ROTHOLTZ GARAGE CONVERSION

9825 SE 40TH STREET
MERCER ISLAND, WA 98040

PERMIT COMMENT RESPONSE

08.05.2025

PROJECT DATA

PROJECT ADDRESS:	9825 SE 40TH STREET MERCER ISLAND, WA 98040
PROJECT DESCRIPTION:	CONVERSION AND EXPANSION OF EXISTING CARPORT TO GARAGE
PARCEL NO:	1824059067
LEGAL DESCRIPTION:	BEG 254.44 FT W OF NE COR OF NE 1/4 OF NE 1/4 TH S 130 FT TO TPOB TH W 110 FT TH S 110 FT TH E 135 FT TH N 11-41-38 W 112.96 FT TO TPOB
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLERED:	NO
APPLICABLE BUILDING CODES:	2021 IRC (ARCH) W/ LOCAL & STATE AMENDMENTS 2021 IBC (STRUCT) W/ LOCAL & STATE AMENDMENTS
AHJ:	MERCER ISLAND
LAND USE CODE CONFORMANCE:	NO CHANGE PROPOSED
DESIGN CRITERIA:	REFER TO STRUCTURAL CALCULATIONS

SHEET INDEX

SHEET NUMBER	ISSUE DATE	SHEET NAME
00 - GENERAL		
G-000	02.26.2025	COVER
G-001	02.26.2025	GENERAL NOTES
02 - ARCHITECTURAL		
D-201	02.26.2025	DEMOLITION PLANS
A-101	02.26.2025	SITE PLAN
A-201	02.26.2025	FLOOR PLANS
A-301	02.26.2025	ELEVATIONS, SECTIONS, DETAILS
A-801	02.26.2025	DETAILS
03 - STRUCTURAL		
S1.0	02.04.2025	STRUCTURAL NOTES
S2.0	02.04.2025	FOUNDATION / LEVEL 1 PLAN

PROJECT TEAM

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CONTRACTOR:	TBD

ARGYLE STREET PARTNERS

12572 REGISTERED ARCHITECT
DAVID R EDWARDS
STATE OF WASHINGTON

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PROJECT:

ROTHOLTZ GARAGE CONVERSION
9825 SE 40TH STREET
MERCER ISLAND, WA 98040
PARCEL # 1824059067

PROJECT ISSUES:
ISSUE #1 PERMIT SUBMITTAL **DATE 02.26.2025**

SHEET DATE: **02.26.2025**
REVISIONS △

DRAWN: **DRE**
CHECKED: **ASP**
PROJECT No. **2414**

SHEET TITLE:
COVER

ISSUE: **PERMIT COMMENT RESPONSE**

G-000

ABBREVIATIONS

ABV	ABOVE
ADH	ADHESIVE
ADJ	ADJUSTABLE
AGG	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
APX	APPROXIMATE
ARCH	ARCHITECT (URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
AWN	AWNING
BSMT	BASEMENT
BM	BEAM
BVL	BEVELED
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BTW	BETWEEN
BD	BOARD
BOT	BOTTOM
BLDG	BUILDING
BUR	BUILT UP ROOFING
B/O	BY OTHERS
CAB	CABINET
CRPT	CARPET (ED)
CLK	CAULK (ING)
CAS	CASEMENT
CB	CATCH BASIN
CLG	CEILING
CT	CERAMIC TILE
CIR	CIRCLE
CLR	CLEAR (ANCE)
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS OR CONTINUE
CJT	CONTROL JOINT
CORR	CORRUGATED
CUFT	CUBIC FOOT
CUYD	CUBIC YARD
DP	DAMPPROOFING
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DIV	DIVISION
DR	DOOR
DH	DOUBLE HUNG
DS	DOWN SPOUT
DRWR	DRAWER
DT	DRAIN TILE
DWG	DRAWING
D	NAIL SIZE
EW	EACH WAY
E	EAST
EL	ELEVATION
EQ	EQUAL
EQUP	EQUIPMENT
EXCV	EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOF	FACE OF FRAMING
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FBD	FIBERBOARD
FGL	FIBERGLASS
FIN	FINISH (ED)
FFE	FINISHED FLOOR ELEVATION
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FPL	FIRE PLACE
FLSH	FLASHING
FLR	FLOOR (ING)
FLOR	FLUORESCENT
FT	FOOT, FEET
FTG	FOOTING
FND	FOUNDATION
FRM	FRAME (D), (ING)
FBO	FURNISHED BY OTHERS
FUR	FURRED (ING)
GA	GAGE, GAUGE
GAL	GALLON
GALV	GALVANIZED
GL	GLASS, GLAZING
GI	GALVANIZED IRON
GLBK	GLASS BLOCK
GLB	GLUE LAMINATED BEAM
GT	GROUT
GRD	GRADE GRADING
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HDR	HEADER
HTG	HEATING
HVAC	HEATING/ VENTILATION-AIR CONDITIONING
HT	HEIGHT
HC	HOLLOW CORE
HOR	HORIZONTAL
HB	HOSE BIB
IN	INCH
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INS	INSULATE (D), (ION)
INT	INTERIOR
INV	INVERT
JNT	JOINT
JST	JOIST
KD	KILN DRIED
KIT	KITCHEN
LB	POUND
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LOA	LENGTH OVER ALL
LT	LIGHT
LF	LINEAL FEET
LL	LIVE LOAD
LVL	LAMINATE VENEER LUMBER
LVR	LOUVER
MFR	MANUFACTURER
MO	MASONRY OPENING
MAX	MAXIMUM
MAS	MASONRY
MECH	MECHANIC (AL)
MC	MEDICINE CABINET
MED	MEDIUM
MDF	MEDIUM DENSITY FIBERBD.
MDO	MEDIUM DENSITY OVERLAY
MBR	MEMBER
MMB	MEMBRANE
MTL	METAL
MWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOULDING
MLB	MICRO LAMINATED BEAM
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO,#	NUMBER
O	NON-OPERABLE WINDOW SECTION
OBS	OBSCURE
OC	ON CENTER
OP	OPAQUE
OPG	OPENING
OSB	ORIENTATED STRAND BOARD
OD	OUTSIDE DIAMETER
PNT	PAINT (ED)
PBD	PARTICLE BOARD
PRT	PARTITION
PVMT	PAVEMENT
PERF	PERFORATE (D)
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PLT	PLATE
PLYWD	PLYWOOD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAL FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFB	PREFABRICATED
PRF	PREFORMED
PT	PRESSURE TREATED
PL	PROPERTY LINE
PH	TOILET PAPER HANGER
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
REF	REFERENCE
RFL	REFLECT (ED), (IVE), (OR)
REFR	REFRIGERATOR
REG	REGISTER
RE	REINFORCED
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISION (S), REVISED
R	RISER
RD	ROD
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SCN	SCREEN
SECT	SECTION
SG	SAFTEY GLASS
SGD	SLIDING GLASS DOOR
SHTH	SHEATHING
SHT	SHEET
SH	SHELF, SHELVING
SIM	SIMILAR
SKL	SKYLIGHT
S	SOUTH
SLB	SLAB
SLD	SLIDER (ING)
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STV	STOVE
STL	STEEL
STR	STRUCTURAL
SA	SUPPLY AIR
SC	SOLID CORE
SW	SHEAR WALL
SS	STAINLESS STEEL
SYS	SYSTEM
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE & GROOVE
T/O	TOP OF
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TS	TUBULAR STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VAR	VARNISH
VRN	VENEER
VERT	VERTICAL
VG	VERTICAL GRAIN
VIN	VINYL SHEET
WL	WALL
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOFING
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
W	WEST
WIN	WINDOW
W/O	WITHOUT
W/	WITH
WD	WOOD
X	OPERABLE WINDOW SECTION

LEGEND

- 1 / A101 — SIM — BUILDING SECTION
- 2 / 1 / A3.00 / 3 / 4 — BUILDING ELEVATION / INTERIOR ELEVATION
- 1 / A101 — SIM — DETAIL CALLOUT
- 50 CFM — EXHAUST FAN
- 1i — DOOR NUMBER
- 1t — WINDOW NUMBER

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE THE GENERAL NOTES WITH THE WORK OF ALL TRADES, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, ELECTRICAL, PLUMBING, FOOD SERVICE, AND ACOUSTICAL TRADES.

2. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREOF. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER / ARCHITECT OF CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.

4. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS OF VARIOUS DISCIPLINES, ARCHITECTURAL DRAWINGS SHALL GENERALLY BE ASSUMED TO GOVERN. IN SUCH INSTANCES, THE CONTRACTOR SHALL CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. CONDITIONS WHICH ARE NOT DETAILED SHALL BE ASSUMED TO BE SIMILAR IN CHARACTER TO THOSE WHICH ARE, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

6. CONSTRUCTION OF WORK INDICATED ON DRAWINGS AS (NIC) IS NOT IN CONTRACT. THE CONTRACTOR SHALL COORDINATE ALL TRADES OF HIS WORK, WHETHER DIRECTLY OR INDIRECTLY INVOLVED, WITH (NIC) WORK.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES AND GOVERNING AUTHORITIES AND SHALL BE OF BEST PRACTICE OF EACH TRADE.

8. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWN SPACE. DO NOT SCALE THE DRAWINGS.

9. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

10. FINISHED FLOOR ELEVATIONS ARE TO TOP OF SUBFLOOR (WOOD / STEEL) OR TOP OF SLAB (CONCRETE) UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS, OWNER-FURNISHED ITEMS, AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.

12. THE FLAME SPREAD RATING FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES.

13. REFER TO CERTIFIED MECHANICAL AND ELECTRICAL DRAWINGS AND MANUFACTURER'S TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETUP TEMPLATES, SPRING AND VIBRATION ISOLATORS, ETC, NOT SHOWN ON DRAWINGS.

14. PROVIDE PROPER ANCHORAGE OF ESSENTIAL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES.

15. ALL PIPE DUCTS, BUSS DUCTS, AND CONDUITS THAT PENETRATE FLOOR SLABS AND/OR RATED WALLS SHALL BE INSTALLED IN A MANNER WHICH WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.

16. COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, AND CEILING INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

17. PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO START OF WORK. ELECTRICAL 'J' BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS, AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GWB OR SIMILAR CEILINGS.

18. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT PRIOR TO STARTING THE WORK COMPREHENSIVE LAYOUT DRAWINGS INDICATING DIMENSIONAL LOCATION OF ALL VISIBLE BUILDING ELECTRICAL, AUTOMATION, SECURITY, LIFE SAFETY, CONTROL, ETC. EQUIPMENT.

19. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SLAB AND WALL OPENINGS REQUIRED BY MECHANICAL AND ELECTRICAL CONTRACTORS.

