

# ROSENWALD RESIDENCE

4836 E. MERCER WAY  
MERCER ISLAND, WA 98040



# BUILDING PERMIT

July 25, 2025

JML ARCHITECTS

# ROSENWALD RESIDENCE 4836 E. MERCER WAY MERCER ISLAND, WA 98040

Architect:  
JML ARCHITECTS

Mercer Island, WA 98040  
P. 206.802.4040  
Contact: Jean-Marc LeRoy, AIA



Owner:  
Greg and Jennifer Rosenwald

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Mercer Island, WA 98040  
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General Contractor:  
TBD

P. -  
Contact: -

Structural Engineer:  
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Seattle, WA 98101

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Contact: Todd Valentine

Mechanical Engineer:  
n/a

P. -  
Contact: -

Jurisdiction Approval Stamp

Date:																		
Number:																		
Revision:																		

Project:  
**Rosenwald Residence**  
4836 E Mercer Way  
Mercer Island, WA 98040  
Project No. 24.245  
Date: July 25, 2025  
**BUILDING PERMIT**

**PROJECT INFORMATION**  
**A0.1**

ABBREVIATIONS	SYMBOL LEGEND	PROJECT INFORMATION	DRAWING INDEX																																																																																																																																																																																																																																																																																																																																																																																																													
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CHAMFER</td><td>C.I. CAST IRON</td><td>C.I.P. CAST-IN-PLACE(CONCRETE)</td><td>CIRC. CIRCLE</td><td>C.J. CONTROL JOINT</td><td>C.L.G. CEILING</td><td>CLR. CLEAR(ANCE)</td><td>C.M.U. CONCRETE MASONRY UNIT</td><td>CONTR. COUNTER</td><td>C.O. CLEAN OUT</td><td>COL. COLUMN</td><td>CONC. CONCRETE</td><td>CONN. CONNECTION</td><td>CONST. CONSTRUCTION</td><td>CONT. CONTINUOUS</td><td>CONTR. CONTRACTOR</td><td>CORR. CORRIDOR</td><td>CPT. CARPET</td><td>CRS. COURSING</td><td>C.SMT. CASEMENT</td><td>C.T. CERAMIC TILE</td><td>C.N. CENTER</td><td>CSK. COUNTER SINK</td><td>CU. FT. CUBIC FOOT</td><td>CU. YD. CUBIC YARD</td><td>DEMO. DEMOLITION</td><td>DBL. DOUBLE</td><td>D.L. DEAD LOAD</td><td>DET. DETAIL</td><td>D.F. DRINKING FOUNTAIN</td><td>D.H. DOUBLE