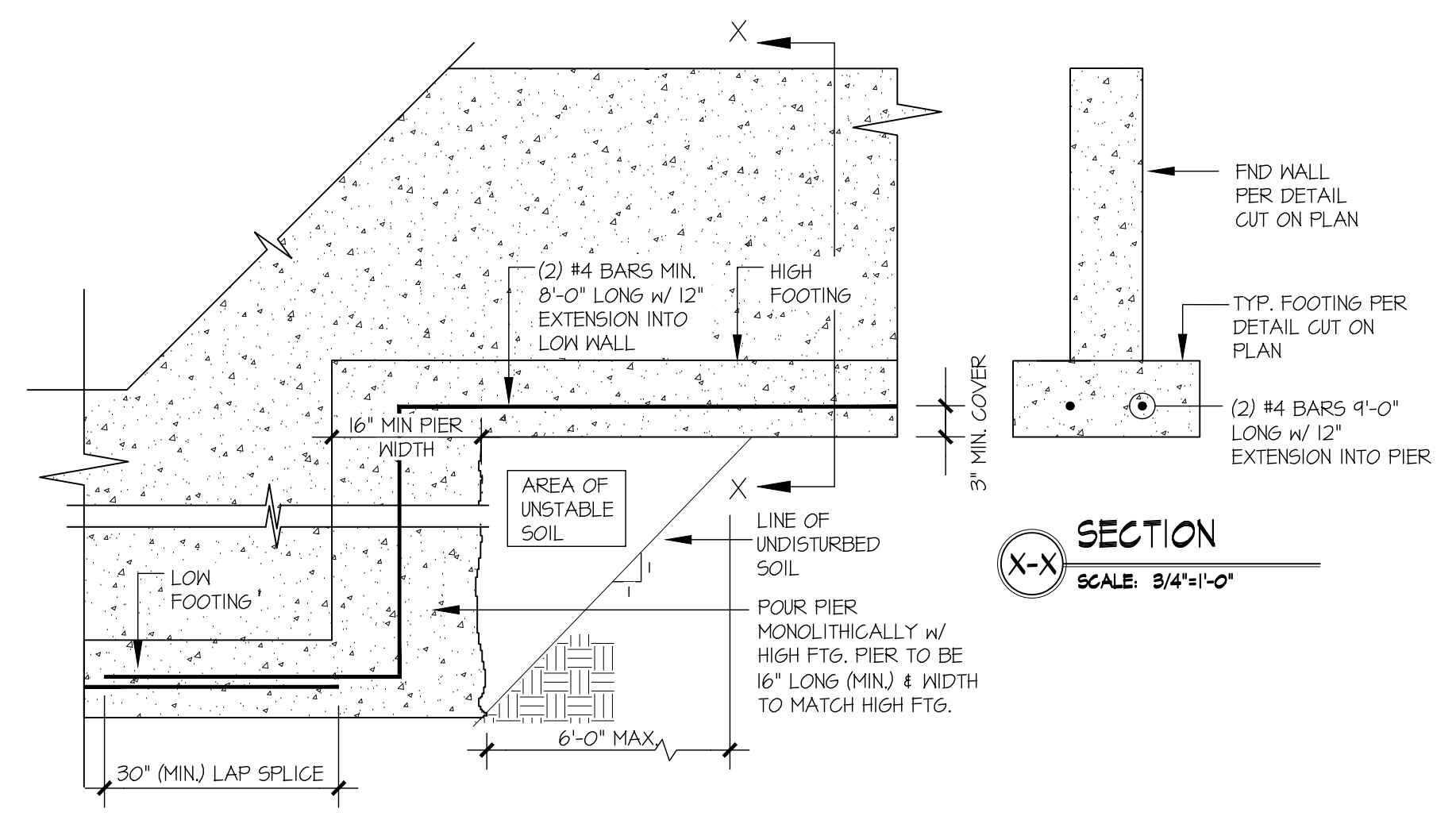
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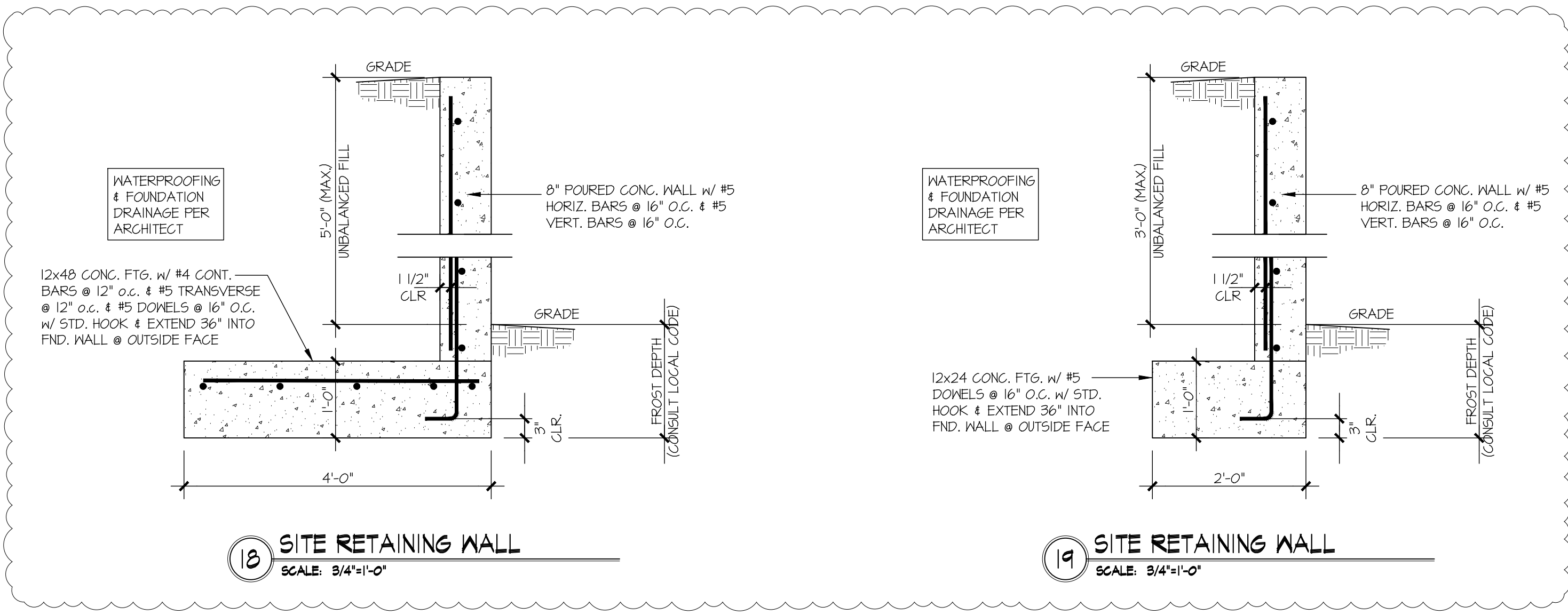
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17 SECTION
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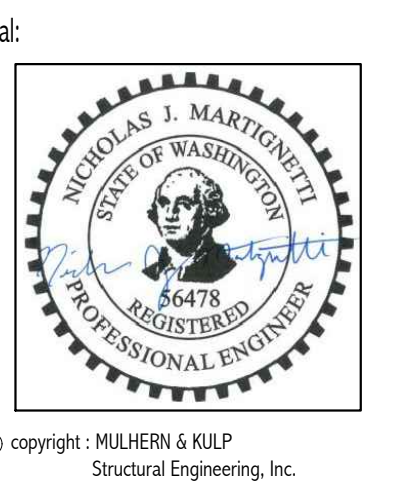


A TYPICAL STEPPED FOOTING
SCALE: 3/4"=1'-0"



18 SITE RETAINING WALL
SCALE: 3/4"=1'-0"

19 SITE RETAINING WALL
SCALE: 3/4"=1'-0"



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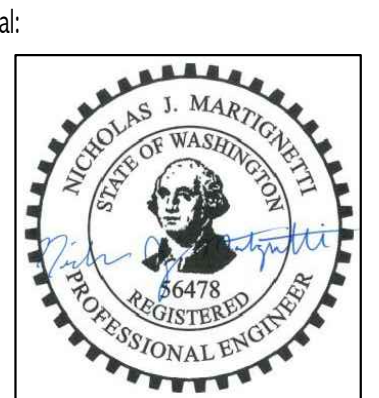
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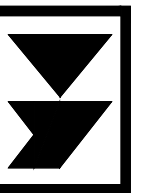
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sheet:
SD-2



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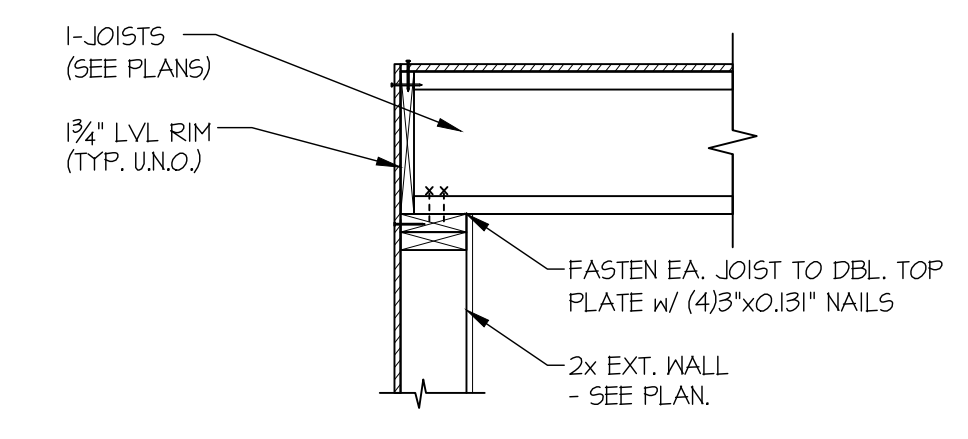
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03-28-2025 MPM

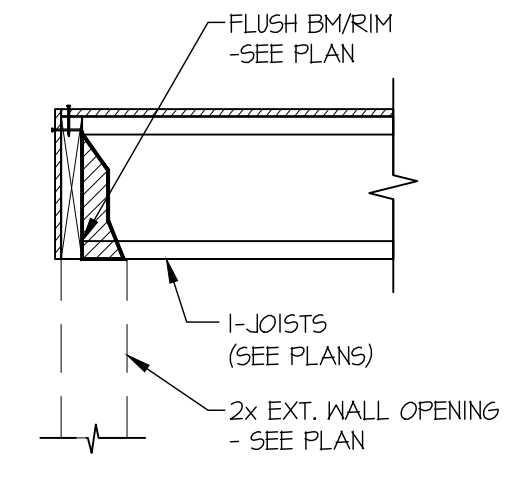
LNL BUILDS

STRUCTURAL DETAILS
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MERCER ISLAND, WA