20. THE INSULATION CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE TO THE ARCHITECT / OWNER UPON COMPLETION OF WORK.

21. CONTRACTOR SHALL VERIFY ALL CONCRETE / MASONRY OPENINGS PRIOR TO FABRICATION OF DOORS AND FRAMES.

22. ALL DISSIMILAR METALS SHALL BE ISOLATED FROM ONE ANOTHER TO PREVENT GALVANIC ACTION AND/OR BREAKDOWN.

23. ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNAS OR GUY WIRES SHALL NOT BE INSTALLED IN A MANNER OBSTRUCTING FIRE DEPARTMENT ACCESS OR EGRESS.

24. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT ALL CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE. CONSULT WITH ARCHITECT PRIOR TO INSULATING.

25. ALL MASONRY DIMENSIONS ARE NOMINAL.

26. CEILING HEIGHT DIMENSIONS ARE FROM DESIGNED FINISH FLOOR TO FINISHED CEILING SURFACES U.O.N.

27. WHERE REQUIRED, DOORS OPENING INTO REQUIRED FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SELF-CLOSING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A RATING & S LABEL IN ACCORDANCE WITH WALL ASSEMBLY.

28. PROVIDE FIRE DAMPERS OR DOORS WHERE DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS U.O.N.

29. ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. IF MODIFICATIONS ARE REQUIRED, THE CONTRACTOR SHALL BRING SUCH MODIFICATIONS TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH THE WORK.

30. CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE (MAXIMUM OCCUPANT LOAD, BUILDING ASSEMBLY, ETC) AS REQUIRED BY LOCAL BUILDING CODE AUTHORITY IN ORDER TO RECEIVE PERMANENT PROJECT OCCUPANCY.

31. ALL SURFACES EXPOSED TO VIEW SHALL BE PROVIDED WITH A FINISHED CONDITION (PAINTED, SEALED, ETC).

32. DEMOLITION / CONSTRUCTION SHALL CONFORM WITH CHAPTERS 33 IFC AND 33 IBC.

33. SEE DRAWINGS FOR NOTES REGARDING WALL TYPES AND PARTITIONS.

ARCHITECTURAL NOTES

CODES
ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2021 EDITION, AND ANY LOCAL OR STATE AMENDMENTS TO THE CODE. IN ADDITION THE CURRENT VERSIONS OF THE CODES COVERING PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CONSERVATION SHALL BE FOLLOWED. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE BUILDING CODES. WORK SHALL BE DONE TO CURRENT AREA WIDE STANDARDS AND PRACTICES BY EXPERIENCED CRAFTSMEN.

SCOPE
THESE DOCUMENTS ARE OF LIMITED SCOPE AND DO NOT COVER ALL CONSTRUCTION DETAILS, CONDITIONS, FINISHES OR PRACTICES. THE CONTRACTOR IS ASSUMED TO USE GOOD JUDGMENT IN THE EXECUTION OF THESE DOCUMENTS. ARGYLE STREET PARTNERS (THE 'ARCHITECT') SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE MISINTERPRETATIONS OF THESE DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND JOB CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES REQUIRED TO PERFORM THE WORK.

GRADING
GRADE ENTIRE CONSTRUCTION AREA OF PROPERTY TO REASONABLY TRUE AND EVEN SURFACES. SLOPE GROUND AWAY FROM BUILDING WALLS TO FACILITATE DRAINAGE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE NOTED ON DRAWINGS. ROUND SURFACES AT ABRUPT CHANGES IN LEVEL.

BACKFILL BEHIND RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SLOPES FOR PERMANENT FILLS SHALL BE NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS SUBSTANTIATING DATA JUSTIFYING STEEPER SLOPES ARE SUBMITTED.

FOUNDATIONS
ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

FOUNDATION FOOTINGS SHALL BE PLACED UPON FIRM, UNDISTURBED NATIVE SOIL. NOTIFY ARCHITECT IF UNDISTURBED SOIL DEPTH IS DIFFERENT FORM DRAWINGS. MINIMUM FOOTING DEPTH 18" BELOW ADJACENT FINISH GRADE.

FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 8 INCHES ABOVE THE ADJACENT FINISH GRADE.

FOUNDATIONS FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 FOOT IN 10 FEET SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL.

INDIVIDUAL CONCRETE PIER FOOTINGS SHALL PROJECT A MINIMUM OF 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS IN WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD.

COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS.

WOOD
ALSO SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

ALL LUMBER, PLYWOOD, PARTICLEBOARD, STRUCTURAL GLUED-LAMINATED TIMBER, AND JOINTED LUMBER, FIBERBOARD SHEATHING (WHEN USED STRUCTURALLY), HARDBOARD SIDING (WHEN USED STRUCTURALLY), PILES AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN THE I.R.C. AND SHALL BE SO IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

ALL LUMBER, TIMBER, PLYWOOD, AND POLES REQUIRED TO BE TREATED WOOD UNDER SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY WHICH MAINTAINS CONTINUED SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRODUCT AS SPECIFIED IN I.R.C.

DELIVERY AND STORAGE: KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIALS.

FRAME NAILING TO BE IN COMPLIANCE WITH TABLE 602.3(1), I.R.C.

WOOD MEMBERS ENTERING MASONRY OR CONCRETE REQUIRES ONE-HALF INCH NET AIR SPACE ON TOP, SIDES, AND END.

FOR CONVENTIONAL CONSTRUCTION, THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL, NOR LESS THAN 3 INCHES ON MASONRY EXCEPT WHERE SUPPORTED ON A 1 X 4 RIBBON STRIP NAILED TO ADJOINING STUD. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS, OR PARTITIONS MORE THAN JOIST DEPTH.

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.

SOLID BLOCKING SHALL BE PROVIDED OVER BEARING PARTITIONS, WALLS, AND BEAMS.

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AND EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER. FIRE BLOCKING SHALL BE REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH HORIZONTALLY AND VERTICALLY; AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS; BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND ALONG RUN BETWEEN STUDS; IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WITH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

ALL WOOD EXPOSED TO WEATHER, SUCH AS WOOD USED FOR DECK FRAMING INCLUDING DECKING, RAILINGS, JOISTS, BEAMS, AND POSTS SHALL BE PRESSURE TREATED OR CEDAR PER I.R.C.

ROOF
ROOF SHEATHING SHALL BE IN ACCORDANCE WITH I.R.C. PLYWOOD ROOF SHEATHING EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. APPLICATION OF ROOF COVERING MATERIALS SHALL BE IN ACCORDANCE WITH I.R.C.

THE NET FREE VENTILATING AREA OF ENCLOSED RAFTER OR ATTIC SPACES OR OTHER ENCLOSED BUT UNHEATED SPACES SHALL BE NOT LESS THAN 1/150 OF THE AREA OF EACH SPACE TO BE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED THAT 50% OF THE REQUIRED VENTILATING AREA IS LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS, OR IF A VAPOR RETARDER NOT EXCEEDING A 1 PERM RATING IS INSTALLED ON THE WARM SIDE OF THE INSULATION. THE VENT AREA OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIAMETER.

EGRESS
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL CORRIDORS SHALL BE NOT LESS THAN 36 INCHES WIDE.

STAIRWAYS & RAILS
MAXIMUM RISE 7-3/4 INCHES. MINIMUM RUN 10 INCHES; HEADROOM MINIMUM 6 FEET 8 INCHES; MINIMUM WIDTH 36 INCHES. HANDRAILS TO HAVE ENDS RETURNED AND PLACED MINIMUM 34 INCHES; MAXIMUM 38 INCHES ABOVE TREAD NOSING. UNLESS DESIGNATED FOR THE DISABLED, THE HANDGRIP PORTION OF HANDRALS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

A FLOOR OR LANDING IS REQUIRED ON EACH SIDE OF AN EXTERIOR DOOR. AN EXTERIOR DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4 INCHES LOWER THAN THE FLOOR LEVEL, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

STAIRS AND EXIT BALCONIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AT 8 FEET ON CENTER MAX, OR BE DESIGNED FOR LATERAL FORCES. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

GLAZING
SAFETY GLASS COMPLYING WITH IS REQUIRED IN THE FOLLOWING LOCATIONS:
A. GLAZING IN EGRESS AND INGRESS DOORS EXCEPT JALOUSIES.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
C. GLAZING IN STORM DOORS.
D. GLAZING IN UNFRAMED SWINGING DOORS.
E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.
GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
F. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
G. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS E AND F ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
H. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE.

EXCEPTION: THE FOLLOWING PRODUCTS AND APPLICATIONS ARE EXEMPT FROM THE REQUIREMENTS FOR HAZARDOUS LOCATIONS AS LISTED IN ITEMS A THROUGH G.

GLAZING IN ITEM F WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
GLAZING IN ITEM G WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34 TO 38 INCHES ABOVE THE FLOOR. THE BAR SHALL BE ABLE TO WITHSTAND A HORIZONTAL LOAD OF 50 P.L.F. WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1-1/2 INCHES IN HEIGHT. OPENINGS THROUGH WHICH A 3-INCH SPHERE CANNOT PASS. ASSEMBLIES OF LEADED, FACETED OR CARVED GLASS IN ITEMS A, B, F AND G WHEN USED FOR DECORATIVE PURPOSES.
GLASS BLOCK PANELS COMPLYING WITH I.R.C.

SKYLIGHT GLAZING TO BE CONSTRUCTED OF: LAMINATED GLASS WITH A MINIMUM 0.015-INCH (0.38 mm) POLYVINYL BUTYRAL INTERLAYER FOR GLASS PANES 16 SQUARE FEET (1.5 m2) OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12 FEET (3658 mm) ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA - FOR HIGHER OR LARGER SIZES, THE MINIMUM INTERLAYER THICKNESS SHALL BE 0.030 INCH (0.76 mm); FULLY TEMPERED GLASS; HEAT-STRENGTHENED GLASS; WIRED GLASS; APPROVED RIGID PLASTICS PER R308.6.2

ALL UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH FLATTER THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING AT LEAST 4 INCHES (102 mm) ABOVE THE PLANE OF THE ROOF UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER R308.6.8.

UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS PER R308.6.9.

FINISH CARPENTRY
FASTENERS AND ANCHORAGES: PROVIDE NAILS, SCREWS AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL AND FINISH SUITABLE FOR INTENDED USE AND REQUIRED TO PROVIDE SECURE ATTACHMENT, CONCEALED WHERE POSSIBLE. HOT-DIP GALVANIZE FASTENERS FOR WORK EXPOSED TO EXTERIOR AND HIGH HUMIDITIES TO COMPLY WITH ASTM A 153.

STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTH OF LUMBER AVAILABLE. COPE AT RETURNS, MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END-TO-END JOINTS.

INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH-CARPENTRY WORK SECURELY TO SUPPORTS AND SUBSTRATES, USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISHING NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, COUNTERSUNK AND FILLED FLUSH WITH FINISHED SURFACE.

ACCESS HATCH AND DOORS
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED T

FLOOR PLAN LEGEND

NEW WALL

(E) WALL TO REMAIN

DEMO (E) WALL / WINDOW

EXHAUST FAN — 50 CFM

HRV RETURN — HRV EXH

HRV SUPPLY — HRV SPLY

COMBINED SMOKE & CO2 DETECTOR — S.C.D.

HEAT DETECTOR — HD

ASSEMBLY TAG — XX

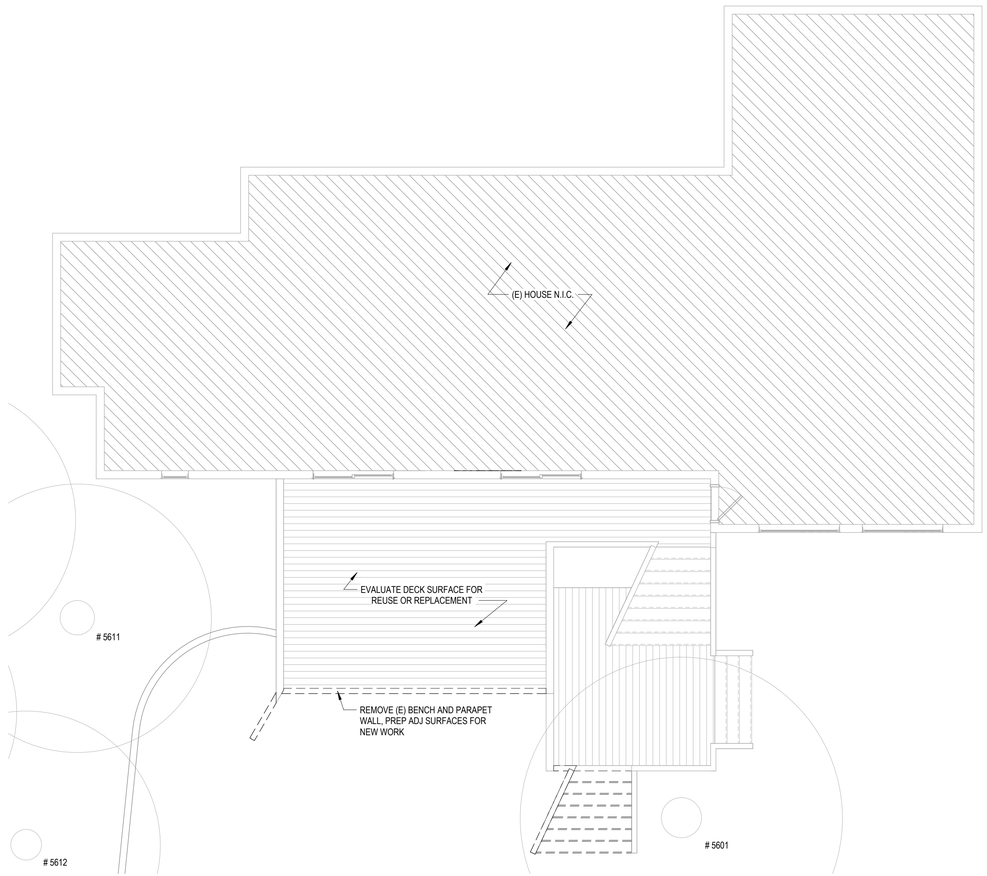
NEW DOOR

DEMO (E) DOOR

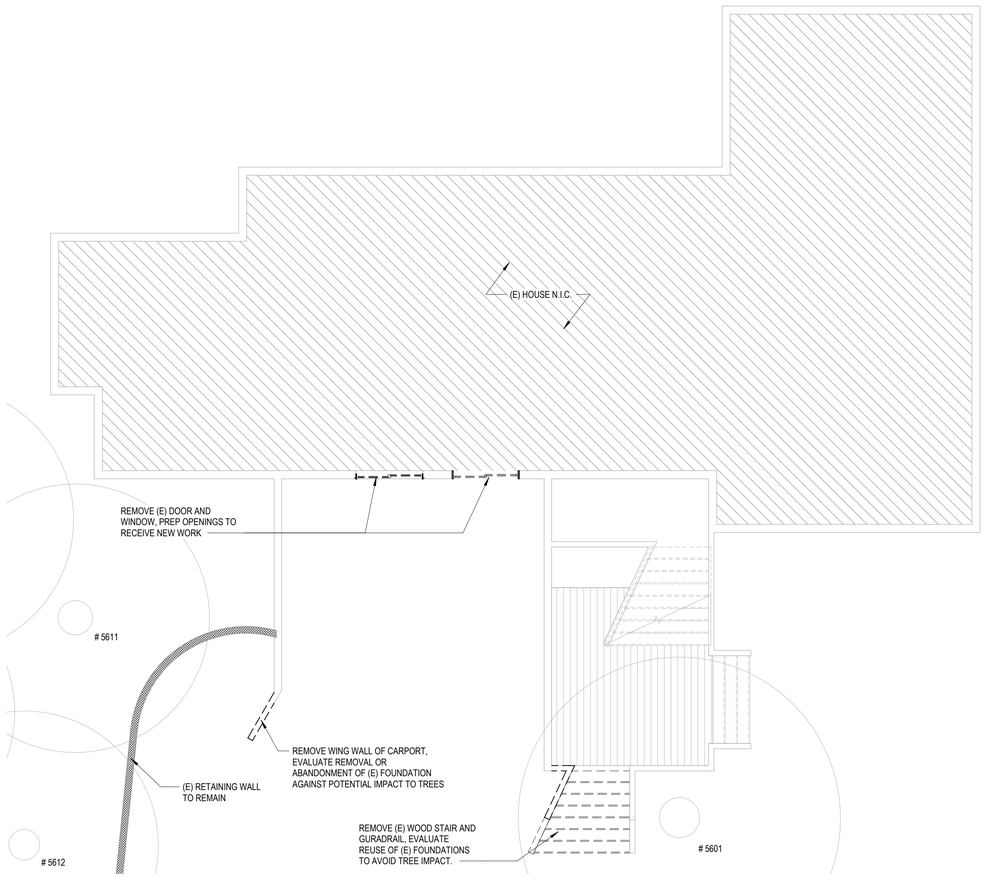
(E) DOOR TO REMAIN

GENERAL NOTES

1. UNO ALL DIMENSIONS ARE TO FACE OF FRAMING
2. UNO ALL OPENING DIMENSIONS ARE TO CENTER OF OPENING
3. VERIFY EDGE ALIGNMENTS OF OPENINGS AGAINST ELEVATIONS
4. 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.



MAIN FLOOR - DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



LOWER FLOOR - DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

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PROJECT:

ROTHOLTZ GARAGE CONVERSION

9825 SE 40TH STREET
MERCER ISLAND, WA 98040

PARCEL # 1824059067

PROJECT ISSUES:
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DEMOLITION PLANS

ISSUE: **PERMIT COMMENT RESPONSE**

D-201

SYMBOL LEGEND

WOOD BOARD FENCE	—x———x———x—
OVERHEAD POWER LINE	—OHP———OHP———OHP—
UNDERGROUND POWER LINE	—UPL———UPL———UPL—
GAS LINE	—GAS———GAS———GAS—
STORM DRAIN	—SD———SD———SD—
WATER LINE	—W———W———W—
SANITARY SEWER LINE	—SS———SS———SS—
TELEPHONE LINE	—T———T———T—

PM POWER METER

GM GAS METER

WM WATER METER

DATA BOX

PROPOSED ADDITION

CONCRETE HATCH

EXISTING HOUSE

ASPHALT HATCH

PLANTER HATCH

TREE TO REMAIN

TREE TO BE REMOVED

AVERAGE GRADE HEIGHT CALC

SEGMENT	LENGTH (L)	ELEVATION (E)	LxE
A	39	164	6396
B	20	162	3240
C	4	163	652
D	45.75	162	7411.5
E	6.25	163	1018.75
F	3.25	164	533
G	11.83	166	1963.78
H	13.92	166	2310.72
I	4.92	166	816.72
J	36	165	5940
K	12	166	1992
L	19	167	3173
SUM L (C)	215.92	SUM LxE (T)	35447.47
		AV GRADE (T/C)	164.1694609
		AV GRADE (T/C)	164.17
		HEIGHT LIMIT AVG+30' =	**194.17**

BUILDING HEIGHT 19.02.020.E

AVERAGE GRADE (AG) = 164.17'
HEIGHT LIMIT (AG+30') = 194.17'
HEIGHT LIMIT OF DOWNHILL BUILDING FACADE = 30' ABV ADJACENT GRADE

PROJECT CALCULATIONS

ZONING: R - 9.6

LOT AREA: 13,457 SF PER SURVEY

ALLOWED STRUCTURAL LOT COVERAGE: 35% X 13,457 SF = 4,709 SF (MAX LOT SLOPE 26%)

PARKING: 3 SPACE REQ. (HOUSE OVER 3,000SF)
3 SPACE PROVIDED.

SETBACKS
FRONT: 20 FT STANDARD SETBACK
SIDE: FOR LOTS OVER 90' WIDE 17%;
112-10" x .17 = 19.18' (19'-2 23/128")
REAR: 25 FT STANDARD SETBACK

