

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
CB	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CCL	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
HOSE	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
TOP	TOP OF
TD	TELEPHONE/DATE
TYP	TYPICAL
UNLESS	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VP	VISION PANEL
WI	WITH
WD	WOOD

SYMBOLS	
	DOOR DESIGNATION
	WINDOW DESIGNATION
	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
	WASHING/ DRYER MACHINE (COMBO)
	WASHING MACHINE
	CLOTHES DRYER
	SECTION MARKER
	ON-DEMAND HOT WATER HEATER
	SMOKE ALARM WITH SWITCH, PER ITEM 4 ABOVE
	HEAT DETECTOR/HEAT ALARM PER IRC R314.2.1. SHALL BE CONNECTED TO AN ALARM THAT IS INSTALLED IN THE DWELLING PER R314.4.1
	FAN LOCATION (IRC TABLE M 1505.4.4(1) AND IMC TABLE 403.4.7) 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 NON-COMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.
	IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
	FLOOR STEP DOWN
	SOFFIT STEP DOWN
	TYPICAL STAIR PROVIDE 6"-8" CLEARANCE, MIN. DIR. OF TRAVEL HANDRAIL (WHERE REQ'D) WHERE OCCURS RISE AND TREAD DIMENSIONS (7 3/4" RISE, MAX. 10" TREAD, MIN.) PROVIDE MAX. 12'-0" VERTICAL RISE PROVIDE GUARDRAIL (WHERE REQ'D)

GENERAL NOTES	
01	ALL WORK SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE 2021 WASHINGTON STATE ENERGY CODE (WSEC), 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 INTERNATIONAL MECHANICAL CODE (IMC) AND APPLICABLE CODES.
02	CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND VERIFY LOCATION OF WORK WITH THE ARCHITECT. NO SCALE MEASUREMENTS SHALL BE USED AS DIMENSIONS FOR WORK. LARGE SCALE DETAILS AND DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER. NOTIFY ARCHITECT WHENEVER DIMENSION DISCREPANCIES ARISE.
03	CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE, INCLUDING SAFETY, PROTECTION OF PROPERTY AND THE LIKE DURING THE PERFORMANCE OF THE WORK. CONTRACTOR SHALL PROVIDE METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL, WATER, OR ATMOSPHERE.
04	DIMENSIONS ARE TO: - FACE OF STRUCTURE, UNLESS NOTED OTHERWISE (UNO) - DIMENSIONS INDICATED AS CLEAR (CLR) OR FINISH (FIN) ARE TO FINISH FACE.
05	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S WORK AND/OR SUPPLIED ITEMS THAT ARE "NOT IN CONTRACT", BUT ARE ATTACHED TO THE CONTRACTOR'S WORK.
06	DESTINATION OF EXCAVATED SOILS TO BE DETERMINED. SDCI WILL BE NOTIFIED OF DISPOSAL SITE AFTER CONFIRMATION BY EARTHWORK SUBCONTRACTOR.
07	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
08	FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER.

10	DRAWINGS ISSUED FOR CONSTRUCTION PRIOR TO FINAL PERMITTING APPROVAL ARE SUBJECT TO REVISION. VERIFY CONSTRUCTION DOCUMENTS CONFORM TO PERMIT DRAWINGS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT WHENEVER DISCREPANCIES ARISE.
11	SURVEYOR TO LOCATE BELOW GRADE AND ABOVE GRADE STRUCTURES ON SITE.
12	TOP OF CONCRETE ELEVATIONS AND FINISHED GRADE TO BE VERIFIED IN FIELD. CONTRACTOR TO INFORM ARCHITECT, CIVIL AND STRUCTURAL ENGINEERS IF THERE ARE INCONSISTENCIES WITH THE CONTRACT DOCUMENTS.
13	PER WSEC TABLE R402.1.3 FOOTNOTE H, ALL HEADERS ARE REQUIRED TO BE INSULATED TO A MINIMUM OF R-10. REFER TO SECTION SHEETS, A4.00.
14	NOTE THAT ALL ELEVATIONS PROVIDED WITHIN THE PLAN SET REFERENCE VERTICAL DATUM PER LICENSED SURVEYOR. REFER TO LICENSED SURVEY IN PLAN SET.
15	ALL FLOOR ELEVATIONS ARE TO SEA LEVEL AND MEASURE TO THE TOP OF THE STRUCTURE. AT CONCRETE FLOORS THAT IS MEASURED TO THE TOP OF THE STRUCTURAL CONCRETE SLAB. AT WOOD FLOORS THAT IS MEASURED TO THE TOP OF THE PLYWOOD SHEATHING. THE GYPCRETE TOPPING SLAB IS ON TOP OF THE STRUCTURE.
16	CONTRACTOR TO CONFIRM ALL CIVIL COMPONENTS BELOW THE FIRST FLOOR SLAB DO NOT UNDERMINE ANY STRUCTURAL ELEMENTS. CONTACT ARCHITECT, GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER AND CIVIL ENGINEER IF ANY CONFLICTS ARISE.
17	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
18	STORY LEVELS ARE TO THE T.O. STRUCTURE ON THE WOOD-FRAMED FLOORS AND THE T.O. CONCRETE ON CONCRETE FLOORS

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

MERCER ISLAND, WA 98040

## SHEET INDEX

SHEET INDEX		ID	SHEET NAME
A8.20	Door Schedule	A0.00	General Notes
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A9.32	Window Installation Details	A0.12	Land Use Code - Average Building Elevation
S-0.0	Structural Notes	A0.14	Land Use Code - FAR / Use Diagrams
S-1.0	Foundation Plan	A0.20	Arborist Report
S-2.0	Upper Floor Framing Plan	C1.0	Civil - CSWPP Plan
S-3.0	Roof Framing Plan	C2.0	Civil - Stormwater Site Plan
SD-1	Structural Details	C3.0	Civil - Details
SD-2	Structural Details	C4.0	Civil - Details
SD-3	Structural Details	C5.0	Civil - Amended Soil Plan
SD-4	Structural Details	DR.01	Rendered Elevation
SD-5	Structural Details	DR.02	Rendered Elevation
		A1.00	Survey
		A1.01	Demo Plan
		A1.02	Excavation Plan
		A1.10	Site Plan
		A2.00	Architectural Foundation Plan
		A2.01	First Floor Plan
		A2.02	Second Floor Plan
		A2.03	Roof Plan
		A3.10	Elevations
		A3.11	Elevations
		A3.20	Sections
		A3.21	Sections
		A8.00	Wall Types
		A8.01	Floor Types
		A8.10	Windows Schedule

## WASHINGTON STATE ENERGY CODE

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

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

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

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

## WHOLE HOUSE VENTILATION

- INSTALL FAN IN PRIMARY BATH. REFER TO PLAN SHEETS FOR LOCATION. INSTALL 24 HOUR TIMER TO CONTROL EXHAUST FAN. FAN TO OPERATE CONTINUOUSLY. REFER TO SHEET NOTE 7 ON FLOOR PLAN SHEET, A2.01-A2.02.
- EXHAUST FAN TO BE MIN 75 CFM RUNNING CONTINUOUSLY, AT 1.0 SONE, AT .25 W/G
- ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8.

## BUILDING AREAS

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

NEW SF RESIDENCE - AREA PER FLOOR		
STORY	LOCATION	GROSS AREA
FIRST FLOOR		
	EXISTING STRUCTURE	600.01
	GARAGE	469.84
	SF	839.94
SECOND FLOOR		
	SF	1,554.18
		<b>3,463.97 ft²</b>

## BUILDING AREAS - FLOOR AREA PER MIMC

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

## WASHINGTON STATE ENERGY CODE

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

PER WSEC R406.3: PROVIDE 8 CREDITS FOR A MEDIUM DWELLING UNIT

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

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

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

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

PER SEC R402.1.2 - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2. ASSEMBLIES SHALL HAVE A U-FACTOR EQUAL OR LESS THAN THAT SPECIFIED. PENETRATION SHALL HAVE A U-FACTOR EQUAL OR LESS THAN THE SPECIFIED VALUE.

FENESTRATION U-FACTOR:	0.30	REFER TO A8.10 - A8.20
CEILING U-FACTOR:	0.024	R-63, REFER TO A8.01 FOR ASSEMBLIES
ABOVE GRADE WALL U-FACTOR:	0.056	R-20, REFER TO A8.00 FOR ASSEMBLIES
FLOOR U-FACTOR:	0.029	R-38 (AT CANTILEVER), REFER TO A8.01 FOR ASSEMBLIES
SLAB ON GRADE F-FACTOR:	0.54	2 FOOT PERIMETER INSULATION, REFER TO A3.20 - A3.30
BELOW GRADE WALL U-FACTOR:	0.035	R-25, REFER TO A8.00 FOR ASSEMBLIES
BELOW GRADE SLAB F-FACTOR:	0.50	N/A

## AERIAL MAP (NOT TO SCALE)



## PROJECT SUMMARY

ADDRESS:	4450 84TH AVE SE MERCER ISLAND, WA 98040
OWNER:	MERCER PARTNERS LLC 8015 SE 60TH ST MERCER ISLAND, WA 98040
ARCHITECT:	b9 ARCHITECTS, INC. 400 E PINE STREET SEATTLE, WA 98122 TEL: 206.297.1284
STRUCTURAL ENGINEER:	Mulhern + Kulp 7220 TRADE STREET SUITE 295 SAN DIEGO, CA 92121
CIVIL ENGINEER:	OFFE ENGINEERS 13932 SE 159TH PL RENTON, WA 98058
LEGAL DESCRIPTION:	THE PORTION OF LOTS 6 AND 7, BLOCK 16, VITUS SCHMID'S EAST SEATTLE ACRE TRACTS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 6, WHICH IS SOUTH 88°24'15" EAST 138.43 FEET FROM THE SOUTHWEST CORNER THEREFROM; THENCE SOUTH 88°24'15" EAST ALONG SOUTH LINE FOR A DISTANCE OF 104.11 FEET; THENCE NORTH 14°26'40" WEST 156.07 FEET TO THE SOUTH LINE OF THE NORTH 90 FEET OF SAID LOT 7; THENCE NORTH 88°24'15" WEST ALONG SAID SOUTH LINE OF NORTH 90 FEET FOR A DISTANCE OF 107.22 FEET TO THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 75.00 FEET TO A POINT WHICH IS 75.00 FEET FROM SAID SOUTHWEST CORNER OF LOT 6; THENCE SOUTH 88°24'15" EAST PARALLEL TO SAID SOUTH LINE OF LOT 6 FOR A DISTANCE OF 117.62 FEET TO A POINT WHICH IS NORTH 14°26'40" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 14°26'40" EAST 78.03 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
APN:	759810-0760
PROJECT DESCRIPTION:	A NEW 2 STORY PRIMARY RESIDENCE WITH TWO CAR GARAGE WILL BE CONSTRUCTED. A 1 STORY 600SF SFR CURRENTLY EXISTS AND WILL BECOME AN ACCESSORY STRUCTURE.
APPLICABLE CODES:	MERCER ISLAND LAND USE CODE 2021 INTERNATIONAL RESIDENTIAL CODE 2021 WASHINGTON STATE ENERGY CODE

## ZONING SUMMARY

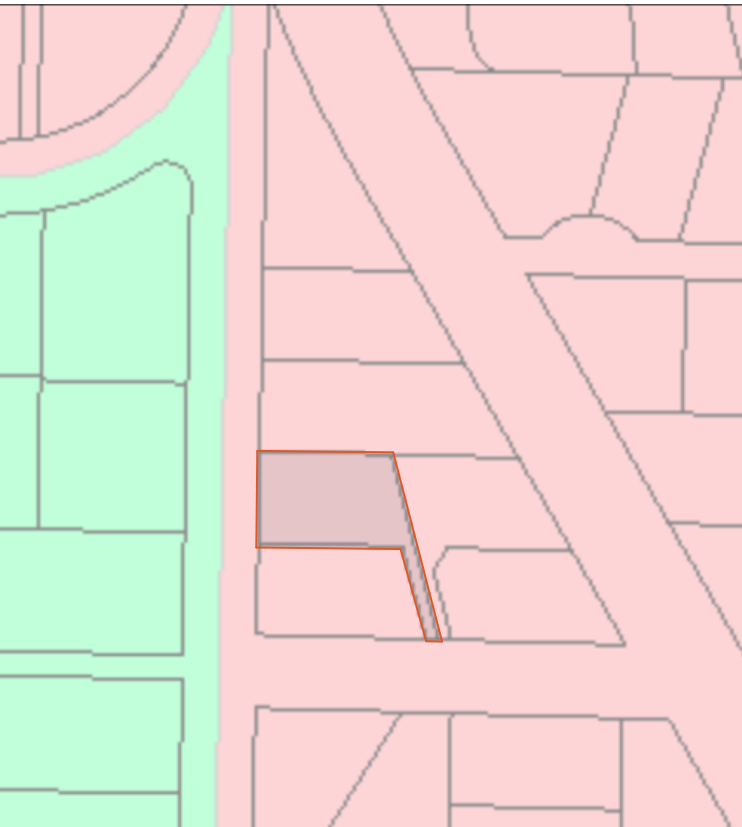
ZONE	R9.6
TOTAL LOT AREA	9,601
GROSS FLOOR AREA RATIO	MIMC 19.02.020.D.1 R9.6: FAR OF 0.40 9,601 x 0.40 = 2,699.73 SF ALLOWED
DENSITY/SITE USAGE	MIMC 19.02.010.A SINGLE-FAMILY DWELLING ALLOWED
YARD REQUIREMENTS:	MIMC 19.02.020.C FRONT: 20' MIN SIDE: 5' MIN, 17% OF TOTAL LOT WIDTH REAR: 25' MIN
LOT COVERAGE	MIMC 19.02.020.F FOR LOTS WITH LESS THAN 15% SLOPE, MAXIMUM LOT COVERAGE: 40% OF NET LOT AREA 5,999.4 x 0.40 = 2,399.76 SF LOT COVERAGE ALLOWED MAXIMUM ADDITIONAL HARDSCAPE ALLOWED: 12% OF NET LOT AREA 5,999.4 x 0.12 = 719.93 SF HARDSCAPE ALLOWED
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 PER MIMC 19.10.060.A.1.b, TREE RETENTION IS NOT REQUIRED FOR A NEW SINGLE FAMILY DWELLING ON A LOT WITH LESS THAN 6,000 SQ FT
PARKING	MIMC 19.02.020.G.2 REQUIRED: 2 PER DWELLING UNIT PROPOSED: 4
ACCESS	DRIVEWAY PROPOSED FROM SE 45TH ST

## FIRE SPRINKLER NOTES

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

- PROVIDE DWELLING UNITS WITH AN INDIVIDUAL NFPA 13D SPRINKLER SYSTEM PER 2021 INTERNATIONAL RESIDENTIAL CODE SECTION R313.2 AND 2021 INTERNATIONAL FIRE CODE SECTION 903.3.1.3. NO SPRINKLER RISER ROOM IS REQUIRED.
- PROJECT WILL HAVE SMOKE ALARMS INSTALLED IN ALL LOCATIONS PER 2018 IRC SECTION 907.2.10.2. AND IN ALL INTERIOR CORRIDORS SERVING SLEEPING UNITS PER IRC 907.2.8.2.
- PROJECT WILL HAVE A CENTRAL MONITORING SYSTEM PER NFPA - REFER TO NOTE #5
- SMOKE ALARMS SHALL BE INTERCONNECTED PER IRC 907.2.10.5.
- PROVIDE NFPA 72 "CHAPTER 29" MONITORED FIRE ALARM SYSTEM. SEPARATE PERMITS REQUIRED. NOTE THAT THE PERMITTED 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 VOLTAGE SYSTEM AND IS ALLOWED BY INTERNATIONAL RESIDENTIAL CODE.
- CONNECT THE INDIVIDUAL SPRINKLER SYSTEM TO AN APPROVED EXTERIOR WATER FLOW ALARM DEVICE
- SUBMIT CONTRACTORS SHOP DRAWINGS FOR REVIEW BY MERCER ISLAND BUILDING DEPARTMENT
- FOR INFORMATION REGARDING FIRE DEPARTMENT INSPECTIONS CALL THE FIRE MARSHAL'S OFFICE. ENGINEERING SECTION AT 206-275-7605
- THE SPRINKLER SYSTEM CAN BE SUPPLIED BY A DOMESTIC SERVICE IN ACCORDANCE WITH 2021 INTERNATIONAL FIRE CODE SECTION 903.3.5.1

## 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:

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

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

8914 REGISTERED ARCHITECT  
Brad Kuan  
Bradley G. Khououri  
STATE OF WASHINGTON

Issue ID Issue Name Issue Date

01 Building Permit Set 4/3/25

02 Building Permit Correction Cycle 1 Set 10/21/25

General Notes

**A0.00**

### LOT COVERAGE LEGEND

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

### LOT COVERAGE - SITE SLOPE

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

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

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

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

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

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

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

<b>3,862.33 SF / 9,601.41 S FT = 40.23%</b>
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NOTE HARDSCAPE COVERAGE AREA	
	AREA
HARDSCAPE (EXISTING TO BE DEMOLISHED)	245.99
HARDSCAPE - EXST. STAIRS	44.00
HARDSCAPE - UNCOVERED PATIO	190.27
HARDSCAPE - WALKWAY	117.00
<b>TOTAL</b>	<b>597.26 ft²</b>

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

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

Architect of Record

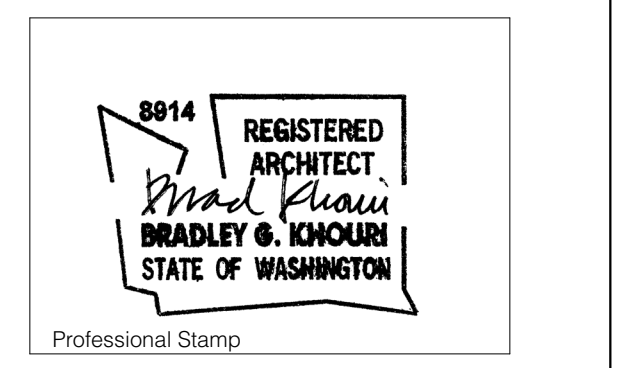
**b9 architects**

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

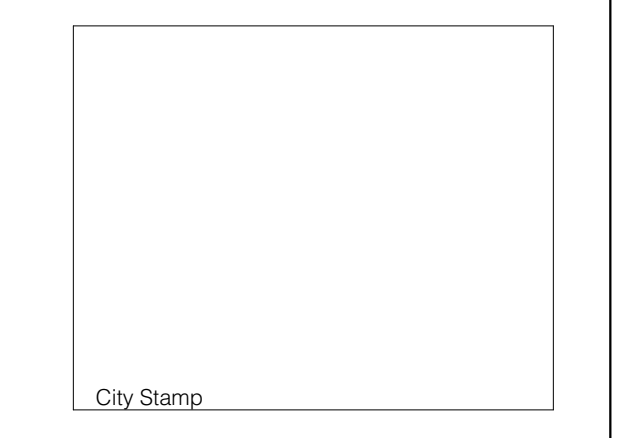
Project:

**4450 84th Ave  
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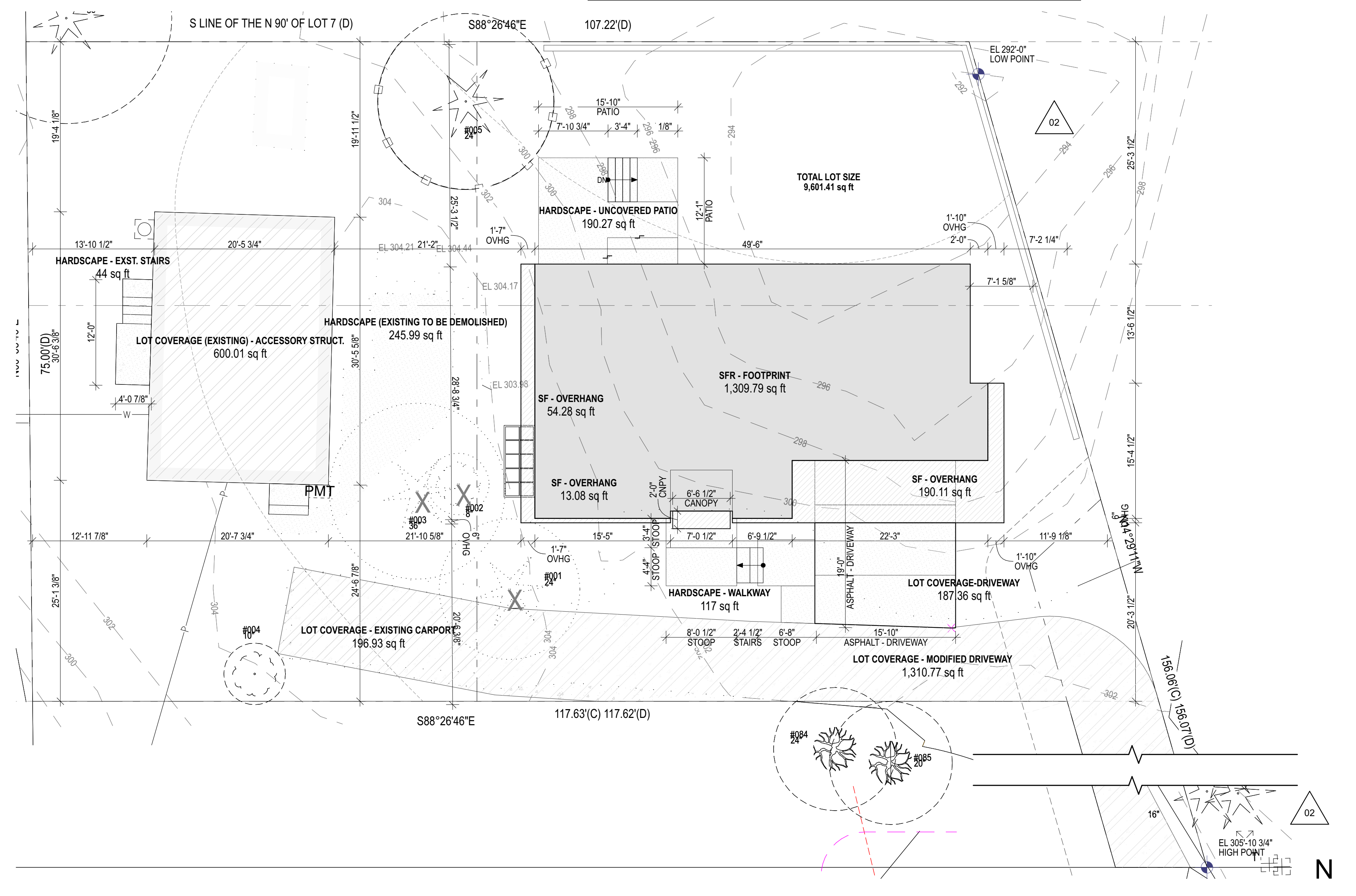


Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25



Land Use Code -  
 Lot Coverage

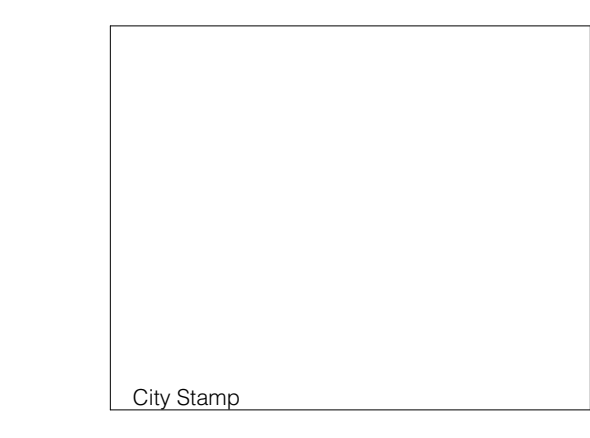
**A0.11**



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



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



**PLAN LEGEND**

- CHARGEABLE GROSS FLOOR AREA FOR FAR
- EXEMPT GROSS FLOOR AREA MIMC 19.02.010.D.2.c FOR FAR

**FAR REQUIREMENTS**

ZONE: R9.6  
 LOT AREA: 9,601  
 FLOOR AREA RATIO ALLOWED: 0.40  
 9,601 X 0.40 = 3,840.4 SF  
 EXISTING AREA = 600 SF  
 600 SF + 2,790 SF (PROPOSED)  
 FLOOR AREA RATIO PROPOSED: 3,207.04 SF / 9,601 = 0.33 < 0.40 FAR

**FAR/GROSS SCHEDULE - TOTAL**

STORY	FAR AREA	GROSS AREA	CODE EXEMPTION
<b>ACCESSORY STRUCTURE - EXISTING</b>			
FIRST FLOOR	600.01	600.01	
	600.01 ft <sup>2</sup>		
<b>GARAGE</b>			
FIRST FLOOR	469.84	469.84	
	469.84 ft <sup>2</sup>		
<b>SF</b>			
FIRST FLOOR	656.95	656.95	
SECOND FLOOR	0.00	73.94	MIMC 19.02.010.D.2.c
SECOND FLOOR	1,480.24	1,480.24	
	2,137.19 ft <sup>2</sup>		
	<b>3,207.04 ft<sup>2</sup></b>		

**FAR SCHEDULE - ACCESSORY STRUCTURE**

STORY	AREA	EXEMPTION
<b>FIRST FLOOR</b>		
ACCESSORY STRUCTURE - EXISTING	600.01	

**PLAN LEGEND**

- PROPERTY LINE
- TOTAL BASEMENT FLOOR AREA
- WALL SEGMENT AREA COVERAGE
- 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

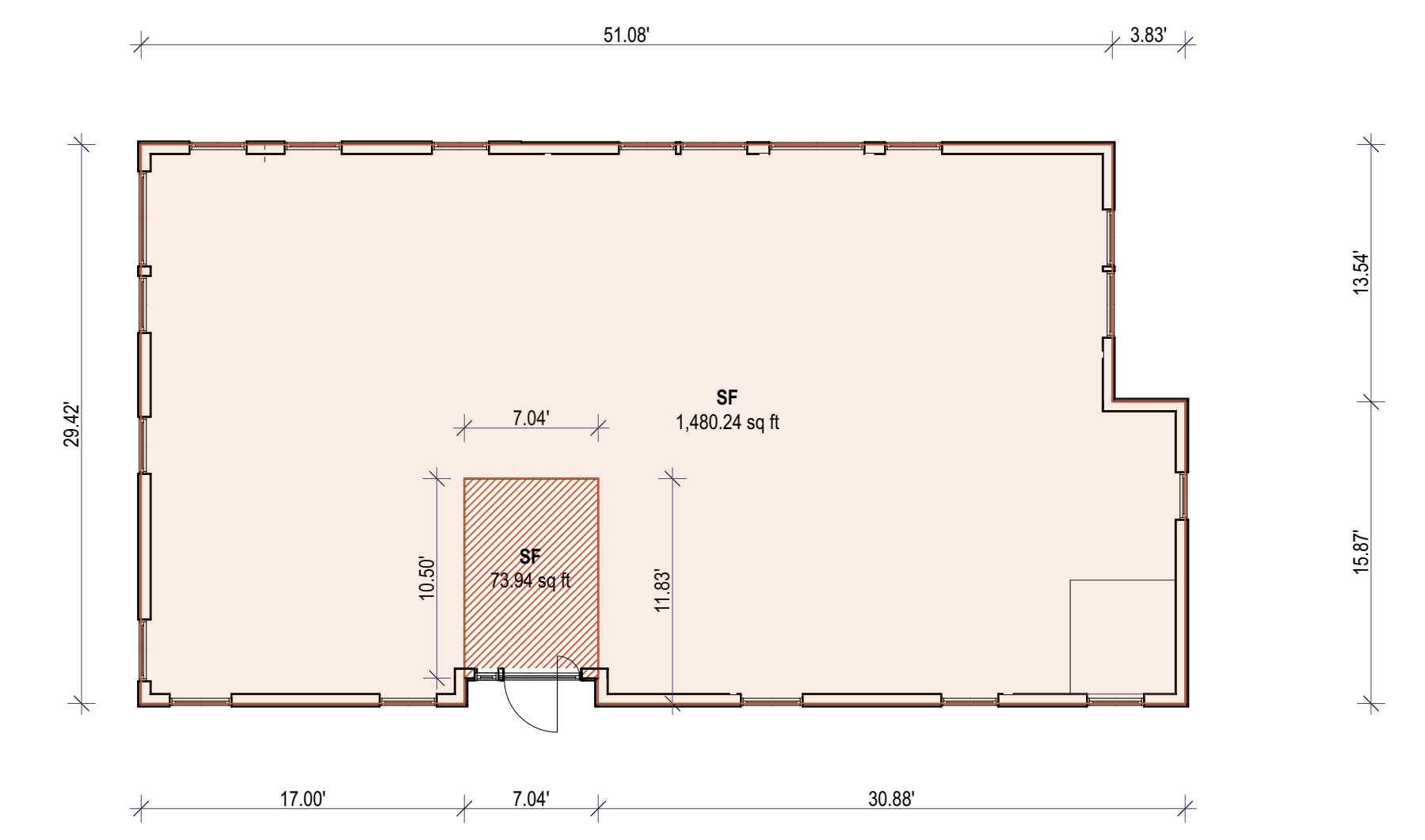
WALL SEGMENT COVERAGE PERCENTAGE:  
 (EXISTING GRADE & FINISHED GRADE)

WALL SEGMENT	LENGTH (FEET)	WALL HEIGHT COVERAGE	PERCENTAGE COVERED	RESULT
A	20.13	0/8.5 x 100	0.00%	0%
B	29.25	2.73/8.5 x 100	32.12%	9%
C	22.25	0/8.5 x 100	0.00%	0%
D	29.13	3.76/8.5 x 100	44.24%	13%
SUM	100.76			22%

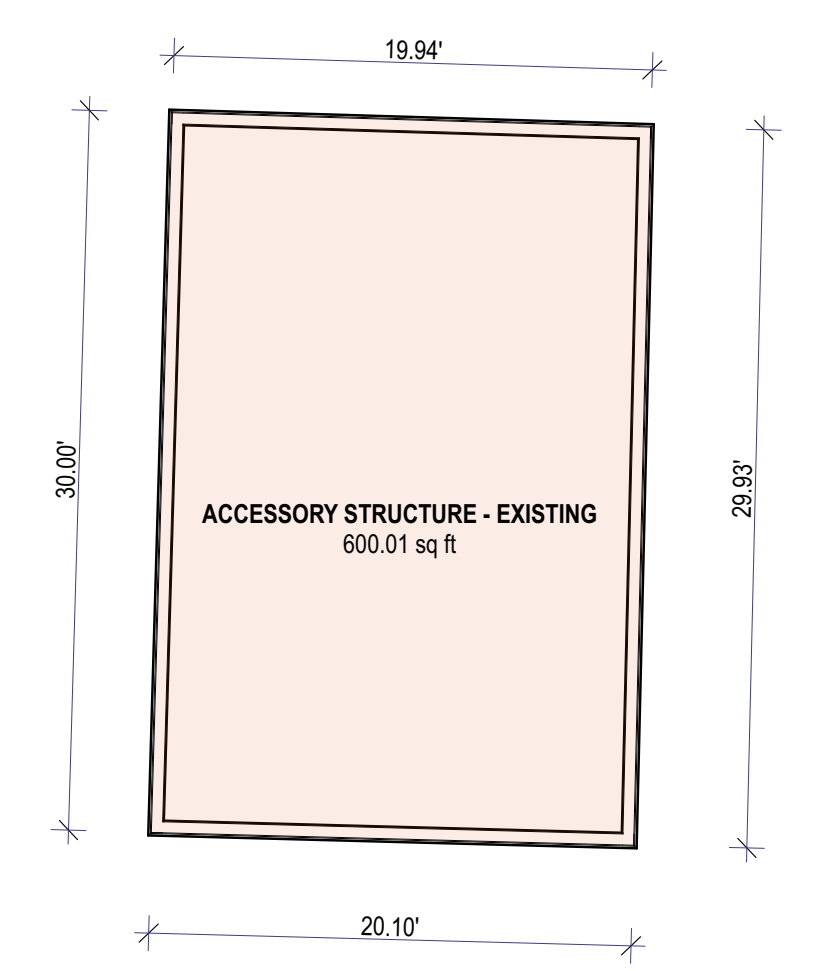
TOTAL BASEMENT AREA x % (WALL SEGMENT COVERAGE % x WALL SEGMENT LENGTH):  
 TOTAL OF ALL WALL SEGMENT LENGTHS

839.94 x 22 = 183

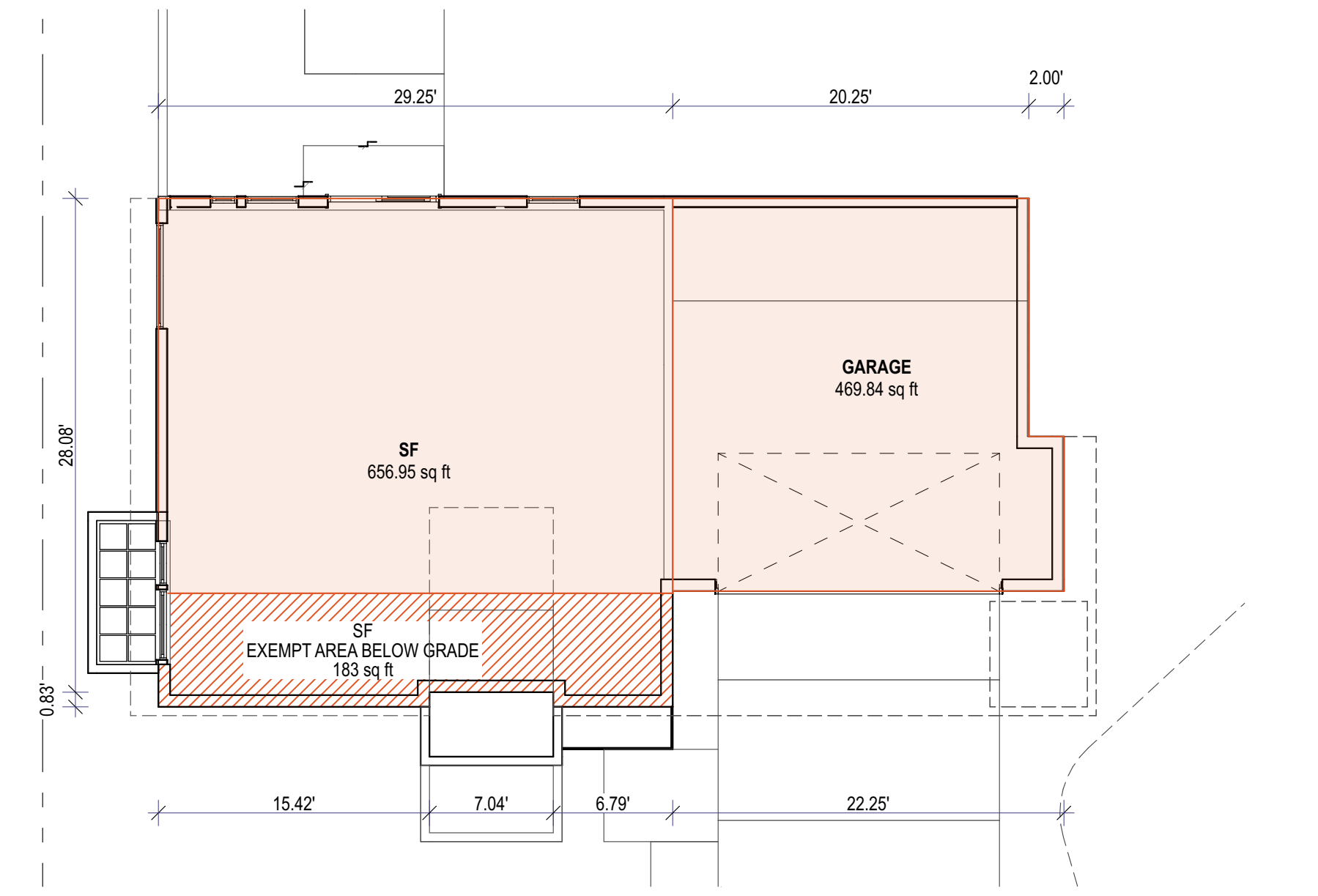
**BASEMENT FLOOR AREA EXCLUDED FROM GROSS FLOOR AREA = 183**



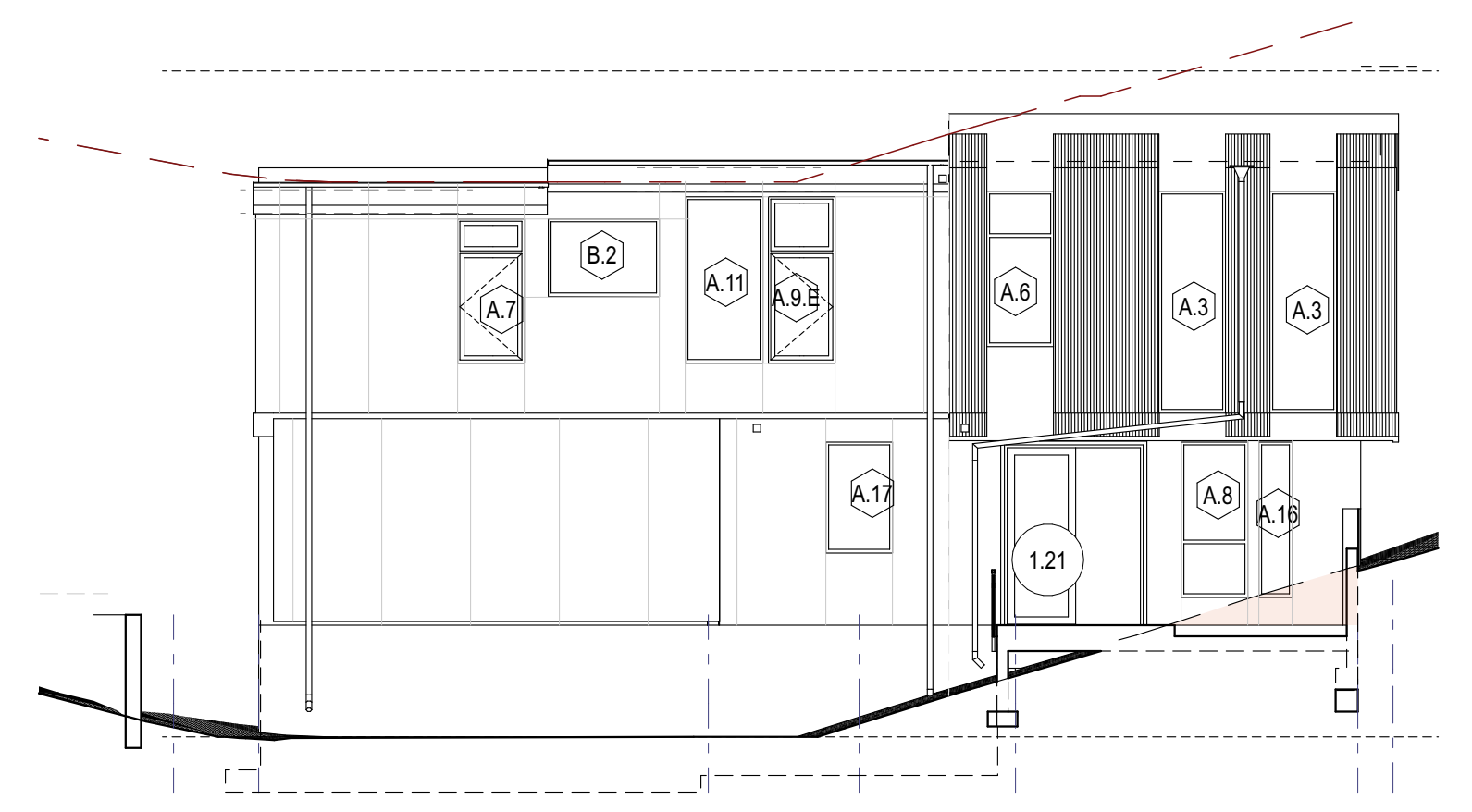
**3 SECOND FLOOR**  
 SCALE: 1/8" = 1'-0"



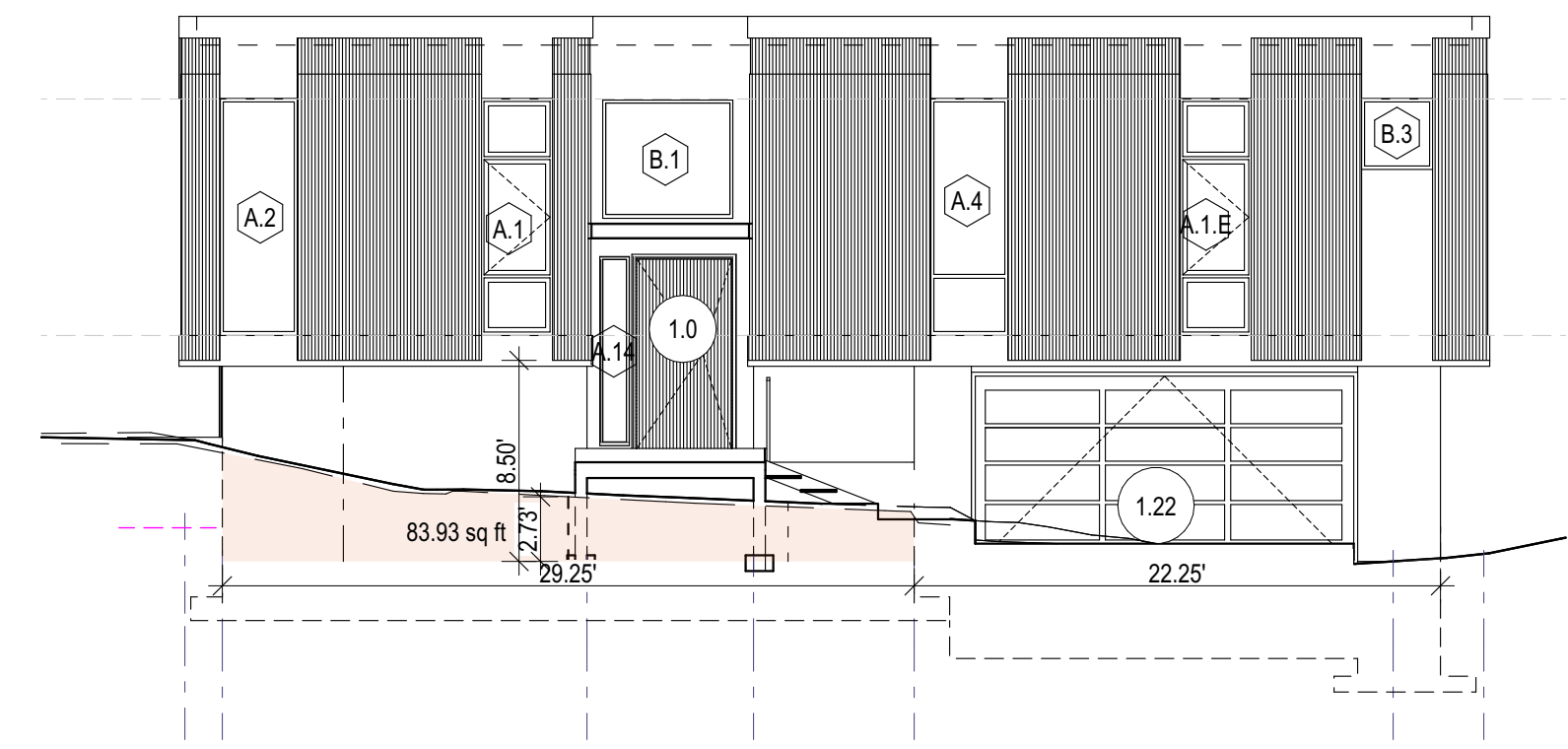
**2 FIRST FLOOR - ACCESSORY STRUCT.**  
 SCALE: 1/8" = 1'-0"



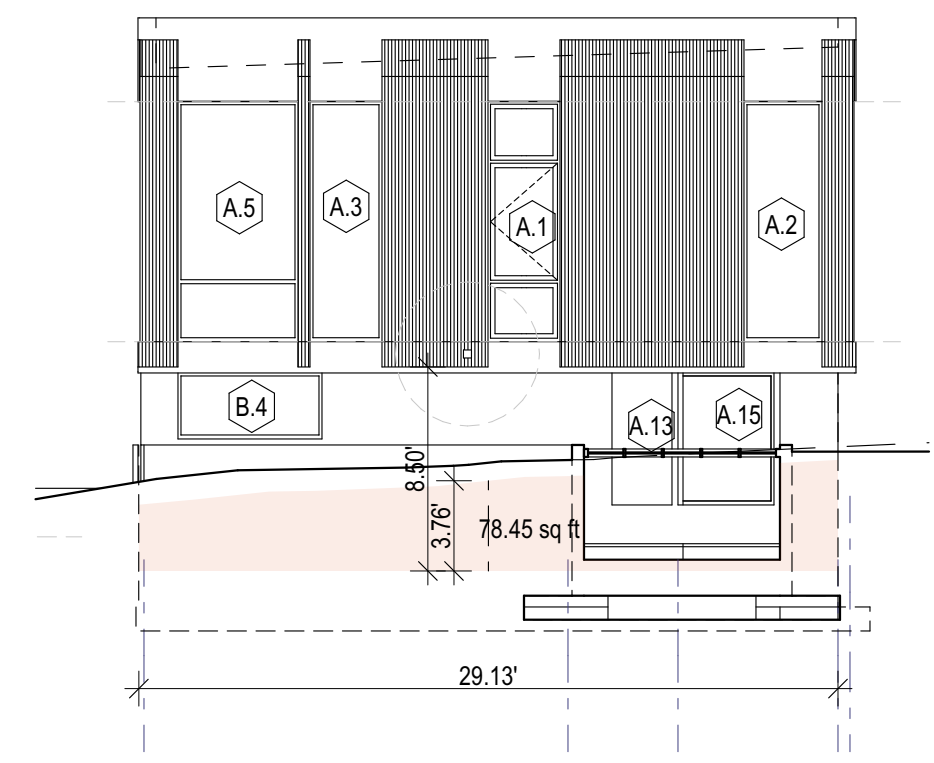
**1 FIRST FLOOR**  
 SCALE: 1/8" = 1'-0"