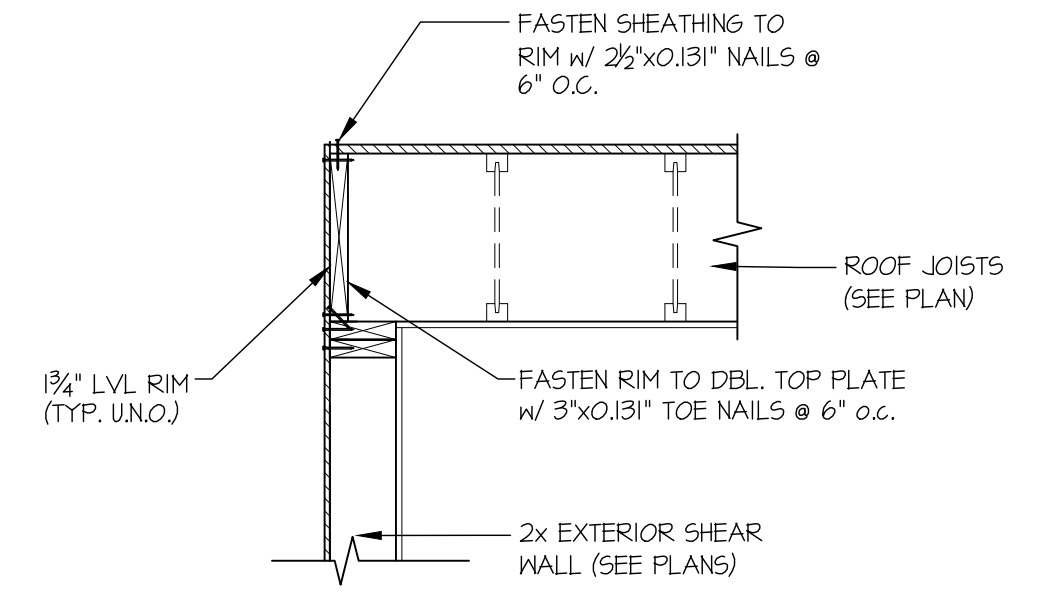
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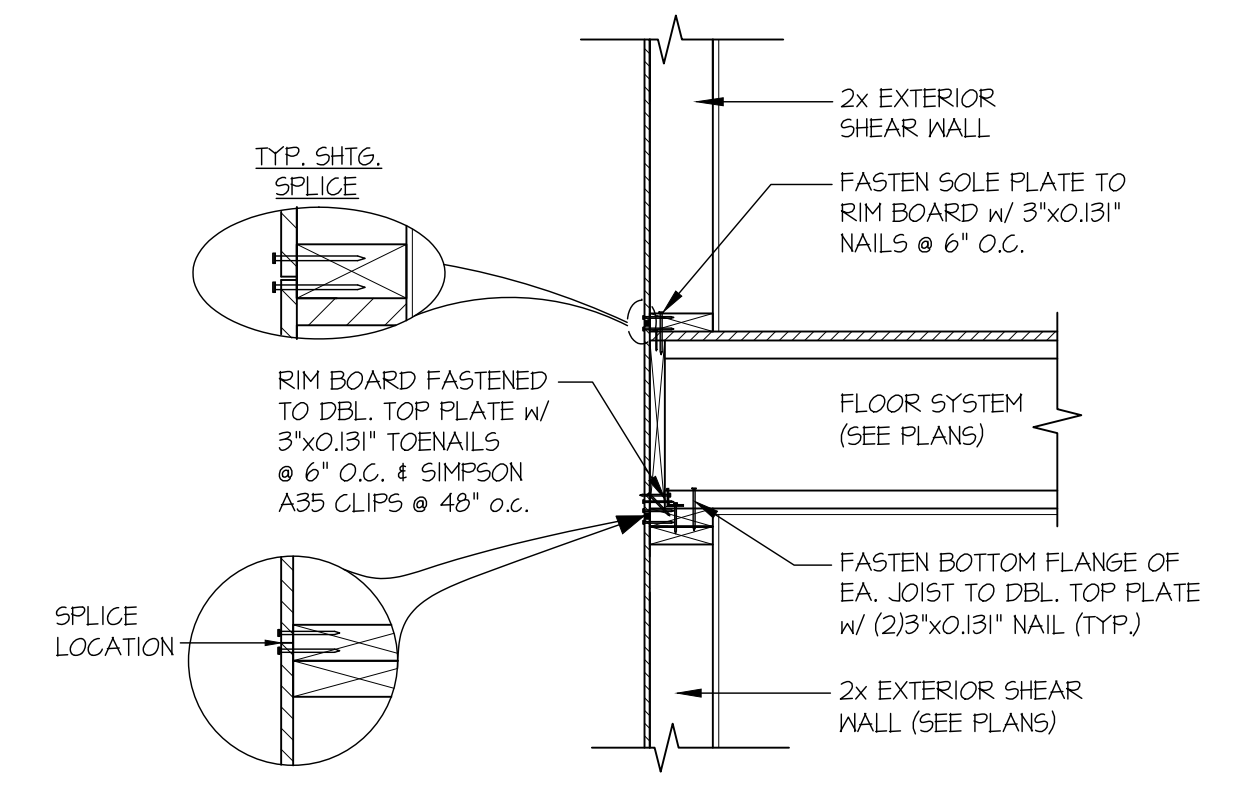
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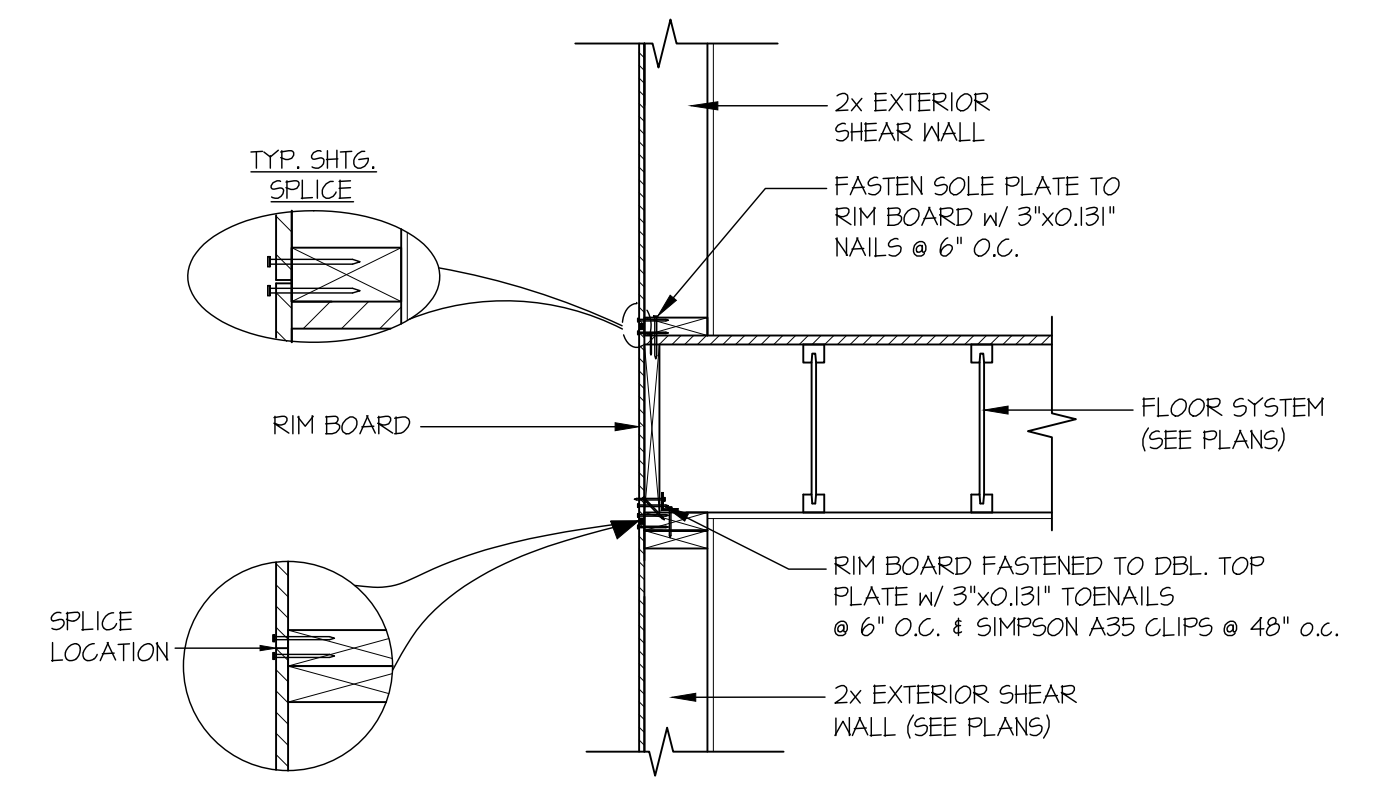


