ABBREVIATIONS

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

SYMBOLS

DOOR DESIGNATION 1.1

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

XX / X.X — DETAIL NUMBER / SHEET NUMBER

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

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

CAST-IN-PLACE CONCRETE WALL

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

PROVIDE CMU WALL

W/D — WASHING MACHINE / DRYER (STACKED)

W — WASHING MACHINE

D — CLOTHES DRYER

XX / X.X — SECTION MARKER

HWH — ON-DEMAND HOT WATER HEATER

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

SD_SW — SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE

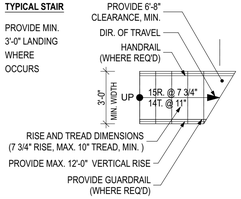
HD — HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. SHALL BE CONNECTED TO AN ALARM THAT IS INSTALLED IN THE DWELLING PER R314.4.1

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

CO — IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
SRC R315.5. CARBON MONOXIDE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.

FLOOR STEP DOWN

SOFFIT STEP DOWN



GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2424 74TH AVE SE

1 DUPLEX STRUCTURE

MERCER ISLAND, WA 98040

SHEET INDEX

SHEET INDEX			
ID	**SHEET NAME**	A8.00	Wall Types
A0.00	General Notes	A8.01	Floor Types
A0.10	Land Use Code - Lot Coverage	A8.02	Roof Types
A0.11	Land Use Code - Average Grade Level	A8.10	Windows Schedule
A0.12	Land Use Code - Basement Floor Area Calculation	A8.11	Windows Schedule
A0.14	Land Use Code - FAR / Use Diagrams	A8.20	Door Schedule
A0.20	Arborist Report	A9.31	Penetration Details
A0.21	Arborist Report	A9.32	Window Installation Details
1 of 5	CSWPP Plan	S0.0	Structural Notes
2 of 5	Stormwater Site Plan	S0.1	Helical Pile Plan
3 of 5	Details	S1.0	Foundation Plan
4 of 5	Details	S1.1	1st Floor Framing Plan
5 of 5	Amended Soil Plan	S2.0	2nd Floor Framing Plan
DR.01	Rendered Elevation	S3.0	Roof Framing Plan
DR.02	Rendered Elevation	SD-1	Structural Details
DR.03	Rendered Elevation	SD-2	Structural Details
A1.00	Survey	SD-3	Structural Details
A1.01	Demo Plan	SD-4	Structural Details
A1.02	Excavation Plan	SD-5	Structural Details
A1.10	Site Plan		
A2.00	Architectural Foundation Plan		
A2.01	Crawlspace Plan		
A2.02	First Floor Plan		
A2.03	Second Floor Plan		
A2.04	Roof Plan		
A3.10	Elevations		
A3.11	Elevations		
A3.12	Elevations		
A3.20	Sections		
A3.21	Sections		

FIRE SPRINKLER NOTES

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

BUILDING AREAS

FAR SCHEDULE - TOTAL

STORY		AREA INCLUDING EXEMPT AREA	FAR AREA	CODE EXEMPTION
BASEMENT FLOOR				
	UNIT 2 - FAR	293.52	293.52	
	UNIT 2 - FAR (EXEMPT)	631.76	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
		925.28 ft²	293.52 ft²	
FIRST FLOOR				
	UNIT 1 - FAR	925.36	925.36	
	UNIT 1 GARAGE - FAR	240.23	240.23	
	UNIT 2 - FAR	925.42	925.42	
	UNIT 2 GARAGE - FAR	242.66	242.66	
		2,333.67 ft²	2,333.67 ft²	
SECOND FLOOR				
	UNIT 1 - FAR	1,000.14	1,000.14	
	UNIT 1 - STAIR (EXEMPT)	74.87	0.00	M.I.C.C. 19.02.020.2.C
	UNIT 2 - FAR	973.52	973.52	
	UNIT 2 - STAIR (EXEMPT)	74.87	0.00	M.I.C.C. 19.02.020.D.2.C
		2,123.40 ft²	1,973.66 ft²	
		5,382.35 ft²	**4,600.85 ft²**	

WASHINGTON STATE ENERGY CODE

PER 2021 WSEC_R TABLE R406.3: PROVIDE 8 CREDITS FOR A MEDIUM DWELLING UNIT FOR COMPLIANCE

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

TABLE 406.3 SECTION 2.1: AIR LEAKAGE AND EFFICIENT VENTILATION OPTIONS (1.0 CREDITS)
COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS

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

TABLE 406.3 SECTION 5.6: WATER HEATER (2 CREDITS)
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION

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

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

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

PER WSEC R402.4 - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED, TESTED AND VERIFIED TO LIMIT AIR LEAKAGE TO A MAXIMUM OF 2 AIR CHANGES PER HOUR PER SELECTED CREDIT OPTION FROM 2.1 FROM TABLE R406.3.

WHOLE HOUSE VENTILATION

A. INSTALL FAN IN DWELLING UNIT 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-A2.03.

B. SINGLE FAMILY EXHAUST FAN TO BE MIN 90 CFM RUNNING CONTINUOUSLY, AT 1.0 SONE, AT .25 WG; ACCESSORY DWELLING UNIT EXHAUST FAN TO BE MIN 75 CFM RUNNING CONTINUOUSLY, AT 1.0 SONE, AT 0.25 WG

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

PROJECT SUMMARY

ADDRESS: 2424 74TH AVE SE
MERCER ISLAND, WA 98040

OWNER: 2424 74TH LLC
8015 SE 60TH STREET
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: THAT PORTION OF LOTS 2, 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 110 FEET OF THE SOUTH 62.33 FEET OF LOT 2; TOGETHER 111TH: THE WEST 110 FEET OF THE NORTH 14.03 FEET OF LOT 3; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF SAID LOT 3, EXCEPT THE NORTH 14.03 FEET OF SAID LOT 3; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF THE NORTH 47.10 FEET OF LOT 4; TOGETHER 111TH: THE SOUTH 7.10 FEET OF THE NORTH 47.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4, EXCEPT THE WEST 110.00 FEET OF SAID LOT 4; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF OF SAID LOT 4, EXCEPT THE NORTH 47.10 FEET OF SAID LOT 4; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF LOT 5; OF SAID MCGIL VRA'S ISLAND ADDITION. (ALSO KNOWN AS LOT 1 OF CITY OF MERCER ISLAND LOT LINE REVISION SU823-006, RECORDED UNDER RECORDING NUMBER 20241203900001 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APN: 531510-0460

PROJECT DESCRIPTION: CONSTRUCT 1 NEW DUPLEX STRUCTURE ACCESS TO BE FROM 74TH AVENUE SE, PARKING TO BE PROVIDED

APPLICABLE CODES: CITY OF MERCER ISLAND MUNICIPAL CODE
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 WA STATE ENERGY CODE

ZONING SUMMARY

ZONE R9.6

TOTAL LOT AREA 11,508 SF

GROSS FLOOR AREA RATIO MIMC 19.02.020.D.1
MIMC 19.02.020.D.3
R9.6: FAR OF 0.40
11,508 SF x 0.40 = 5,178 SF ALLOWED

DENSITY/SITE USAGE MIMC 19.02.010.A
SINGLE-FAMILY DWELLING ALLOWED

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

LOT COVERAGE MIMC 19.02.020.F
FOR LOTS WITH LESS THAN 15% SLOPE, MAXIMUM LOT COVERAGE: 40% OF NET LOT AREA
11,508 SF x 0.40 = 4,603.2 SF LOT COVERAGE ALLOWED
MAXIMUM ADDITIONAL HARDSCAPE ALLOWED: 9% OF NET LOT AREA
11,508 SF x 0.09 = 1,036 SF

STRUCTURE HEIGHT MIMC 19.02.020.E.1
HEIGHT LIMIT: 30

LANDSCAPING AND SCREENING: MIMC 19.02.020.F
FOR LOTS WITH LESS THAN 15% SLOPE, MINIMUM LANDSCAPE COVERAGE: 60% OF NET LOT AREA
PROJECT MUST COMPLY WITH MIMC 19.10.070 FOR TREE REPLACEMENT

PARKING MIMC 19.02.020.G.2
MIMC 19.02.030.B.9

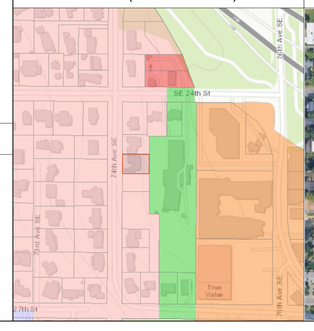
	REQUIRED	ACTUAL
EXISTING	1	1
PROPOSED	2	2

ACCESS DRIVEWAY PROPOSED FROM SE 74TH AVENUE

TREE REQUIREMENTS REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES: A. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR, B. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC.

TREE REPLACEMENT PLAN REPLACEMENT TREES SHALL BE PLANTED IN THE WET SEASON (OCT 1 - APR 1) UPON COMPLETION OF THE DEVELOPMENT WORK, PER MICC 19.10.070(B)(5).

ZONING MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

General Notes

A0.00

© 2025 b9 architects

LOT COVERAGE PLAN LEGEND

- STRUCTURE FOOTPRINT AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- ROOF EAVE ABOVE GRADE
- COVERED PATIO OVERHANG ABOVE GRADE
- PERMEABLE SURFACE, REFER TO CIVIL DRAWINGS
- CONCRETE WALKWAY/DRIVEWAY
- LANDSCAPING AT GRADE

LOT SLOPE CALCULATION

HIGHEST SITE ELEVATION: 158'-9"
LOWEST SITE ELEVATION: 120'-10"
158'-9" - 120'-10" = 37'-11" ELEVATION DIFFERENCE

SITE DISTANCE: 277'-0 5/8"

37'-11" / 277'-0 5/8" = 0.137

13.7% = LOT SLOPE

HARDSCAPE COVERAGE AREA	
	AREA
DECK 2	72.75
WALKWAY 1	212.46
WALKWAY 2	166.17
	451.38 ft²

451.38 ft² / **11,508 SF = 3.9% COVERAGE**
(9% ALLOWED)
11,508 SF x 0.09 = 1,035.7 SF

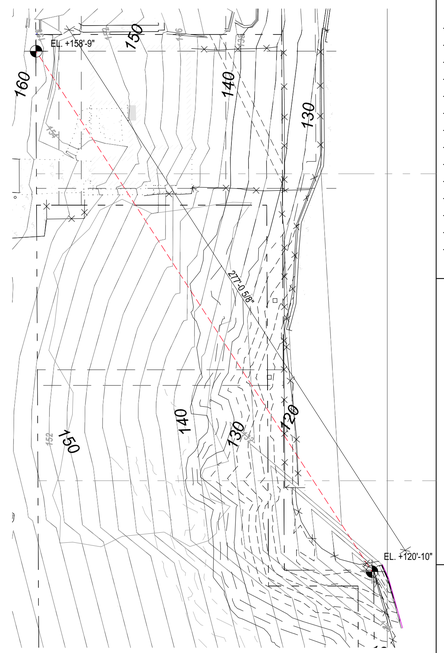
LOT COVERAGE AREA	
	AREA
DRIVEWAY 1	134.37
DRIVEWAY 2	114.51
EAVE 1	178.36
EAVE 2	49.30
EAVE 2	71.61
EAVE 2	188.38
GARAGE 1	283.71
GARAGE 2	284.17
OVERHANG 1	70.17
OVERHANG 1	97.99
OVERHANG 2	66.08
OVERHANG 2	98.01
UNIT 1	979.98
UNIT 2	979.96
	3,596.60 ft²

3,596.60 ft² / **11,508 SF = 31.25% COVERAGE**
(40% ALLOWED)
11,508 SF x 0.4 = 4,603.2 SF

MAIN STRUCTURE ROOF AREA	
	AREA
EAVE 1	178.36
EAVE 2	49.30
EAVE 2	71.61
EAVE 2	188.38
GARAGE 1	283.71
GARAGE 2	284.17
OVERHANG 1	70.17
OVERHANG 1	97.99
OVERHANG 2	66.08
OVERHANG 2	98.01
UNIT 1	979.98
UNIT 2	979.96
	3,347.72 ft²

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

0 4' 8' 12'



1 LOT SLOPE PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Land Use Code - Lot Coverage

A0.10

© 2025 b9 architects

AVERAGE BUILDING ELEVATION			
UNIT 1			
SEGMENT	**WALL LENGTH**	**ELEVATION**	**SUM**
A	42	150.75	6331.50
B	26.99	146.03	3941.35
C	27.96	149.67	4184.77
D	0.77	152.63	117.53
E	26.04	153.51	3997.40
F	13	154	2002.00
G	17	153.36	2607.12
H	8	152.83	1222.64
I	5	153.02	765.10
J	6.77	153.29	1037.77
TOTAL	173.53	1519.09	26207.18
AVERAGE BUILDING ELEVATION			**151.02**
HEIGHT RESTRICTION			**30.00 FT**
MAX ALLOWED BUILDING HEIGHT	151 FT + 30 FT =		**181 FT**

UNIT 2			
SEGMENT	**WALL LENGTH**	**ELEVATION**	**SUM**
A	42	150.52	6321.84
B	26.99	145.58	3929.20
C	27.96	149.74	4186.73
D	0.77	152.77	117.63
E	26.04	153.81	4005.21
F	13	154.17	2004.21
G	17	155.27	2639.59
H	8	154.63	1237.04
I	5	154.93	774.65
J	6.77	154.87	1048.47
TOTAL	173.53	1526.29	26264.58
AVERAGE BUILDING ELEVATION			**151.35**
HEIGHT RESTRICTION			**30.00 FT**
MAX ALLOWED BUILDING HEIGHT	151.4 FT + 30 FT =		**181.4 FT**

AVERAGE GRADE LEVEL LEGEND

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

AVERAGE GRADE LEVEL MEASUREMENT

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

UNIT 1:

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

$$= \frac{26207.18}{173.53}$$

= 151.02

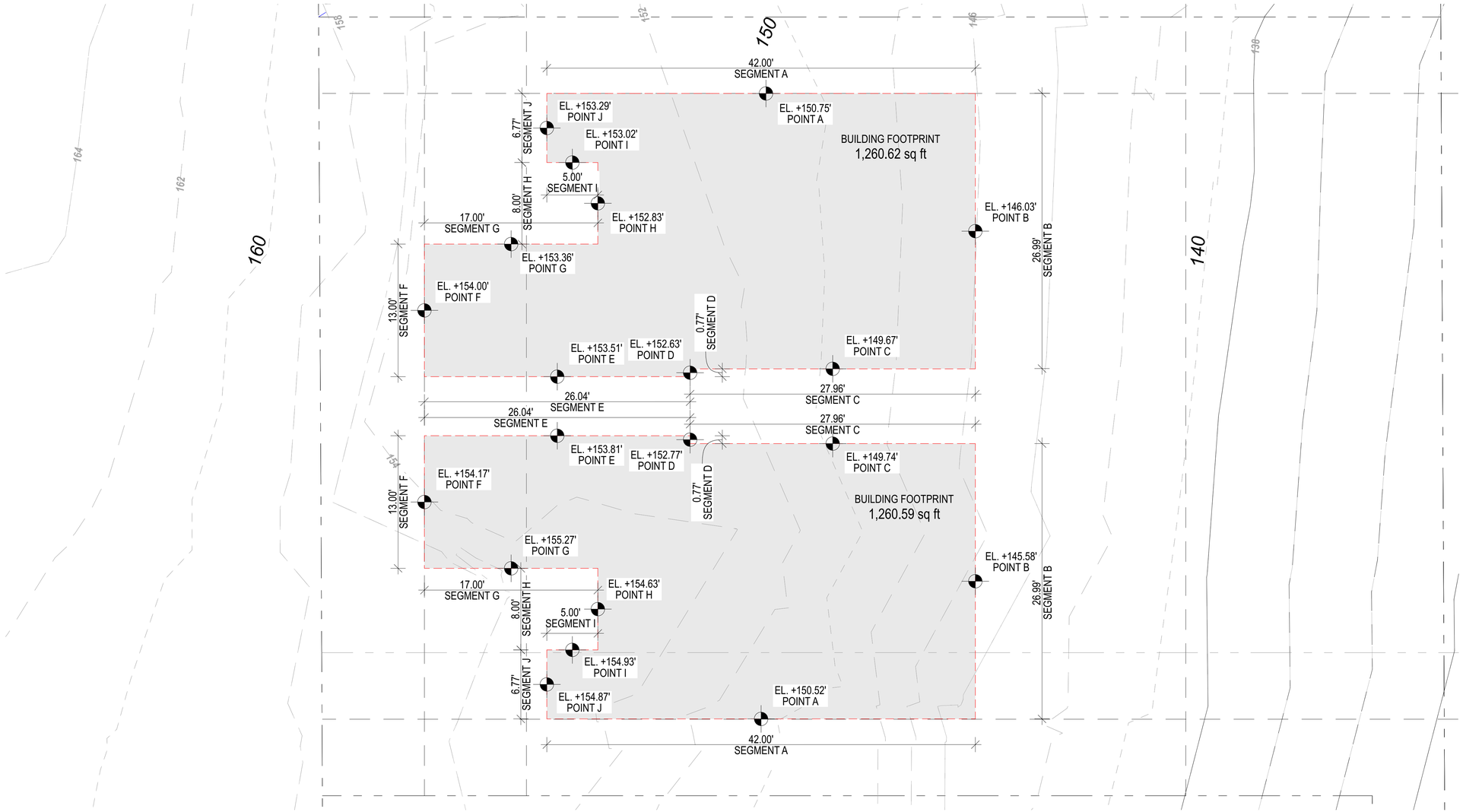
UNIT 2 :

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

$$= \frac{26264.58}{173.53}$$

= 151.35

MAXIMUM ALLOWABLE HEIGHT:
UNIT 1: 151.02' + 30.00' = 181.02' or 181'-0" PER MIMC 19.02.020.E.1
UNIT 2: 151.35' + 30.00' = 181.35' or 181'-0" PER MIMC 19.02.020.E.1



2 AVERAGE GRADE LEVEL PLAN
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

N

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Land Use Code - Average Grade Level

A0.11

© 2025 b9 architects

PLAN LEGEND

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

BASEMENT FLOOR AREA NOTES AND CALCULATIONS

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

WALL SEGMENT COVERAGE PERCENTAGE:
(EXISTING GRADE & FINISHED GRADE)

WALL SEGMENT	LENGTH (FEET)	WALL HEIGHT COVERAGE	PERCENTAGE COVERED	RESULT
A	27	1.54/8.91 x 100	17%	5%
B	42.13	6.46/8.91 x 100	72.50%	31%
C	6.75	FULLY COVERED	100.00%	7%
D	5	FULLY COVERED	100.00%	5%
E	9.08	FULLY COVERED	100.00%	9%
F	5	FULLY COVERED	100.00%	5%
G	14.83	FULLY COVERED	100.00%	15%
H	9.21	8.68/8.91 x 100	97.42%	9%
I	3.67	8.22/8.91 x 100	92.26%	3%
J	23.92	4.42/8.91 x 100	49.61%	12%
SUM	146.59			100%

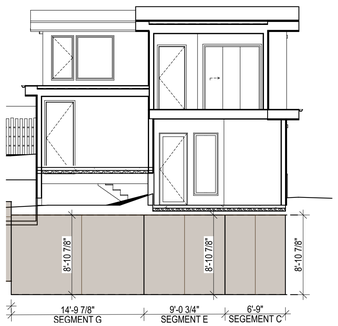
TOTAL BASEMENT AREA x ∑ (WALL SEGMENT COVERAGE % x WALL SEGMENT LENGTH) =

TOTAL OF ALL WALL SEGMENT LENGTHS

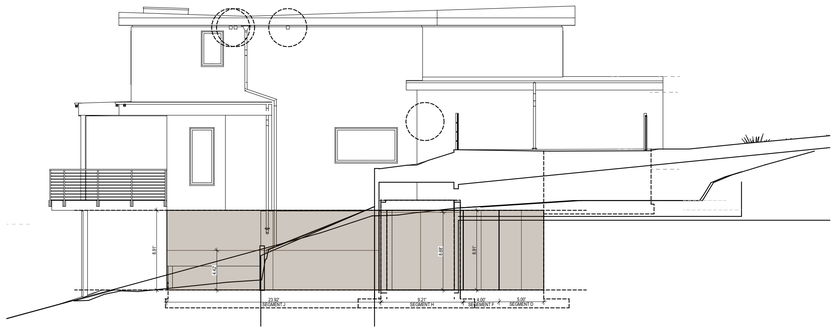
925 x 100 = 632

146.59

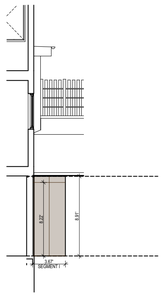
BASEMENT FLOOR AREA EXCLUDED FROM GROSS FLOOR AREA = 632



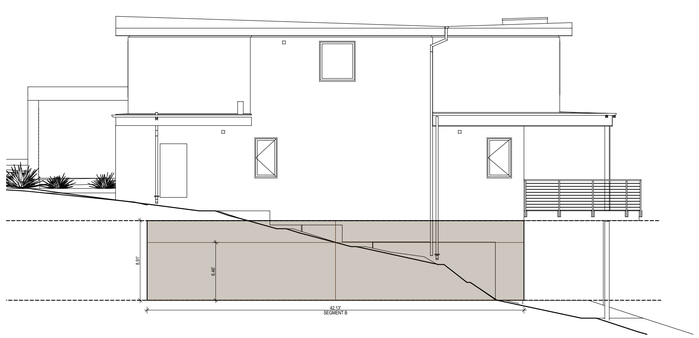
6 BELOW GRADE FAR: WEST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



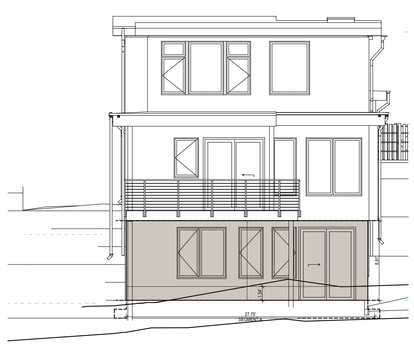
4 BELOW GRADE FAR: NORTH ELEVATION - UNITS 1 / 2
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



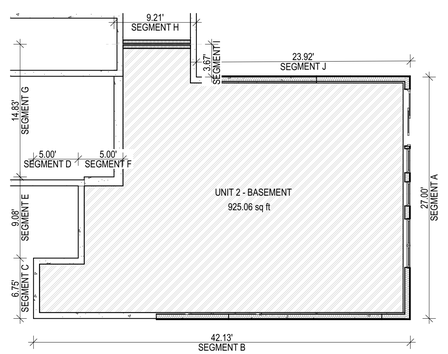
2 BELOW GRADE FAR: EAST ELEVATION 2 - UNITS 1 / 2
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



5 BELOW GRADE FAR: SOUTH ELEVATION - UNIT 1 / 2
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3 BELOW GRADE FAR: EAST ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



1 BELOW GRADE: PLAN
SCALE: 1/8" = 1'-0"

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Land Use Code - Basement Floor Area Calculation

A0.12

© 2025 b9 architects

FAR SCHEDULE - UNIT 1				
STORY		**AREA INCLUDING EXEMPT AREA**	**FAR AREA**	**CODE EXEMPTION**
FIRST FLOOR				
	UNIT 1 - FAR	925.36	925.36	
	UNIT 1 GARAGE - FAR	240.23	240.23	
SECOND FLOOR				
	UNIT 1 - FAR	1,000.14	1,000.14	
	UNIT 1 - STAIR (EXEMPT)	74.87	0.00	M.I.C.C. 19.02.020.2.C
		2,240.60 ft²	**2,165.73 ft²**	

FAR SCHEDULE - UNIT 2				
STORY		**AREA INCLUDING EXEMPT AREA**	**FAR AREA**	**CODE EXEMPTION**
BASEMENT FLOOR				
	UNIT 2 - FAR	293.52	293.52	
	UNIT 2 - FAR (EXEMPT)	631.76	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
FIRST FLOOR				
	UNIT 2 - FAR	925.42	925.42	
	UNIT 2 GARAGE - FAR	242.66	242.66	
SECOND FLOOR				
	UNIT 2 - FAR	973.52	973.52	
	UNIT 2 - STAIR (EXEMPT)	74.87	0.00	M.I.C.C. 19.02.020.D.2.C
		3,141.75 ft²	**2,435.12 ft²**	

FAR SCHEDULE - TOTAL				
STORY		**AREA INCLUDING EXEMPT AREA**	**FAR AREA**	**CODE EXEMPTION**
BASEMENT FLOOR				
	UNIT 2 - FAR	293.52	293.52	
	UNIT 2 - FAR (EXEMPT)	631.76	0.00	APENDIX B BASEMENT FLOOR AREA CALCULATION
		925.28 ft²	293.52 ft²	
FIRST FLOOR				
	UNIT 1 - FAR	925.36	925.36	
	UNIT 1 GARAGE - FAR	240.23	240.23	
	UNIT 2 - FAR	925.42	925.42	
	UNIT 2 GARAGE - FAR	242.66	242.66	
		2,333.67 ft²	2,333.67 ft²	
SECOND FLOOR				
	UNIT 1 - FAR	1,000.14	1,000.14	
	UNIT 1 - STAIR (EXEMPT)	74.87	0.00	M.I.C.C. 19.02.020.2.C
	UNIT 2 - FAR	973.52	973.52	
	UNIT 2 - STAIR (EXEMPT)	74.87	0.00	M.I.C.C. 19.02.020.D.2.C
		2,123.40 ft²	1,973.66 ft²	
		5,382.35 ft²	**4,600.85 ft²**	

PLAN LEGEND

CHARGEABLE GROSS FLOOR AREA FOR FAR

CHARGEABLE GROSS FLOOR AREA ACCESSORY DWELLING UNIT

EXEMPT BASEMENT GROSS FLOOR AREA PER BASEMENT AREA CALCULATION, REFER TO SHEET A0.12 AND A0.13

EXEMPT GROSS FLOOR AREA PER MIMC 19.02.020.D.2

FAR REQUIREMENTS

ZONE: R9.6

LOT AREA: 11,508 SF

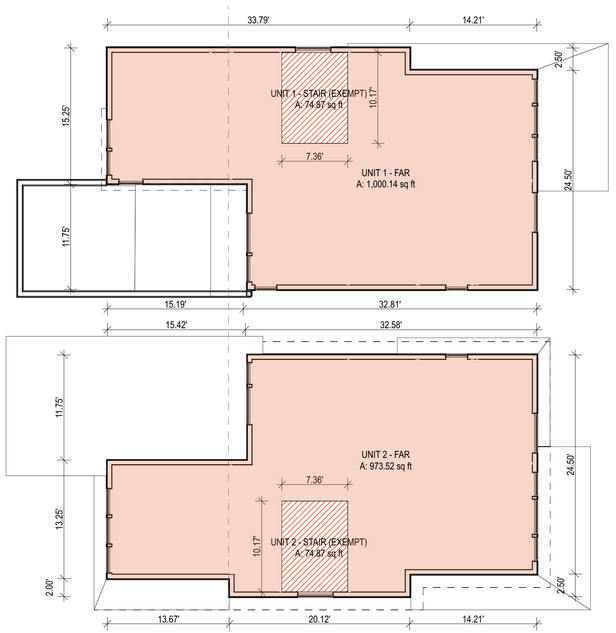
IF AN ACCESSORY DWELLING UNIT IS PROPOSED, THE 40 PERCENT ALLOWED GROSS FLOOR AREA MAY BE INCREASED BY THE LESSER OF FIVE PERCENTAGE POINTS OR THE ACTUAL FLOOR AREA OF THE PROPOSED ACCESSORY DWELLING UNIT, PROVIDED:

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

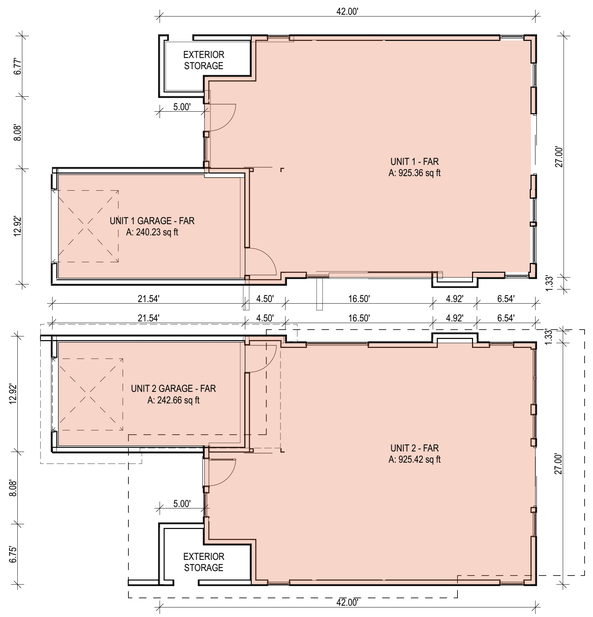
FLOOR AREA RATIO ALLOWED: 0.40

11,508 SF X 0.40 = 4,603 SF

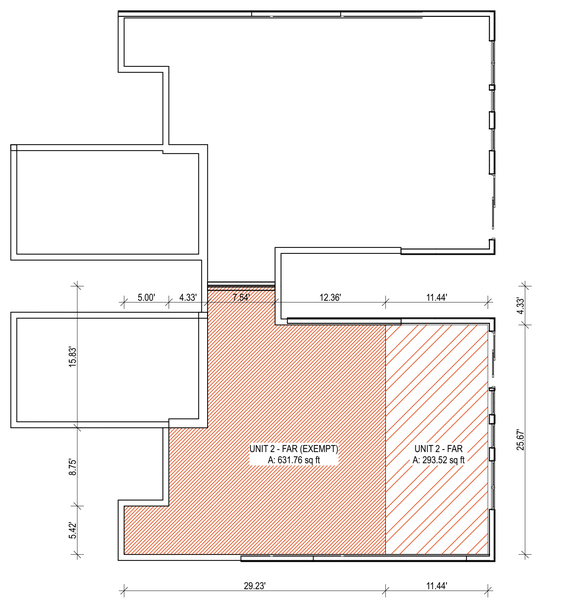
FLOOR AREA RATIO PROPOSED: 4,600.85 SF / 11,508 SF = **0.40** = 0.40 **FAR**



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



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



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

N

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Land Use Code - FAR / Use Diagrams

A0.14

© 2025 b9 architects

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

11-03-2025
Prepared for Vann Lanz
2424 74th LLC
8015 SE 60th St, Mercer Island, WA 98040

Site inventory of Trees over 6" DBH: 4450 84th Ave SE, Mercer Island, WA 98040

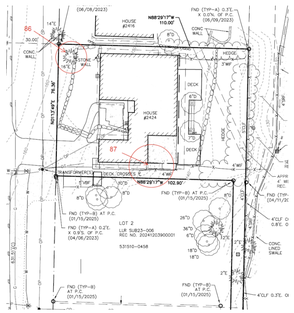
Notes: 1) DBH = Diameter at Breast Height / 54" from ground
2) T = Tall – Approximate by ground observation
3) DL = Drip Line / Canopy width / diameter at widest measurable points

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

---

1. Introduction

This arborist report has been prepared to assess the existing trees on the development site located at 2424 74th Ave SE, Mercer Island, WA. The scope of the project involves the construction of a single-family home. The purpose of this report is to provide a tree inventory, assess tree health, and recommend retention or removal based on the proposed development plans


86
87
HOUSE #2414
HOUSE #2424
DECK
DECK
CONC. WALL
CONC. WALL
N89°29'17"W 102.92'
N89°29'17"W 102.92'
N01°17'48"E 239.64'
LOT 2
LOT SUB23-006
REC NO. 20241015900001
5310-0458
FND (TYP-A) 0.3'E. X 0.0'N. OF P.C. (04/08/2023)
FND (TYP-B) AT P.C. (01/15/2025)
FND (TYP-A) 0.3'E. X 0.0'N. OF P.C. (06/08/2023)
FENCE CROSSES E
4'CLF
4'CLF
4'CLF
4'CLF
4'CLF
CONC. LINED SWALE
CONC. LINED SWALE
CONC. LINED SWALE

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

Watering

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

Pruning

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

Mulching

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

Fertilization

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

Weeding and Grass Control

- Weeding: Remove competing weeds and grasses from around the tree's root zone, especially during the first few years of growth, to reduce competition for water and nutrients.

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

- Grass: Grass around trees can be detrimental if it competes with roots for nutrients. Avoid allowing grass to grow right up to the tree base, and use mulch to minimize competition.

7. Tree Removal

The proposed tree removals of 001 and 003 on this site will not adversely affect any other nearby trees.

8. Conclusion

This report provides a detailed tree inventory and recommendations for the development site at 2424 74th Ave. S.E., Mercer Island. Of the trees evaluated, one tree is recommended for retention, while two trees are to be removed. Proper protection measures must be enforced to preserve the health of retained trees throughout construction.