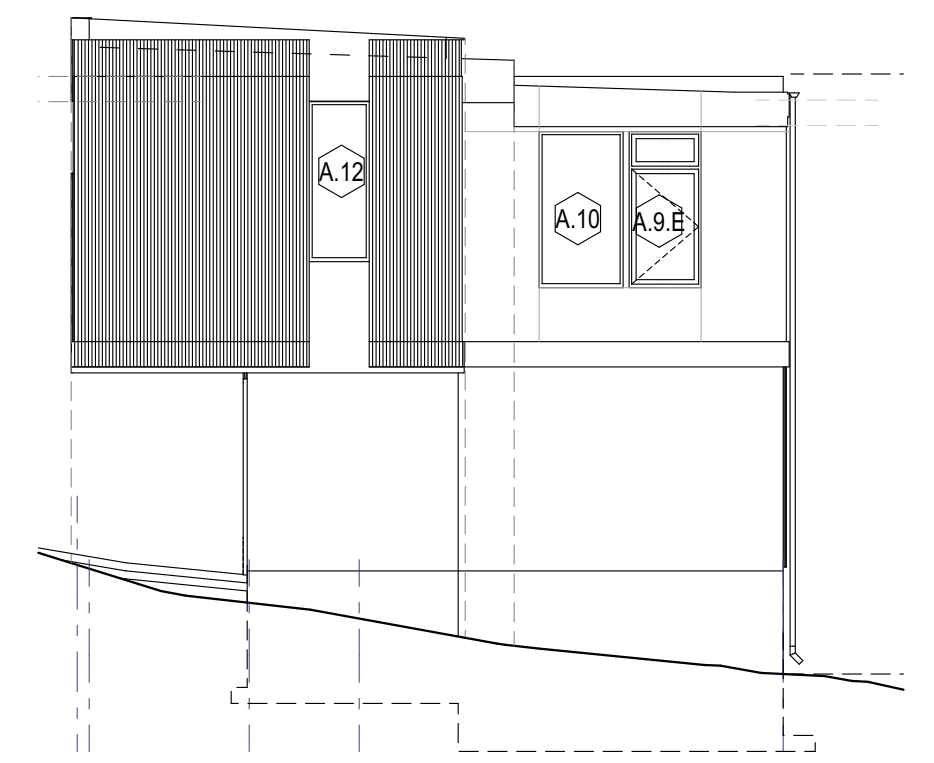
**8 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



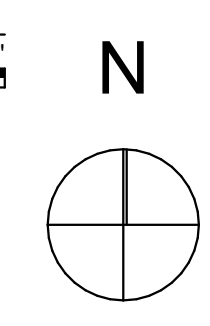
**7 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**6 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



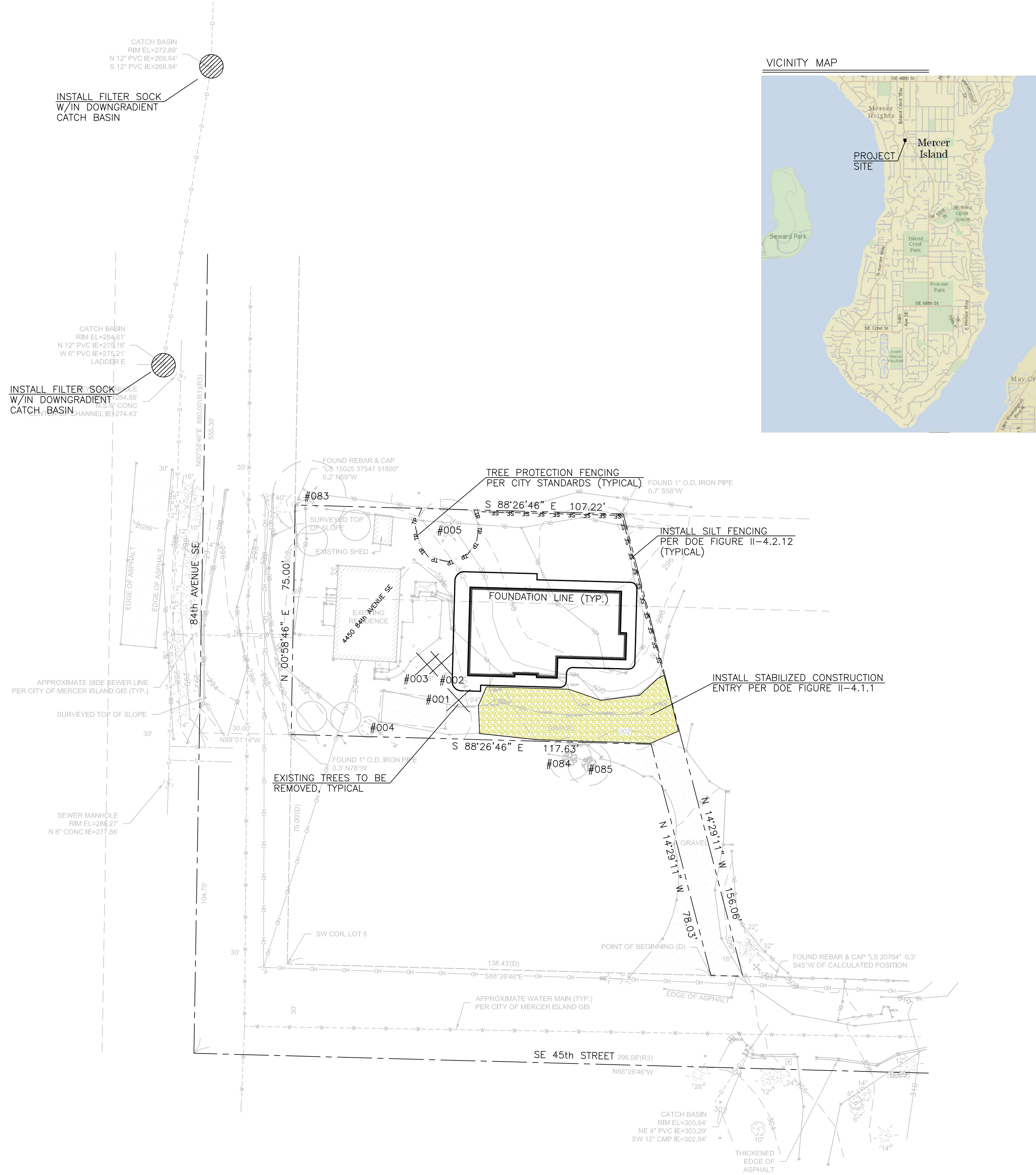
**5 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"





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

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CALL BEFORE YOU DIG: 811



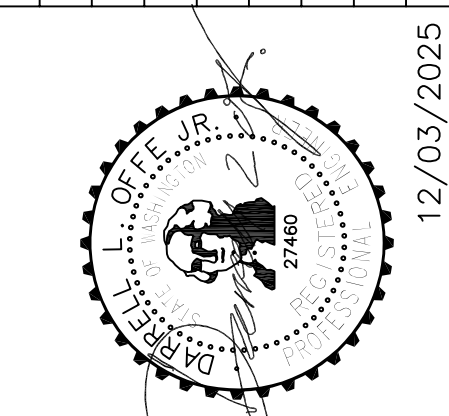
**LEGEND**

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

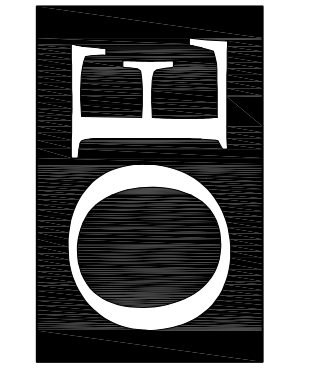
**DATUM**  
VERTICAL DATUM – NAVD '88, PER RTK GPS TIES  
HORIZONTAL DATUM – NAD83(2011); NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

The following table summarizes the trees assessed on site:

Tree ID	Species	DBH (in)	Exceptional	Height	Drip Zone Diameter	Condition	Comments	Retention
001	Douglas FIR (Pseudotsuga menziesii)	28"	No	65'	16'	Good	Conflict with building area	Remove
002	English Holly (Ilex aquifolium)	8"	No	15'	7'	Good	Conflict with building area	Remove
003	Douglas FIR (Pseudotsuga menziesii)	40"	Yes	70'	20'	Poor	Laminated Root Rot	Remove
004	English Holly (Ilex aquifolium)	10"	No	20'	7'	Good		Save
005	Douglas FIR (Pseudotsuga menziesii)	34"	Yes	60'	20'	Fair	Significant lean to the North	Save
083	Douglas FIR (Pseudotsuga menziesii)	42"	Yes	70'	24'	Good	Off Site	Save
084	Douglas FIR (Pseudotsuga menziesii)	24"	No	50'	14'	Good	Off Site	Save
085	Douglas FIR (Pseudotsuga menziesii)	20"	No	50'	14'	Fair	Off Site	Save



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



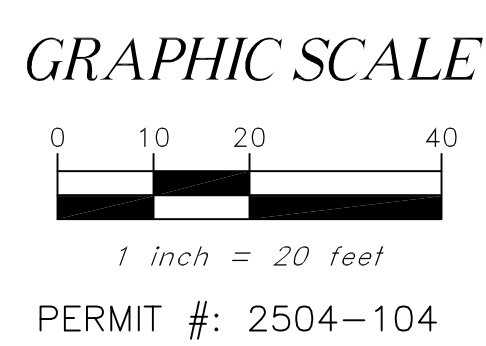
PROJECT: 4450 84th Avenue SE  
CLIENT: Mercer Partners, LLC  
SHEET CONTENT: CSWPP Plan

DATE	12/03/2025
JOB NO.	
DWG NO.	
SHEET	1 OF 5

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

**TABLE OF CONTENT**

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



REV. NO.	DATE	DESCRIPTION

CHECKED BY: DLO

DRAWN BY: SL\$

DESIGNED BY: DLO

PROJECT: 4450 84th Avenue SE

CLIENT: Mercer Partners, LLC

SHEET CONTENT: CSWPP Plan

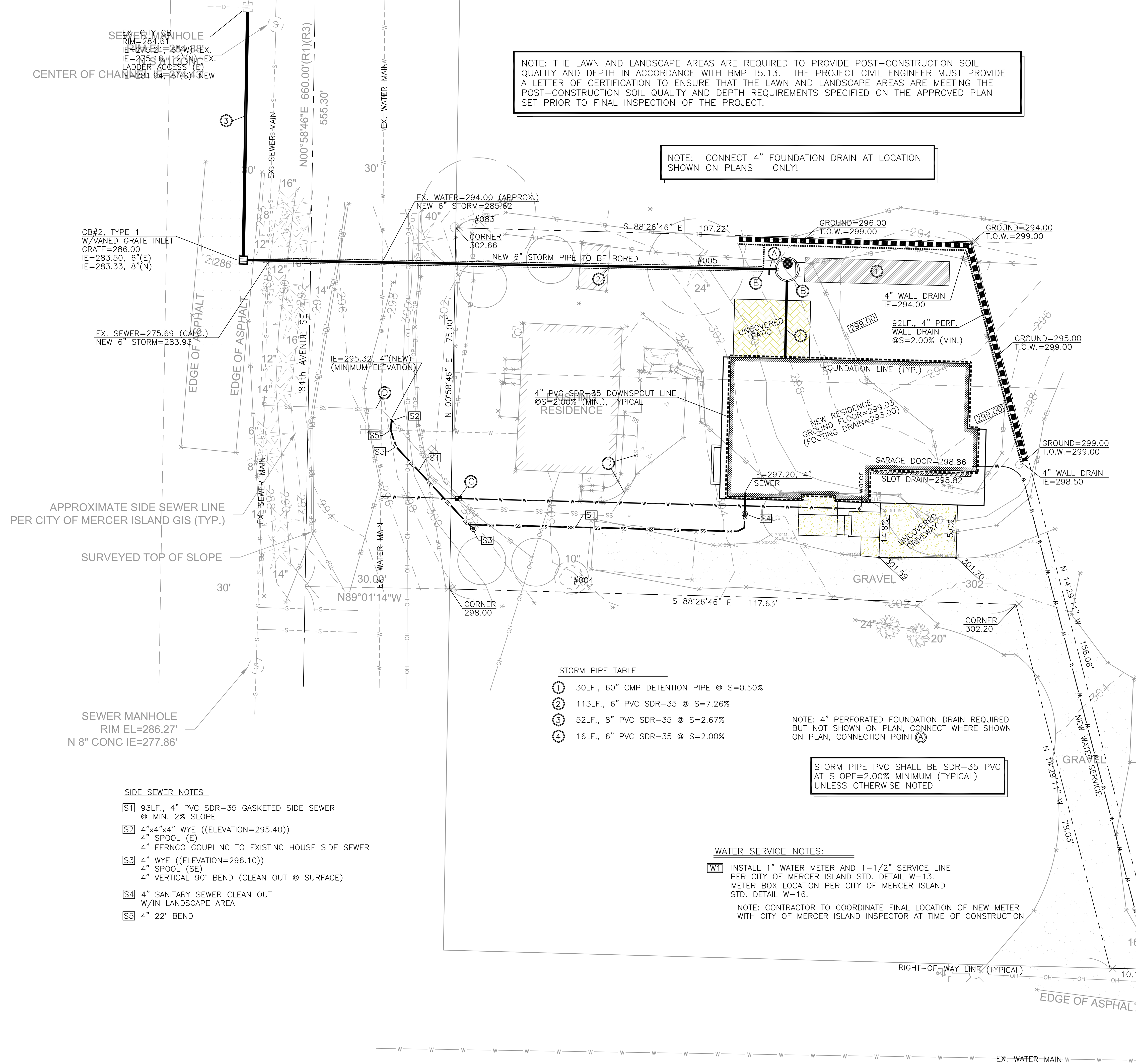
DATE: 12/03/2025  
JOB NO.:  
DWG NO.:  
SHEET: 1 OF 5

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

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CALL BEFORE YOU DIG: 811

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



LEGEND

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

DATUM

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

CONSTRUCTION NOTES:

- (A) 6"x4" TEE - FOUNDATION DRAIN CONNECTION  
IE=291.60
- (B) CB#1, 54" TYPE-II, CONTROL STRUCTURE  
RIM=299.00  
IE=296.50, 2" VENT  
TOP OF 6" RISER=296.86, OVERFLOW  
IE=297.00, 6"(S), 36"(E)  
IE=291.70, 6"(W), 36"(E)  
BOTTOM OF 6" RISER=289.70  
INSIDE FLOOR OF CB=287.70  
(SEE DETAIL SHEET 4)
- (C) INSTALL 1-1/2" METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STANDARD PLAN W-14.  
NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION
- (D) APPROXIMATE LOCATION OF EXISTING SIDE SEWER PER CITY OF MERCER ISLAND SIDE SEWER CARD #4132
- (E) 6"x4" TEE - WALL DRAIN CONNECTION  
IE=291.00

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

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

STORM PIPE TABLE

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

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

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

WATER SERVICE NOTES:

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

SIDE SEWER NOTES

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

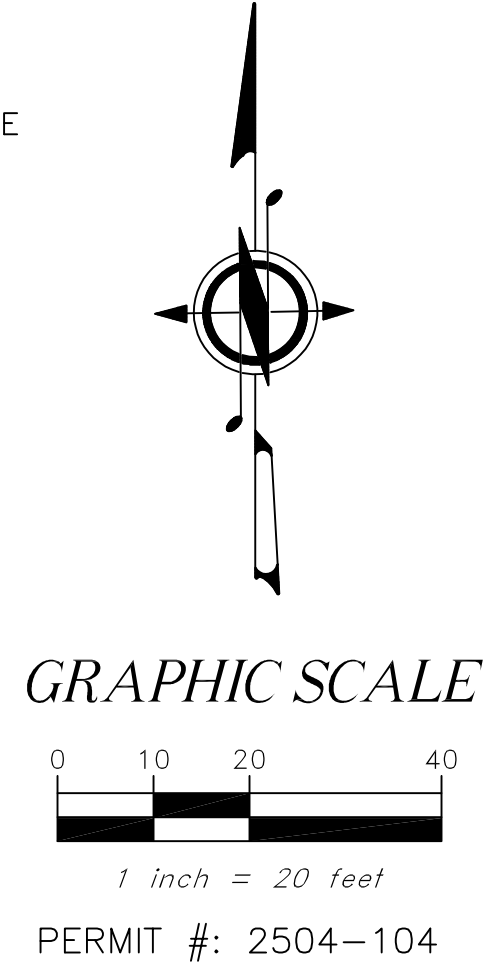
PROJECT	4450 84th Avenue SE
CLIENT	Mercer Partners, LLC
SHEET CONTENT	Stormwater Site Plan
DATE	12/19/2025
JOB NO.	
DWG NO.	
SHEET	2 OF 5
PERMIT #:	2504-104

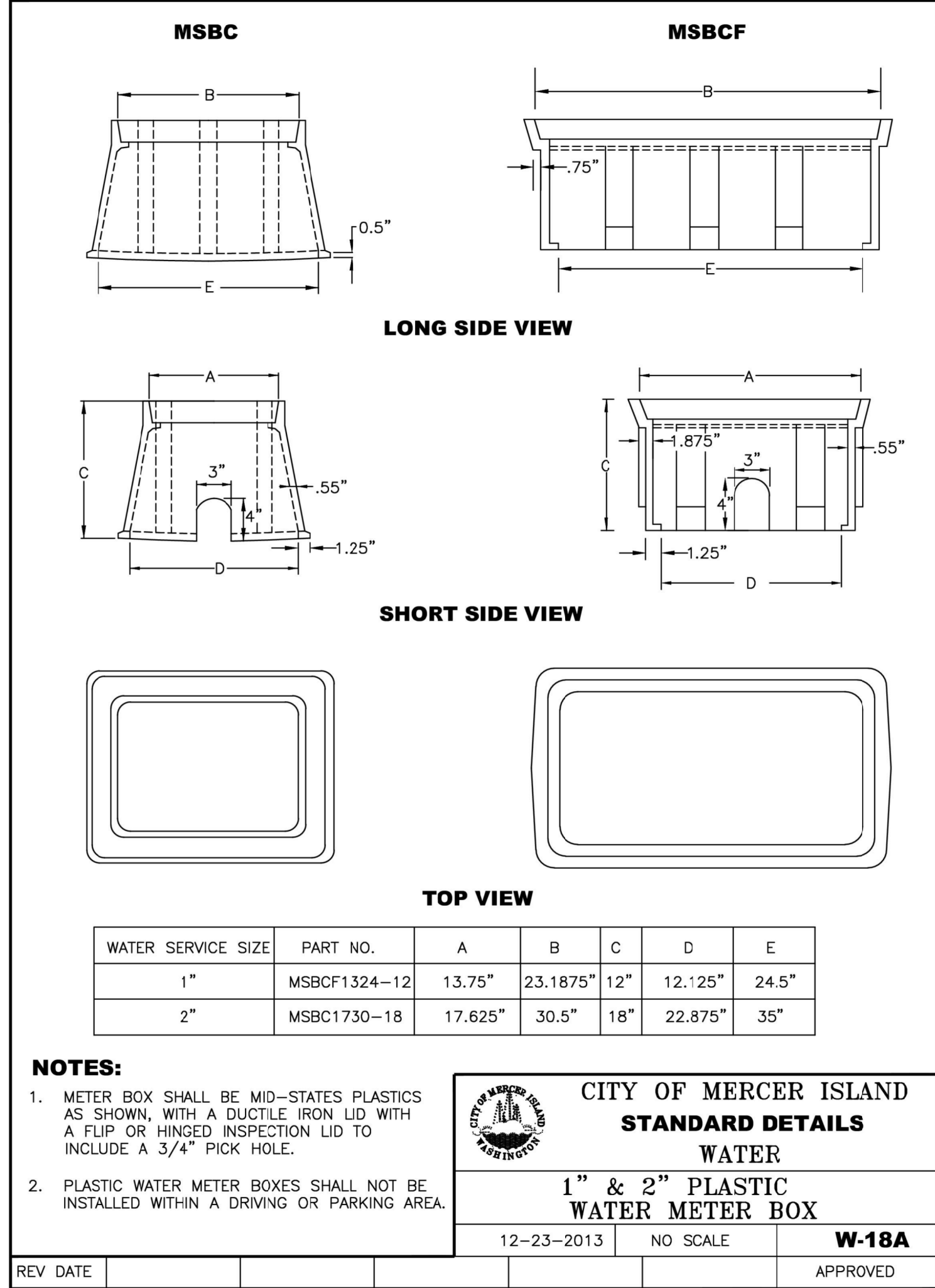
OFFE ENGINEERS

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

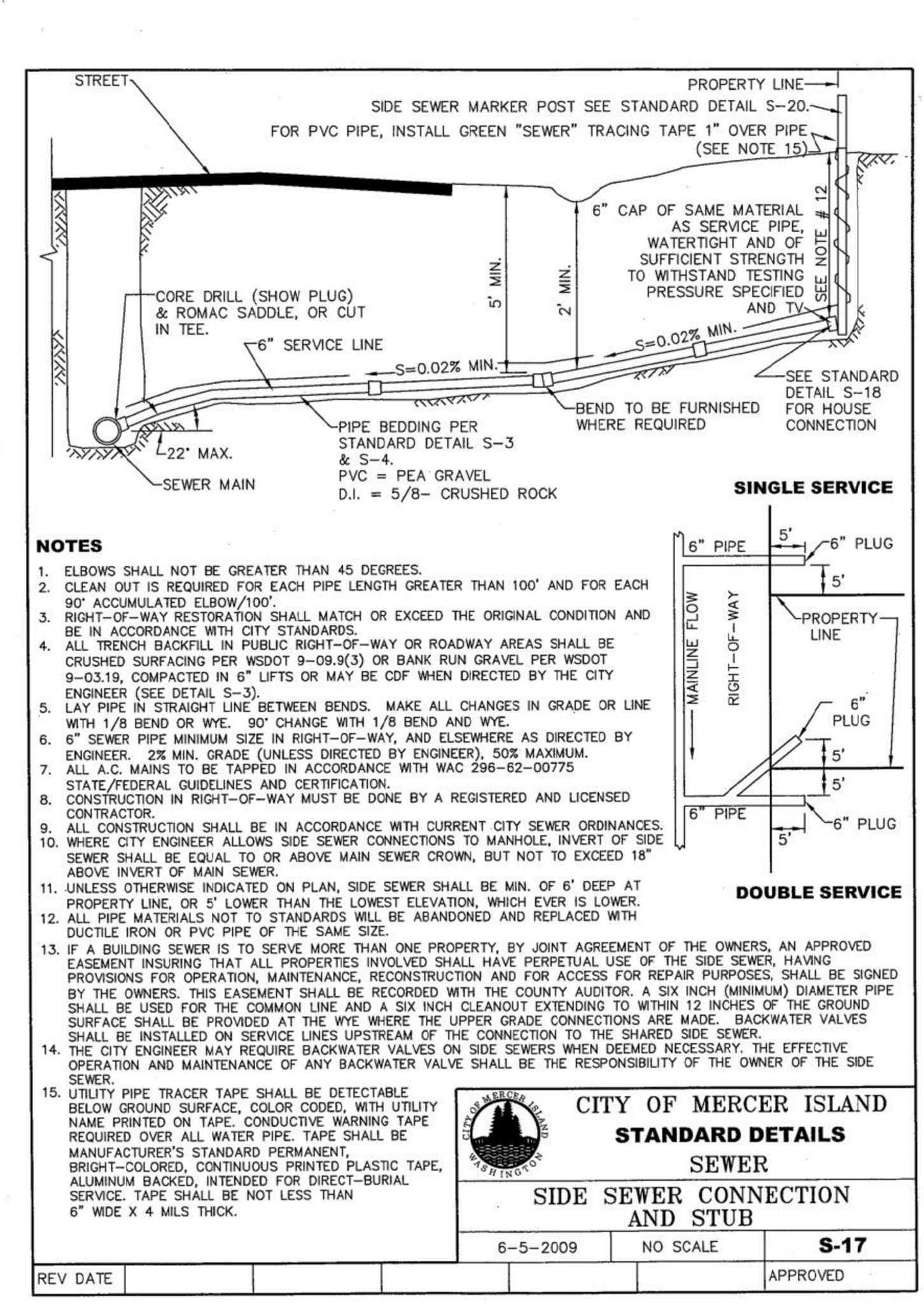
DESIGNED BY	DLO
DRAWN BY	SL\$
CHECKED BY	DLO

12/19/2025

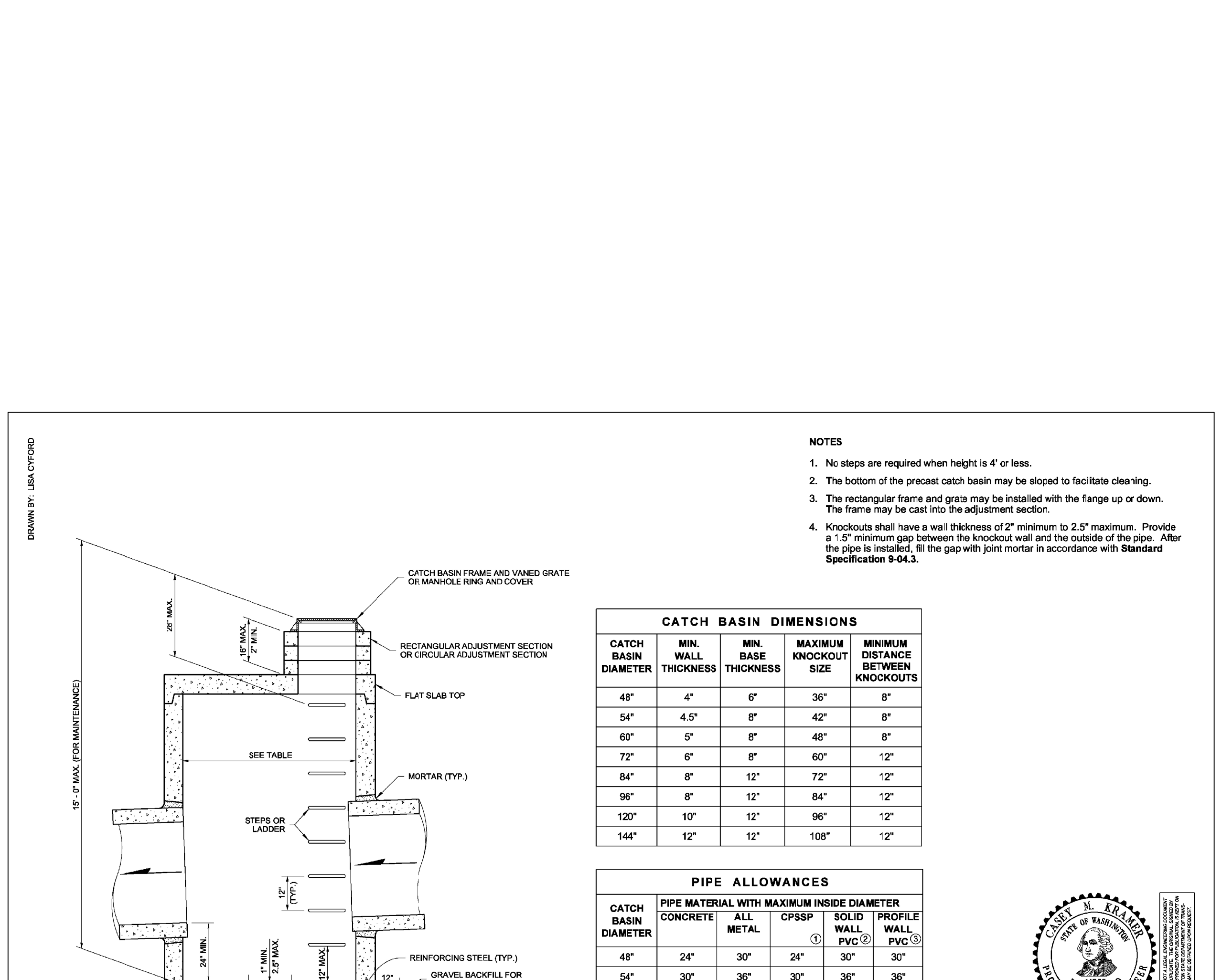




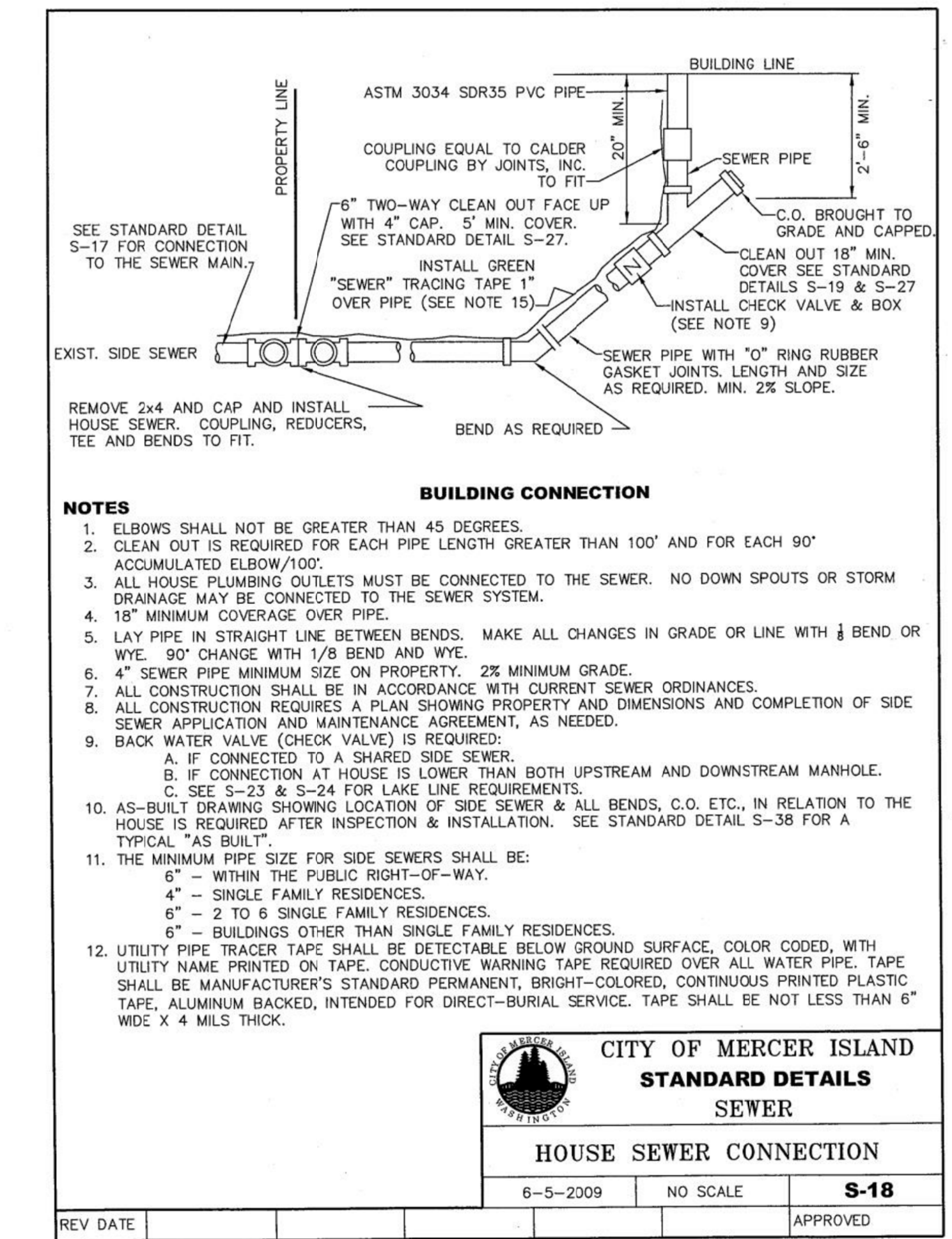
**CITY OF MERCER ISLAND**  
STANDARD DETAILS  
**WATER**  
1" & 2" PLASTIC WATER METER BOX  
12-23-2013 NO SCALE **W-18A**  
APPROVED



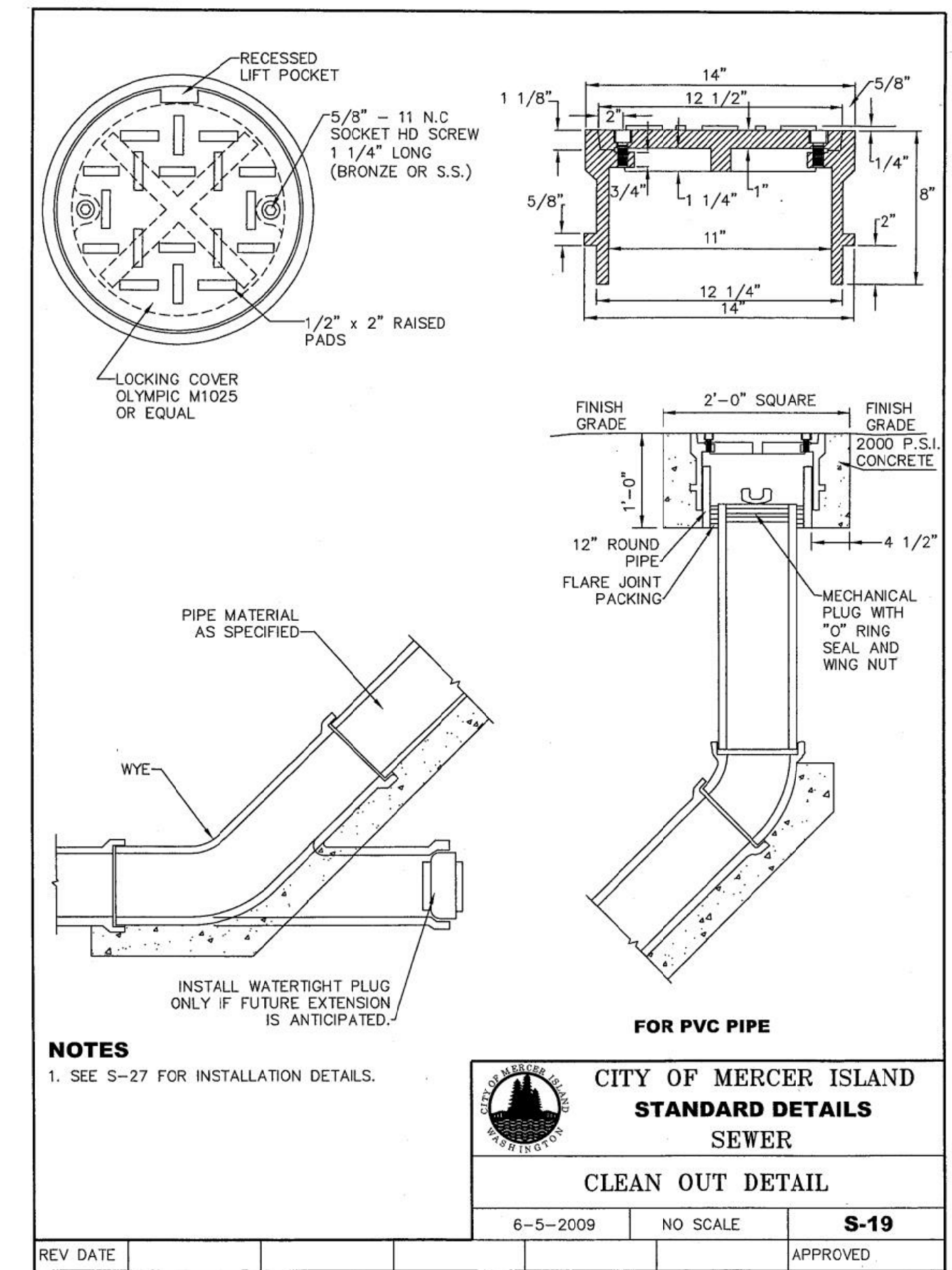
**CITY OF MERCER ISLAND**  
STANDARD DETAILS  
**SEWER**  
SIDE SEWER CONNECTION AND STUB  
6-5-2009 NO SCALE **S-17**  
APPROVED



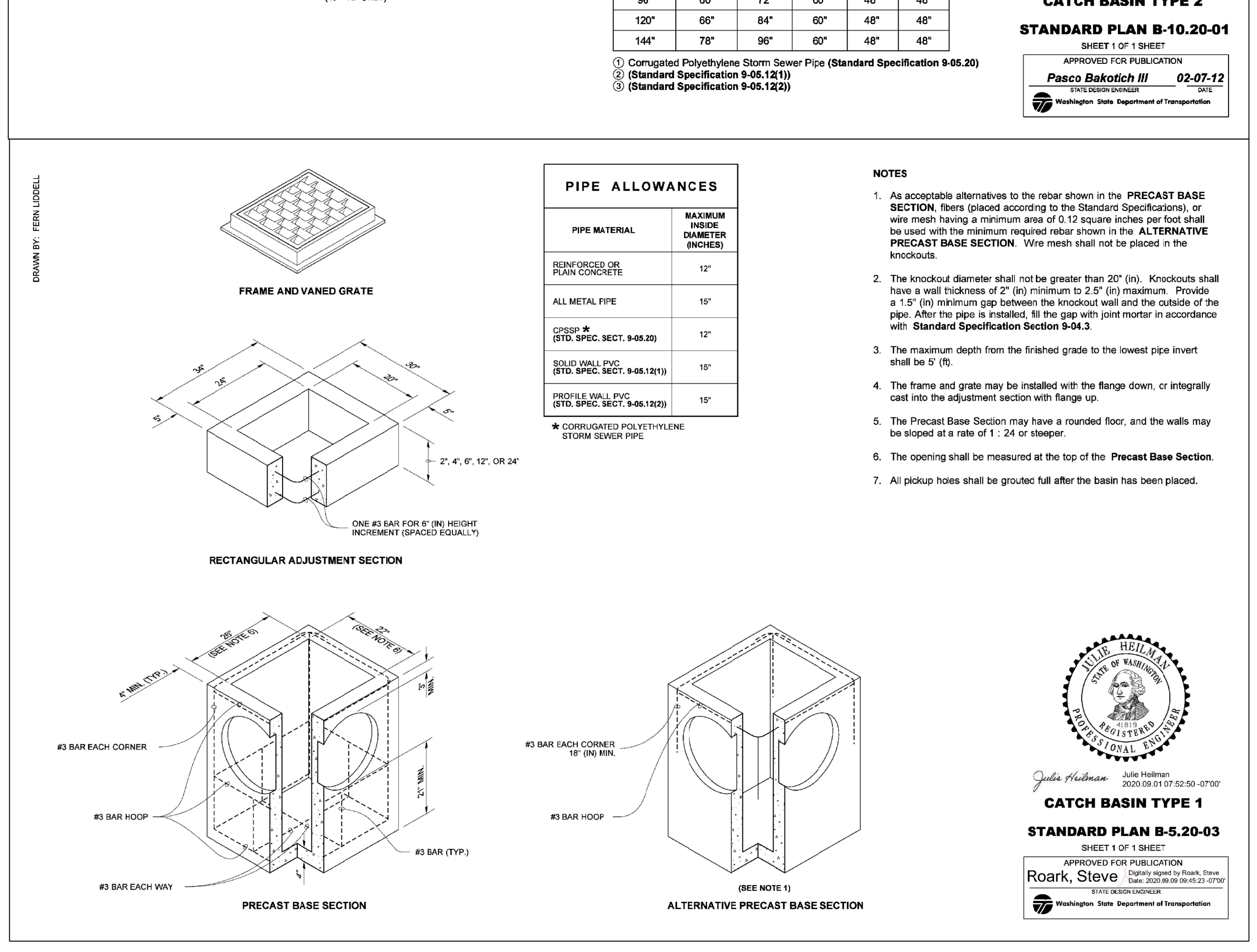
**CITY OF MERCER ISLAND**  
STANDARD DETAILS  
**SEWER**  
CATCH BASIN TYPE 2  
6-5-2009 NO SCALE **S-17**  
APPROVED



**CITY OF MERCER ISLAND**  
STANDARD DETAILS  
**SEWER**  
HOUSE SEWER CONNECTION  
6-5-2009 NO SCALE **S-18**  
APPROVED



**CITY OF MERCER ISLAND**  
STANDARD DETAILS  
**SEWER**  
CLEAN OUT DETAIL  
6-5-2009 NO SCALE **S-19**  
APPROVED



**CITY OF MERCER ISLAND**  
STANDARD DETAILS  
**SEWER**  
CATCH BASIN TYPE 1  
STANDARD PLAN B-5-20-03  
SHEET 1 OF 1 SHEET  
APPROVED FOR PUBLICATION  
Roark, Steve Date: 2020-09-01 07:50:07  
Washington State Department of Transportation

PROJECT: 4450 84th Avenue SE

CLIENT: Mercer Partners, LLC

SHEET CONTENT: Details

DATE: 12/03/2025

JOB NO.

DWG NO.

SHEET 3 OF 5

PERMIT #: 2504-104

DESIGNED BY: DLO

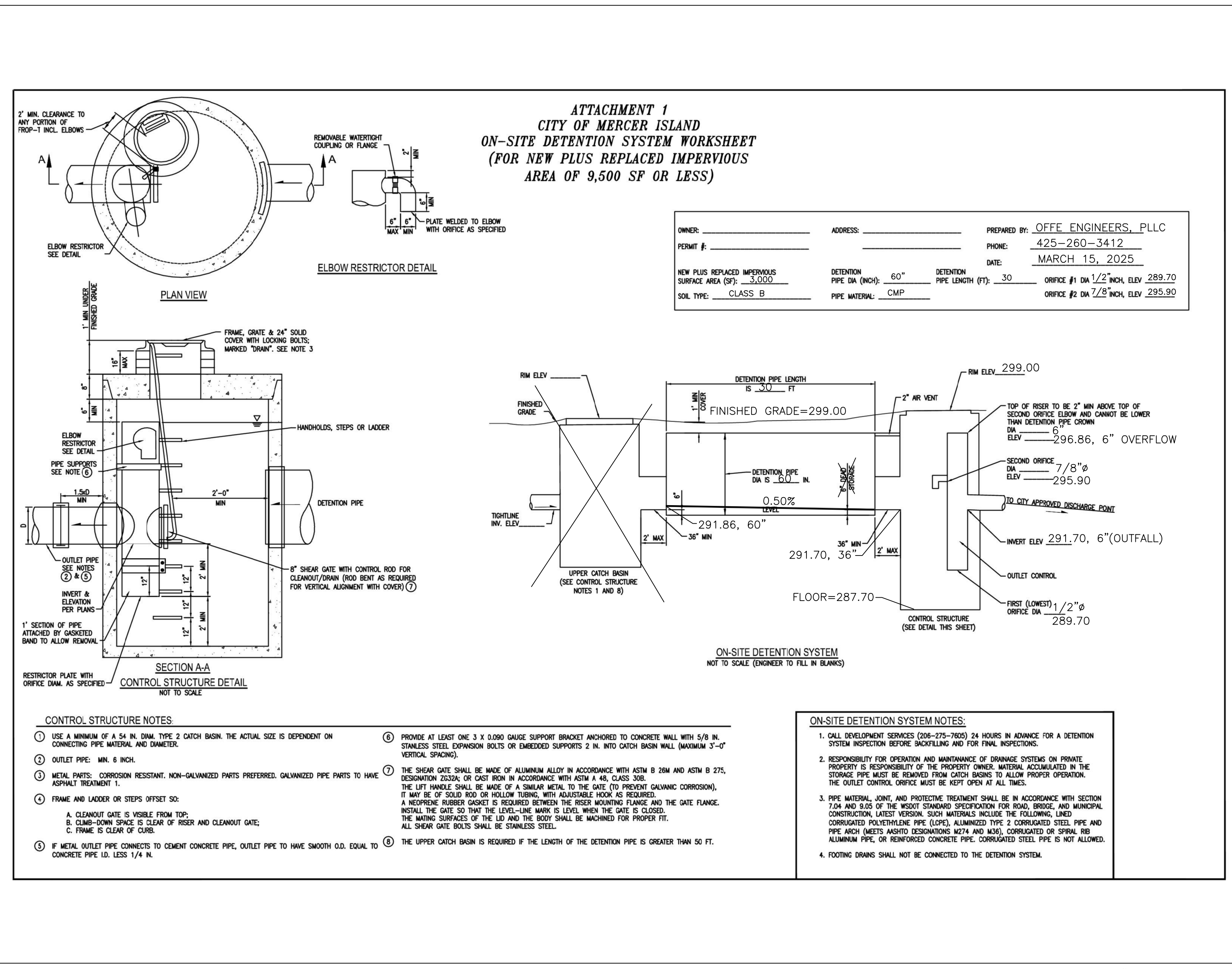
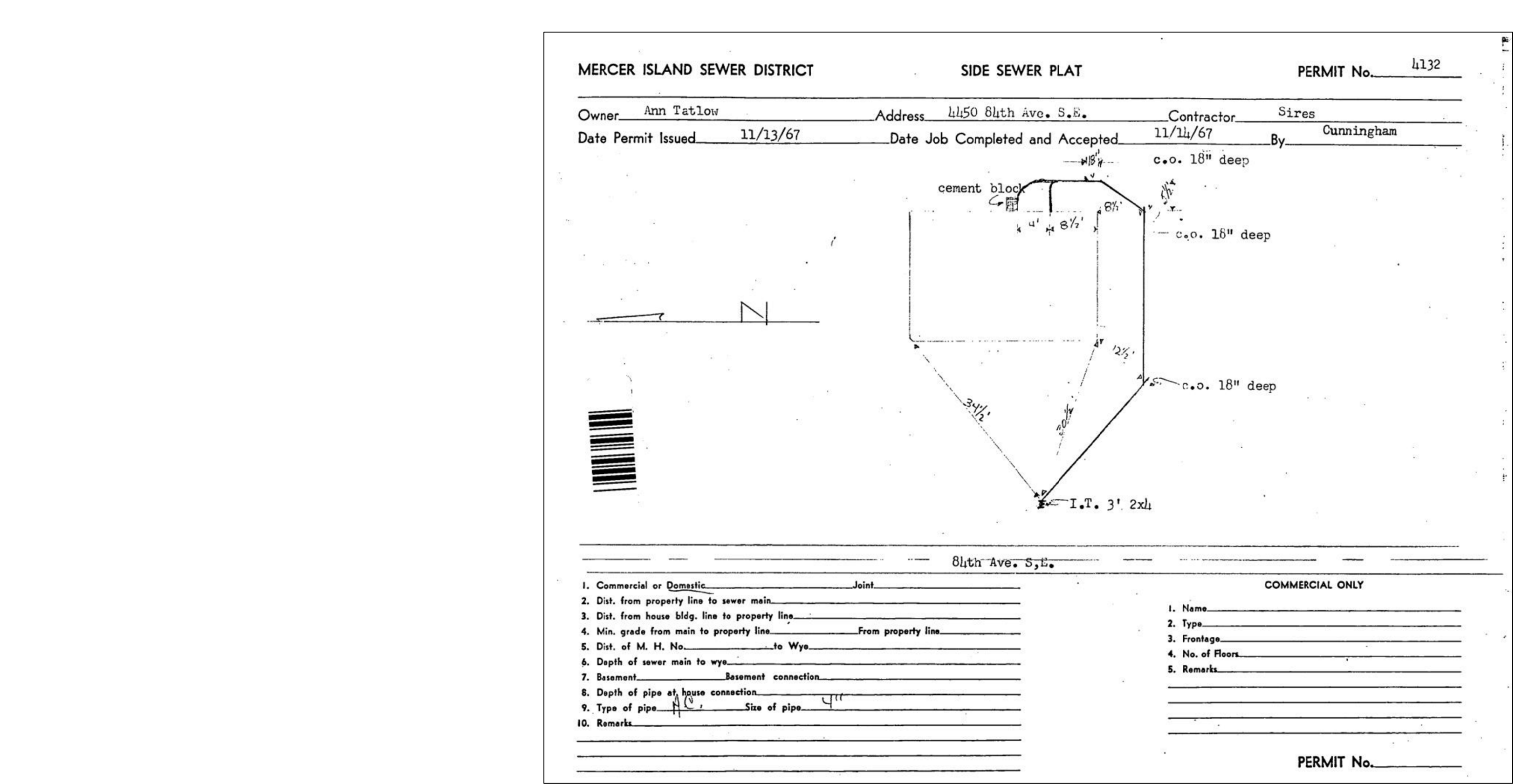
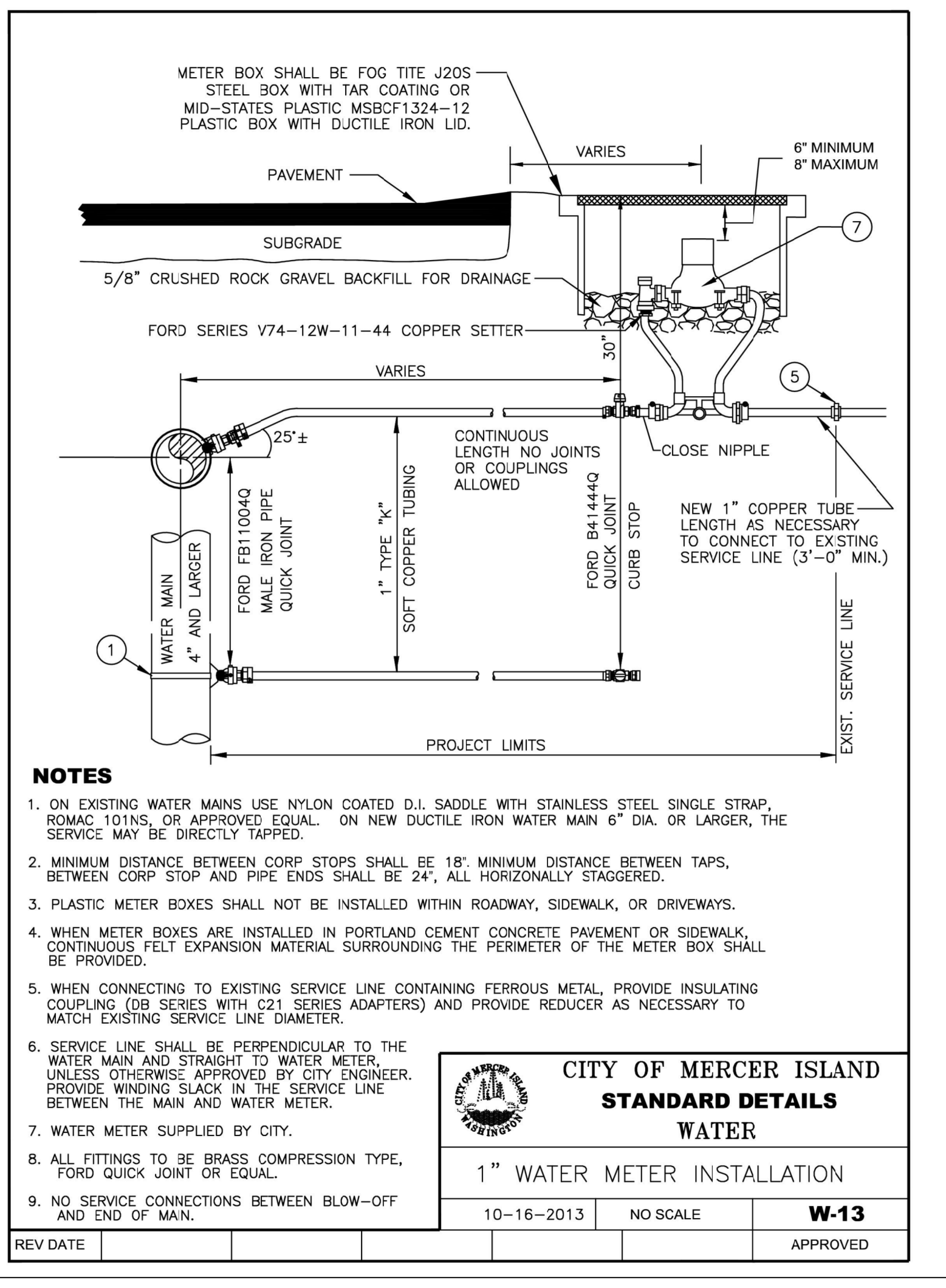
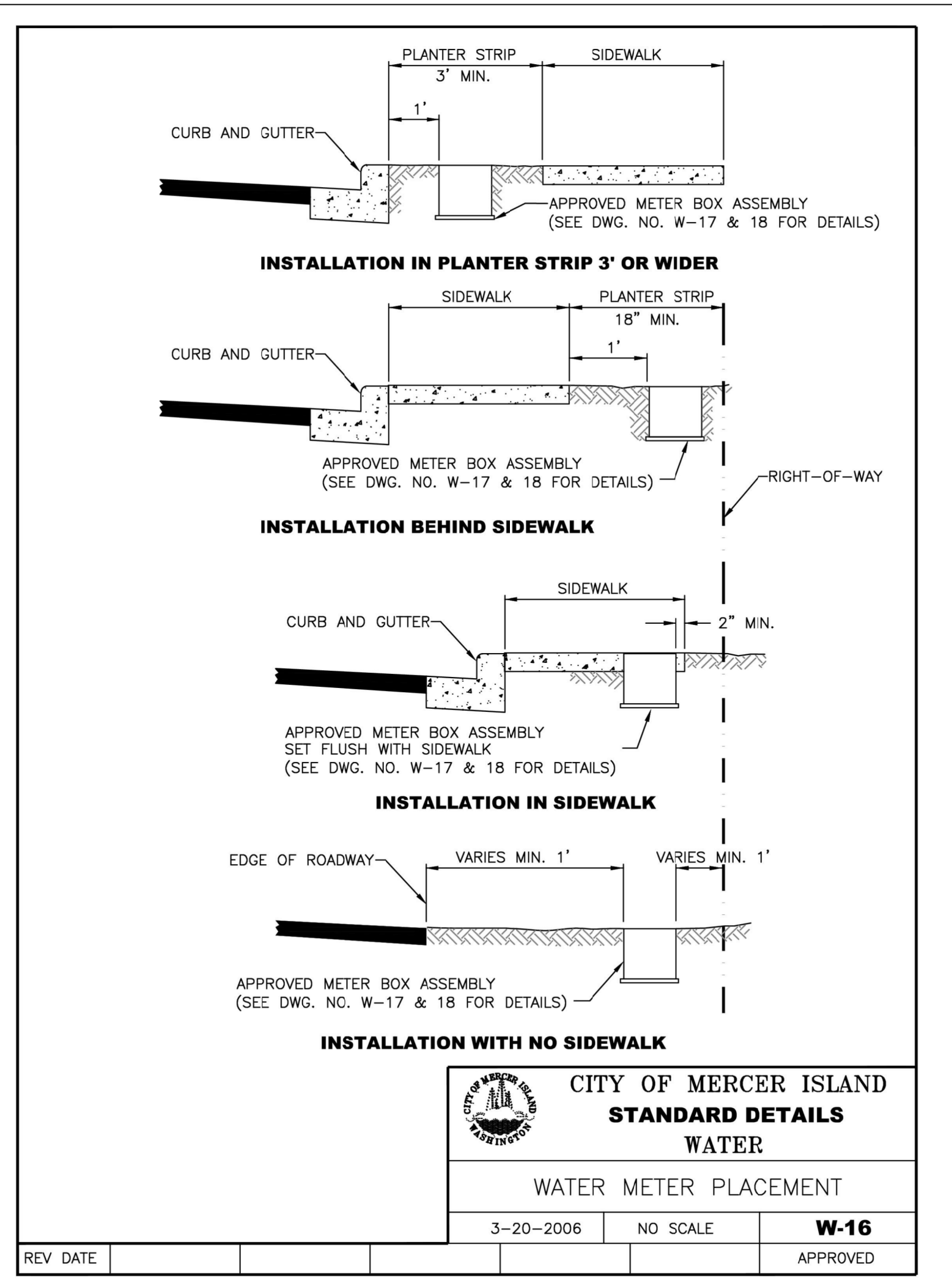
DRAWN BY: SL\$