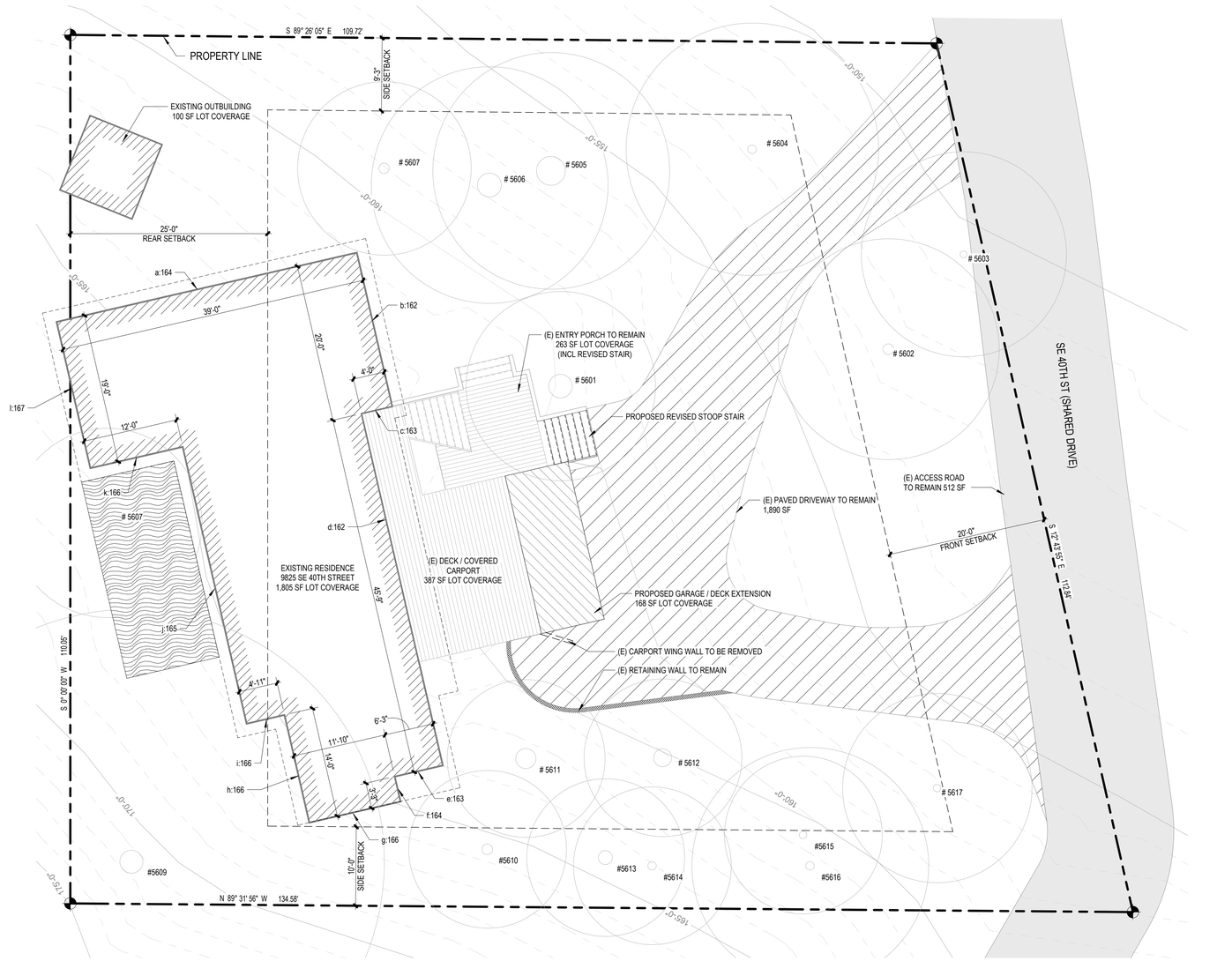
HEIGHT LIMIT: 30 FT
+ (30' ABV ADJ DOWNHILL)

LOT COVERAGE CALCULATIONS

A.	Gross Lot Area	13,457	Square Feet
B.	Net Lot Area	13,457	Square Feet
C.	Allowed Lot Coverage Area	4,709	Square Feet
D.	Allowed Lot Coverage	35	% of Lot
E.	Existing Lot Coverage:		
	1. Main Structure Roof Area	1,805	Square Feet
	2. Accessory Building Roof Area	487	Square Feet
	3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking	2570	Square Feet
	4. Covered Patios and Covered Decks	0	Square Feet
	5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	4,862	Square Feet
F.	(Total Lot Coverage Area Removed)	168	Square Feet
G.	Proposed Adjustment for Single Story (Area)	0	Square Feet
H.	Proposed Adjustment for Flag Lot	0	Square Feet
I.	Total New Lot Coverage Area:		
	1. Main Structure Roof Area	0	Square Feet
	2. Accessory Structure Roof Area	168 (REPLACING REMOVED AREA)	Square Feet
	3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	0	Square Feet
	4. Covered Patios and Covered Decks		Square Feet
	5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	232	
J.	Total Project Lot Coverage Area = (E5 - F) + I5	4952	Square Feet
K.	Proposed Lot Coverage Area = (J/B) x 100	36.1	% of Lot

HARDSCAPE CALCULATIONS

A.	Gross Lot Area	13,457	Square Feet
B.	Net Lot Area	13,457	Square Feet
C.	Area Borrowed from Lot Coverage	0	Square Feet
D.	Allowed Hardscape Area = 9% of lot area + C	9	% of Lot
E.	Allowed Hardscape Area	1211	Square Feet
F.	Total Existing Hardscape Area:		
	1. Uncovered Decks	243	Square Feet
	2. Uncovered Patios	306	Square Feet
	3. Walkways		Square Feet
	4. Stairs		Square Feet
	5. Rockeries and Retaining Walls	16	Square Feet
	6. Other		Square Feet
	7. Total Existing Hardscape Area (F1+F2+F3+H4+F5+F6)	565	Square Feet
G.	(Total Hardscape Area Removed)	0	Square Feet
H.	Total New Hardscape Area:		
	1. Uncovered Decks		Square Feet
	2. Uncovered Patios		Square Feet
	3. Walkways		Square Feet
	4. Stairs		Square Feet
	5. Rockeries and Retaining Walls		Square Feet
	6. Other		Square Feet
	7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	0	Square Feet
I.	Total Project Hardscape Area = (F7 - G) + H7	565	Square Feet
J.	Total Project Hardscape Area = (I/B)x100	4.1	% of Lot



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

LEGAL DESCRIPTION

BEG 254.44 FT W OF NE COR OF NE 1/4 OF
NE 1/4 TH S 130 FT TO TPOB TH W 110 FT
TH S 110 FT TH E 135 FT TH N 11-41-38 W
112.96 FT TO TPOB

GENERAL SITE PLAN NOTES

1. UNO ALL EXISTING STRUCTURES INCLUDING TREES SHALL BE RETAINED.
2. UTILITIES SHOWN ON THIS SITE PLAN ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST ON THIS SITE.
3. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD

TREE REQUIREMENTS

ALL TREES TO BE RETAINED ON SITE.

FOR WORK OCCURING NEAR EXISTING TREES ARBORIST TO BE RETAINED AND ON SITE DURING EXCAVATION AND FOUNDATION SCOPE TO ADVISE ON RETENTION APPROACH.

PER FIELD OBSERVATIUONS FOUNDATION SYSTEM MAY NEED TO BE ADJUSTED TO ACCOMODATE WORK. CONTRACTOR SHALL CONFIRM APPROACH WITH ARBORIST & ARCHITECT **PRIOR** TO START OF WORK.

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PARCEL # 1824059067

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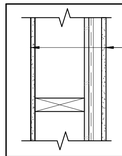
SITE PLAN

ISSUE: **PERMIT COMMENT RESPONSE**

A-101

WALL ASSEMBLIES

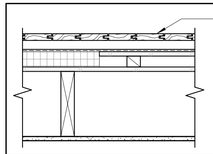


SIDING PER ELEV
PT RAINSCREEN FURRING STRIPS
SELF ADHERED WRB/ MOISTURE BARRIER (MB & AB)
SHEATHING
INT. WD FRAMING 2X6 @ 16" O.C.
| LATEX PAINT & PVA PRIMER(VB)

NOTE: AT PARAPET LOCATIONS RAINSCREEN AND SIDING BOTH SIDES, NO GWB

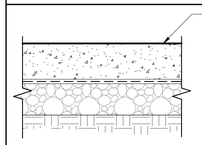
W.01 - TYP. EXTERIOR WALL - R-21

FLOOR ASSEMBLIES



DECKING PER PLAN, W/ RISERS OR SLEEPERS SEE 8/A-801
-60 MIL FULLY ADHERED CARLISLE PVC OR APPROVED ALT
-FINISH UNDERLAYMENT AS REQ'D
-SLOPED RIGID OR TAPERED SLEEPERS FOR DRAINAGE
-SHEATHING PER STRUCTURAL
-MIN R-38 CLOSED CELL SPRAY FOAM
-FRAMING PER STRUCTURAL
-1/2" PTD GWB (DO NOT APPLY VAPOR BARRIER PRIMER)

F.01 - FLOOR AT ROOF DECK



-4IN MIN SLAB ON GRADE SEE STRUCTURAL
-MIN 6 MIL POLY VAPOR BARRIER IN DIRECT CONTACT WITH SLAB.
-MIN 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE
-UNDISTURBED/UNYELDING SOIL

S.01 - SLAB ON GRADE

GENERAL NOTES

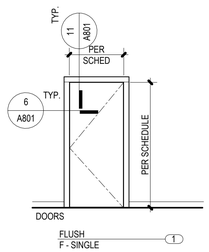
1. UNO ALL DIMENSIONS ARE TO FACE OF FRAMING
2. UNO ALL OPENING DIMENSIONS ARE TO CENTER OF OPENING
3. VERIFY EDGE ALIGNMENTS OF OPENINGS AGAINST ELEVATIONS
4. THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC.

WINDOW & DOOR NOTES

1. HARDWARE GROUPS BY OTHERS.
2. FOR REMODELS, ONLY NEW OR REPLACED WINDOWS ARE SCHEDULED.
3. SEE IRC FOR SAFETY GLASS REQ. ALL LOCATIONS MAY NOT BE SHOWN IN ELEVATIONS.
4. REFER TO PLAN TO DETERMINE DOOR SWING DIRECTION AND HINGED SIDE.
5. FRAME TO CONFORM TO SAME RATED ASSEMBLY AS ASSOCIATED DOOR.
6. LOCKSETS ASSUMED: DEADBOLTS AT EXTERIOR ENTRY DOORS, PRIVACY AT BEDROOMS, BATHROOMS, AND OFFICES, ADDITIONAL LOCKSETS TO BE SPECIFIED BY OWNER, PASSAGE ASSUMED
7. ALL FENESTRATION TO BE NFRC FACTORY LABELED AND CERTIFIED

DOOR SCHEDULE (PANEL SIZE)