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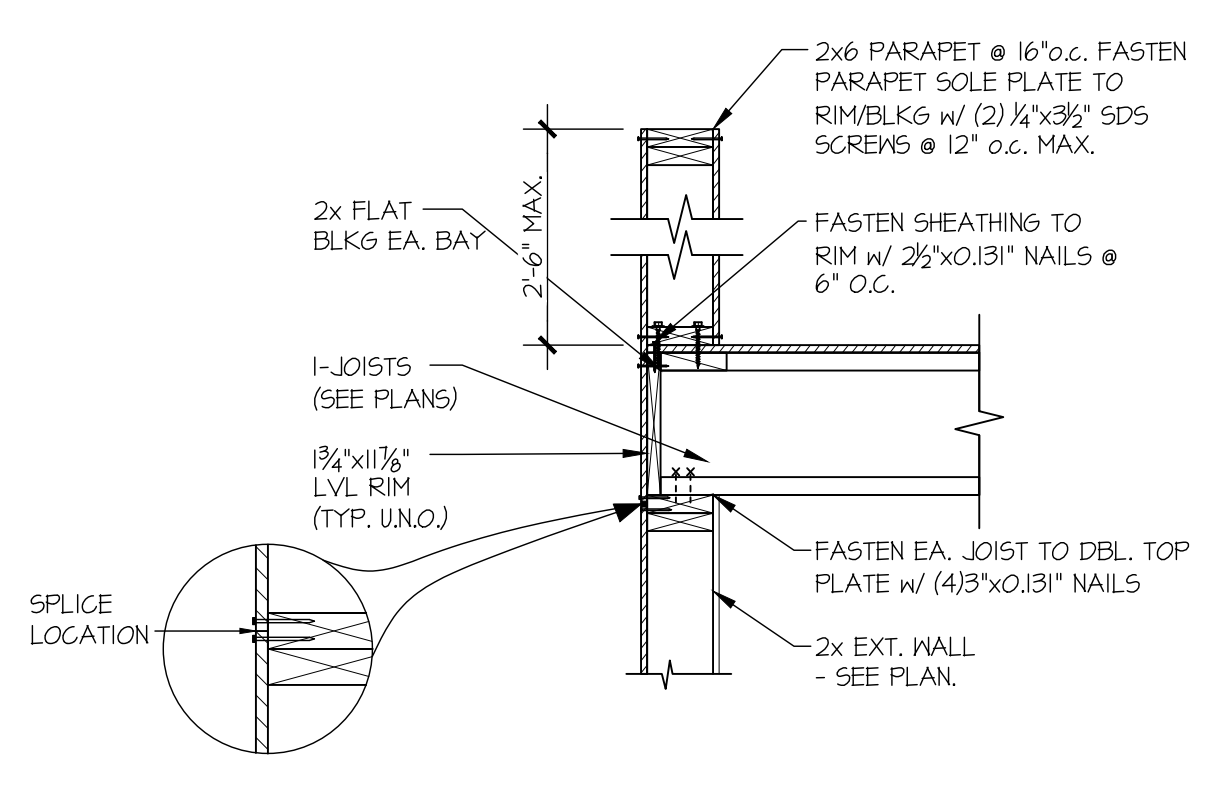
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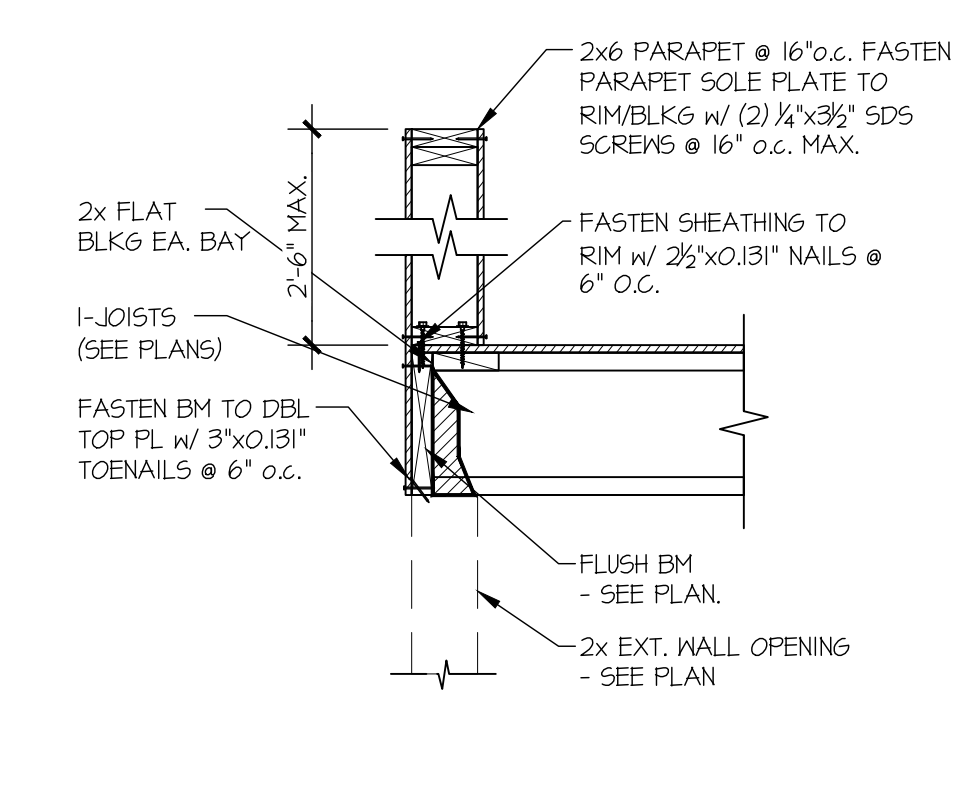