CHECKED BY: DLO

DESCRIPTION: 12/03/2025

REV. NO. DATE

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



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

**OFFE ENGINEERS, LLC**

4450 84th Avenue SE  
Mercer Partners, LLC

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

PERMIT #: 2504-104

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

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

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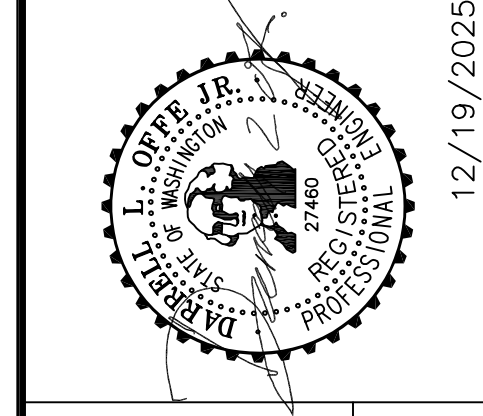
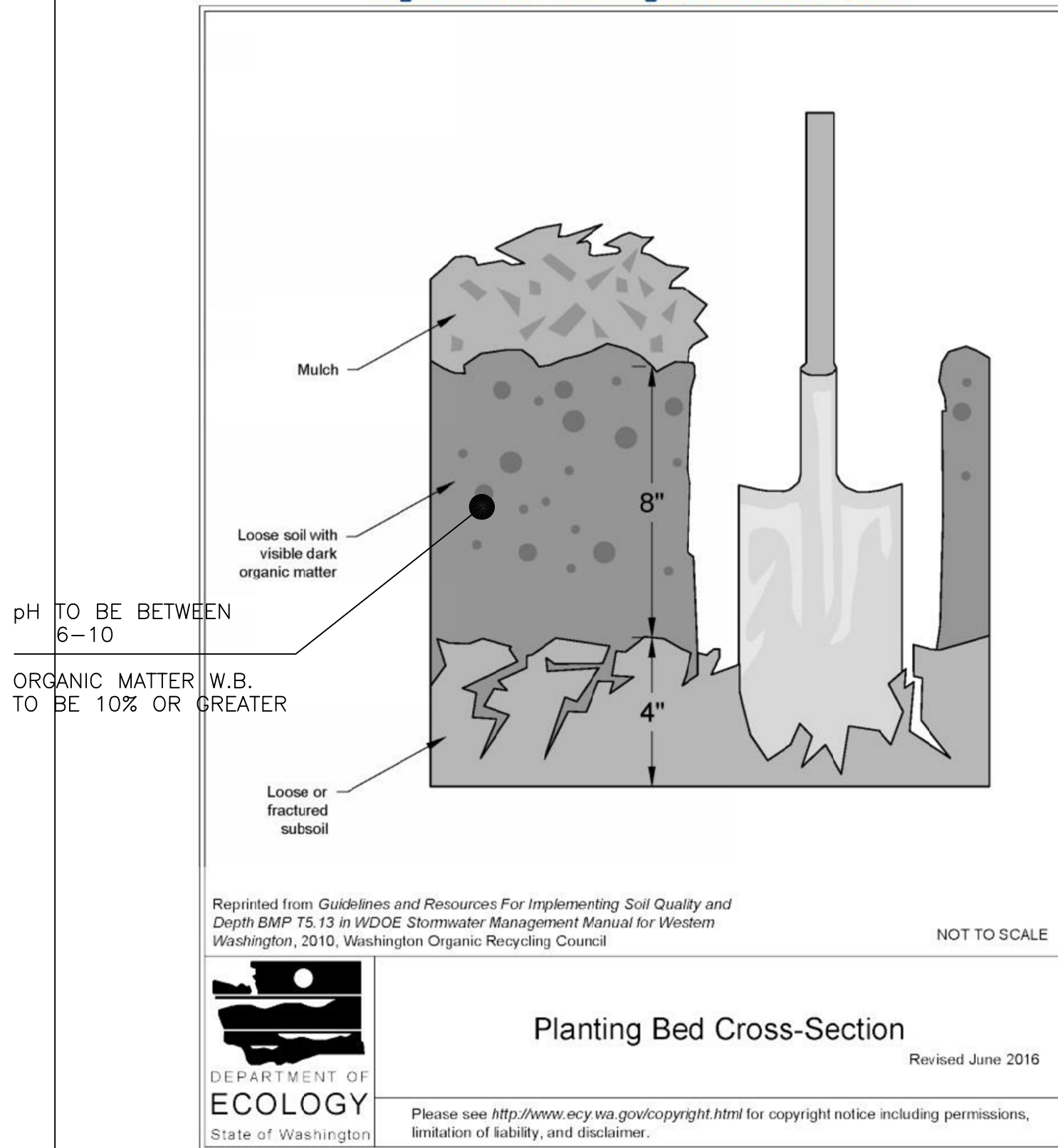
**LEGEND**

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

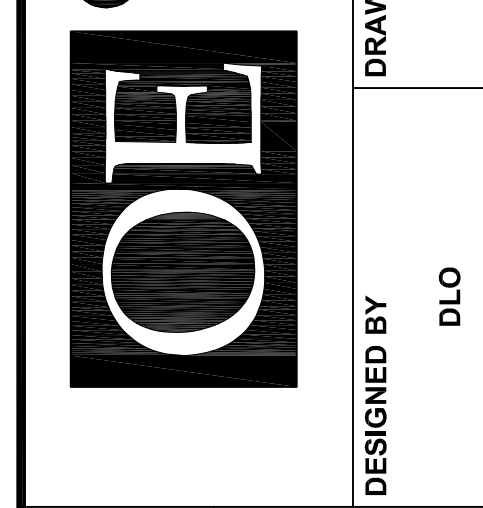
**AMENDED SOIL MAP**

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

**Figure V-11.1: Planting Bed Cross-Section**

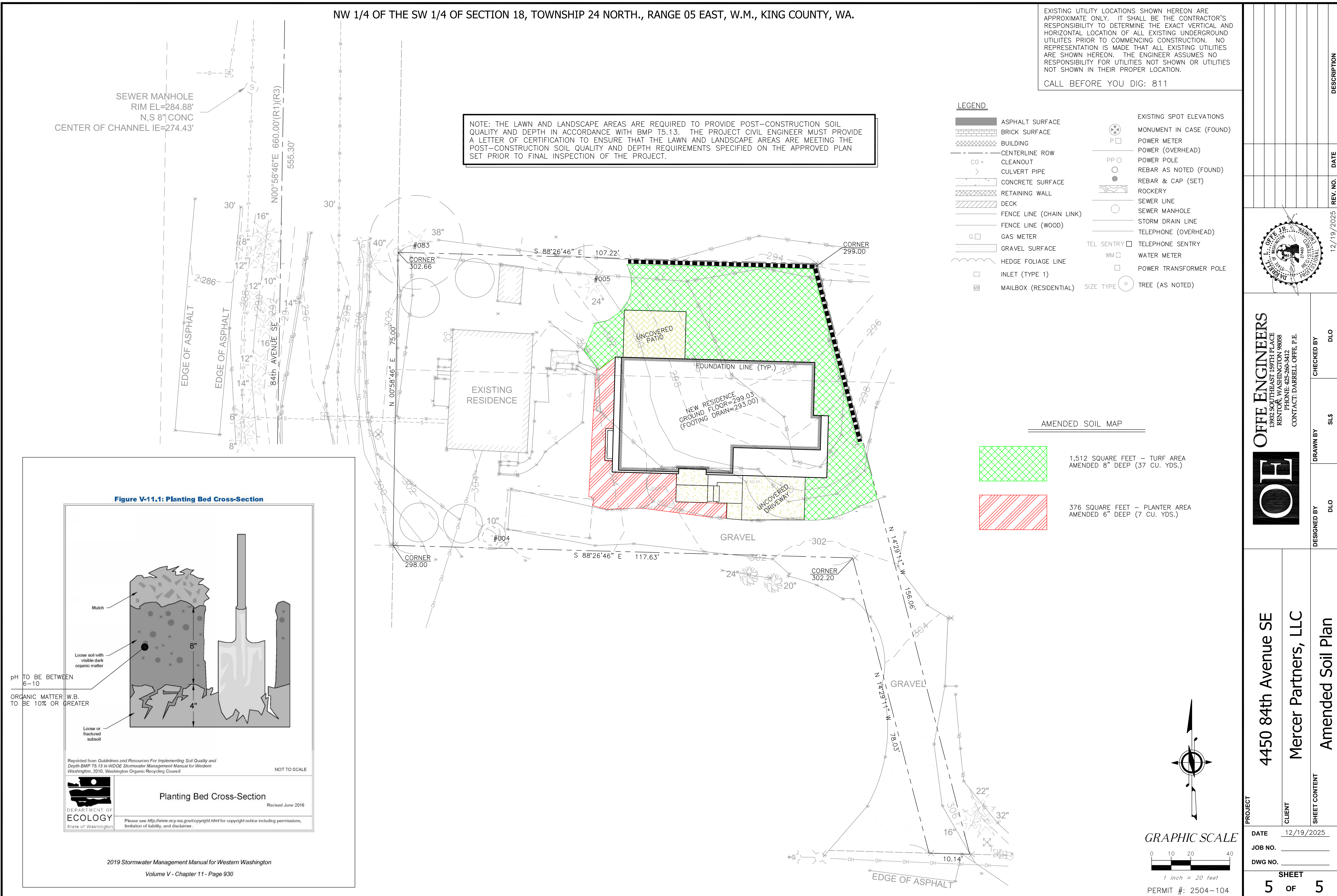
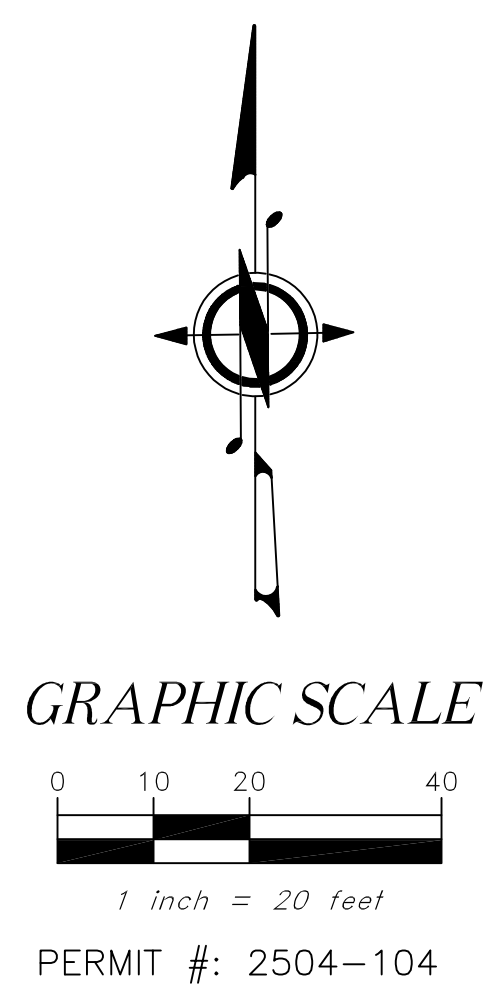


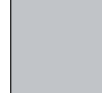




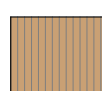
**OFFE ENGINEERS**  
13932 SOUTHEAST 159TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.



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

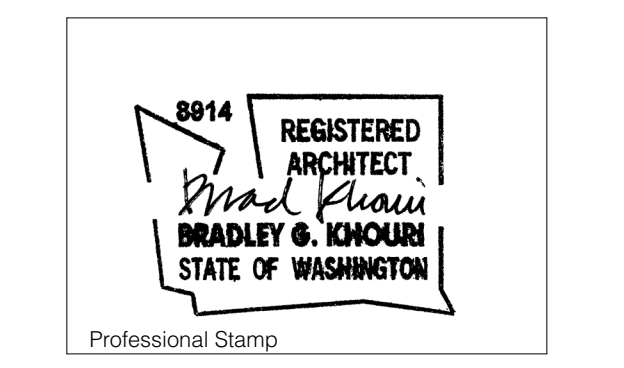
DATE	12/19/2025
JOB NO.	
DWG NO.	
SHEET	5 OF 5



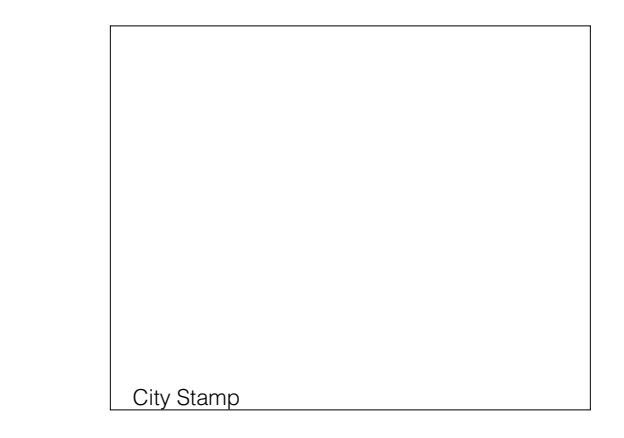
SD MATERIAL SCHEDULE							
ID	MATERIAL IMAGE	TYPE	PRODUCT	EXT/INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
<b>CONCRETE</b>							
CN.01		CONCRETE WALL	PER GENERAL CONTRACTOR	EXT	PER STRUCTURAL DRAWINGS	CLEAR/NATURAL FINISH	PATCH AND SEAL WHERE VISIBLE AND EXPOSED. REFER TO STRUCTURAL SPECIFICATIONS
<b>FIBER CEMENT PANEL</b>							
CP.01		FACADE CLADDING	JAMES HARDIE PANEL	EXT	4' X 10' OR PER ELEVATION	SW 7018 DOVETAIL	TBD
CP.02		FACADE CLADDING	JAMES HARDIE PANEL	EXT	4' X 10' OR PER ELEVATION	SW 7069 IRON ORE	TBD
<b>METAL</b>							
MT.01		CANOPY/ METAL FEATURE	PER GENERAL CONTRACTOR	EXT	PER ELEVATIONS AND PLAN DRAWINGS	PRE-FINISHED MATTE BLACK	REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR CANOPY. FINISH EDGES TO BE METAL CHANNEL
<b>TRANSITIONS &amp; TRIMS</b>							
TS.01		METAL FLASHING	PER GENERAL CONTRACTOR	EXT	PER ELEVATION	PRE-FINISHED MATTE BLACK	INSTALL AT FLOOR LINES AND MATERIAL TRANSITIONS
<b>WOOD SIDING</b>							
WD.01		WOOD CLADDING	LUNAWOOD - LUNA FEMMA PANEL	EXT	26 X 92 MM X 4.5 M	FINISH PER MANUFACTURER - MAINTAIN NATURAL FINISH	INSTALL OVER VERTICAL BATTENS PER MANUFACTURER

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

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



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




**Rendered  
 Elevation**  
**DR.01**



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



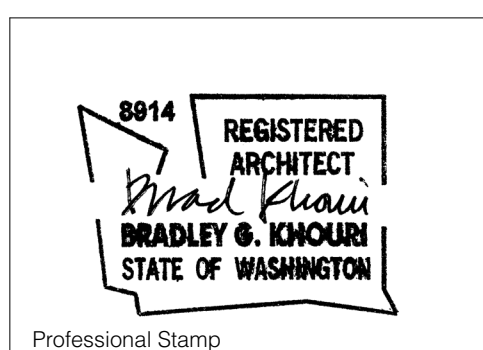

**1 SOUTH RENDERED ELEVATION**  
 SCALE: 1/4" = 1'-0"  


SD MATERIAL SCHEDULE							
ID	MATERIAL IMAGE	TYPE	PRODUCT	EXT/INT	PRODUCT DIMENSIONS	COLOR/FINISH	NOTES/ DESCRIPTIONS
<b>CONCRETE</b>							
CN.01		CONCRETE WALL	PER GENERAL CONTRACTOR	EXT	PER STRUCTURAL DRAWINGS	CLEAR/NATURAL FINISH	PATCH AND SEAL WHERE VISIBLE AND EXPOSED. REFER TO STRUCTURAL SPECIFICATIONS
<b>FIBER CEMENT PANEL</b>							
CP.01		FACADE CLADDING	JAMES HARDIE PANEL	EXT	4' X 10' OR PER ELEVATION	SW 7018 DOVETAIL	TBD
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<b>METAL</b>							
MT.01		CANOPY/ METAL FEATURE	PER GENERAL CONTRACTOR	EXT	PER ELEVATIONS AND PLAN DRAWINGS	PRE-FINISHED MATTE BLACK	REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR CANOPY. FINISH EDGES TO BE METAL CHANNEL
<b>TRANSITIONS &amp; TRIMS</b>							
TS.01		METAL FLASHING	PER GENERAL CONTRACTOR	EXT	PER ELEVATION	PRE-FINISHED MATTE BLACK	INSTALL AT FLOOR LINES AND MATERIAL TRANSITIONS
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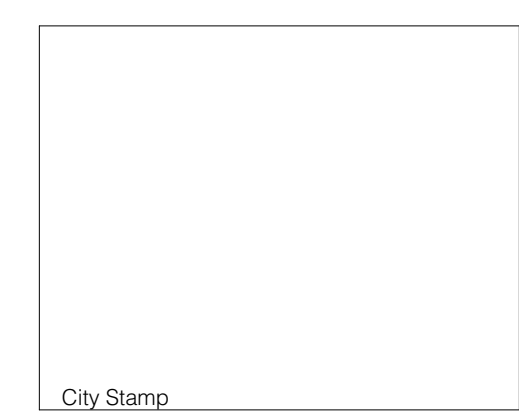
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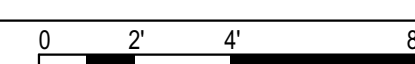


Rendered  
 Elevation

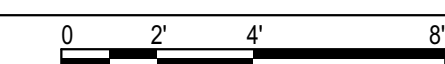
**DR.02**



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



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





**DEMOLITION PLAN LEGEND**

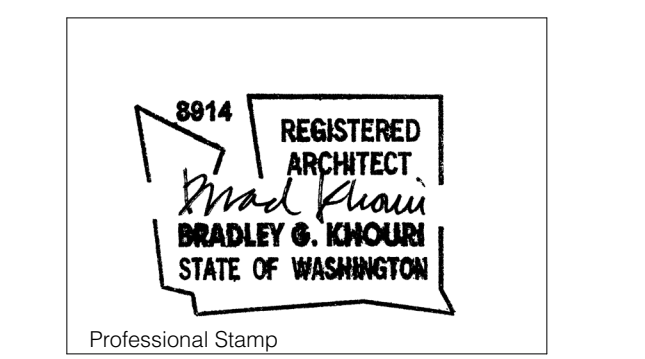
----- EXISTING STRUCTURE TO BE DEMOLISHED  
 - - - - - EXISTING TREE TO BE REMOVED

**DEMOLITION PLAN NOTES**

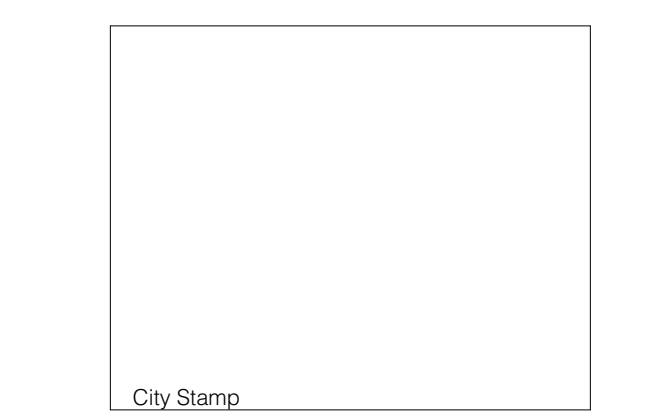
- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED. TYP. REFER TO ARBORIST REPORT, REFER TO A1.10
- EXISTING ROCKERY TO BE DEMOLISHED
- EXISTING WALKWAY AND STAIRS TO BE DEMOLISHED
- NO GROUND DISTURBANCE IS PROPOSED UNDER THIS DEMOLITION PERMIT
- BELOW GRADE FOUNDATION AND SLAB TO REMAIN UNTIL CONSTRUCTION PERMIT IS ISSUED.
- EXISTING CARPORT TO BE DEMOLISHED

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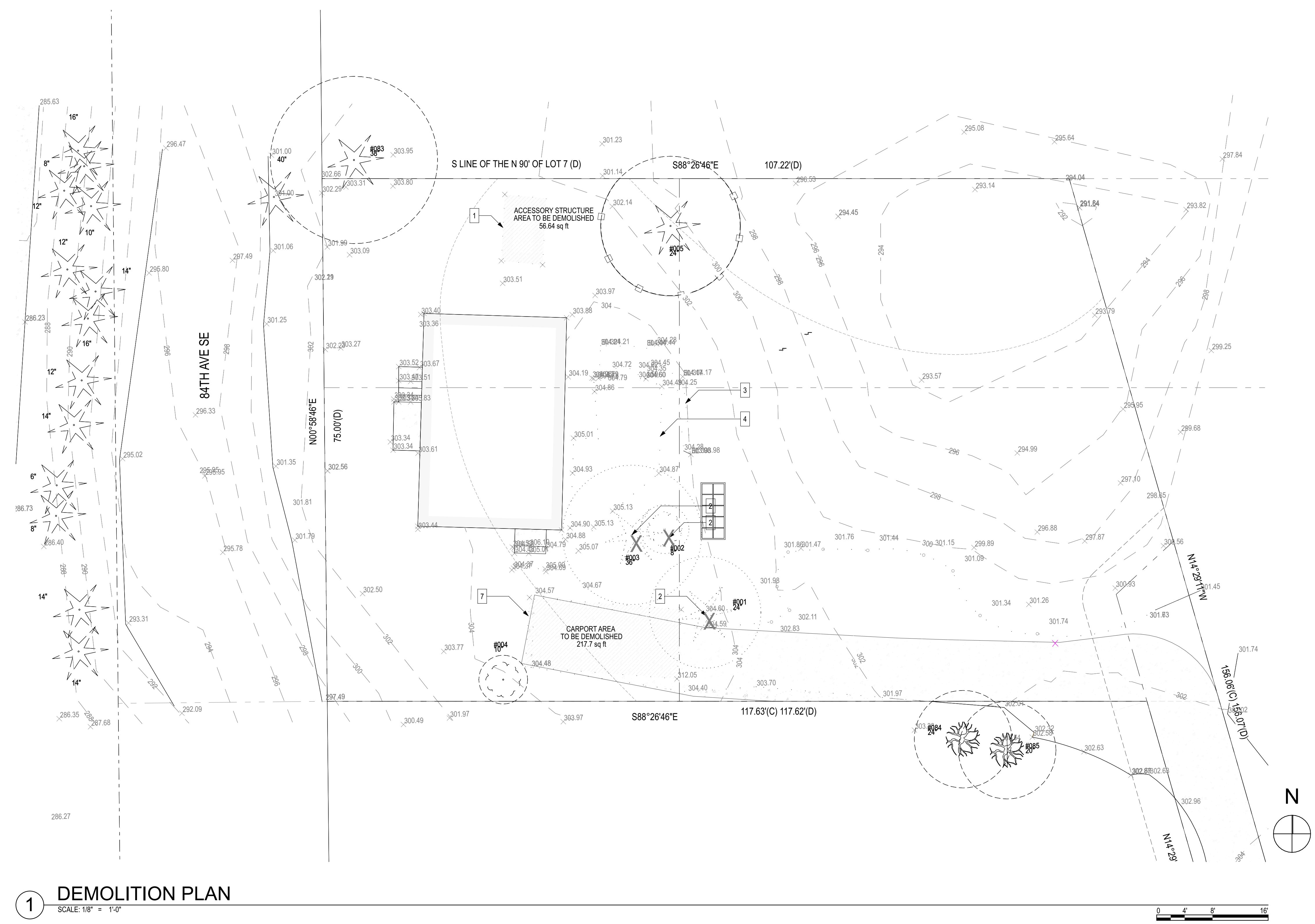


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01	Building Permit Set	4/3/25

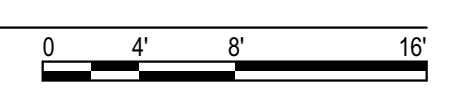


**Demo Plan**

**A1.01**



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



**EXCAVATION PLAN LEGEND**

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

**EXCAVATION PLAN NOTES**

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

Architect of Record

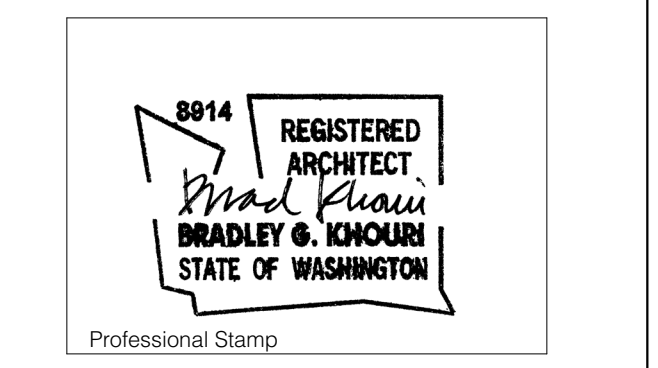
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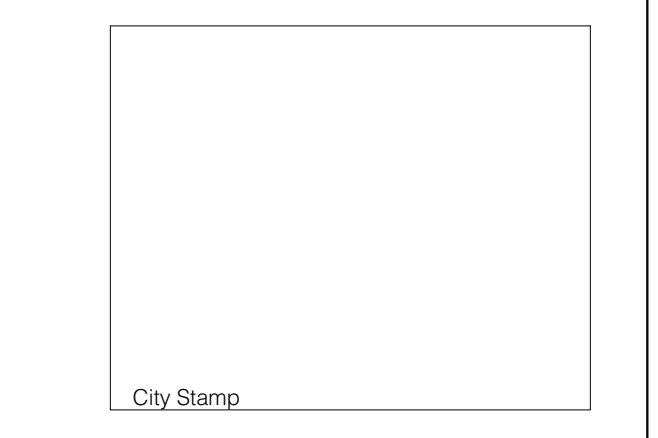
Project:

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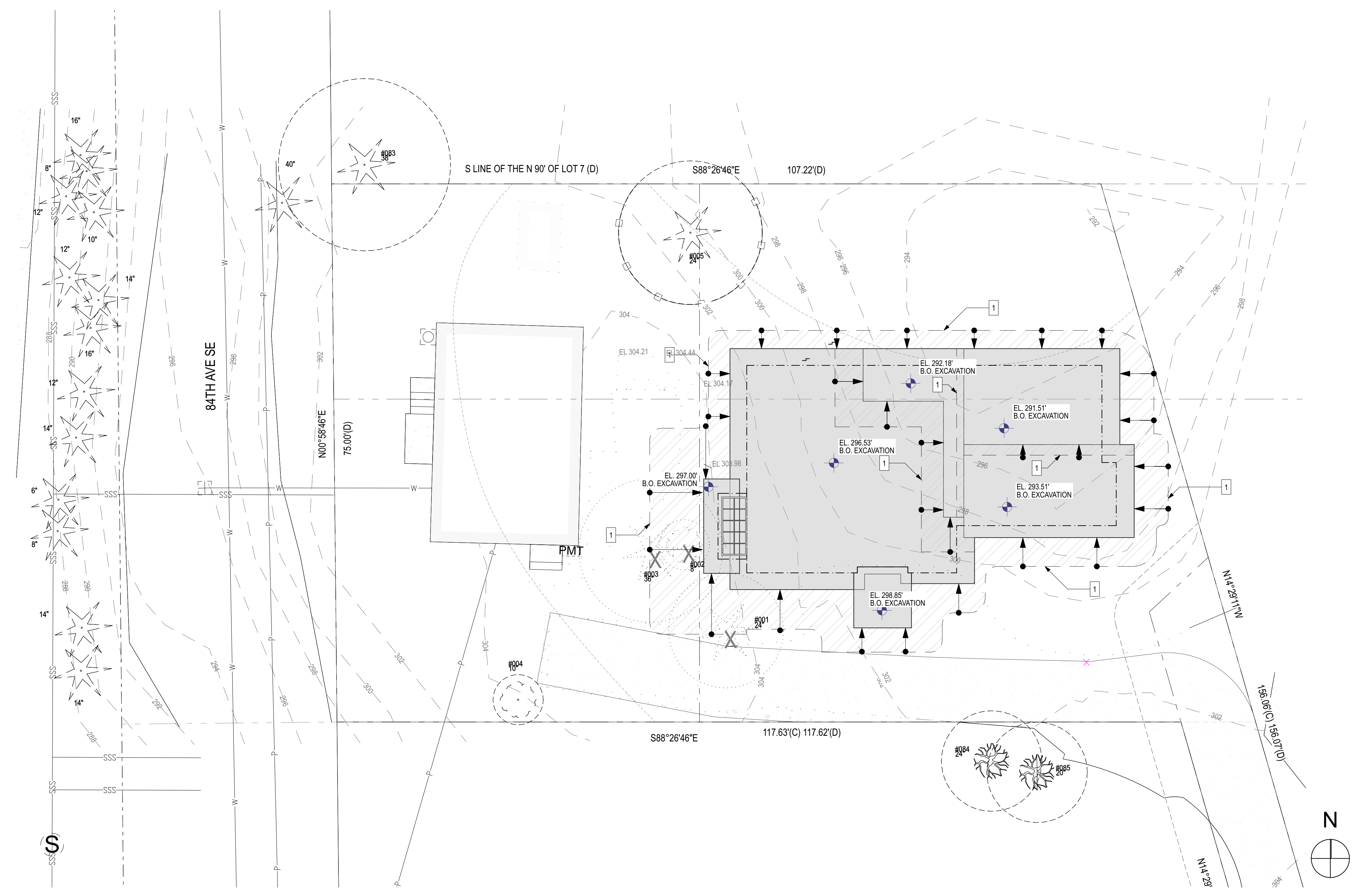


Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25

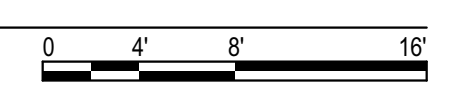


**Excavation Plan**

**A1.02**



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



02

### TREE PROTECTION AREA

#### TREE PROTECTION AREA (TPZ) KEEP OUT!

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

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

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

Notes:

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

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized high-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

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

Any Work in the protected area must be with the permission of the Land Use and Planning Division at [landuse.planning@mercer.gov](mailto:landuse.planning@mercer.gov)

### LOT COVERAGE LEGEND

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

- ### SITE PLAN NOTES
1. EXISTING PROPERTY LINE
  2. PRIMARY RESIDENTIAL ENTRY
  3. EXISTING STRUCTURE TO BE DEMOLISHED
  4. PEDESTRIAN ACCESS
  5. VEHICULAR ACCESS
  6. UTILITY POLE
  7. PROJECT IS SQUARE TO SOUTH PROPERTY LINE
  8. EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT ON SHEET A0.20
  9. PROVIDE CANOPY PROTECTION PROVIDING WEATHER PROTECTION IN THE SETBACK PER MIMC 19.02.020.C.3.a.i. MAXIMUM OF 18 INCHES
  10. PER ARBORIST REPORT, TREE TO BE RETAINED. PROVIDE PROTECTION AREA.
  11. TREE DRIP LINE. REFER TO ARBORIST REPORT, SHEET A0.20
  12. VERIFY EXISTING BASEMENT CONDITION
  13. ACCESSORY STRUCTURE ENTRY
  14. PROVIDE 1.5 CALIBER INCH TREE PER TREE INVENTORY AND REPLACEMENT SUBMITTAL REQUIREMENTS: DECIDUOUS, VINE MAPLE SPECIES OR SIM NATIVE SPECIES
  15. WINDOW WELL
  16. NO HARDSCAPE AND DRIVEWAY WITHIN REQUIRED YARDS MAY EXCEED 30" IN HEIGHT FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER. MIMC 19.02.020.C.3.a.i.
  17. TREE PROTECTION PLAN PER CIVIL PLANS, REFER TO CIVIL SHEETS
  18. PROVIDE NEW SITE WALL WITH 6' TALL FENCE ALONG PROPERTY LINE
  19. MAXIMUM EXPOSED WALL HEIGHT DOES NOT EXCEED 25 FEET PER MIMC 19.02.020.E.2
  20. MAPPED EROSION/POTENTIAL SLIDE: GEOLOGIC HAZARD PER MFG'S
  21. EASEMENT AND 5 FOOT SETBACK. RECORDING NO. 7607190127 AND RECORDING NO. 7606140482

### YARD NOTES

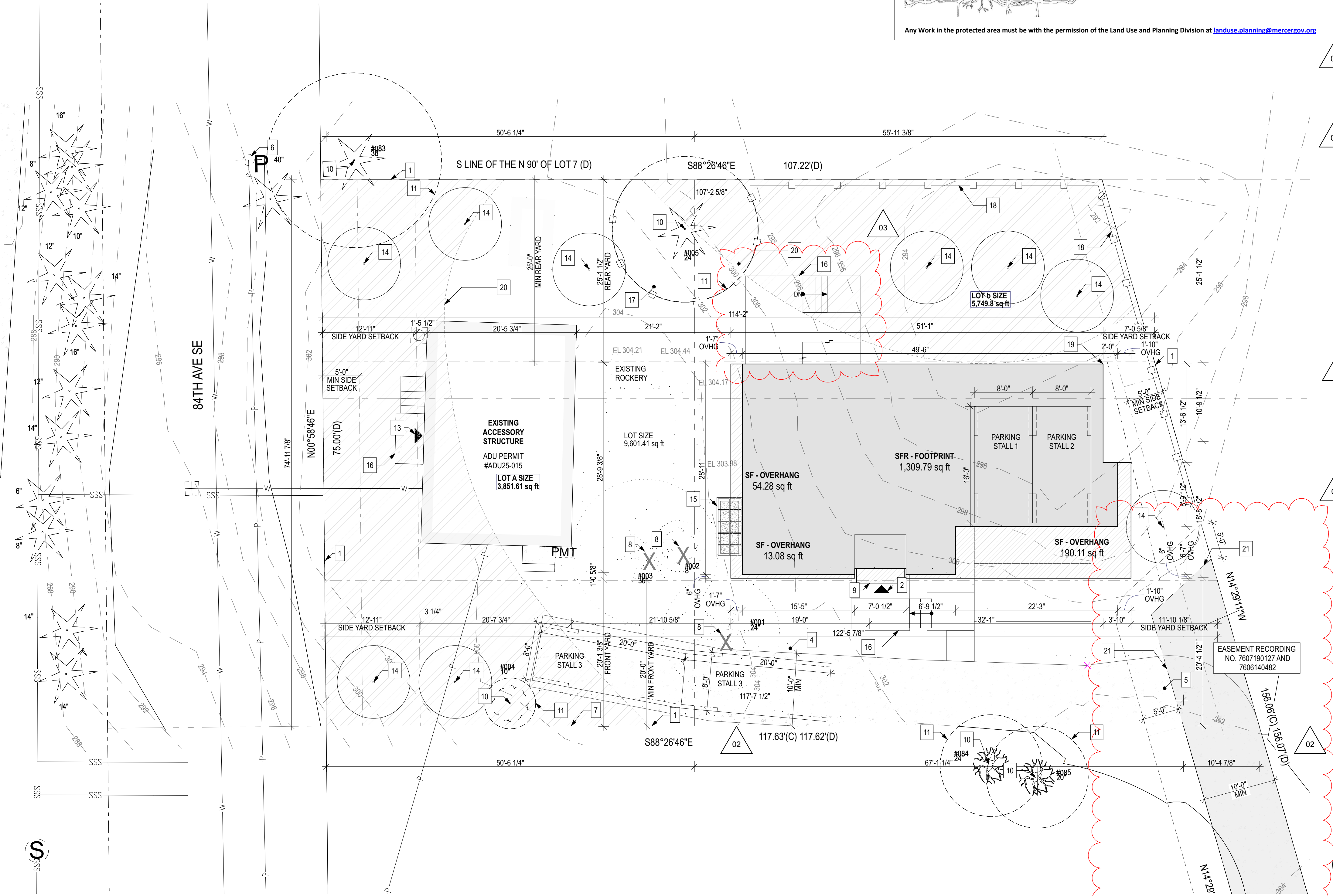
**YARD REQUIREMENTS:**

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

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

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

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



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

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**b9 architects**  
 400 E Pine Street  
 Suite 215  
 Seattle, WA 98122  
 206.297.1284  
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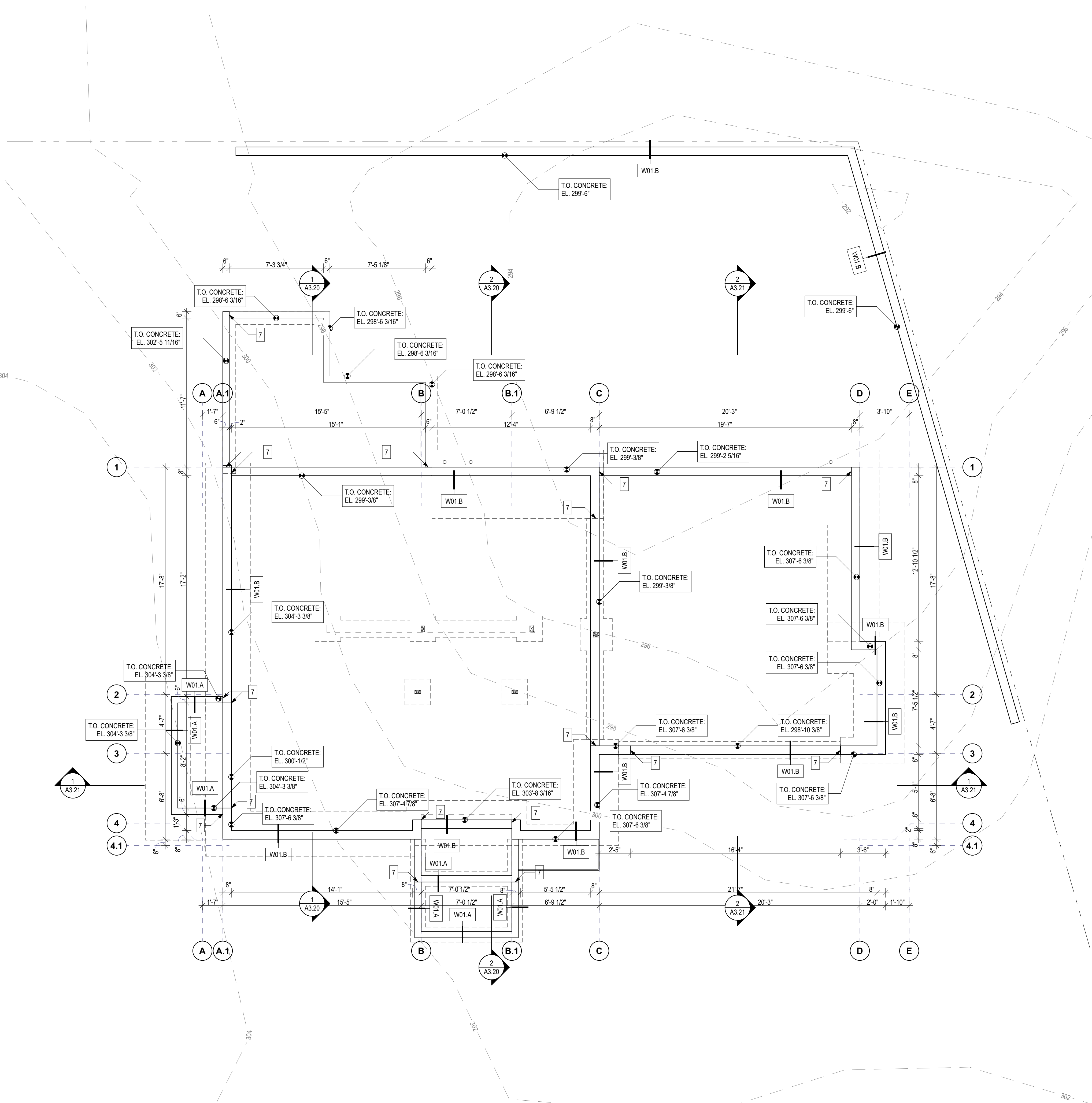
Project:  
**4450 84th Ave SE SF House + Existing Accessory Structure**  
 Location:  
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 MERCER ISLAND, WA 98040

9814 REGISTERED ARCHITECT  
**Bradley G. Khouri**  
 STATE OF WASHINGTON  
 Professional Stamp

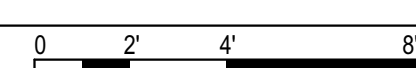
Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25

City Stamp

Site Plan  
**A1.10**



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



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

**PLAN LEGEND**

DOOR DESIGNATION: 1.1

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

XX XX: DETAIL NUMBER, SHEET NUMBER

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

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

CAST-IN-PLACE CONCRETE WALL

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

PROVIDE CMU WALL

WD: WASHING/ DRYER MACHINE (COMBO)

W: WASHING MACHINE

D: CLOTHES DRYER

XX XX: SECTION MARKER

HWH: ON-DEMAND HOT WATER HEATER

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

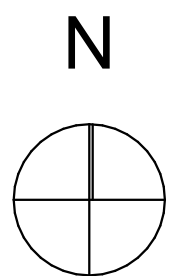
FAN LOCATION (IRC TABLE M 1505.4(1) AND IMC TABLE 403.4.7)  
 1. AT BATHROOMS AND LAUNDRY: PROVIDE 50 CFM FAN W/ TIMER AT 0.25 W.G. OR GREATER  
 2. AT KITCHENS: PROVIDE 100 CFM FAN AT 0.25 W.G. OR GREATER  
 3. VENT ALL EXHAUST FANS TO THE OUTSIDE  
 4. EXHAUST DUCTS ARE TO BE CONST. OF SMOOTH BORE NONCOMBUSTIBLE MATERIAL AND ARE TO BE INSUL. AS REQUIRED PER WSEC.