HUNG</td><td>DIAG. DIAGONAL</td><td>DIAM. DIAMETER</td><td>DIM. DIMENSION</td><td>DIV. DIVISION</td><td>DN. DOWN</td><td>DP. DAMPPROOFING</td><td>DR. DISPENSER</td><td>DR. DOOR</td><td>DS. DOWNSPOUT</td><td>D.T. DRAIN TILE</td><td>DWG. DRAWING</td><td>DWR. DRAWER</td><td>E. EAST</td><td>E.A.C. EXTERIOR INSULATED FINISH SYSTEM</td><td>E.I.T.S. EXPANSION JOINT</td><td>E.J. ELEVATION</td><td>ELEC. ELECTRICAL</td><td>ELEV. ELEVATOR</td><td>ENCL. ENCLOSURE</td><td>EQ. EQUAL</td><td>EQUIP. EQUIPMENT</td><td>ESC. ESCALATOR</td><td>EST. ESTIMATE</td><td>EXCAV. EXCAVATE</td><td>EXH. EXHAUST</td><td>EXIST. EXISTING</td><td>EXP. EXPANSION</td><td>EXT. EXTERIOR</td><td>F.B.O.I.C. FURNISHED BY OWNER INSTALLED BY CONTRACTOR</td><td>F.B.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER</td><td>F.D. FLOOR DRAIN</td><td>FDN. FOUNDATION</td><td>F.E. FIRE EXTINGUISHER</td><td>F.E.C. FIRE EXTINGUISHER CABINET</td><td>FIN. FINISH</td><td>FLR. FLOOR</td><td>FLASH. FLASHING</td><td>FLOR. FLUORESCENT</td><td>F.O.S. FACE OF STUDS</td><td>F.O.C. FACE OF CONCRETE</td><td>F.O.F. FACE OF FINISH</td><td>F.O.E. FACE OF EXTERIOR</td><td>F.O.M. FACE OF MASONRY</td><td>FP. FIREPROOF</td><td>FT. FEET</td><td>FTG. FOOTING</td><td>F.T.V. FIXED SECURITY TELEVISION</td><td>FURR. FURRED</td><td>FUT. FUTURE</td><td>F.V.G. FIBERGLASS REINF. GYPSUM FABRIC WALLCOVERING</td><td>F.W.C. FABRIC WALLCOVERING</td><td>G. GAGE</td><td>GALV. GALVANIZED</td><td>G.B. GRAB BAR</td><td>GEN. GENERAL</td><td>GL. GLASS, GLAZING</td><td>GND. GROUND</td><td>GR. GRADE, GRADING</td><td>G.W.B. GYPSUM WALL BOARD</td><td>GFR.C. GLASS FIBER REINF. CONC.</td><td>H.B. HOSE BIBB</td><td>H.D. HOLLOW CORE</td><td>HD. HEAD</td><td>HDBD. HARDBOARD</td><td>HDR. HEADER</td><td>HDWD. HARDWOOD</td><td>HDWR. HARDWARE</td><td>H.M. HOLLOW METAL</td><td>HORIZ. HORIZONTAL</td><td>HR. HOUR</td><td>HK. HEIGHT</td><td>HTG. HEATING</td><td>H.V.A.C. HEATING/VENTILATING/ AIR CONDITIONING</td><td>H.W. HOT WATER HEATER</td><td>I.D. INSIDE DIAMETER</td><td>I.P.S. INSIDE PIPE SIZE</td><td>INCL. INCLUDING</td><td>INSUL. INSULATION</td><td>INT. INTERIOR</td><td>INVT. INVERT</td><td>JAN. JANITOR</td><td>JST. JOIST</td><td>JT. JOINT</td><td>KIT. KITCHEN</td><td>K.O. 