About Bruce MacCoy:

I obtained a Master of Science degree in Forestry, Entomology, and Plant Pathology from Michigan State University in 1974. I was elected to an honorary forestry fraternity (Xi Sigma Pi) for high academic achievement. I started work on a Ph.D. in Plant Pathology before accepting a job with a national tree service Bartlett Tree Experts) as the representative for their New Haven, Connecticut office. While there, I obtained a second Master's Degree in Business Management with an emphasis in finance. I became certified by the state of Connecticut as an Arborist. I am a graduate of the Davey Institute of Tree Surgery.

I am certified by the International Society of Arboriculture as an Arborist: PN-0159A, 10828. I am a graduate of the academy for the American Society of Consulting Arborist's (ASCA).

Architect of Record

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8914 REGISTERED ARCHITECT
BRADLEY G. KNOUSE
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

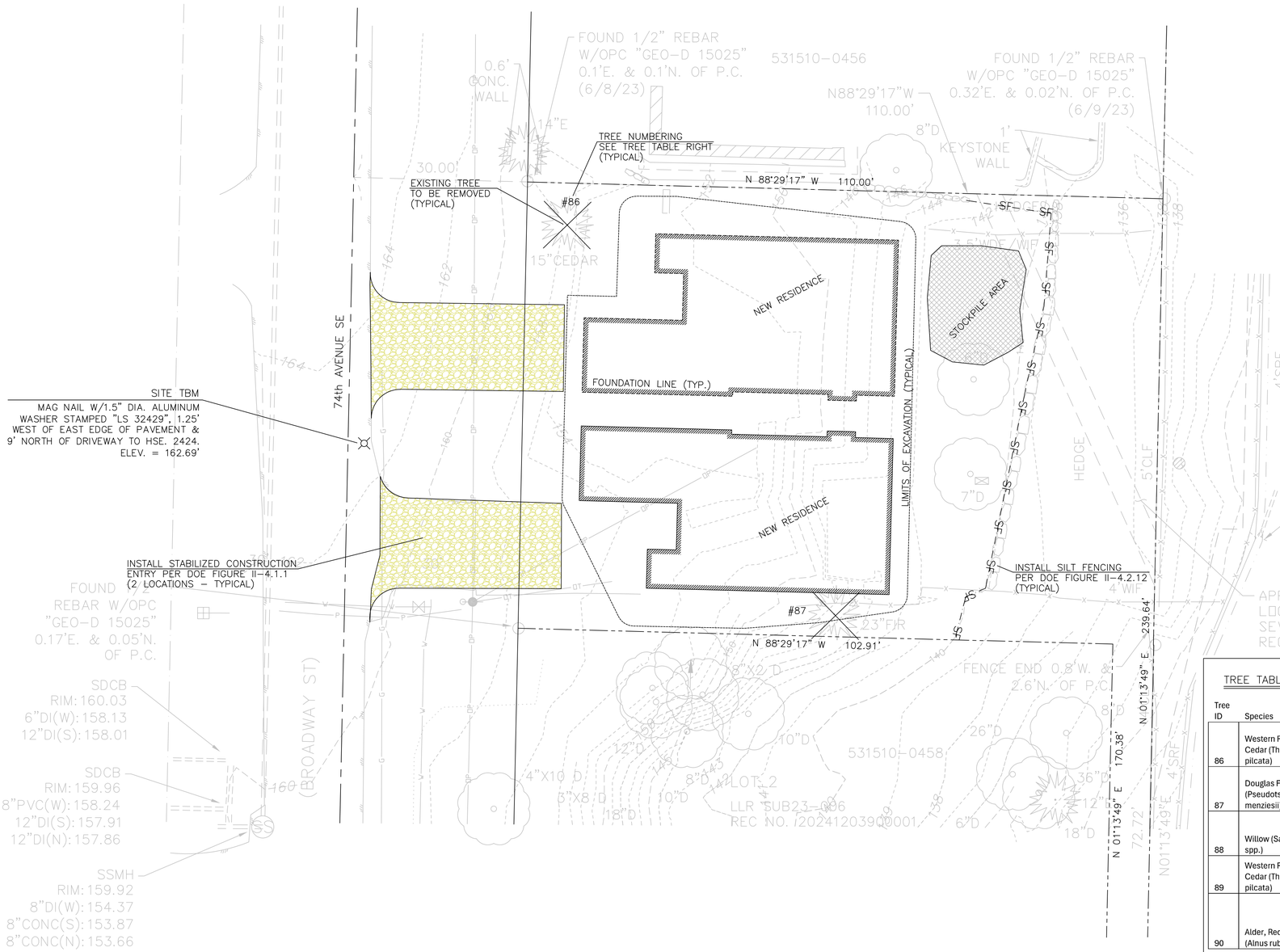
City Stamp

Arborist Report

A0.21

© 2025 b9 architects

NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 24 NORTH., RANGE 04 EAST, W.M., KING COUNTY, WA.



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

CALL BEFORE YOU DIG: 811

LEGEND

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

VICINITY MAP

TREE TABLE

Tree ID	Species	DSH (in)	Exceptional	Height	Drip Zone Diameter	Condition	Comments	Retention
86	Western Red Cedar (Thuja pilcata)	15"	No	35'	16'	Good	Conflict with building area	Remove
87	Douglas FIR (Pseudotsuga menziesii)	23"	No	65'	22'	Fair	Conflict with building area	Remove
88	Willow (Salix spp.)	19"	Yes	65'	20'	Poor	50% Dead branches, decay, cavity	Save
89	Western Red Cedar (Thuja pilcata)	15"	N/A Condition	65'	10'	Dead		Save
90	Alder, Red (Alnus rubra)	14"	No	40'	10'	Poor	In decline, Ivy, blackberry, steep slope	Save

DISTURBANCE ACREAGE: 0.195 ACRES

PROJECT PARCEL NUMBER: 531510-0460
PROJECT ADDRESS: 2424 74th AVENUE SE
MERCER ISLAND, WASHINGTON 98040
SECTION/TOWNSHIP/RANGE: 12-24N-04E

TOTAL SITE ACREAGE: 0.264 ACRES
TOTAL IMPERVIOUS AREA: 4,997 SQUARE FEET

TABLE OF CONTENT

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

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 25xx-xxx

REV. NO.	DATE	DESCRIPTION

11/11/2025

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

DESIGNED BY DLO
DRAWN BY SLS
CHECKED BY DLO

PROJECT: 2424 74th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: CSWPP Plan

DATE 11/11/2025
JOB NO.
DWG NO.

SHEET 1 OF 5

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

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.

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

CALL BEFORE YOU DIG: 811

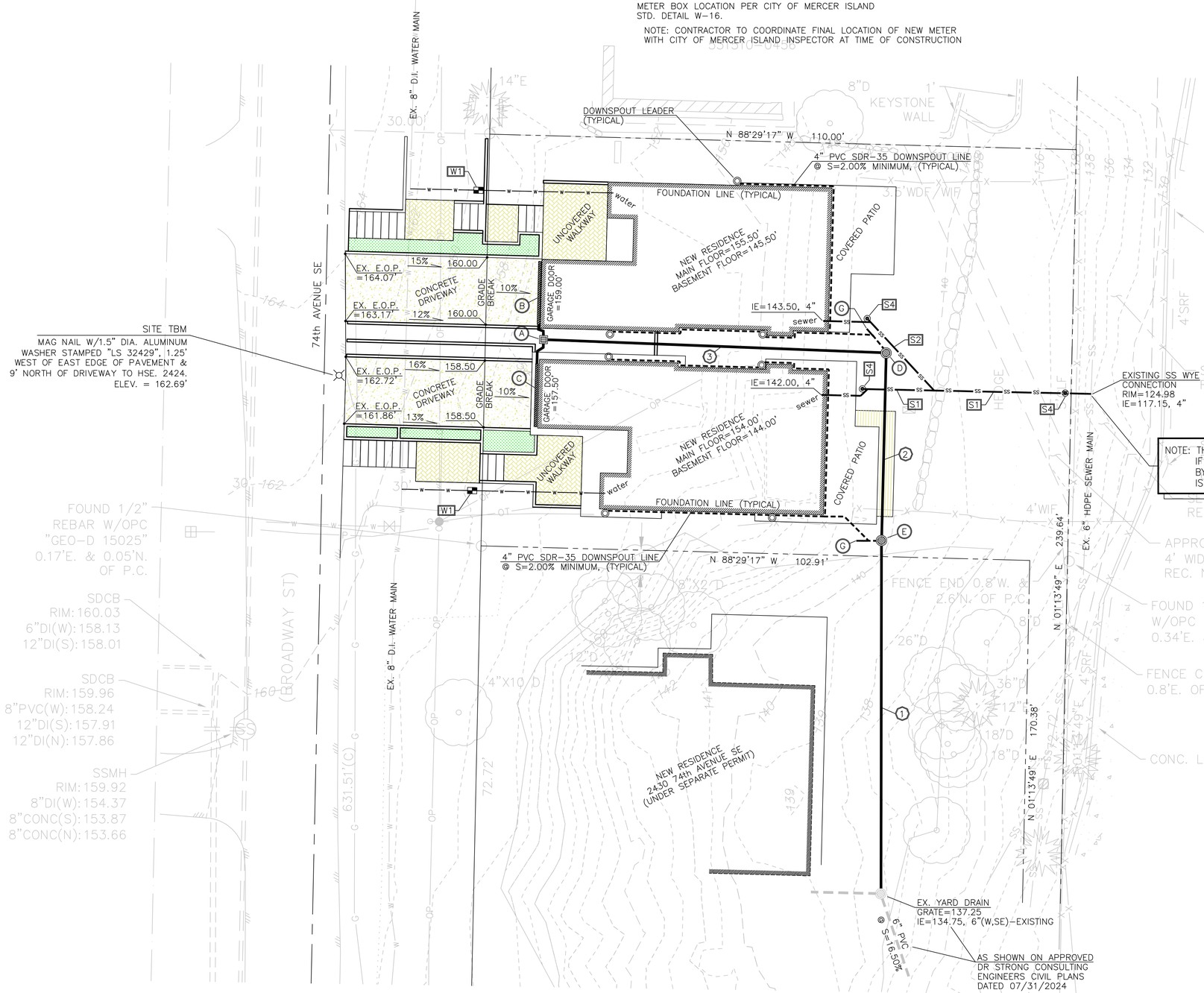
WATER SERVICE NOTES:

W1 INSTALL 1" WATER METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STD. DETAIL W-13. METER BOX LOCATION PER CITY OF MERCER ISLAND STD. DETAIL W-16.

NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION

LEGEND

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



SITE TBM

MAG NAIL W/1.5" DIA. ALUMINUM WASHER STAMPED "LS 32429", 1.25' WEST OF EAST EDGE OF PAVEMENT & 9' NORTH OF DRIVEWAY TO HSE. 2424. ELEV. = 162.69'

STORM PIPE TABLE

1. 66LF., 6" PVC SDR-35 @ S=4.17%
2. 35LF., 6" PVC SDR-35 @ S=2.85%
3. 64LF., 6" PVC SDR-35 @ S=26.3%

SIDE SEWER NOTES

S1 51LF., 4" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE PER CITY OF MERCER ISLAND STD. DETAIL S-18

S2 26LF., 4" PVC SDR-35 GASKETED SIDE SEWER @ MIN. 2% SLOPE PER CITY OF MERCER ISLAND STD. DETAIL S-18

S3 4" VERTICAL SANITARY SEWER CLEAN OUT W/IN LANDSCAPE AREA

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

NOTES:

- (A) CB#1, TYPE 1 W/GRATE INLET W/OIL WATER SEPARATOR GRATE=158.00 ELEV.=157.25, 6" TOP OF TEE IE=155.80, 6"(N,S,E) ELEV.=155.30, 6" BOTTOM OF TEE
- (B) 11' SLOT DRAIN GRATE ELEV.=158.90 IE=157.40, 6"(S)
- (C) 11' SLOT DRAIN GRATE ELEV.=157.40 IE=156.00, 6"(N)
- (D) AREA INLET #1 GRATE=141.00 IE=139.00, 6"(W), 4"(NW) IE=138.50, 6"(S)
- (E) AREA INLET #2 GRATE=140.00 IE=137.50, 6"(N,S), 4"(W)
- (G) 4" FOUNDATION DRAIN CONNECTION

FOUNDATION DRAIN

NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT ON PLAN, CONNECT EACH NEW BUILDING WHERE INDICATED IN NOTE (G)

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

IMPERVIOUS SURFACES (NEW PLUS REPLACED):
ROOF AREAS (UNDER EAVES) = 3,288 SQ. FT.
UNCOVERED DRIVEWAY AREA = 887 SQ. FT.
UNCOVERED WALKWAY/WALLS = 571 SQ. FT.
UNCOVERED DECK/PATIO AREA = 220 SQ. FT.
TOTAL IMPERVIOUS AREAS = 4,966 SQ. FEET

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 25xx-xxx

NO.	DESCRIPTION	DATE

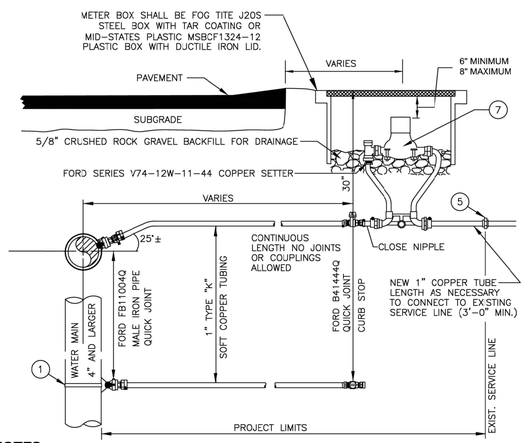
11/11/2025

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

DRAWN BY SLS | CHECKED BY DLO | DESIGNED BY DLO

PROJECT: 2424 74th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Stormwater Site Plan

DATE 11/11/2025
JOB NO.
DWG NO.
SHEET 2 OF 5



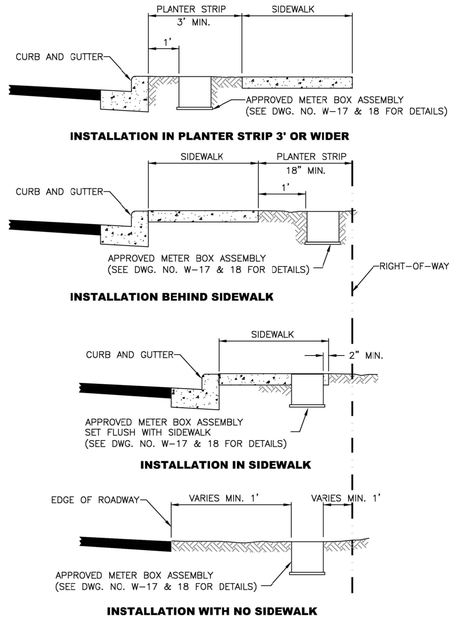
NOTES

1. ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL SINGLE STRAP, ROMAC 101NS, OR APPROVED EQUAL. ON NEW DUCTILE IRON WATER MAIN 6" DIA. OR LARGER, THE SERVICE MAY BE DIRECTLY TAPPED.
2. MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18". MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONTALLY STAGGERED.
3. PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
4. WHEN METER BOXES ARE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK, CONTINUOUS FELT EXPANSION MATERIAL SURROUNDING THE PERIMETER OF THE METER BOX SHALL BE PROVIDED.
5. WHEN CONNECTING TO EXISTING SERVICE LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING SERVICE LINE DIAMETER.
6. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
7. WATER METER SUPPLIED BY CITY.
8. ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
9. NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1" WATER METER INSTALLATION

10-16-2013	NO SCALE	**W-13**

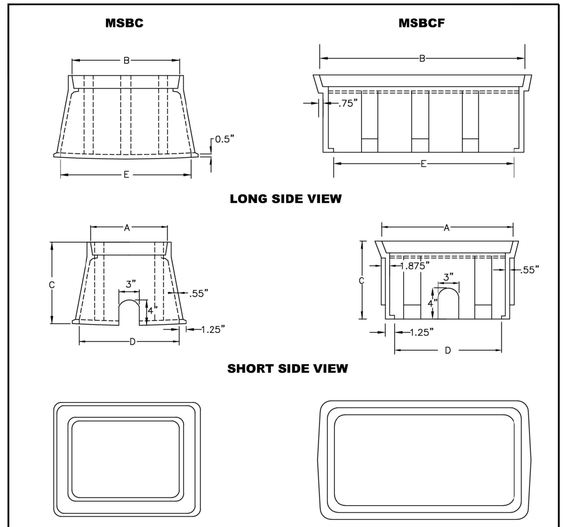
REV DATE | APPROVED



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER METER PLACEMENT

3-20-2006	NO SCALE	**W-16**

REV DATE | APPROVED



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

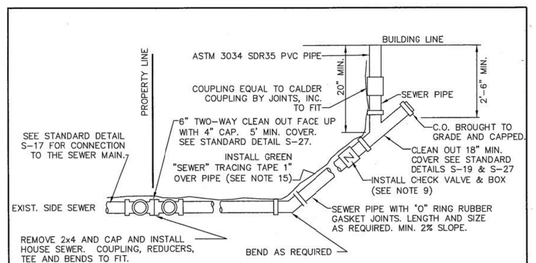
NOTES:

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

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
1" & 2" PLASTIC WATER METER BOX

12-23-2013	NO SCALE	**W-18A**

REV DATE | APPROVED



BUILDING CONNECTION

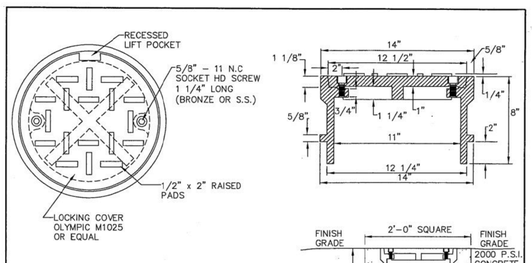
NOTES

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

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION

6-5-2009	NO SCALE	**S-18**

REV DATE | APPROVED



FOR PVC PIPE

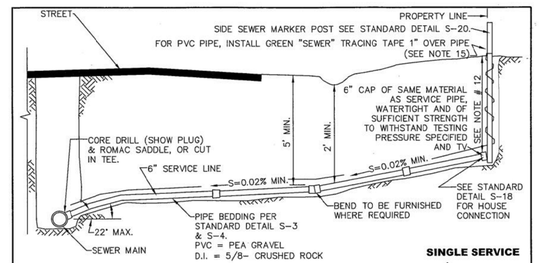
NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL

6-5-2009	NO SCALE	**S-19**

REV DATE | APPROVED



NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
7. ALL S.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

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

6-5-2009	NO SCALE	**S-17**

REV DATE | APPROVED

PERMIT #: 25xx-xxx

REV. NO.	DATE	DESCRIPTION
	11/11/2025	

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

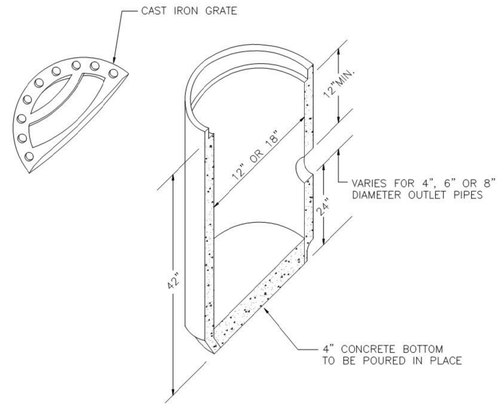
DRAWN BY: SLS | CHECKED BY: DLO | DESIGNED BY: DLO

PROJECT: 2424 74th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Details

DATE 11/11/2025
JOB NO.
DWG NO.

SHEET 3 OF 5

OUTLET PIPE DIAMETER	AREA INLET DIAMETER "I.D."	AVERAGE CONCRETE PIPE (lbs.)	NYLOPLAST AREA INLET (lbs.)
4"	12"	450	33
6"	12"	450	33
8"	18"	650	64



NOTES:

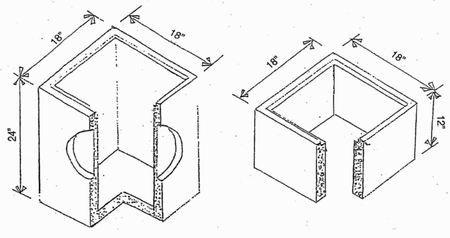
1. FOR USE IN NON-TRAFFIC AREAS ONLY
2. AREA INLET EITHER CONCRETE AS SHOWN, OR PVC STRUCTURE WITH DUCTILE IRON GRATE AS MANUFACTURED BY NYLOPLAST.

City of Bellevue — SURFACE WATER UTILITY

TITLE

AREA INLET

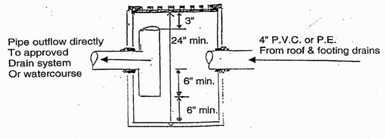
JANUARY 2024 — NO SCALE — NO. D-16



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

Minimum Volume = 24 gal.

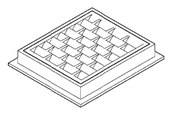
6" & 12" Adjustment Riser



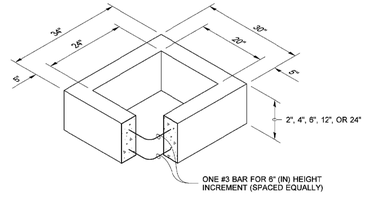
Catch Basin with Oil Separator

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

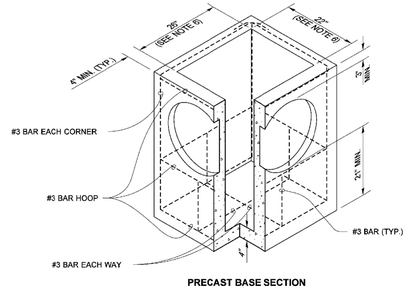
DRAWN BY: FERN LIDDELL



FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



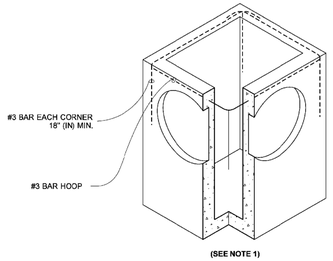
PRECAST BASE SECTION

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

✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

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



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

JULIE HEILMAN — STATE OF WASHINGTON — 41815 — REGISTERED PROFESSIONAL ENGINEER

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

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve — Digitally signed by Roark, Steve Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

PERMIT #: 25xx-xxx

REV. NO.	DATE	DESCRIPTION

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

OFFE JR. — STATE OF WASHINGTON — 17460 — REGISTERED PROFESSIONAL ENGINEER

11/11/2025

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

PROJECT: 2424 74th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Details

DATE 11/11/2025
JOB NO.
DWG NO.

SHEET 4 OF 5

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

AMENDED SOIL MAP

1,818 SQUARE FEET – TURF AREA
AMENDED 8" DEEP (45 CU. YDS.)

1,519 SQUARE FEET – PLANTER AREA
AMENDED 6" DEEP (28 CU. YDS.)

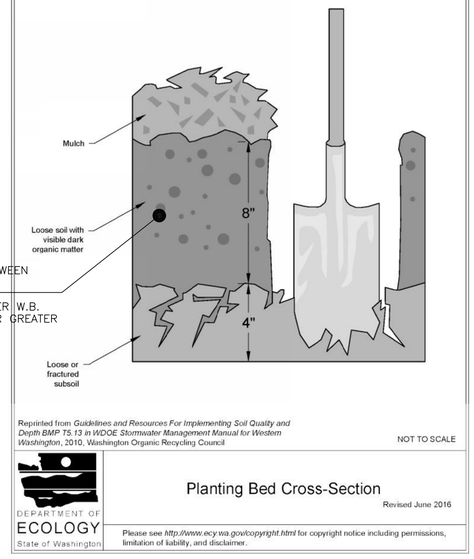
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.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

CALL BEFORE YOU DIG: 811

LEGEND

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

Figure V-11.1: Planting Bed Cross-Section



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

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Planting Bed Cross-Section

Revised June 2016

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

2019 Stormwater Management Manual for Western Washington

Volume V - Chapter 11 - Page 930

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 25xx–xxx

NO.	DESCRIPTION	DATE

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

11/11/2025

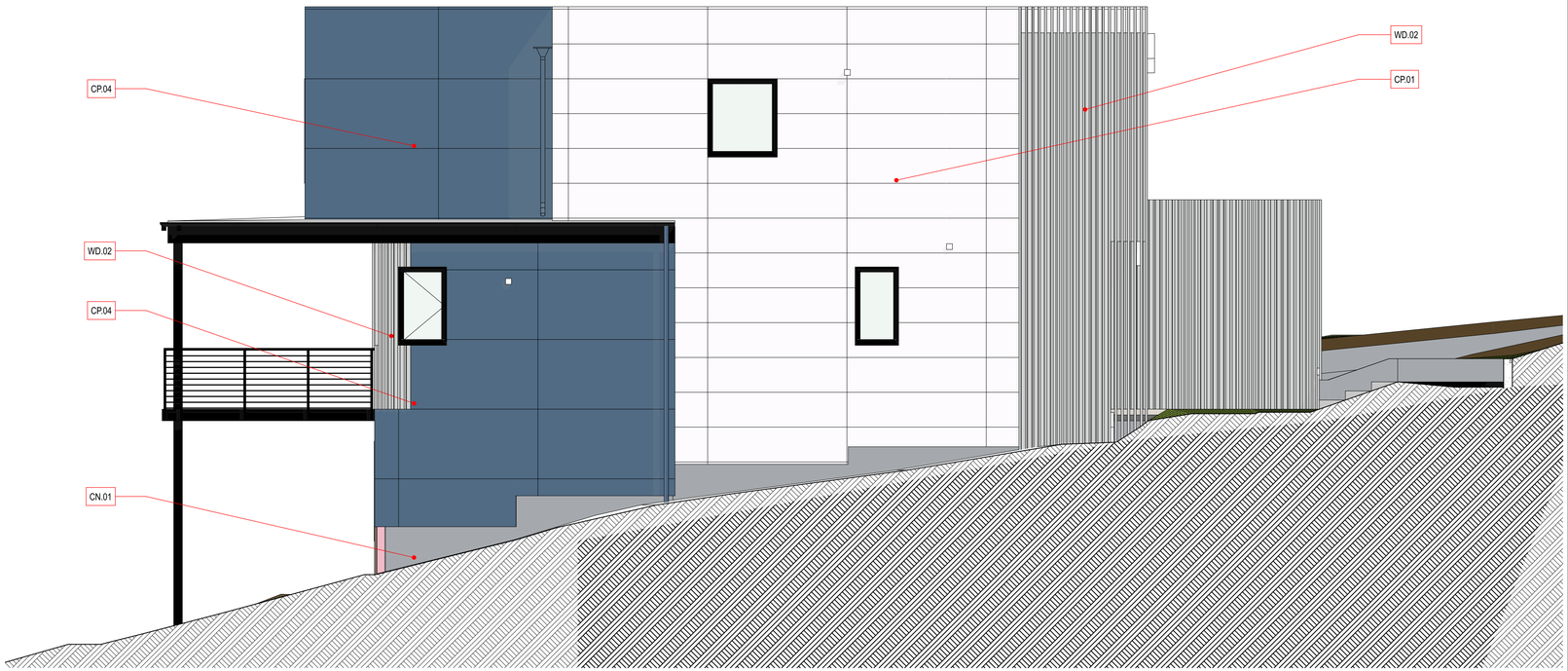
OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DRAWN BY SLS
CHECKED BY DLO
DESIGNED BY DLO

PROJECT: 2424 74th Avenue SE
CLIENT: Mercer Partners, LLC
SHEET CONTENT: Amended Soil Plan

DATE 11/11/2025
JOB NO.
DWG NO.

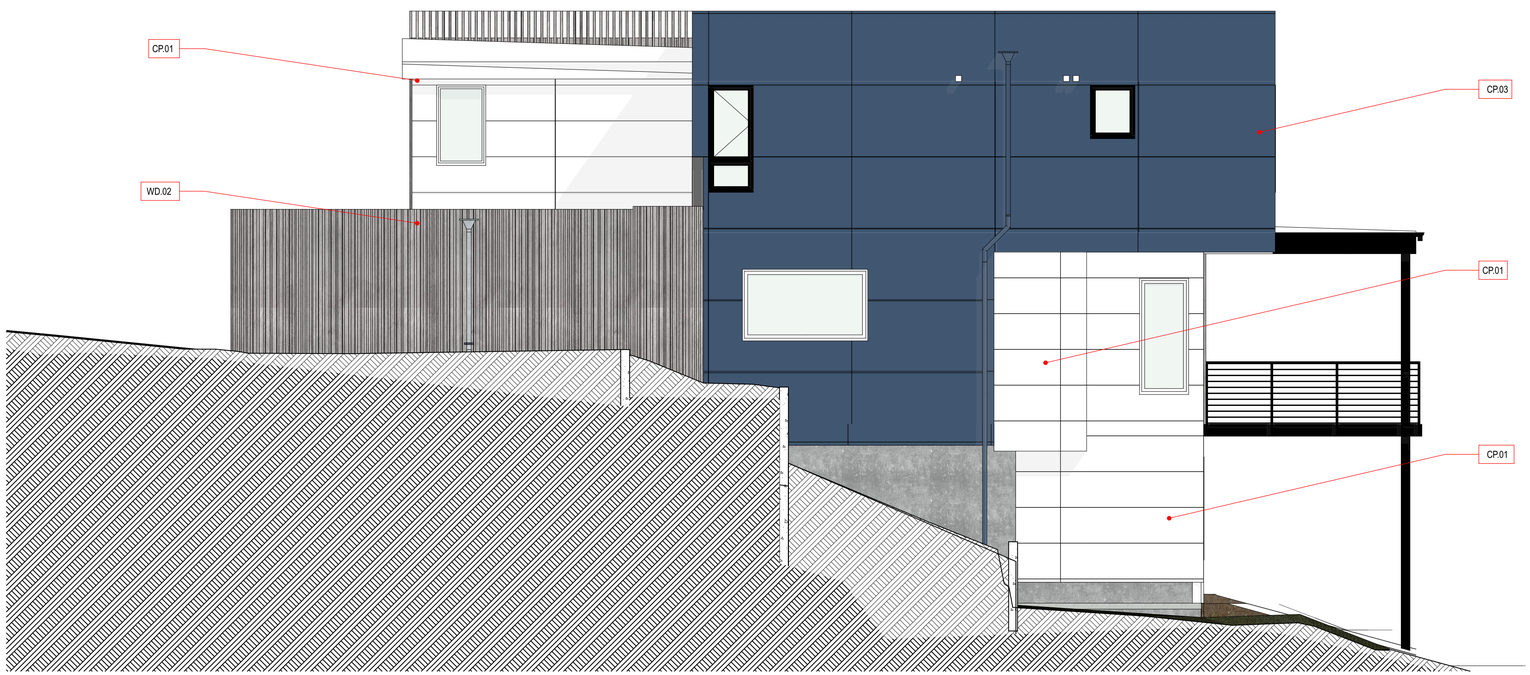
SHEET 5 OF 5



2 NORTH RENDERED ELEVATION - UNIT 1

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

0 2' 4' 8'



1 SOUTH RENDERED ELEVATION - UNIT 1

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

0 2' 4' 8'

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
CONCRETE						
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	
FIBER CEMENT PANEL						
CP.01		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7063 NEBULOUS WHITE OR SIM	TBD
CP.02		FIBER CEMENT PANEL	EXT	6 1/4" PLANK, 5" EXPOSURE	PAINTED SW 7064 PASSIVE OR SIM	TBD
CP.03		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7067 CITYSCAPE OR SIM	TBD
CP.04		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 6523 DENIM OR SIM	TBD
CP.05		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7069 IRON ORE OR SIM	TBD
STONE						
S.01		STONE	EXT	PLANC	NORSTONE GREY BASALT OR SIM	TBD
WOOD						
WD.01		LUNAWOOD	EXT	2X2 BATTEN	TBD	TBD
WD.01		TIGHT KNOT STAINED CEDAR	EXT	4" SHIPLAP OR TOUNGE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSDPARTENT OIL STAIN, CLEAR COAT	INSTALL AT SOFFIT/ OVERHANGS WHERE VISABLE

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. KHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Rendered Elevation

DR.01

© 2025 b9 architects

2 WEST RENDERED ELEVATION

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

0 2' 4' 8'

1 EAST RENDERED ELEVATION

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

0 2' 4' 8'

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
CONCRETE						
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	
FIBER CEMENT PANEL						
CP.01		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7063 NEBULOUS WHITE OR SIM	TBD
CP.02		FIBER CEMENT PANEL	EXT	6 1/4" PLANK, 5" EXPOSURE	PAINTED SW 7064 PASSIVE OR SIM	TBD
CP.03		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7067 CITYSCAPE OR SIM	TBD
CP.04		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 6523 DENIM OR SIM	TBD
CP.05		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7069 IRON ORE OR SIM	TBD
STONE						
S.01		STONE	EXT	PLANC	NORSTONE GREY BASALT OR SIM	TBD
WOOD						
WD.01		LUNAWOOD	EXT	2X2 BATTEN	TBD	TBD
WD.01		TIGHT KNOT STAINED CEDAR	EXT	4" SHIPLAP OR TOUNGE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSDPARTENT OIL STAIN, CLEAR COAT	INSTALL AT SOFFIT/ OVERHANGS WHERE VISABLE