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

FLOOR STEP DOWN

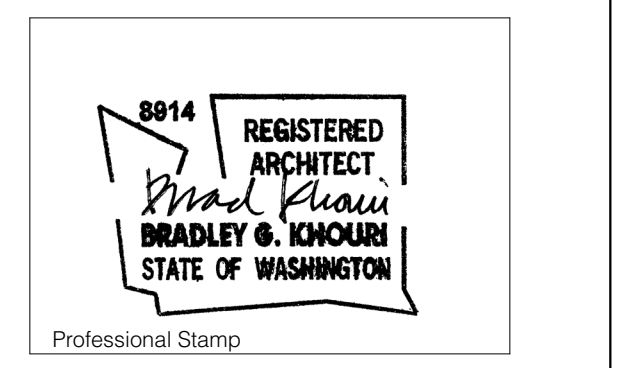
SOFFIT STEP DOWN

**TYPICAL STAIR**  
 PROVIDE 6'-8" CLEARANCE, MIN.  
 DIR. OF TRAVEL  
 HANDBRAIL (WHERE REQ'D)  
 WHERE OCCURS  
 RISE AND TREAD DIMENSIONS (7 3/4" RISE, MAX. 10" TREAD, MIN.)  
 PROVIDE MAX. 12'-0" VERTICAL RISE  
 PROVIDE GUARDRAIL (WHERE REQ'D)  
 ALL HANDBRAIL ENDS RETURNED TO WALL  
 2x4 WD BLOCKING  
 PROVIDE GUARDRAIL WHERE REQ'D TO BE INSTALLED PER 2021 IRC R312.1 - GUARDS TO BE NO LESS THAN 36" TALL AND TO NOT HAVE OPENINGS ANY GREATER THAN TO ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER

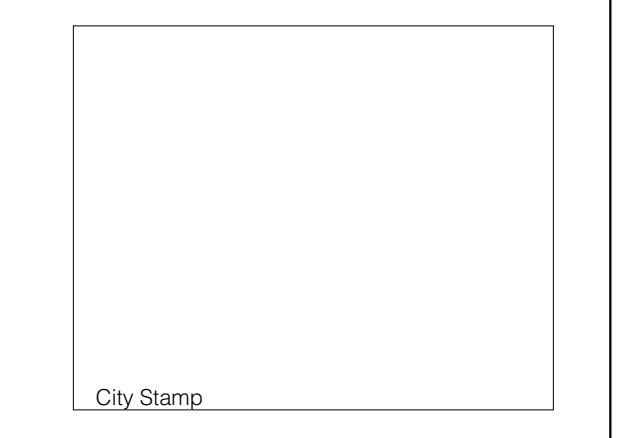


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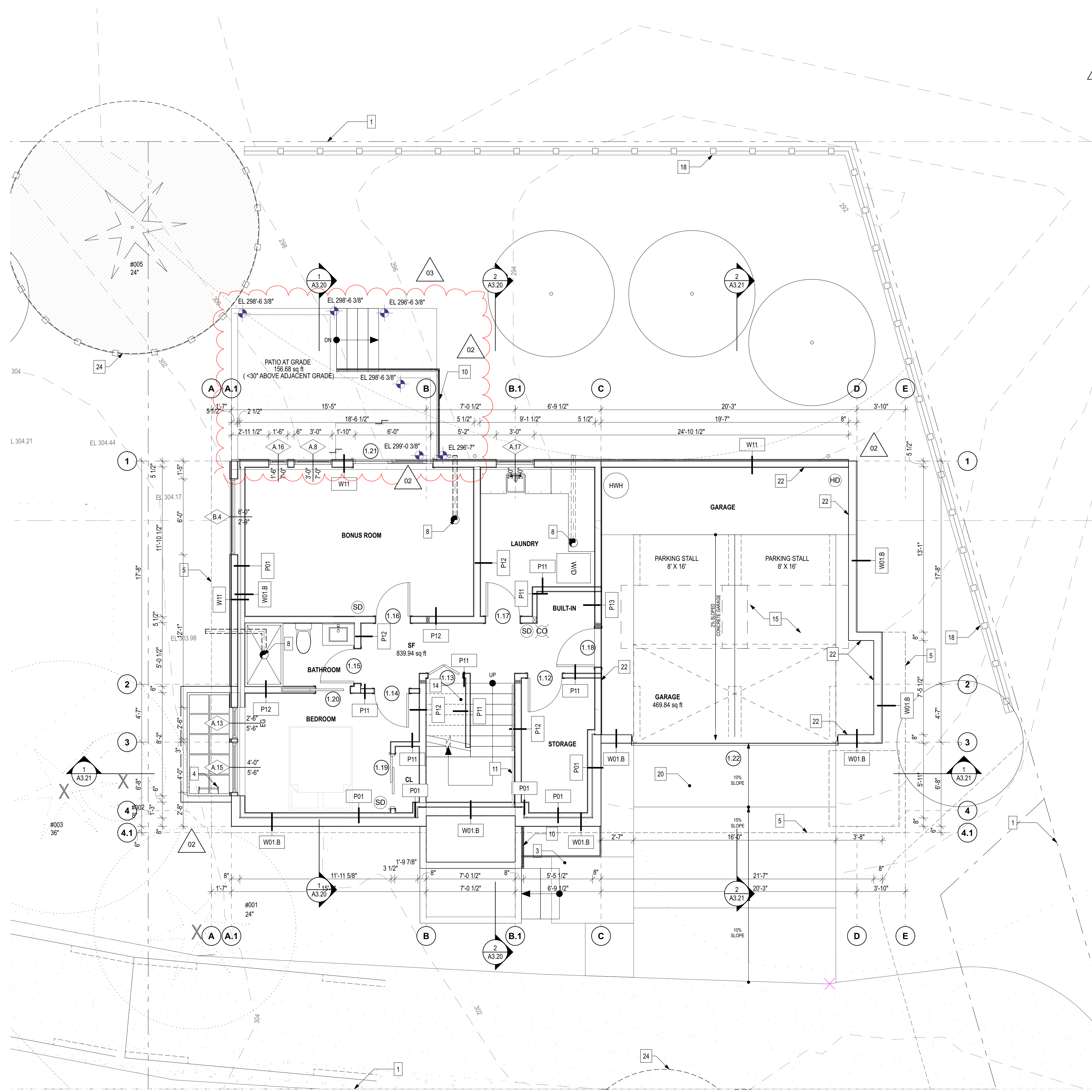
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**Architectural Foundation Plan**  
**A2.00**



- ### PLAN NOTES
- PROPERTY LINE
  - ROOF/DECK ABOVE
  - PEDESTRIAN ACCESS
  - PROVIDE LADDER FOR EMERGENCY ESCAPE WHERE WINDOW WELL DEEPER THAN 44" PER IRC R310.4.2
  - STRUCTURE ABOVE, TYP
  - STRUCTURE BELOW, TYP
  - PROVIDE WHOLE HOUSE EXHAUST FAN WITH A NOISE RATING OF SOME 1.0 OR LESS THAT MEETS THE REQUIREMENTS OF IRC M1505.4. SEE A0.00 WHOLE HOUSE VENTILATION NOTE.
  - PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLETS AT FAN LOCATIONS. THEY SHALL BE PROVIDED A MIN OF 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1.
  - PER IRC TABLE M1505.4.4, AT KITCHENS, PROVIDE 100 CFM LOCAL EXHAUST FAN AT 0.25 W.G. OR GREATER, TO RUN INTERMITTENTLY; WHERE HOOD EXHAUST HAS EXHAUST RATE OF 401 CFM OR GREATER, MAKEUP AIR REQUIRED PER IRC M1503.6
  - PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS 1/US.3 FOR CONNECTION DETAIL AT EXTERIOR ATTACHMENTS TO THE STRUCTURE. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY. DO NOT PROVIDE CONNECTION THROUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
  - PROVIDE HANDRAIL AT 34" - 38" ABOVE TREAD PER IRC 311.7.8.1, 1 1/4" MIN - 1 1/2" MAX GRASP DIMENSION PER IRC R311.7.8.5, 1 1/2" CLEARANCE BETWEEN WALL AND HANDRAIL PER IRC 311.7.8.3 AND CONTINUITY PER IRC 311.7.8.4, TYP.
  - NOT USED
  - PROVIDE 6"-8" MIN VERTICAL CLEARANCE TO FINISH AT ALL STAIRS PER IRC 311.7.2, TYP.
  - PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
  - PROVIDE (1) LAYER 5/8" TYPE 'X' GWB AT CEILING, FOR SEPARATION BETWEEN HABITABLE AREA AND GARAGE, TYP FOR 1 HOUR PROTECTION; REFER TO SHEET A8.01 FC4.C.
  - PROVIDE NON-COMBUSTIBLE STEEL CANOPY PROVIDED BY OTHERS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 3 FEET TO ANY PROPERTY LINE, PER IRC R302.6 PAINT PER ELEVATIONS.
  - SKYLIGHT ABOVE. REFER TO ROOF PLAN A2.03 AND WINDOW SCHEDULE ON A8.00
  - PROVIDE NEW SITE WALL WITH 6" TALL FENCE ALONG PROPERTY LINE
  - NOT USED
  - VEHICULAR ENTRY.
  - NOT USED
  - MIN 1/2" GYPSUM WALLBOARD WRAPPING WALLS SUPPORTING GARAGE OR COMMON AREA PER IRC R302.6
  - TREE PROTECTION AREA. REFER TO PLOT PLAN, SHEET A1.10, AND ARBORIST REPORT, SHEET A0.16
  - TREE DRIP LINE. REFER TO TREE PROTECTION PLAN, SHEET A1.10, PLOT PLAN, SHEET A1.10, AND ARBORIST REPORT, SHEET A0.16
  - INSTALL ACCENT WALL FINISH PER GENERAL CONTRACTOR

### PLAN LEGEND

DOOR DESIGNATION: 1.1

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

DETAIL NUMBER: XX, SHEET NUMBER: XX

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

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

CAST-IN-PLACE CONCRETE WALL

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

PROVIDE CMU WALL

WD: WASHING/ DRYER MACHINE (COMBO)

W: WASHING MACHINE

D: CLOTHES DRYER

SECTION MARKER: XX, XX

ON-DEMAND HOT WATER HEATER: HWH

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 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 WESC.

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

FLOOR STEP DOWN

SOFFIT STEP DOWN

TYPICAL STAIR: PROVIDE 6"-8" CLEARANCE, MIN. DIR. OF TRAVEL HANDRAIL (WHERE REQ'D) WHERE OCCURS

RISE AND TREAD DIMENSIONS (7 3/4" RISE, MAX. 10" TREAD, MIN.) PROVIDE MAX. 12'-0" VERTICAL RISE PROVIDE GUARDRAIL (WHERE REQ'D)

ALL HANDRAIL ENDS RETURNED TO WALL

2x4 WD BLOCKING

PROVIDE GUARDRAIL WHERE REQ'D TO BE INSTALLED PER 2021 IRC R312.1 - GUARDS TO BE NO LESS THAN 36" TALL AND TO NOT HAVE OPENINGS ANY GREATER THAN TO ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER

Architect of Record

**b9 architects**

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

Project:

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

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

8914 REGISTERED ARCHITECT  
*Bradley G. Khouiri*  
STATE OF WASHINGTON

Professional Stamp

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

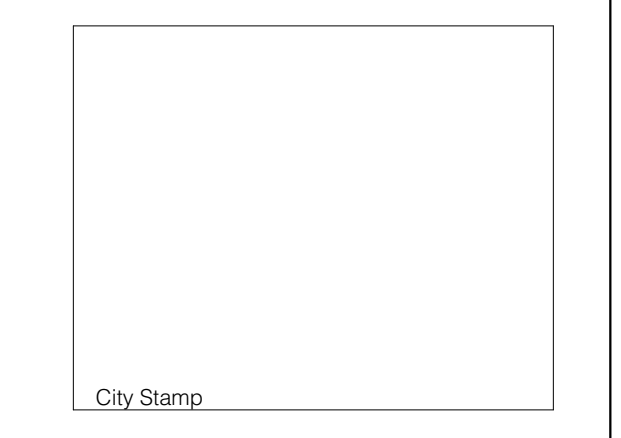
**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**First Floor Plan**

**A2.01**



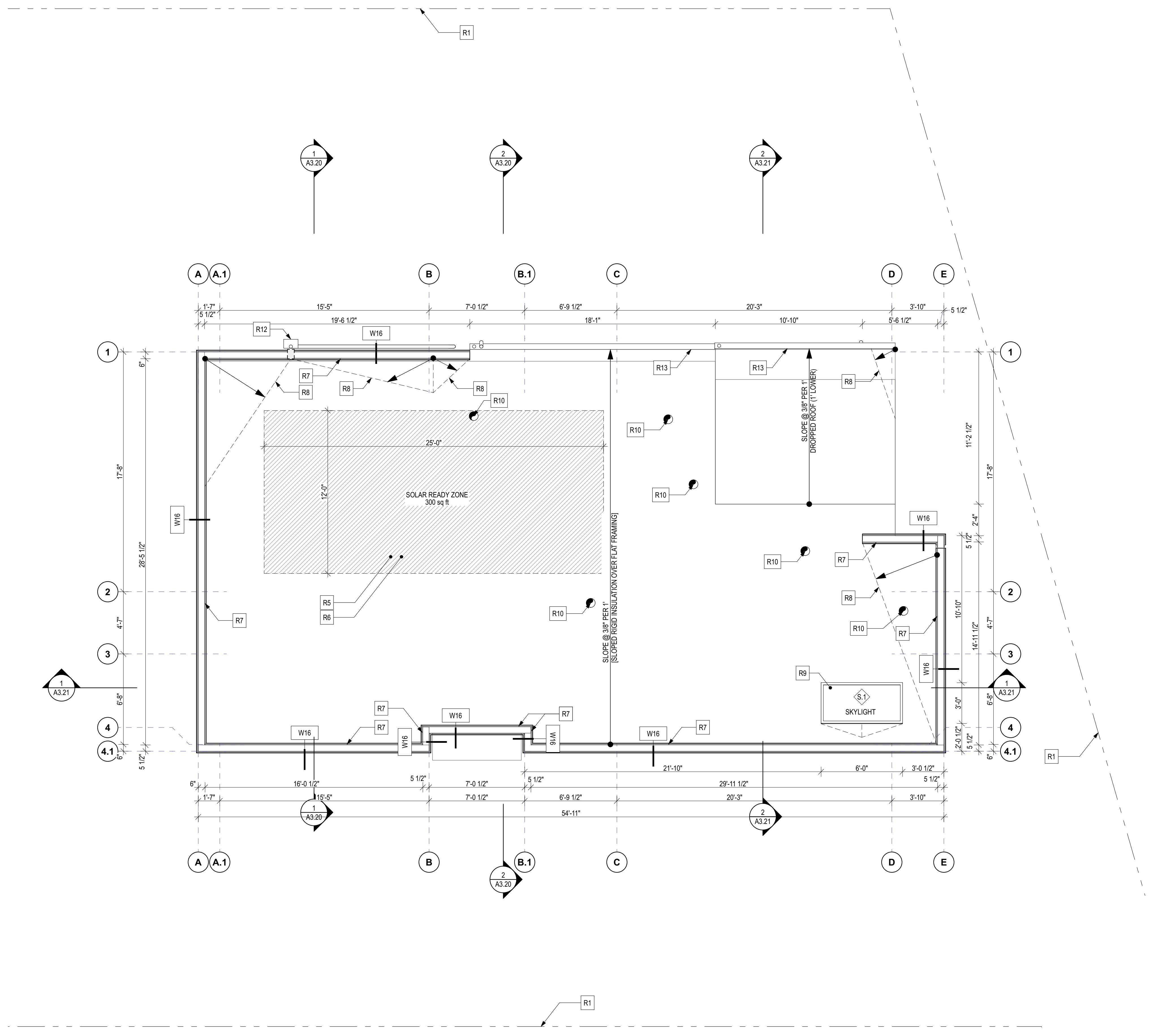
Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25



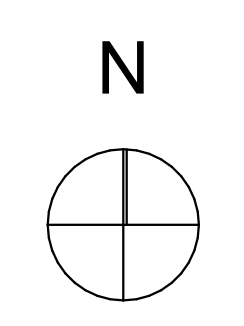
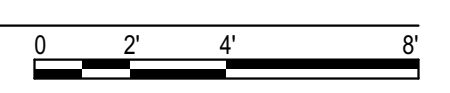
- ### ROOF PLAN NOTES
- R1. PROPERTY LINE
  - R2. PENTHOUSE SHED ROOF ABOVE
  - R3. PROVIDE 2X6 PARAPET ON ROOF. REFER TO PARAPET HEIGHT PLAN AND ELEVATION DRAWINGS FOR HEIGHT, TYP.
  - R4. PROVIDE PROTECTION BOARD ABOVE ROOF MEMBRANE BELOW COMPOSITE/WOOD DECKING AT ROOF
  - R5. THE MAIN ELECTRICAL SERVICE 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
  - R6. PROVIDE CRICKET WITH RIGID INSULATION, 3.5" MIN PER ROOF ASSEMBLIES, REFER TO FC06, A8.01. SLOPE TO DRAIN, MIN. 3/8" PER FOOT
  - R7. SKYLIGHT ON 2X10 CURB, WITH CRICKET FOR ROOF DRAINAGE
  - R8. VENT PENETRATION AT ROOF - PROVIDE RUBBER BOOT TRANSITION AT MECHANICAL EXHAUST VENT PER MFTR INSTRUCTIONS
  - R9. NOT USED
  - R10. 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.
  - R11. PROVIDE 4" SEMI-ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON-SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
  - R12. LOCATE PLUMBING VENT PENETRATION AT ROOF 10' MIN FROM EDGE OF OCCUPIABLE ROOF DECK PER IPC 903.1.2. OTHERWISE EXTEND VENT 7' ABOVE WALKING SURFACE PER IRC 903.1.3.

### PLAN LEGEND

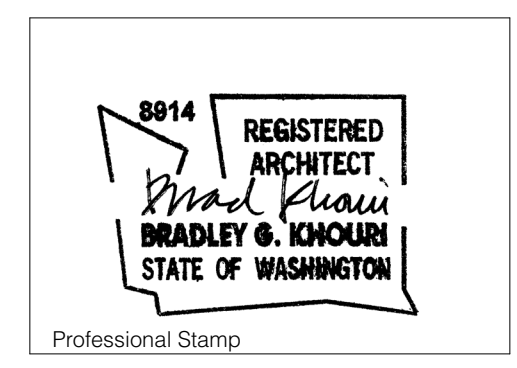
- DOOR DESIGNATION 1.1
- WINDOW DESIGNATION 1.1 3'-0" WINDOW WIDTH 5'-0" WINDOW HEIGHT
- XX XX SHEET NUMBER
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 4 FRAMING
- 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION 2 x 6 FRAMING
- CAST-IN-PLACE CONCRETE WALL
- PROVIDE (1) LAYER 5/8" EXTERIOR GWB AT OVERHANG
- PROVIDE CMU WALL
- WD WASHING/ DRYER MACHINE (COMBO)
- W WASHING MACHINE
- D CLOTHES DRYER
- XX XX SECTION MARKER
- HWH ON-DEMAND HOT WATER HEATER
- SD IRC R314 AND IFC 907.2.10.2: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
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 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 WESC.
- IRC R315: AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034.
- FLOOR STEP DOWN
- SOFFIT STEP DOWN
- TYPICAL STAIR: PROVIDE 6'-8" CLEARANCE, MIN. DIR. OF TRAVEL HANDBRAIL (WHERE REQ'D)  
RISE AND TREAD DIMENSIONS (7 3/4" RISE, MAX. 10" TREAD, MIN.)  
PROVIDE MAX. 12'-0" VERTICAL RISE  
PROVIDE GUARDRAIL (WHERE REQ'D)  
ALL HANDBRAIL ENDS RETURNED TO WALL  
2X4 WD BLOCKING



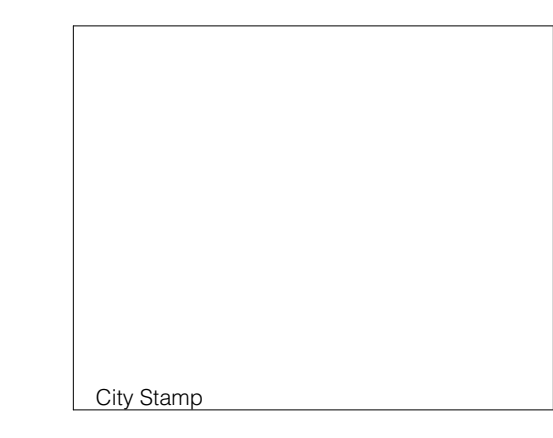
**4 THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



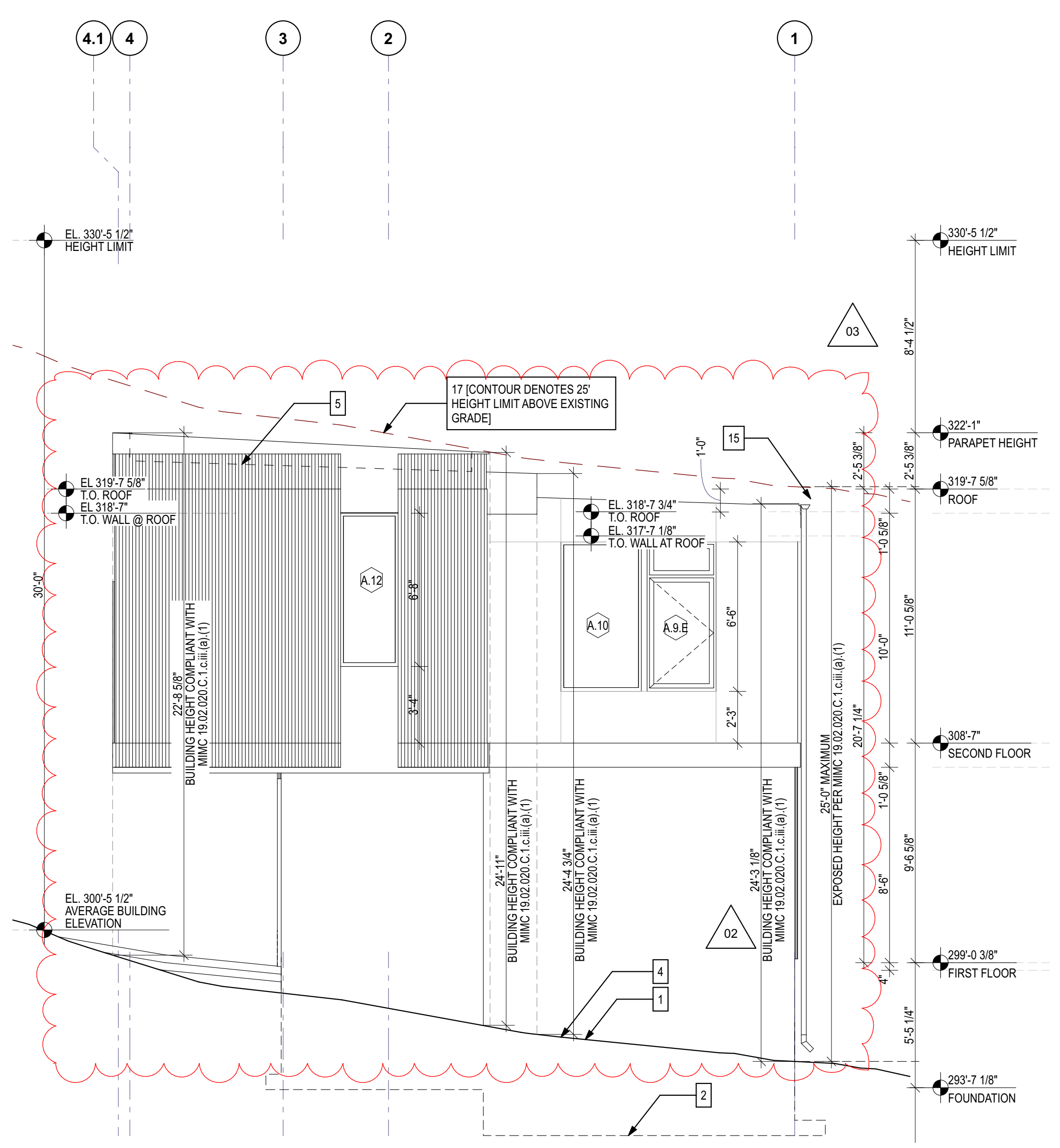
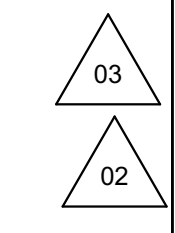




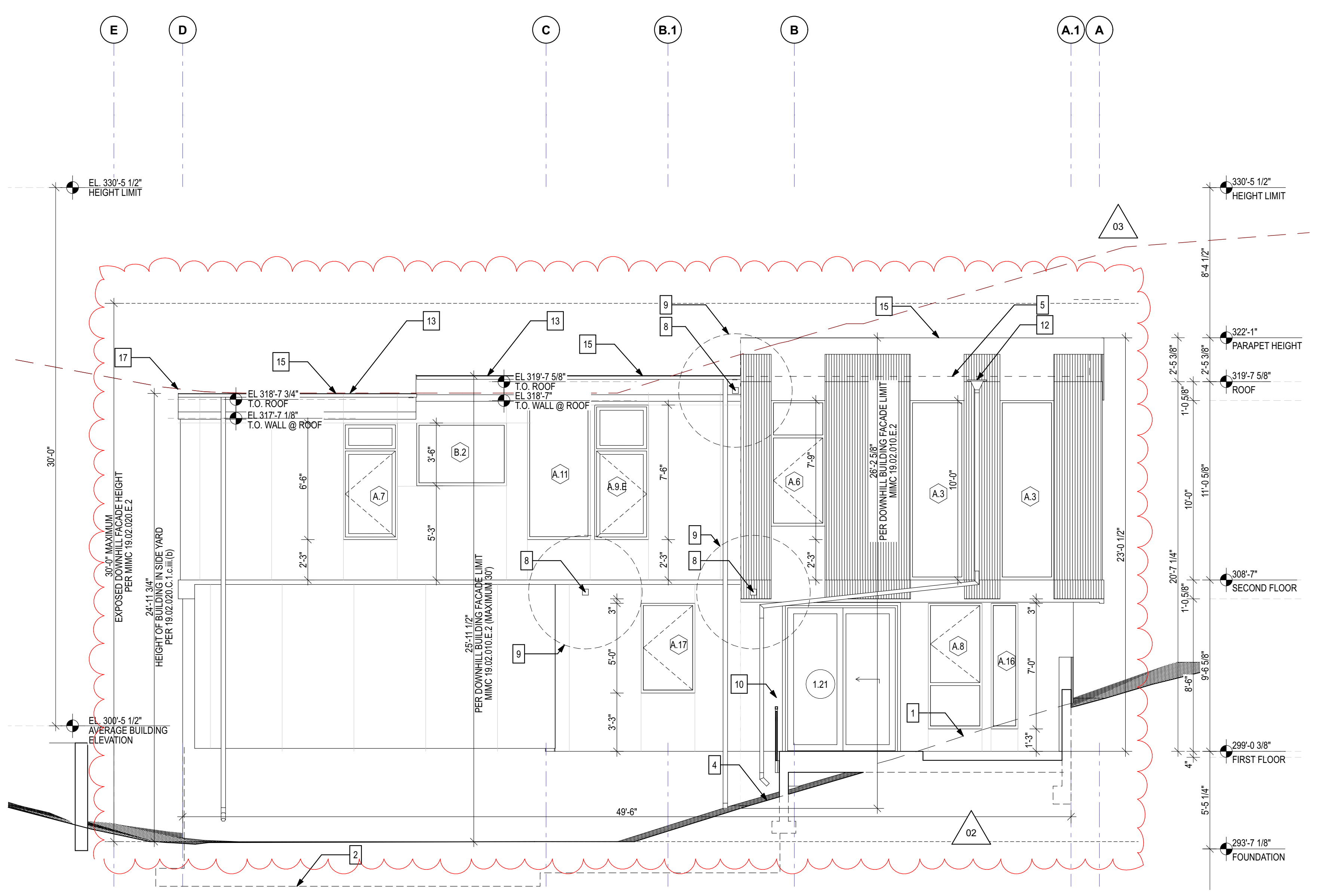
Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25
03	Building Permit Correction Cycle 2 Set	12/21/25



- ### ELEVATION NOTES
- EXISTING GRADE, TYP.
  - DENOTES FOOTING BEYOND, TYP.
  - PROVIDE NON-COMBUSTIBLE STEEL CANOPY PROVIDED BY OTHERS OVER ENTRY DOOR FOR WEATHER PROTECTION, TYP. CANOPY TO PROJECT NO CLOSER THAN 3- FEET TO ANY PROPERTY LINE, PER PER IRC TABLE R302.1(1), PAINT PER ELEVATIONS.
  - FINISH GRADE, TYP.
  - DENOTES TOP OF ROOF SHEATHING BEHIND PARAPET, TYP.
  - PROVIDE ADDRESS NUMBERS FOR STREET FACING UNITS.
  - PROVIDE ADDRESS NUMBERS FOR UNITS INTERIOR TO SITE.
  - PROVIDE ENVIRONMENTAL AIR EXHAUST OUTLET AT EXTERIOR WALL PER IRC M1504.3, TYP.
  - PROVIDE MINIMUM 3-FOOT CLEARANCE BETWEEN OPERABLE OPENINGS INTO THE BUILDING AND PROPERTY LINES PER IRC 501.3.1 AND M1504.3.
  - PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENING SHALL BE 4" MAX PER IRC 312.1.3, TYP. AT ALL EXTERIOR LOCATIONS PROVIDE CONNECTION THROUGH VERTICAL WALL SURFACE ONLY, DO NOT PROVIDE CONNECTION THROUGH ROOF MEMBRANE OR PARAPET CAP OR OTHER FLASHING AT TOP OF WALL.
  - ROOF EAVE IN SETBACK PER MIMC 19.02.020.C.3.a.i
  - PROVIDE THROUGH-WALL SCUPPER AT PARAPET AND DOWNSPOUT WITH SECONDARY OVERFLOW PER IRC R903.4.1, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
  - PROVIDE 4" SEMI ROUND GUTTER AT FASCIA, CONNECT TO DOWNSPOUT, TYP. CONNECT TO ON SITE STORMWATER MANAGEMENT ELEMENTS, SEE CIVIL DRAWINGS.
  - PROVIDE EXTERIOR LIGHTING AT DOOR ENTRY TO EACH UNIT, TYP.
  - MAXIMUM EXPOSED WALL HEIGHT DOES NOT EXCEED 30 FEET PER MIMC 19.02.020.E.2
  - WINDOW WELL COVERING: PER IRC R310.4.4 COVERS/SCREENS PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS MUST PROVIDE MINIMUM NET CLEAR OPENING SIZE PER IRC R310.2 AND BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING; LADDER PER IRC R310.4.2.1 TO REMAIN USABLE AND MAINTAINED PER CODE REQUIREMENTS
  - DASHED LINE INDICATES A 25 FOOT OFFSET FROM EXISTING GRADE TO DEMONSTRATE COMPLIANCE WITH HEIGHT REQUIREMENTS PER MIMC 19.02.020.C.1.c.ii.(b)



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



**1 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



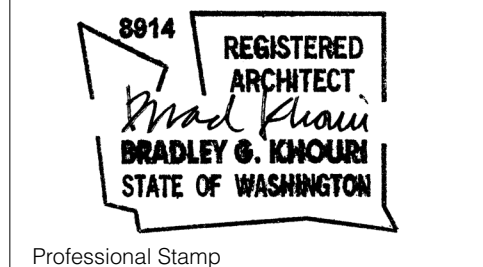
SECTION NOTES

- EXISTING GRADE, TYP.
- PROVIDE 1H-1V CUT WITHIN PROPERTY BOUNDARIES. REFER TO GEOTECHNICAL REPORT, TYP.
- PROVIDE 2X6 PARAPET ON ROOF. REFER PARAPET HEIGHT PLAN AND ELEVATION DRAWINGS FOR HEIGHT, TYP.
- PROVIDE INSULATION EXTENDING DOWNWARD FROM THE TOP OF THE SLAB TO THE TOP OF THE FOOTING, PER WSEC R402.2.9, TYP.
- PROVIDE INSULATION BELOW SLAB ON GRADE PER FLOOR ASSEMBLY; MIN 2" PERIMETER PER WSEC
- PROVIDE CONTINUOUS (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, TYP. FOR 1-HOUR PROTECTION.
- PROVIDE FOOTING DRAIN, TYP. REFER TO GEOTECHNICAL REPORT.
- PER IRC 302.7, PROVIDE MIN 1/2" GYPSUM BOARD BENEATH STAIR AT ACCESSIBLE SPACE, TYP.
- PROVIDE R-21 INSULATION AT EDGE OF FLOOR, TYP.
- PROVIDE GUARDRAIL AT MIN 36" A.F.F. PER IRC 312.1.2. OPENINGS SHALL BE 4" MAX PER IRC 312.1.3, TYP. REFER TO STRUCTURAL DRAWINGS A/SD-2 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.
- BACKFILL REQUIRED, PROVIDE STRUCTURAL FILL PER GEOTECHNICAL REPORT RECOMMENDATIONS
- PROVIDE SKYLIGHT ON 2X10 CURB, REFER TO WINDOW SCHEDULE
- NOT USED
- PROVIDE R-21 INSULATION AT EXTERIOR WALLS, TYP. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
- PROVIDE R-21 INSULATION AT INTERIOR OF CONCRETE WALL. REFER TO WALL ASSEMBLIES ON SHEET A8.00.
- FILL CAVITY WITH INSULATION, PROVIDE 3" MIN. SPRAY FOAM INSULATION AT FACE OF RIMBLOCKING AT OVERHANG, REFER TO FLOOR ASSEMBLIES ON SHEET A8.01.

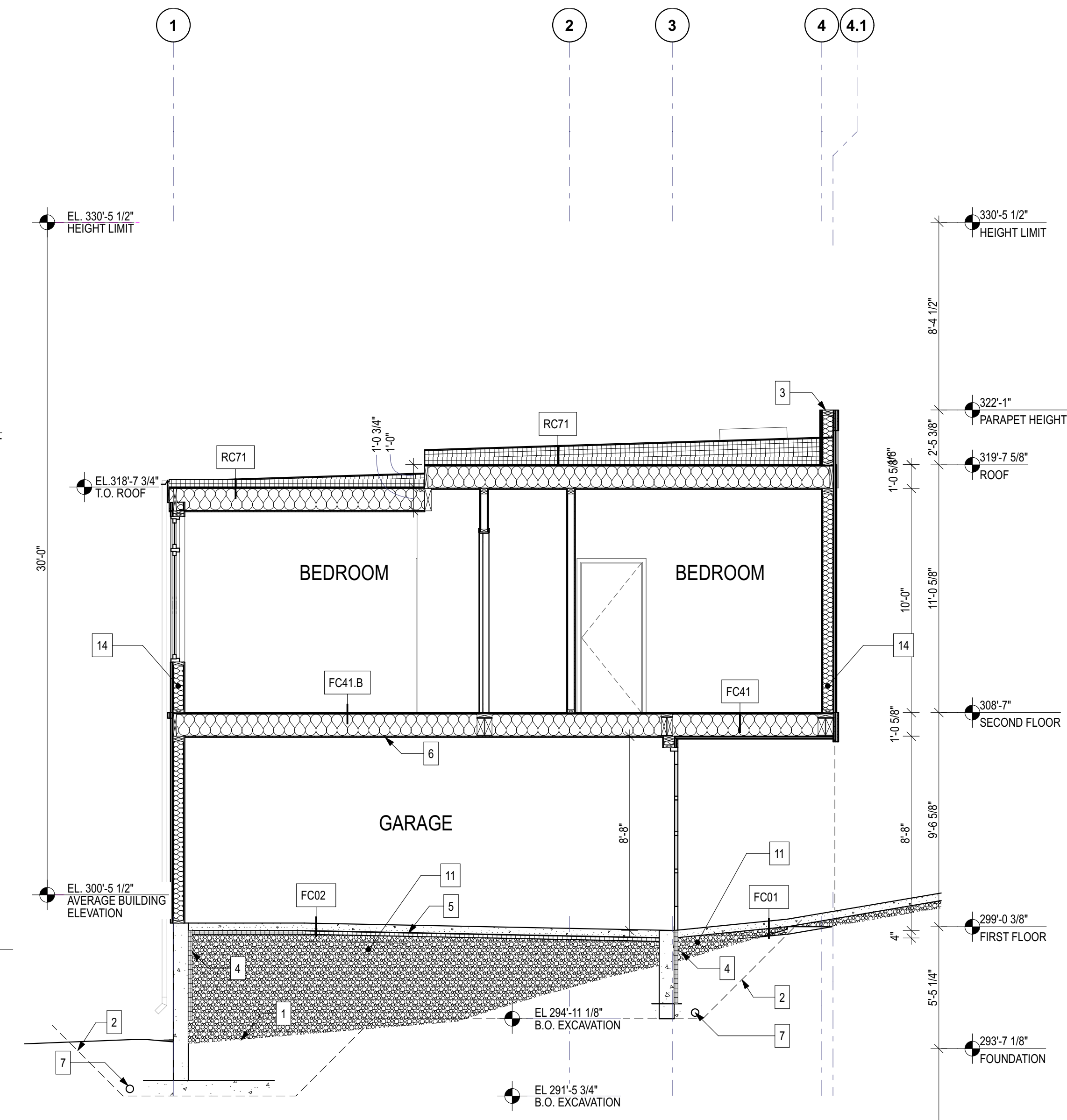
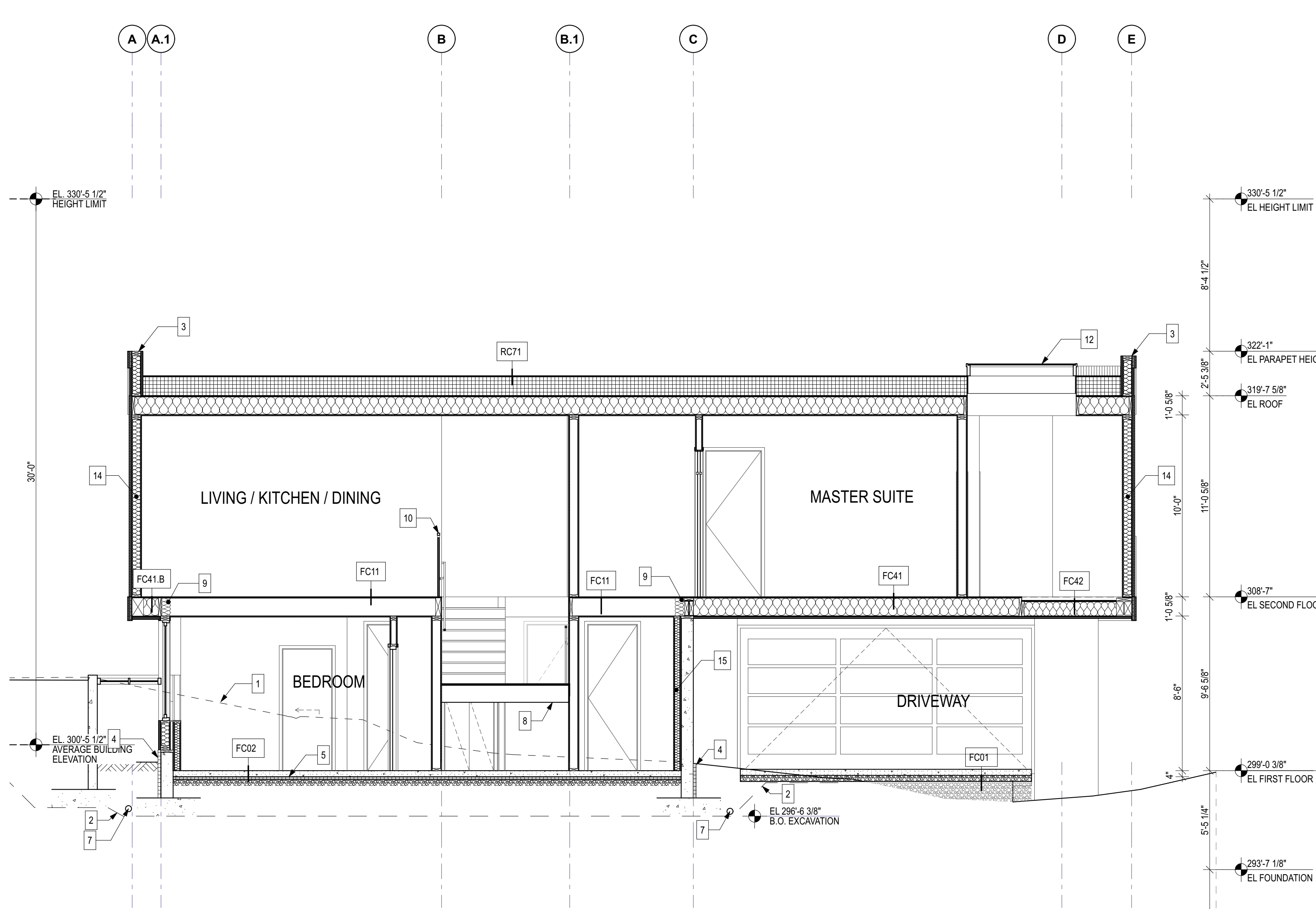
Architect of Record

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



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



1 LONGITUDINAL SECTION - ALT  
 SCALE: 1/4" = 1'-0"

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

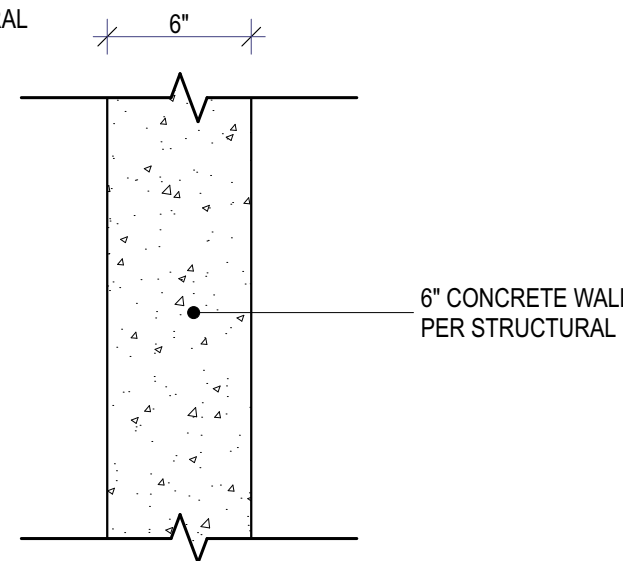
Sections

**A3.21**

EXTERIOR WALL TYPES

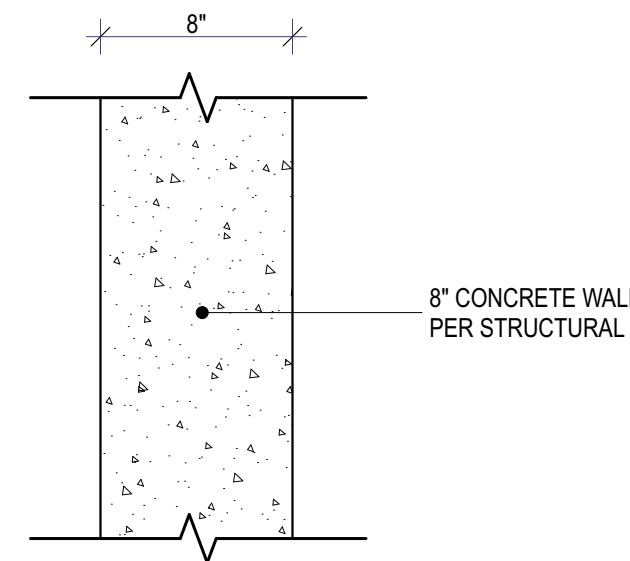
W01.A

6" CONCRETE WALL PER STRUCTURAL



W01.B

8" CONCRETE WALL PER STRUCTURAL

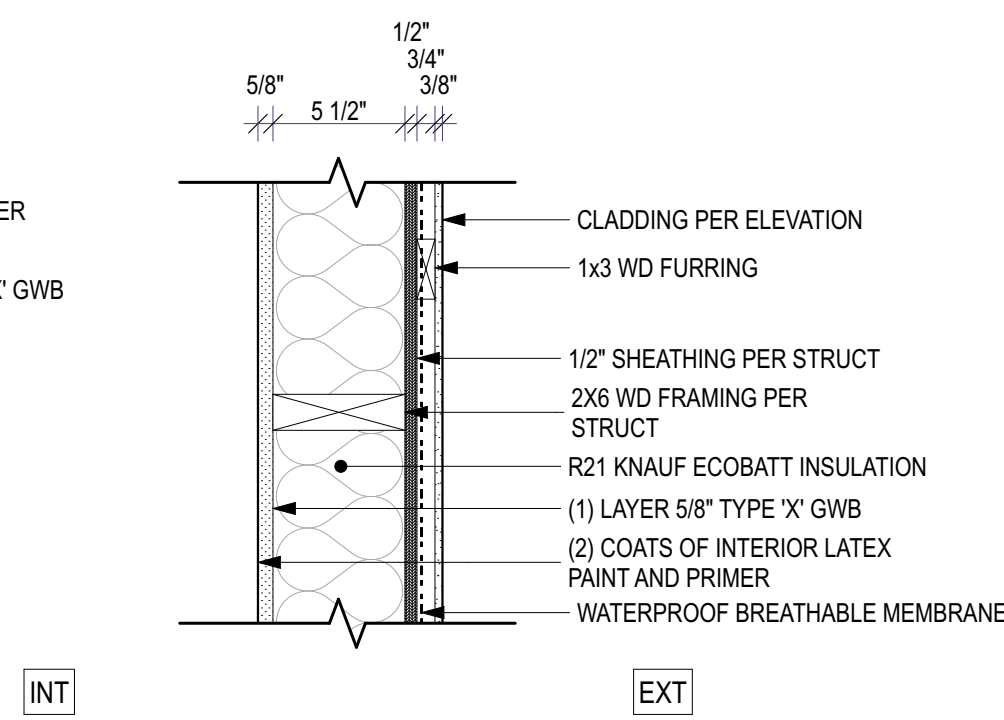


EXTERIOR WALL TYPES

W11

WD 2X6 EXT WALL INSULATED R-20 CAVITY

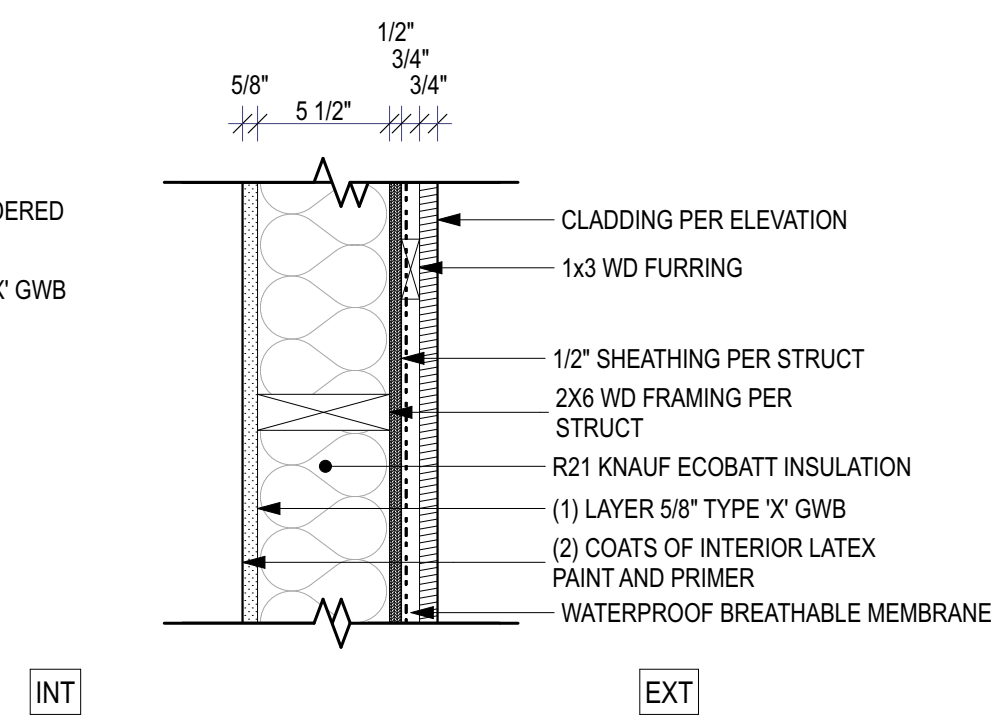
FIBER CEMENT SIDING PER RENDERED ELEVATION  
(1) LAYER OF 5/8" TYPE 'X' GWB AT THE INSIDE PER REQUESTED FIRE CODE ALTERNATIVE