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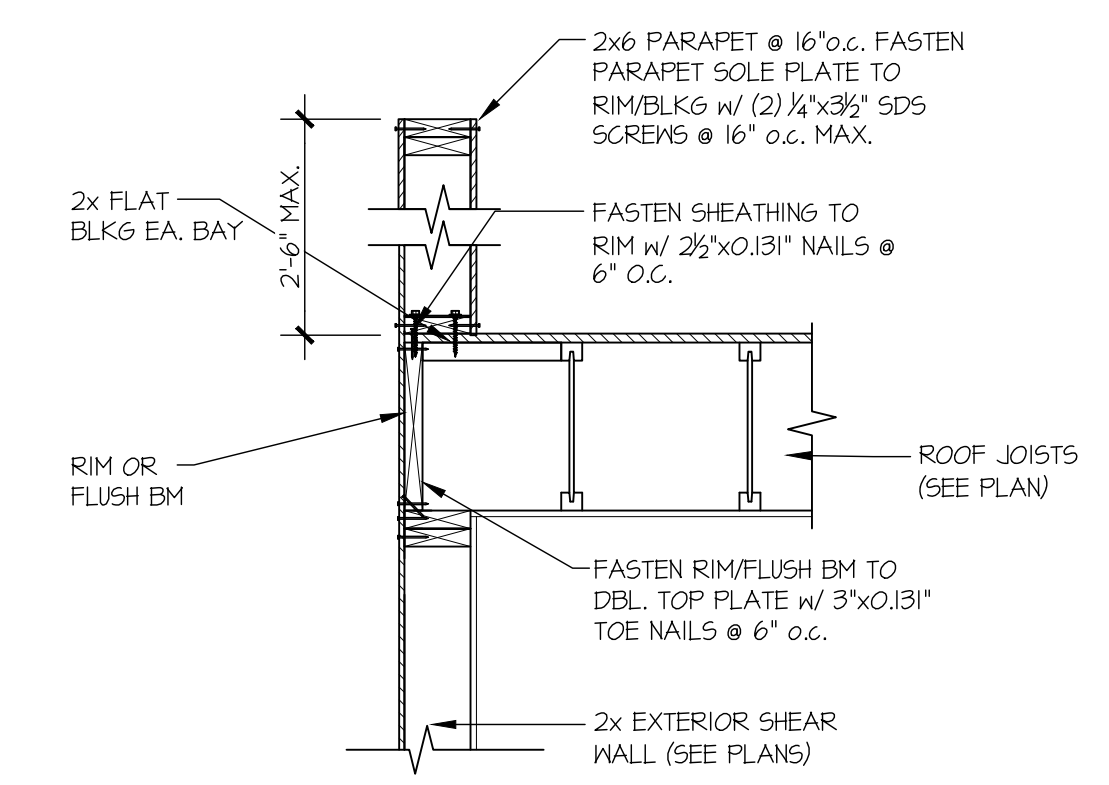
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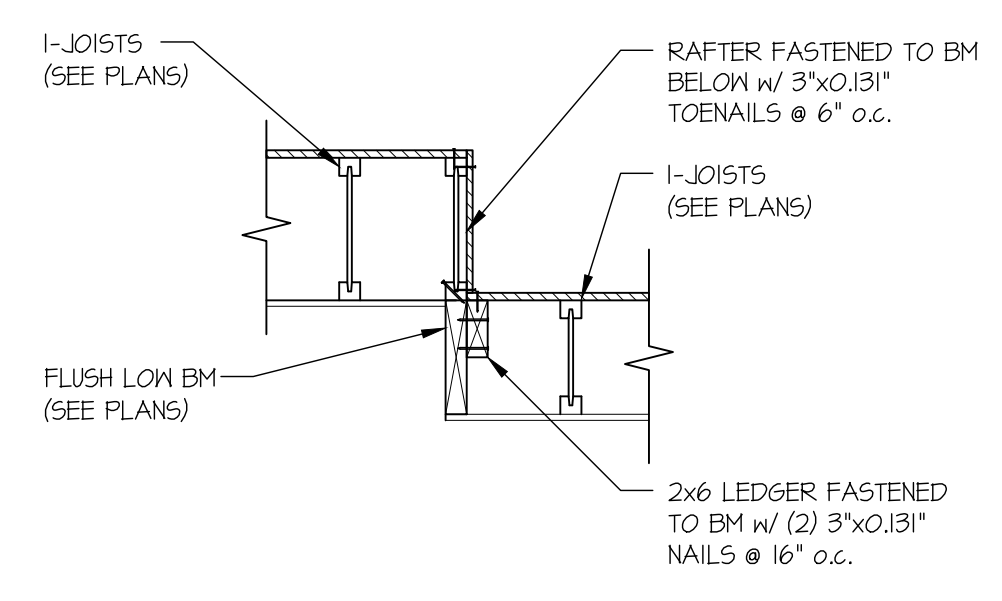
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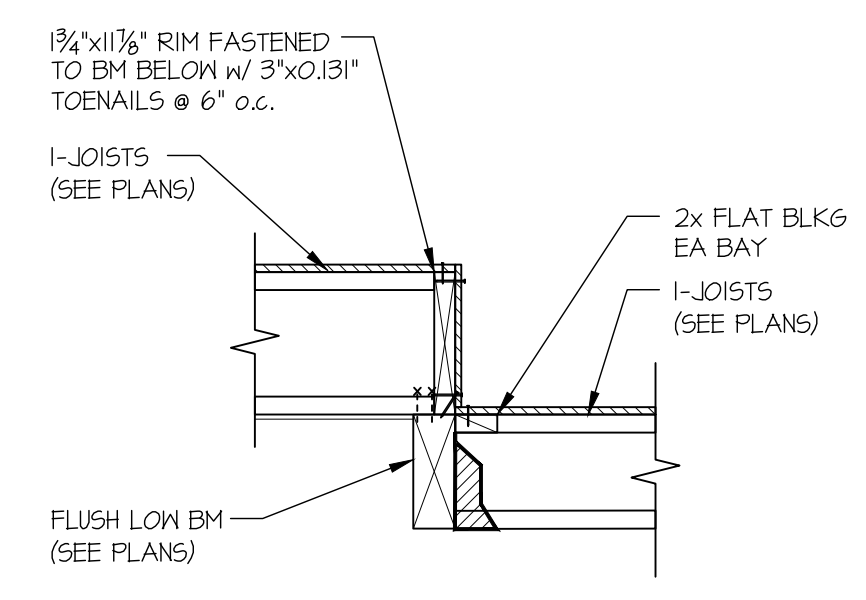
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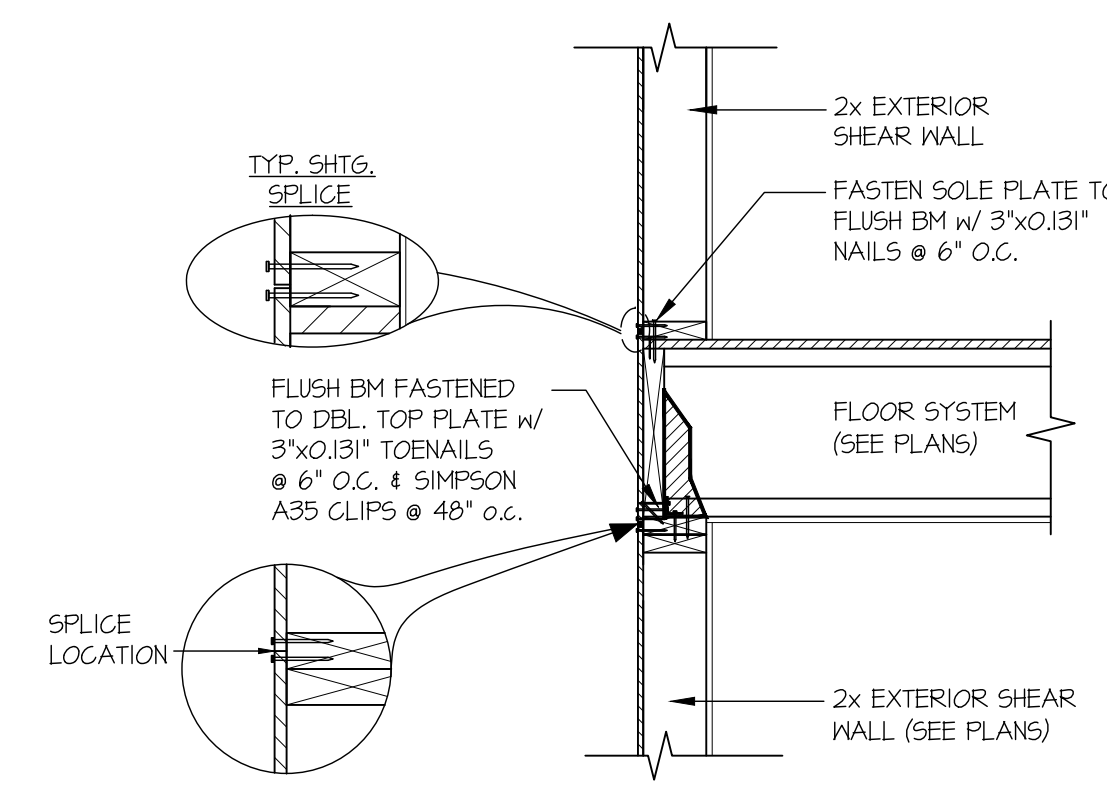
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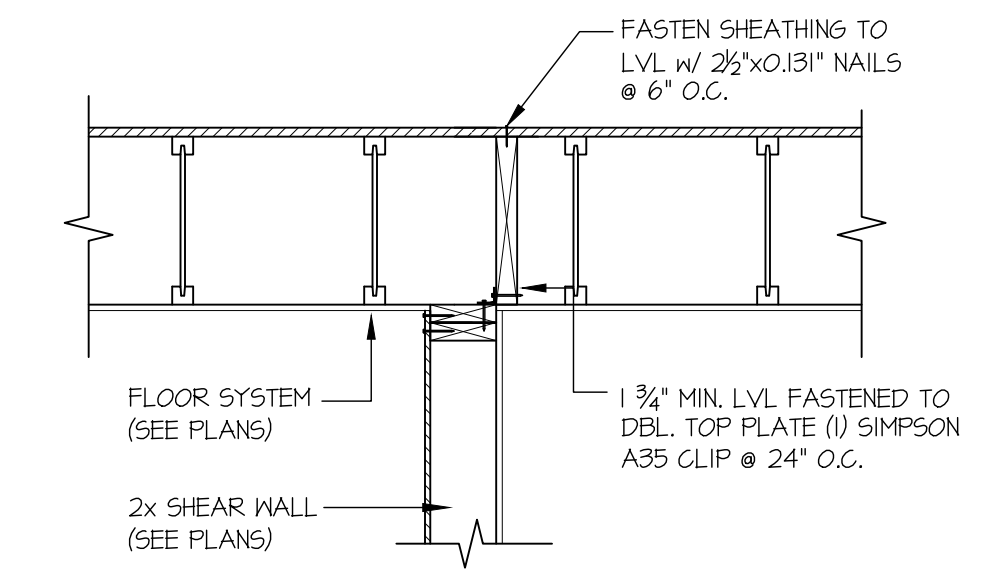
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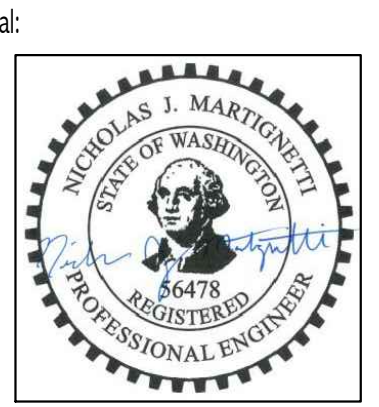
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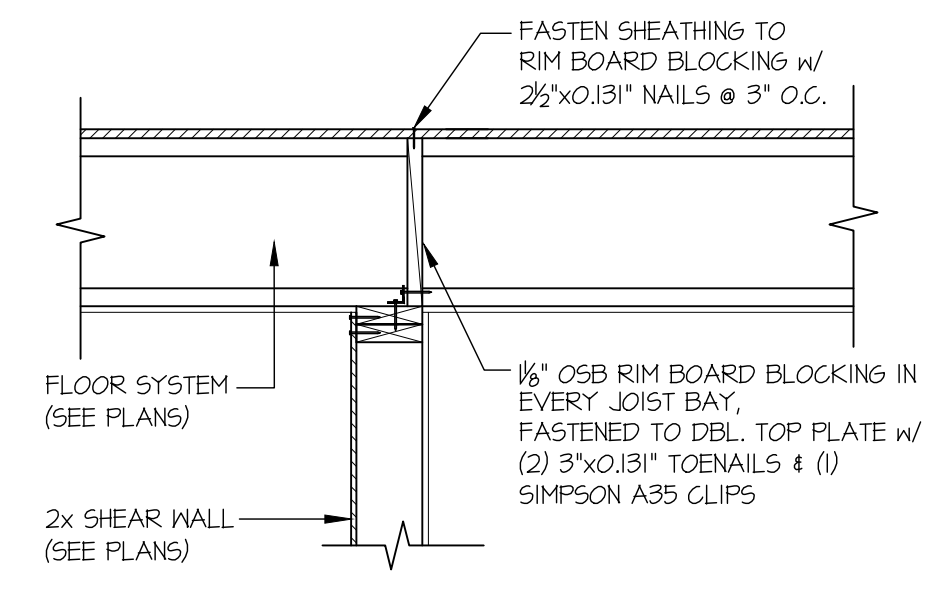
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7220 Trade Street, Suite 205, San Diego, CA 92121
P 619-555-0010 • mulhernkulp.com

M&K project number:
300-25001
project mgr: NJM
drawn by: MPM
issue date: 02-06-25
REVISIONS:
date: initial:
03-28-2025 MPM