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. ICHOURI STATE OF WASHINGTON

Professional Stamp

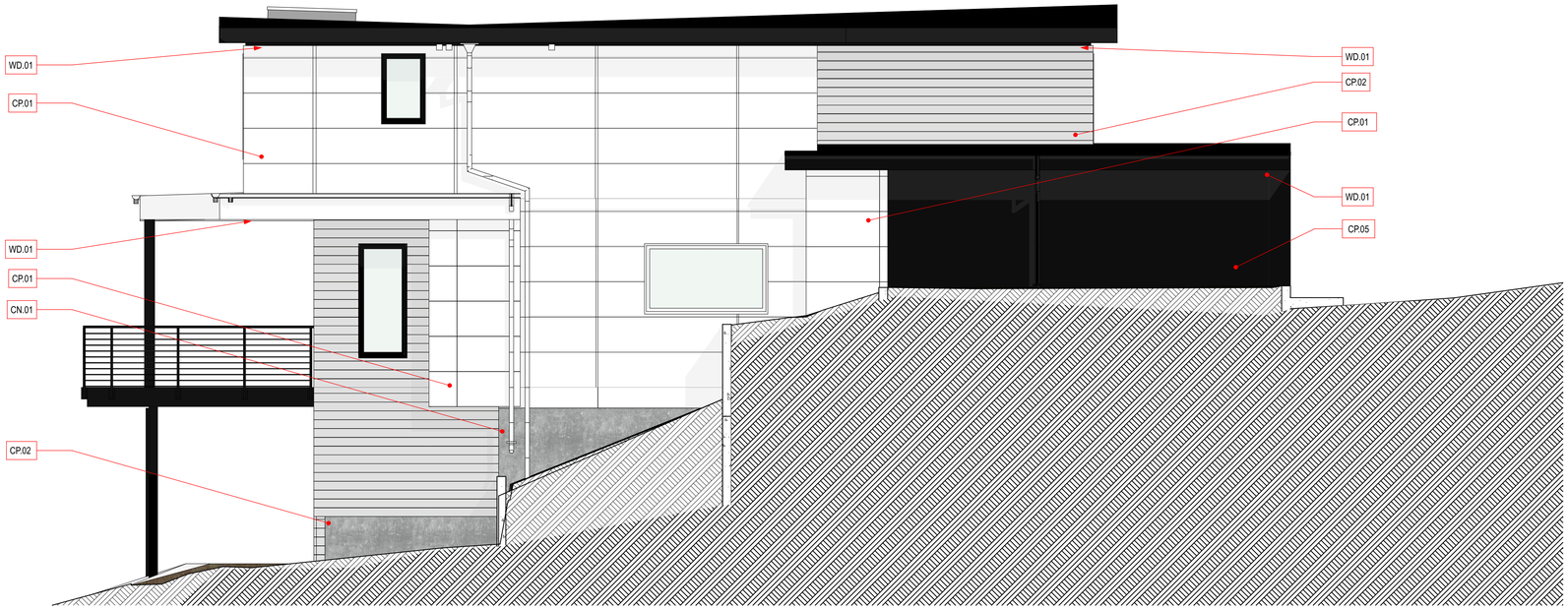
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Rendered Elevation

DR.02

© 2025 b9 architects



2 NORTH RENDERED ELEVATION - UNIT 2

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

0 2' 4' 8'

1 SOUTH RENDERED ELEVATION - UNIT 2

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

0 2' 4' 8'

SD MATERIAL SCHEDULE

ID	MATERIAL IMAGE	TYPE	EXT/ INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
CONCRETE						
CN.01		CAST IN-PLACE CONCRETE	EXT	N/A	NATURAL	
FIBER CEMENT PANEL						
CP.01		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7063 NEBULOUS WHITE OR SIM	TBD
CP.02		FIBER CEMENT PANEL	EXT	6 1/4" PLANK, 5" EXPOSURE	PAINTED SW 7064 PASSIVE OR SIM	TBD
CP.03		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7067 CITYSCAPE OR SIM	TBD
CP.04		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 6523 DENIM OR SIM	TBD
CP.05		FIBER CEMENT PANEL	EXT	4X10 SHEETS, MINIMIZE JOINTS, REFER TO ELEVATIONS	PAINTED SW 7069 IRON ORE OR SIM	TBD
STONE						
S.01		STONE	EXT	PLANC	NORSTONE GREY BASALT OR SIM	TBD
WOOD						
WD.01		LUNAWOOD	EXT	2X2 BATTEN	TBD	TBD
WD.01		TIGHT KNOT STAINED CEDAR	EXT	4" SHIPLAP OR TOUNGE AND GROOVE	PRESTAINED, 2-COATS CABOT SEMI TRANSDPARTENT OIL STAIN, CLEAR COAT	INSTALL AT SOFFIT/ OVERHANGS WHERE VISABLE

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. KHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

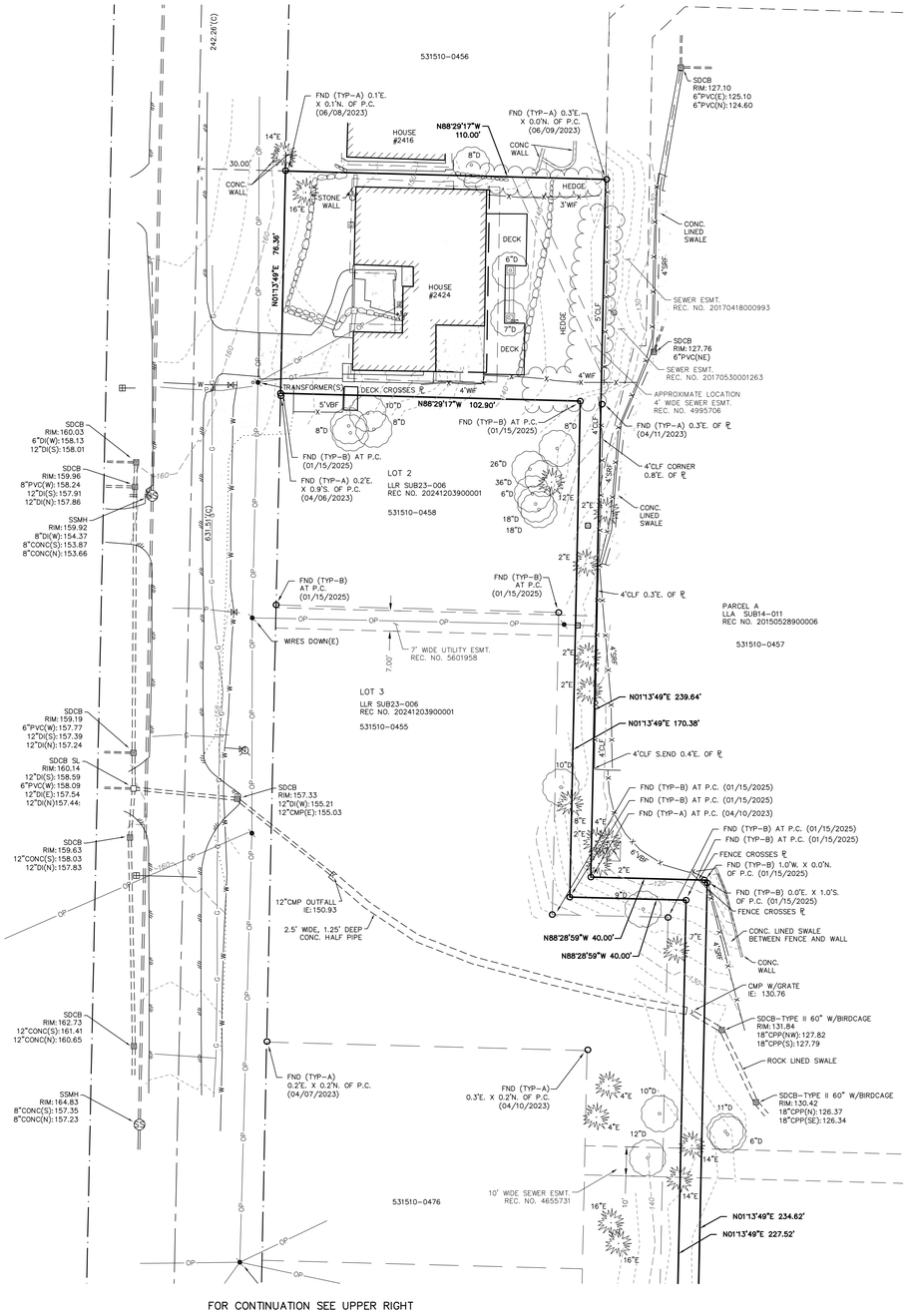
Rendered Elevation

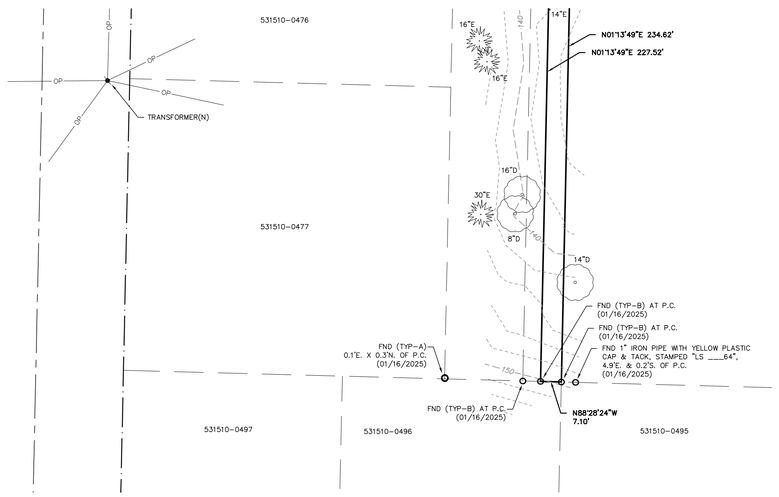
DR.03

© 2025 b9 architects

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M.,
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON





LEGEND:

- FOUND (TYP-A) 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "SCD-D 15025"
- FOUND (TYP-B) 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 45796"
- ℄ PROPERTY LINE
- P.C. PROPERTY CORNER
- FND FOUND
- TYP TYPICAL
- (M) MEASURED
- (C) CALCULATED
- (R1) REFERENCE
- ROAD SIGNAGE
- MAIL BOX
- POWER METER
- GAS METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- ROCKERY
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- CLF CHAINLINK FENCE
- SRF SPLIT RAIL FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OP OVERHEAD POWER
- P UNDERGROUND POWER
- W UNDERGROUND WATER
- G UNDERGROUND GAS
- EDGE OF PAVEMENT
- X FENCE
- GRAVEL

NORTH

GRAPHIC SCALE
0 10' 20' 40'
1 INCH = 20 FT.

BASIS OF BEARINGS:
N88°29'52"W BETWEEN THE MONUMENTS FOUND IN PLACE ALONG SE 24TH ST.

COPYRIGHT © 2025, D.R. STRONG CONSULTING ENGINEERS INC.

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

74TH AVE SE
74TH AVE SE
TAX PARCEL 531510-0455

LNL BUILDS, LLC
317 - 4TH STREET
KIRKLAND, WA 98033

DRAFT
JAMIE A. STRONG
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE	REVISION	APR

PROJECT SURVEYOR: DAS
DRAFTED BY: DJC/DAS
FIELD BOOK: 199
DATE: 03/25/25
PROJECT NO.: 23001

SHEET: 2 OF 2

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
#PIn

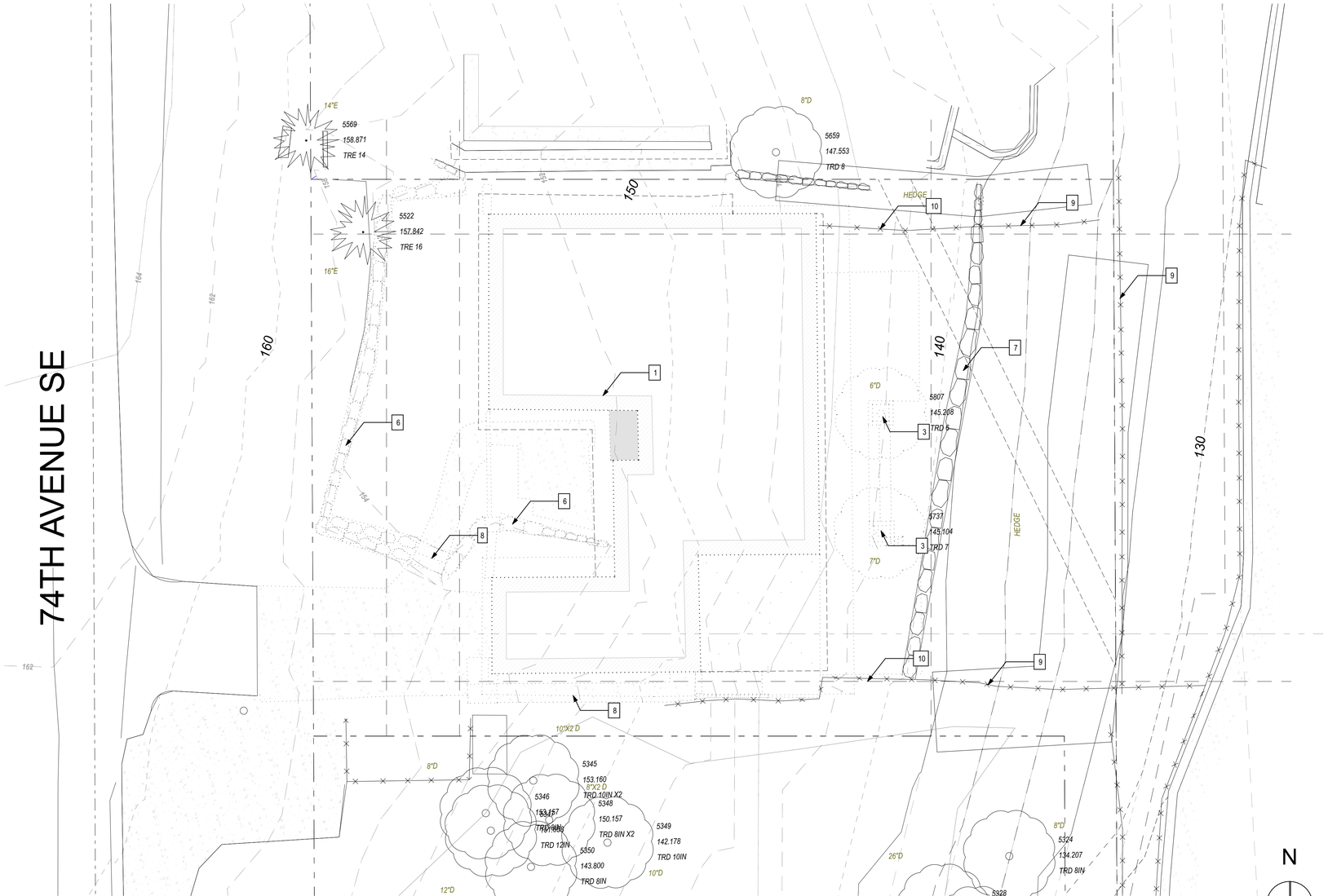
Transmittal Set ID	Transmittal Set Name	Transmittal Set Date
0	BUILDING PERMIT	12/17/25

City Stamp

Survey

A1.00

© 2025 b9 architects



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

DEMOLITION PLAN LEGEND

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

DEMO PLAN NOTES

1. EXISTING STRUCTURE TO BE DEMOLISHED
2. EXISTING FENCE TO BE DEMOLISHED
3. EXISTING TREE TO BE REMOVED, TYP. REFER TO ARBORIST REPORT, REFER TO A1.10
4. EXISTING SITE WALL TO BE DEMOLISHED
6. EXISTING ROCKERY TO BE DEMOLISHED
7. EXISTING ROCKERY TO REMAIN
8. EXISTING WALKWAY AND STAIRS TO BE DEMOLISHED
9. EXISTING FENCE TO REMAIN
10. EXISTING FENCE TO BE DEMOLISHED

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Demo Plan

A1.01

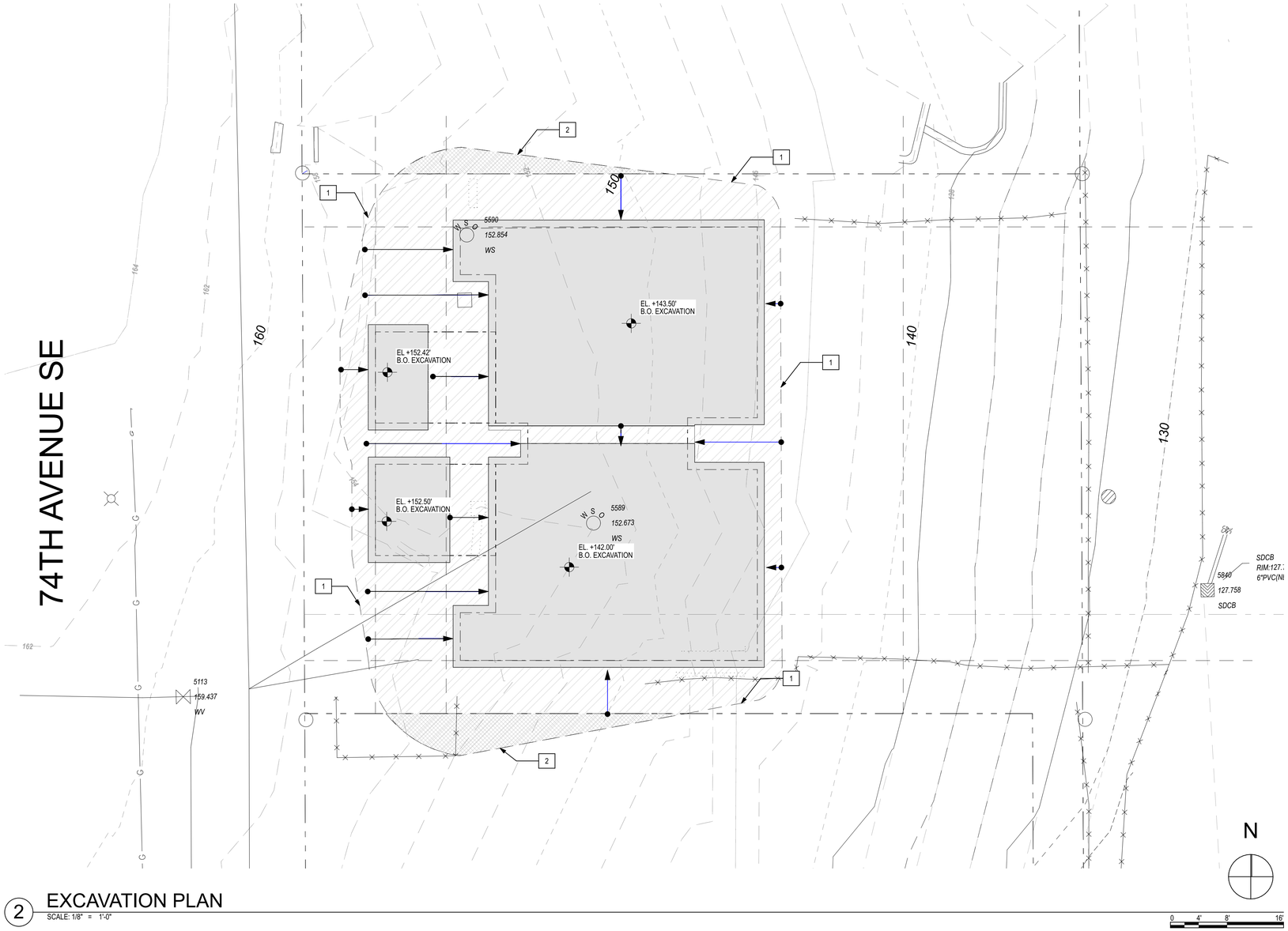
© 2025 b9 architects

EXCAVATION PLAN LEGEND

- 1H:1V CUT TO FIRM SOIL
- 1H:0.5V CUT TO FIRM SOIL
- AREA OF TEMPORARY EXCAVATION ON ADJACENT PARCELS UNDER COMMON OWNERSHIP
- BOTTOM OF EXCAVATION TO BE AT FIRM SOIL. WHERE NECESSARY, SEE NOTES ABOVE
- OUTLINE OF STRUCTURE AT GRADE
- DIRECTION OF SLOPE CUT

EXCAVATION PLAN NOTES

1. PROVIDE 1:1 CUT TO BEARING
2. PROPERTIES IN COMMON OWNERSHIP, EXCAVATION TO CROSS PROPERTY LINE, PROPERTY TO BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER



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

Architect of Record

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT
BRADLEY G. IKHOURI
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Excavation Plan

A1.02

© 2025 b9 architects

LOT COVERAGE PLAN LEGEND

- STRUCTURE FOOTPRINT AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- ROOF EAVE ABOVE GRADE
- COVERED PATIO OVERHANG ABOVE GRADE
- PERMEABLE SURFACE, REFER TO CIVIL DRAWINGS
- CONCRETE WALKWAY/DRIVEWAY
- LANDSCAPING AT GRADE

PROJECT SUMMARY

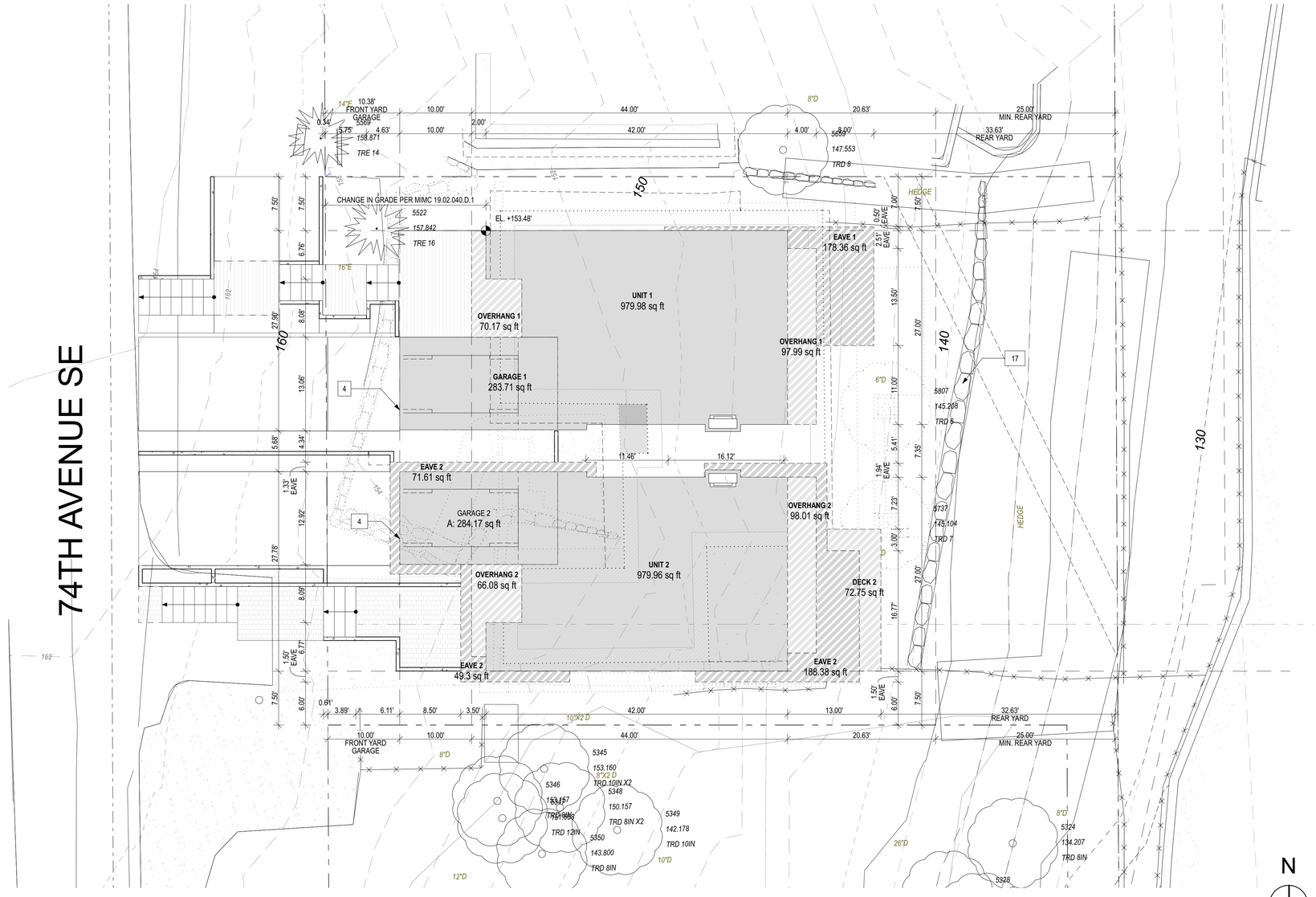
ADDRESS:	2424 74TH AVE SE MERCER ISLAND, WA 98040
OWNER:	2424 74TH LLC 8015 SE 60TH STREET MERCER ISLAND, WA 98040
ARCHITECT:	b9 ARCHITECTS, INC. 400 E PINE STREET SEATTLE, WA 98122 TEL. 206.297.1284
LEGAL DESCRIPTION:	THAT PORTION OF LOTS 2, 3, 4 AND 5 IN BLOCK 6 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, ON PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 110 FEET OF THE SOUTH 62.33 FEET OF LOT 2; TOGETHER 111TH: THE WEST 110 FEET OF THE NORTH 14.03 FEET OF LOT 3; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF SAID LOT 3, EXCEPT THE NORTH 14.03 FEET OF SAID LOT 3; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 110.00 FEET OF THE NORTH 47.10 FEET OF LOT 4; TOGETHER 111TH: THE SOUTH 7.10 FEET OF THE NORTH 47.10 FEET OF THE WEST 150.00 FEET OF SAID LOT 4, EXCEPT THE WEST 110.00 FEET OF SAID LOT 4; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF OF SAID LDT 4, EXCEPT THE NORTH 47.10 FEET OF SAID LOT 4; TOGETHER 111TH: THE EAST 7.10 FEET OF THE WEST 150.00 FEET OF LOT 5; OF SAID MCGIL VRA'S ISLAND ADDITION. (ALSO KNOWN AS LOT 1 OF CITY OF MERCER ISLAND LOT LINE REVISION SUB23-006, RECORDED UNDER RECORDING NUMBER 20241203900001 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
APN:	531510-0460
PROJECT DESCRIPTION:	CONSTRUCT 1 NEW DUPLEX STRUCTURE ACCESS TO BE FROM 74TH AVENUE SE, PARKING TO BE PROVIDED
SDCI PROJECT #:	####, ####,

ZONING SUMMARY

ZONE	R9.6
TOTAL LOT AREA	11,508 SF
GROSS FLOOR AREA RATIO	MIMC 19.02.020.D.1 MIMC 19.02.020.D.3 R9.6: FAR OF 0.40 11,508 SF x 0.40 = 5,178 SF ALLOWED
DENSITY/SITE USAGE	MIMC 19.02.010.A SINGLE-FAMILY DWELLING ALLOWED
YARD REQUIREMENTS	MIMC 19.02.020.C **FRONT:** 20' MIN **SIDE:** 5' MIN, 17% OF TOTAL LOT WIDTH **REAR:** 25' MIN
LOT COVERAGE	MIMC 19.02.020.F FOR LOTS WITH LESS THAN 15% SLOPE, MAXIMUM LOT COVERAGE: 40% OF L 11,508 SF x 0.40 = 4,603.2 SF LOT COVERAGE ALLOWED MAXIMUM ADDITIONAL HARDSCAPE ALLOWED: 9% OF NET LOT AREA 11,508 SF x 0.09 = 1,036 SF
STRUCTURE HEIGHT	MIMC 19.02.020.E.1 HEIGHT LIMIT: 30
LANDSCAPING AND SCREENING:	MIMC 19.02.020.F FOR LOTS WITH LESS THAN 15% SLOPE, MINIMUM LANDSCAPE COVERAGE: 6 PROJECT MUST COMPLY WITH MIMC 19.10.070 FOR TREE REPLACEMENT
PARKING	MIMC 19.02.020.G.2 MIMC 19.02.030.B.9 REQUIRED ACTUAL EXISTING 1 1 PROPOSED 2 2
ACCESS	DRIVEWAY PROPOSED FROM SE 74TH AVENUE
TREE REQUIREMENTS	REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MOR SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES: A. RETENTION OF A EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESU IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR, B. RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL LIMIT CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC.
TREE REPLACEMENT PLAN	REPLACEMENT TREES SHALL BE PLANTED IN THE WET SEASON (OCT 1 - APR OF THE DEVELOPMENT WORK, PER MICC 19.10.070(B)(5).