W12

WD 2X6 EXT WALL INSULATED R-20 CAVITY

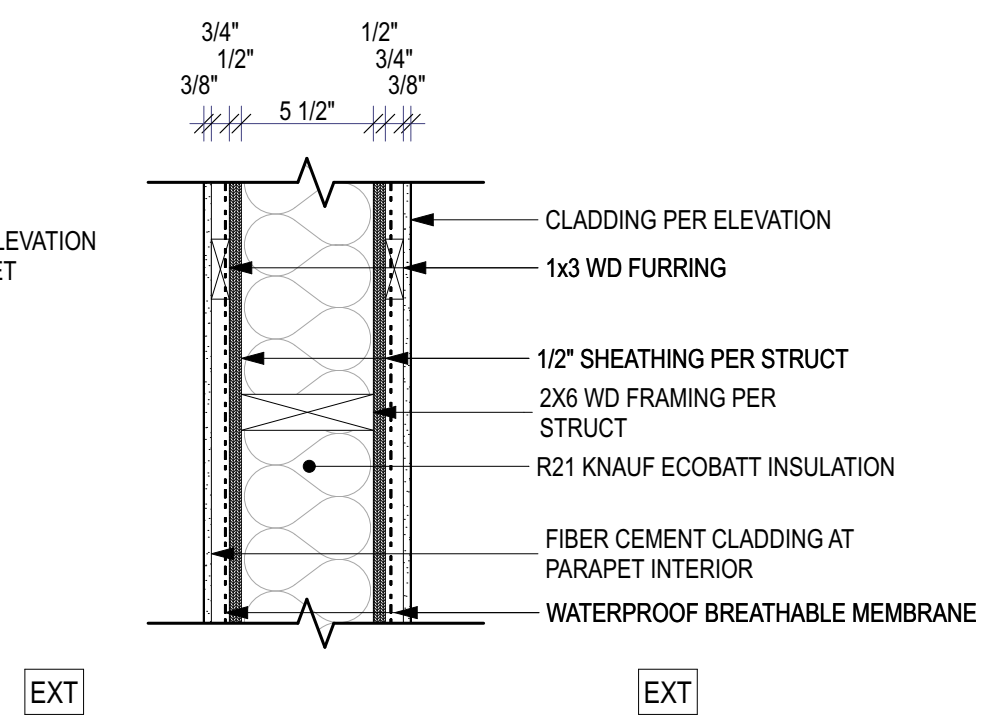
WOOD SIDING PER RENDERED ELEVATION  
(1) LAYER OF 5/8" TYPE 'X' GWB AT THE INSIDE PER REQUESTED FIRE CODE ALTERNATIVE



W16

WD 2X6 EXT WALL PARAPET INSULATED R-20 CAVITY

SIDING PER RENDERED ELEVATION  
FIBER CEMENT AT PARAPET INTERIOR

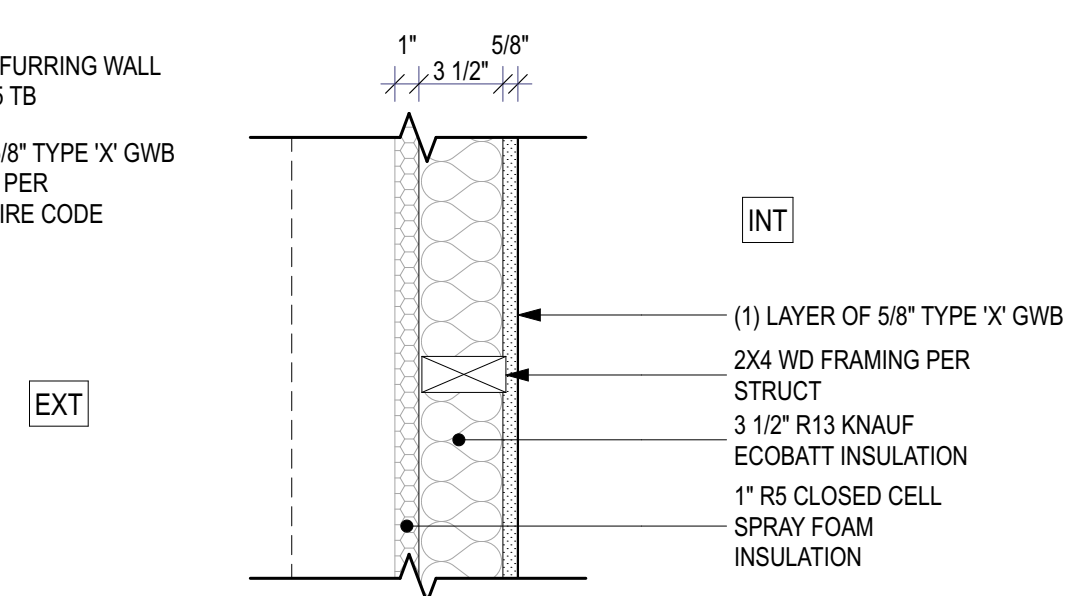


INTERIOR WALL TYPES

P01

2X4 INTERIOR FURRING WALL R13 CAVITY + 5 TB

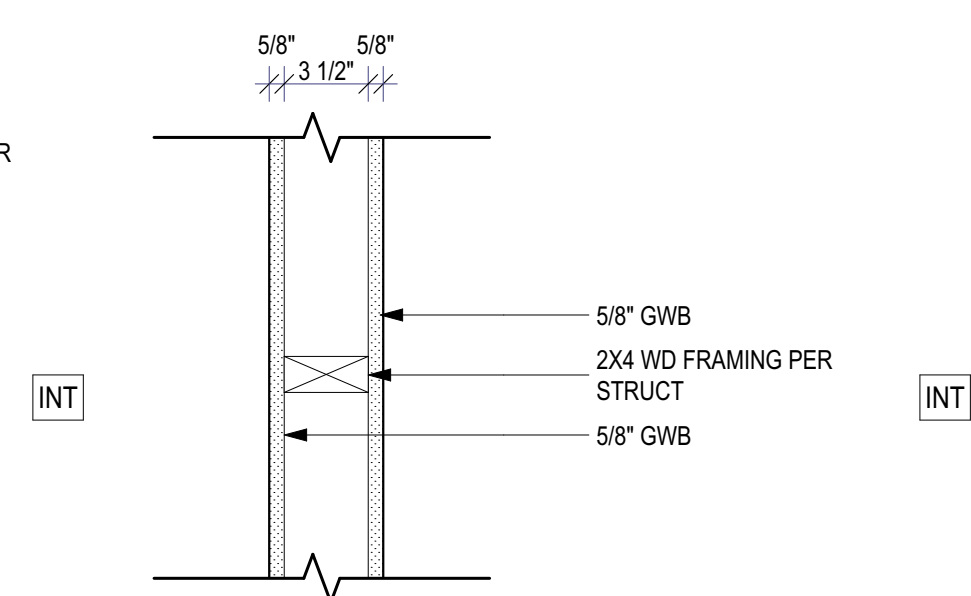
(1) LAYER OF 5/8" TYPE 'X' GWB AT THE INSIDE PER REQUESTED FIRE CODE ALTERNATIVE



P11

2X4 INTERIOR WALL

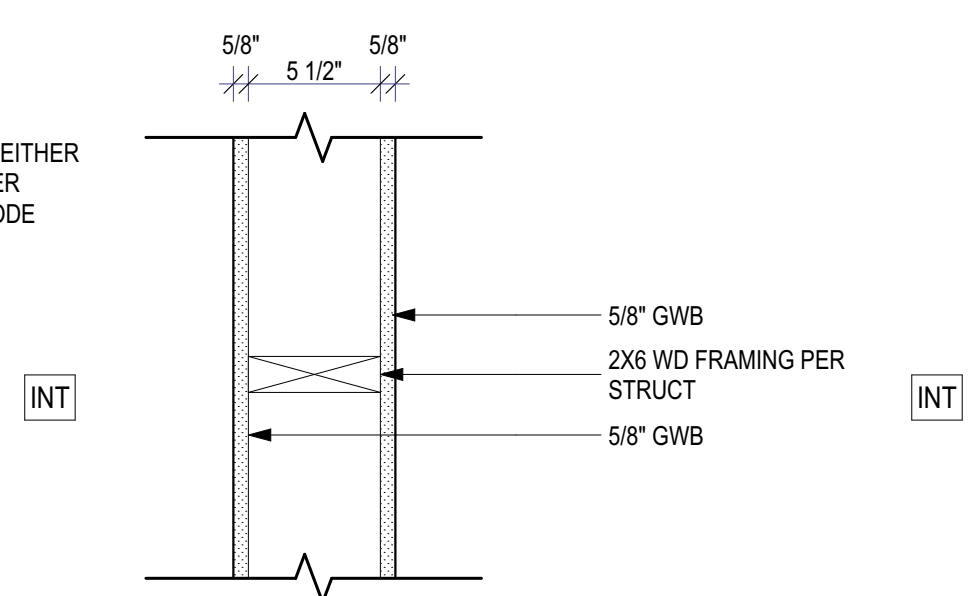
5/8" TYPE 'X' GWB AT EITHER SIDE OF FRAMING PER REQUESTED FIRE CODE ALTERNATIVE



P12

2X6 INTERIOR WALL

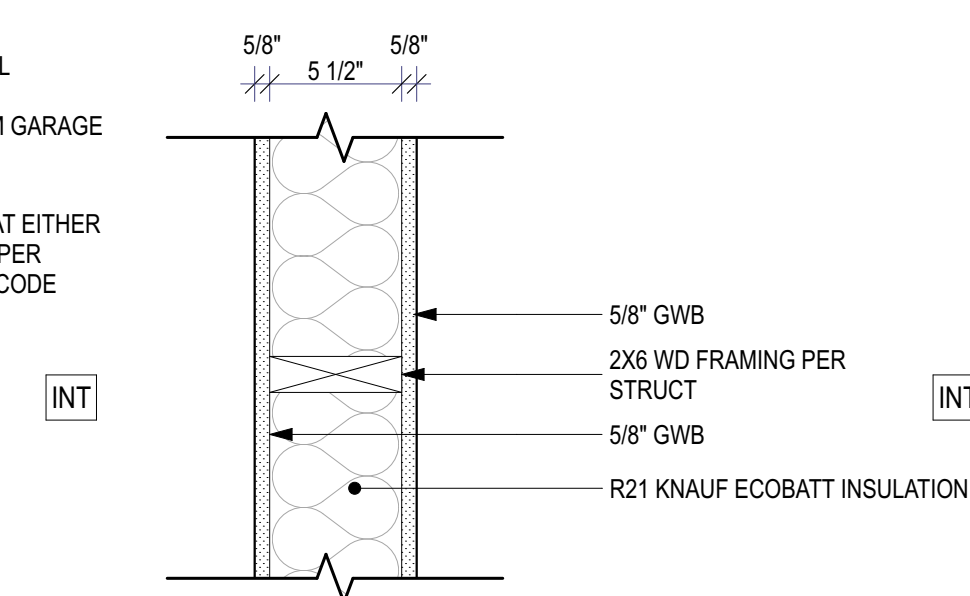
5/8" TYPE 'X' GWB AT EITHER SIDE OF FRAMING PER REQUESTED FIRE CODE ALTERNATIVE



P12

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

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

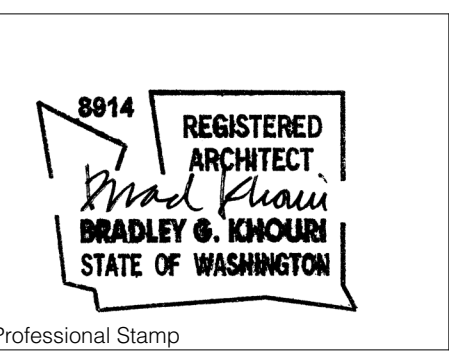


02

Architect of Record

**b9** architects  
400 E Pine Street  
Suite 215  
Seattle, WA 98122  
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Project:  
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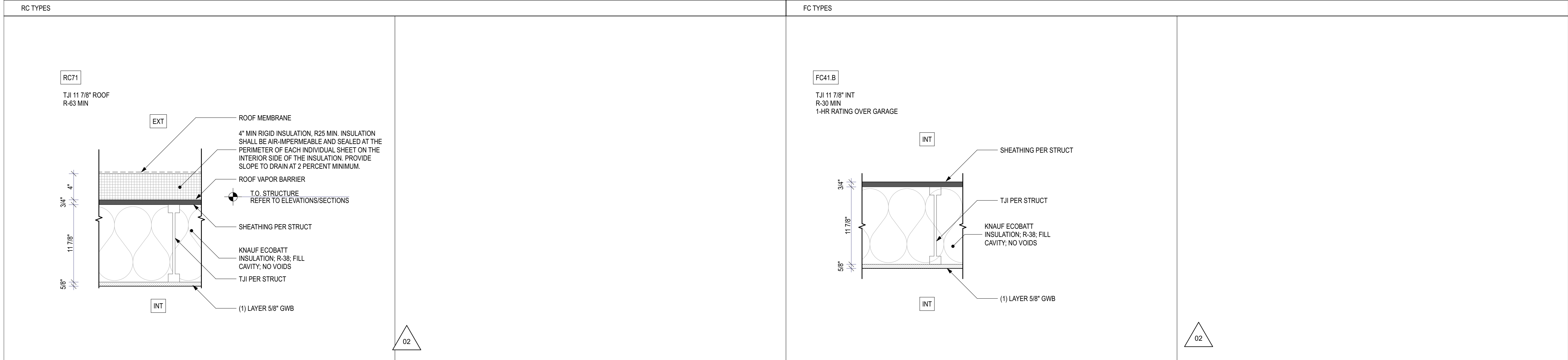
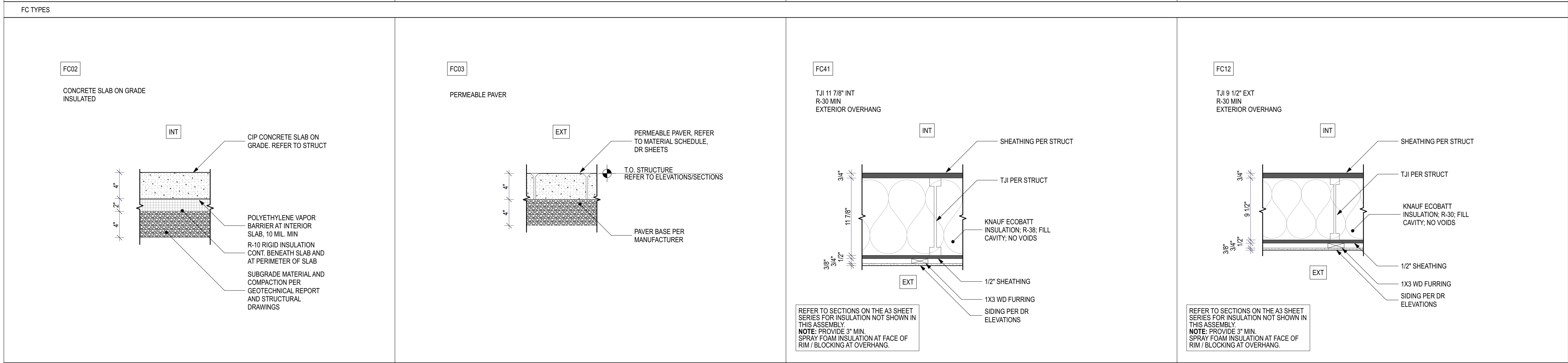
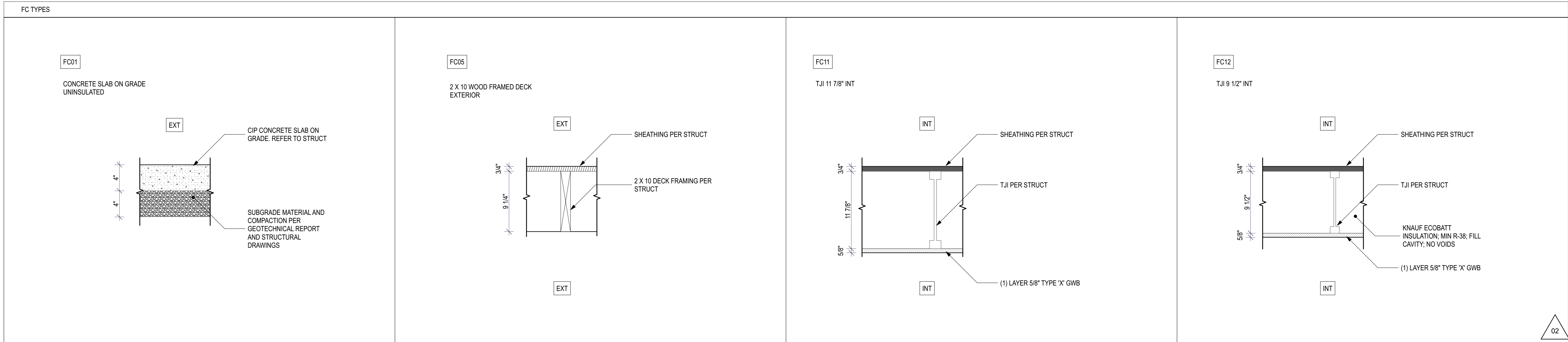


Issue ID	Issue Name	Issue Date
01	Building Permit Set	4/3/25
02	Building Permit Correction Cycle 1 Set	10/21/25



Wall Types

**A8.00**



Architect of Record

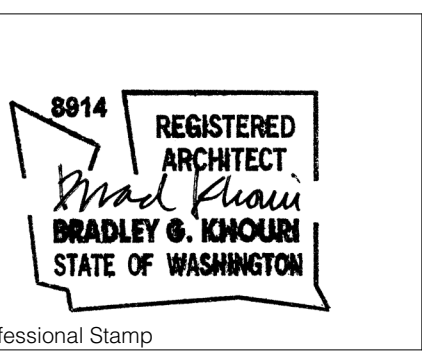
**b9 architects**

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

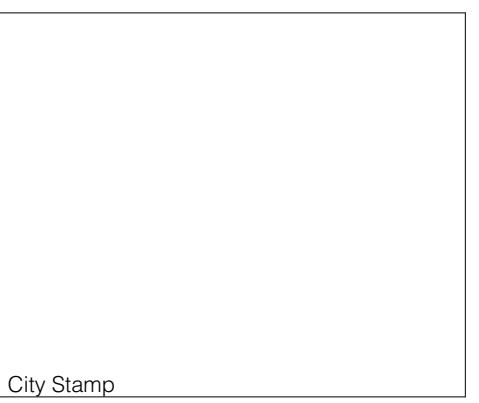
Project:

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

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



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



Floor Types

**A8.01**



PRIMARY DWELLING DOOR SCHEDULE							
DOOR NUMBER	TYPE	LOCATION	HEIGHT	WIDTH	GLAZING AREA	U-VALUE	NOTES
1.0	S	ENTRY	8'-0"	4'-0"			PIVOT DOOR WITH SIDELIGHT - REFER TO WINDOW SCHEDULE FOR SIDELIGHT
1.1	D	BEDROOM	8'-0"	3'-0"			SOLID-CORE DOOR REQUIRED PER FIRE CODE ALTERNATIVE
1.2	D	BEDROOM	8'-0"	3'-0"			SOLID-CORE DOOR REQUIRED PER FIRE CODE ALTERNATIVE
1.3	D	BEDROOM	8'-0"	3'-0"			SOLID-CORE DOOR REQUIRED PER FIRE CODE ALTERNATIVE
1.4	P	POWDER	8'-0"	2'-10"			
1.5	D	SUITE BATH	6'-8"	2'-8"			
1.6	D	SUITE BATH	6'-8"	2'-6"			
1.7	B	BATHROOM	8'-0"	2'-6"			
1.8	B	BATHROOM	8'-0"	2'-6"			
1.9	D	BED CLOSET	6'-8"	2'-6"			
1.10	P	MASTER CLOSET	8'-0"	2'-8"			
1.11	T	BED CLOSET	8'-0"	4'-0"			
1.12	D	STORAGE	8'-0"	2'-8"			SOLID-CORE DOOR REQUIRED PER FIRE CODE ALTERNATIVE (IF USED FOR MECHANICAL EQUIPMENT STORAGE)
1.13	F	UNDER-STAIR CLOSET	8'-0"	2'-8"			
1.14	D	BEDROOM	8'-0"	2'-8"			
1.15	D	BATHROOM	8'-0"	2'-8"			
1.16	D	BONUS ROOM	8'-0"	2'-8"			
1.17	D	LAUNDRY	8'-0"	2'-8"			SOLID-CORE DOOR REQUIRED PER FIRE CODE ALTERNATIVE
1.18	D	GARAGE TO UNIT	6'-8"	3'-0"			20 MIN FIRE RATED AND SELF CLOSING; SOLID-CORE DOOR
1.19	T	BED CLOSET	6'-8"	4'-0"			
1.20	P	BATHROOM	6'-8"	2'-8"			
1.21	T	EXTERIOR SLIDING DOOR	8'-0"	6'-0"	48 SF	0.30	TEMPERED
1.22	O	GARAGE DOOR	8'-0"	16'-0"			AUTOMATIC GARAGE DOOR OPENER TO CONFORM WITH IRC R309.4; SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325

02

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

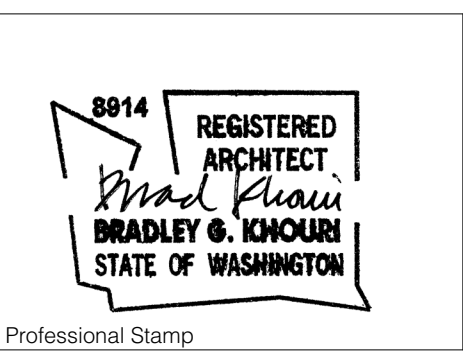
  

GENERAL DOOR NOTES	
1.	SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR HINGE DIRECTIONS
2.	SWING ESTABLISHED FACING HINGE SIDE OF DOOR (CONTRACTOR TO VERIFY SWING DIRECTION)
3.	ALL WIDTHS AND HEIGHTS DENOTE DOOR LEAF SIZES, EXCEPT DOUBLE DOOR UNITS WHICH ARE NOTED AS DOUBLE LEAF SIZE. U.N.O. IN KEY NOTES
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

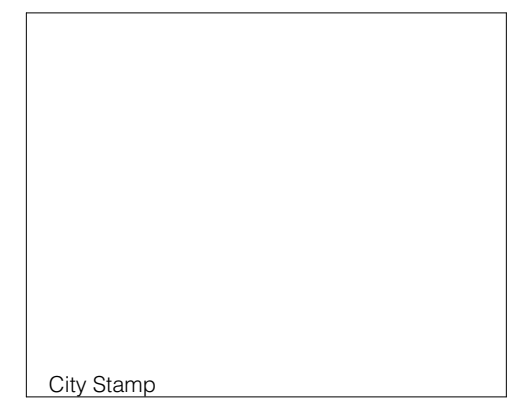
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Door Schedule

**A8.20**

<p align="center"><b>SLAB ON GRADE</b></p> <p>4" CONC. SLAB ON GRADE ON 10 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL</p>
<p align="center"><b>GARAGE SLAB</b></p> <p>4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL</p>
<p align="center"><b>PORCH SLAB</b></p> <p>4" CONC. SLAB ON GRADE ON 10 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL</p>

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE &amp; 2021 INTERNATIONAL BUILDING CODE</li> <li>DESIGN LOADS: SOIL = 1500 PSF ALLOWABLE BEARING PRESSURE</li> </ul>	
<ul style="list-style-type: none"> <li>CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS (UNO): <ul style="list-style-type: none"> <li>F<sub>c</sub> = 3000 psi • ..... FOUNDATION WALLS</li> <li>3000 psi • ..... FOOTINGS</li> <li>2500 psi • ..... INTERIOR SLABS ON GRADE</li> <li>3500 psi • ..... GARAGE &amp; EXT. SLABS ON GRADE</li> <li>f<sub>y</sub> = 60,000 PSI</li> </ul> </li> <li>ALL CONCRETE HAS BEEN DESIGNED FOR 2500 PSI, ANYTHING GREATER THAN THIS SPECIFICATION IS FOR WEATHERING ONLY.</li> <li>ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</li> <li>FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL PRESSURE OF 55 PCF AT REST, 25 PCF ACTIVE &amp; 1% SEISMIC SURCHARGE</li> <li>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.</li> <li>FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.</li> <li>ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.</li> <li>FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.</li> <li>PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (16'-0" O.C.)</li> <li>FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FND. DETAILS).</li> <li>ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.</li> <li>ARCH/BUILDER TO VERIFY ALL DIMENSIONS</li> </ul>	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON STD14 (RJ) HOLD-DOWN
▶ HD-5	SIMPSON C516 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

MEANS & METHODS NOTES	
<p>THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN DETAIL AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYTS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.</p>	
<p>STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.</p>	

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN &amp; KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p>	
<p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>A. ROOF TRUSSES: 1/4" DEAD LOAD B. FLOOR TRUSSES, ATTIC TRUSSES, &amp; I-JOISTS: 1/8" DEAD LOAD C. FLOOR TRUSSES &amp; ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)</p>	

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

**LATERAL BRACING NOTES**

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

**100 MPH WIND IN 2021 IRC MAP**

ENGINEERED DESIGN WAS COMPLETED PER 2021 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.3 OF THE 2021 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

**STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS (INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)**

- 3/8" OSB OR 1 5/8" PLYWOOD: FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO, ON PLANS.

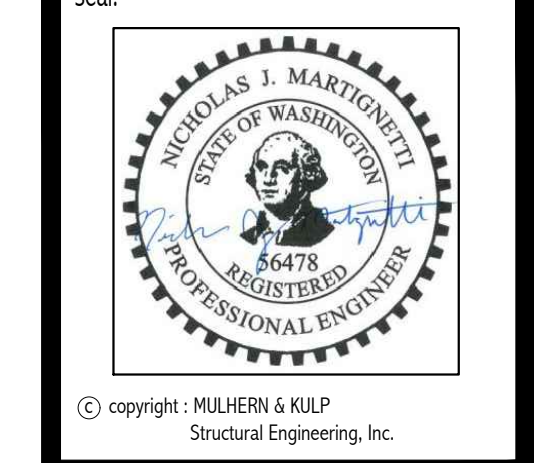
**3" o.c. EDGE NAILING (WHERE NOTED ON PLANS)**

- 3/8" OSB OR 1 5/8" PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN WITH 3/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

- NOTES:**
- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
  - ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 3"x0.131" NAILS AT EACH LAP SPICE, (6) EACH SIDE OF JOINT (TYP. UNO)
  - ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
  - ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND	
<ul style="list-style-type: none"> <li>INTERIOR BEARING WALL</li> <li>BEARING WALL ABOVE (B/W/A), OR SHEARWALL ABOVE (S/W/A)</li> <li>BEAM / HEADER</li> <li>INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING</li> <li>AREA OF OVERFRAMING</li> <li>J/L METAL HANGER</li> <li>* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.</li> <li>▶ INDICATES HOLD-DOWN.</li> </ul>	

GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE &amp; 2021 INTERNATIONAL BUILDING CODE</li> <li>WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.</li> </ul>	
GENERAL FRAMING	
<ul style="list-style-type: none"> <li>EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO.</li> <li>INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO.</li> <li>ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)</li> <li>ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED &amp; SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x6 HEM FIR (HF) #2 GRADE LUMBER, OR BETTER, UNO.</li> <li>ALL SHEATHING AND LEDGERS ARE TO BE DIRECTLY APPLIED AND FASTENED TO FRAMING; DO NOT PROVIDE CONTINUOUS INSULATION BETWEEN FRAMING AND SHEATHING/LEDGERS</li> <li>ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD &amp; (1) 2x KING STUD, MINIMUM. <ul style="list-style-type: none"> <li>THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.</li> </ul> </li> <li>BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. &amp; SOLID WOOD COLUMNS SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO.</li> <li>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.</li> <li>ALL FRAMING LUMBER SHALL BE KLN DRIED TO 15% MC (KD-15).</li> <li>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 &amp; NAIL.</li> <li>FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.</li> <li>PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &amp; HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARINGS, BLOCKING TO MATCH POST ABOVE.</li> <li>ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> <li>L5L MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10<sup>6</sup> PSI</li> <li>LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10<sup>6</sup> PSI</li> <li>6LB MEMBERS - Fb(+)=2400 PSI; Fv(-)=250 PSI; Fv=265 PSI; E=1.8x10<sup>6</sup> PSI; DF/DF; 24F-V4 (UNO)</li> </ul> </li> <li>ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> <li>LVL MEMBERS - Fb=2400 PSI; Fc=11-2500 PSI; E=1.8x10<sup>6</sup> PSI</li> </ul> </li> <li>FACE NAIL MULTI-PLY 2x BEAMS &amp; 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 &amp; 2x8 MEMBERS.</li> <li>TRUSS SHOP DWGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROPOSED CONSTRUCTION SHALL BE SUBMITTED TO BUILDING DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY IN ACCORDANCE WITH TPI-1 2.3.2.3 &amp; 2.3.4.3.</li> <li>REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.</li> <li>BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO CONFIRM. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE 695 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.</li> </ul>	
FLOOR FRAMING	
<ul style="list-style-type: none"> <li>I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ADD LEVEL LOADS, UNO. EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS.</li> <li>ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.</li> <li>TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): SINGLE PLY: SIMPSON LUS210 DOUBLES: SIMPSON LUS210-2</li> <li>FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES &amp; @ 12" O.C. FIELD.</li> <li>ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.</li> <li>FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.</li> </ul>	
ROOF FRAMING	
<ul style="list-style-type: none"> <li>FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) &amp; (1) SIMPSON H25T CLIP. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES &amp; ROOF BEAMS - AT ALL BEARING POINTS.</li> <li>FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H25T CLIP. PROVIDE (2) SIMPSON H25T CLIPS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.</li> <li>ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES &amp; @ 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.</li> <li>ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>ROOF TRUSS SHOP DRAWINGS &amp; CALCULATIONS SHALL BE DESIGNED FOR UNBALANCED SNOW LOADINGS PER ASCE 7-16, SECTION 7.6.</li> <li>ERECT AND INSTALL ROOF TRUSSES PER INTCA &amp; TPI'S BCS1 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."</li> <li>FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.</li> <li>FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STG CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.</li> </ul>	



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M&K project number: **300-25001**

project mgr: **NJM**

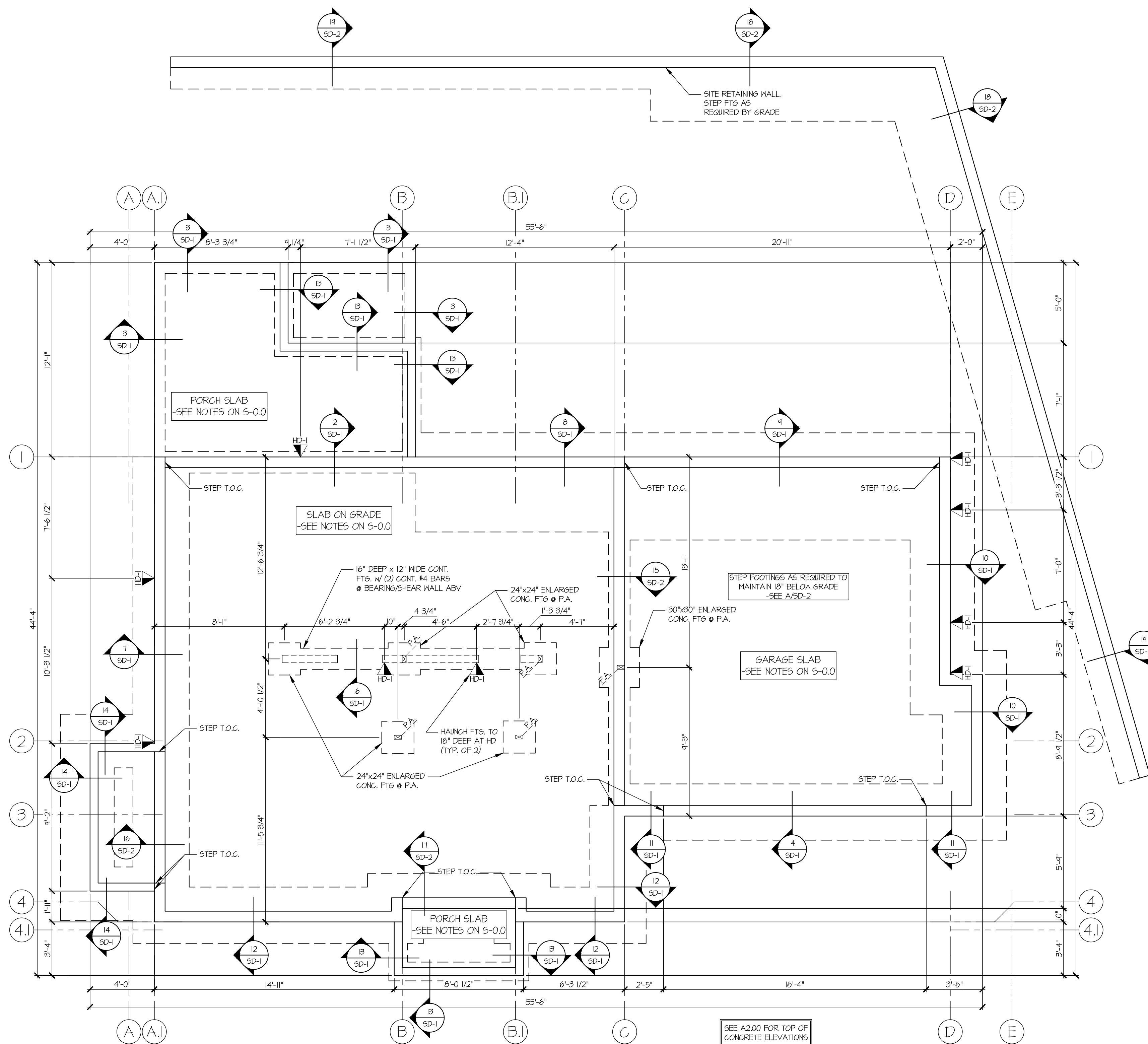
drawn by: **MPM**

issue date: **02-06-25**

REVISIONS:

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

**LNL BUILDS**  
  
**STRUCTURAL NOTES**  
**4450 84TH AVE SE**  
**MERCER ISLAND, WA**  
  
**\$0.0**



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

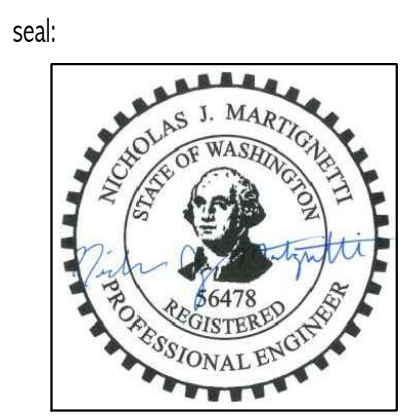
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TYPICAL STRUCTURAL  
NOTES & SCHEDULES

**LEGEND**

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

**HOLD-DOWN SCHEDULE**

SYMBOL	SPECIFICATION
▴ HD-1	SIMPSON STD14 (R.J) HOLD-DOWN
▴ HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
▴ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
▴ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)



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03-28-2025	MPM
10-14-2025	MPM

**LNL BUILDS**

**FOUNDATION PLAN**  
**4450 84TH AVE SE**  
**MERCER ISLAND, WA**

sheet:  
**S-1.0**

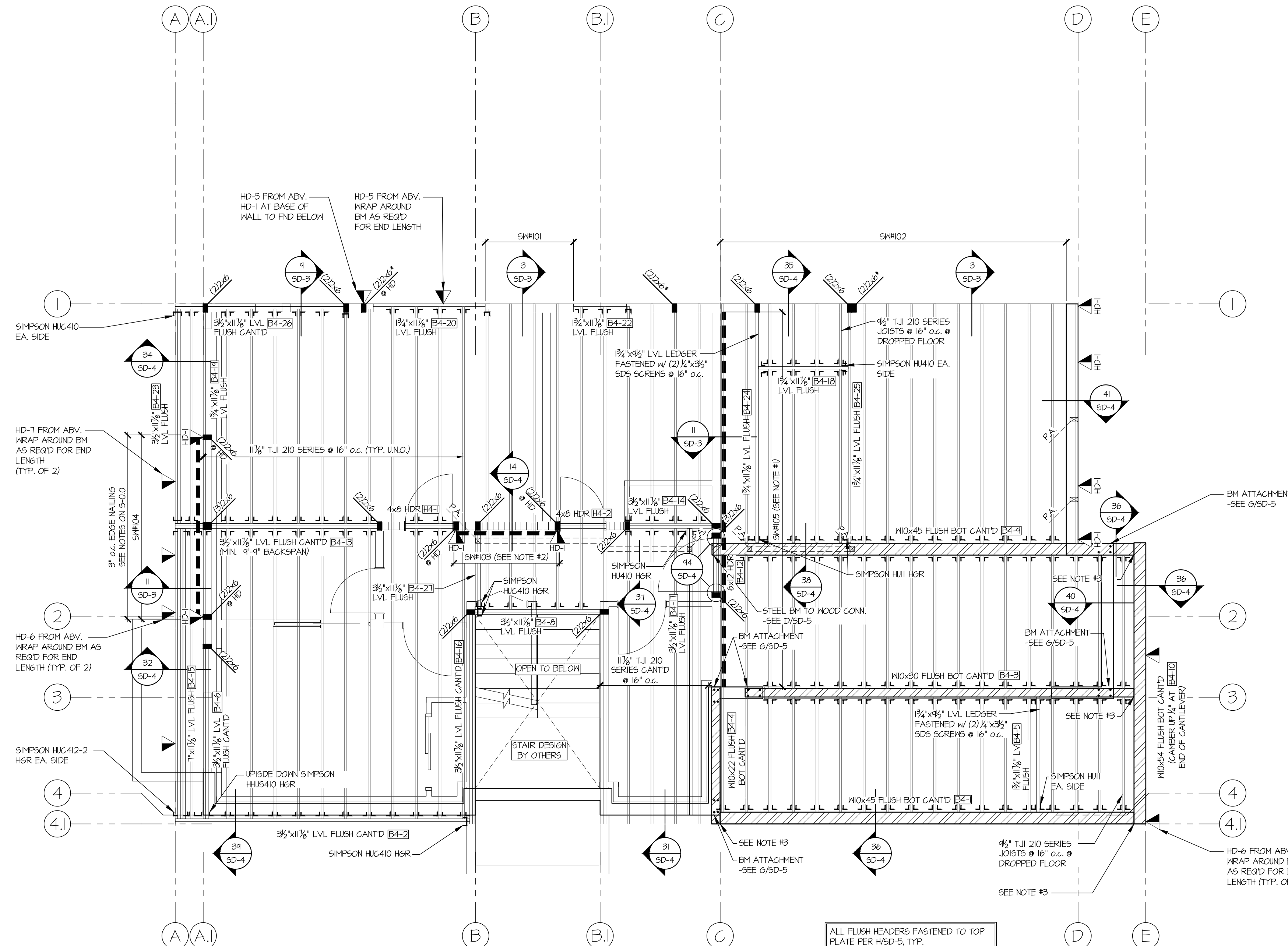
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NOTES & SCHEDULES

LEGEND

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

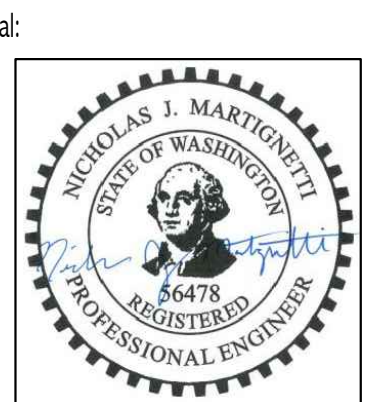
HOLD-DOWN SCHEDULE

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



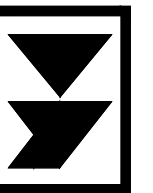
1 UPPER FLOOR FRAMING PLAN  
SCALE: 1/4"=1'-0"

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



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M&K project number:  
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project mgr: NJM  
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issue date: 02-06-25

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

LNL BUILDS

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

sheet:  
**S-2.0**

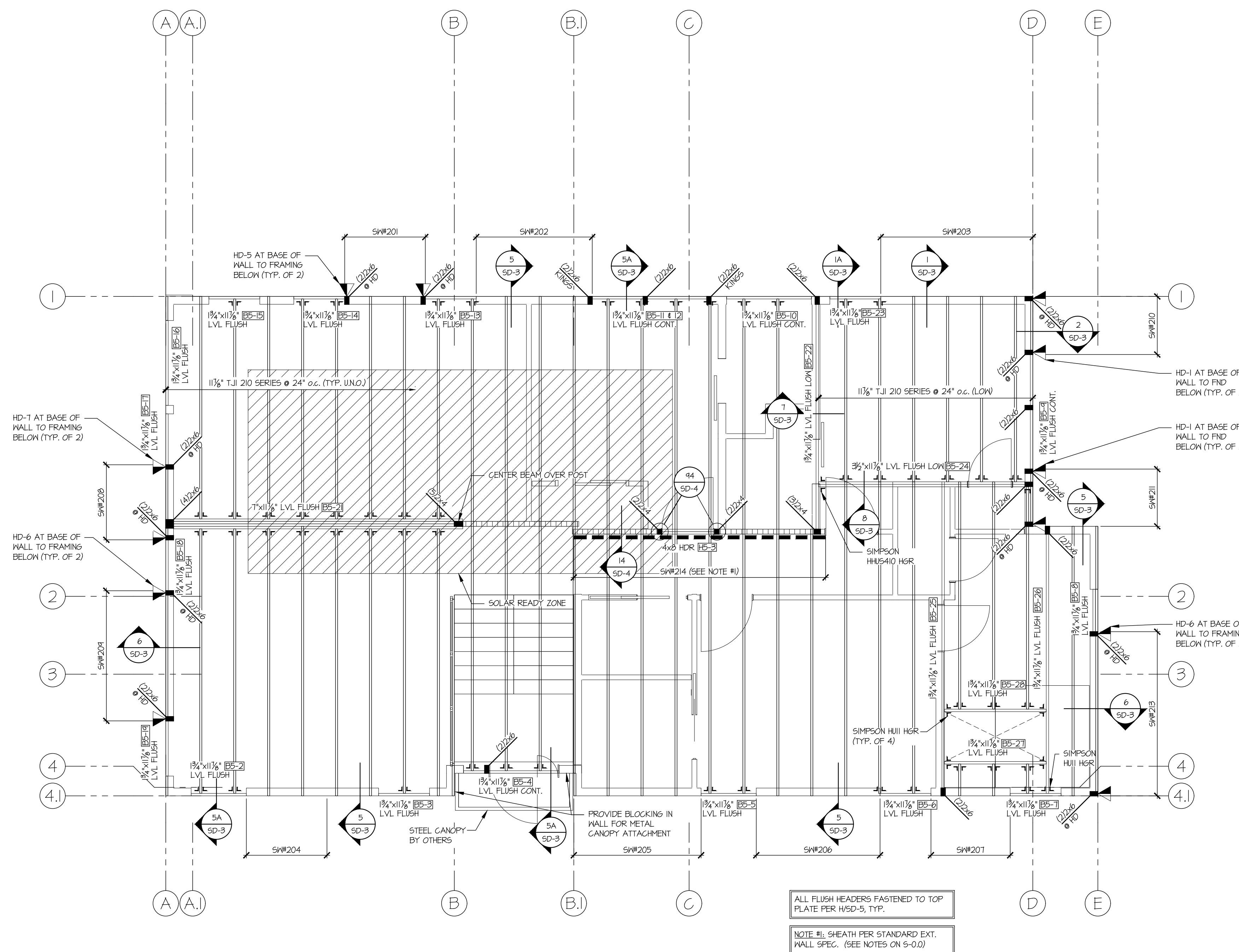
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NOTES & SCHEDULES