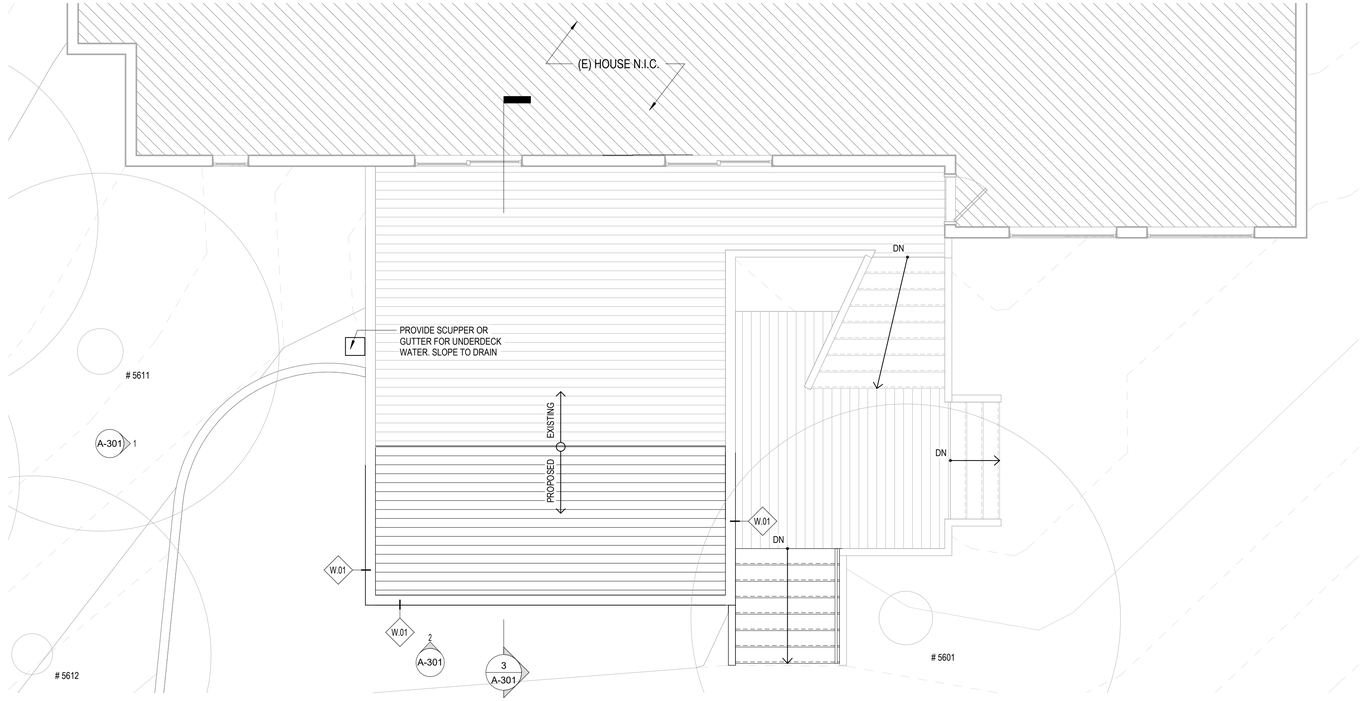
MARK	OPERATION	DIMENSIONS		U-VALUE	COMMENTS
		UNIT WIDTH	UNIT HEIGHT		
001	OVERHEAD	16'-0"	7'-0"		
002	SWING	3'-0"	7'-0"		
003	SWING	3'-0"	7'-0"	0.30	DOOR TO BE 20 MIN FIRE RATED, SOLID CORE WOOD OF A MIN THICKNESS OF 1 3/8"



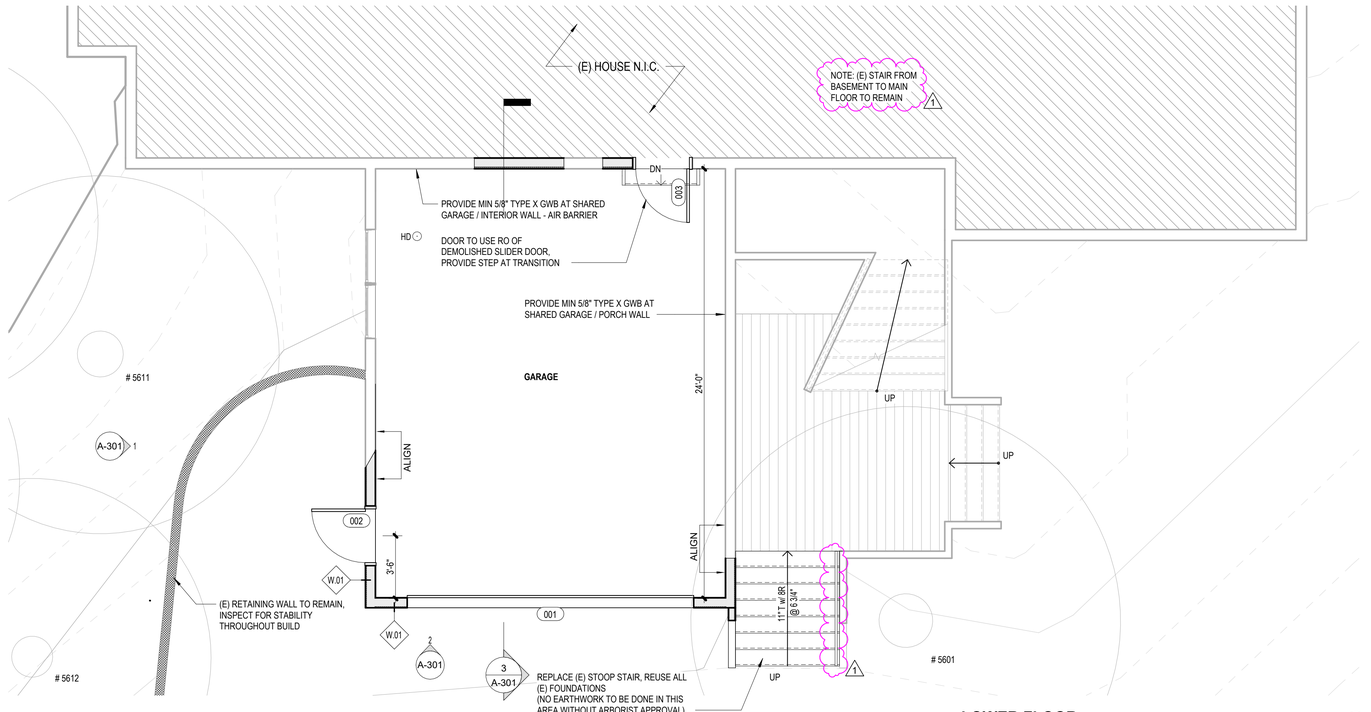
DOOR ELEVATION

FLOOR PLAN LEGEND

NEW WALL
(E) WALL TO REMAIN
DEMO (E) WALL / WINDOW
EXHAUST FAN — 50 CFM
HRV RETURN — HRV EXH
HRV SUPPLY — HRV SPLY
COMBINED SMOKE & CO2 DETECTOR — S.C.D.
HEAT DETECTOR — HD
ASSEMBLY TAG — XX
NEW DOOR
DEMO (E) DOOR
(E) DOOR TO REMAIN



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



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

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PARCEL # 1824059067

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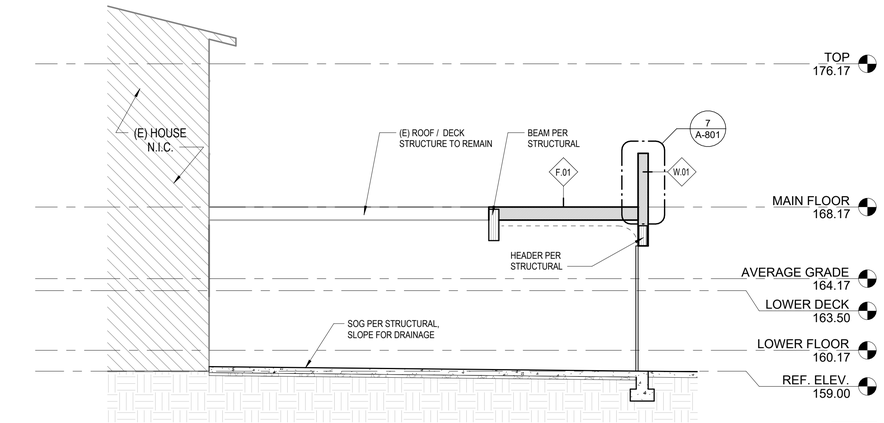
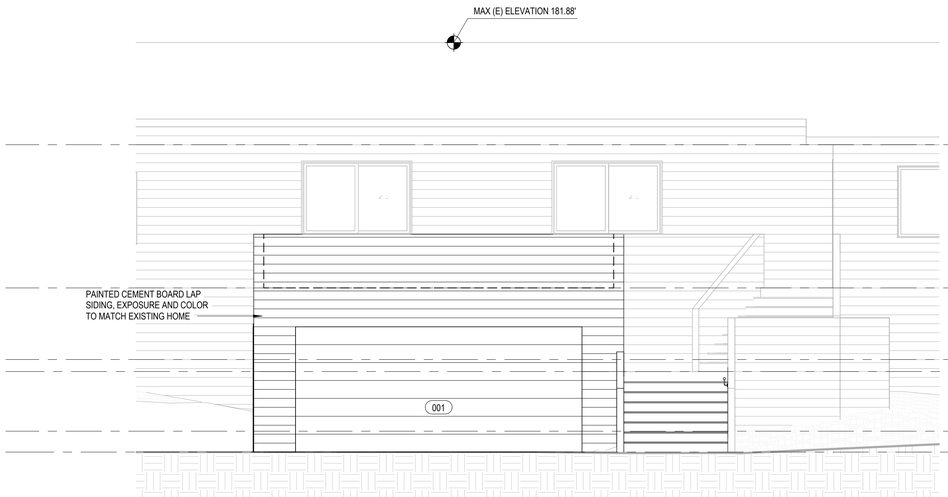
FLOOR PLANS

ISSUE: **PERMIT COMMENT RESPONSE**

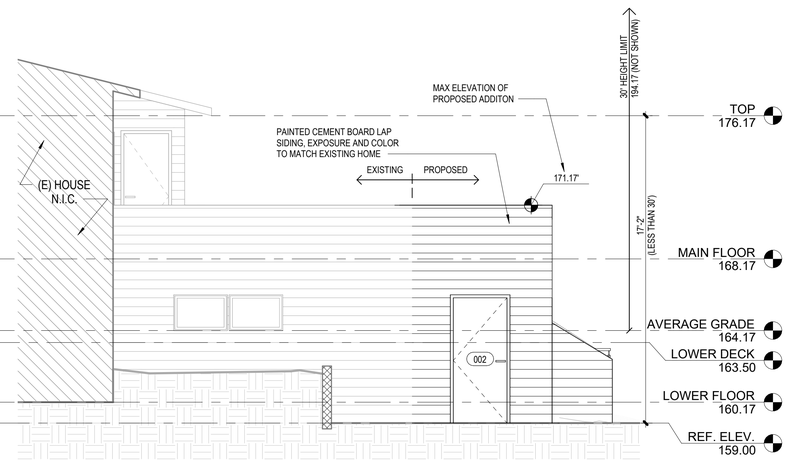
A-201



GARAGE SECTION — 3 / A-301
SCALE: 1/4" = 1'-0"



EAST ELEVATION — 2 / A-301
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION — 1 / A-301
SCALE: 1/4" = 1'-0"