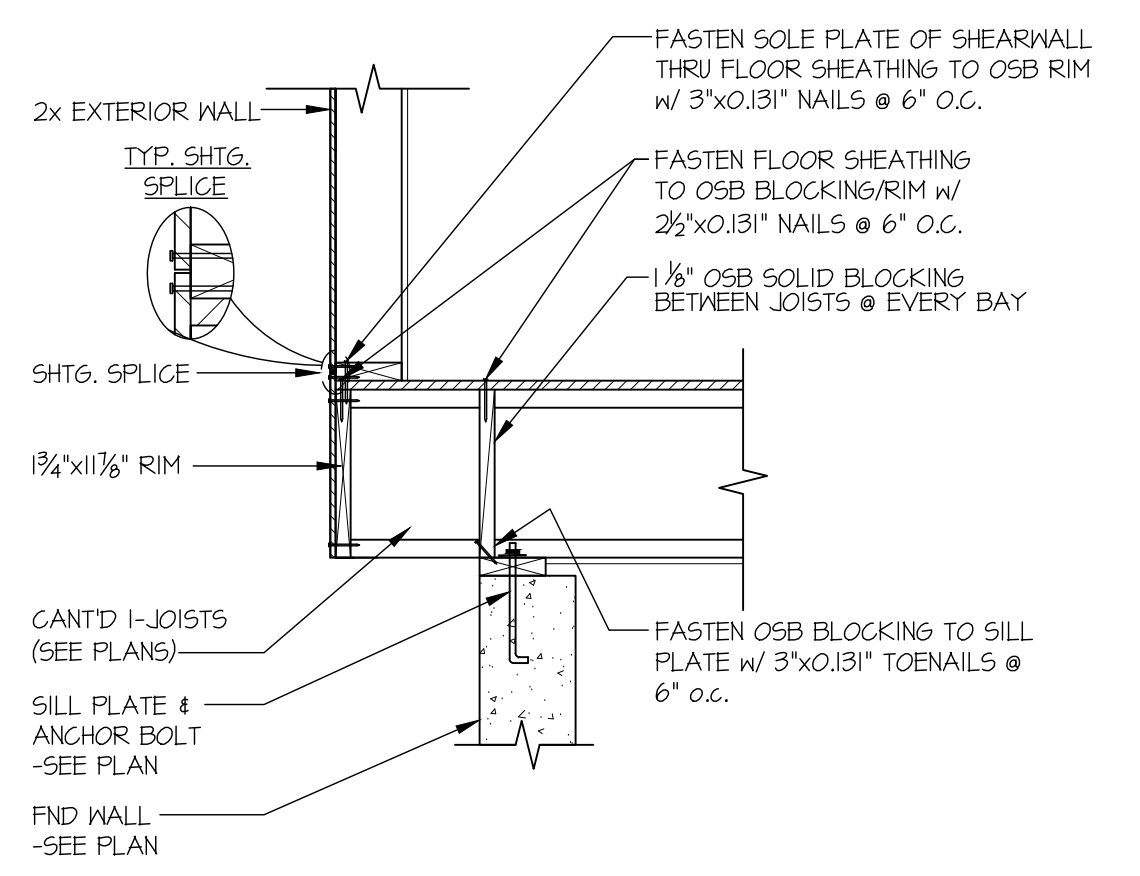
LNL BUILDS

STRUCTURAL DETAILS
4450 84TH AVE SE
MERCER ISLAND, WA

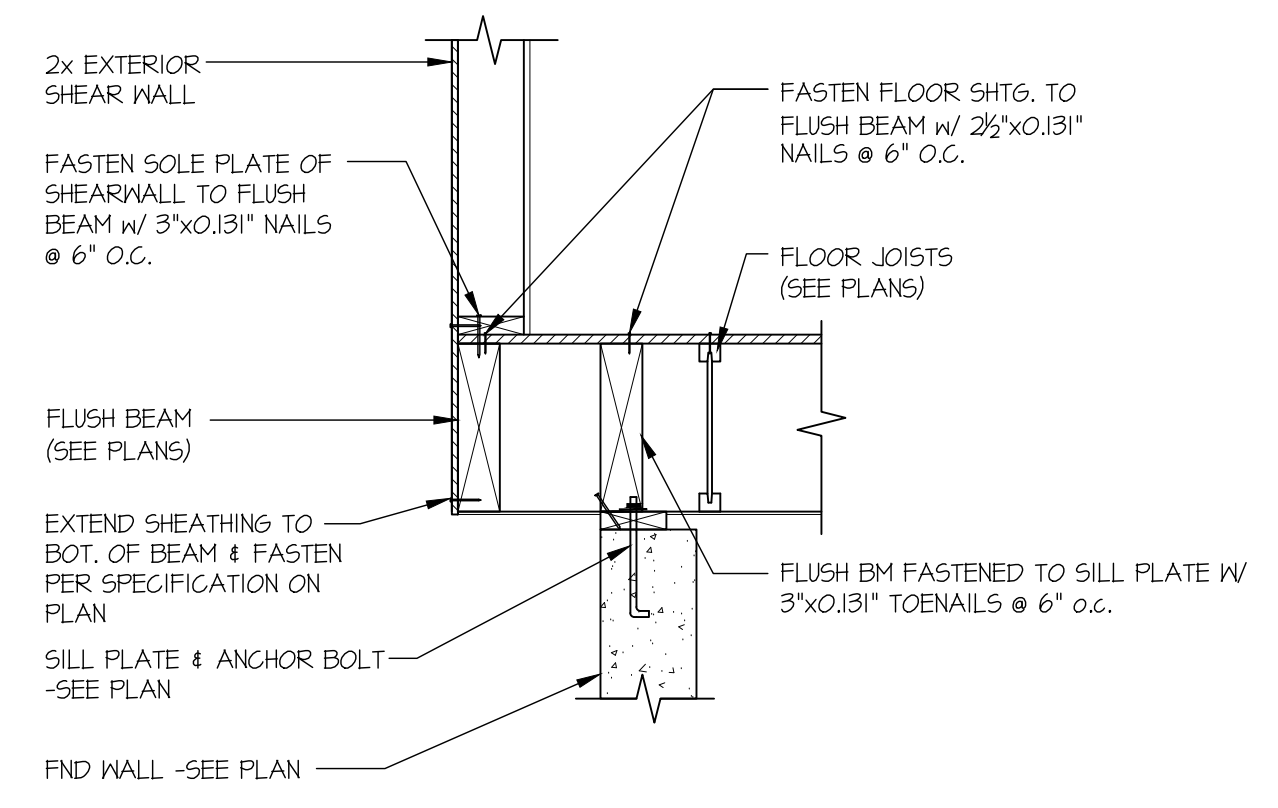
sheet:
SD-4



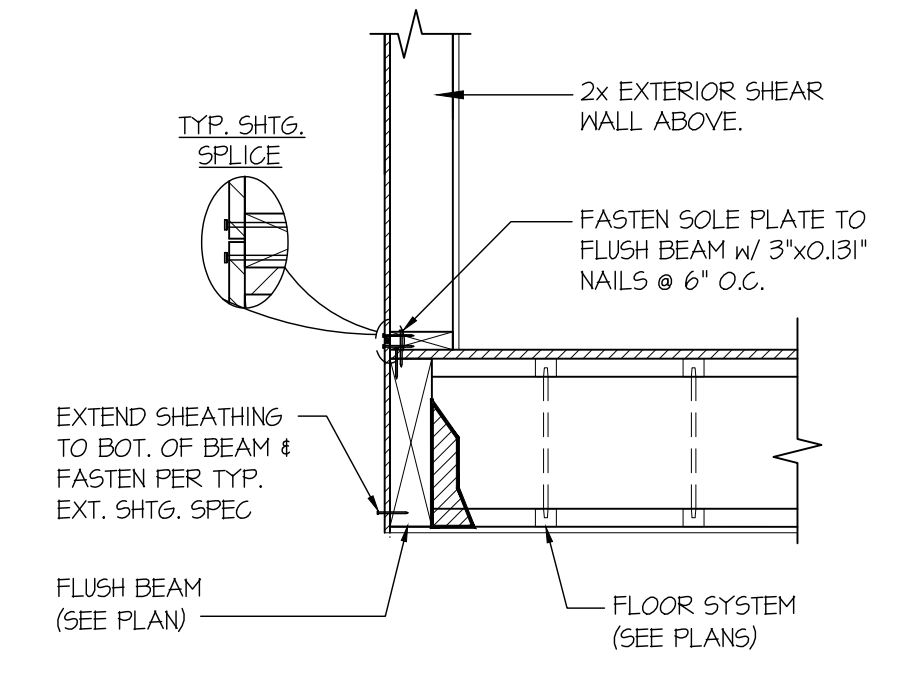
14 SECTION
SCALE: 3/4"=1'-0"



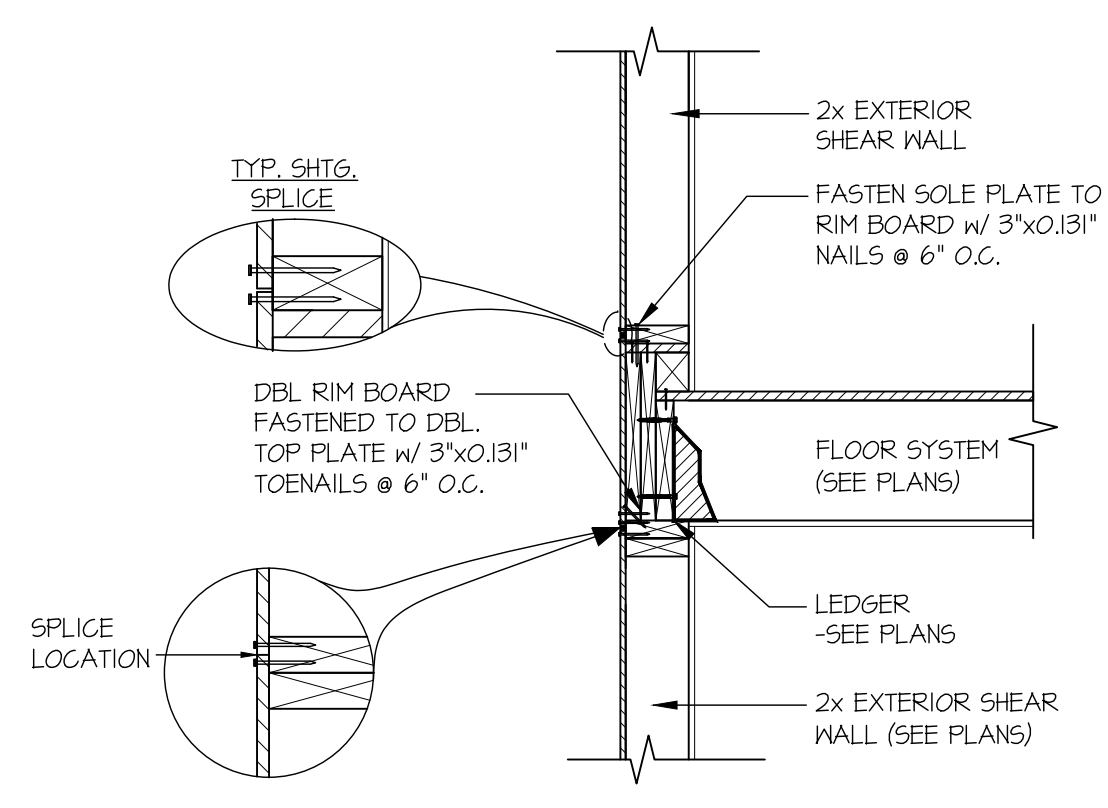
31 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