PLOT PLAN NOTES

1. EXISTING PROPERTY LINE
2. PRIMARY RESIDENTIAL ENTRY
3. EXISTING STRUCTURE TO BE DEMOLISHED
4. FRONT SETBACK FOR GARAGE PER M.I.C.C. 19.02.040.D
5. PEDESTRIAN ACCESS
6. PROVIDE 16' DRIVEWAY FOR VEHICULAR ACCESS
7. EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT ON PAGE A0.20 OF THE PACKET.
8. PROVIDE EAVE IN SETBACK. MIMC 19.02.020.C.3.a.i
9. PROJECT IS SQUARE TO WEST PROPERTY LINE
10. PROVIDE NEW DRIVEWAY ACCESS FROM ROW PER MIMC 19.09.040
11. PROVIDE PLANTER
12. NO HARDSCAPES AND DRIVEWAY WITHIN REQUIRED YARDS MAY EXCEED 30" IN HEIGHT FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, PER MIMC 19.02.020.C.3.a.i
13. ACCESSORY STRUCTURE ENTRY
14. EXISTING TREE TO BE RETAINED. REFER TO ARBORIST REPORT ON ON PAGE A0.20 OF THE PACKET.
15. PROVIDE 1.5 CALIPER INCH TREE PER TREE INVENTORY AND REPLACEMENT SUBMITTAL
16. TREE PROTECTION PLAN PER CIVIL PLANS, REFER TO CIVIL SHEETS
17. EXISTING ROCKERY TO REMAIN



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

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

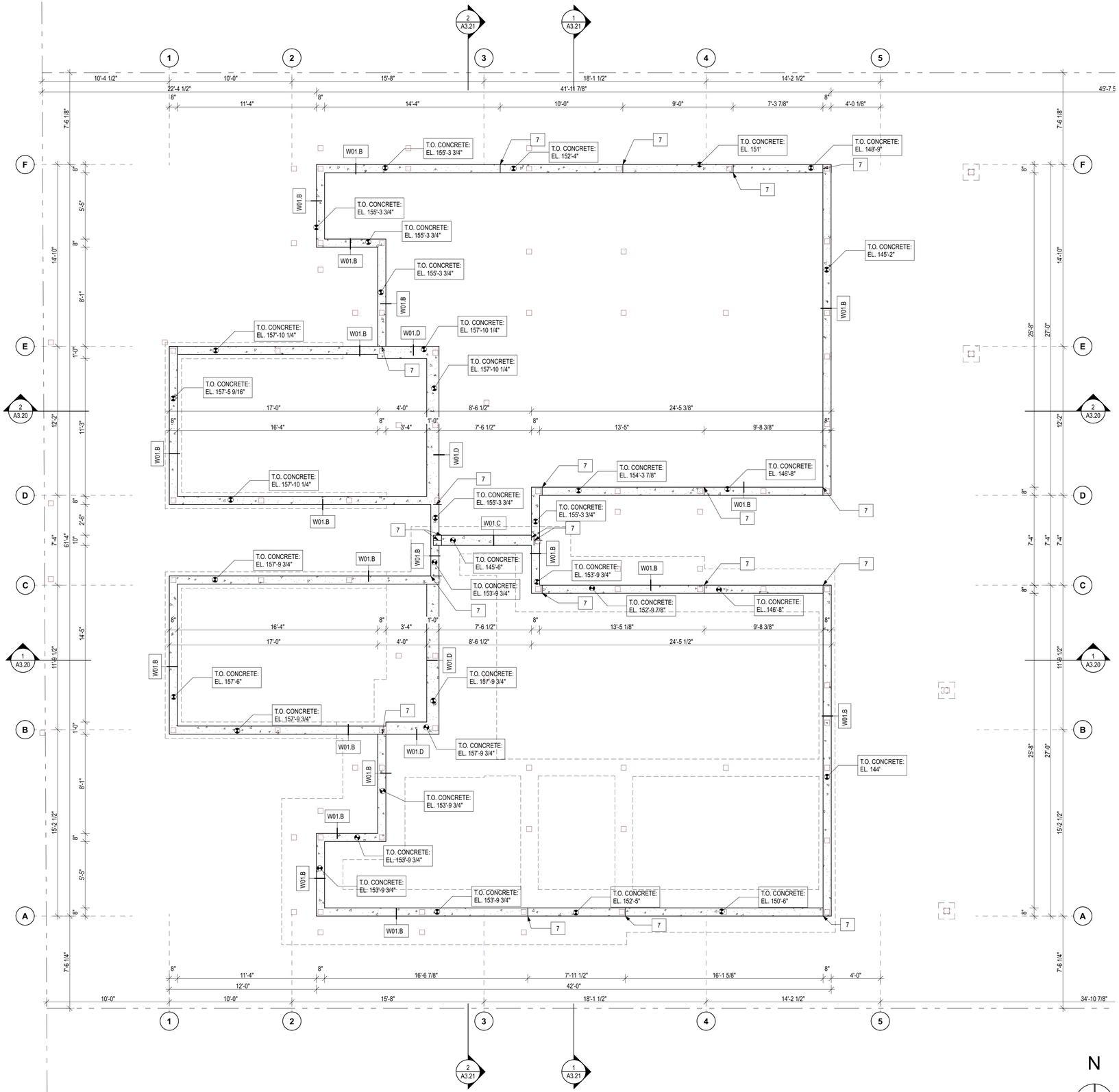
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Site Plan

A1.10

© 2025 b9 architects



1 ARCHITECTURAL FOUNDATION PLAN

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

FOUNDATION PLAN NOTES

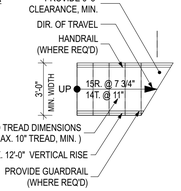
1. GENERAL CONTRACTOR TO VERIFY EXISTING/FINISHED GRADE AND TOP OF CONCRETE WALL ELEVATIONS SHOWN ON THE ARCHITECTURAL FOUNDATION PLAN. IF FIELD CONDITIONS VARY FROM DIMENSIONS IN THE PLANS, CONTRACTOR TO CONTACT ARCHITECT FOR CLARIFICATION.
2. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER SEC R402.2.9, TYP.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE FOUNDATION WALLS AND FOOTINGS. LOCATE ALL WALLS AND FOOTING BASED ON DIMENSIONS ON THIS SHEET.
4. PROJECT AND GRIDS IS SQUARE TO SOUTH PROPERTY LINE.
5. CONCRETE STAIR ON GRADE.
6. WHERE T.O. MUDSILL ELEVATION IS NOTED, REFER TO STRUCTURAL DRAWINGS FOR MUDSILL THICKNESS AND CALCULATE TOP OF CONCRETE ELEVATION
7. STEP IN SLAB/STEP, TYP
8. COORDINATE APPROXIMATE LOCATIONS OF HELICAL PILES PER STRUCTURAL PLANS

PLAN LEGEND

- DOOR DESIGNATION (1.1)
- WINDOW DESIGNATION (1.1) — 3'-0" WINDOW WIDTH, 5'-0" WINDOW HEIGHT
- XX / X.X — DETAIL NUMBER / SHEET NUMBER
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 4 FRAMING
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING
- CAST-IN-PLACE CONCRETE WALL
- PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG
- PROVIDE CMU WALL
- W/D — WASHING MACHINE / DRYER (STACKED)
- W — WASHING MACHINE
- D — CLOTHES DRYER
- XX / X.X — SECTION MARKER
- HWH — ON-DEMAND HOT WATER HEATER
- SD — IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS;
  1. IN EACH SLEEPING ROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES.
  4. PER IRC R314.3.1 SMOKE ALARMS SHALL BE: INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
  5. SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- SD_{SW} — SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- HD — HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1, 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)
  1. AT BATHROOMS AND LAUNDRY, PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
  2. AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
  3. VENT ALL EXHAUST FANS TO THE OUTSIDE
  4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.
- CO — IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
  SRC R315.5. CARBON MONOXIDE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- FLOOR STEP DOWN
- SOFFIT STEP DOWN

TYPICAL STAIR

PROVIDE MIN. 3'-0" LANDING WHERE OCCURS



Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

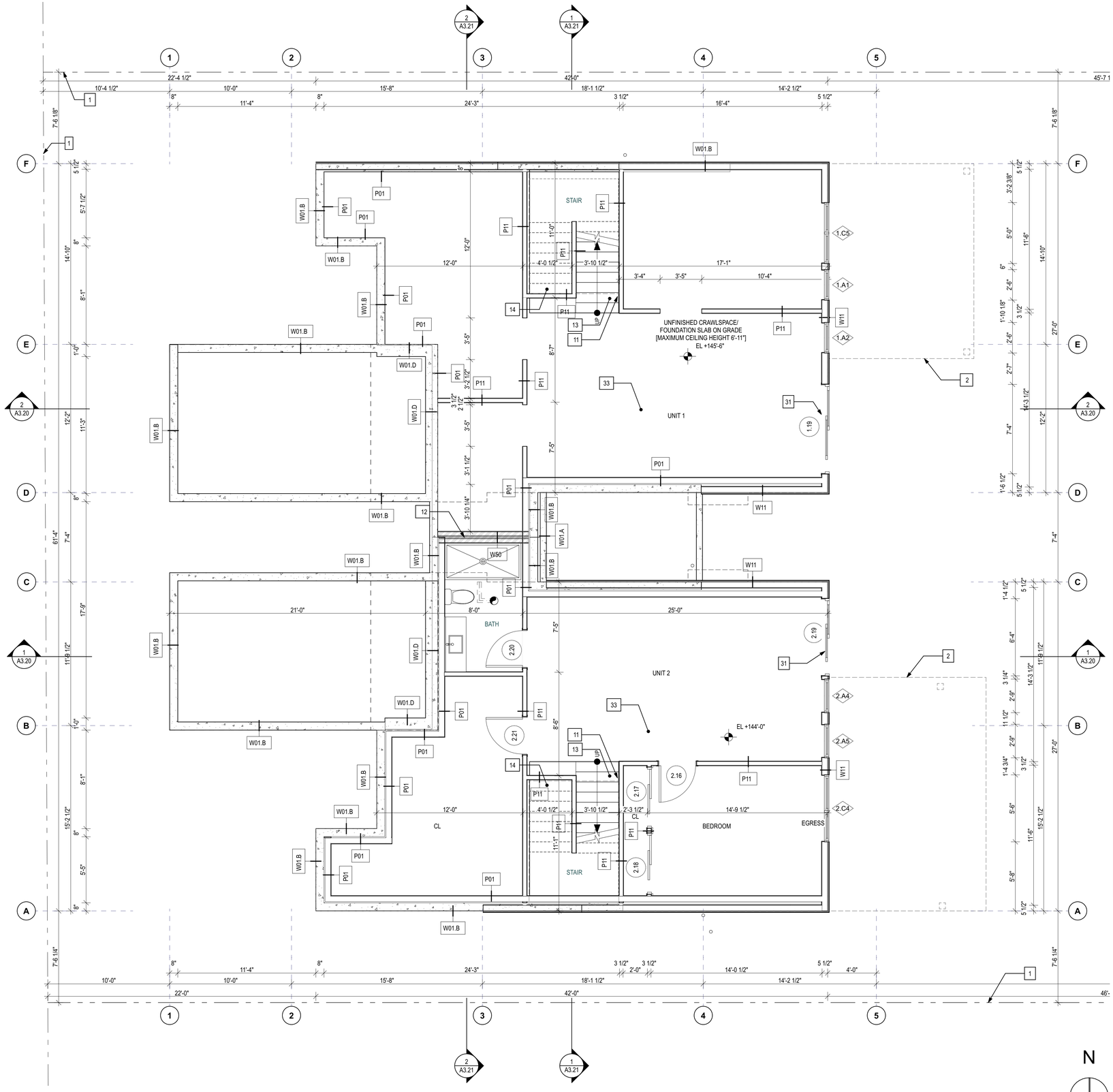
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Architectural Foundation Plan

A2.00

© 2025 b9 architects



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

PLAN NOTES

1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
4. VEHICULAR ENTRY
5. STRUCTURE ABOVE, TYP
6. STRUCTURE BELOW, TYP
7. PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SONE 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1
9. PER IRC TABLE M1505.4.4, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/SD-5 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.
11. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC R311.7.8.1, 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 R311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
12. PROVIDE (2) 1-HOUR WALLS BETWEEN DWELLING UNITS PER IRC R302.2.3. SEE W50 ON SHEET A8.00
13. PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC R311.7.2, TYP.
14. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
15. PROVIDE (1) LAYER 5/8" EXTERIOR TYPE 'X' GWB AT OVERHANG, TYP FOR 1-HOUR PROTECTION; REFER TO SHEET A8.01 FC48.C.
16. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
17. PROVIDE WOOD-FRAMED CANOPY PROJECTION ABOVE; TO PROJECT NO CLOSER THAN 3-FEET TO ANY PROPERTY LINE, PER SMC 23.45.518H.1. PAINT PER ELEVATIONS.
18. MIN 1/2" GYPSUM WALLBOARD WRAPPING BEAMS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
19. PROVIDE ROOF OVERHANG ABOVE, TYP; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING PER IRC TABLE R302.1(1) FOOTNOTE (a)
20. PROVIDE SHORING FOR EXCAVATION ADJACENT TO PROPERTY LINE, PER STRUCTURAL.
21. MIN 1/2" GYPSUM WALLBOARD WRAPPING WALLS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
22. PROVIDE PLANTER, REFER TO L1 FOR PLANTING SCHEDULE
23. AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH R309.4: SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
24. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
25. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
26. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH IRC R302.5.1-R302.5.3
27. SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.04 AND SCHEDULE ON A8.00
28. PROVIDE ENVIRONMENTAL AIR EXHAUST SOFFIT VENT AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LIENS PER IMC 501.3.1.3
29. SLOPE GARAGE TO COMPLY WITH R309.1 TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARDS THE OVERHEAD DOOR
30. SHALLOW FRAMING AT SHOWERS FOR FLUSH ENTRY; REFER TO SHEET A8.01 FC12
31. PROVIDE 1'-6" X 2'-0" MIN CRAWL SPACE ACCESS HATCH PER IRC R408.4 PANEL TO ALIGN WITH FLOOR SUBSTRATE TO ALLOW FOR A SEAMLESS FLOOR FINISH.
32. PER THE CODE SECTION R311.7.6, LANDING FOR STAIRWAY.
    EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.
33. PROVIDE MECHANICAL VENTILATION FOR CRAWL SPACE, MIN. 30 CFM; FAN TO RUN CONTINUOUSLY, PER UNIT.

PLAN LEGEND

DOOR DESIGNATION 1.1

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

XX / X.X DETAIL NUMBER / SHEET NUMBER

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

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

CAST-IN-PLACE CONCRETE WALL

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

PROVIDE CMU WALL

W/D WASHING MACHINE / DRYER (STACKED)

W WASHING MACHINE

D CLOTHES DRYER

XX / X.X SECTION MARKER

HWH ON-DEMAND HOT WATER HEATER

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

SD SW SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE

HD HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. 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)
1. AT BATHROOMS AND LAUNDRY, PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
2. AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
3. VENT ALL EXHAUST FANS TO THE OUTSIDE
4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.

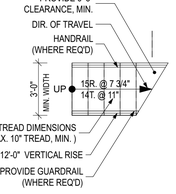
CO IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
SRC R315.5. CARBON MONOXIDE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.

FLOOR STEP DOWN

SOFFIT STEP DOWN

TYPICAL STAIR

PROVIDE MIN. 3'-0" LANDING WHERE OCCURS



Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

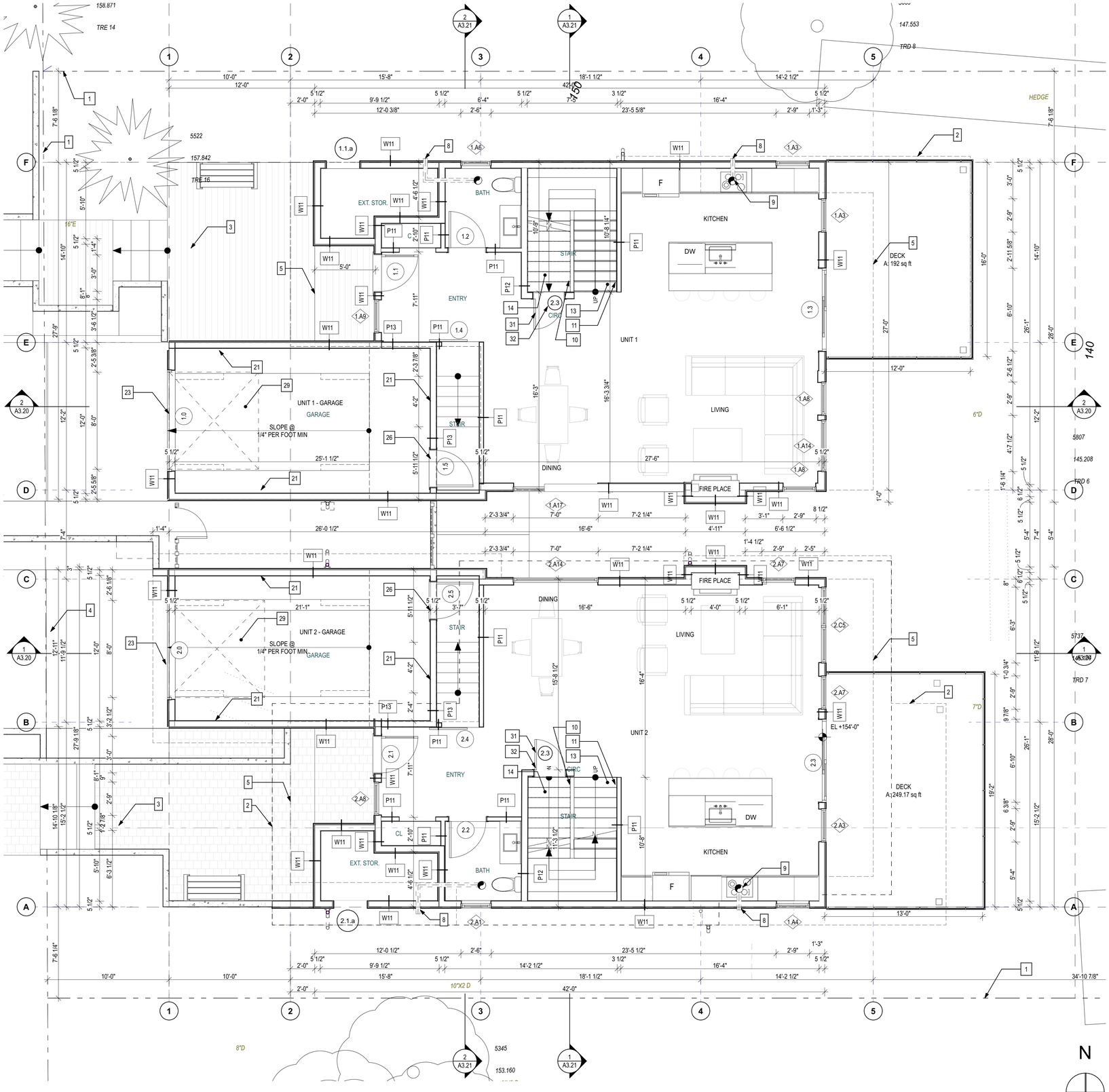
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Basement / Crawlspace Plan

A2.01

© 2025 b9 architects



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

PLAN NOTES

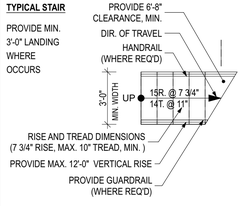
1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
4. VEHICULAR ENTRY
5. STRUCTURE ABOVE, TYP
6. STRUCTURE BELOW, TYP
7. PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SONE 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1
9. PER IRC TABLE M1505.4.4, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/SD-5 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.
11. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC R311.7.8.1, 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 R311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
12. PROVIDE (2) 1-HOUR WALLS BETWEEN DWELLING UNITS PER IRC R302.2.3. SEE W50 ON SHEET A8.00
13. PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC R311.7.2, TYP.
14. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
15. PROVIDE (1) LAYER 5/8" EXTERIOR TYPE 'X' GWB AT OVERHANG, TYP FOR 1-HOUR PROTECTION; REFER TO SHEET A8.01 FC48.C.
16. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
17. PROVIDE WOOD-FRAMED CANOPY PROJECTION ABOVE; TO PROJECT NO CLOSER THAN 3-FEET TO ANY PROPERTY LINE, PER SMC 23.45.518H.1. PAINT PER ELEVATIONS.
18. MIN 1/2" GYPSUM WALLBOARD WRAPPING BEAMS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
19. PROVIDE ROOF OVERHANG ABOVE, TYP; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING PER IRC TABLE R302.1(1) FOOTNOTE (a)
20. PROVIDE SHORING FOR EXCAVATION ADJACENT TO PROPERTY LINE, PER STRUCTURAL.
21. MIN 1/2" GYPSUM WALLBOARD WRAPPING WALLS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
22. PROVIDE PLANTER, REFER TO L1 FOR PLANTING SCHEDULE
23. AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH R309.4: SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
24. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
25. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
26. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH IRC R302.5.1-R302.5.3
27. SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.04 AND SCHEDULE ON A8.00
28. PROVIDE ENVIRONMENTAL AIR EXHAUST SOFFIT VENT AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LIENS PER IMC 501.3.1.3
29. SLOPE GARAGE TO COMPLY WITH R309.1 TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARDS THE OVERHEAD DOOR
30. SHALLOW FRAMING AT SHOWERS FOR FLUSH ENTRY; REFER TO SHEET A8.01 FC12
31. PROVIDE 1'-6" X 2'-0" MIN CRAWL SPACE ACCESS HATCH PER IRC R408.4 PANEL TO ALIGN WITH FLOOR SUBSTRATE TO ALLOW FOR A SEAMLESS FLOOR FINISH.
32. PER THE CODE SECTION R311.7.6, LANDING FOR STAIRWAY,
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.
33. PROVIDE MECHANICAL VENTILATION FOR CRAWL SPACE, MIN. 30 CFM; FAN TO RUN CONTINUOUSLY, PER UNIT.

PLAN LEGEND

- DOOR DESIGNATION (1.1)
- WINDOW DESIGNATION (1.1) 3'-0" WINDOW WIDTH, 5'-0" WINDOW HEIGHT
- XX / X.X DETAIL NUMBER / SHEET NUMBER
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 4 FRAMING
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING
- CAST-IN-PLACE CONCRETE WALL
- PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG
- PROVIDE CMU WALL
- W/D WASHING MACHINE / DRYER (STACKED)
- W WASHING MACHINE
- D CLOTHES DRYER
- XX / X.X SECTION MARKER
- HWH ON-DEMAND HOT WATER HEATER
- SD IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS;
  1. IN EACH SLEEPING ROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES.
  4. PER IRC R314.3.1 SMOKE ALARMS SHALL BE: INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
  5. SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- SD SW SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- HD HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. 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)
  1. AT BATHROOMS AND LAUNDRY, PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
  2. AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
  3. VENT ALL EXHAUST FANS TO THE OUTSIDE
  4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.
- CO IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
  SRC R315.5. CARBON MONOXIDE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- FLOOR STEP DOWN
- SOFFIT STEP DOWN

TYPICAL STAIR

PROVIDE MIN. 3'-0" LANDING WHERE OCCURS



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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

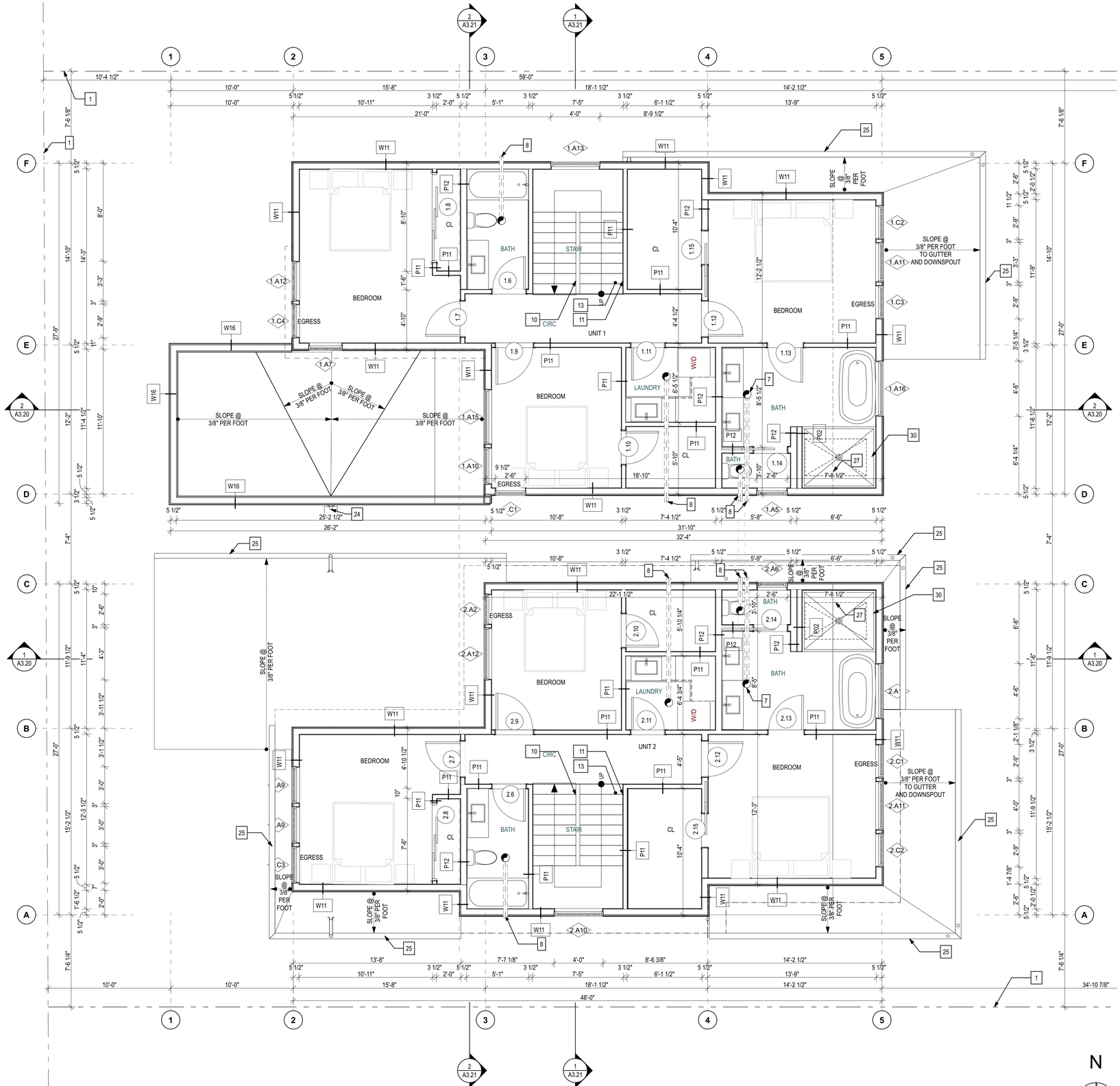
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

First Floor Plan

A2.02

© 2025 b9 architects



PLAN NOTES

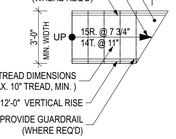
1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PEDESTRIAN ACCESS
4. VEHICULAR ENTRY
5. STRUCTURE ABOVE, TYP
6. STRUCTURE BELOW, TYP
7. PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SONE 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1
9. PER IRC TABLE M1505.4.4, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/SD-5 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.
11. PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC R311.7.8.1, 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 R311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
12. PROVIDE (2) 1-HOUR WALLS BETWEEN DWELLING UNITS PER IRC R302.2.3. SEE W50 ON SHEET A8.00
13. PROVIDE 6'-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC R311.7.2, TYP.
14. PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
15. PROVIDE (1) LAYER 5/8" EXTERIOR TYPE 'X' GWB AT OVERHANG, TYP FOR 1-HOUR PROTECTION; REFER TO SHEET A8.01 FC48.C.
16. MIN 1/2" GYPSUM WALLBOARD WRAPPING POSTS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
17. PROVIDE WOOD-FRAMED CANOPY PROJECTION ABOVE; TO PROJECT NO CLOSER THAN 3-FEET TO ANY PROPERTY LINE, PER SMC 23.45.518H.1. PAINT PER ELEVATIONS.
18. MIN 1/2" GYPSUM WALLBOARD WRAPPING BEAMS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
19. PROVIDE ROOF OVERHANG ABOVE, TYP; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING PER IRC TABLE R302.1(1) FOOTNOTE (a)
20. PROVIDE SHORING FOR EXCAVATION ADJACENT TO PROPERTY LINE, PER STRUCTURAL.
21. MIN 1/2" GYPSUM WALLBOARD WRAPPING WALLS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
22. PROVIDE PLANTER, REFER TO L1 FOR PLANTING SCHEDULE
23. AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH R309.4: SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
24. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
25. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
26. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH IRC R302.5.1-R302.5.3
27. SKYLIGHT ABOVE, REFER TO ROOF PLAN A2.04 AND SCHEDULE ON A8.00
28. PROVIDE ENVIRONMENTAL AIR EXHAUST SOFFIT VENT AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LIENS PER IMC 501.3.1.3
29. SLOPE GARAGE TO COMPLY WITH R309.1 TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARDS THE OVERHEAD DOOR
30. SHALLOW FRAMING AT SHOWERS FOR FLUSH ENTRY; REFER TO SHEET A8.01 FC12
31. PROVIDE 1'-6" X 2'-0" MIN CRAWL SPACE ACCESS HATCH PER IRC R408.4 PANEL TO ALIGN WITH FLOOR SUBSTRATE TO ALLOW FOR A SEAMLESS FLOOR FINISH.
32. PER THE CODE SECTION R311.7.6, LANDING FOR STAIRWAY,
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.
33. PROVIDE MECHANICAL VENTILATION FOR CRAWL SPACE, MIN. 30 CFM; FAN TO RUN CONTINUOUSLY, PER UNIT.

PLAN LEGEND

- DOOR DESIGNATION 1.1
- WINDOW DESIGNATION 1.1 — 3'-0" WINDOW WIDTH, 5'-0" WINDOW HEIGHT
- XX / X.X DETAIL NUMBER / SHEET NUMBER
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 4 FRAMING
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING
- CAST-IN-PLACE CONCRETE WALL
- PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG
- PROVIDE CMU WALL
- W/D WASHING MACHINE / DRYER (STACKED)
- W WASHING MACHINE
- D CLOTHES DRYER
- XX / X.X SECTION MARKER
- HWH ON-DEMAND HOT WATER HEATER
- SD IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS;
  1. IN EACH SLEEPING ROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES.
  4. PER IRC R314.3.1 SMOKE ALARMS SHALL BE: INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
  5. SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- SD SW SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- HD HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. 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)
  1. AT BATHROOMS AND LAUNDRY, PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
  2. AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
  3. VENT ALL EXHAUST FANS TO THE OUTSIDE
  4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.
- CO IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
  SRC R315.5: CARBON MONOXIDE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- FLOOR STEP DOWN
- SOFFIT STEP DOWN

TYPICAL STAIR

PROVIDE MIN. 3'-0" LANDING WHERE OCCURS



Architect of Record

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

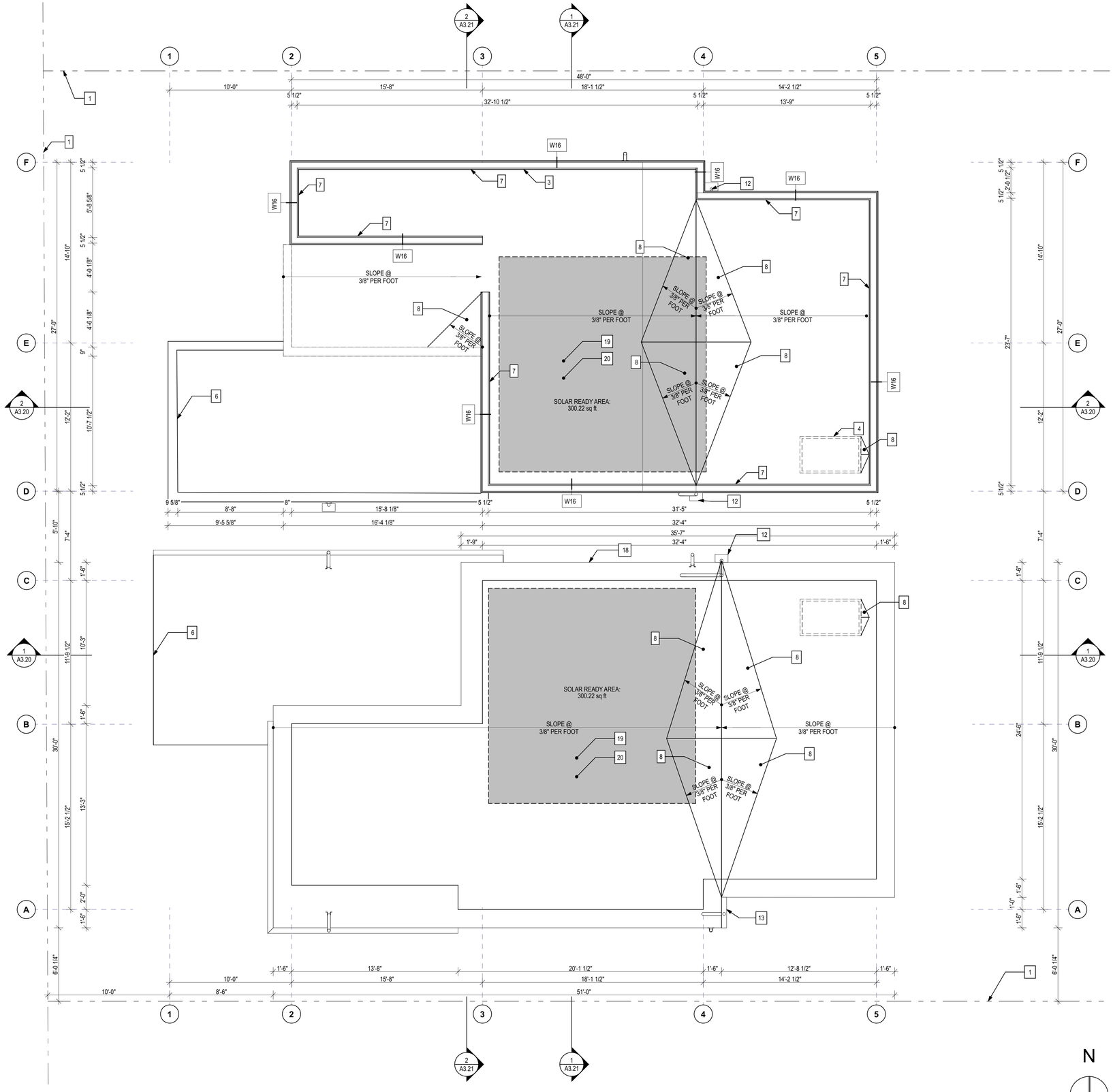
City Stamp

Second Floor Plan

A2.03

© 2025 b9 architects

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



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

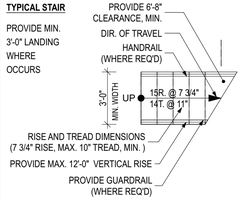
ROOF PLAN NOTES

1. PROPERTY LINE
2. ROOF/DECK ABOVE
3. PROVIDE 2X6 PARAPET ON ROOF. REFER TO PARAPET HEIGHT PLAN AND ELEVATION DRAWINGS FOR HEIGHT, TYP.
4. SKYLIGHT ON 2X10 CURB, WITH CRICKET FOR ROOF DRAINAGE
5. NOT USED
6. STRUCTURE BELOW, TYP
7. ROOFING MEMBRANE. PROVIDE MIN 18" UP WALL WITH 12" LAP OF WRB.
8. PROVIDE CRICKET WITH RIGID INSULATION, 3" MIN PER ROOF ASSEMBLIES, REFER TO FC06, A8.01. SLOPE TO DRAIN, MIN. 3/8" PER FOOT
9. NOT USED
10. NOT USED
11. NOT USED
12. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON-SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
13. PROVIDE 4" SEMI-ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON-SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
14. NOT USED
15. NOT USED
16. NOT USED
17. LOCATE PLUMBING VENT PENETRATION AT ROOF 10' MIN FROM EDGE OF OCCUPIABLE ROOF DECK PER IPC 903.1.2. OTHERWISE, EXTEND VENT 7' ABOVE THE WALKING SURFACE PER IRC 903.1.3.
18. NOT USED
19. THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED FOR FUTURE SOLAR ELECTRIC' A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION
20.