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VERTICAL</td><td>VEST. VESTIBULE</td><td>V.G. VISION GRILLE</td><td>V.V.C. VINYL WALL COVERING</td><td>W. WEST, WIDE</td><td>WITH. WITH</td><td>W.C. WATER CLOSET</td><td>WOOD. WOOD</td><td>W.H. WATER HEATER</td><td>W/O. WITHOUT</td><td>WP. WATERPROOFING</td><td>W.R. WATER RESISTANT</td><td>WSC.T. WAINSCOT</td><td>WT. WEIGHT</td><td>W.W.F. WELDED WIRE FABRIC</td></tr></table>	ANGLE	AT	CENTERLINE	CHANNEL	PERPENDICULAR	PLATE	ROUND OR NUMBER	DIAMETER	SQUARE FEET	A.B. ANCHOR BOLT	A.C. ACCESSIBLE	A.C.O. ACOUSTICAL	A.C.T. ACOUSTIC TILE	A.D. AREA DRAIN	ADD. ADDENDUM	ADDJ. ADJACENT	ADJ. ADJUSTABLE	A.F.F. ABOVE FINISH FLOOR	AGGR. AGGREGATE	AL.T. ALTERNATE	ALUM. ALUMINUM	ANOD. ANODIZED	APPROX. APPROXIMATE	ARCH. ARCHITECT	ASPH. ASPHALT	A.V. AUDIOVISUAL	BD. BOARD	B.TWN. BETWEEN	B.LDG. BUILDING	BLK. BLOCK	BLCKG. BLOCKING	BM. BEAM	B.M. BENCH MARK	BOT. BOTTOM	BRG. BEARING	BRZ. BRONZE	BSMT. BASEMENT	B.U.R. BUILT UP ROOF	CAB. CABINET	C.B. CATCH BASIN	C.E. CEMENT	CER. CERAMIC	C.G. CORNER GUARD	CHAMF. CHAMFER	C.I. CAST IRON	C.I.P. CAST-IN-PLACE(CONCRETE)	CIRC. CIRCLE	C.J. CONTROL JOINT	C.L.G. CEILING	CLR. CLEAR(ANCE)	C.M.U. CONCRETE MASONRY UNIT	CONTR. COUNTER	C.O. CLEAN OUT	COL. COLUMN	CONC. CONCRETE	CONN. CONNECTION	CONST. CONSTRUCTION	CONT. CONTINUOUS	CONTR. CONTRACTOR	CORR. CORRIDOR	CPT. CARPET	CRS. COURSING	C.SMT. CASEMENT	C.T. CERAMIC TILE	C.N. CENTER	CSK. COUNTER SINK	CU. FT. CUBIC FOOT	CU. YD. CUBIC YARD	DEMO. DEMOLITION	DBL. DOUBLE	D.L. DEAD LOAD	DET. DETAIL	D.F. DRINKING FOUNTAIN	D.H. DOUBLE HUNG	DIAG. DIAGONAL	DIAM. DIAMETER	DIM. DIMENSION	DIV. DIVISION	DN. DOWN	DP. DAMPPROOFING	DR. DISPENSER	DR. DOOR	DS. DOWNSPOUT	D.T. DRAIN TILE	DWG. DRAWING	DWR. DRAWER	E. EAST	E.A.C. EXTERIOR INSULATED FINISH SYSTEM	E.I.T.S. EXPANSION JOINT	E.J. ELEVATION	ELEC. ELECTRICAL	ELEV. ELEVATOR	ENCL. ENCLOSURE	EQ. EQUAL	EQUIP. EQUIPMENT	ESC. ESCALATOR	EST. ESTIMATE	EXCAV. EXCAVATE	EXH. EXHAUST	EXIST. EXISTING	EXP. EXPANSION	EXT. EXTERIOR	F.B.O.I.C. FURNISHED BY OWNER INSTALLED BY CONTRACTOR	F.B.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER	F.D. FLOOR DRAIN	FDN. FOUNDATION	F.E. FIRE EXTINGUISHER	F.E.C. FIRE EXTINGUISHER CABINET	FIN. FINISH	FLR. FLOOR	FLASH. FLASHING	FLOR. FLUORESCENT	F.O.S. FACE OF STUDS	F.O.C. FACE OF CONCRETE	F.O.F. FACE OF FINISH	F.O.E. FACE OF EXTERIOR	F.O.M. FACE OF MASONRY	FP. FIREPROOF	FT. FEET	FTG. FOOTING	F.T.V. FIXED SECURITY TELEVISION	FURR. FURRED	FUT. FUTURE	F.V.G. FIBERGLASS REINF. GYPSUM FABRIC WALLCOVERING	F.W.C. FABRIC WALLCOVERING	G. GAGE	GALV. GALVANIZED	G.B. GRAB BAR	GEN. GENERAL	GL. GLASS, GLAZING	GND. GROUND	GR. GRADE, GRADING	G.W.B. GYPSUM WALL BOARD	GFR.C. GLASS FIBER REINF. CONC.	