LEGEND

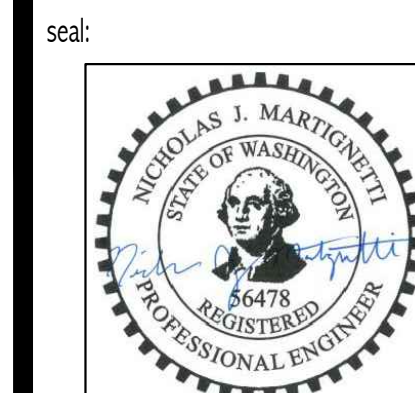
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- ▬ BEARING WALL ABOVE (B.W.A.) OR SHEARWALL ABOVE (S.W.A.)
- ▬ BEAM / HEADER
- ▬ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- ▬ AREA OF OVERFRAMING
- JL METAL HANGER
- \* INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER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

HOLD-DOWN SCHEDULE

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



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



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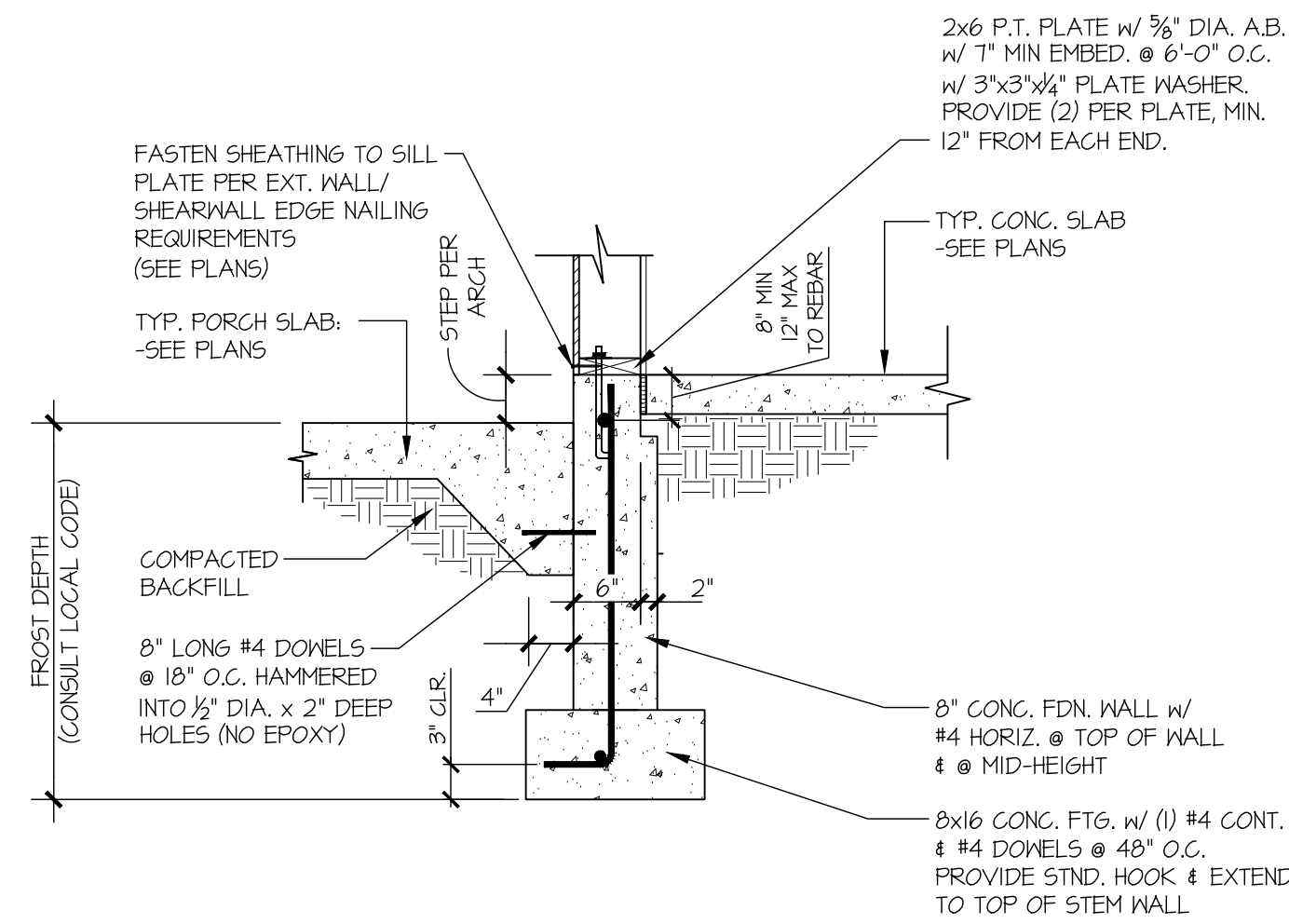
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drawn by: MPM  
issue date: 02-06-25

REVISIONS:  
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03-28-2025 MPM  
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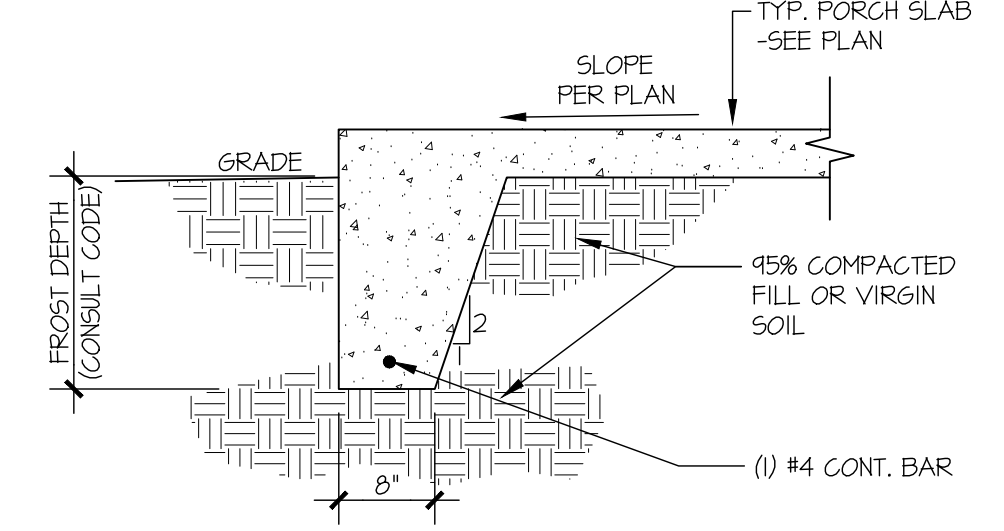
LNL BUILDS

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

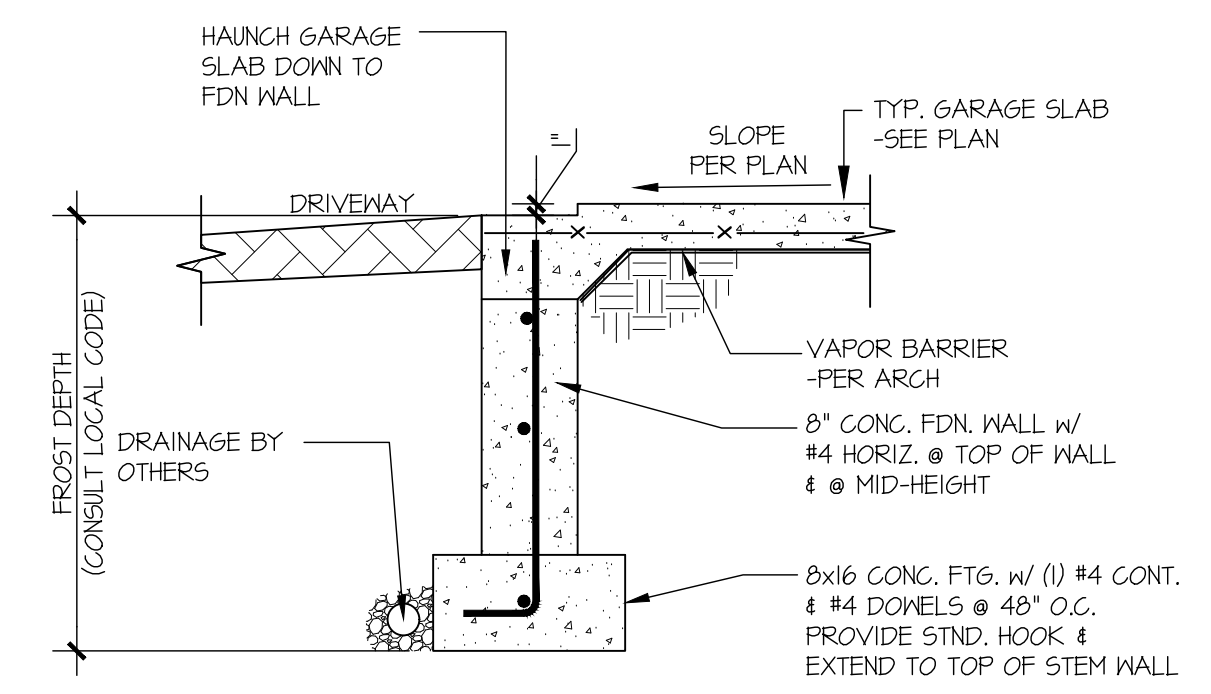
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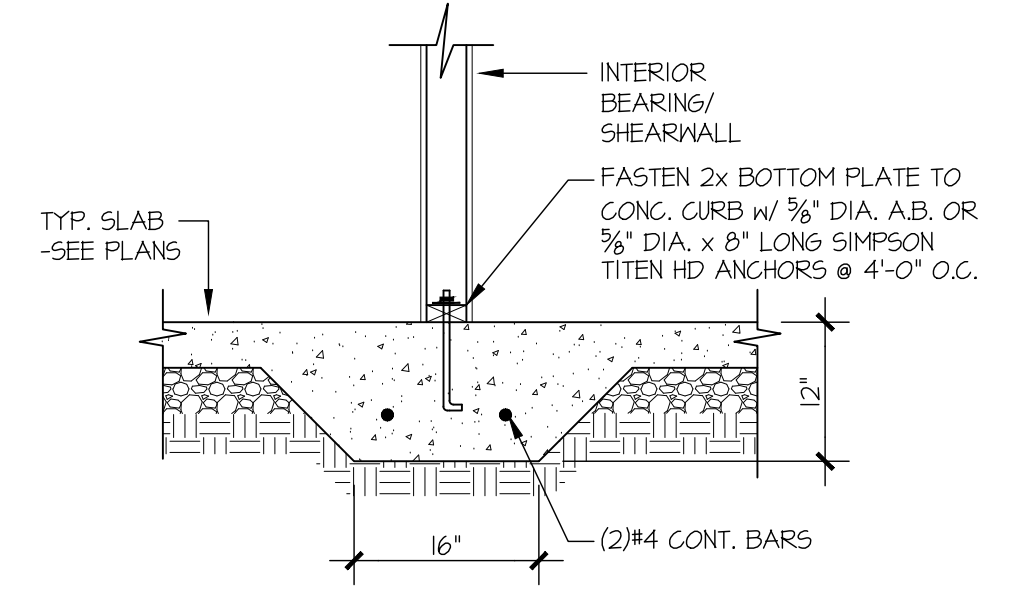
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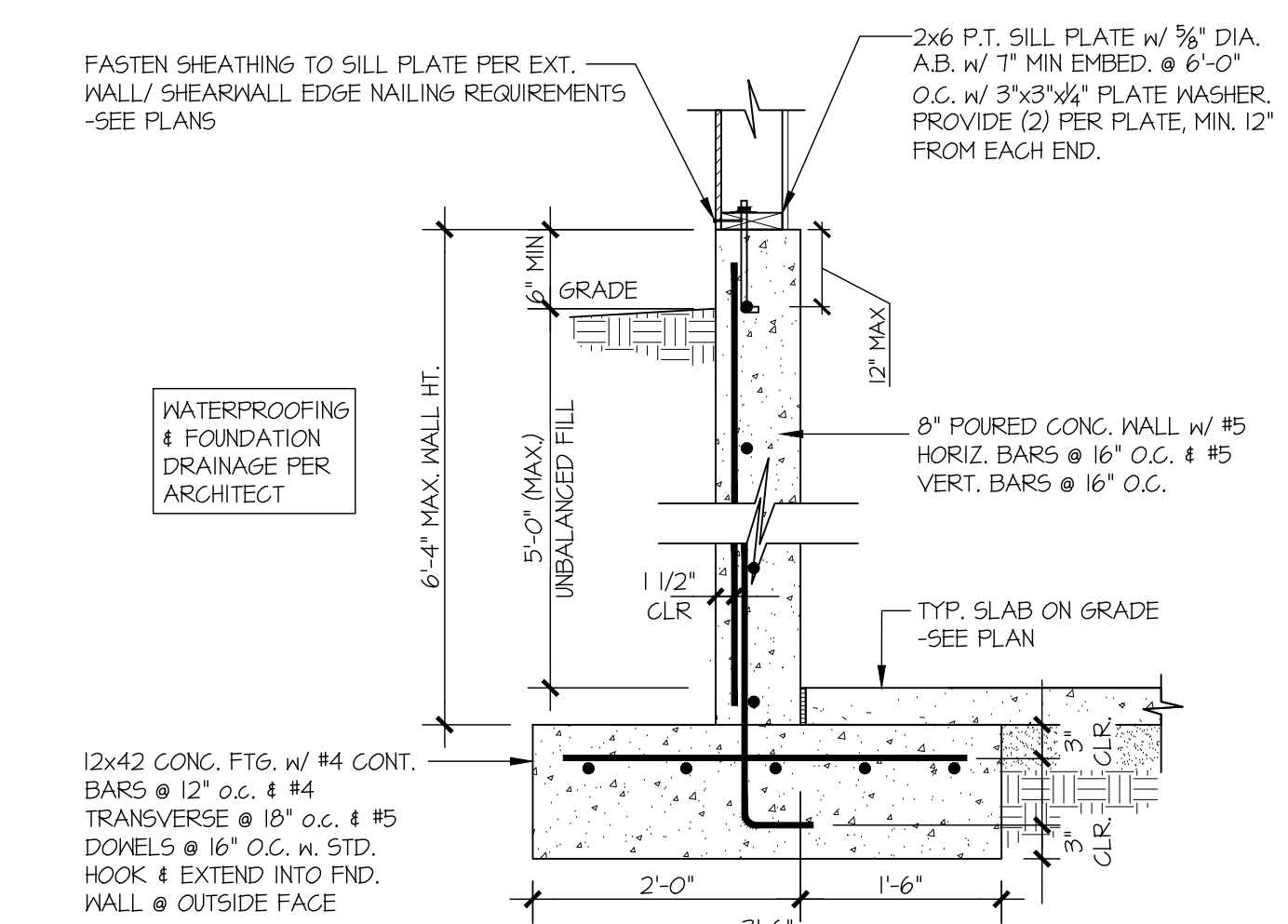
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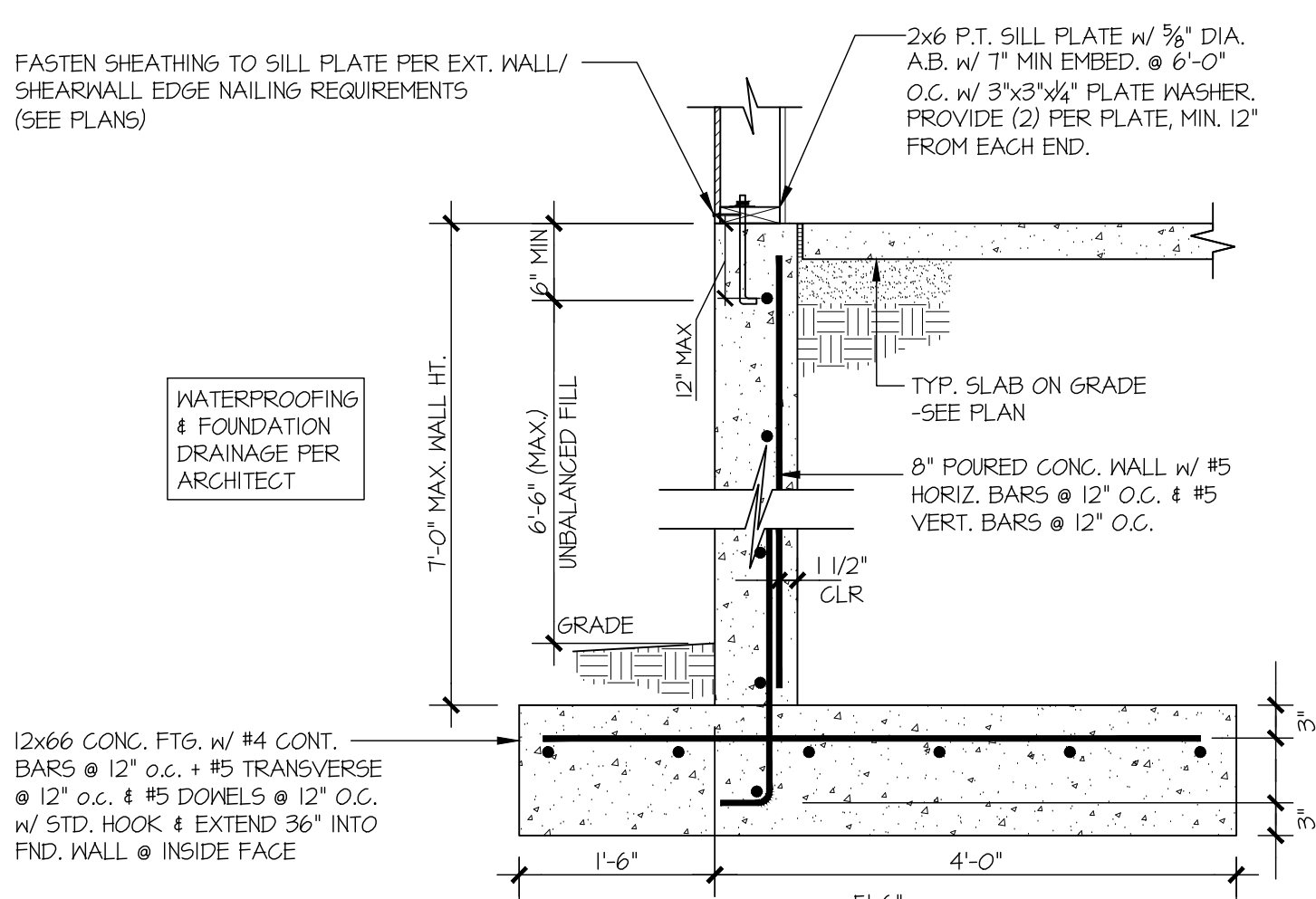
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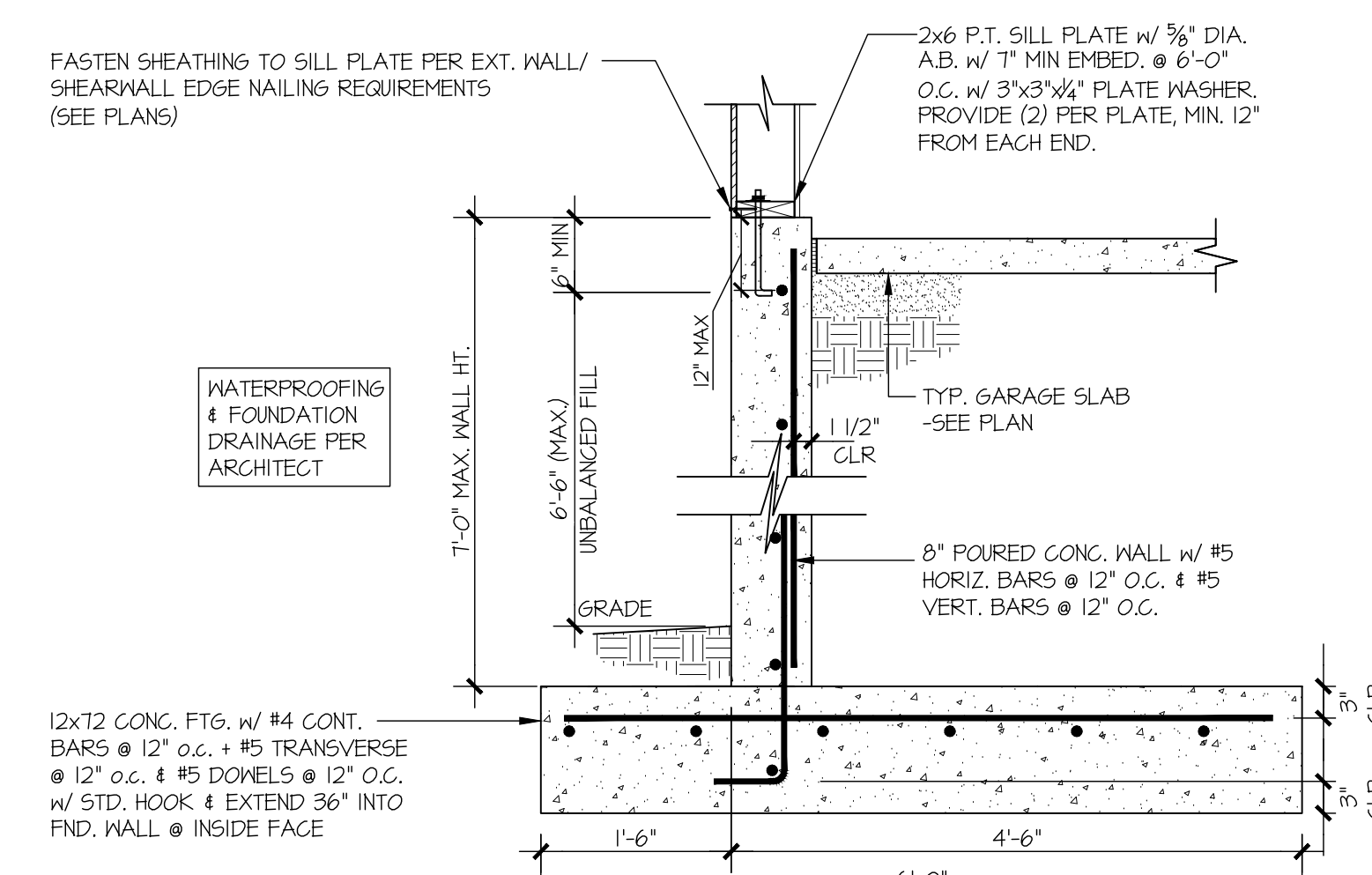
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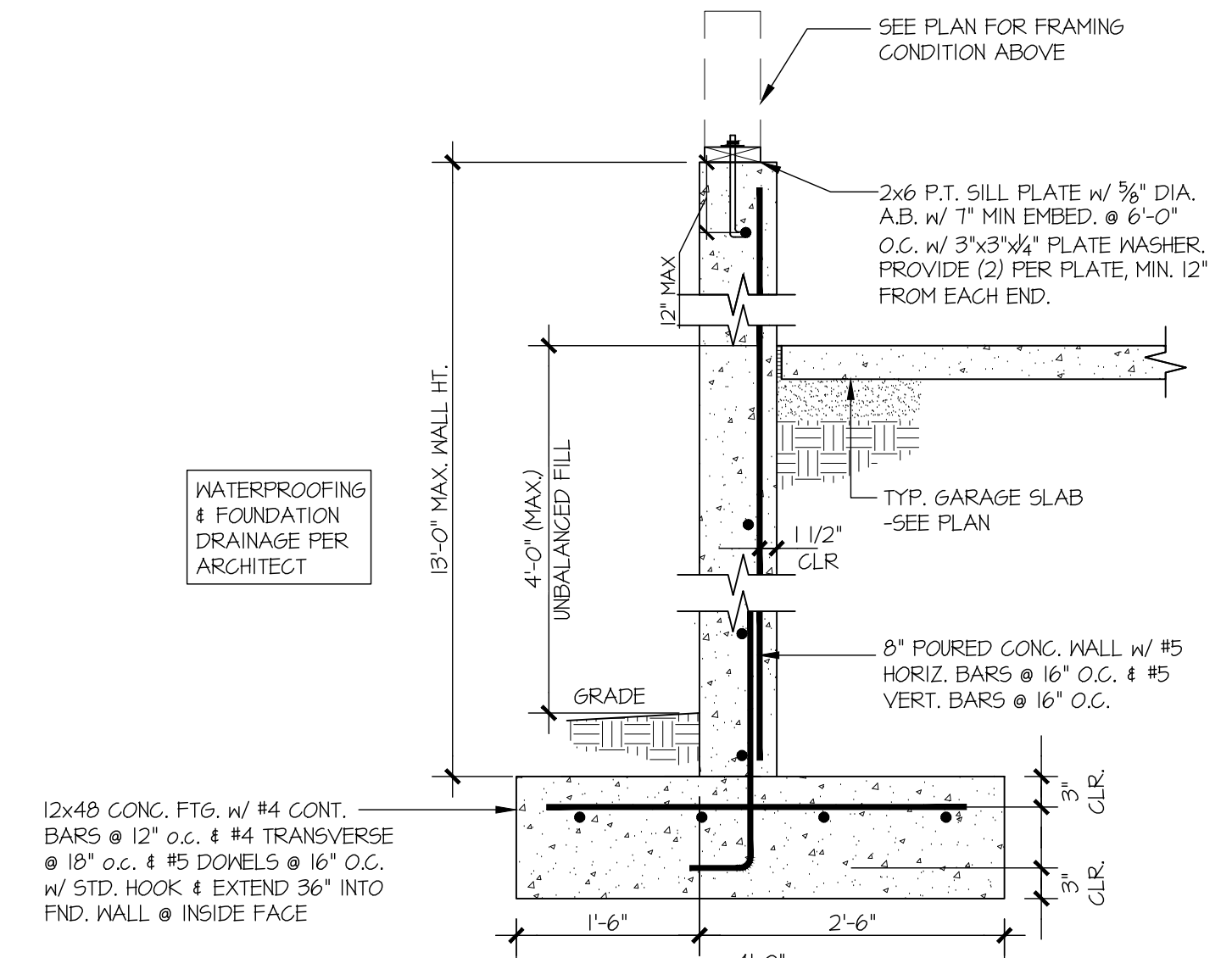
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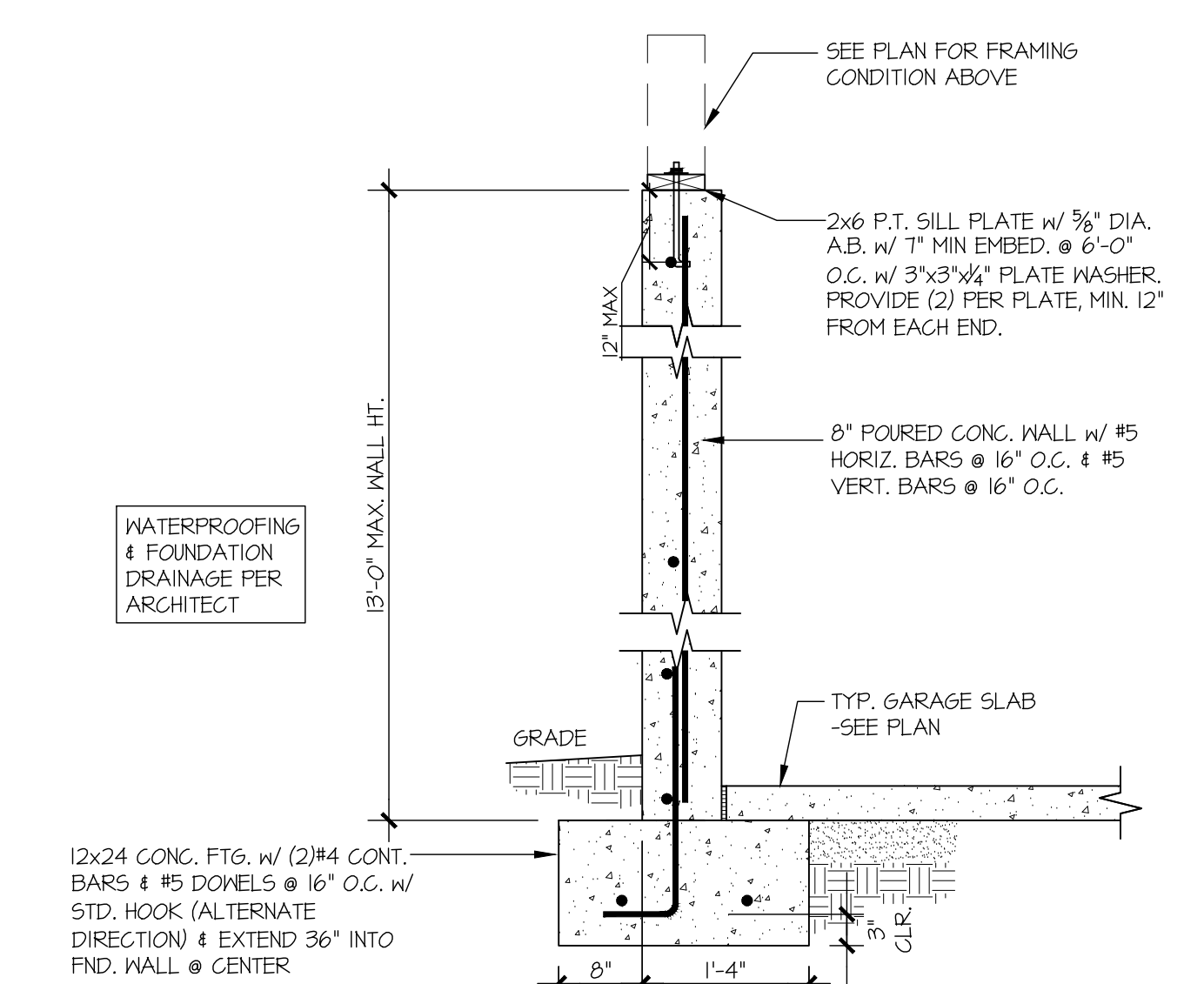
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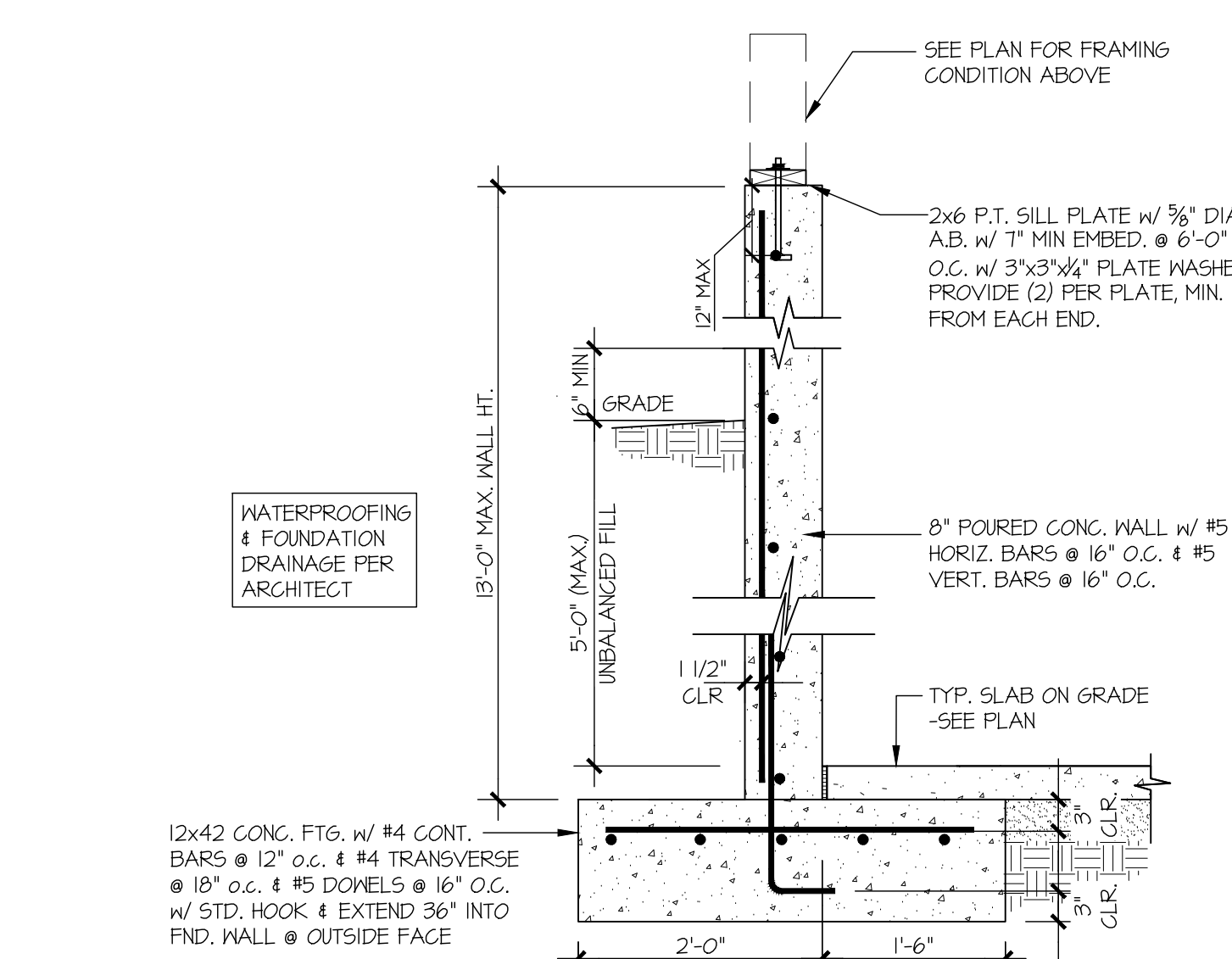
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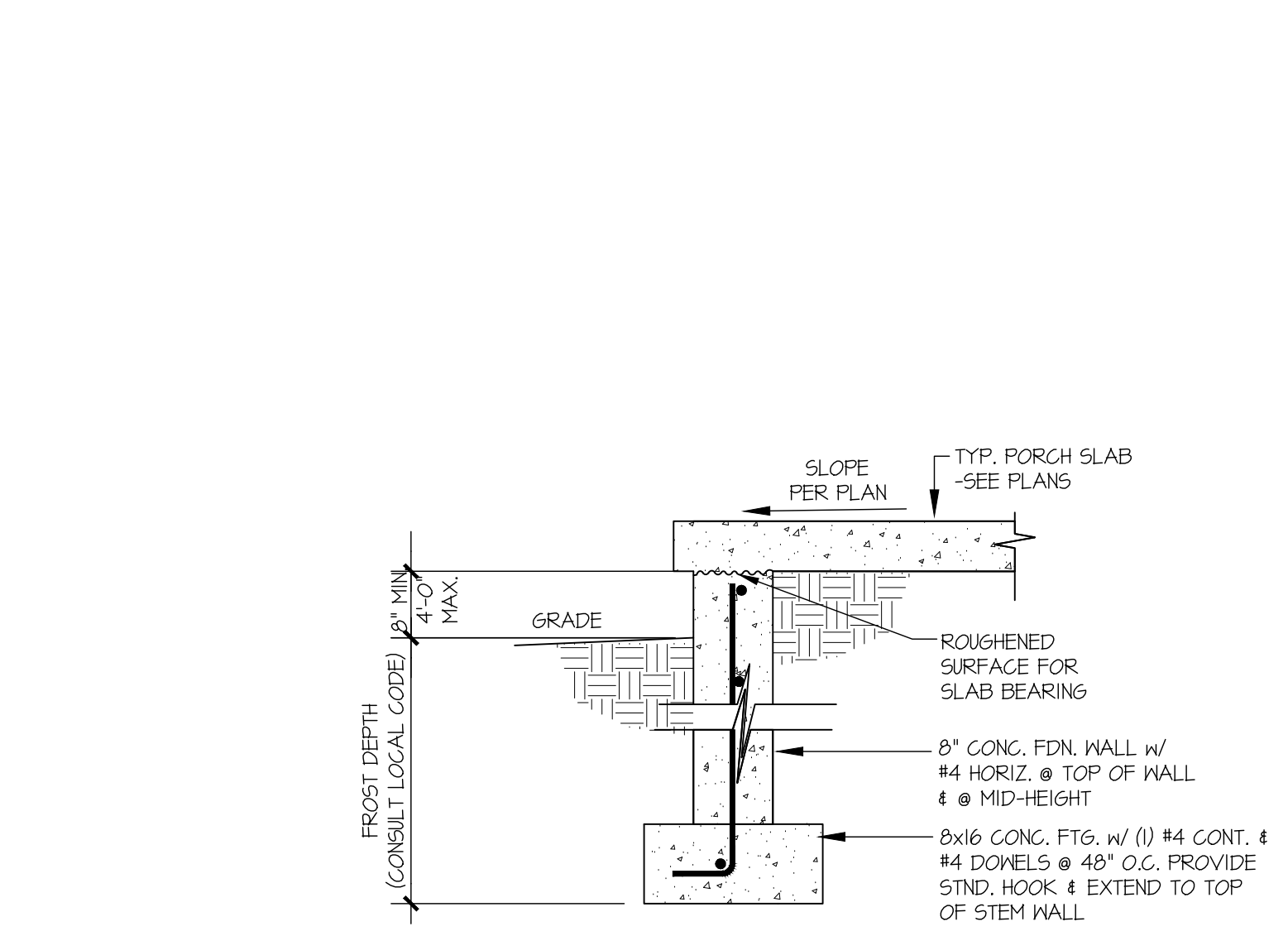
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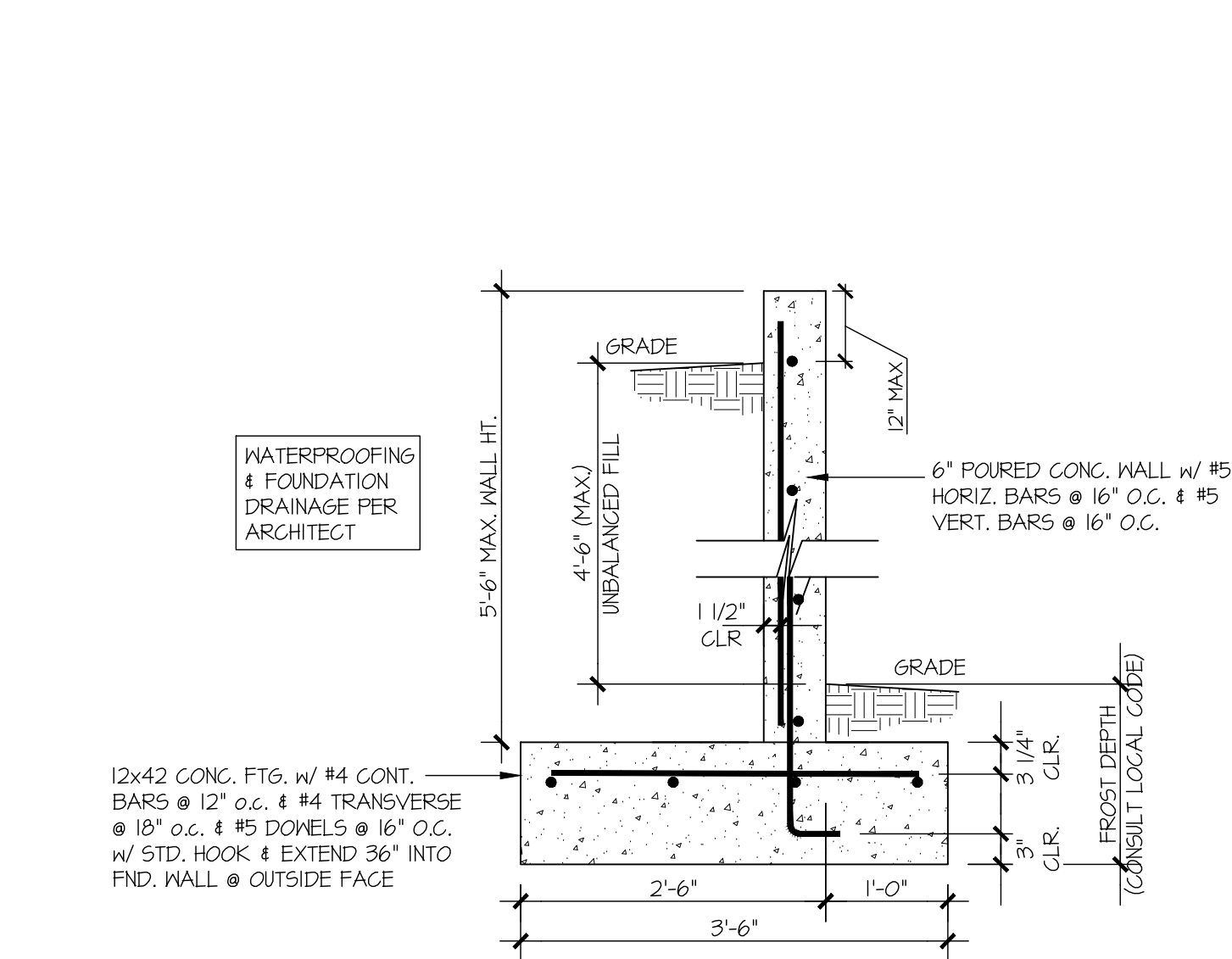
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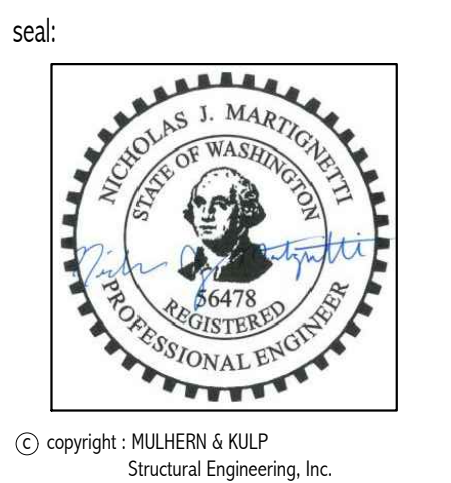
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**13 SECTION**  
SCALE: 3/4"=1'-0"



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



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M&K project number: 300-25001

project mgr: NJM  
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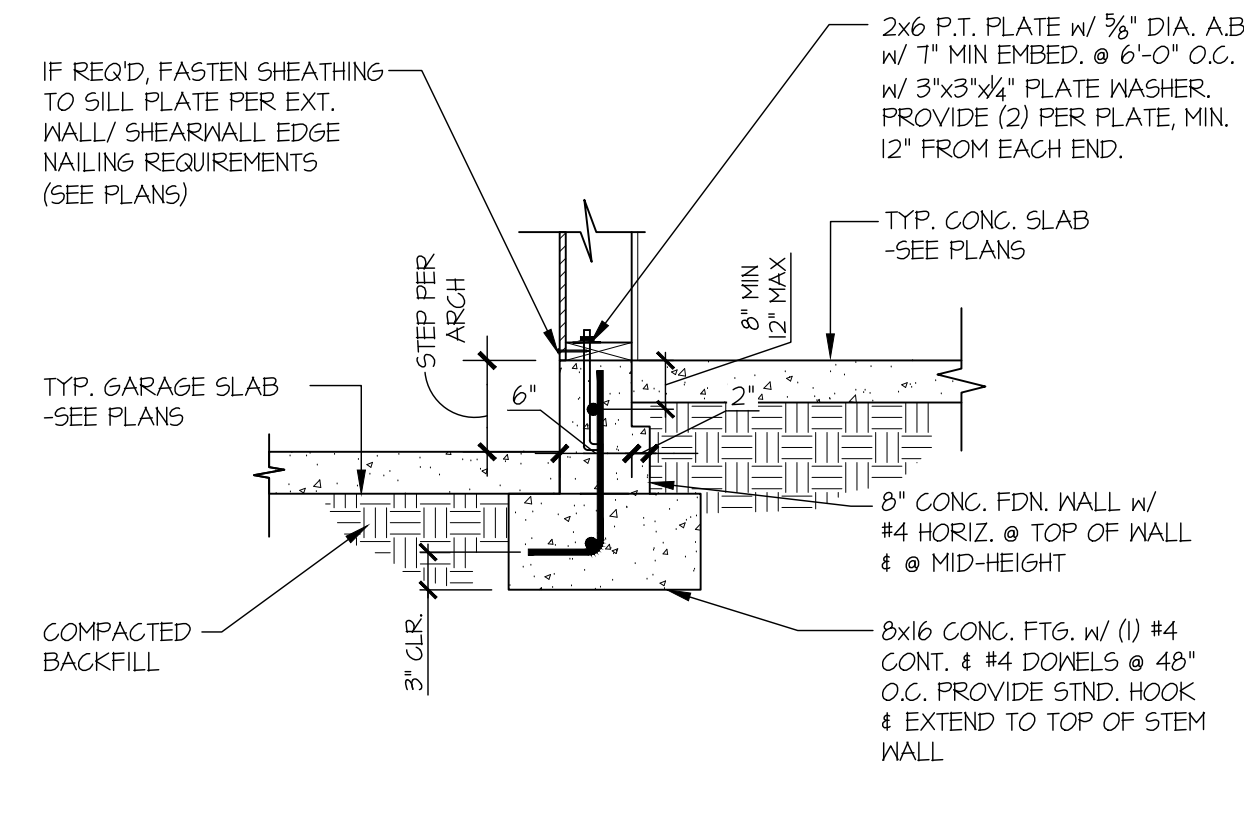
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03-28-2025	MPM
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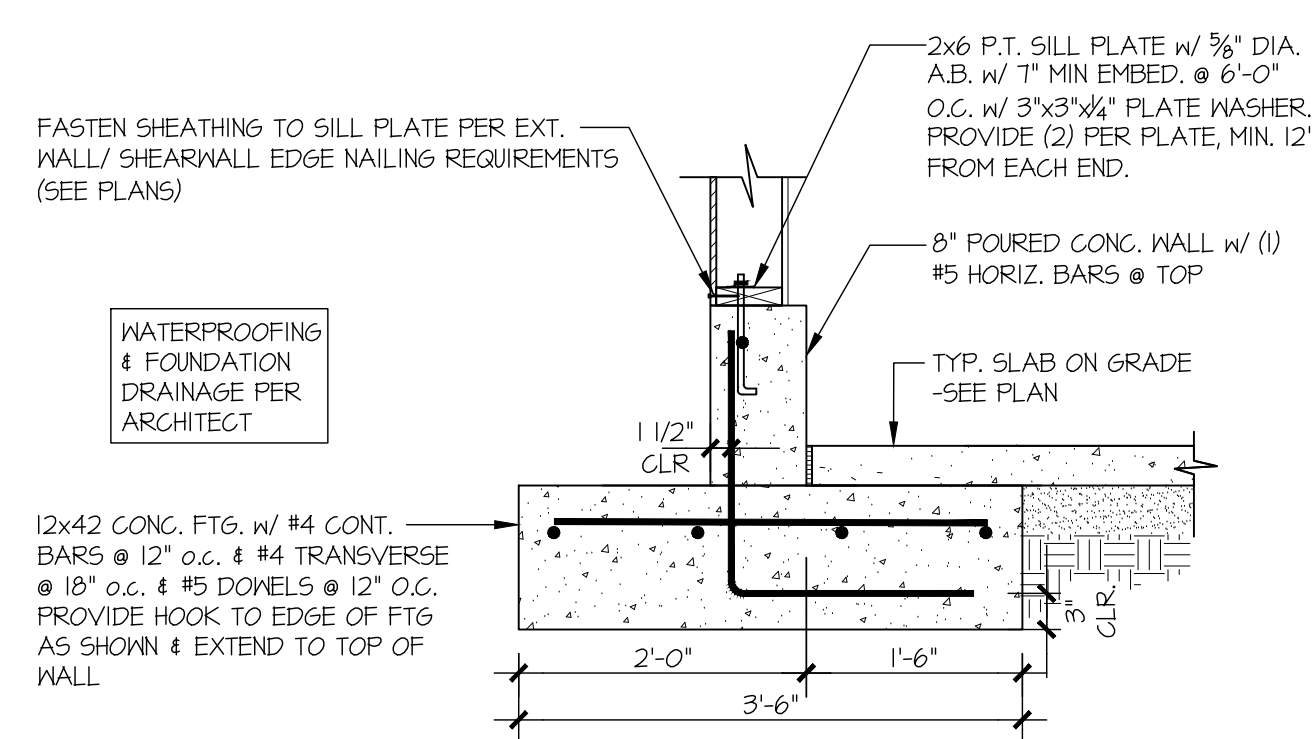
LNL BUILDS