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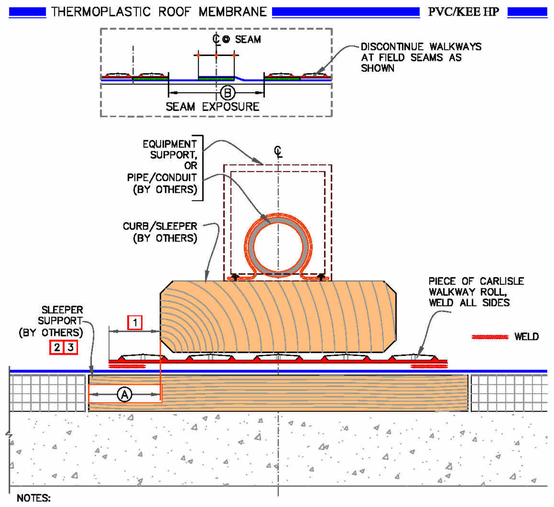
ELEVATIONS, SECTIONS, DETAILS

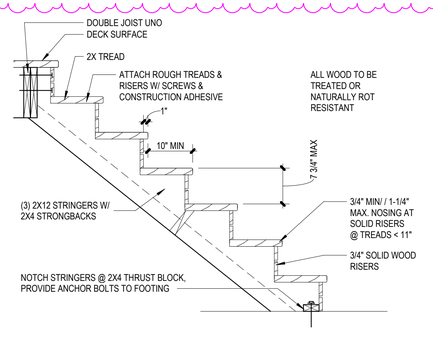
ISSUE: **PERMIT COMMENT RESPONSE**

A-301



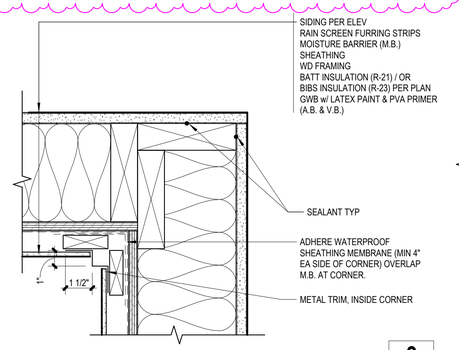
SLEEPER AT PVC ROOF
SCALE: 1 1/2" = 1'-0"

8 / A-801



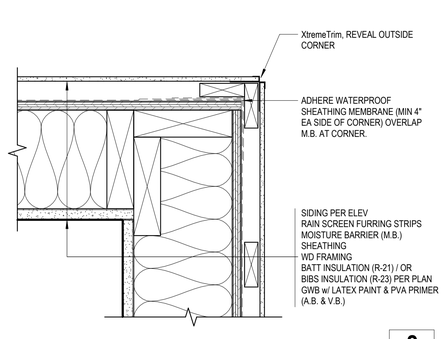
DETAIL - STOOP STAIRS
SCALE: 3/4" = 1'-0"

4 / A-801



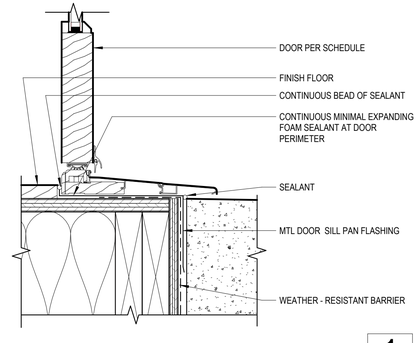
DETAIL - INTERIOR CORNER
SCALE: 3" = 1'-0"

3 / A-801



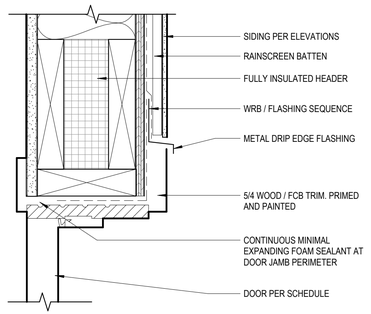
DETAIL - EXTERIOR CORNER
SCALE: 3" = 1'-0"

2 / A-801



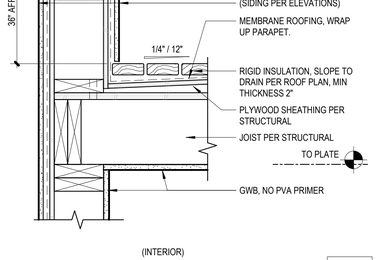
SILL - DOOR AT EXT. WALL
SCALE: 3" = 1'-0"

1 / A-801



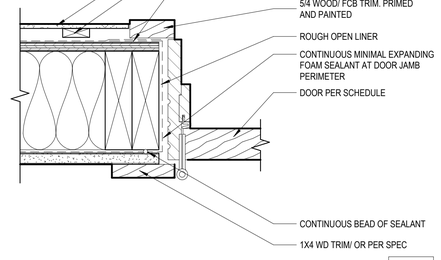
HEAD - DOOR AT EXT. WALL
SCALE: 3" = 1'-0"

11 / A-801



PARAPET AT LOW SLOPE ROOF - UNVENTED
SCALE: 1 1/2" = 1'-0"

7 / A-801



JAMB - DOOR AT EXT. WALL
SCALE: 3" = 1'-0"

6 / A-801

ARGYLE STREET PARTNERS
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12572 REGISTERED ARCHITECT DAVID R EDWARDS STATE OF WASHINGTON

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PROJECT:

ROTHOLTZ GARAGE CONVERSION

9825 SE 40TH STREET
MERCER ISLAND, WA 98040

PARCEL # 1824059067

PROJECT ISSUES:

ISSUE	DATE
#1 PERMIT SUBMITTAL	02.26.2025

SHEET DATE: 02.26.2025

REVISIONS △

1	08.05.2025	PERMIT COMMENT RESPONSE

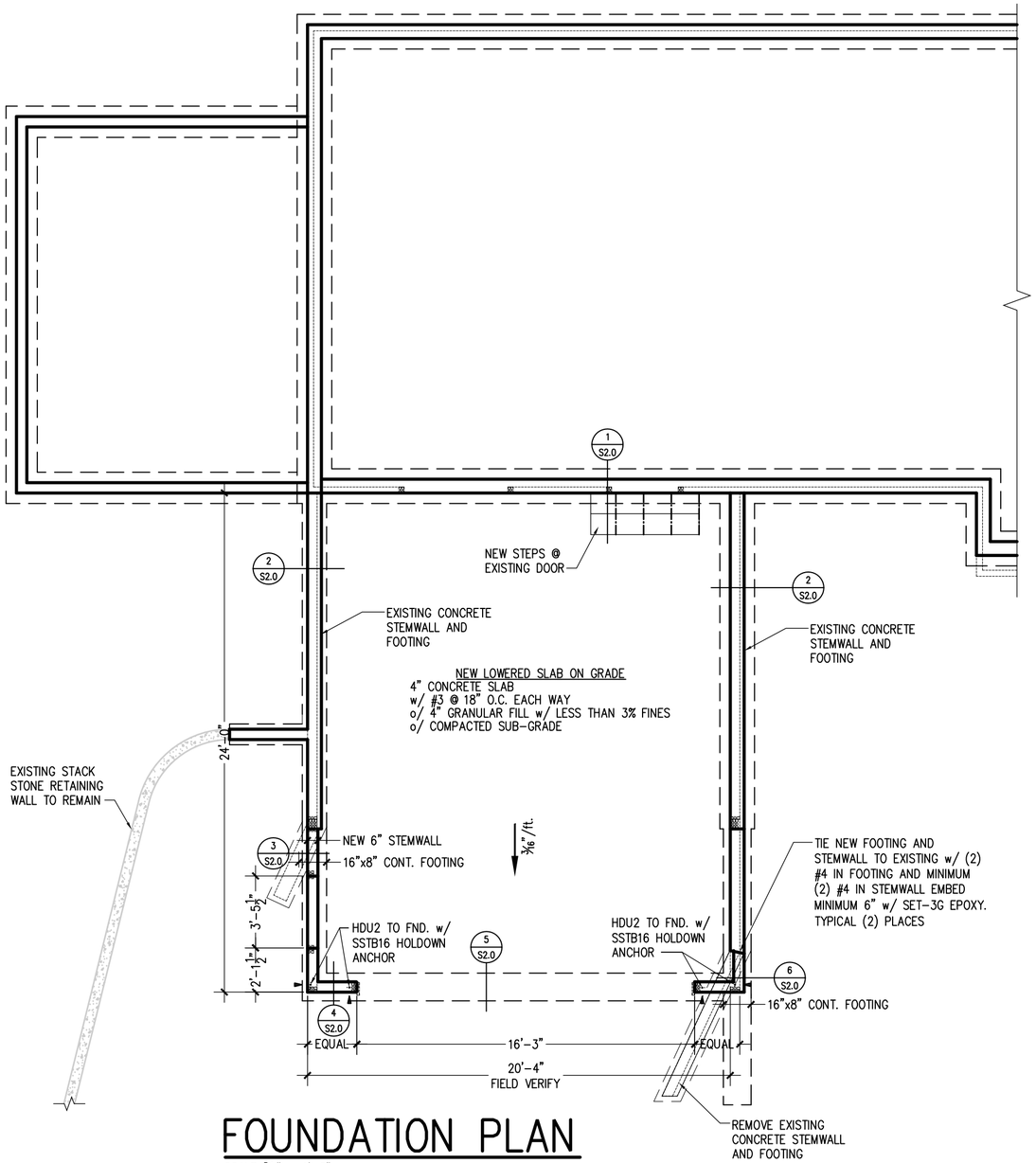
DRAWN: DRE
CHECKED: ASP
PROJECT No. 2414

SHEET TITLE:

DETAILS

ISSUE: **PERMIT COMMENT RESPONSE**

A-801



FOUNDATION PLAN

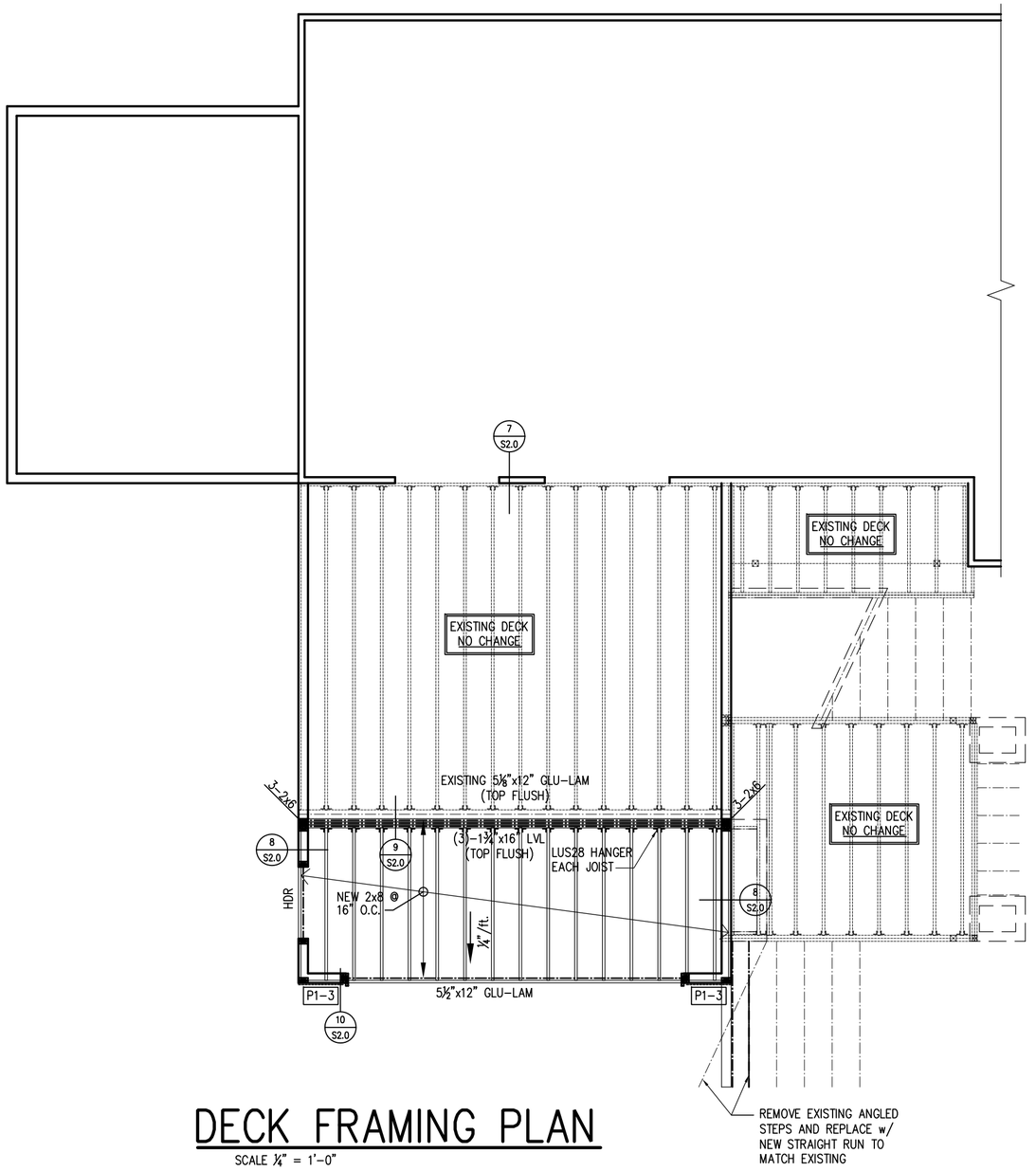
SCALE 3/16" = 1'-0"

FOUNDATION PLAN NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
3. ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE.
4. STEP FOUNDATION PER SITE CONDITIONS.
5. CONCRETE COMPRESSIVE STRENGTH F'C = 3,000 PSI, GRADE 40 REINFORCEMENT.
6. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
7. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
8. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
9. CONCRETE PROTECTION FOR REINFORCEMENT:
   a. 3" CAST AGAINST EARTH.
   b. 1 1/2" EXPOSED TO EARTH OR WEATHER.
   c. 3/4" NOT EXPOSED TO EARTH OR WEATHER.
10. METAL FRAMING CONNECTORS SPECIFIED ARE MANUFACTURED BY THE SIMPSON COMPANY. SEE LATEST CATALOG EDITION. INSTALL PER SPECS. USE ONLY EQUIVALENT SUBSTITUTIONS.
11. ALL METAL CONNECTORS SUPPORTED BY PRESSURE TREATED MATERIAL SHALL BE "ZMAX" (G185 HDG PER ASTM A653) OR EQUIVALENT AND FASTENERS SHALL BE PER ASTM A153.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. P1-X ▭ DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. ⊣◄ DENOTES LOCATION OF TIE STRAP PER PLAN
4. ·⊣◄ DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S2.0, FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS



DECK FRAMING PLAN

SCALE ¼" = 1'-0"

DECK FRAMING PLAN NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2021 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
4. ALL HDRS TO BE 4x8 D.F.#2 TYP. U.N.O.
5. ALL FLOOR JOIST TO BE AS NOTED.
6. 2-2x4 ▪ DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
7. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S2.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. P1-X ▭ DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. ⊣◄ DENOTES LOCATION OF TIE STRAP PER PLAN
4. ·⊣◄ DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S2.0, FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

NORTH

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Rotholtz Garage Addition
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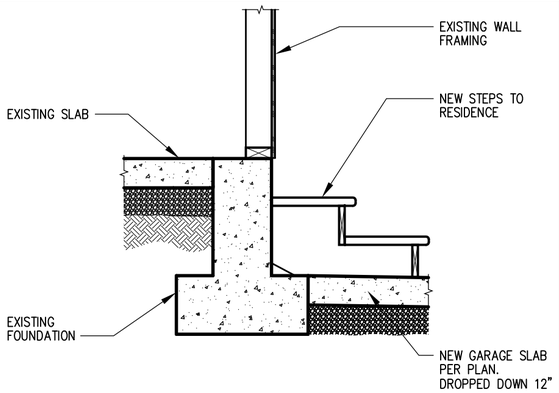
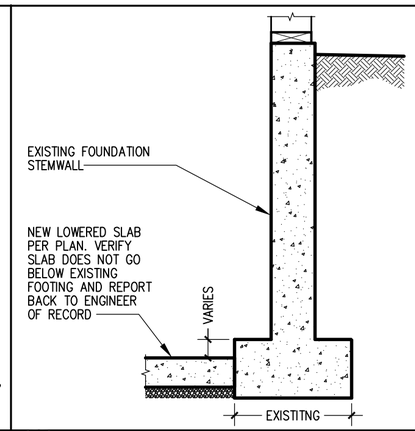
Issued	Date
Permit Plans	02/04/25

24-006

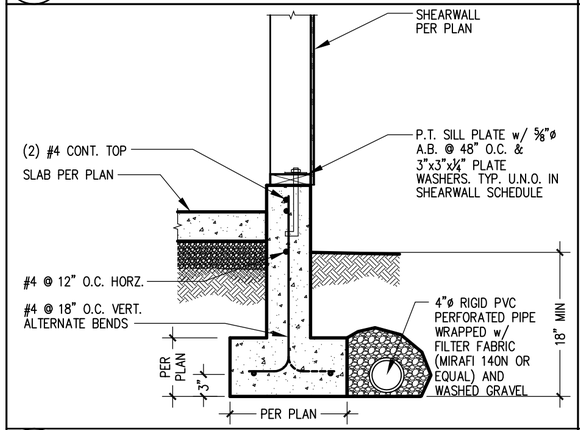
S1.0
FOUNDATION/DECK FRAMING PLAN



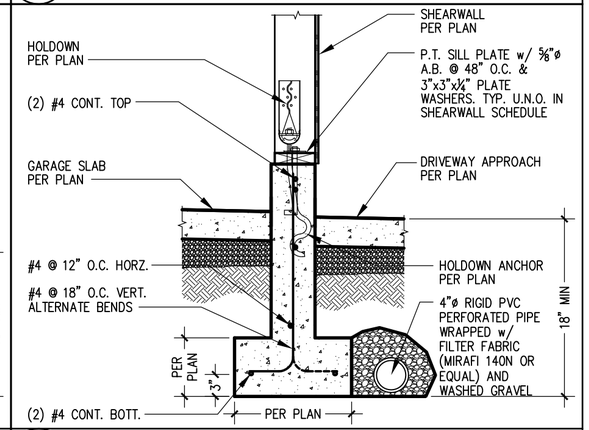
1 NEW SLAB @ EXISTING WALL



2 LOWERED SLAB @ GARAGE FOUNDATION
(UNHEATED SLAB)



3 SHEAR TRANSFER @ GARAGE FOUNDATION
(UNHEATED SLAB)



4 SSTB HOLDOWN ANCHOR TO FOUNDATION
(GARAGE/DRIVEWAY SLAB)

STRUCTURAL NOTES

CODE:
DESIGN IS IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (I.B.C.) AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

LIVE LOADS:
DECKS..... 60 PSF

DEAD LOADS:
DECKS..... 15 PSF

LATERAL:
WIND..... BASIC WIND SPEED,110 MPH
(ASCE 7-16 Ch. 26-27) EXPOSURE CATEGORY, C
(DIRECTIONAL PROCEDURE) K_{zt}= 1.30

SEISMIC..... S_S = 140.2
(ASCE 7-16 Ch. 12.14) S_{DS} = 112.2
(SIMPLIFIED METHOD) SEISMIC DESIGN CATEGORY, D
SITE CLASS, D
SITE COEFFICIENT, F_a =1.2

FOUNDATIONS:
ASSUMED BEARING CAPACITY OF 1500PSF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE.

CAST-IN-PLACE-CONCRETE:
F'_c = 3000 PSI @ 28 DAYS. MINIMUM 5½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6¾ GALLONS OF WATER PER 94# SACK OF CEMENT. F'_c = 3000 PSI IS USED FOR EXPOSURE PURPOSES ONLY. MAXIMUM SIZED AGGREGATE IS 1" MAXIMUM SLUMP IS 4". ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCED STEEL DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR T POURING CONCRETE. ANCHOR BOLTS FOR SILL PLATES TO FOUNDATION WALLS SHALL BE A MINIMUM OF 5/8"ø WITH A MINIMUM OF 7" EMBEDMENT INTO CONCRETE AND A MAXIMUM SPACING OF 48" O.C. MINIMUM OF 2 BOLTS PER SILL PLATE. ONE BOLT TO BE PLACED WITHIN 12" OF EACH END OF THE SILL PLATE.

REINFORCING STEEL:
ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI. DEFORMED REINFORCING STEEL BARS SHALL CONFORM TO ASTM GRADE 60. ALL REINFORCING BAR BENDS SHALL BE MADE COLD, WITH A MINIMUM RADIUS OF 6 BAR DIAMETERS. CORNER BARS (2'-0" BEND) SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP ALL BARS A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE ON THE DRAWINGS REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:
CONCRETE CAST AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER
#6 THRU #18 BARS..... 2"
#5 BAR AND SMALLER..... 1½
CONCRETE NOT EXPOSED TO EARTH OR WEATHER
#11 BAR AND SMALLER..... ¾
SLAB ON GRADE (FROM THE SURFACE)..... 1½

WELDED WIRE FABRIC (WWF):
WWF SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED ONE CROSSWIRE PLUS 2" (i.e. 8" FOR 6X6 MESH). WWF SHALL BE CHAIRED IN POSITION WITH A MAXIMUM CHAIR SPACING OF 4'

PRESSURE TREATED WOOD:
ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.