PLAN LEGEND

- DOOR DESIGNATION (1.1)
- WINDOW DESIGNATION (1.1) — 3'-0" WINDOW WIDTH, 5'-0" WINDOW HEIGHT
- (XX / X.X) DETAIL NUMBER / SHEET NUMBER
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 X 4 FRAMING
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING
- CAST-IN-PLACE CONCRETE WALL
- PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG
- PROVIDE CMU WALL
- W/D — WASHING MACHINE / DRYER (STACKED)
- W — WASHING MACHINE
- D — CLOTHES DRYER
- (XX / X.X) SECTION MARKER
- HWH — ON-DEMAND HOT WATER HEATER
- SD — IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS;
  1. IN EACH SLEEPING ROOM
  2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES.
  4. PER IRC R314.3.1 SMOKE ALARMS SHALL BE: INSTALLED 20' MIN FROM KITCHEN APPLIANCES OR 10' MIN WITH AN ALARM-SILENCING SWITCH; 3' MIN FROM BATHROOM DOORS
  5. SMOKE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- SD SW — SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
- HD — HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. 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)
  1. AT BATHROOMS AND LAUNDRY, PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER
  2. AT KITCHENS, PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER
  3. VENT ALL EXHAUST FANS TO THE OUTSIDE
  4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.
- CO — IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
  SRC R315.5. CARBON MONOXIDE ALARMS REQUIRED TO BE INSTALLED, HARDWIRED AND INTERCONNECTED, TYP.
- FLOOR STEP DOWN
- SOFFIT STEP DOWN

TYPICAL STAIR



Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

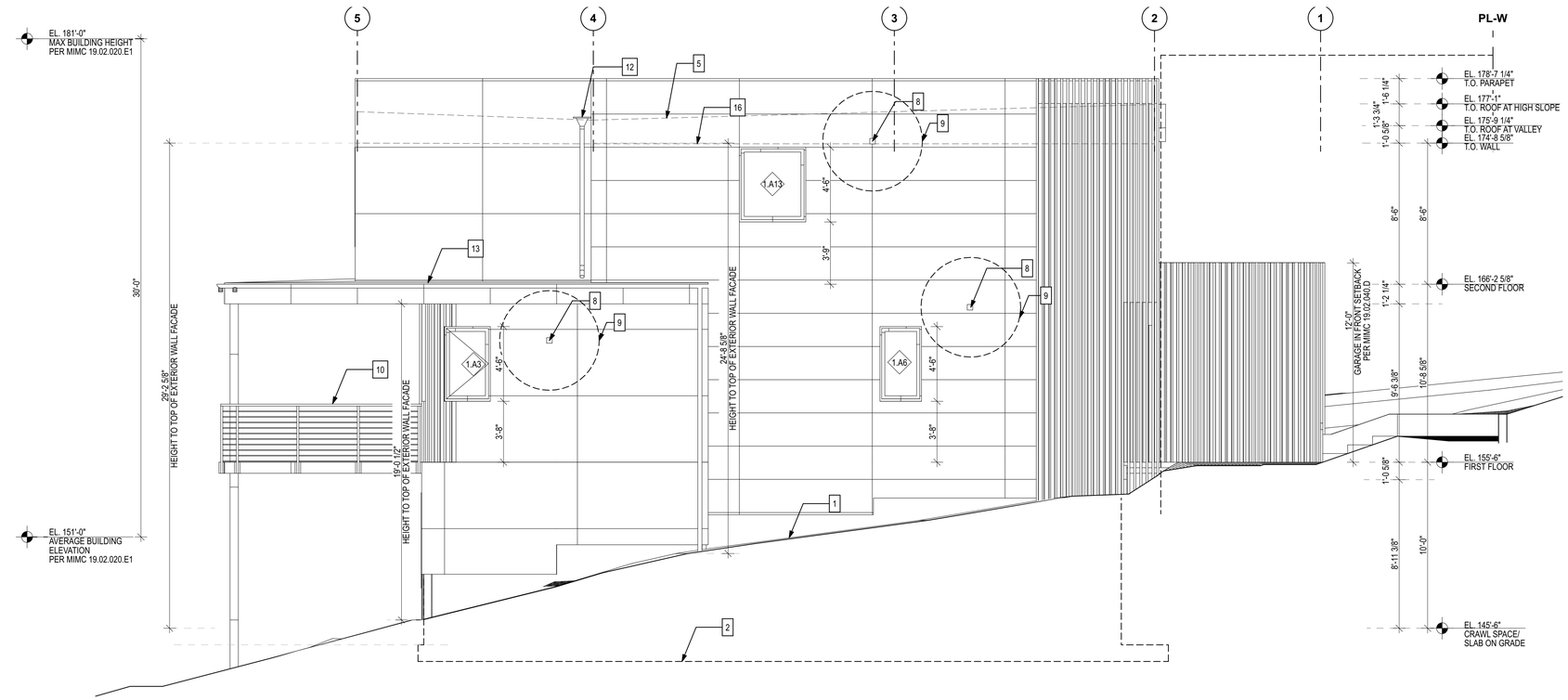
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Roof Plan

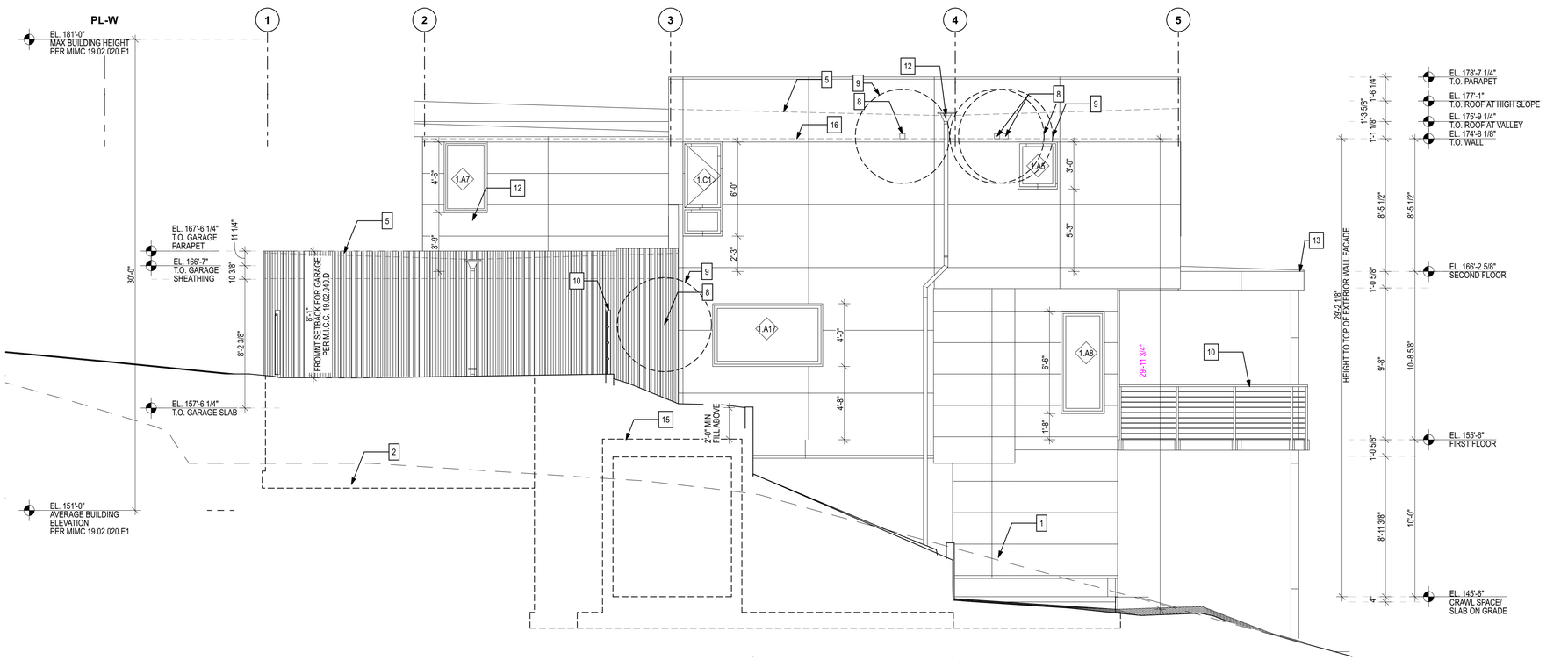
A2.04

© 2025 b9 architects



2 NORTH ELEVATION - UNIT 1

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



1 SOUTH ELEVATION - UNIT 1

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

ELEVATION NOTES

1. EXISTING GRADE, TYP.
2. DENOTES FOOTING BEYOND, TYP.
3. NOT USED
4. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE.
5. DENOTES TOP OF ROOF SHEATHING BEHIND PARAPET, TYP.
6. PROVIDE ADDRESS NUMBERS TO BE VISIBLE FROM STREET
7. NOT USED
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
9. PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC M1504.3
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/SD-5 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL. NOTE ALL INFILL GLASS PANELS BETWEEN STRUCTURAL STANCHIONS AND A STRUCTURAL TOP RAIL MUST BE SAFETY GLAZED.
11. ROOF EAVE IN REQUIRED YARD PER MIMC 19.02.020.C.3a.i; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.
12. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
13. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
14. PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY TO EACH UNIT, TYP.
15. ATTACHMENT BELOW GRADE
16. DENOTES TOP OF WALL, TYP.

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8914 REGISTERED ARCHITECT
BRADLEY G. KHOURI
STATE OF WASHINGTON

Professional Stamp

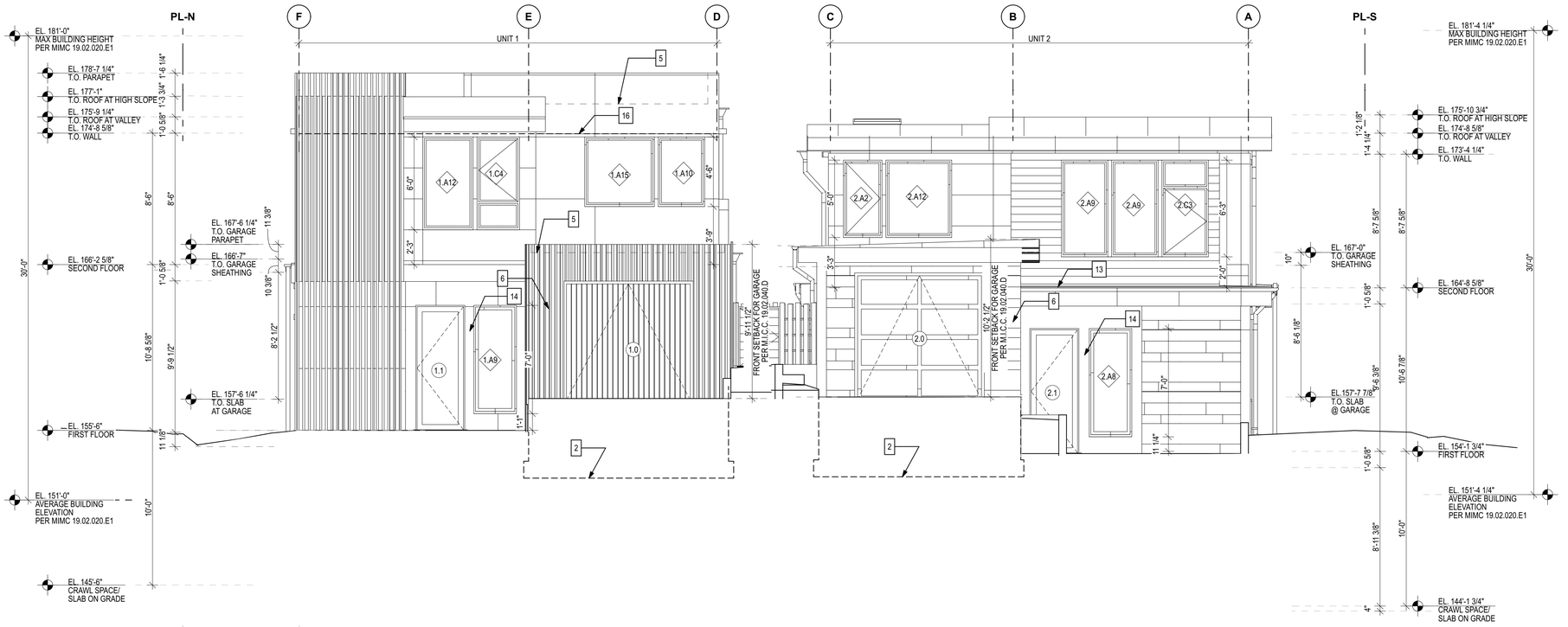
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Elevations

A3.10

© 2025 b9 architects



2 WEST ELEVATION

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

EAST ELEVATION

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

ELEVATION NOTES

1. EXISTING GRADE, TYP.
2. DENOTES FOOTING BEYOND, TYP.
3. NOT USED
4. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE.
5. DENOTES TOP OF ROOF SHEATHING BEHIND PARAPET, TYP.
6. PROVIDE ADDRESS NUMBERS TO BE VISIBLE FROM STREET
7. NOT USED
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
9. PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC M1504.3
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/ SD-5 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL. NOTE ALL INFILL GLASS PANELS BETWEEN STRUCTURAL STANCHIONS AND A STRUCTURAL TOP RAIL MUST BE SAFETY GLAZED.
11. ROOF EAVE IN REQUIRED YARD PER MIMC 19.02.020.C.3a.i; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.
12. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
13. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
14. PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY TO EACH UNIT, TYP.
15. ATTACHMENT BELOW GRADE
16. DENOTES TOP OF WALL, TYP.

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. ICHOUAN STATE OF WASHINGTON

Professional Stamp

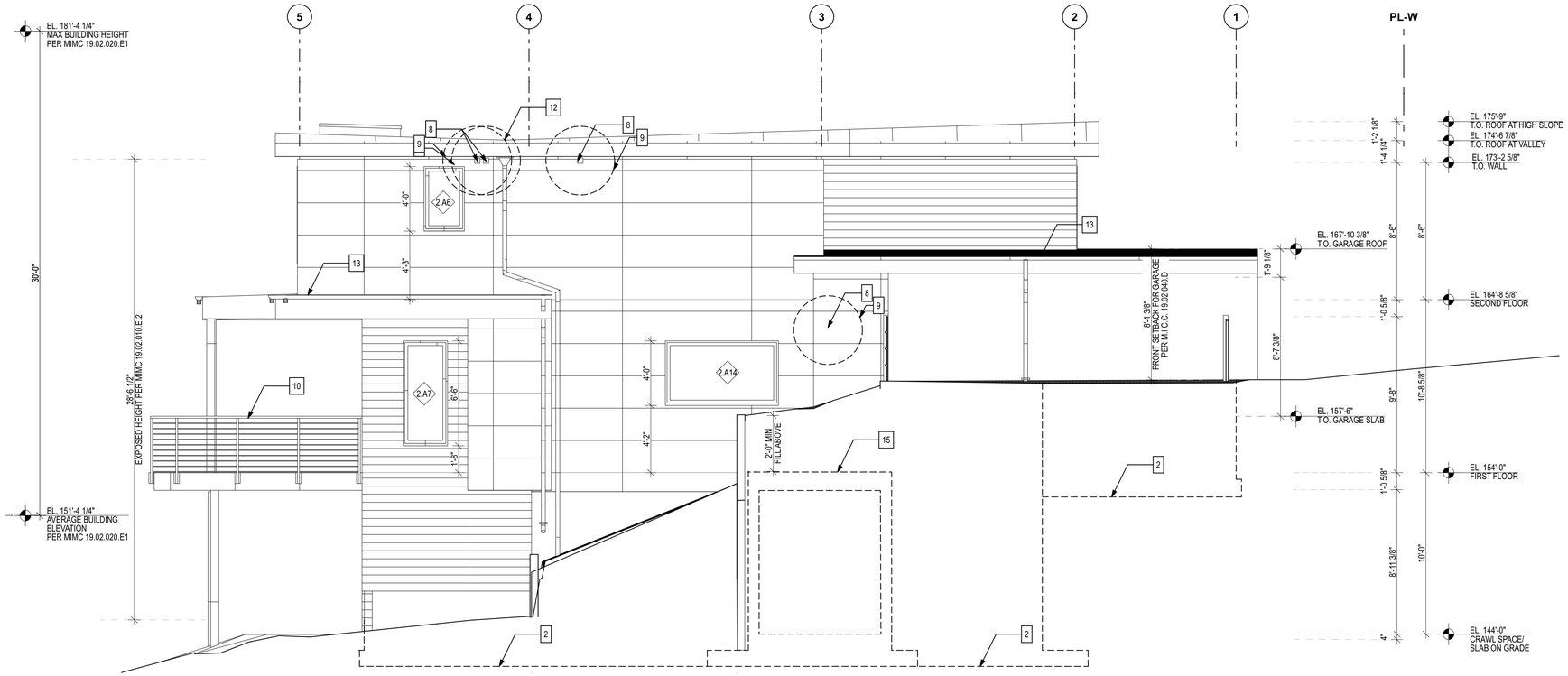
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Elevations

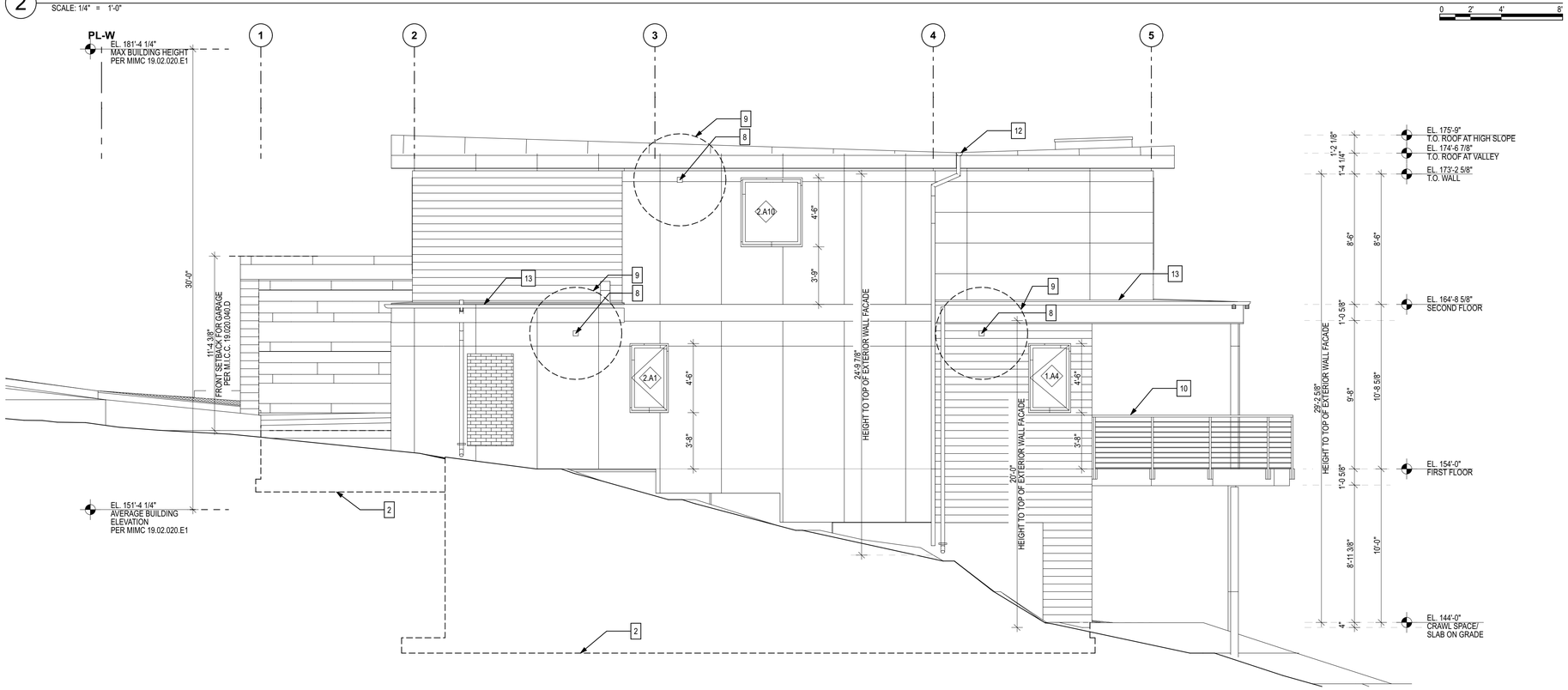
A3.11

© 2025 b9 architects



2 NORTH ELEVATION - UNIT 2

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



1 SOUTH ELEVATION - UNIT 2

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

ELEVATION NOTES

1. EXISTING GRADE, TYP.
2. DENOTES FOOTING BEYOND, TYP.
3. NOT USED
4. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE.
5. DENOTES TOP OF ROOF SHEATHING BEHIND PARAPET, TYP.
6. PROVIDE ADDRESS NUMBERS TO BE VISIBLE FROM STREET
7. NOT USED
8. PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
9. PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC M1504.3
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/ SD-5 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL. NOTE ALL INFILL GLASS PANELS BETWEEN STRUCTURAL STANCHIONS AND A STRUCTURAL TOP RAIL MUST BE SAFETY GLAZED.
11. ROOF EAVE IN REQUIRED YARD PER MIMC 19.02.020.C.3a.i; WHERE PROJECTION IS WITHIN 5-FEET OF ANY PROPERTY LINE, FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.
12. PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
13. PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
14. PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY TO EACH UNIT, TYP.
15. ATTACHEMENT BELOW GRADE
16. DENOTES TOP OF WALL, TYP.

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

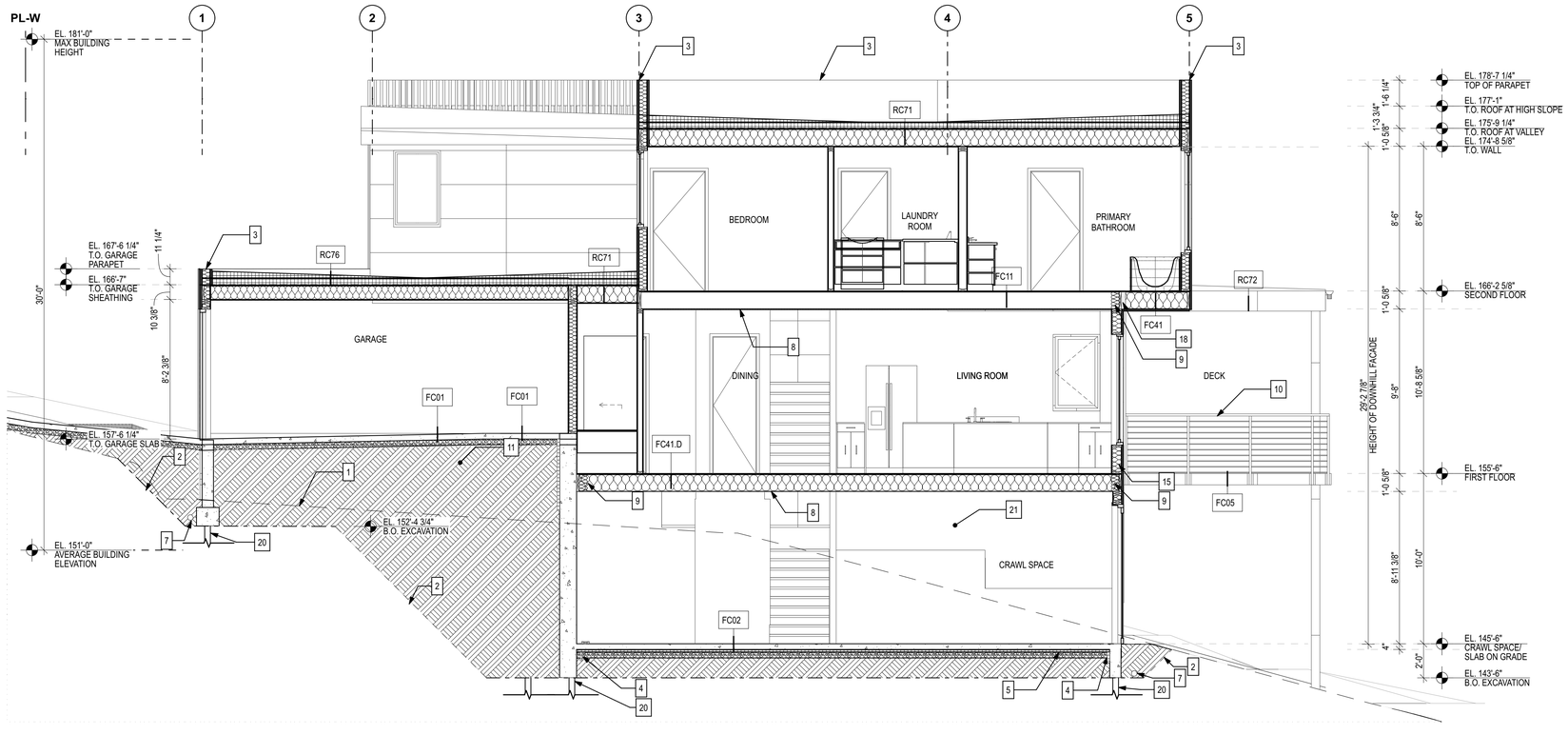
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Elevations

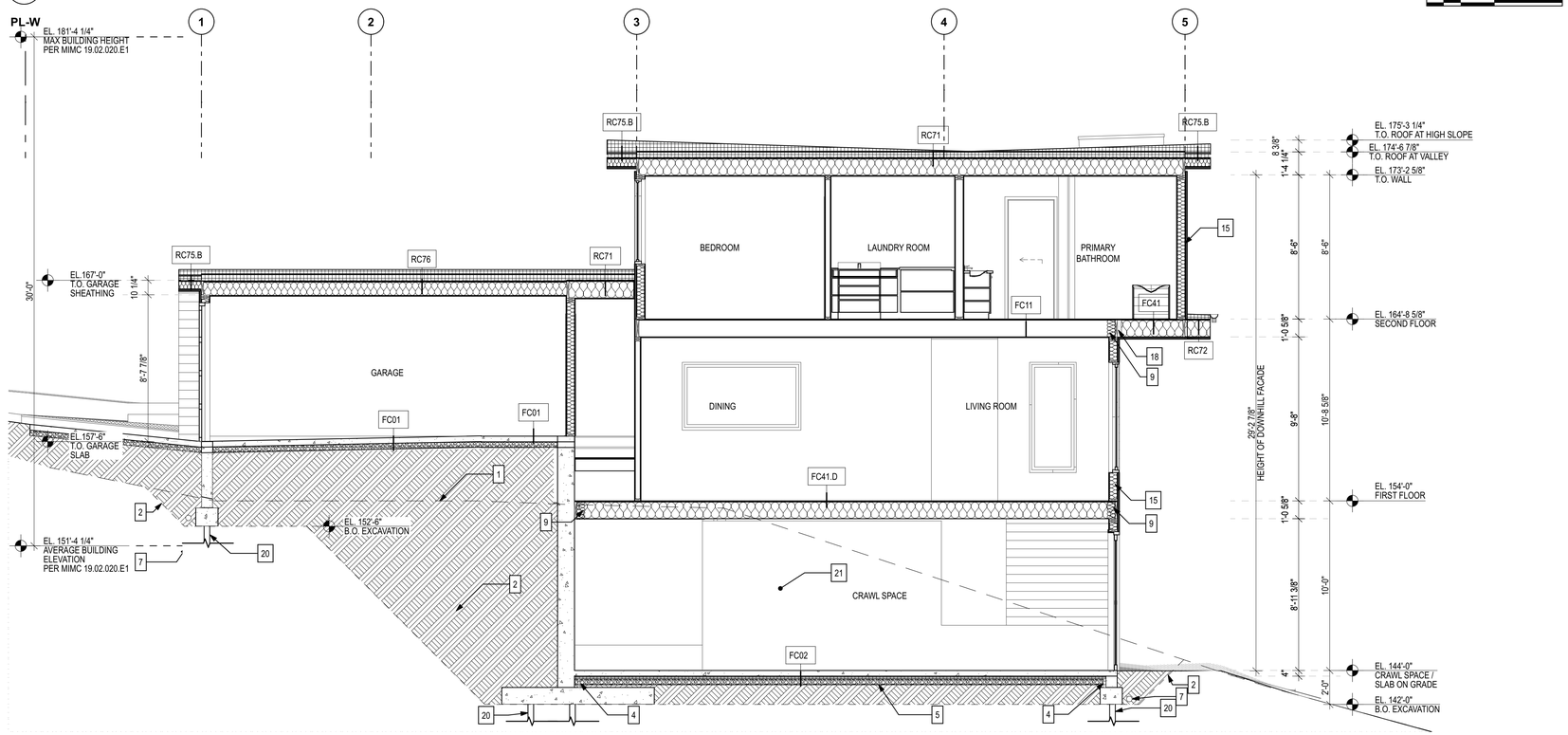
A3.12

© 2025 b9 architects



2 LONGITUDINAL SECTION - UNIT 1

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



1 LONGITUDINAL SECTION - UNIT 2

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

SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, REFER TO GEOTECHNICAL REPORT, TYP.
3. PROVIDE 2X6 PARAPET ON ROOF. REFER PARAPET HEIGHT PLAN AND ELEVATION DRAWINGS FOR HEIGHT, TYP.
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER WSEC R402.2.9, TYP.
5. PROVIDE INSULATION BELOW SLAB ON GRADE PER FLOOR ASSEMBLY
6. PROVIDE CONTINUOUS (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, TYP. FOR 1-HOUR PROTECTION.
7. PROVIDE FOOTING DRAIN, TYP. REFER TO GEOTECHNICAL REPORT.
8. PER IRC R302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
9. PROVIDE R-21 INSULATION AT EDGE OF FLOOR, TYP.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/ SD-5 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. BACKFILL REQUIRED, PROVIDE STRUCTURAL FILL PER GEOTECHNICAL REPORT RECOMMENDATIONS
12. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE
13. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER WSRC TABLE R302.1(1) FOOTNOTE 'A' AT PROJECTIONS BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE. BLOCKING TO EXTEND FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AT EAVE, TYP. NO VENT HOLES WILL BE ALLOWED, AND ALL GAPS BETWEEN THE FIREBLOCKING AND THE ROOF SHEATHING/TOP PLATE/ROOF JOISTS SHALL BE SEALED
14. PROVIDE SHORING, REFER TO SH DRAWINGS AND GEOTECHNICAL REPORT
15. PROVIDE R-21 INSULATION AT EXTERIOR WALLS, TYP. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
17. PROVIDE R-21 INSULATION AT INTERIOR OF CONCRETE WALL. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
18. FILL CAVITY WITH INSULATION, PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIM BLOCKING AT OVERHANG, REFER TO FLOOR ASSEMBLIES ON SHEET A8.00.
19. PROVIDE 2 FEET MIN GRADE ABOVE BELOW GRADE STRUCTURE, EXEMPT FROM LOT COVERAGE
20. PROVIDE PIN PILE. REFER TO STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT
21. CRAWLSPACE MIN. 18" CLEAR BELOW FLOOR JOISTS

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

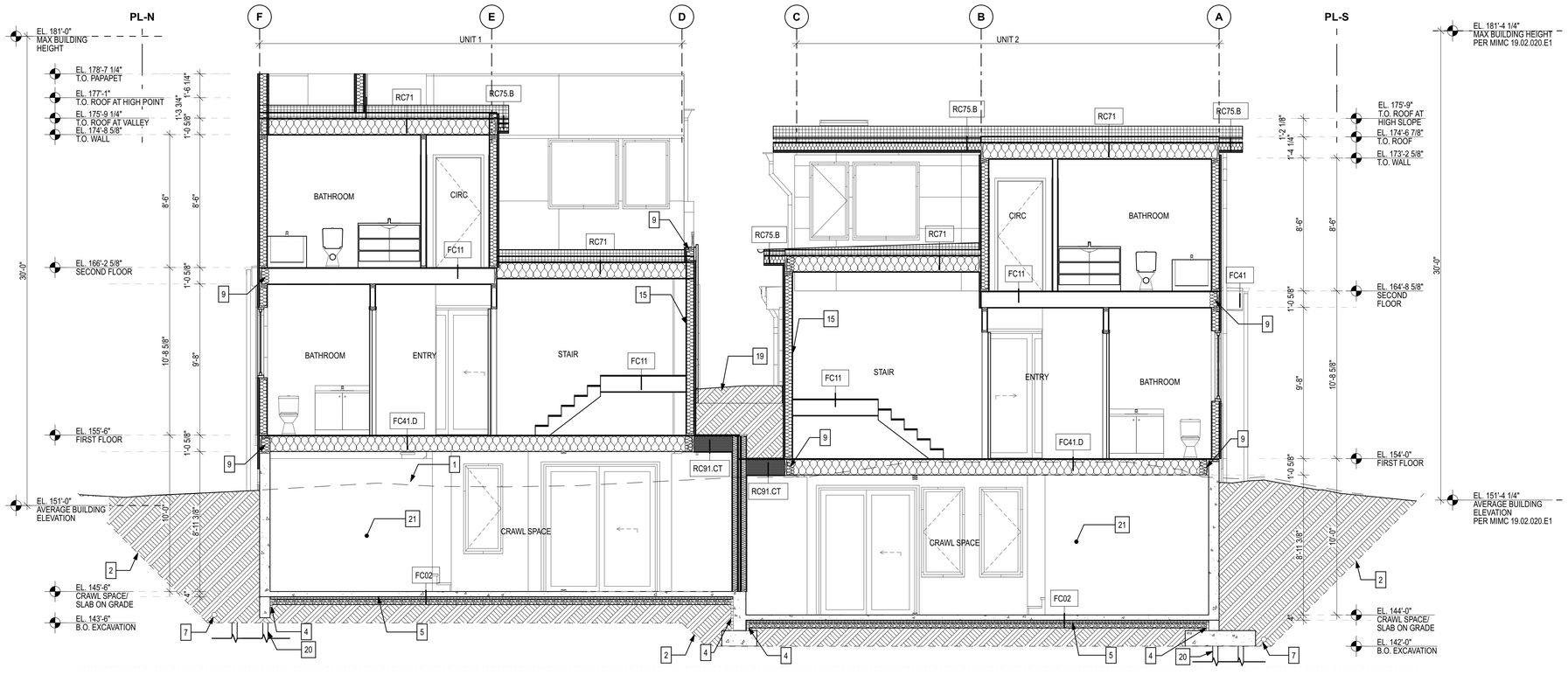
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Sections