STRUCTURAL DETAILS  
4450 84TH AVE SE  
MERCER ISLAND, WA

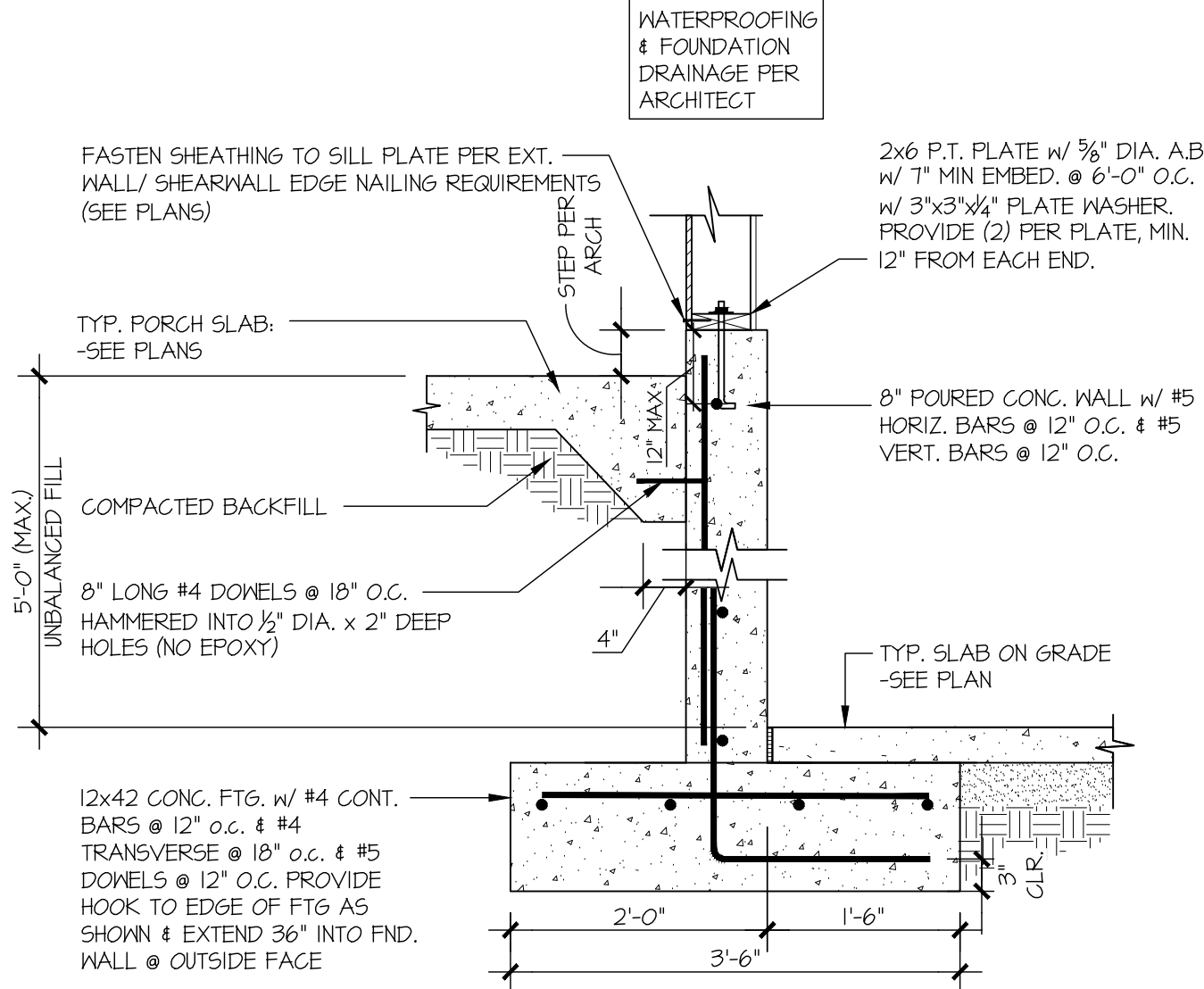
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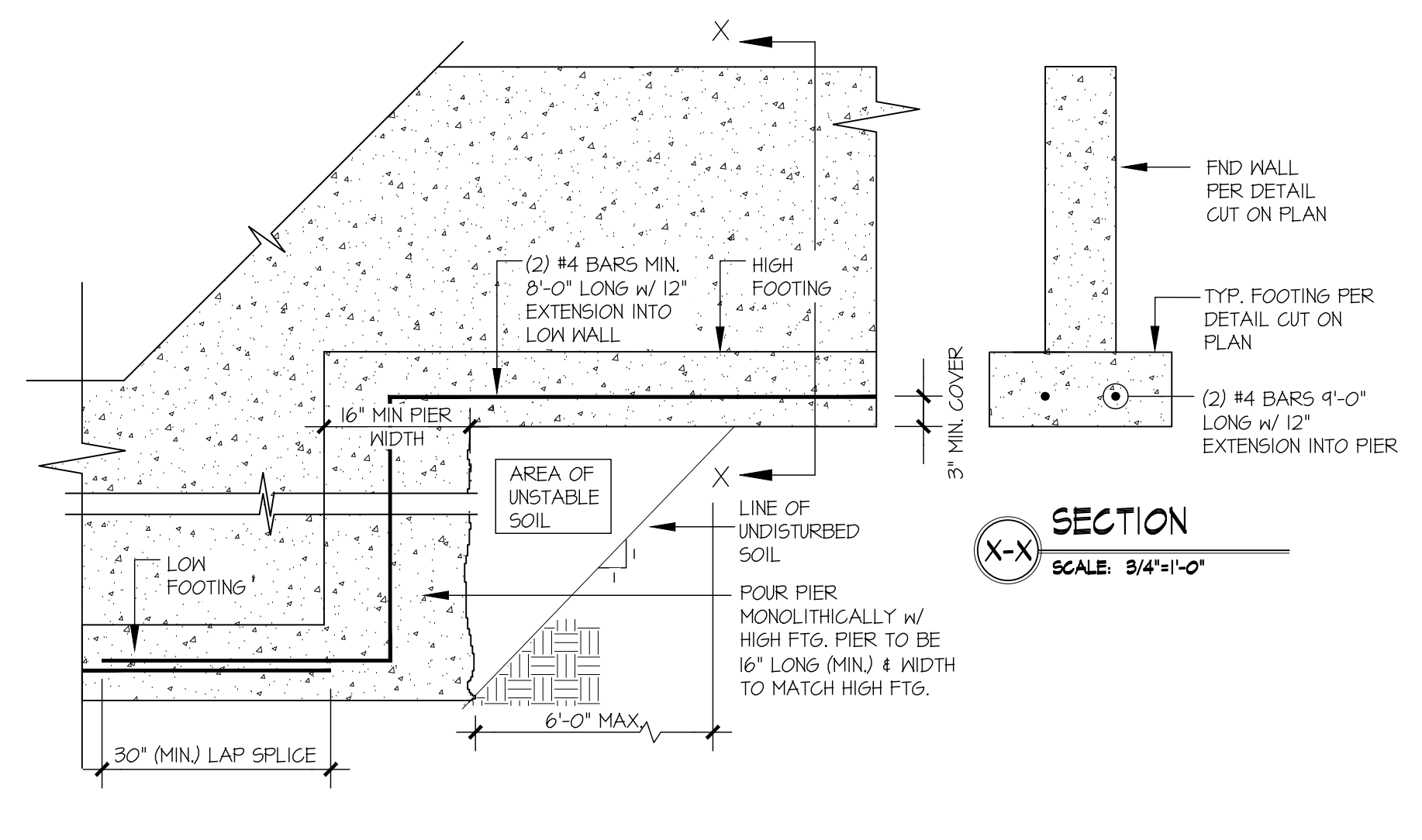
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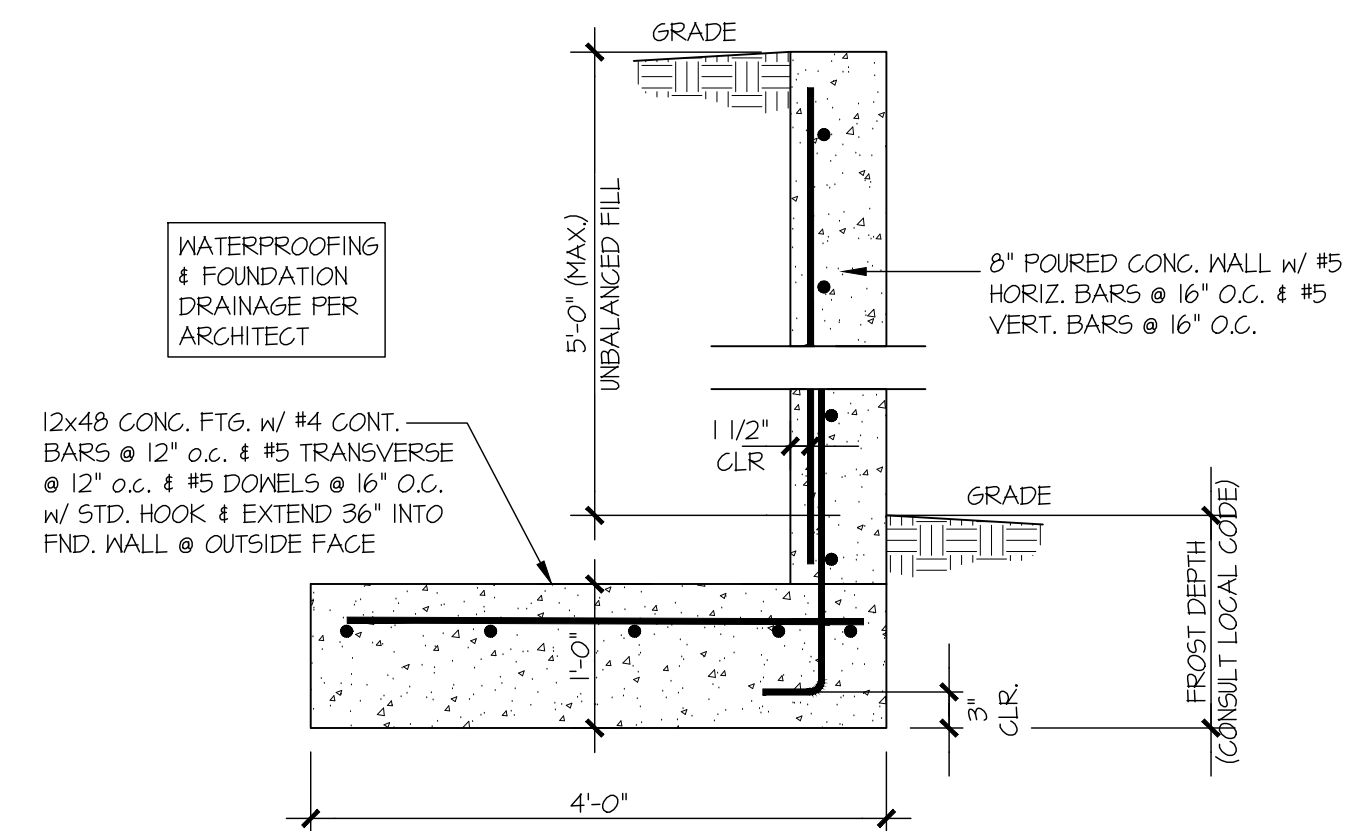
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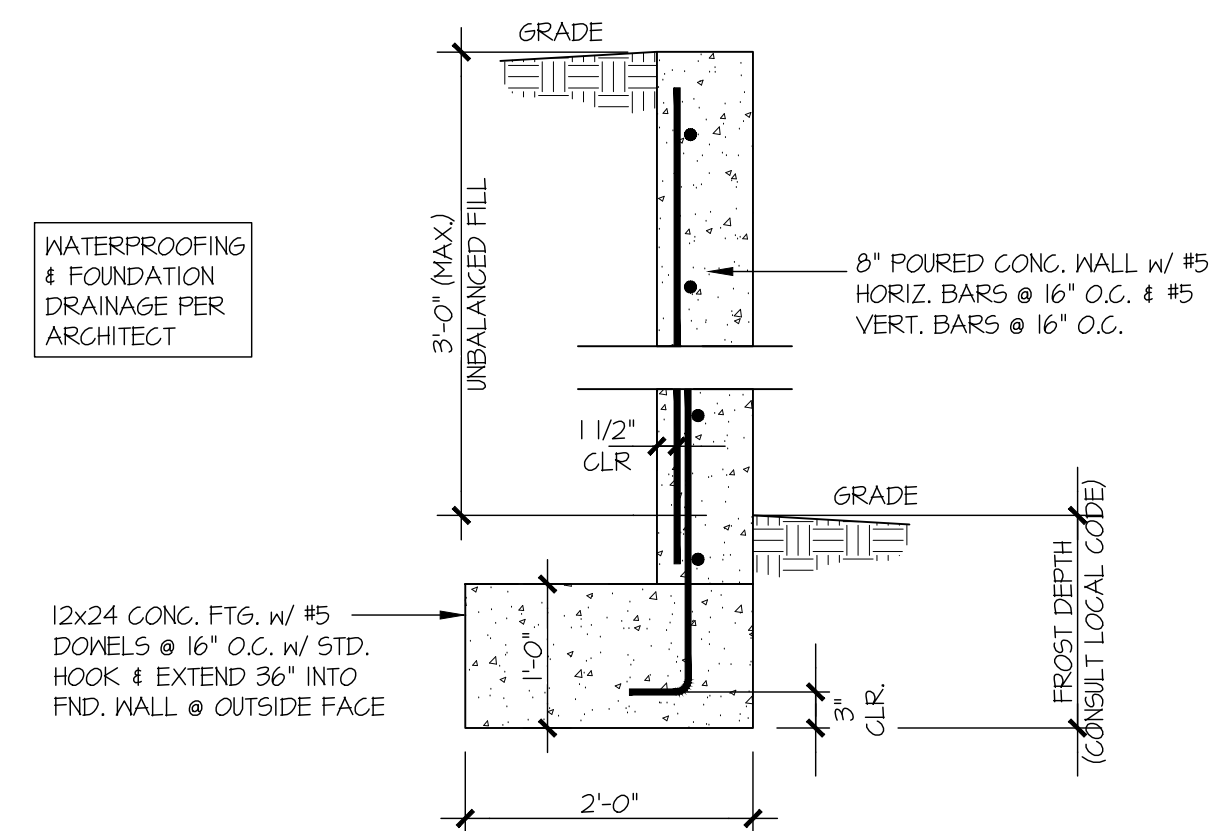
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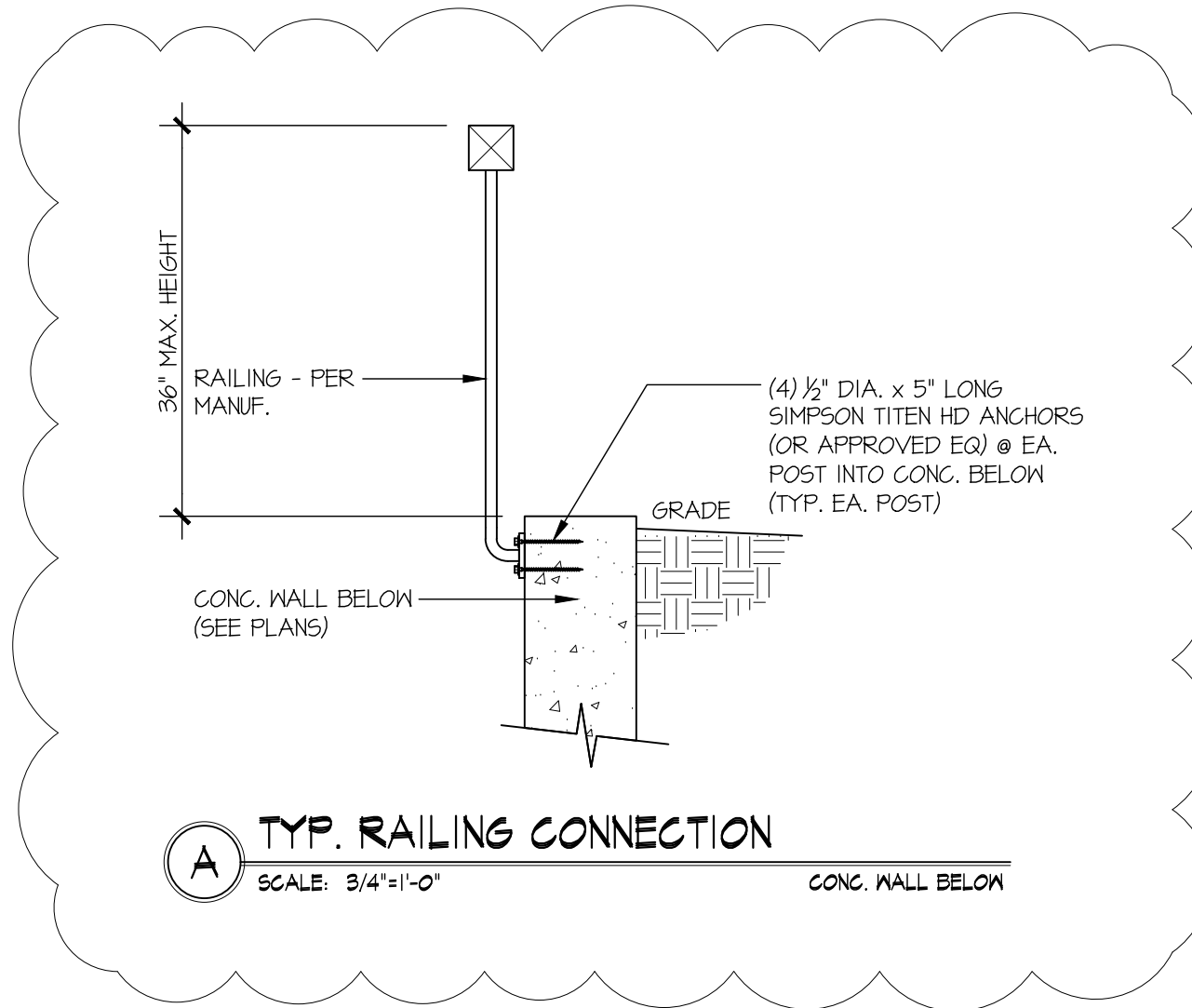
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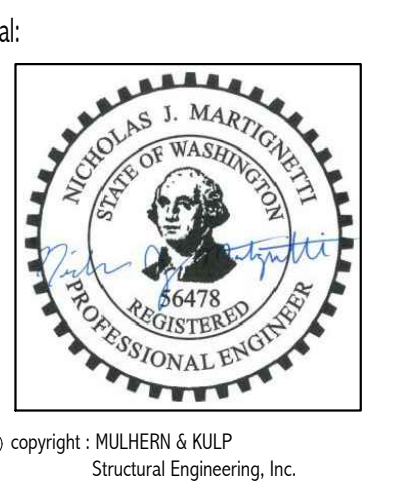
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19 SITE RETAINING WALL  
SCALE: 3/4\"/>



A TYP. RAILING CONNECTION  
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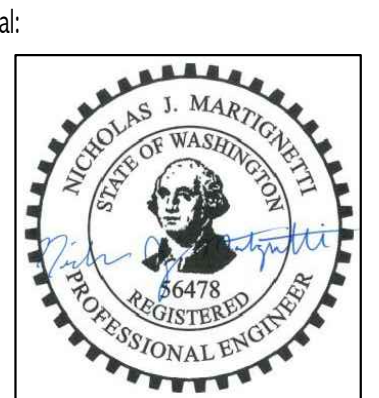
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03-28-2025	MPM
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LNL BUILDS

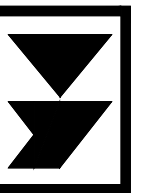
STRUCTURAL DETAILS  
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**SD-2**



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date: initial:

03-28-2025 MPM

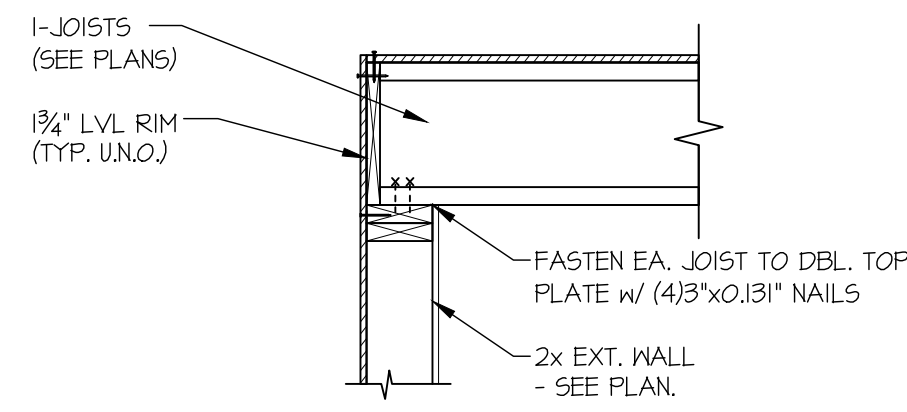
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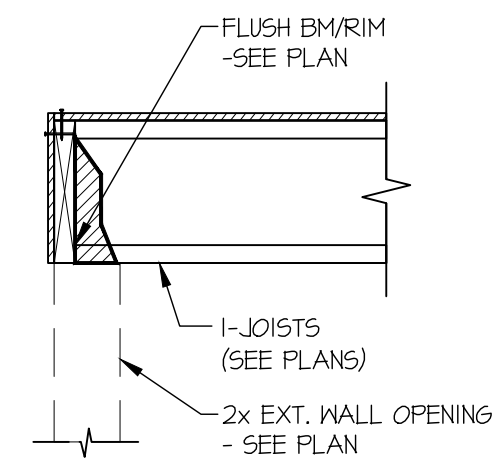
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MERCER ISLAND, WA

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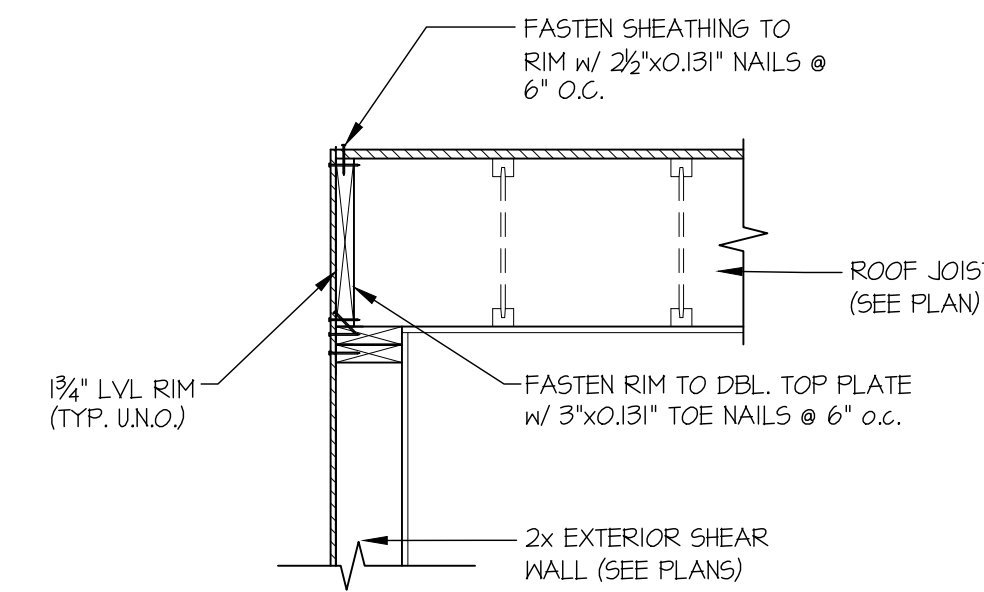
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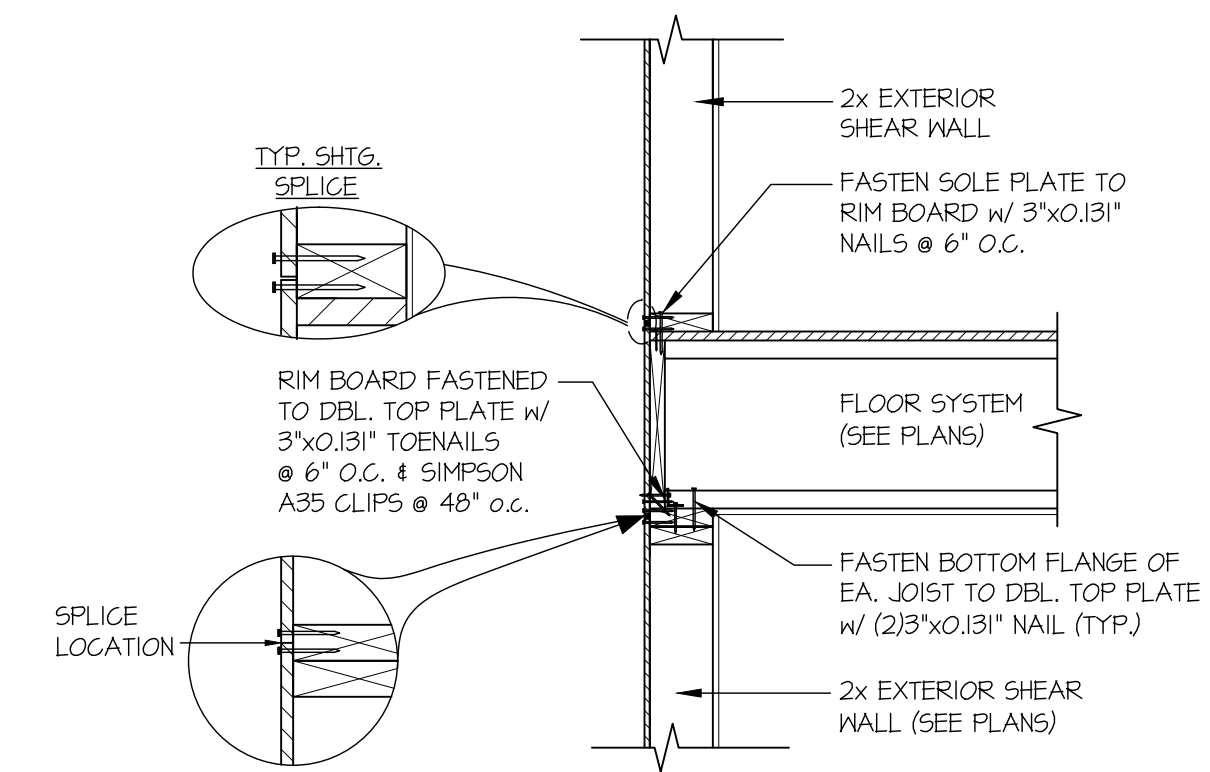
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1A SECTION  
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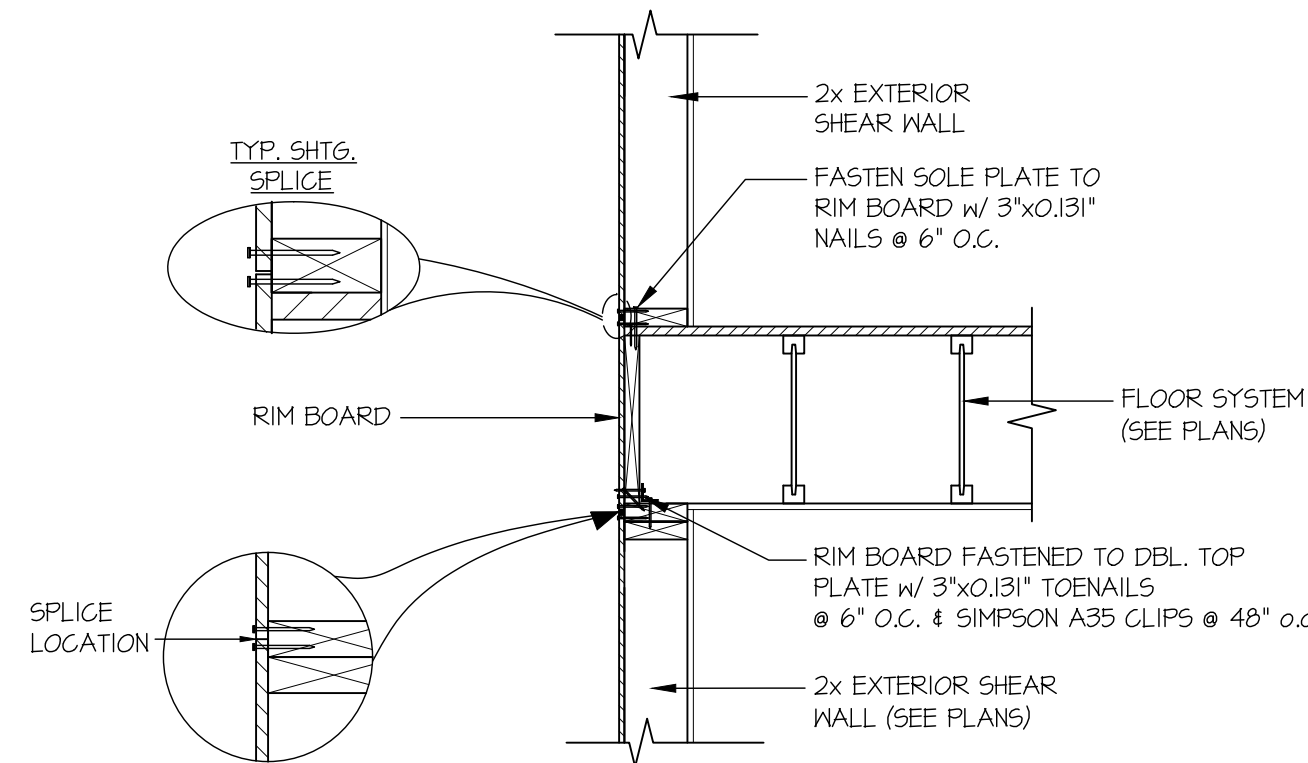


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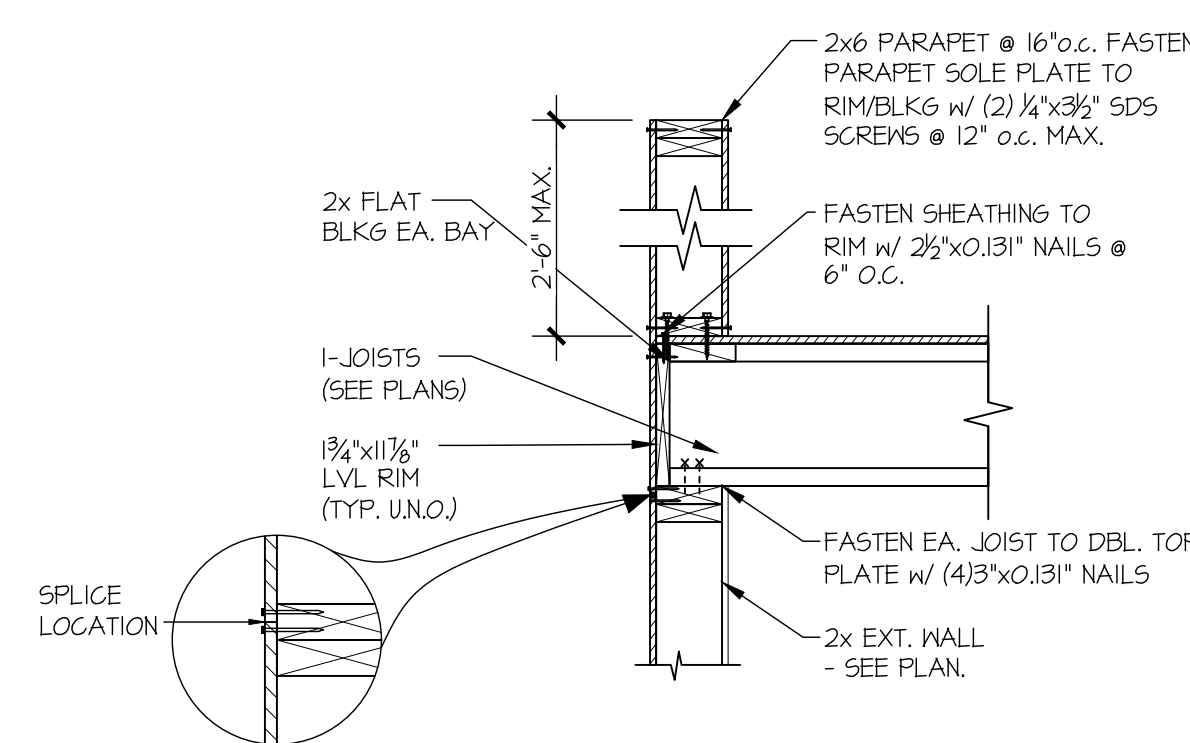
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PERPENDICULAR FRAMING

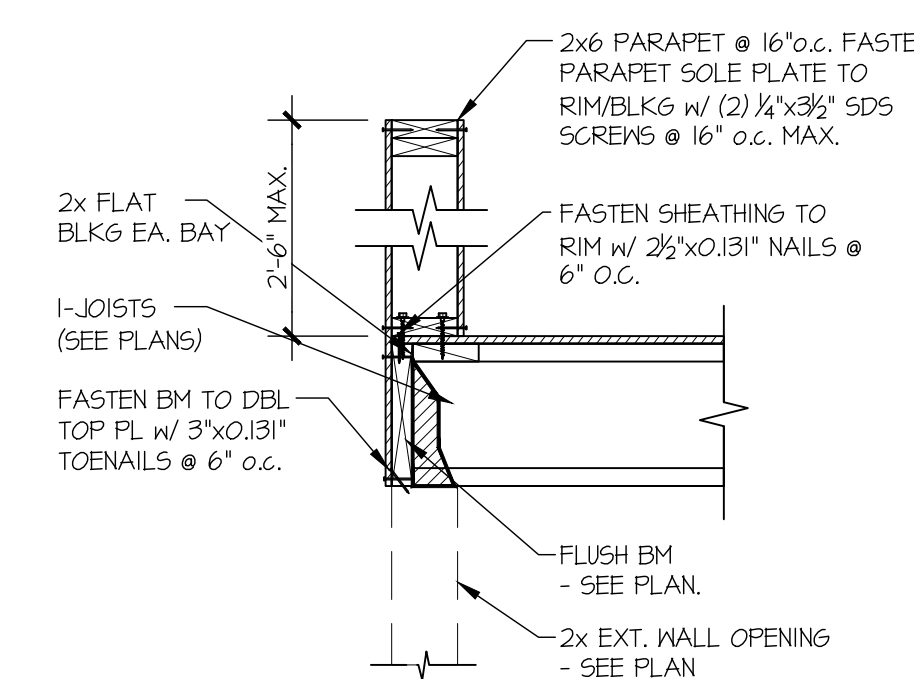


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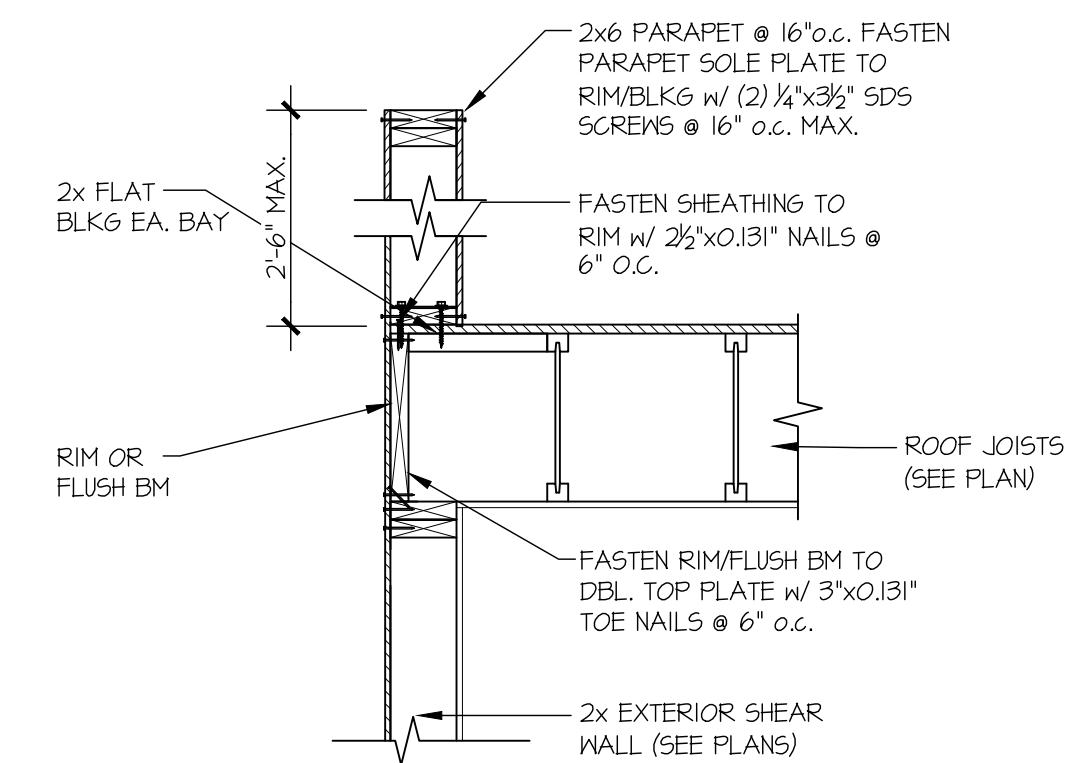
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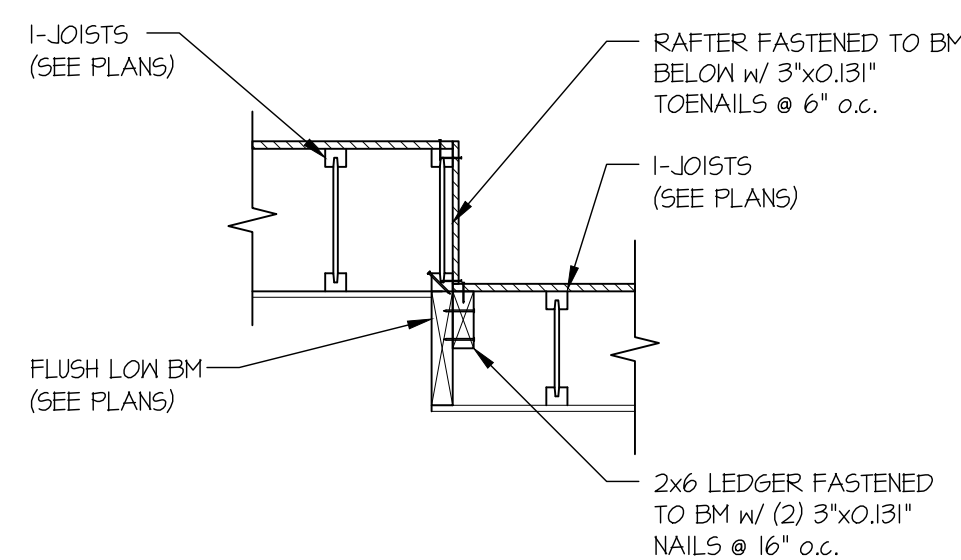
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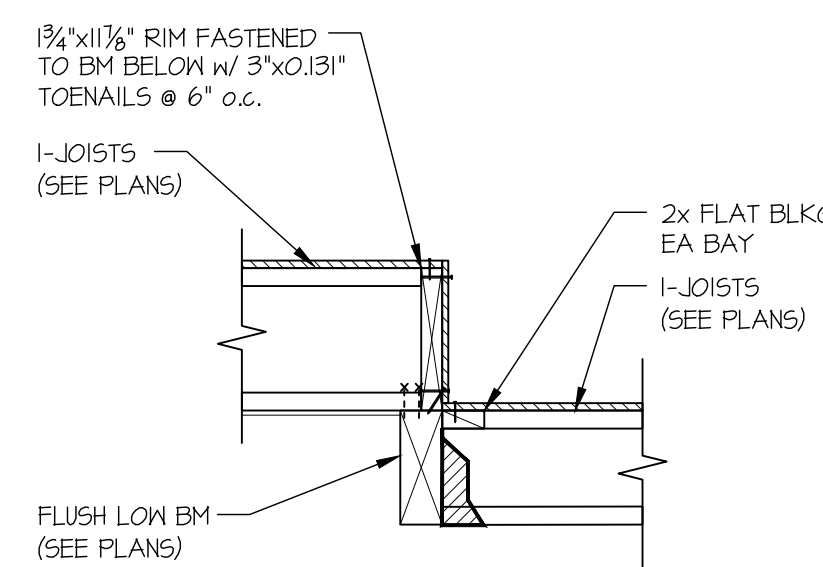
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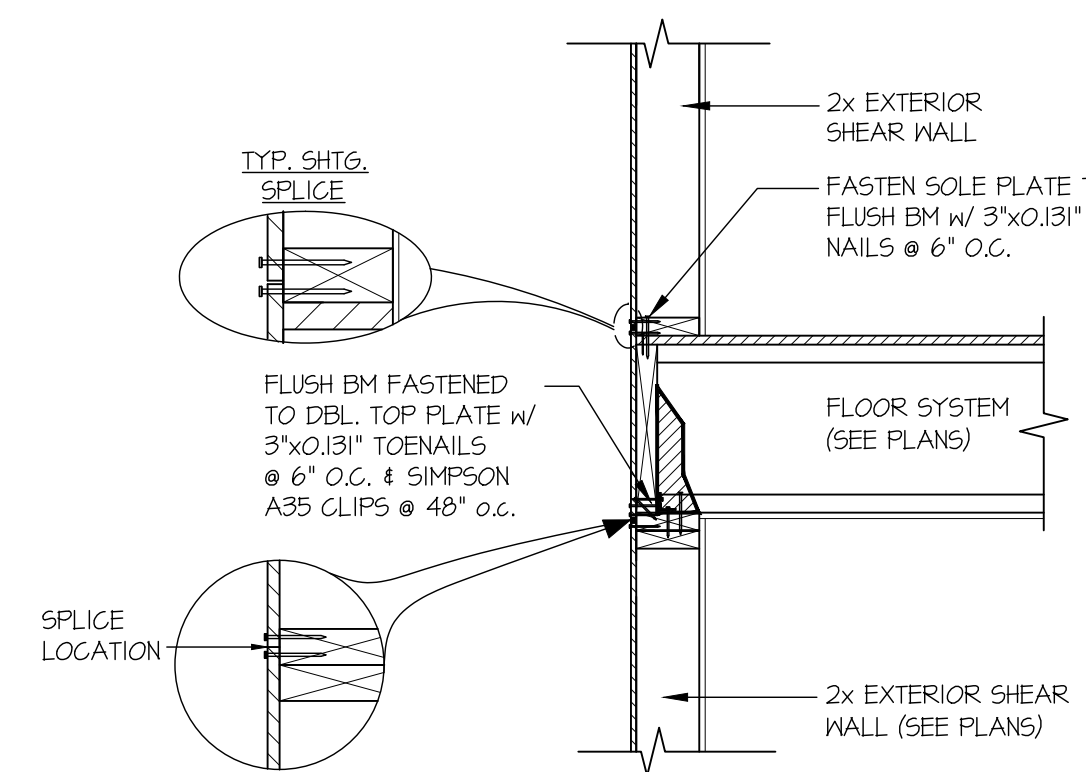
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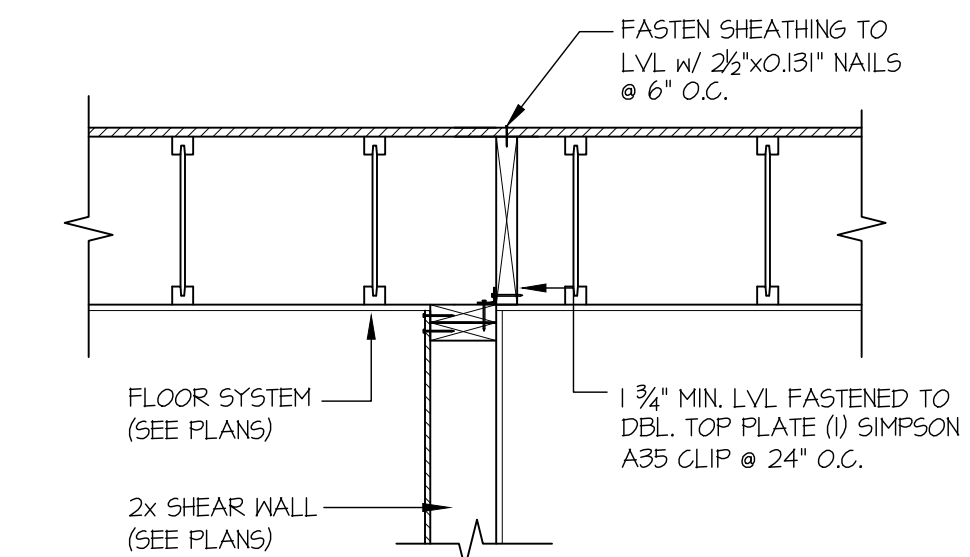
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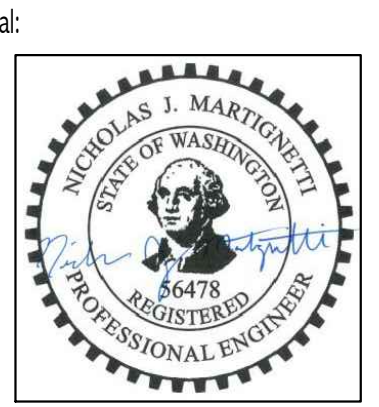
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9 SECTION  
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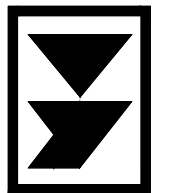