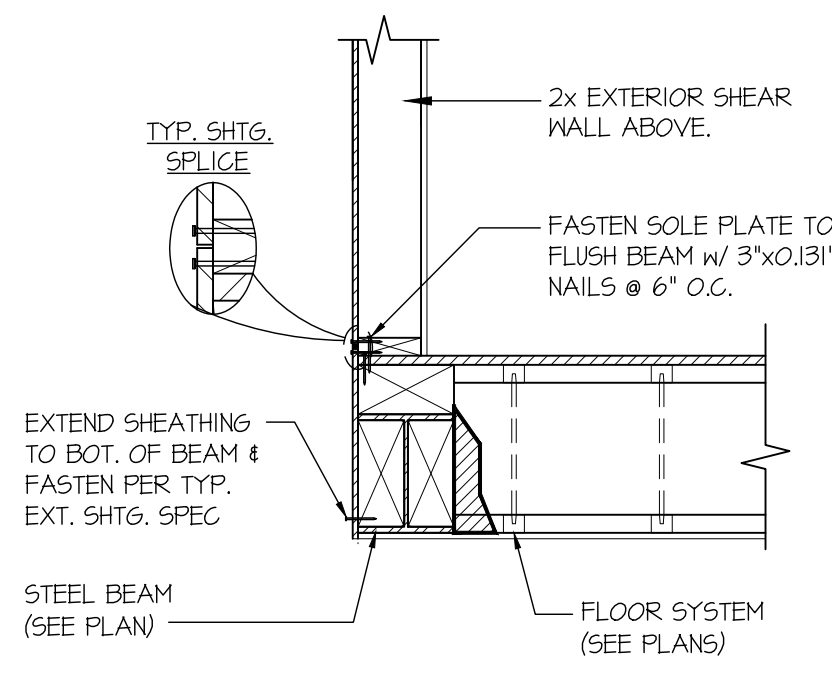
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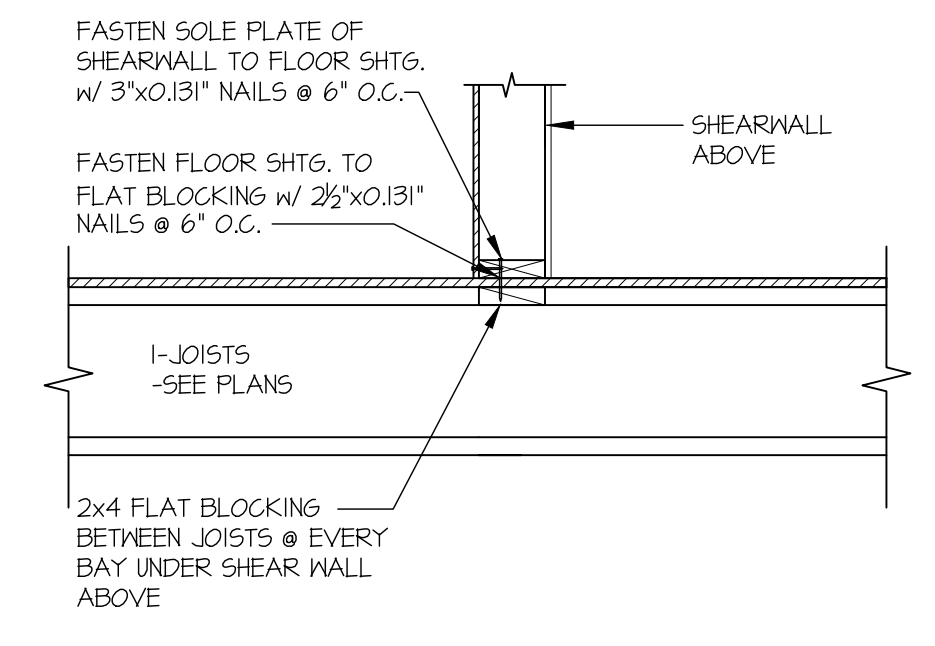
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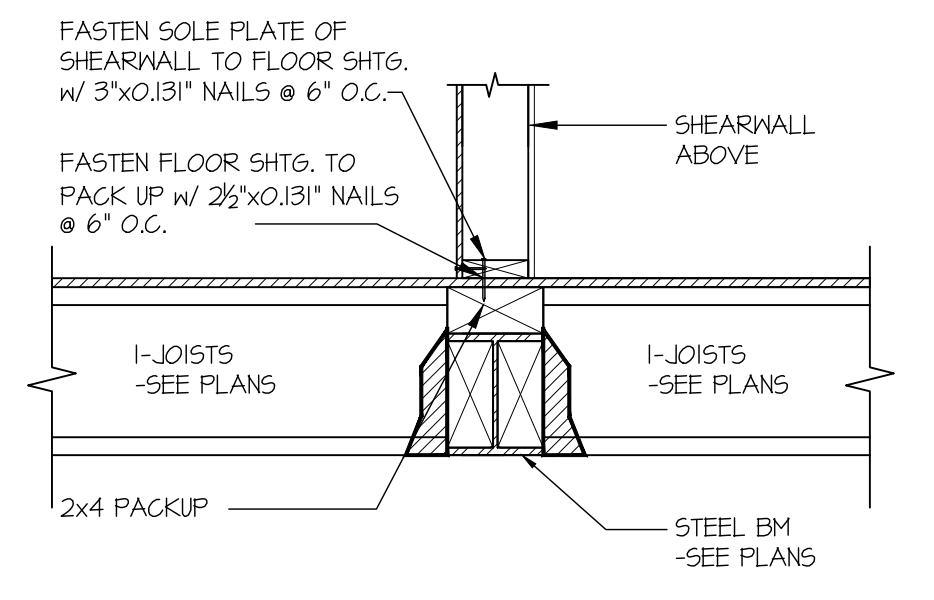
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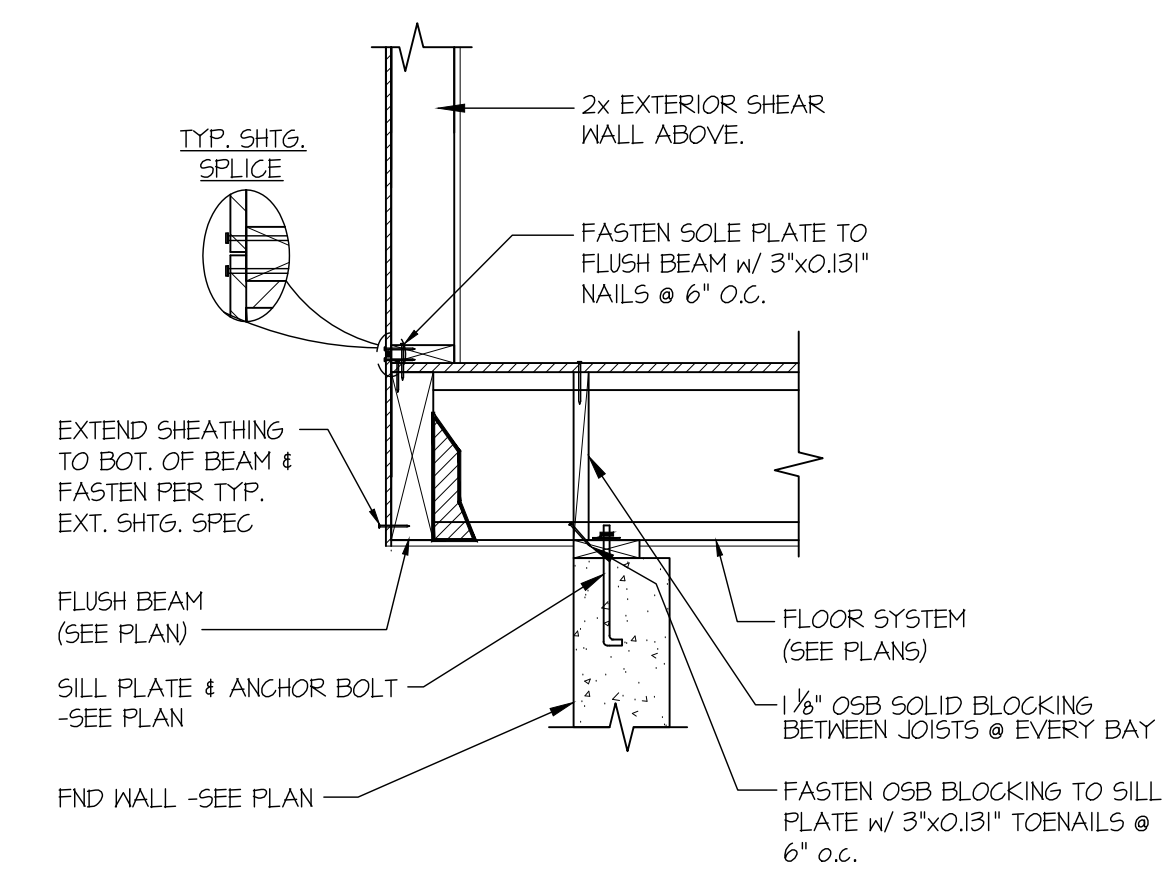
36 SECTION
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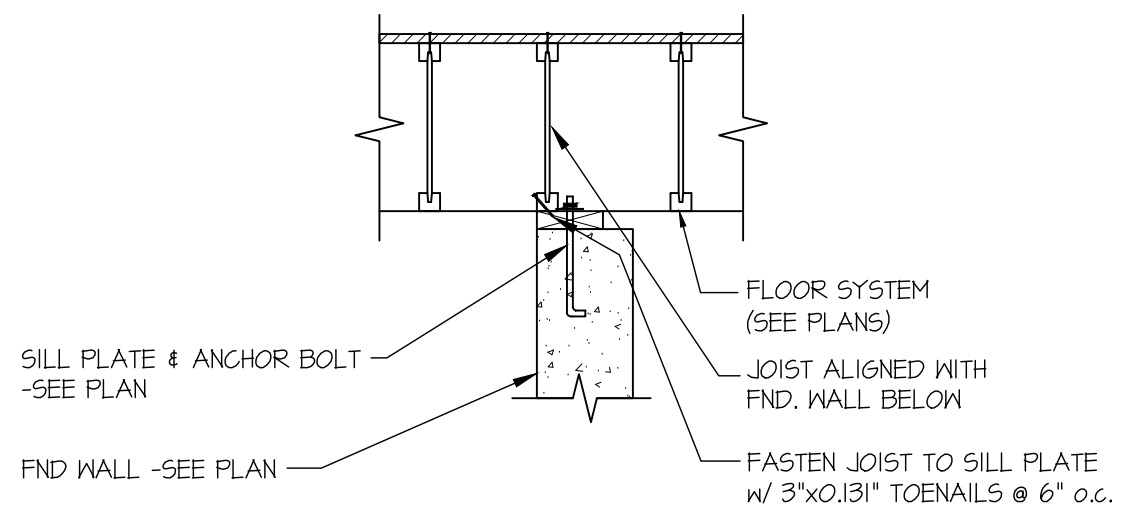
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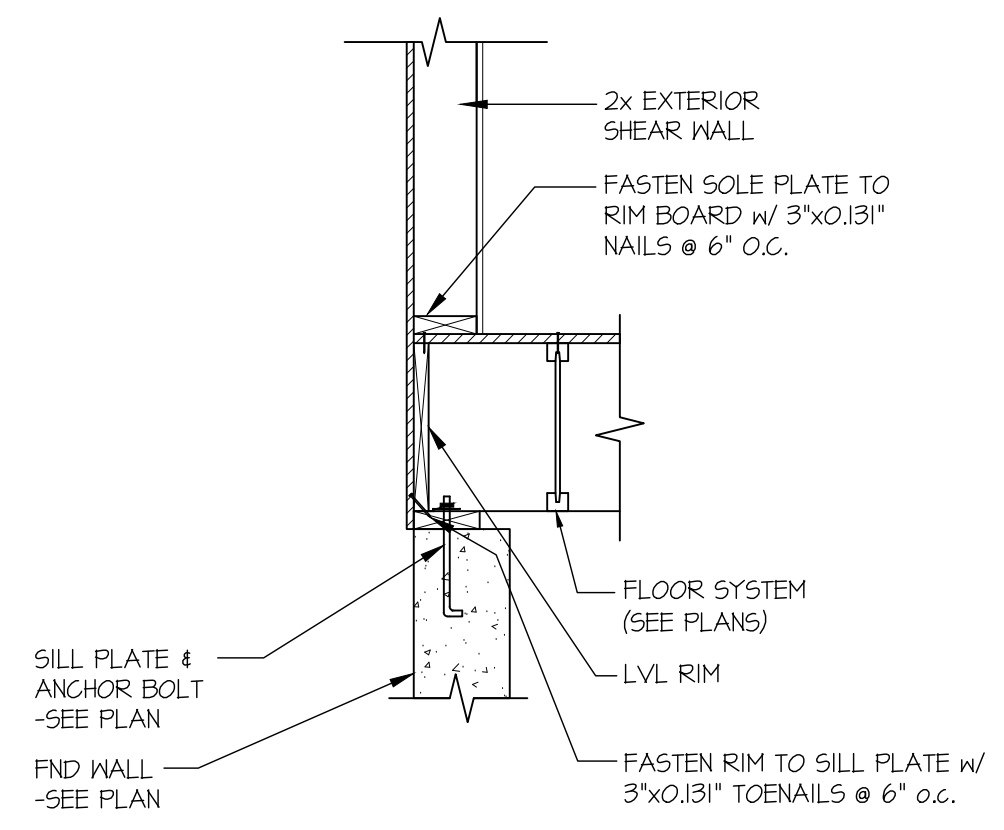
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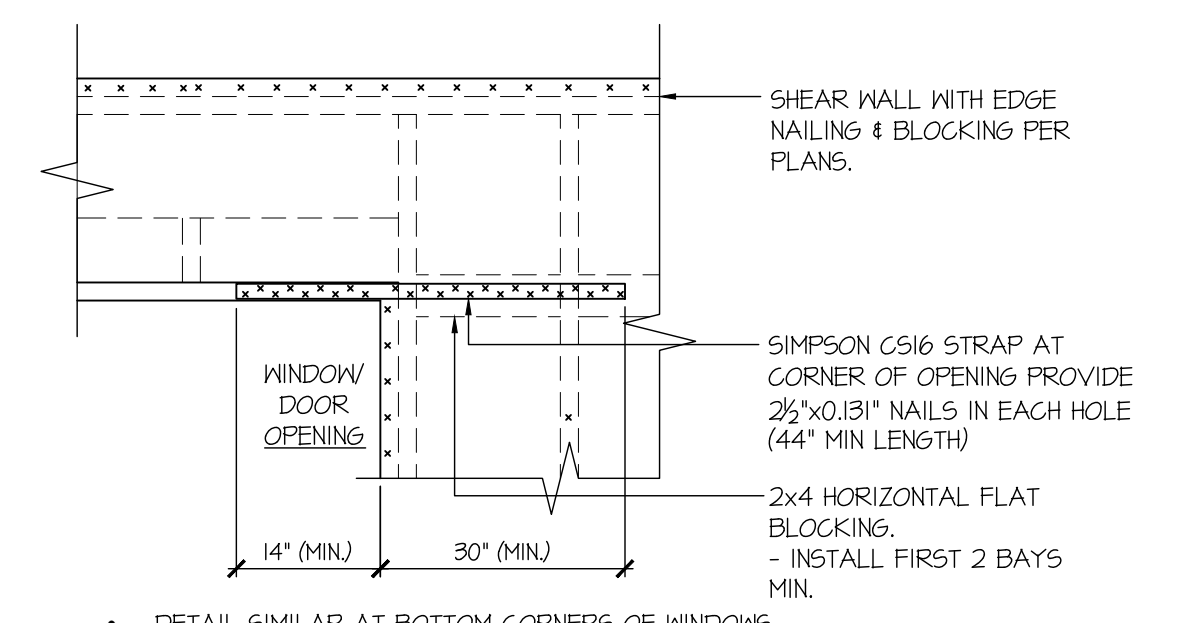
39 SECTION
SCALE: 3/4"=1'-0"