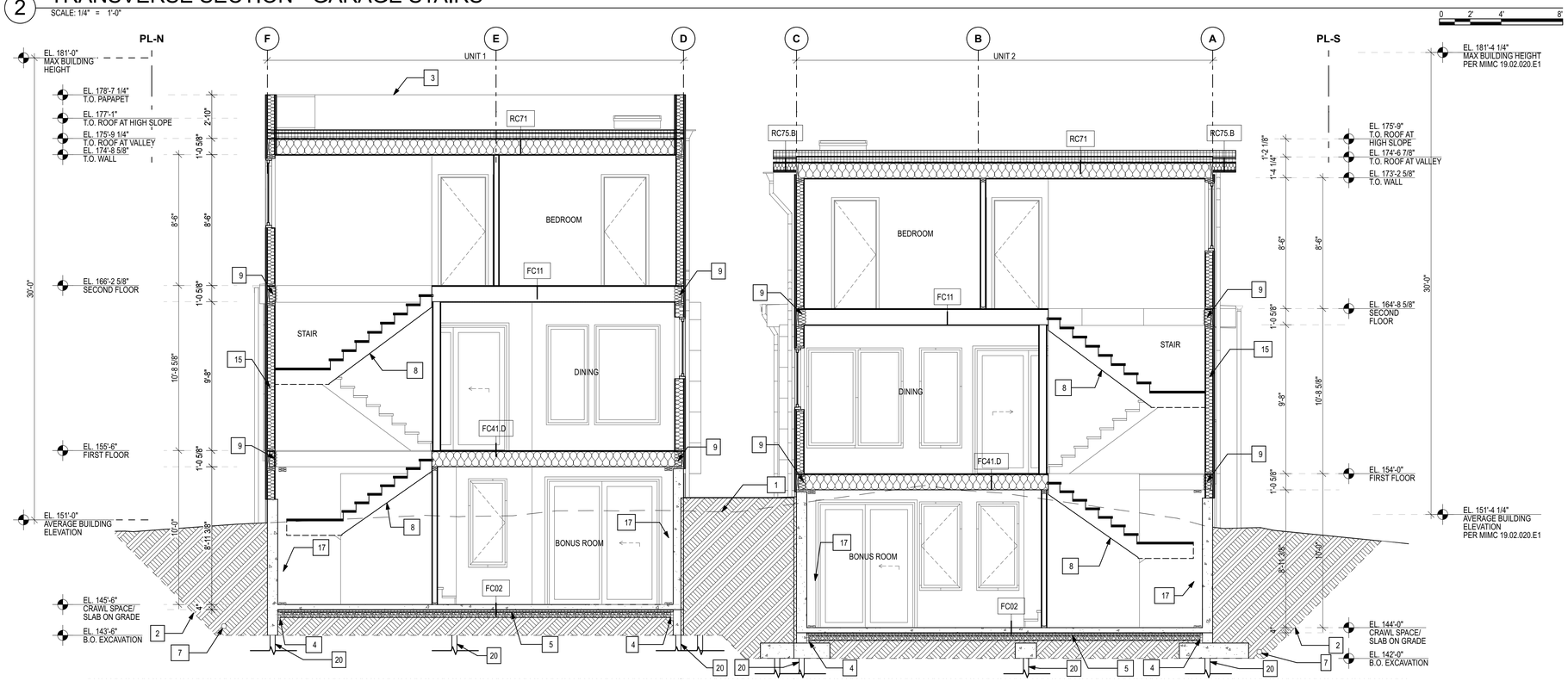
A3.20

© 2025 b9 architects



2 TRANSVERSE SECTION - GARAGE STAIRS

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



1 TRANSVERSE SECTION

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

SECTION NOTES

1. EXISTING GRADE, TYP.
2. PROVIDE 1H:1V CUT WITHIN PROPERTY BOUNDARIES, REFER TO GEOTECHNICAL REPORT, TYP.
3. PROVIDE 2X6 PARAPET ON ROOF. REFER PARAPET HEIGHT PLAN AND ELEVATION DRAWINGS FOR HEIGHT, TYP.
4. PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER WSEC R402.2.9, TYP.
5. PROVIDE INSULATION BELOW SLAB ON GRADE PER FLOOR ASSEMBLY
6. PROVIDE CONTINUOUS (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, TYP. FOR 1-HOUR PROTECTION.
7. PROVIDE FOOTING DRAIN, TYP. REFER TO GEOTECHNICAL REPORT.
8. PER IRC R302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
9. PROVIDE R-21 INSULATION AT EDGE OF FLOOR, TYP.
10. PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC R312.1.2. OPENINGS SHALL BE 4" MAX PER IRC R312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS B/ SD-5 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THOUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
11. BACKFILL REQUIRED, PROVIDE STRUCTURAL FILL PER GEOTECHNICAL REPORT RECOMMENDATIONS
12. PROVIDE SKYLIGHT ON 2x10 CURB, REFER TO WINDOW SCHEDULE
13. PROVIDE 2X BLOCKING MIN FOR 1-HOUR PROTECTION AT FIREBLOCKING PER WSRC TABLE R302.1(1) FOOTNOTE 'A' AT PROJECTIONS BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE. BLOCKING TO EXTEND FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING AT EAVE, TYP. NO VENT HOLES WILL BE ALLOWED, AND ALL GAPS BETWEEN THE FIREBLOCKING AND THE ROOF SHEATHING/TOP PLATE/ROOF JOISTS SHALL BE SEALED
14. PROVIDE SHORING, REFER TO SH DRAWINGS AND GEOTECHNICAL REPORT
15. PROVIDE R-21 INSULATION AT EXTERIOR WALLS, TYP. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
17. PROVIDE R-21 INSULATION AT INTERIOR OF CONCRETE WALL. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
18. FILL CAVITY WITH INSULATION, PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIM BLOCKING AT OVERHANG, REFER TO FLOOR ASSEMBLIES ON SHEET A8.00.
19. PROVIDE 2 FEET MIN GRADE ABOVE BELOW GRADE STRUCTURE, EXEMPT FROM LOT COVERAGE
20. PROVIDE PIN PILE. REFER TO STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT
21. CRAWLSPACE MIN. 18" CLEAR BELOW FLOOR JOISTS

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

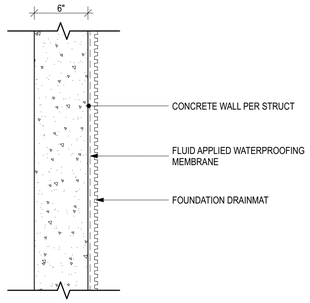
Sections

A3.21

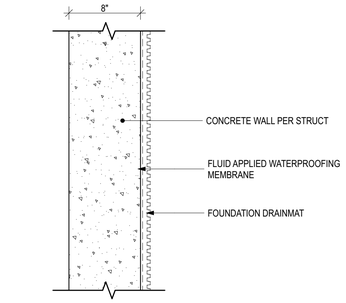
© 2025 b9 architects

EXTERIOR WALL TYPES

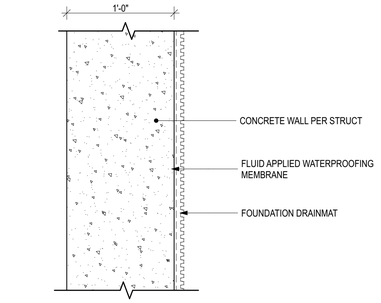
W01.A



W01.B



W01.D

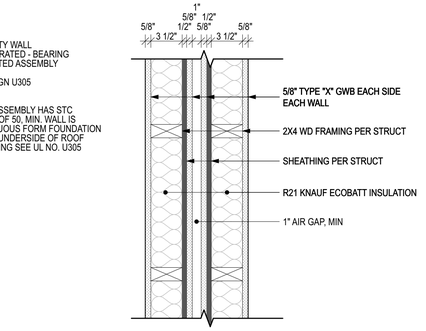


W50

WD PARTY WALL
(2) 1 HR RATED - BEARING
2 HR RATED ASSEMBLY

UL DESIGN U305
STC 62

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

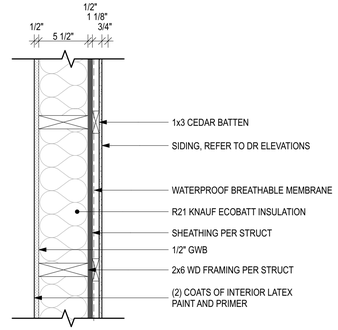


EXTERIOR WALL TYPES

W11

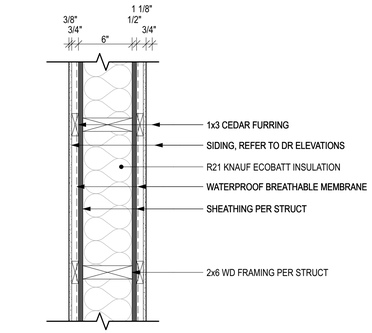
EXTERIOR WALL
PAINTED CEMENT BOARD SIDING PER DR ELEVATION AND MATERIAL SCHEDULE

WD 2X6 EXT
MIN R-21 CAVITY
UNRATED



W16

FIN WALL
PAINTED FIBER CEMENT OR WOOD SIDING
BOTH SIDES
WD 2X6 EXT
MIN-R21

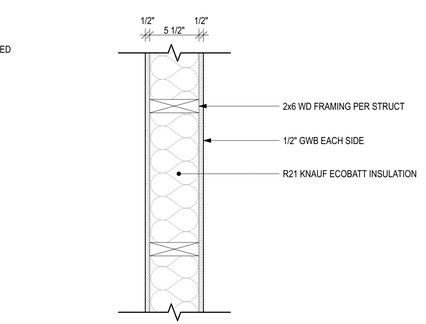


PARTY WALL TYPES

INTERIOR WALL TYPES

P13

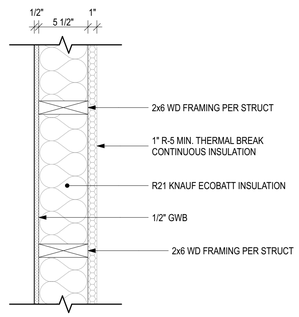
2X6 INT
INSULATED
R-21



INTERIOR WALL TYPES

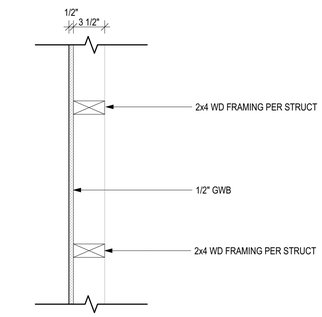
P01

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



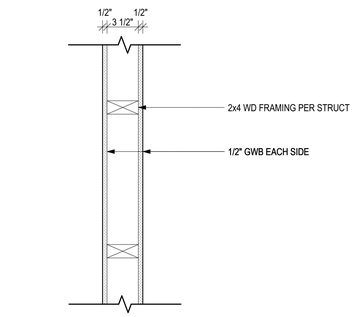
P02

2X6 INT



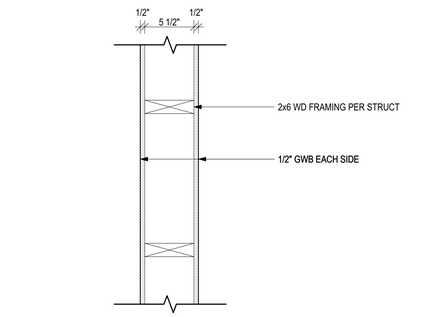
P11

2X4 INT



P12

2X6 INT



Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. KHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Wall Types

A8.00

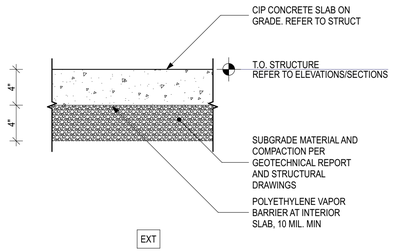
© 2025 b9 architects

FC TYPES

FC01

CONCRETE SLAB ON GRADE
UNINSULATED

EXT

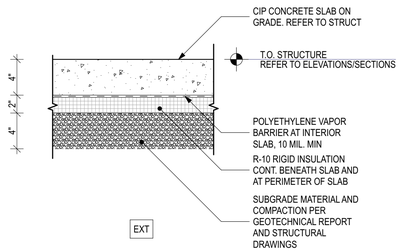


EXT

FC02

CONCRETE SLAB ON GRADE
INSULATED

INT

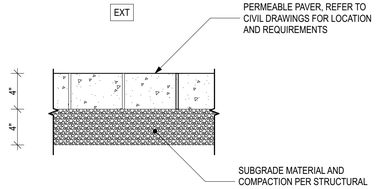


EXT

FC03

PERMEABLE PAVER

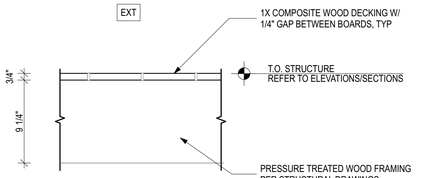
EXT



FC05

OPEN WOOD DECK

EXT



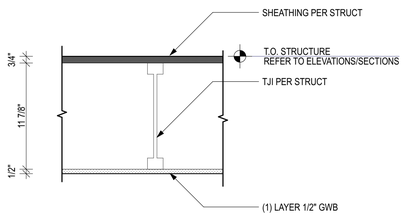
EXT

FC TYPES

FC11

TJI 11 7/8" INT

INT

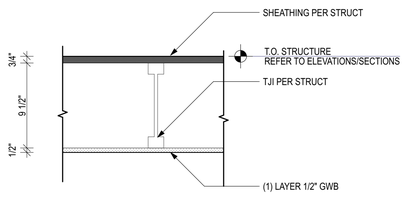


INT

FC12

TJI 9 1/2" INT

INT

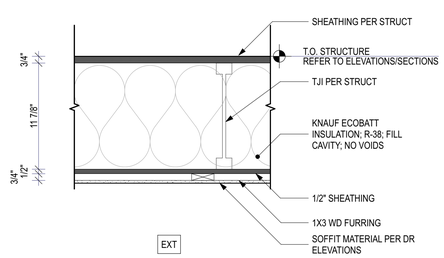


INT

FC41

TJI 11 7/8" INT
R-30 MIN
EXTERIOR OVERHANG

INT

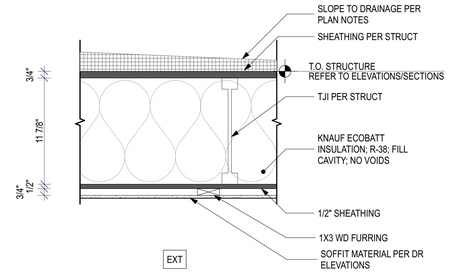


EXT

FC72

TJI 11 7/8" INT
FILL WITH BATT INSUALTION
EXTERIOR OVERHANG

INT



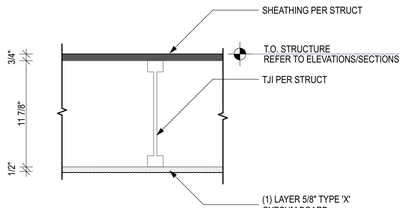
EXT

FC TYPES

FC21

TJI 11 7/8" INT
1 HOUR RATED

INT

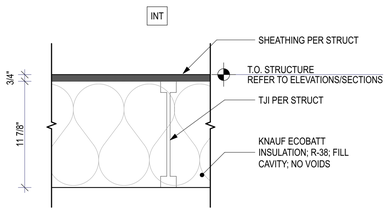


INT

FC41.D

TJI 11 7/8" INT
FILL WITH BATT INSULATION
CRAWLSPACE

INT



EXT

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

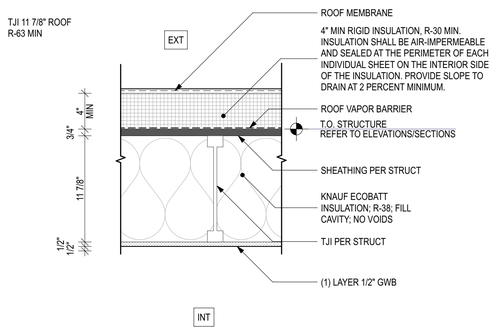
Floor Types

A8.01

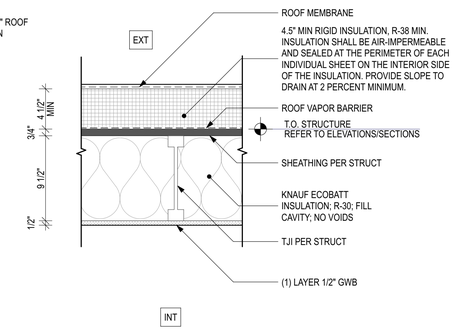
© 2025 b9 architects

RC TYPES

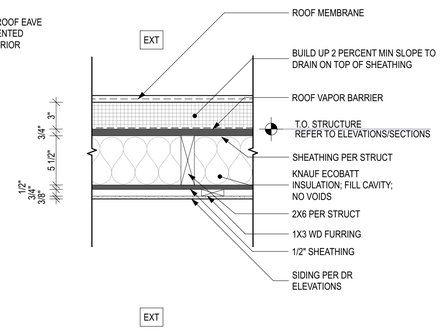
RC71



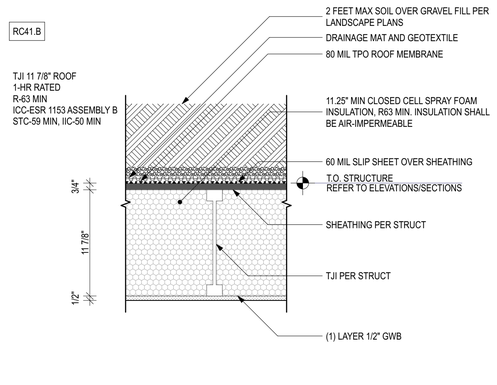
RC76



RC75.B



RC41.B



Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8914 REGISTERED ARCHITECT
BRADLEY G. KNOUSE
STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

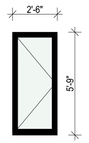
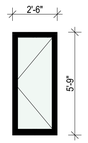
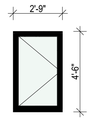
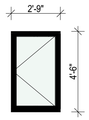
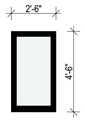
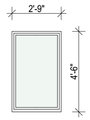
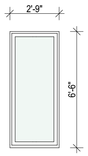
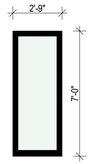
City Stamp

Roof Types

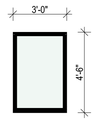
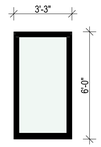
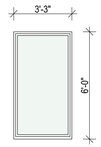
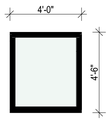
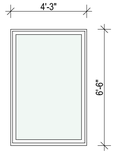
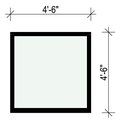
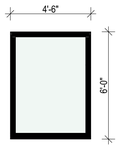
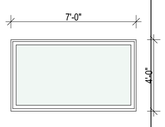
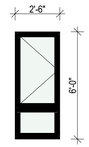
A8.02

© 2025 b9 architects

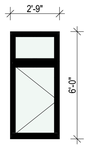
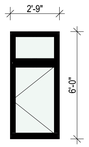
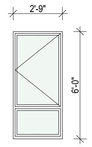
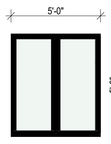
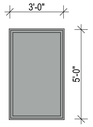
UNIT 1 - WINDOW SCHEDULE

WINDOW NUMBER	1.A1	1.A2	1.A3	1.A4	1.A5	1.A6	1.A7	1.A8	1.A9
QUANTITY	1	1	2	1	1	1	1	2	1
ELEVATION									
WINDOW TYPE	C	C	C	C	F	F	F	F	F
WIDTH	2'-6"	2'-6"	2'-9"	2'-9"	2'-6"	2'-6"	2'-9"	2'-9"	2'-9"
HEIGHT	5'-9"	5'-9"	4'-6"	4'-6"	3'-0"	4'-6"	4'-6"	6'-6"	7'-0"
WINDOW AREA	14.38	14.38	12.38	12.38	7.50	11.25	12.38	17.88	19.25
SILL HEIGHT	2'-5"	3'-11"	3'-8"	3'-8"	5'-3"	3'-8"	3'-9"	1'-8"	1'-1"
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
TEMPERED	☐	☐	☐	☐	☐	☐	☐	☐	☒
EGRESS	☒	☐	☐	☐	☐	☐	☐	☐	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	WHITE	WHITE	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES									

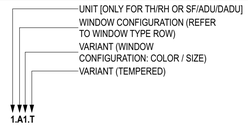
UNIT 1 - WINDOW SCHEDULE

WINDOW NUMBER	1.A10	1.A11	1.A12	1.A13	1.A14	1.A15	1.A16	1.A17	1.C1
QUANTITY	1	1	1	1	1	1	1	1	1
ELEVATION									
WINDOW TYPE	F	F	F	F	F	F	F	F	C
WIDTH	3'-0"	3'-3"	3'-3"	4'-0"	4'-3"	4'-6"	4'-6"	7'-0"	2'-6"
HEIGHT	4'-6"	6'-0"	6'-0"	4'-6"	6'-6"	4'-6"	6'-0"	4'-0"	6'-0"
WINDOW AREA	13.50	19.50	19.50	18.00	27.63	20.25	27.00	28.00	15.00
SILL HEIGHT	3'-9"	2'-3"	2'-3"	3'-9"	1'-8"	3'-9"	2'-3"	4'-8"	2'-3"
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
TEMPERED	☐	☐	☐	☐	☐	☐	☒	☐	☐
EGRESS	☐	☐	☐	☐	☐	☐	☐	☐	☒
EXTERIOR FRAME COLOR	BLACK	BLACK	WHITE	BLACK	WHITE	BLACK	BLACK	WHITE	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES									

UNIT 1 - WINDOW SCHEDULE

WINDOW NUMBER	1.C2	1.C3	1.C4	1.C5	1.SK01	
QUANTITY	1	1	1	1	1	25
ELEVATION						
WINDOW TYPE	C	C	C	F	F	
WIDTH	2'-9"	2'-9"	2'-9"	5'-0"	---	
HEIGHT	6'-0"	6'-0"	6'-0"	5'-9"	---	
WINDOW AREA	16.50	16.50	16.50	28.75	---	418.67 ft²
SILL HEIGHT	2'-3"	2'-3"	2'-3"	2'-5"	---	
U-VALUE	0.30	0.30	0.30	0.30	0.30	
TEMPERED	☐	☐	☐	☐	☐	
EGRESS	☐	☒	☒	☐	☐	
EXTERIOR FRAME COLOR	BLACK	BLACK	WHITE	BLACK	WHITE	
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	
NOTES						

WINDOW TYPES NAMING CONVENTION

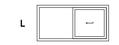


WINDOW NUMBER ID:

OPERABILITY:

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

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



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	**F**
HORIZONTAL WINDOW FIXED OR OPERABLE PANE	**B**	SLIDING	**SL**
COMBINATION	**C**	AWNING	**A**
STOREFRONT	**S**	CASEMENT	**C**
		SINGLE HUNG	**SH**
		DOUBLE HUNG	**DH**

NFRC CERTIFIED PRODUCT DIRECTORY NUMBERS

MILGARD WINDOWS:
STYLES,6110; 6340; 6230

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

GENERAL WINDOW NOTES

1. ALL WINDOW SIZES DENOTE **ROUGH OPENING**
2. CONTRACTOR IS RESPONSIBLE FOR ORDERING THE CORRECT WINDOW SIZES, CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS DURING CONSTRUCTION.
3. **SEE PLANS AND ELEVATIONS FOR HINGE LOCATIONS AND DIRECTIONS.**
4. ALL GLAZING TO BE LOW-E, INSULATED GLAZING, U.O.N.
5. U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED.
6. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS FOR EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
7. HAZARDOUS GLAZING LOCATIONS PER **2018 SBC SECTION 2406.4.**
   1. GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
      EXCEPTIONS:
      a. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
      b. DECORATIVE GLAZING
   2. GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
      EXCEPTIONS:
      a. DECORATIVE GLAZING.
      b. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
   3. GLAZING ADJACENT TO WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      EXCEPTIONS:
      a. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET, AND
      b. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
      c. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
      d. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
   4. GLAZING IN GUARDRAILS AND RAILINGS: ALL GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
   5. GLAZING AND WET SURFACES: GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
      EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATER'S EDGE OF A BATHTUB.
   6. GLAZING ADJACENT TO STAIRWAYS AND RAMPS: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAT 60 INCHES ABOVE THE PLANE OF THE ADJACENTWALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE HAZARDOUS LOCATIONS.
      EXCEPTIONS:
      a. THE SIDE OF THE STAIRWAY, LANDING, OR RAMPTHAT HAS GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE RAILING.
      b. GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACES.
   7. GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING: GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
      EXCEPTION: GLAZING THAT IS PROTECTED BY A GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8 WHERE THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE GUARD
   8. FIRE DEPARTMENT ACCESS PANELS: FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED.
9. **REFER TO FLOOR PLAN FOR ALL EGRESS WINDOWS.**

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

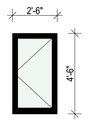
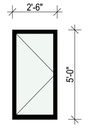
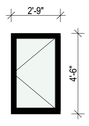
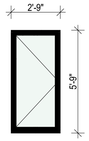
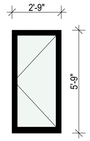
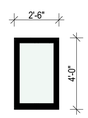
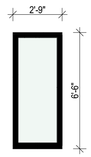
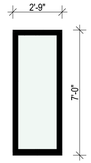
City Stamp

Windows Schedule

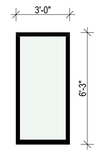
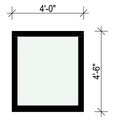
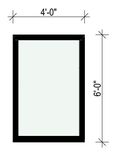
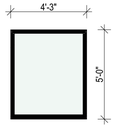
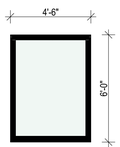
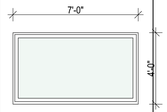
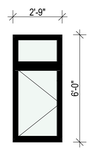
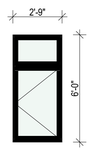
A8.10

© 2025 b9 architects

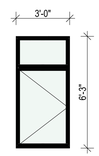
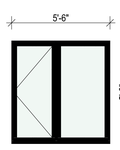
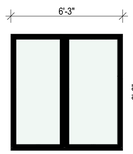
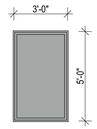
UNIT 2 - WINDOW SCHEDULE

WINDOW NUMBER	2.A1	2.A2	2.A3	2.A4	2.A5	2.A6	2.A7	2.A8
QUANTITY	1	1	1	1	1	1	2	1
ELEVATION								
WINDOW TYPE	C	C	C	C	C	F	F	F
WIDTH	2'-6"	2'-6"	2'-9"	2'-9"	2'-9"	2'-6"	2'-9"	2'-9"
HEIGHT	4'-6"	5'-0"	4'-6"	5'-9"	5'-9"	4'-0"	6'-6"	7'-0"
WINDOW AREA	11.25	12.50	12.38	15.81	15.81	10.00	17.88	19.25
SILL HEIGHT	3'-8"	3'-3"	3'-8"	2'-5"	2'-5"	4'-3"	1'-8"	1'-1"
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
TEMPERED	☐	☐	☐	☐	☐	☐	☐	☒
EGRESS	☐	☒	☐	☐	☐	☐	☐	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES								

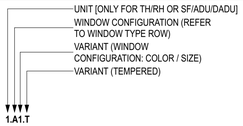
UNIT 2 - WINDOW SCHEDULE

WINDOW NUMBER	2.A9	2.A10	2.A11	2.A12	2.A13	2.A14	2.C1	2.C2
QUANTITY	2	1	1	1	1	1	1	1
ELEVATION								
WINDOW TYPE	F	F	F	F	F	F	C	C
WIDTH	3'-0"	4'-0"	4'-0"	4'-3"	4'-6"	7'-0"	2'-9"	2'-9"
HEIGHT	6'-3"	4'-6"	6'-0"	5'-0"	6'-0"	4'-0"	6'-0"	6'-0"
WINDOW AREA	18.75	18.00	24.00	21.25	27.00	28.00	16.50	16.50
SILL HEIGHT	2'-3"	3'-9"	2'-3"	3'-3"	2'-3"	4'-2"	2'-3"	2'-3"
U-VALUE	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
TEMPERED	☐	☐	☐	☐	☒	☐	☐	☐
EGRESS	☐	☐	☐	☐	☐	☐	☒	☐
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	BLACK	BLACK	WHITE	BLACK	BLACK
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES								

UNIT 2 - WINDOW SCHEDULE

WINDOW NUMBER	2.C3	2.C4	2.C5	2.SK01	
QUANTITY	1	1	1	1	22
ELEVATION					
WINDOW TYPE	C	F	F	F	
WIDTH	3'-0"	5'-6"	6'-3"	---	
HEIGHT	6'-3"	5'-9"	6'-6"	---	
WINDOW AREA	18.75	31.63	40.63	---	412.52 ft²
SILL HEIGHT	2'-3"	2'-5"	1'-8"	---	
U-VALUE	0.30	0.30	0.30	0.30	
TEMPERED	☐	☐	☐	☐	
EGRESS	☒	☒	☐	☐	
EXTERIOR FRAME COLOR	BLACK	BLACK	BLACK	TBD	
INTERIOR FRAME COLOR	WHITE	WHITE	WHITE	WHITE	
NOTES					

WINDOW TYPES NAMING CONVENTION



WINDOW NUMBER ID:

OPERABILITY:

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

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

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	**F**
HORIZONTAL WINDOW FIXED OR OPERABLE PANE	**B**	SLIDING	**SL**
COMBINATION	**C**	AWNING	**A**
STOREFRONT	**S**	CASEMENT	**C**
		SINGLE HUNG	**SH**
		DOUBLE HUNG	**DH**

NFRC CERTIFIED PRODUCT DIRECTORY NUMBERS

MILGARD WINDOWS:
STYLES,6110; 6340; 6230

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

GENERAL WINDOW NOTES

1. ALL WINDOW SIZES DENOTE **ROUGH OPENING**
2. CONTRACTOR IS RESPONSIBLE FOR ORDERING THE CORRECT WINDOW SIZES, CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS DURING CONSTRUCTION.
3. **SEE PLANS AND ELEVATIONS FOR HINGE LOCATIONS AND DIRECTIONS.**
4. ALL GLAZING TO BE LOW-E, INSULATED GLAZING, U.O.N.
5. U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED.
6. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS FOR EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
7. HAZARDOUS GLAZING LOCATIONS PER **2018 SBC SECTION 2406.4.**
   1. GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
      EXCEPTIONS:
      a. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH DIAMETER SPHERE IS UNABLE TO PASS.
      b. DECORATIVE GLAZING
   2. GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
      EXCEPTIONS:
      a. DECORATIVE GLAZING.
      b. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
   3. GLAZING ADJACENT TO WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      EXCEPTIONS:
      a. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET, AND
      b. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
      c. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
      d. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
   4. GLAZING IN GUARDRAILS AND RAILINGS: ALL GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
   5. GLAZING AND WET SURFACES: GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
      EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE FROM THE WATER'S EDGE OF A BATHTUB.
   6. GLAZING ADJACENT TO STAIRWAYS AND RAMPS: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAT 60 INCHES ABOVE THE PLANE OF THE ADJACENTWALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE HAZARDOUS LOCATIONS.
      EXCEPTIONS:
      a. THE SIDE OF THE STAIRWAY, LANDING, OR RAMPTHAT HAS GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE RAILING.
      b. GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACES.
   7. GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING: GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
      EXCEPTION: GLAZING THAT IS PROTECTED BY A GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8 WHERE THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE GUARD
   8. FIRE DEPARTMENT ACCESS PANELS: FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED.
9. **REFER TO FLOOR PLAN FOR ALL EGRESS WINDOWS.**

Architect of Record

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

Project:
2424 74TH AVE SE

Location:
2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:
####

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

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Windows Schedule

A8.11

© 2025 b9 architects

DOOR TYPES

A	SWING DOOR W/ GLASS SINGLE-LEAF
AA	SWING DOOR W/ GLASS DOUBLE-LEAF
B	SWING DOOR SOLID SINGLE-LEAF
BB	SWING DOOR SOLID DOUBLE-LEAF
CC	SLIDING DOOR W/ GLASS DOUBLE-LEAF
D	SLIDING DOOR SOLID SINGLE-LEAF (BARN)
E	SLIDING DOOR SOLID SINGLE-LEAF (POCKET)
FF	DOUBLE BYPASS
FFF	TRIPLE BYPASS
G	BIFOLD DOOR SINGLE-LEAF
GG	BIFOLD DOOR DOUBLE-LEAF
H	OVERHEAD GARAGE DOOR
J	DOOR GATE SINGLE-LEAF
JJ	DOOR GATE DOUBLE-LEAF
K	SWING DOOR W/ VISION PANEL SINGLE-LEAF
KK	SWING DOOR W/ VISION PANEL DOUBLE-LEAF
S	STOREFRONT DOOR SINGLE-LEAF
SS	STOREFRONT DOOR DOUBLE-LEAF