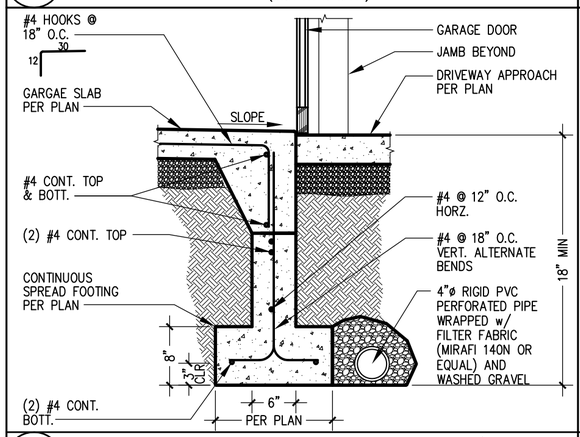
MISCELLANEOUS HARDWARE:
ALL MISCELLANEOUS HANGERS AND HARDWARE TO BE SIMPSON OR APPROVED EQUAL. ALL HANGERS SHALL BE FASTENED TO WOOD WITH PROPER NAILS AND ALL NAIL HOLES FILLED. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM STANDARD 153 AND I.B.C. SECTION 2304.9.5. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE ZMAX (HDG PER ASTM A653, CLASS G-185) OR EQUAL.

GLUED-LAMINATED TIMBERS:
LAMINATED TIMBERS SHALL BE DOUGLAS-FIR/LARCH KILN DRIED STRESS GRADED COMBINATION 24F-V4 (F_b = 2400 PSI, F_v = 109 PSI) FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS BEAMS. A.I.T.C. CERTIFICATE OF PERFORMANCE REQUIRED. COLUMNS SHALL CONFORM TO TO A.I.T.C. STANDARDS 117.

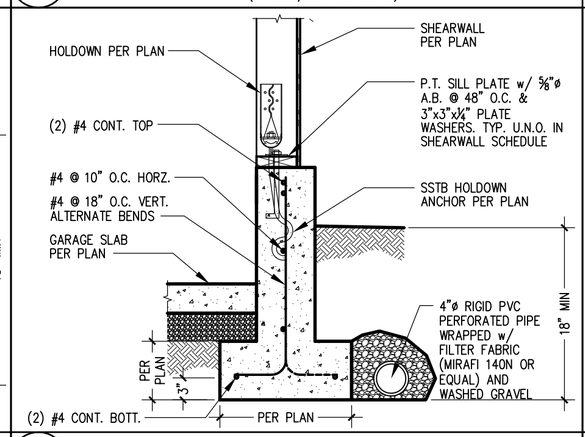
STRUCTURAL TIMBERS:
ALL GRADES SHALL CONFORM TO WWPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION. PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLTS BEARING AGAINST WOOD. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL STRUCTURAL LUMBER SHALL BE AS NOTED BELOW:

FRAMING GRADES:

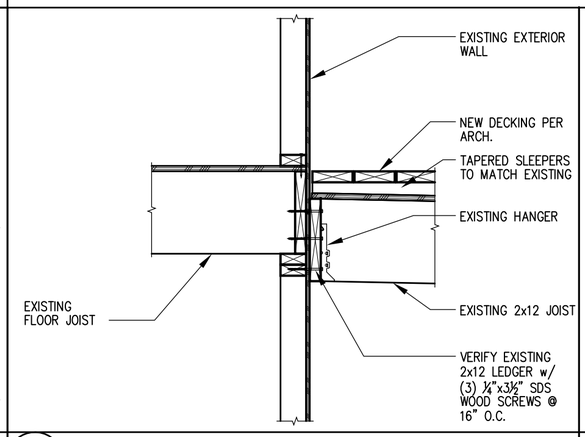
2x ROOF RAFTERS	DOUG-FIR/LARCH #2..... F_b =900PSI
2x FLOOR/DECK JOIST	DOUG-FIR/LARCH #2..... F_b =900PSI
4x BEAMS	DOUG-FIR/LARCH #2..... F_b =900PSI
4x COLUMNS	DOUG-FIR/LARCH #1..... F_b =1000PSI
6x COLUMNS	DOUG-FIR/LARCH #1..... F_b =1200PSI
8x COLUMNS	DOUG-FIR/LARCH #1..... F_b =1350PSI
8x BEAMS	DOUG-FIR/LARCH #1..... F_b =1350PSI
2x STUDS	HEM-FIR..... F_b =675PSI
GLB	GLU-LAM (24F-V4)..... F_b =2400PSI



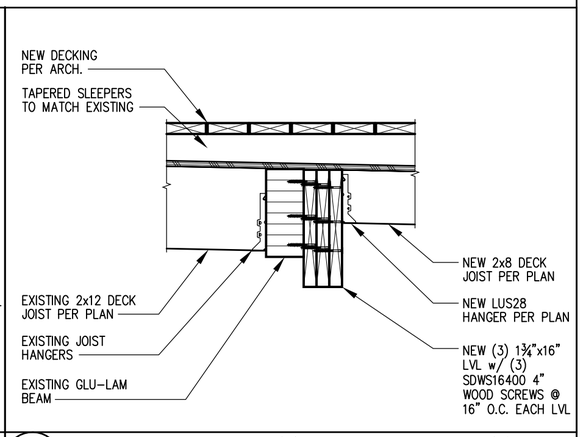
5 TYP. FOOTING @ GARAGE DOOR WALL



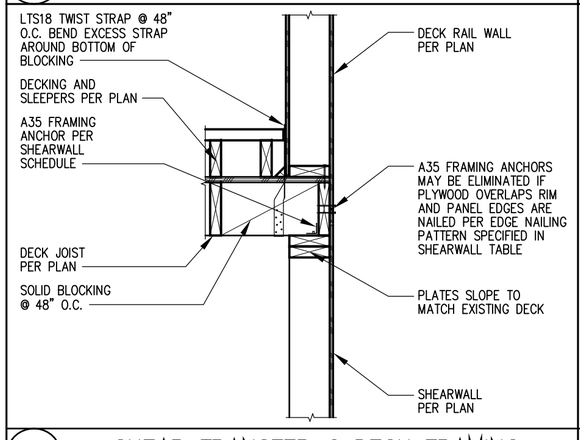
6 HOLDOWN @ RAISED FOUNDATION
(SSTB HOLDOWN ANCHOR)



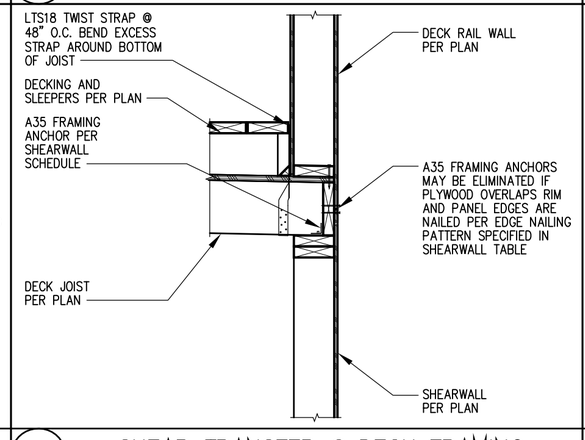
7 EXISTING DECK LEDGER CONNECTION
(PERPENDICULAR JOIST)



8 EXISTING AUGMENTED DECK BEAM



9 SHEAR TRANSFER @ DECK FRAMING
(2x8 PARALLEL JOIST)



10 SHEAR TRANSFER @ DECK FRAMING
(2x8 PERPENDICULAR JOIST)

MARK	EDGE	FIELD	SILL PLATE ANCHORS	BOTTOM PLATE NAILING	TOP PLATE CONNECTION			BASE SHEAR (PLF)	
					JOIST [8]	RAFTER OR TRUSS			
						W/ H1	W/O H1	WIND	SEISMIC
P1-6	8d @ 6"	8d @ 12"	5/8"ø @ 48"	(1) 16d @ 4"	A35 @ 29"		RBC @ 18"	339	241
P1-4	8d @ 4"	8d @ 12"	5/8"ø @ 33"	(1) 16d @ 3"	A35 @ 20"	RBC @ 31"	RBC @ 12"	495	353
P1-3 [6]	8d @ 3"	8d @ 12"	5/8"ø @ 25"	(1) 16d @ 3"	A35 @ 15"	RBC @ 18"	RBC @ 10"	637	455
P1-2 [6]	8d @ 2"	8d @ 12"	5/8"ø @ 19"	(2) 16d @ 4"	A35 @ 12"	RBC @ 11"	RBC @ 7"	832	595
P2-4 [6, 7]	8d @ 4"	8d @ 12"	5/8"ø @ 16"	(2) 16d @ 3½"	A35 @ 10"	RBC @ 9"	RBC @ 6"	990	706
P2-3 [6, 7]	8d @ 3"	8d @ 12"	5/8"ø @ 12"	(2) 16d @ 3"	A35 @ 7"	RBC @ 6"	(2) RBC @ 10"	1274	911
P2-2 [6, 7]	8d @ 2"	8d @ 12"	5/8"ø @ 8"	(3) 16d @ 3"	A35 @ 6"	RBC @ 5"	(2) RBC @ 6"	1662	1190
P1-2-10d [6]	10d @ 2"	10d @ 12"	5/8"ø @ 16"	(2) 16d @ 3½"	A35 @ 10"	RBC @ 9"	RBC @ 6"	1002	716

NOTES.
1. ALL EXTERIOR WALLS TO BE "P1-6" SHEARWALL UNLESS NOTED OTHERWISE.
2. NAILS TO HAVE A MINIMUM DIAMETER OF 0.131" FOR 8d, 0.148" FOR 10d and 16d.
3. ALL PANEL EDGES TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.
4. "P1" INDICATES PLYWOOD ON ONE SIDE OF SHEARWALL ONLY, "P2" INDICATES PLYWOOD ON BOTH SIDES.
5. ANCHOR BOLTS SHALL HAVE A 3"x3"x¼" STEEL PLATE WASHER THAT EXTENDS TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. WHERE 2x6 SHEARWALLS ARE SHEATHED ON BOTH SIDES, LARGER PLATE WASHERS WILL BE REQUIRED IN ORDER TO MEET THE ½" EDGE DISTANCE REQUIREMENT.
6. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR A BUILT-UP MEMBER STITCH NAILED TOGETHER PER THE BOTTOM PLATE NAILING PATTERN IN THE SHEARWALL SCHEDULE.
7. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER. NAILS ON EACH SIDE SHALL BE STAGGERED.
8. AT CONTRACTORS DISCRETION LTP FRAMING ANCHORS MAY BE USED IN LIEU OF THE A35.

11 PLYWOOD/OSB SHEARWALL SCHEDULE
(HEM FIR FRAMING) [1, 2, 3, 4, 5]

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Issued	Date
Permit Plans	02/04/25

24-006

S2.0
STRUCTURAL DETAILS