40 SECTION
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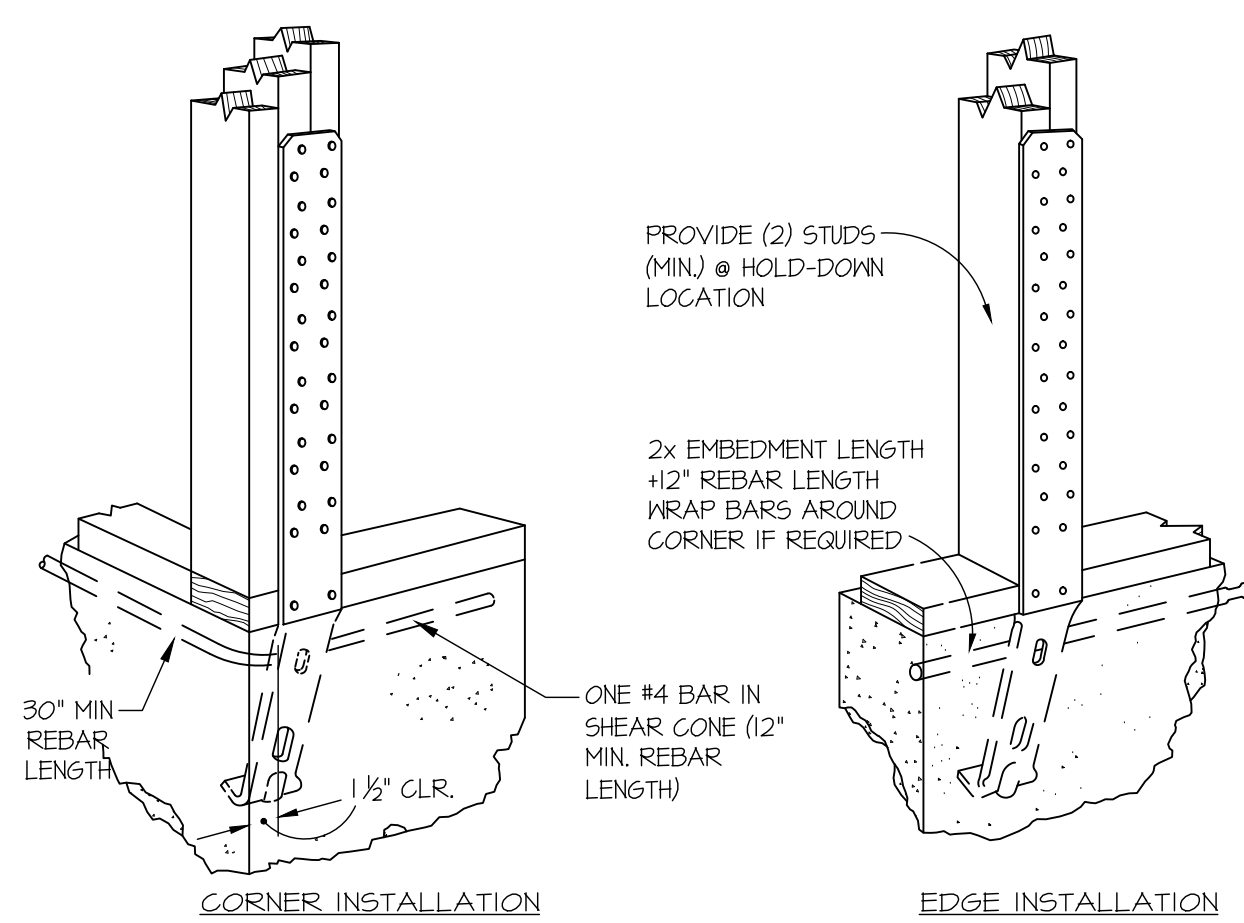


41 SECTION
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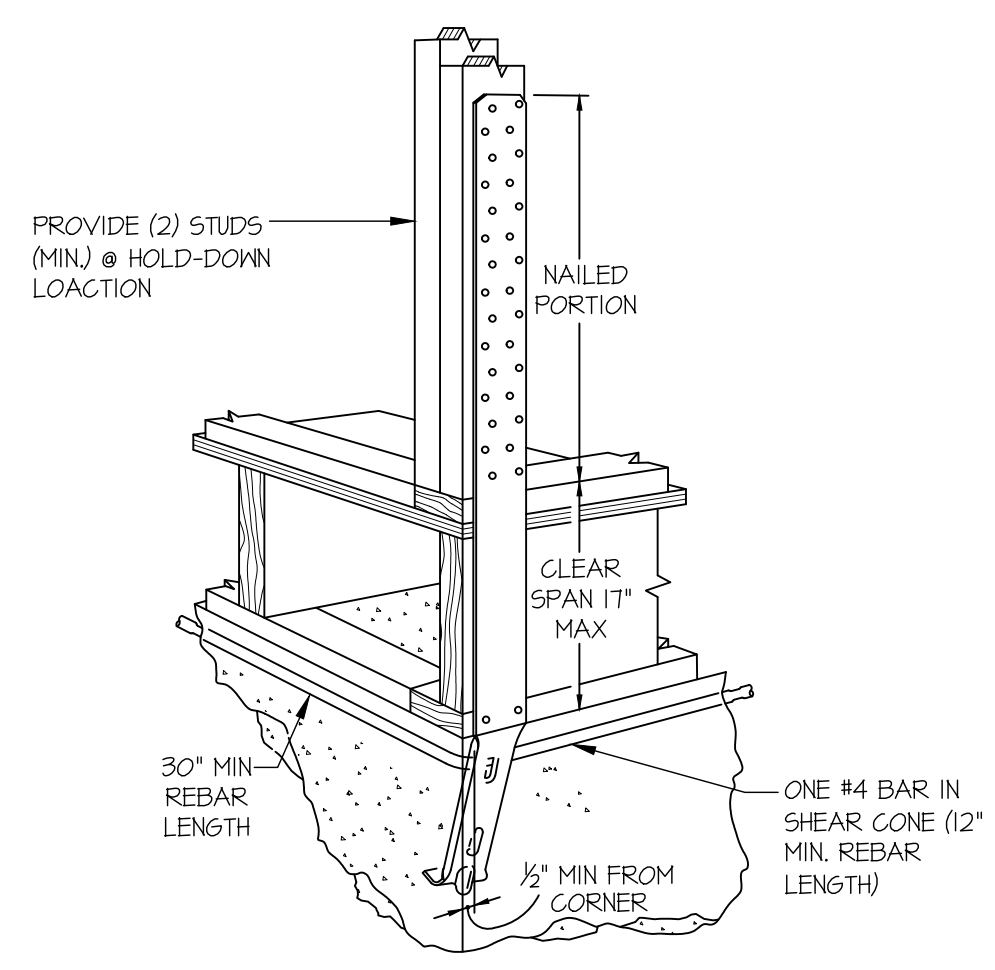


44 SECTION
SCALE: NTS
EXT. WALL & INT. SHEARWALL
OPENING ELEVATION

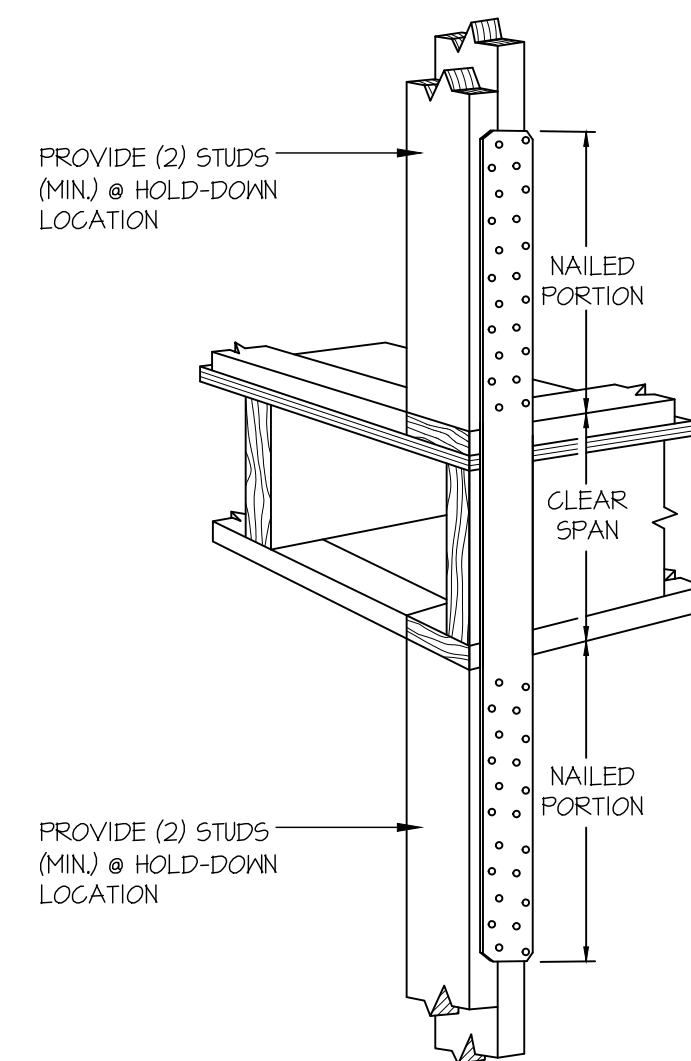
- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS.
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL.



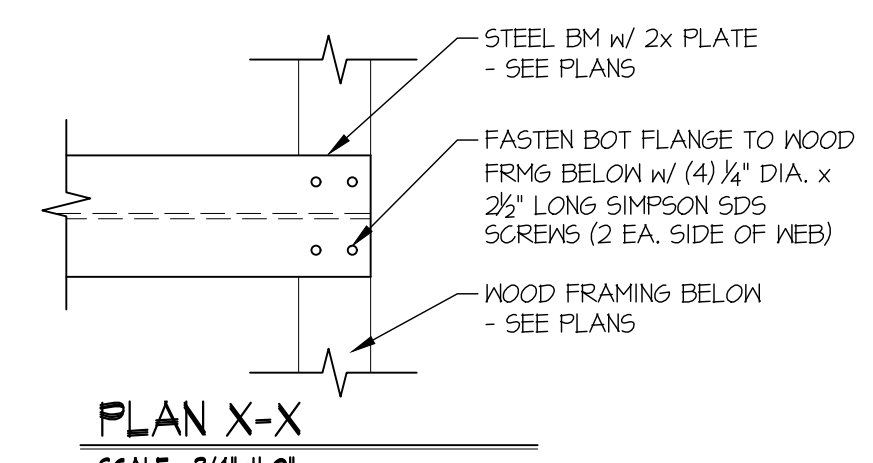
A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON 5THD HD @ FOUNDATION