H.B. HOSE BIBB	H.D. HOLLOW CORE	HD. HEAD	HDBD. HARDBOARD	HDR. HEADER	HDWD. HARDWOOD	HDWR. HARDWARE	H.M. HOLLOW METAL	HORIZ. HORIZONTAL	HR. HOUR	HK. HEIGHT	HTG. HEATING	H.V.A.C. HEATING/VENTILATING/ AIR CONDITIONING	H.W. HOT WATER HEATER	I.D. INSIDE DIAMETER	I.P.S. INSIDE PIPE SIZE	INCL. INCLUDING	INSUL. INSULATION	INT. INTERIOR	INVT. INVERT	JAN. JANITOR	JST. JOIST	JT. JOINT	KIT. KITCHEN	K.O. KNOCK OUT	KO. KNOCKOUT	KPL. KICKPLATE	L.A.M. LAMINATE(D)	LAV. LAVATORY	L.H. LEFT HAND	L. LENGTH	L.L. LIVE LOAD	LT. LIGHT	LTL. LINTEL	LVR. LOUVER	MARB. MARBLE	M.A.S. MASONRY	MAX. MAXIMUM	M.C. MECHANICAL	MED. MEDIUM	MEMB. MEMBRANE	MEZ. MEZZANINE	MFR. MANUFACTURE(R)	M.F.B. MINERAL FIBER BD.	M.H. MANHOLE	MIN. MINIMUM	MISC. MISCELLANEOUS	MTD. MOUNTED	MTL. METAL	MULL. MULLION	N. NORTH	N.I.C. NOT IN CONTRACT	N. NUMBER	NO. NOMINAL	N.T.S. NOT TO SCALE	O.A. OVERALL	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	O.F.R.D. OVERFLOW ROOF DRAIN	OH. OVERHEAD	OPNG. OPENING	OPP. OPPOSITE	O.T.S. OPEN TO STRUCTURE	P. PASSENGER	P.B. PANIC BAR	P.B.D. PARTICLE BOARD	P.C. PRECAST CONCRETE	P.E. PERIMETER	P.L. PLATE	P.L. PROPERTY LINE	P.LAM. PLASTIC LAMINATE	PLAS. PLASTER	P.LWD. PLYWOOD	P.NL. PANEL	P.O. PURCHASE ORDER	PAIR. PAIR	P.S.F. POUNDS PER SQUARE FOOT	P.S.I. POUNDS PER SQUARE INCH	P.T. POINT	P.T. PRESSURE TREATED	P.L. PLANTER DRAIN	PTN. PARTITION	P.VMT. PAVEMENT	P.T.D. PAPER TOWEL DISPENSER	Q.T. QUARRY TILE	R. RISER	R.A. RETURN AIR	R.S. RADIUS	R.B. RESILIENT BASE	R.T. RESILIENT TILE	R.D. ROOF DRAIN	REF. REFERENCE	REFL. REFLECTED	REG. REGISTER	REFR. REFRIGERATOR	REIN. REINFORCING	REQD. REQUIRED	REV. REVISION	R.H. RIGHT HAND	RM. ROOM	R.O. ROUGH OPENING	R.O.W. RIGHT OF WAY	RCP. REFLECTED CLG. PLAN	S. SOUTH	S.C. SOLID CORE	SCHED. SCHEDULE	S.D. STORM DRAIN	SEAL. SEALANT	SECT. SECTION	SQ.F. SQUARE FEET	SH. SHELF	SHT. SHEET	SHTG. SHEATHING	SIM. SIMILAR	SL. SLOPE	SLP. STAND PIPE	SP. SPECIFICATION	SQ. SQUARE	S.S. SERVICE SINK	S.S. STAINLESS STEEL	STD. STANDARD	STL. STEEL	STR. STRUCTURAL	STRUC. STRUCTURAL	SUSP. SUSPENDED	T. TREAD	T.O. TOWEL BAR	T.B. TELEPHONE	TEMP. TEMPERED	TERR. TERRAZZO	TEX. TEXTURE(D)	T.&G. TONGUE AND GROOVE	THK. THICK(NESS)	THRESH. THRESHOLD	T.J. TOOLED JOINT	TKBD. TACKBOARD	T.O.B. TOP OF BRICK	T.V. TELEVISION	TYP. TYPICAL	T.O.C. TOP OF CONCRETE	T.O.S. TOP OF STL.	