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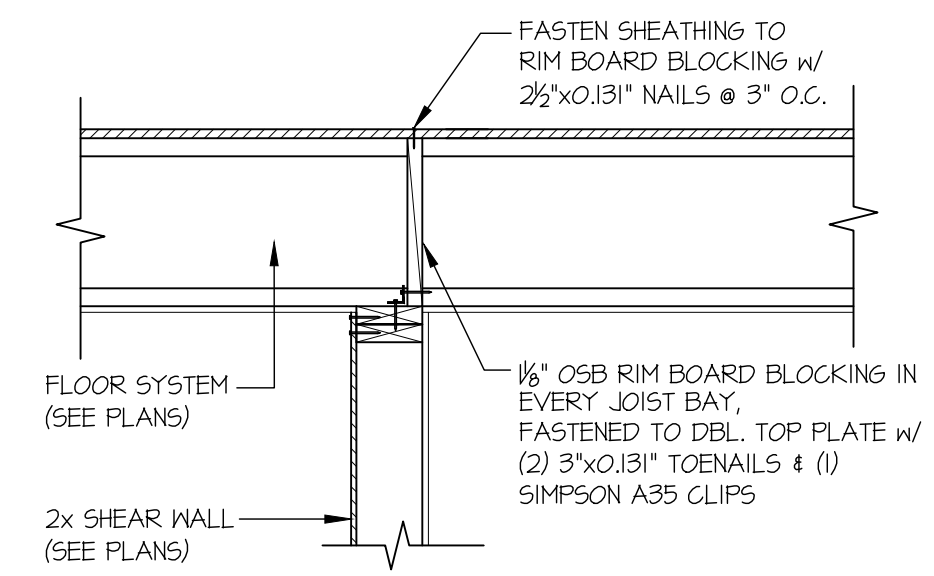
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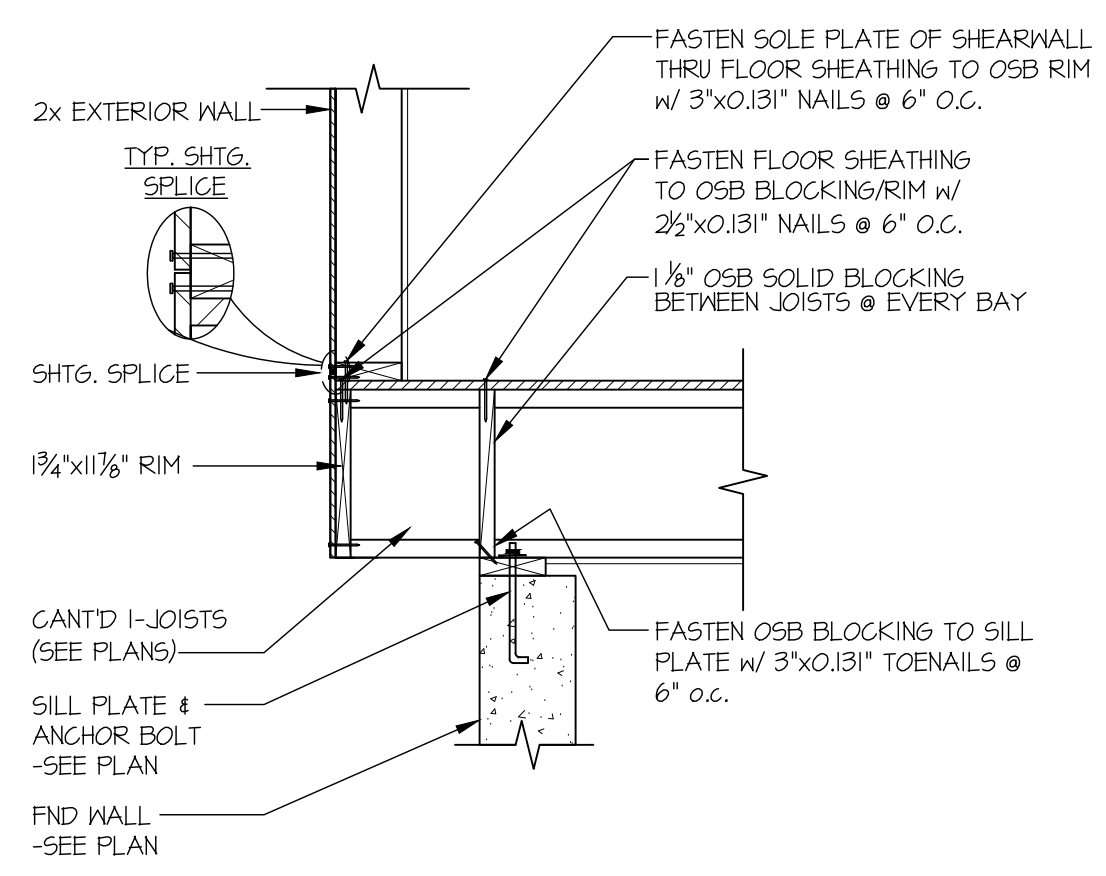
LNL BUILDS

STRUCTURAL DETAILS  
4450 84TH AVE SE  
MERCER ISLAND, WA

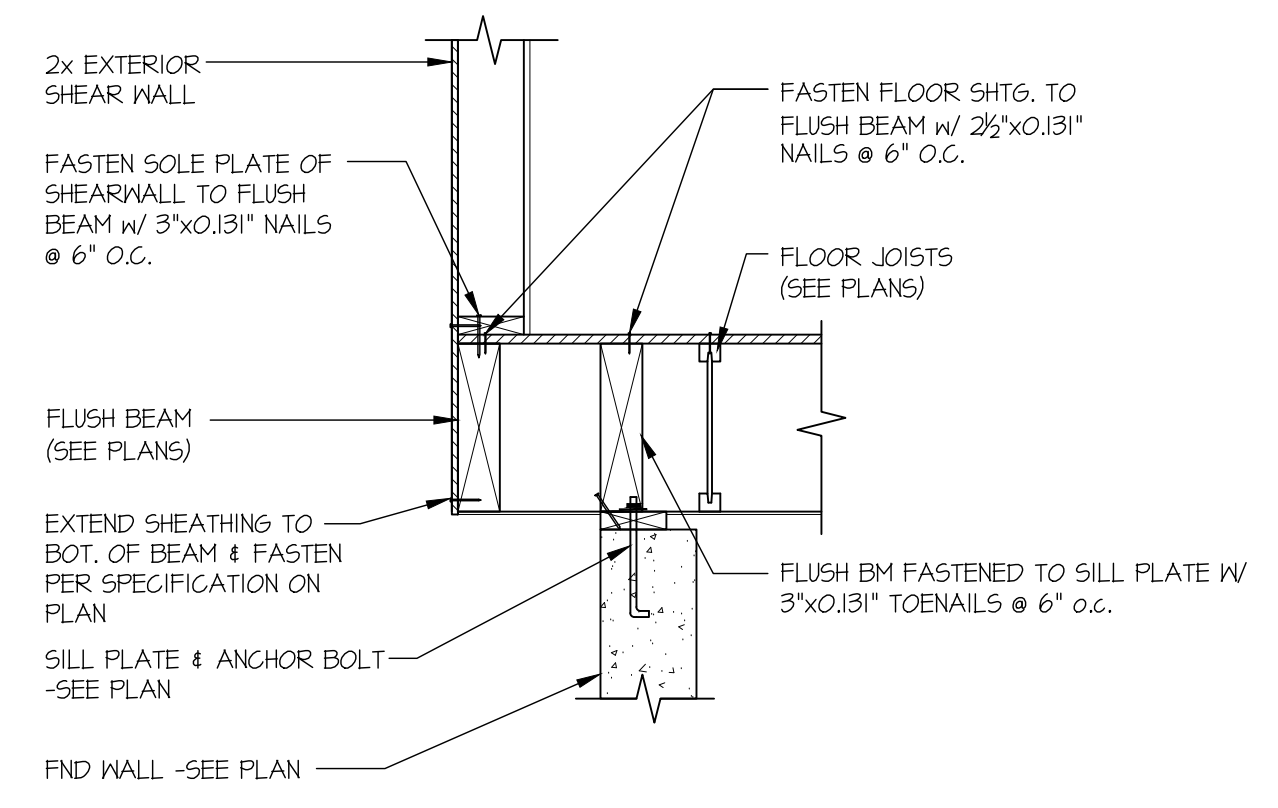
sheet:  
**SD-4**



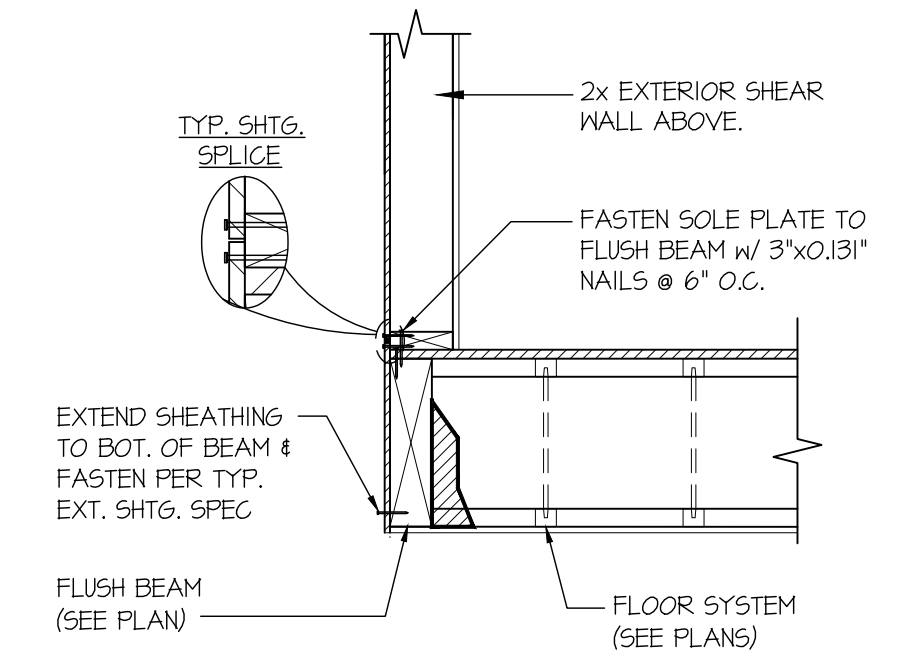
14 SECTION  
SCALE: 3/4"=1'-0"



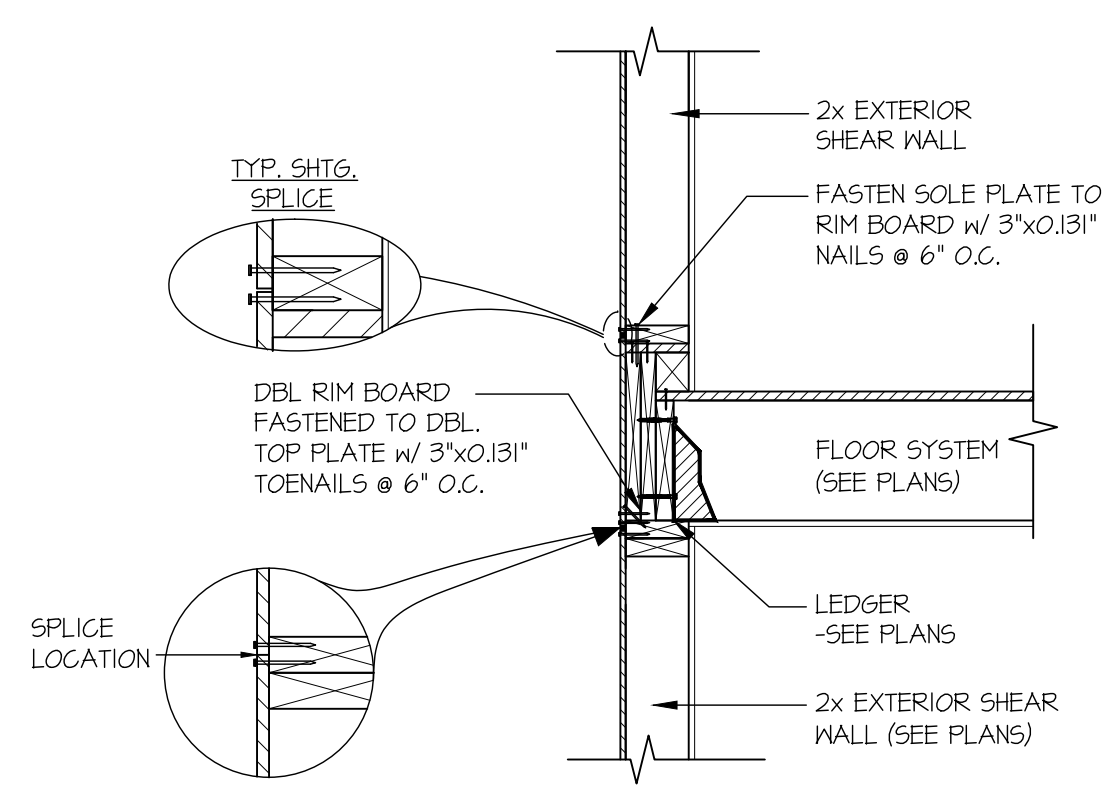
31 SECTION  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



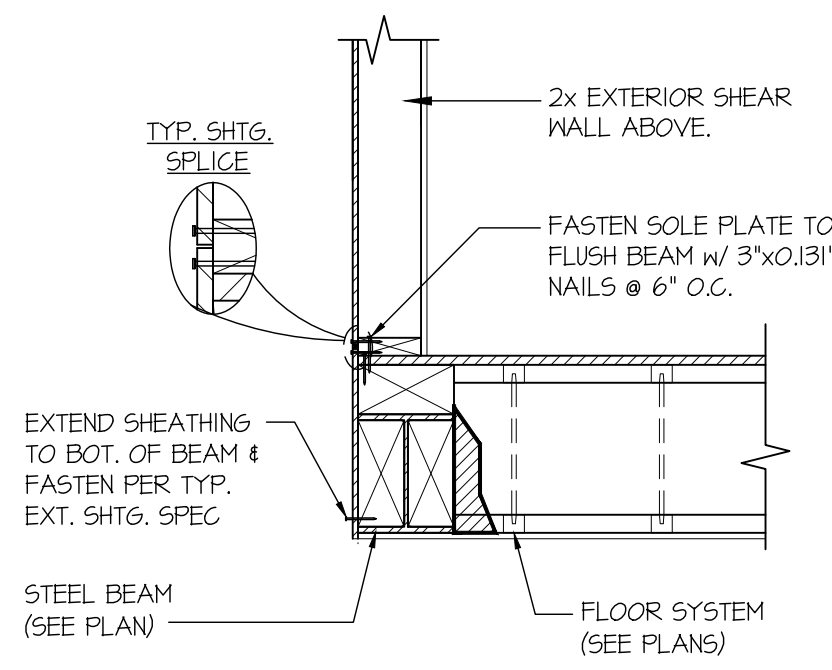
32 SECTION  
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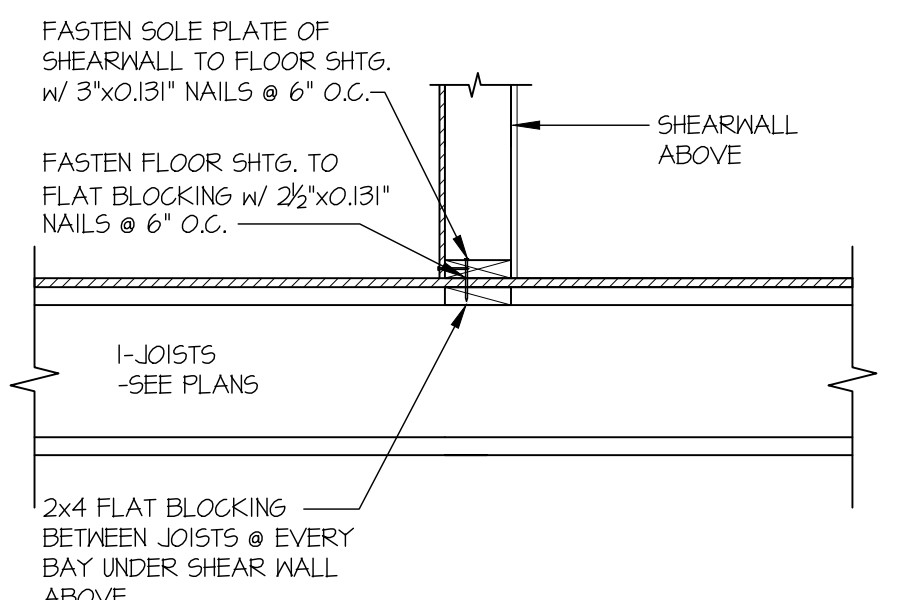
34 SECTION  
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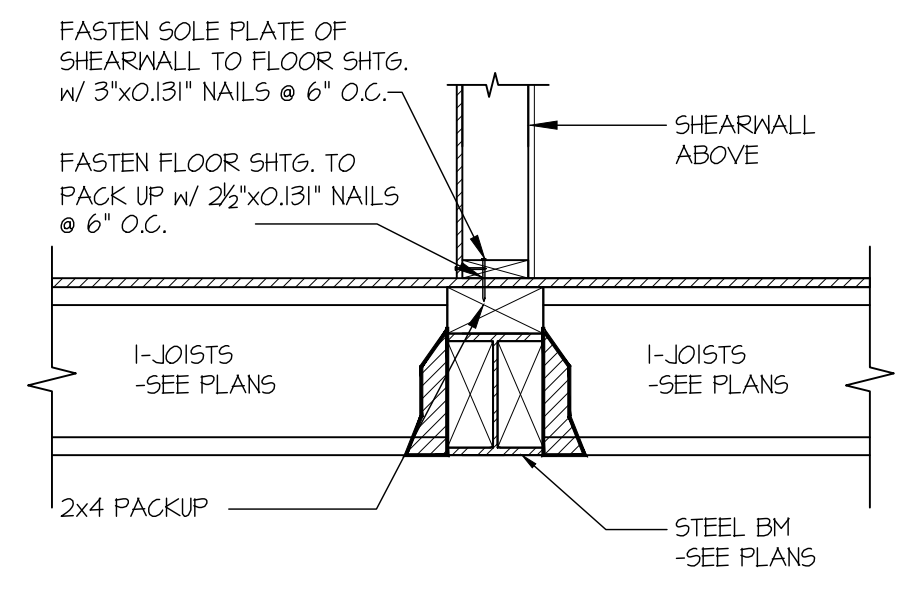
35 SECTION  
SCALE: 3/4"=1'-0"



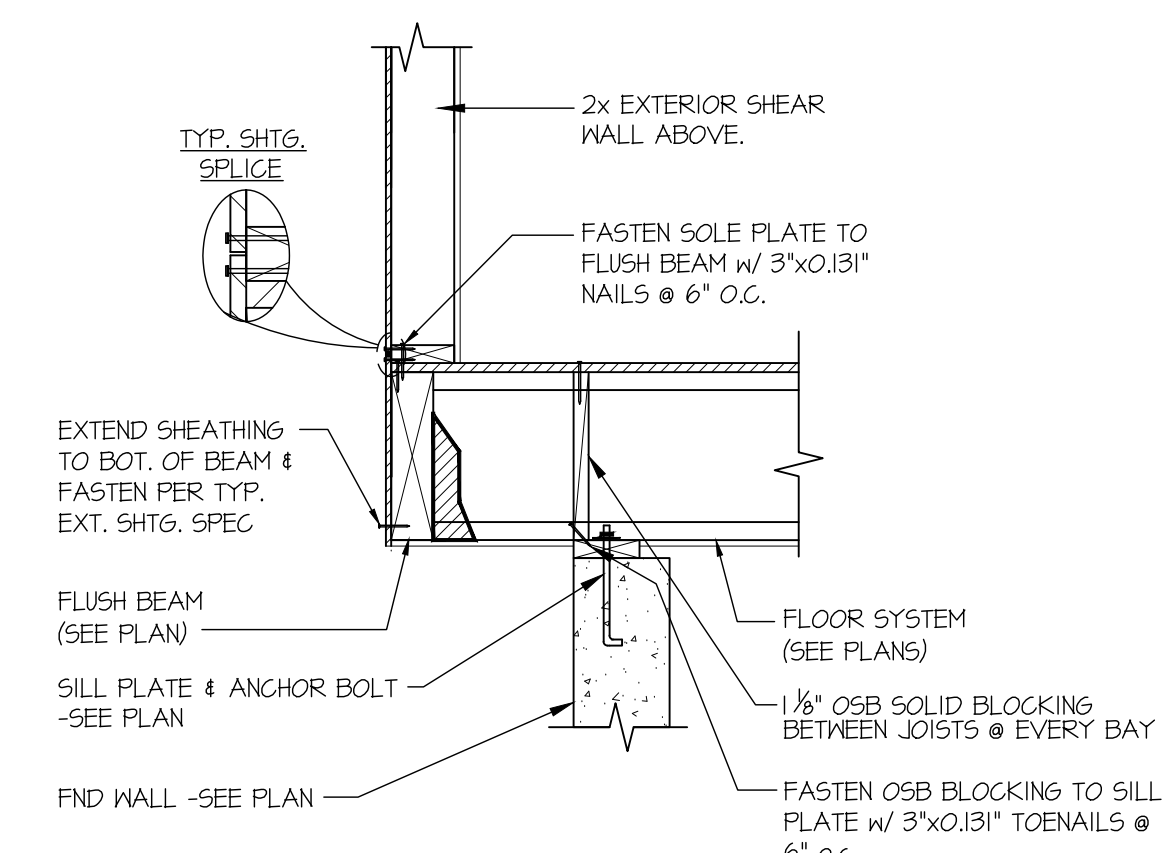
36 SECTION  
SCALE: 3/4"=1'-0"



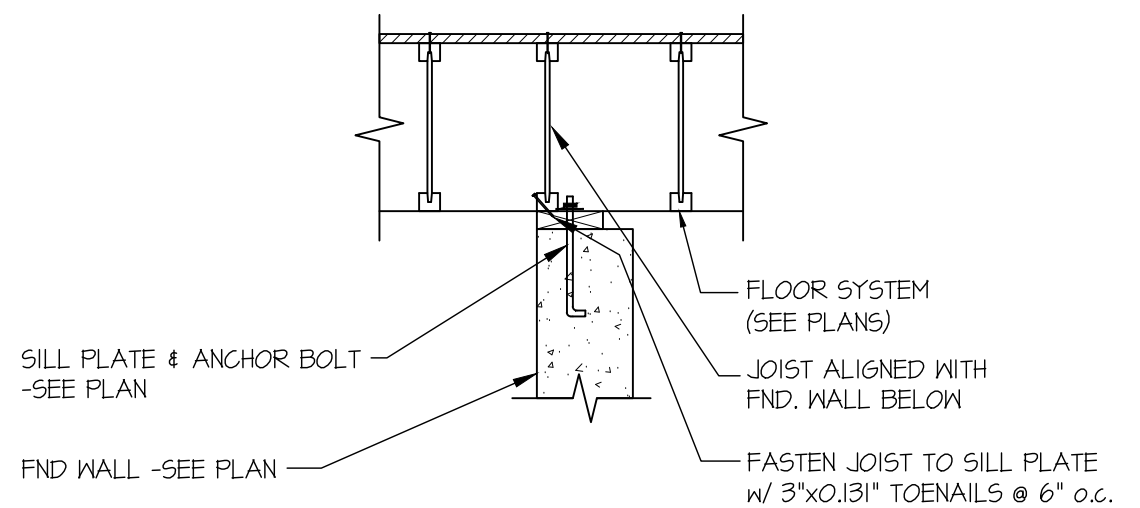
37 SECTION  
SCALE: 3/4"=1'-0"



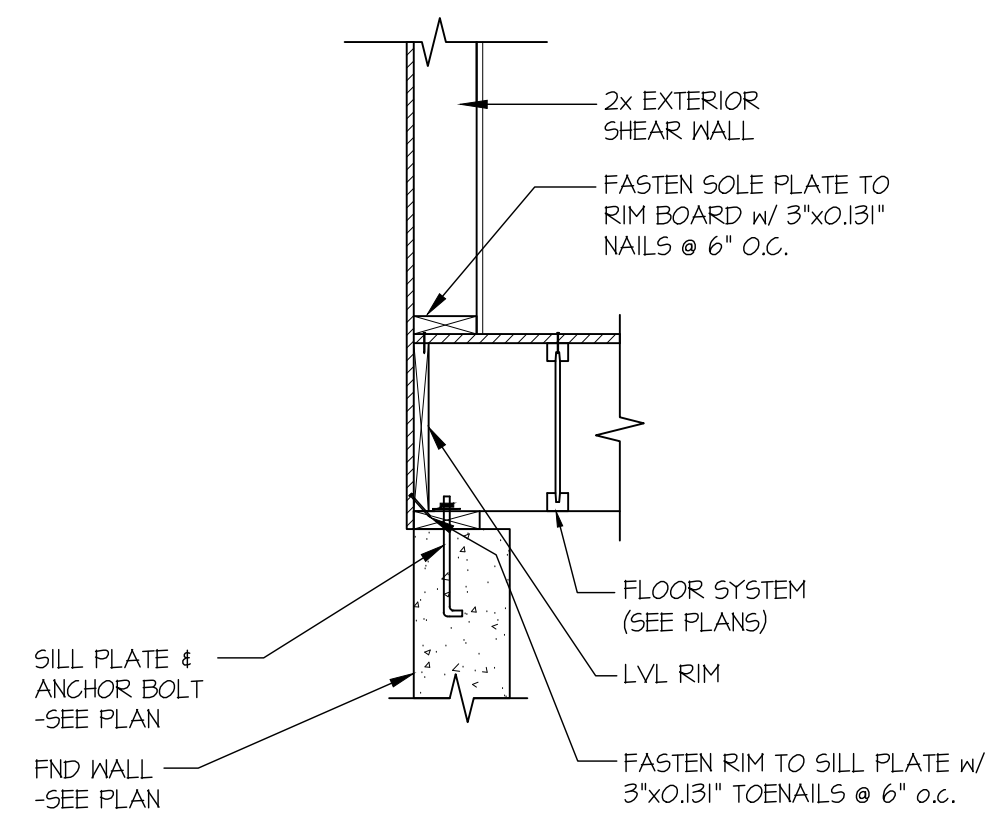
38 SECTION  
SCALE: 3/4"=1'-0"



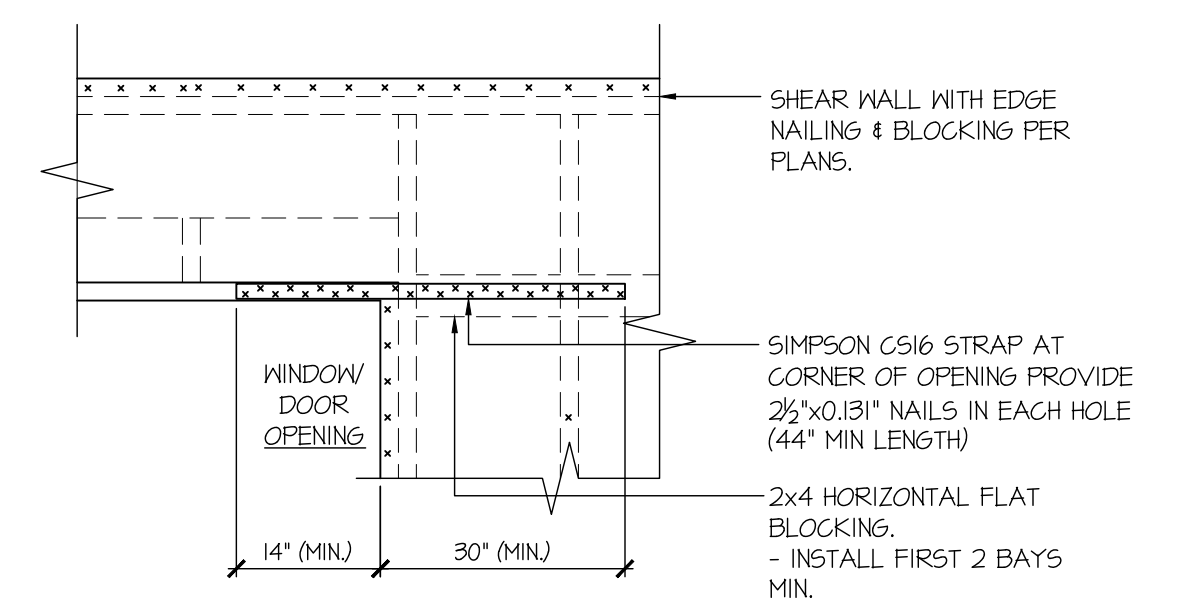
39 SECTION  
SCALE: 3/4"=1'-0"



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



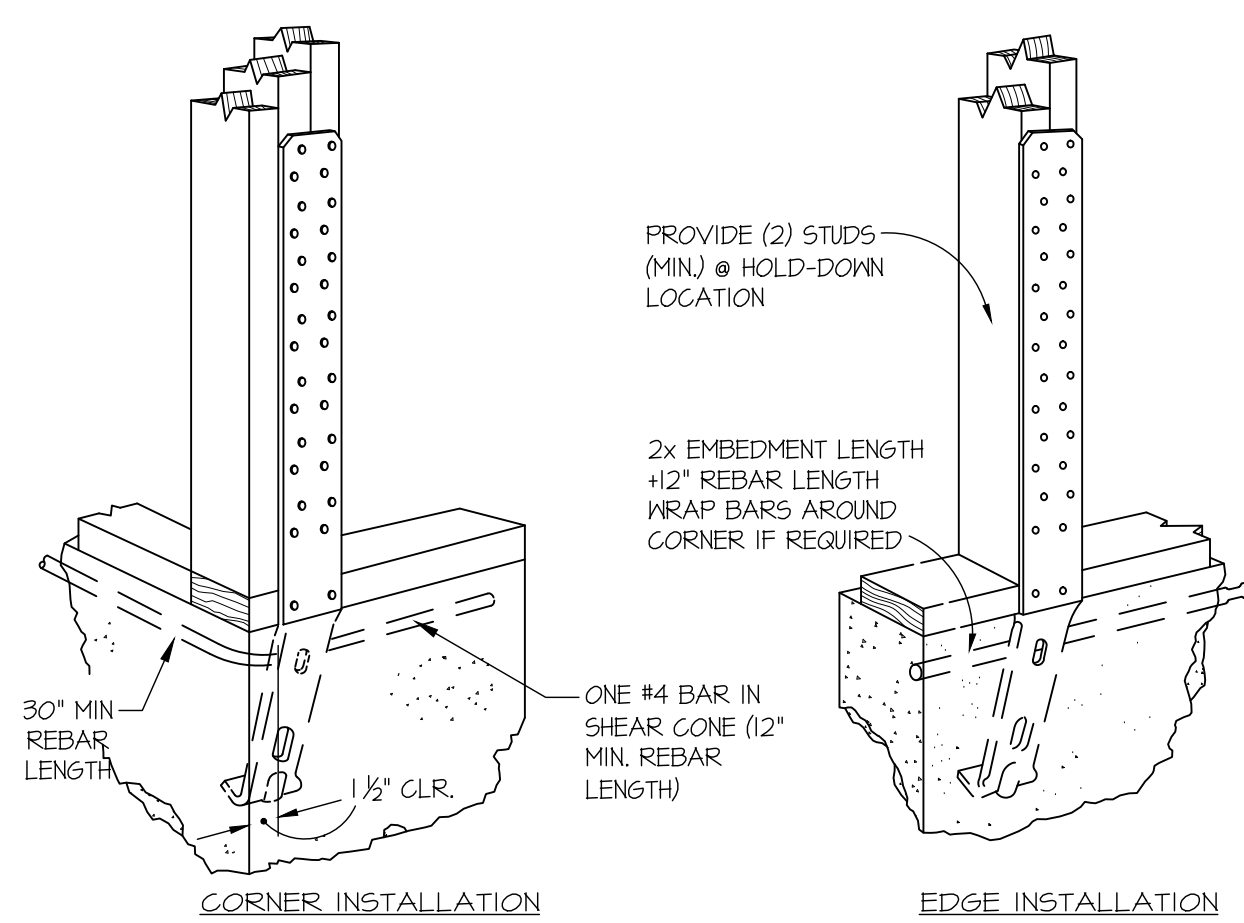
41 SECTION  
SCALE: 3/4"=1'-0"



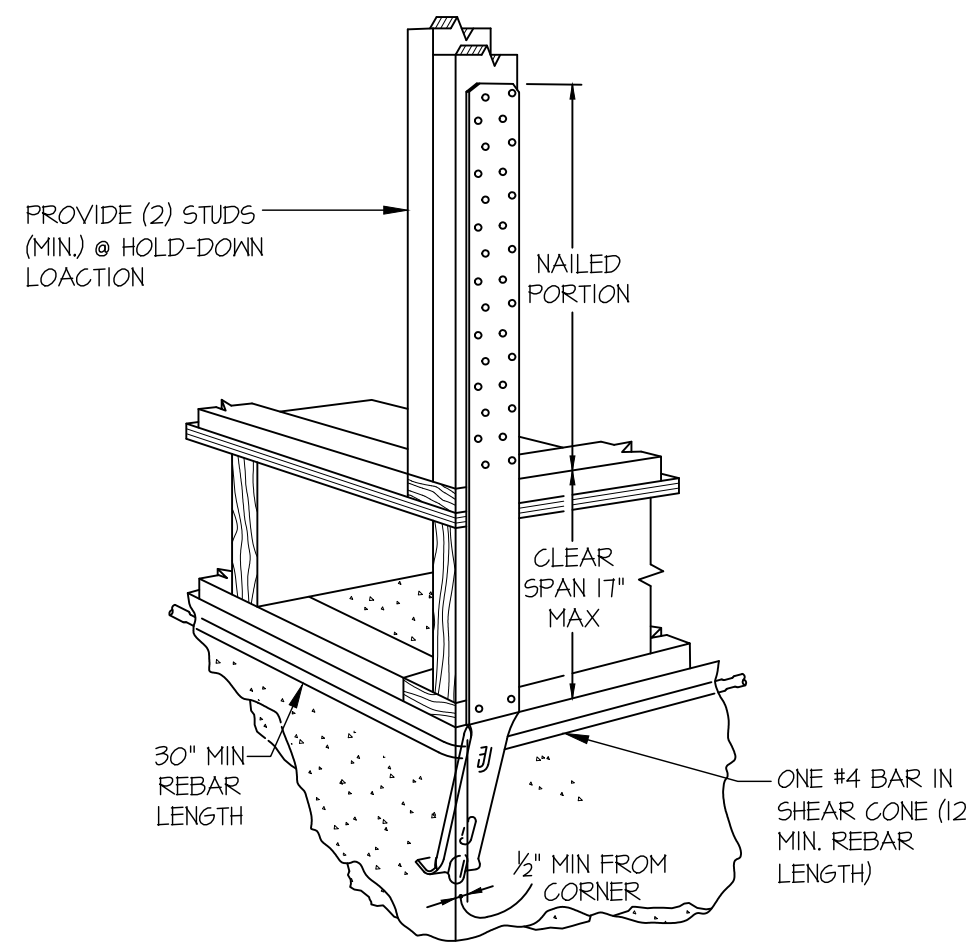
44 SECTION  
SCALE: NTS

- 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.

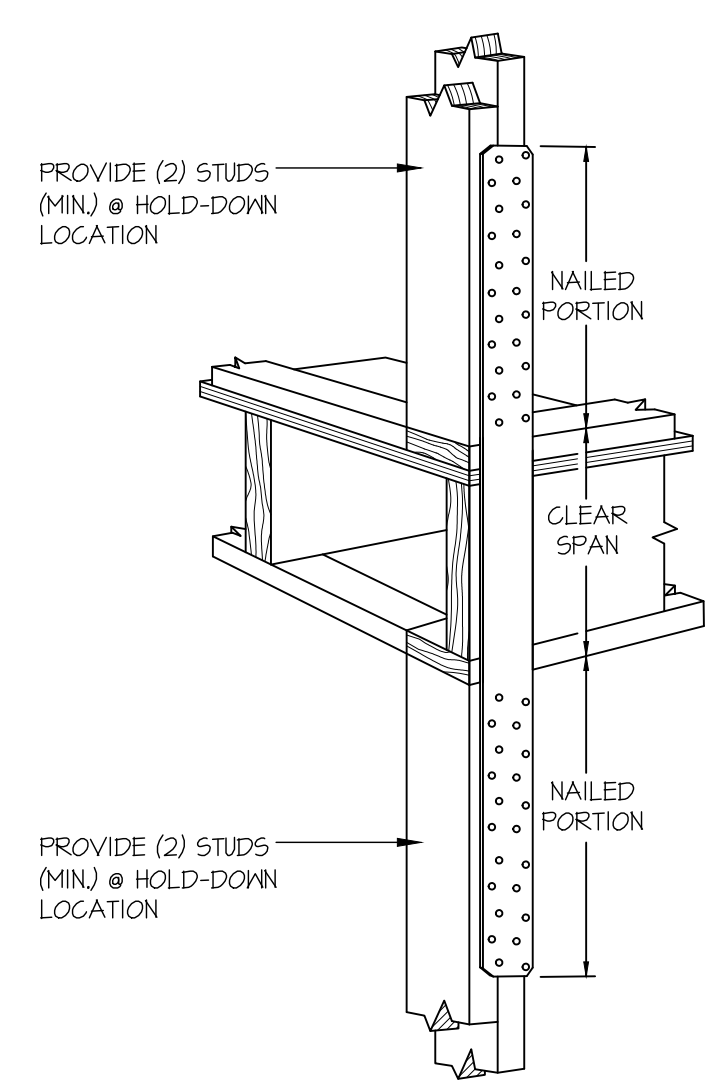
EXT. WALL & INT. SHEARWALL  
OPENING ELEVATION  
SCALE: NTS



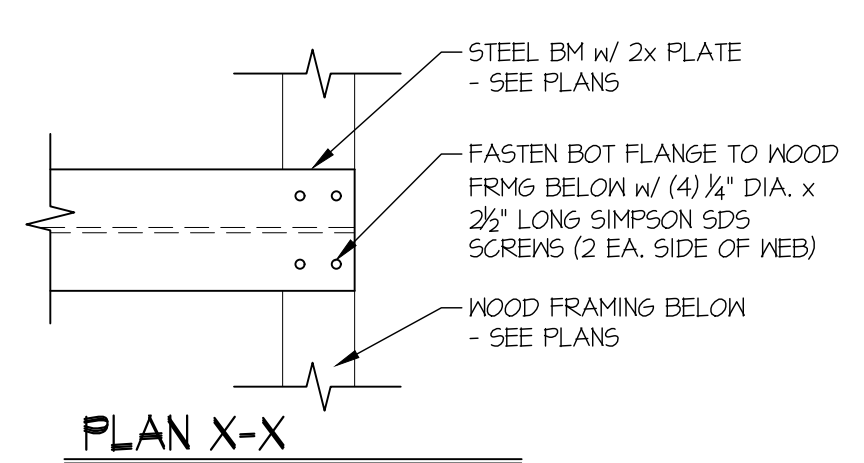
**A TYPICAL HOLD-DOWN INSTALLATION**  
 NOT TO SCALE  
 SIMPSON STRAP HD @ FOUNDATION



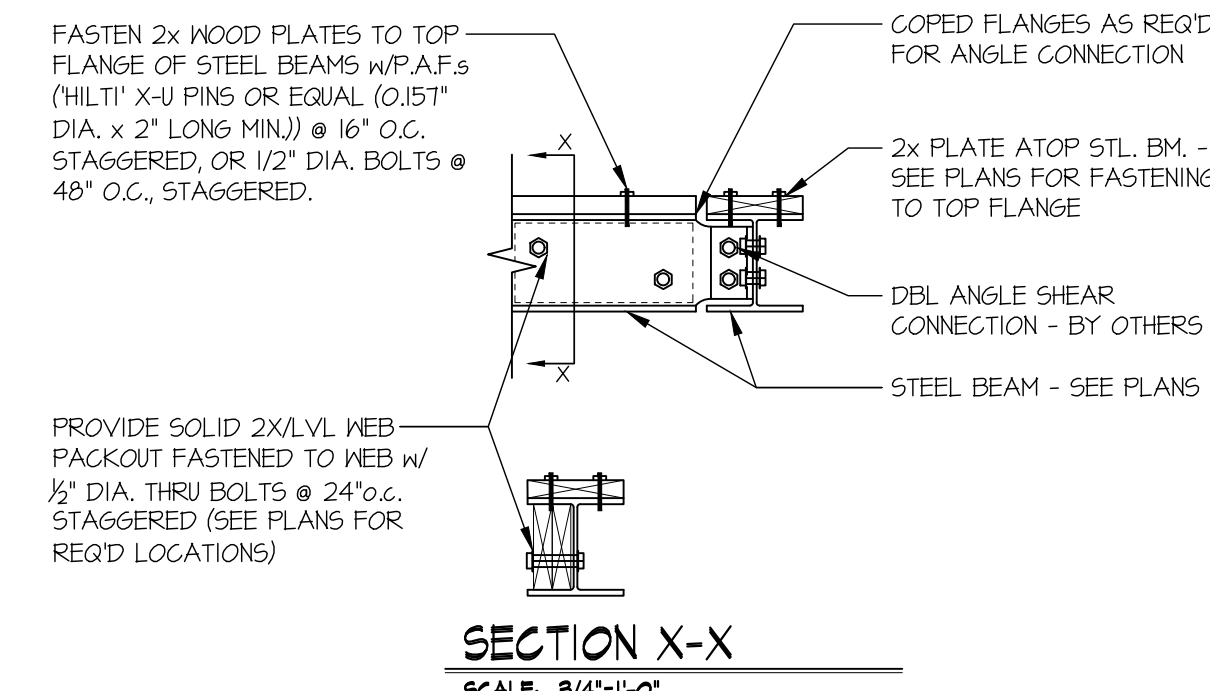
**B TYPICAL HOLD-DOWN INSTALLATION**  
 NOT TO SCALE  
 SIMPSON STRAP HD @ FLOOR FRAMING



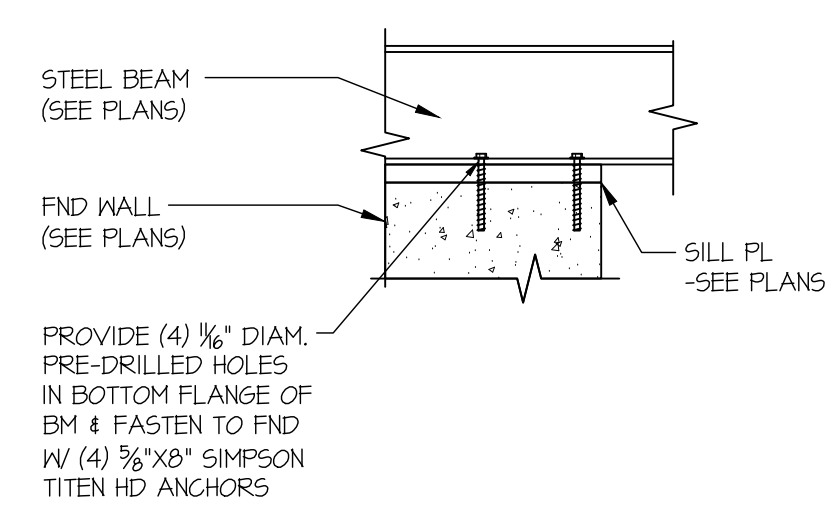
**C TYPICAL HOLD-DOWN INSTALLATION**  
 NOT TO SCALE  
 SIMPSON STRAP HD @ FLOOR FRAMING



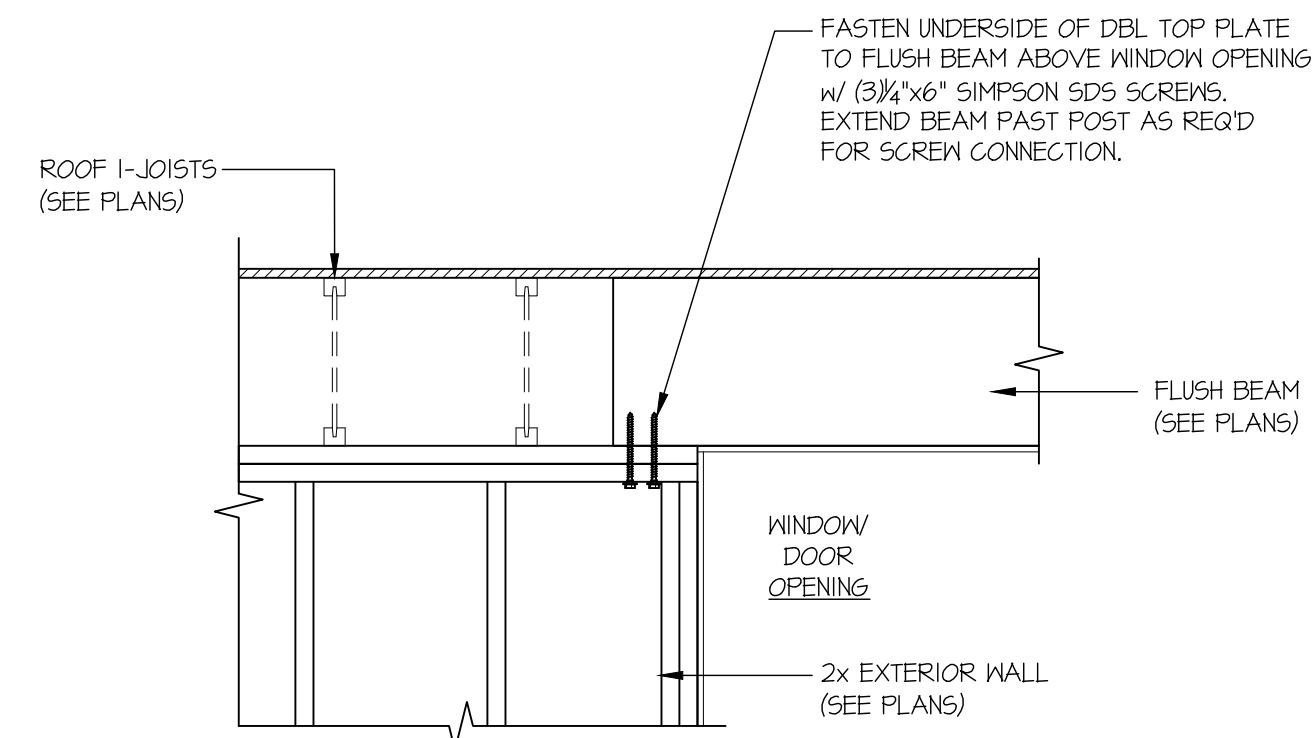
**D STL BM TO WOOD FRMS CONNECTION**  
 SCALE: 3/4"=1'-0"



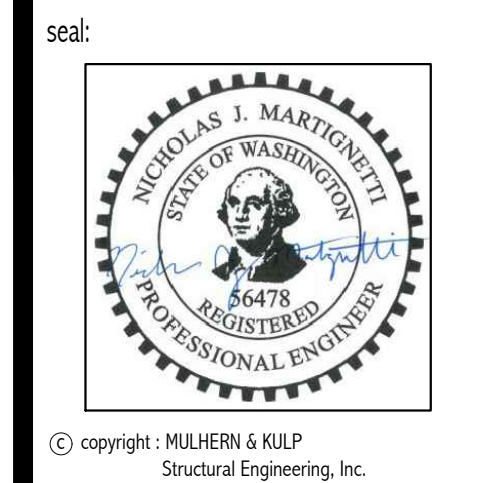
**E DOUBLE ANGLE STEEL CONNECTION**  
 SCALE: 3/4"=1'-0"



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



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



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**MULHERN+KULP**  
 RESIDENTIAL STRUCTURAL ENGINEERING  
 7220 Trade Street, Suite 205, San Diego, CA 92121  
 p 619-555-0010 • m/k@mulkulp.com

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

LNL BUILDS

STRUCTURAL DETAILS  
 4450 84TH AVE SE  
 MERCER ISLAND, WA