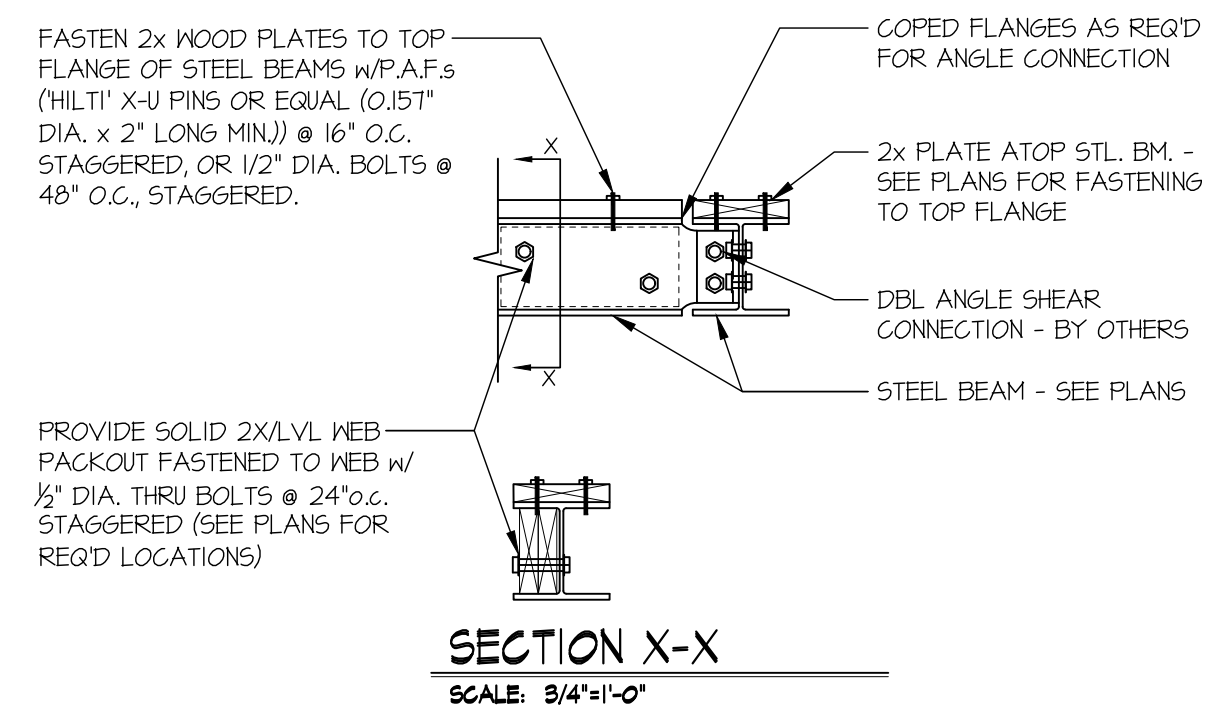
B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON 5THD HD @ FLOOR FRAMING



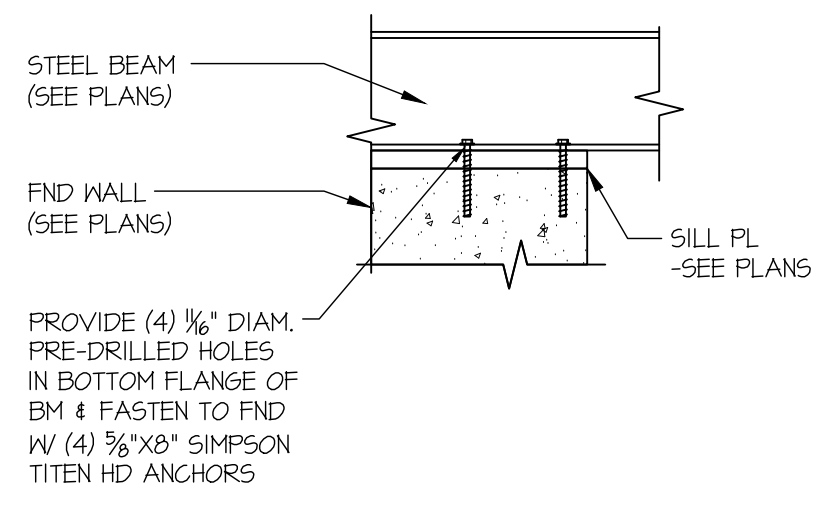
C TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STRAP HD @ FLOOR FRAMING



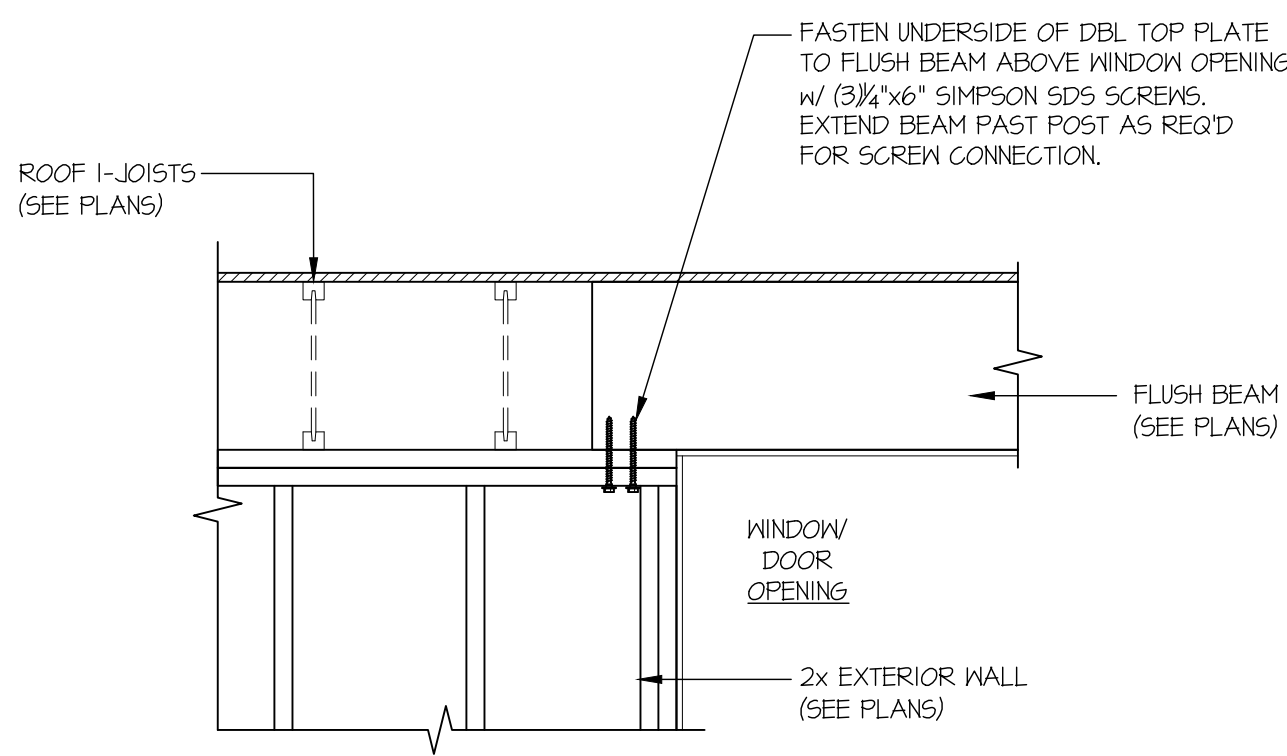
D STL BM TO WOOD FRMS CONNECTION
SCALE: 3/4\"/>



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



G SECTION
SCALE: 3/4\"/>



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



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