UNFIN. UNFINISHED	U.O.N. UNLESS OTHERWISE NOTED	V. VARNISH	VCT. VINYL COMPOSITION TILE	VEN. VENEER	VERT. VERTICAL	VEST. VESTIBULE	V.G. VISION GRILLE	V.V.C. VINYL WALL COVERING	W. WEST, WIDE	WITH. WITH	W.C. WATER CLOSET	WOOD. WOOD	W.H. WATER HEATER	W/O. WITHOUT	WP. WATERPROOFING	W.R. WATER RESISTANT	WSC.T. WAINSCOT	WT. WEIGHT	W.W.F. WELDED WIRE FABRIC	<p>COLUMN GRID LINE <b>B</b></p> <p>DETAIL BUG </p> <p>BUILDING SECTION/ WALL SECTION/ ELEVATION </p> <p>DATUM </p> <p>REVISION </p> <p>NORTH ARROW </p> <p>INTERIOR ELEVATION REFERENCE </p> <p>ROOM IDENTIFICATION </p> <p>OPENING NUMBER </p> <p>MATCH LINE </p> <p>WALL/PARTITION TYPE </p>	<p>PROJECT ADDRESS: 4836 E MERCER WAY, MERCER ISLAND, WA 98040</p> <p>PROJECT DESCRIPTION: 272 SF ADDITION TO EXIST. HOUSE, 653 SF OF ROOF AREA FOR COVERED PATIO SPACE. SECOND FLOOR ADDITION TO EXIST. GARAGE. INTERIOR AND EXTERIOR RENOVATIONS PER DRAWINGS</p> <p>CITY OF MERCER ISLAND PROJECT NUMBER: 2504-054</p> <p>ENVIRONMENTAL CRITICAL AREA: - WIND EXPOSURE - WIND SPEED C - POTENTIAL SLIDE - SEISMIC/LIQUEFACTION - WATER &lt;10 FT BELOW GROUND SURFACE</p> <p>RELATED PERMIT NUMBER: N/A</p> <p>ACCESSOR'S TAX NUMBER: 192405-9001</p> <p>PARCEL NUMBER: 192405-9001</p> <p>CONSTRUCTION TYPE: VB</p> <p>CONSTRUCTION STORMWATER CONTROL: NO</p> <p>BUILDING CODES: ARCHITECTURE - 2021 INTERNATIONAL RESIDENTIAL CODE ENGINEERING - 2021 INTERNATIONAL BUILDING CODE</p>	<p><b>ARCHITECTURAL</b></p> <table border="0"><tr><td>A0.1</td><td>PROJECT INFORMATION</td></tr><tr><td>A1.0</td><td>SURVEY</td></tr><tr><td>A1.1</td><td>SITE PLAN</td></tr><tr><td>A1.2</td><td>HARDSCAPE PLAN</td></tr><tr><td>A1.3</td><td>HARD SURFACE PLAN</td></tr><tr><td>A1.3</td><td>SHORELINE PLAN</td></tr><tr><td>A1.4</td><td>IMPERVIOUS SURFACE AREA</td></tr><tr><td>A1.5</td><td>GROSS FLOOR AREA AND A.B.E.</td></tr><tr><td>A2.0</td><td>FOUNDATION PLAN</td></tr><tr><td>A2.1</td><td>EXISTING MAIN FLOOR PLAN</td></tr><tr><td>A2.2</td><td>PROPOSED MAIN FLOOR PLAN</td></tr><tr><td>A2.4</td><td>EXISTING UPPER FLOOR PLAN</td></tr><tr><td>A2.5</td><td>PROPOSED UPPER LEVEL FLOOR PLAN</td></tr><tr><td>A2.7</td><td>ROOF PLAN</td></tr><tr><td>A3.0</td><td>EXISTING EXT. ELEVATIONS</td></tr><tr><td>A3.1</td><td>EXISTING EXT. ELEVATIONS</td></tr><tr><td>A3.2</td><td>EXT. ELEVATIONS</td></tr><tr><td>A3.3</td><td>EXT. ELEVATIONS</td></tr><tr><td>A3.4</td><td>EXT. ELEVATIONS</td></tr><tr><td>A5.1</td><td>BUILDING