GENERAL DOOR NOTES

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

UNIT 1 - DOOR SCHEDULE

DOOR NUMBER	TYPE	HEIGHT	WIDTH	GLAZING AREA	U-VALUE	NOTES
1.0	H	7'-6"	8'-0"			AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH IRC R309.4; SHALL BE LISTED AND LABELLED IN ACORDANCE WITH UL 325
1.1	A	8'-0"	3'-0"	16.9 SF	0.30	TEMPERED
1.1.a	A	---	---	---	---	---
1.2	B	8'-0"	3'-0"			
1.3	CC	8'-0"	6'-6"	38.8 SF	0.30	TEMPERED
1.4	D	8'-0"	3'-0"			
1.5	B	8'-0"	3'-0"			20 MIN. FIRE RATED OR SELF CLOSING PER IRC R302.5.1
1.6	B	7'-0"	2'-8"			
1.7	B	7'-0"	2'-10"			
1.8	FFF	6'-8"	7'-0"			
1.9	B	7'-0"	3'-0"			
1.10	B	7'-0"	2'-8"			
1.11	B	7'-0"	2'-8"			
1.12	B	7'-0"	2'-10"			
1.13	B	7'-0"	2'-10"			
1.14	E	6'-8"	2'-8"			
1.15	E	7'-0"	2'-8"			
1.16	B	7'-0"	3'-0"			
1.17	FF	6'-8"	4'-8"			
1.18	FF	6'-8"	4'-8"			
1.19	CC	8'-0"	7'-0"	35.6 SF	0.30	TEMPERED
1.20	B	7'-0"	3'-0"			
1.21	B	7'-0"	3'-0"			

UNIT 2 - DOOR SCHEDULE

DOOR NUMBER	TYPE	HEIGHT	WIDTH	GLAZING AREA	U-VALUE	NOTES
2.0	H	2	2			AUTOMATIC GARAFGE DOOR OPENER TO CONFORM WITH IRC R309.4; SHALL BE LISTED AND LABELLED IN ACCORDANCE WITH UL 325
2.1	A	2	1	16.9 SF	0.30	TEMPERED
2.1.a	A	---	---	---	---	---
2.2	B	2	1			
2.3	B	2	1			
2.3	B	2	1			
2.3	CC	2	2	38.8 SF	0.30	TEMPERED
2.4	D	2	1			
2.5	B	2	1			20 MIN. FIRE RATED AND SELF CLOSING PER IRC R302.5.1
2.6	B	2	1			
2.7	B	2	1			
2.8	FFF	2	2			
2.9	B	2	1			
2.10	B	2	1			
2.11	B	2	1			
2.12	B	2	1			
2.13	B	2	1			
2.14	E	2	1			
2.15	E	2	1			
2.16	B	2	1			
2.17	FF	2	1			
2.18	FF	2	1			
2.19	CC	2	2	42.8 SF	0.30	TEMPERED
2.20	B	2	1			
2.21	B	2	1			

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. IKHOURI STATE OF WASHINGTON

Professional Stamp

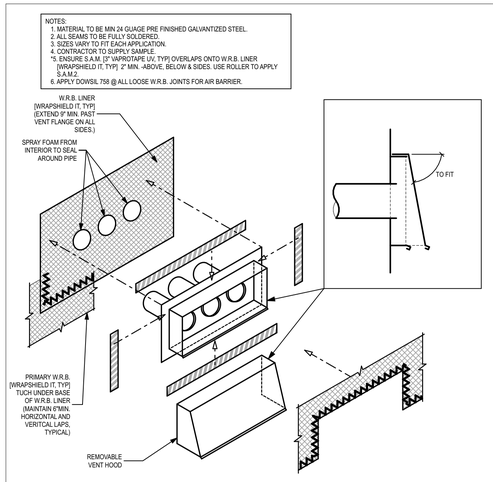
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

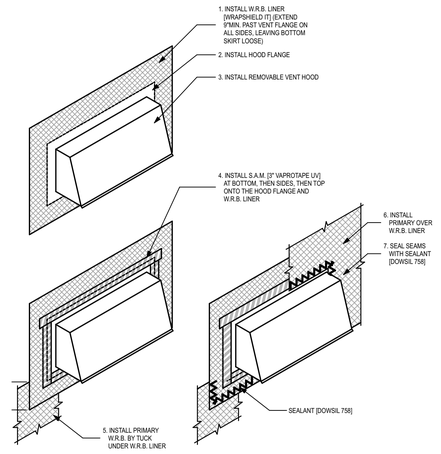
Door Schedule

A8.20

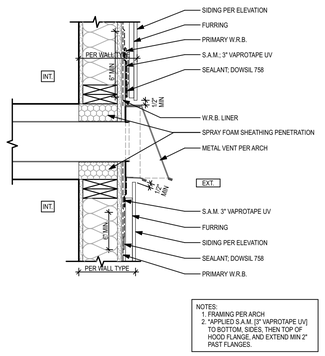
© 2025 b9 architects



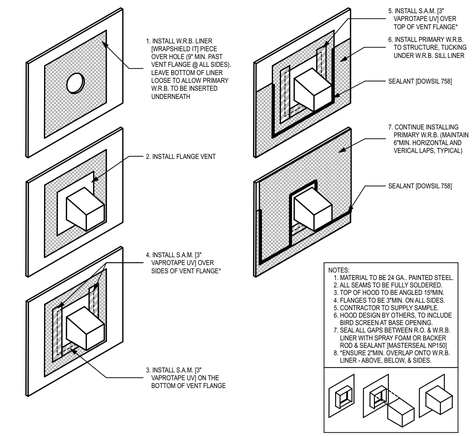
ISOMETRIC: REMOVABLE GANGED HOOD VENT



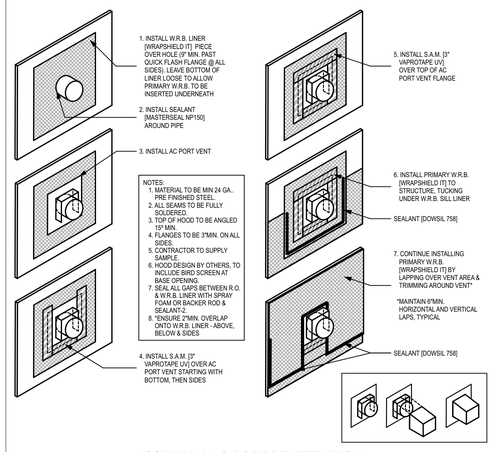
ASSEMBLY: REMOVABLE GANGED HOOD VENT



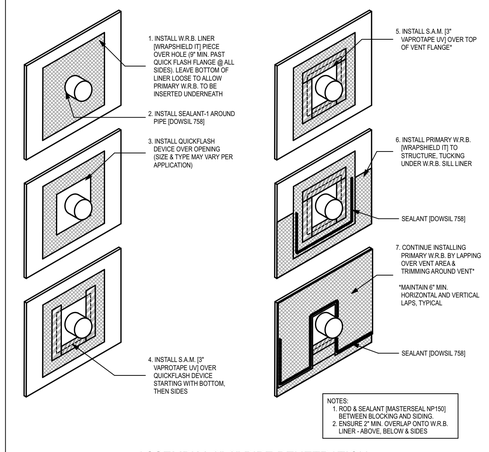
SECTION: REMOVABLE HOOD VENT



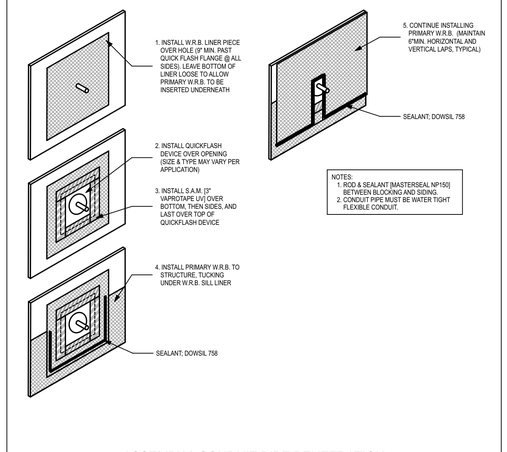
ASSEMBLY: METAL AIR VENT



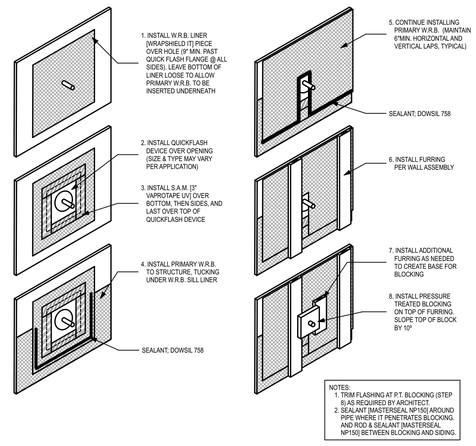
ASSEMBLY: AC PORT PENETRATION



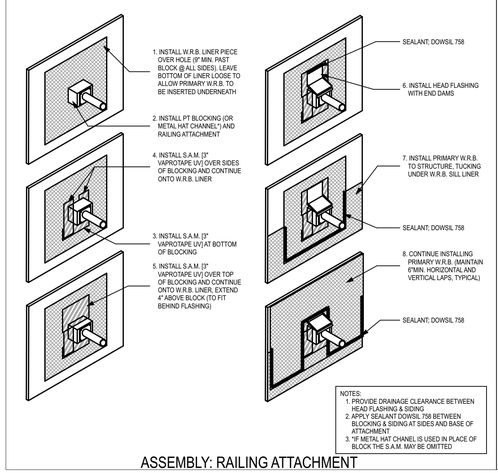
ASSEMBLY: 3"-8" PIPE PENETRATION



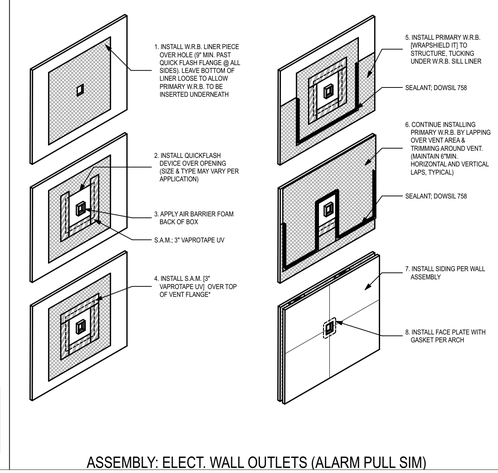
ASSEMBLY: CONDUIT PIPE PENETRATION



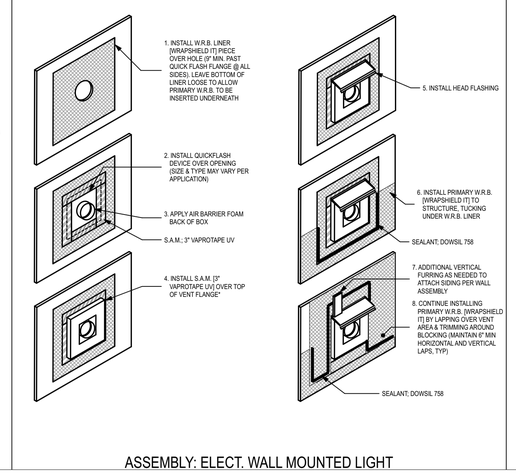
ASSEMBLY: TYPICAL HOSE BIBB



ASSEMBLY: RAILING ATTACHMENT



ASSEMBLY: ELECT. WALL OUTLETS (ALARM PULL SIM)



ASSEMBLY: ELECT. WALL MOUNTED LIGHT

Architect of Record

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

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

Professional Stamp

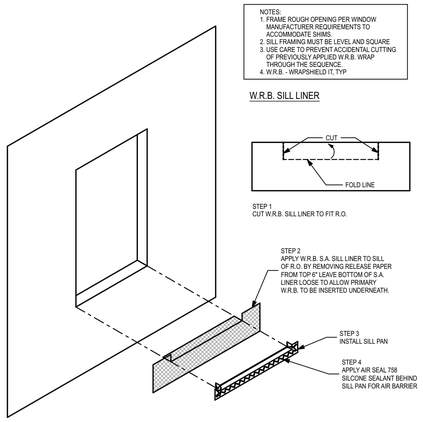
Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

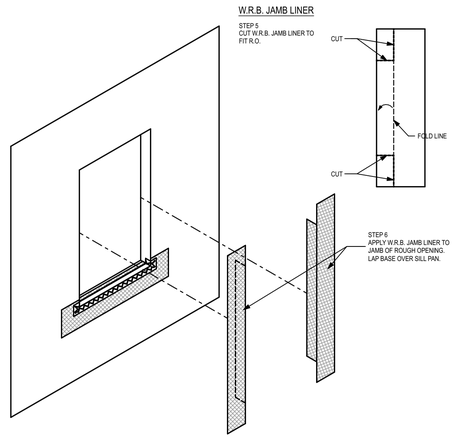
Penetration Details

A9.31

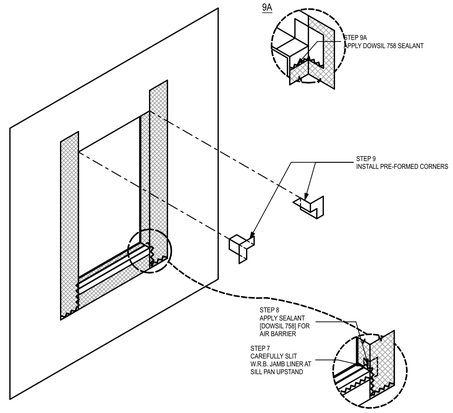
© 2025 b9 architects



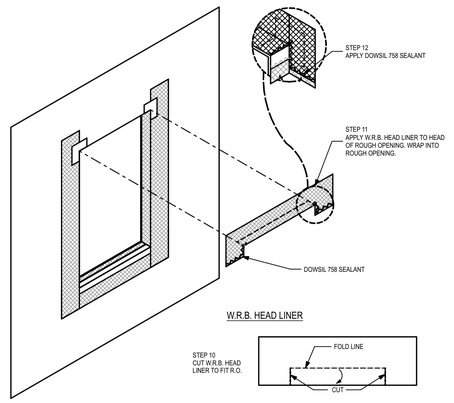
FLANGED WINDOW INSTALL - STEPS 1-4 (OF 22)



FLANGED WINDOW INSTALL - STEPS 5 & 6



FLANGED WINDOW INSTALL - STEPS 7-9



FLANGED WINDOW INSTALL - STEPS 10-12

FLANGED WINDOW INSTALL - STEPS 13-15

FLANGED WINDOW INSTALL - STEPS 16-18

FLANGED WINDOW INSTALL - STEPS 19-20

FLANGED WINDOW INSTALL - STEPS 21-22

Architect of Record

b9 architects

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

Project:

2424 74TH AVE SE

Location:

2424 74TH AVE SE
MERCER ISLAND, WA 98040

Permit Number:

####

8814 REGISTERED ARCHITECT BRADLEY G. KHOURI STATE OF WASHINGTON

Professional Stamp

Issue ID	Issue Name	Issue Date
0	BUILDING PERMIT	12/17/25

City Stamp

Window Installation Details

A9.32

© 2025 b9 architects

BASEMENT SLAB

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE
- FOUNDATION HAVE BEEN DESIGNED BASED ON GEOTECH REPORT PROVIDED BY EARTH SOLUTIONS NW, DATED MAY 2, 2023
- DESIGN LOADS:
  2,875" SHAFT DIA. HELICAL PIER w/ 20 FT MIN. DEPTH
  AXIAL CAPACITY TENSION/COMPRESSION 30K
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 3,000 psi.* ..... FOUNDATION WALLS
  3,000 psi.* ..... FOOTINGS
  3,000 psi.* ..... GRADE BEAMS
  2500 psi ..... INTERIOR SLABS ON GRADE
  3,500 psi.* ..... GARAGE & EXT. SLABS ON GRADE
  fy = 60,000 psi

  * ALL CONCRETE HAS BEEN DESIGNED FOR 2500 PSI, ANYTHING GREATER THAN THIS SPECIFICATION IS FOR WEATHERING ONLY.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL PRESSURE OF 55 PCF AT-REST, 35 PCF ACTIVE & 7H SEISMIC SURCHARGE.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 5/8" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x 1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.) HOLD-DOWN
HD-5	SIMPSON G516 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.)

MEANS & METHODS NOTES

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

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

LIVE LOAD (PSF):

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

SNOW LOAD:

GROUND SNOW LOAD (P_g) (PSF) :	25
ROOF SNOW LOAD (P_f) (PSF) :	25
SNOW EXPOSURE FACTOR (C_e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_w) :	1.0
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.0

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_{DS}: 1.342	S_{D1}: 0.485
SITE CLASS :	D
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.114	S_{D1}: 0.587
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS w/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR: (UNIT I / UNIT 2)	
TRANS: (10k / 11k)	LONG: (10k / 11k)
SEISMIC RESPONSE COEFF. (C_s) :	
TRANS: 0.171	LONG: 0.171
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

GRADE BEAM ON HELICAL PILINGS:

- TYPICAL GRADE BEAM SPECIFICATION: 16" DEEP x 16" WIDE (@ PERIM. WALLS) REINFORCED CONCRETE GRADE BEAM w/ (2) #4 BARS (EQUALLY SPACED) CONTINUOUS AT TOP & BOTTOM & #3 STIRRUPS @ 12" o.c. w/ 3" COVER.
- PILES SHALL BE INSTALLED TO SUPPORT DESIGN LOAD OF 15 TONS/PILE MINIMUM (SAFE LOAD) PER GEOTECH.
- PILING CONTRACTOR SHALL DETERMINE BY TEST PILE, THE LENGTH AND DIMENSIONS OF THE PILINGS REQUIRED TO REACH DESIGN LOAD CAPACITY.
- HELICAL PILE FOUNDATIONS (IBC 1704.10)
  SPECIAL INSPECTIONS OF ALL HELICAL PILE INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.10 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION AND THE INFORMATION RECORDED SHALL INCLUDE, BUT NOT BE LIMITED TO:
  1. MATERIAL COMPLIANCE:
     VERIFY PILE DIMENSIONS. (CONTINUOUS)
  2. TEST PILE OBSERVATIONS:
     VERIFY CAPACITIES OF PILES. (CONTINUOUS)
  3. PILE DRIVING OBSERVATIONS:
     OBSERVE PILE DRIVING OPERATIONS AND MAINTAIN INSTALLATION RECORDS FOR ALL PILES. (CONTINUOUS)
     A. VERIFY PILE PLACEMENT AND PLUMBENESS.
     B. RECORD FINAL DEPTH
     C. RECORD FINAL INSTALLATION TORQUE
     D. RECORD PILE TIP ELEVATIONS.
     E. DOCUMENT ANY DAMAGE TO PILE.

[⊙] INDICATES LOCATION OF HELICAL PILE

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM:
100 MPH WIND SPEED, EXP. C
(ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)
RISK CAT. 2 & SEISMIC CAT. D2.

100 MPH WIND IN 2021 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2021 IBC (SECTION 1604 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2021 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

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

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

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

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

  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" OSB. FASTEN SHEATHING w/ 2½"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 3"x0.131" NAILS @ 8" O.C. USE (12)3½"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT (TYP. U.N.O.)
3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

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

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE & 2021 INTERNATIONAL BUILDING CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x6 HEM FIR (HF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING. DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN 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, U.N.O..
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1650 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF; 24F-V4 (U.N.O)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc⊥=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- TRUSS SHOP DWGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY IN ACCORDANCE WITH TPI-1 2.5.2.3 & 2.3.4.3.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.
- BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD. ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C, EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (1) SIMPSON H2.5T CLIP. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H2.5T CLIP. PROVIDE (2) SIMPSON H2.5T CLIPS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 ½" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 6" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

REVISIONS:

date:	initial:

STRUCTURAL NOTES

2424 74TH AVE SE
MERCER ISLAND, WA

sheet: S-0.0

GRADE BEAM ON HELICAL PILINGS:

- TYPICAL GRADE BEAM SPECIFICATION: 16" DEEP x 16" WIDE @ PERIM. WALLS) REINFORCED CONCRETE GRADE BEAM w/ (2) #4 BARS (EQUALLY SPACED) CONTINUOUS AT TOP & BOTTOM & #3 STIRRUPS @ 12" o.c. w/ 3" COVER.
- PILES SHALL BE INSTALLED TO SUPPORT DESIGN LOAD OF 15 TONS/PILE MINIMUM (SAFE LOAD) PER GEOTECH.
- PILING CONTRACTOR SHALL DETERMINE BY TEST PILE, THE LENGTH AND DIMENSIONS OF THE PILINGS REQUIRED TO REACH DESIGN LOAD CAPACITY.
- HELICAL PILE FOUNDATIONS (IBC 1704.10)
  SPECIAL INSPECTIONS OF ALL HELICAL PILE INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.10 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED CONTINUOUSLY DURING INSTALLATION AND THE INFORMATION RECORDED SHALL INCLUDE, BUT NOT BE LIMITED TO:
  1. MATERIAL COMPLIANCE:
     VERIFY PILE DIMENSIONS. (CONTINUOUS)
  2. TEST PILE OBSERVATIONS:
     VERIFY CAPACITIES OF PILES. (CONTINUOUS)
  3. PILE DRIVING OBSERVATIONS:
     OBSERVE PILE DRIVING OPERATIONS AND MAINTAIN INSTALLATION RECORDS FOR ALL PILES. (CONTINUOUS)
     A. VERIFY PILE PLACEMENT AND PLUMBNESS.
     B. RECORD FINAL DEPTH
     C. RECORD FINAL INSTALLATION TORQUE
     D. RECORD PILE TIP ELEVATIONS.
     E. DOCUMENT ANY DAMAGE TO PILE.

⊡ INDICATES LOCATION OF HELICAL PILE

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

SPACE HELICAL PILES @ 10'-0" ON CENTER AT SITE RETAINING WALLS (TYP.)

HELICAL PILE PLAN
SCALE: 1/4"=1'-0"

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

M&K project number: 300-25003

project mgr:	NJM
drawn by:	MPM
issue date:	12-12-25

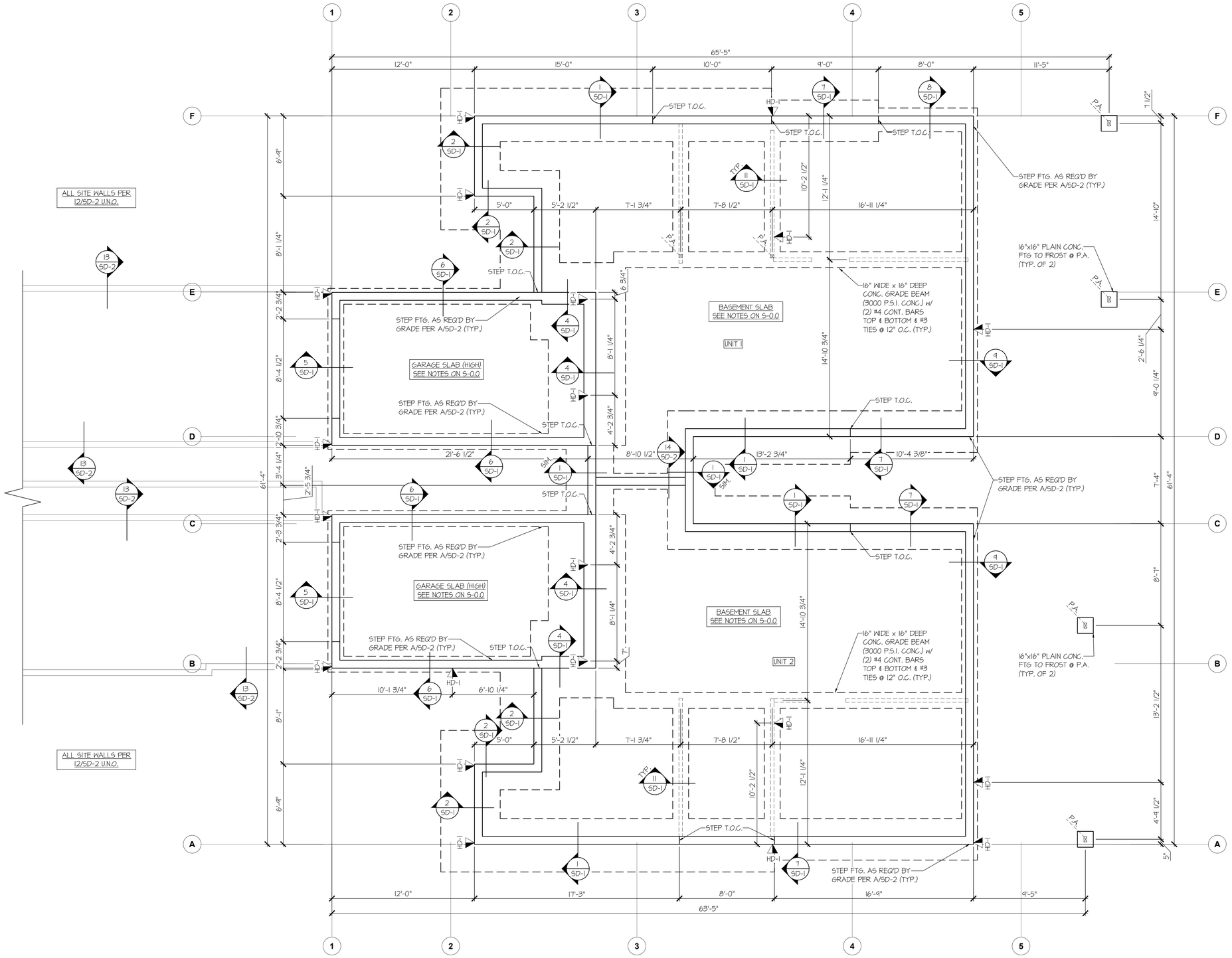
REVISIONS:

date:	initial:

HELICAL PILE PLAN

2424 74TH AVE SE
MERCER ISLAND, WA

sheet: S-0.1



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

LEGEND

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

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I.) 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.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 295, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

REVISIONS:

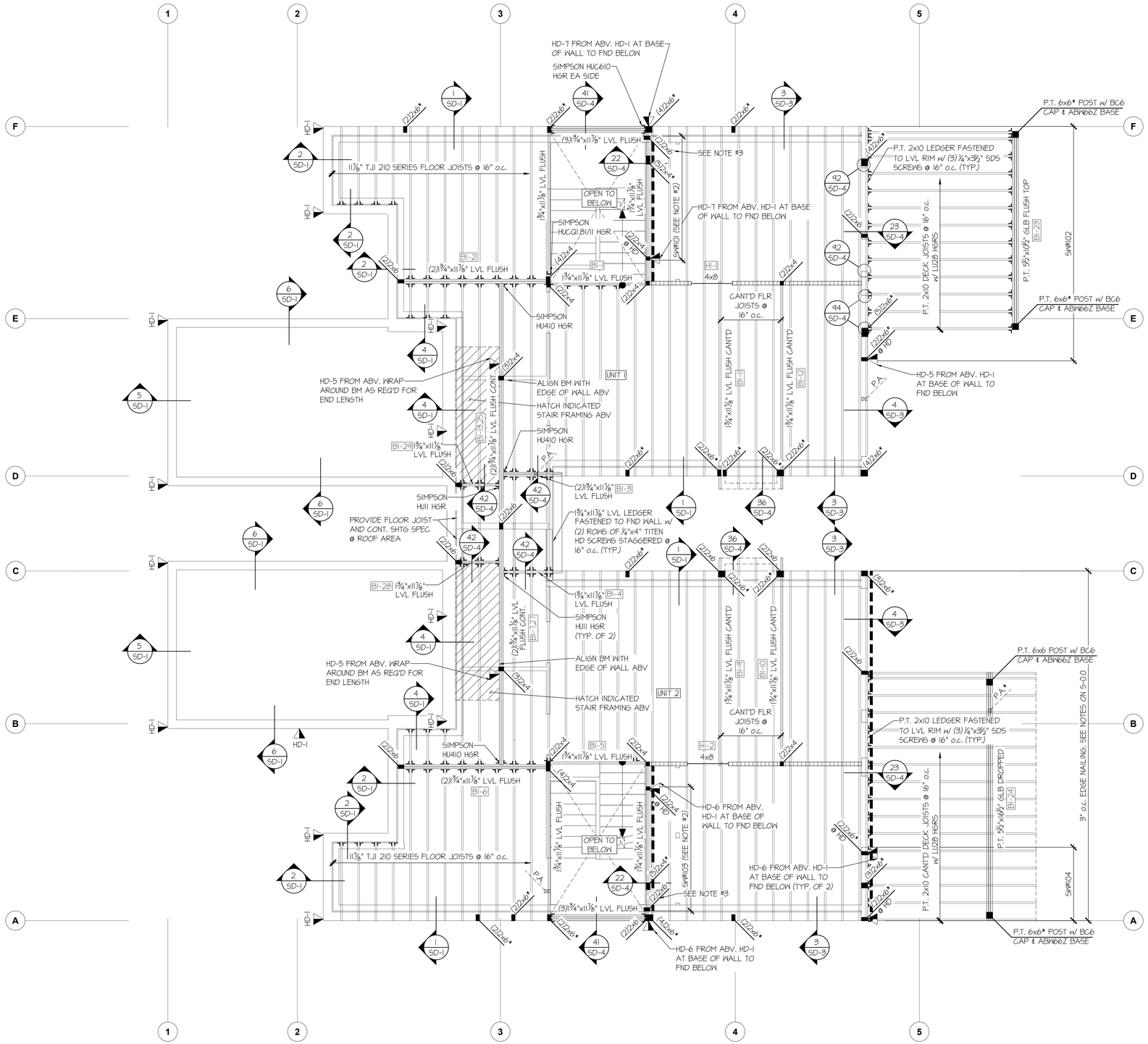
date:	initial:

LNL BUILDS

FOUNDATION PLAN

2424 74TH AVE SE
MERCER ISLAND, WA

sheet:
S-1.0



1 1ST FLOOR FRAMING PLAN

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

LEGEND

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

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) 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.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

NOTE #1: SHEATH PER STD. EXT. WALL SPEC. (SEE NOTES ON S-0.0)

NOTE #2: SHEATH PER 3" EDGE NAILING SPEC. (SEE NOTES ON S-0.0)

NOTE #3: PROVIDE CONT. SHTG THROUGH PERP. FRAMING. FASTEN (2)2x6 END STUDS TO FND WALL w/ ½" DIAM. x 6" TITEN HD SCREWS @ 16" o.c. (4 MIN.)

@ ALL EXT. OPENINGS PARALLEL TO FRMG: 1¾" LVL RIM TO SPAN ACROSS OPENING U.N.O.

NICHOLAS J. MARTIGNETTI STATE OF WASHINGTON 56478 REGISTERED PROFESSIONAL ENGINEER

© Copyright - Mulhern & Kulp Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 295, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

REVISIONS:

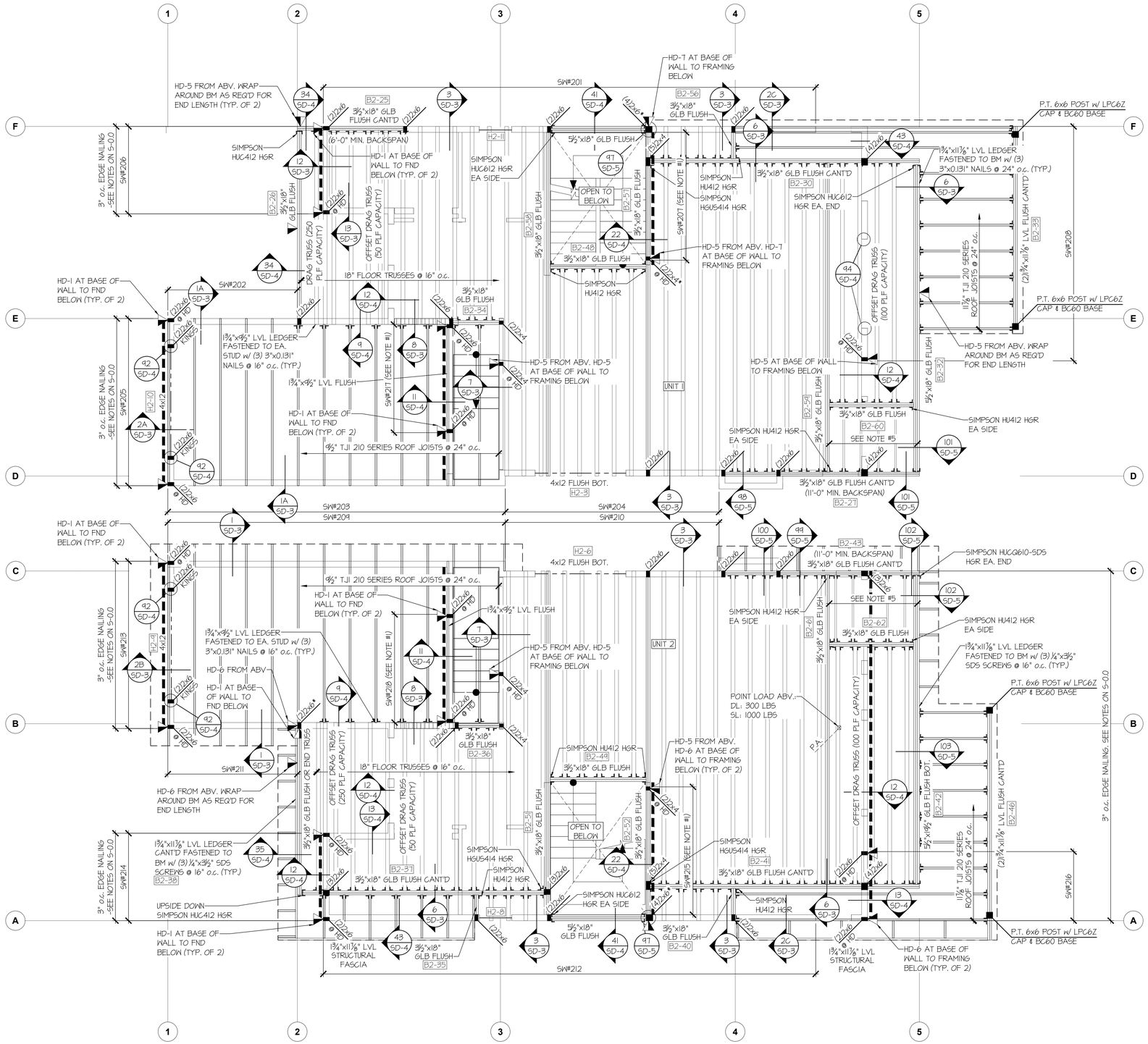
date:	initial:

LNL BUILDS

1ST FLOOR FRAMING PLAN

2424 74TH AVE SE
MERCER ISLAND, WA

sheet: S-1.1



2ND FLOOR FRAMING PLAN

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

LEGEND

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

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) 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.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

NOTE #1: SHEATH PER STD. EXT. WALL SPEC. (SEE NOTES ON S-0.0)

@ ALL EXT. OPENINGS PERP. TO FRMG: 4x8 FLUSH BOT HDR @ ALL EXT. OPENINGS. FLOOR TRUSS TO TOP CHORD BEAR PER 3A/SD-3 (TYP. U.N.O.) H2-X

NOTE #5: 2x10 JOISTS FLUSH BOT. @ 16" O.C. W/ LUS28 H6RS @ EA. END. PROVIDE 2x10 LEDGER FASTENED TO BM W/ (2)¼"x3½" SDS SCREWS @ 16" O.C. (MAX).

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER

© Copyright - Mulhern & Kulp Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 295, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr:	NJM
drawn by:	MPM
issue date:	12-12-25

REVISIONS:

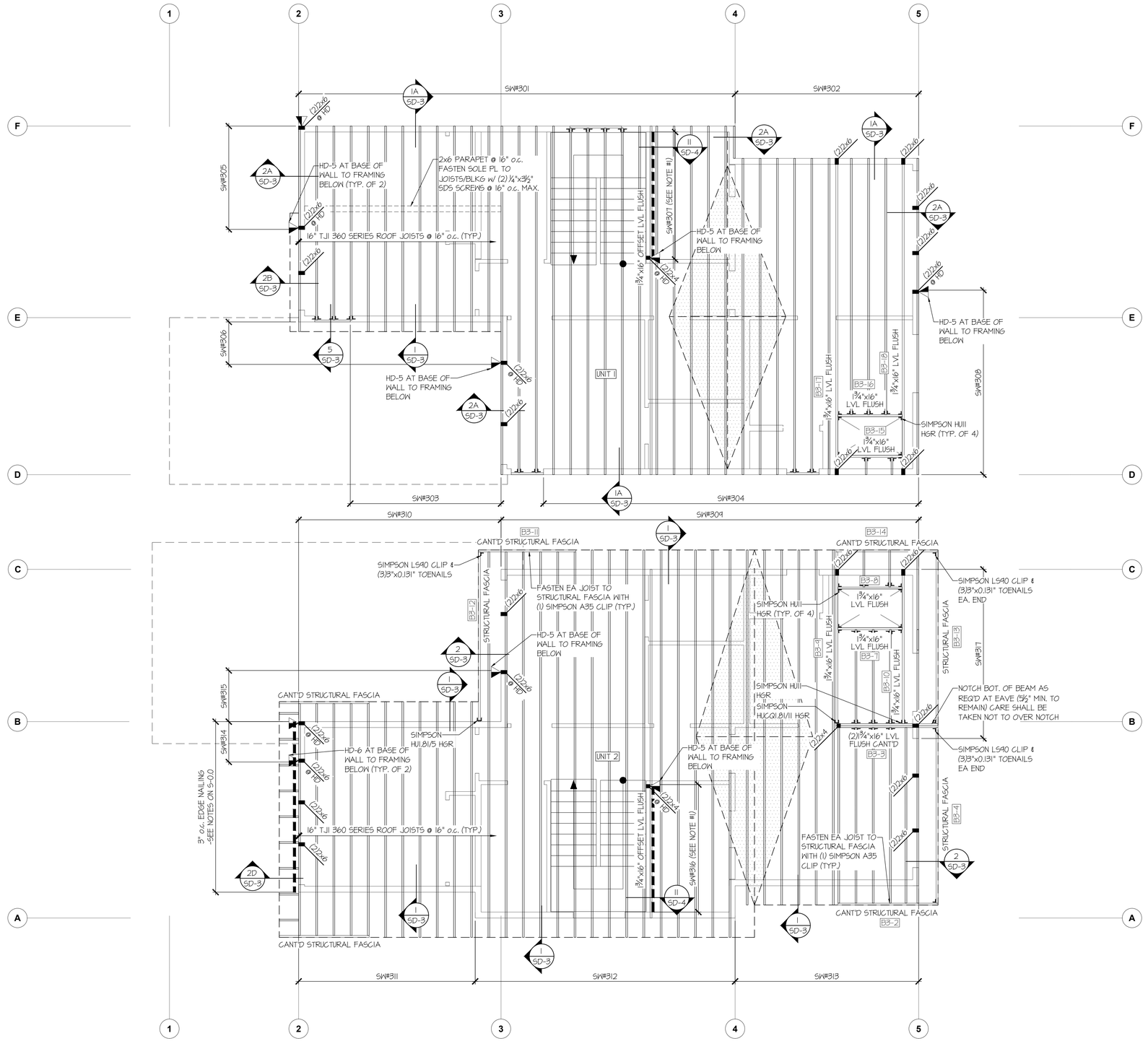
date:	initial:

LNL BUILDS

2ND FLOOR FRAMING PLAN

2424 74TH AVE SE
MERCER ISLAND, WA

sheet: S-2.0



ROOF FRAMING PLAN

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

LEGEND

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

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) 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.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

NOTE #1: SHEATH PER STD. EXT. WALL SPEC. (SEE NOTES ON S-0.0)

@ ALL EXT. OPENINGS: 1¾" LVL CONT. RIM TO SPAN ACROSS OPENING U.N.O. H3-

ALL STRUCTURAL FASCIAS TO BE 1¾"x5½" LVL BEAMS U.N.O.

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER

© Copyright - Mulhern & Kulp Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

REVISIONS:

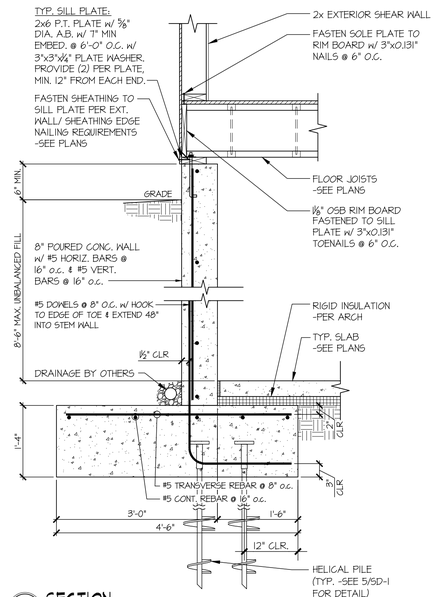
date:	initial:

LNL BUILDS

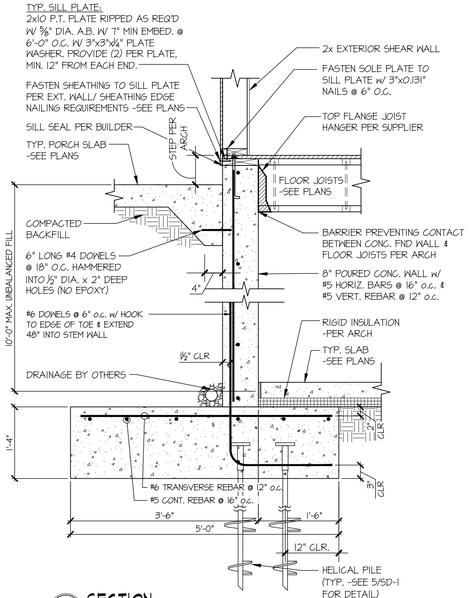
ROOF FRAMING PLAN

2424 74TH AVE SE
MERCER ISLAND, WA

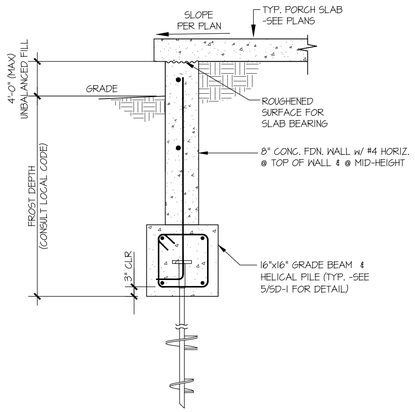
sheet: S-3.0

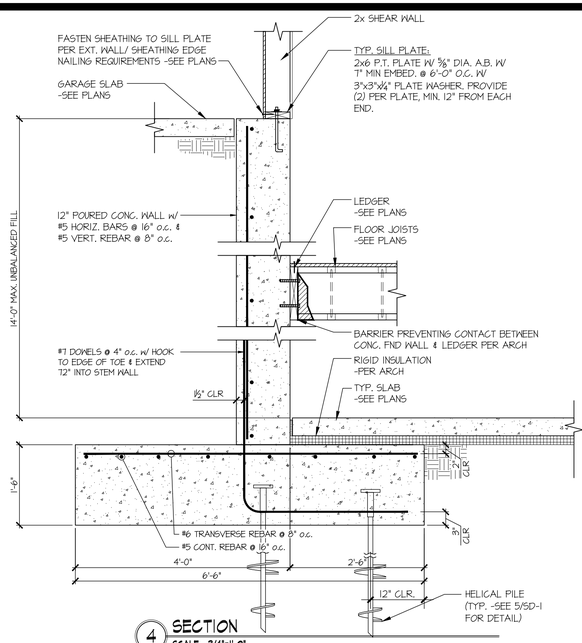


1 SECTION
SCALE: 3/4"=1'-0"

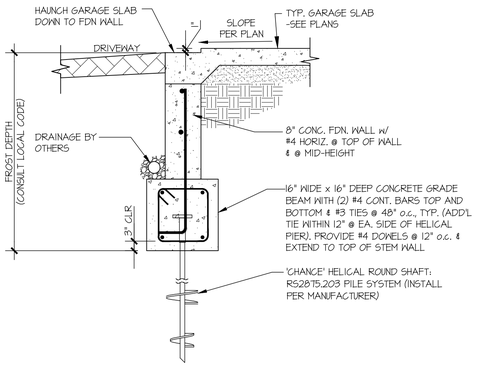


2 SECTION
SCALE: 3/4"=1'-0"

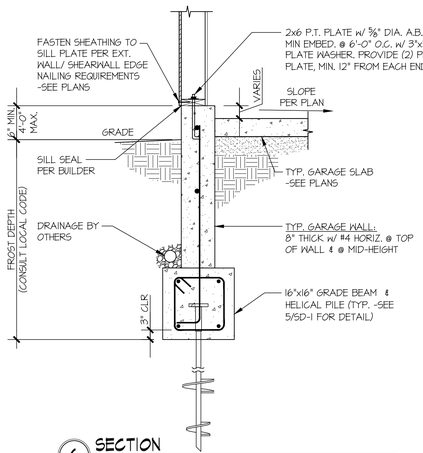




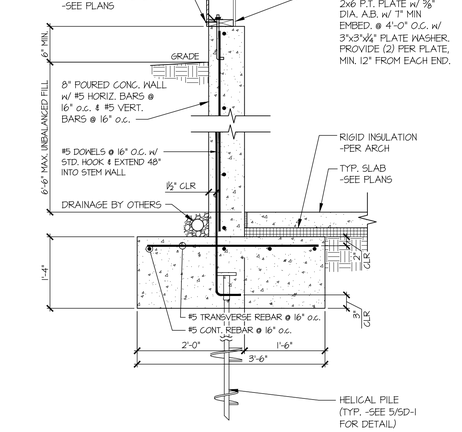
4 SECTION
SCALE: 3/4"=1'-0"



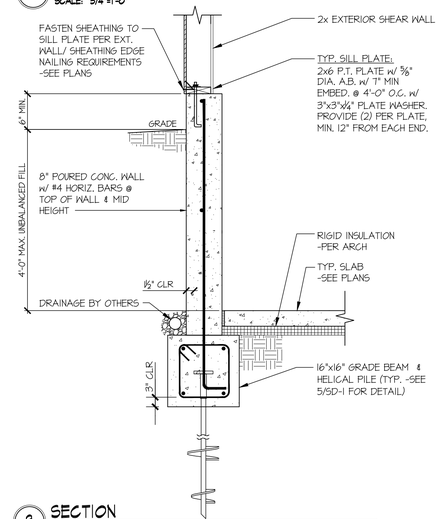
5 SECTION
SCALE: 3/4"=1'-0"



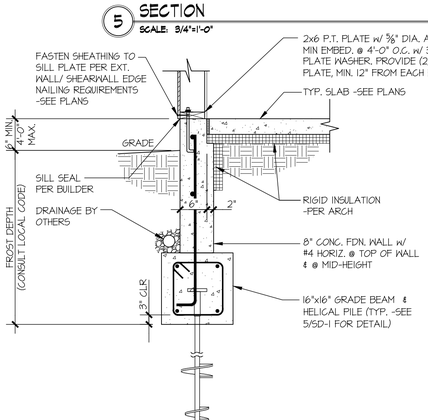
6 SECTION
SCALE: 3/4"=1'-0"



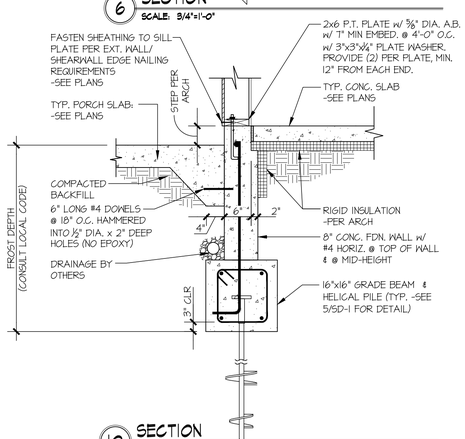
7 SECTION
SCALE: 3/4"=1'-0"



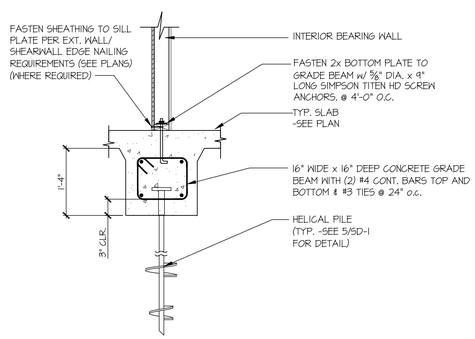
8 SECTION
SCALE: 3/4"=1'-0"



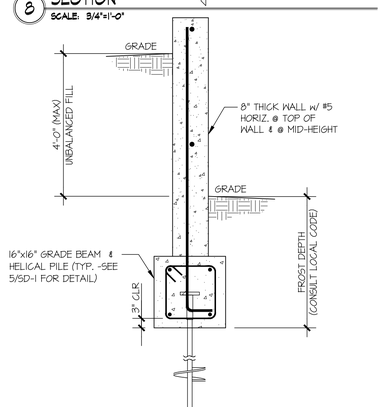
9 SECTION
SCALE: 3/4"=1'-0"



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



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



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

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER

© Copyright - Mulhern & Kulp Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr:	NJM
drawn by:	MPM
issue date:	12-12-25

REVISIONS:

date:	initial:

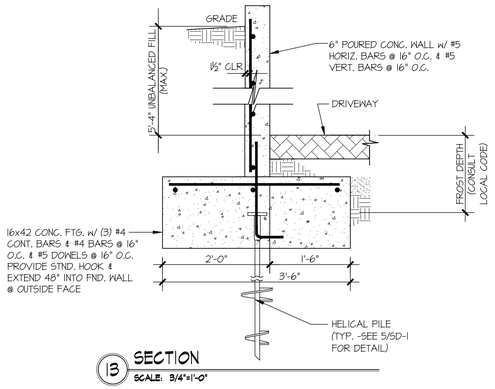
LNL BUILDS

STRUCTURAL DETAILS

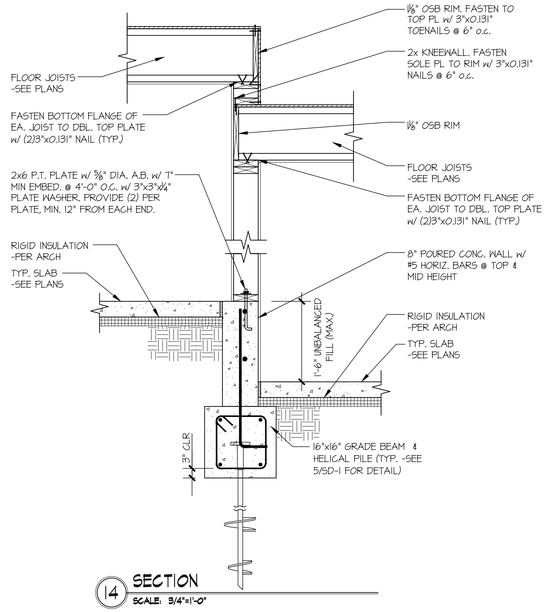
2424 74TH AVE SE
MERCER ISLAND, WA

sheet:

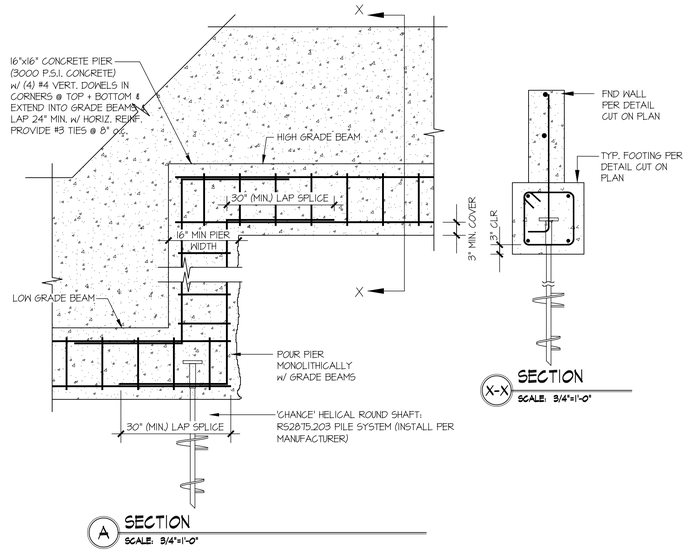
SD-1



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



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



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

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

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER

© Copyright - Mulhern & Kulp
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

REVISIONS:

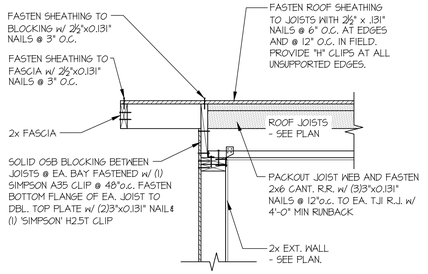
date:	initial:

LNL BUILDS

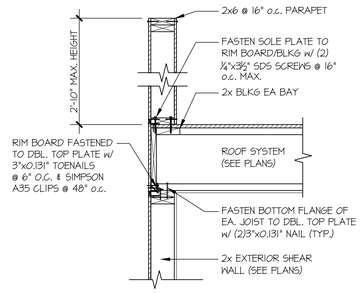
STRUCTURAL DETAILS

2424 74TH AVE SE
MERCER ISLAND, WA

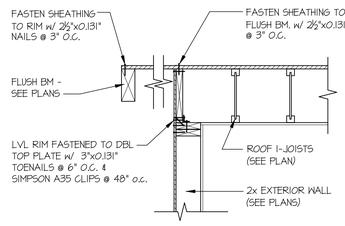
sheet: SD-2



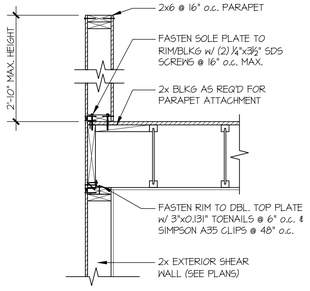
1 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



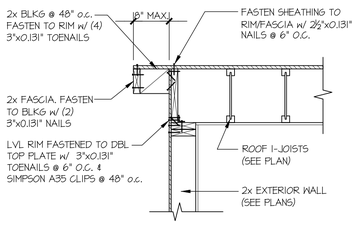
1A SECTION
SCALE: 3/4"=1'-0"



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



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



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

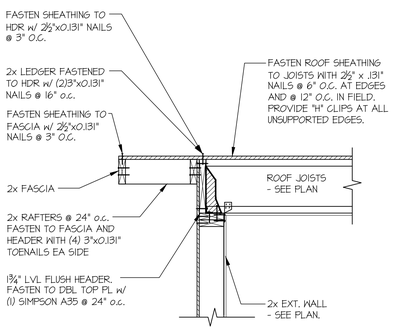
2C SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING

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

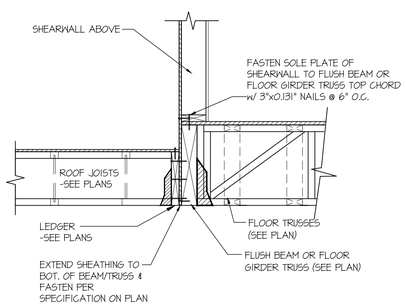
3 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING

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

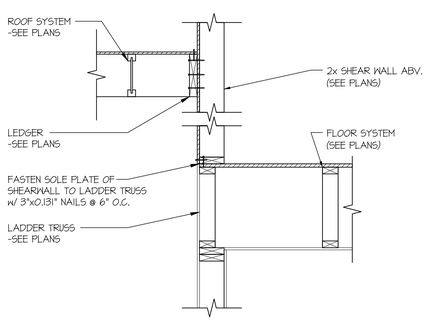
4 SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



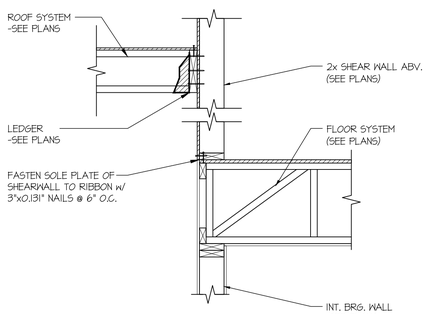
5 SECTION
SCALE: 3/4"=1'-0"



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



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



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

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER
© Copyright - Mulhern & Kulp Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

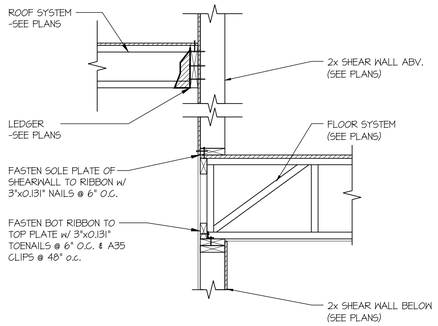
REVISIONS:
date: initial:

LNL BUILDS

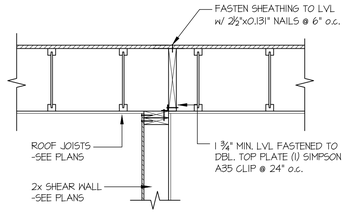
STRUCTURAL DETAILS

2424 74TH AVE SE
MERCER ISLAND, WA

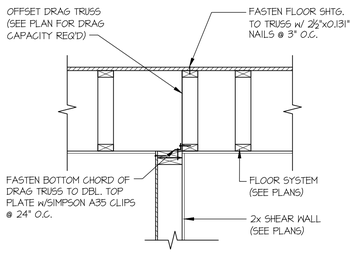
sheet:
SD-3



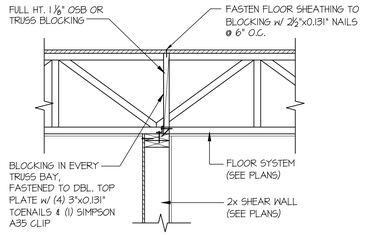
9 SECTION
SCALE: 3/4"=1'-0"



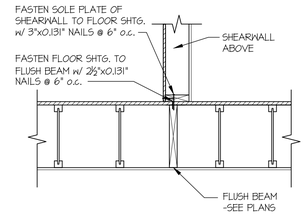
11 SECTION
SCALE: 3/4"=1'-0"



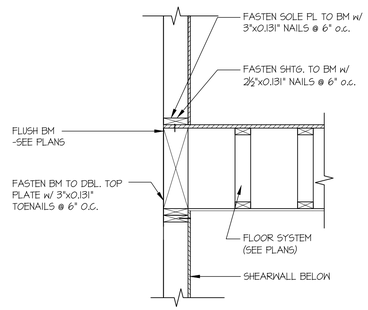
12 SECTION
SCALE: 3/4"=1'-0"



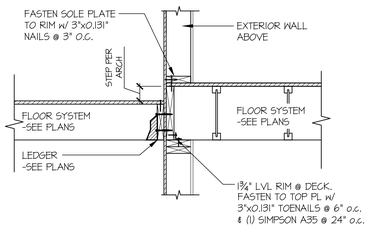
13 SECTION
SCALE: 3/4"=1'-0"



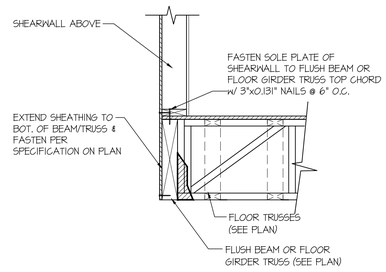
19 SECTION
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



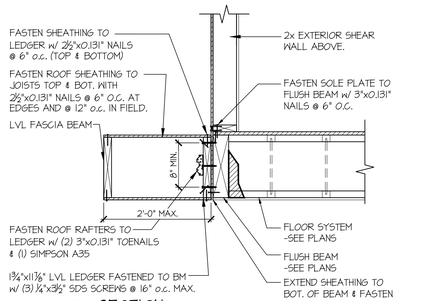
22 SECTION
SCALE: 3/4"=1'-0"



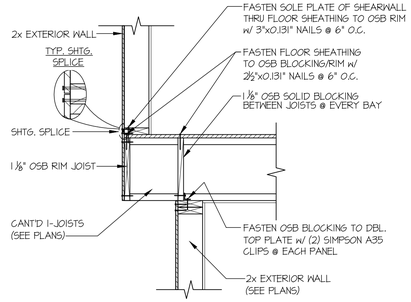
23 SECTION
SCALE: 3/4"=1'-0"



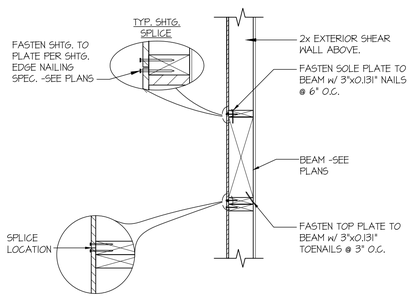
34 SECTION
SCALE: 3/4"=1'-0"



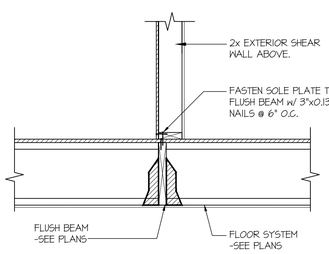
35 SECTION
SCALE: 3/4"=1'-0"



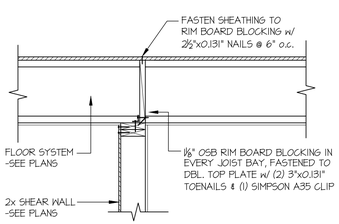
36 SECTION
SCALE: 3/4"=1'-0"
PERPENDICULAR FRAMING



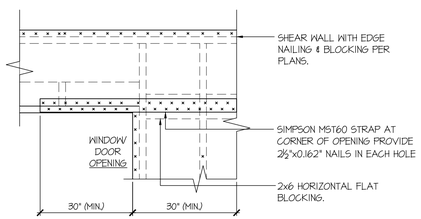
41 SECTION
SCALE: 3/4"=1'-0"



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

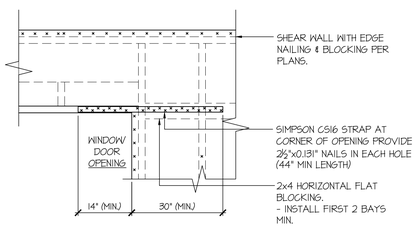


43 SECTION
SCALE: 3/4"=1'-0"



- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

92 SECTION
SCALE: NTS



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

94 SECTION
SCALE: NTS

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER

© Copyright - Mulhern & Kulp
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 295, San Diego, CA 92121
p 619-650-6010 ▸ mulhernkulp.com

M&K project number:
300-25003

project mgr:	NJM
drawn by:	MPM
issue date:	12-12-25

REVISIONS:

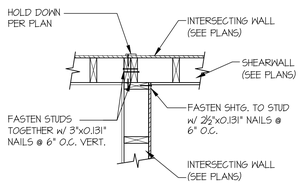
date:	initial:

LNL BUILDS

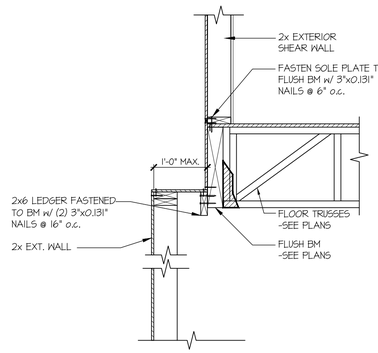
STRUCTURAL DETAILS

2424 74TH AVE SE
MERCER ISLAND, WA

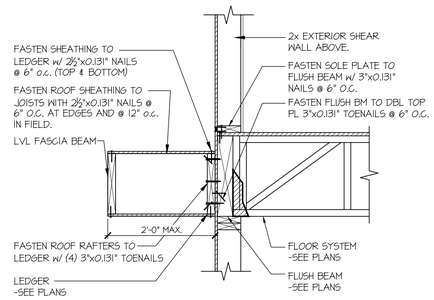
sheet:
SD-4



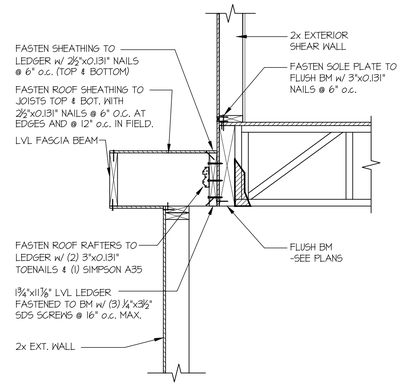
97 SECTION
SCALE: 3/4"=1'-0"



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



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



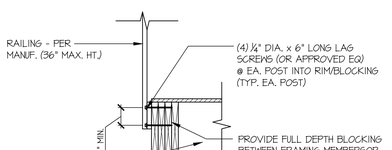
00 SECTION
SCALE: 3/4"=1'-0"

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

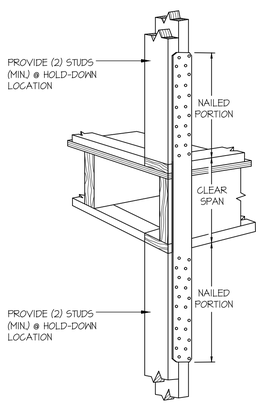
102 SECTION
SCALE: 3/4"=1'-0"

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

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



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



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

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER
© Copyright - Mulhern & Kulp Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-650-0010 ▸ mulhernkulp.com

M&K project number: 300-25003

project mgr: NJM
drawn by: MPM
issue date: 12-12-25

REVISIONS:
date: initial:

LNL BUILDS

STRUCTURAL DETAILS

2424 74TH AVE SE
MERCER ISLAND, WA

sheet:
SD-5