SECTIONS</td></tr><tr><td>A5.2</td><td>BUILDING WALL SECTIONS</td></tr><tr><td>A7.1</td><td>DOOR SCHEDULE, ENERGY NOTES</td></tr><tr><td>A7.2</td><td>WINDOW SCHEDULE, ENERGY NOTES</td></tr></table> <p><b>STRUCTURAL ENGINEERING</b></p> <table border="0"><tr><td>S1.0</td><td>GENERAL STRUCTURAL NOTES</td></tr><tr><td>S2.0</td><td>MAIN FLOOR FRAMING/FOUNDATION PLAN</td></tr><tr><td>S2.1</td><td>UPPER FLOOR FRAMING PLAN</td></tr><tr><td>S2.2</td><td>ROOF FRAMING PLAN</td></tr><tr><td>S3.0</td><td>STRUCTURAL DETAILS</td></tr><tr><td>S3.1</td><td>STRUCTURAL DETAILS</td></tr><tr><td>S3.2</td><td>STRUCTURAL DETAILS</td></tr><tr><td>S4.0</td><td>STRUCTURAL DETAILS</td></tr></table>	A0.1	PROJECT INFORMATION	A1.0	SURVEY	A1.1	SITE PLAN	A1.2	HARDSCAPE PLAN	A1.3	HARD SURFACE PLAN	A1.3	SHORELINE PLAN	A1.4	IMPERVIOUS SURFACE AREA	A1.5	GROSS FLOOR AREA AND A.B.E.	A2.0	FOUNDATION PLAN	A2.1	EXISTING MAIN FLOOR PLAN	A2.2	PROPOSED MAIN FLOOR PLAN	A2.4	EXISTING UPPER FLOOR PLAN	A2.5	PROPOSED UPPER LEVEL FLOOR PLAN	A2.7	ROOF PLAN	A3.0	EXISTING EXT. ELEVATIONS	A3.1	EXISTING EXT. ELEVATIONS	A3.2	EXT. ELEVATIONS	A3.3	EXT. ELEVATIONS	A3.4	EXT. ELEVATIONS	A5.1	BUILDING SECTIONS	A5.2	BUILDING WALL SECTIONS	A7.1	DOOR SCHEDULE, ENERGY NOTES	A7.2	WINDOW SCHEDULE, ENERGY NOTES	S1.0	GENERAL STRUCTURAL NOTES	S2.0	MAIN FLOOR FRAMING/FOUNDATION PLAN	S2.1	UPPER FLOOR FRAMING PLAN	S2.2	ROOF FRAMING PLAN	S3.0	STRUCTURAL DETAILS	S3.1	STRUCTURAL DETAILS	S3.2	STRUCTURAL DETAILS	S4.0	STRUCTURAL DETAILS	<p><b>ZONING</b></p> <table border="1"><thead><tr><th>CLIMATE ZONE</th><th>CLIMATE ZONE</th></tr></thead><tbody><tr><td>5 AND MARINE 4</td><td>6</td></tr></tbody></table>	CLIMATE ZONE	CLIMATE ZONE	5 AND MARINE 4	6	<p><b>ENERGY INFORMATION</b></p> <table border="1"><thead><tr><th></th><th>CLIMATE ZONE</th><th>CLIMATE ZONE</th></tr></thead><tbody><tr><td>A. 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SLAB ON GRADE R-VALUE AND DEPTH</td><td>10, 2FT</td><td>10, 4FT</td></tr></tbody></table> <p>TB = THERMAL BREAK</p> <p>- ENERGY CERTIFICATE - A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.</p> <p>- EQUIPMENT SIZING FORM - SEE ENERGY CALCULATIONS</p> <p>- ENERGY NOTES - SEE SHEET A7.1</p> <p>- PRIORITY GREEN NOTES - N/A</p>		CLIMATE ZONE	CLIMATE ZONE	A. VERTICAL GLAZING U-FACTOR	0.30	0.30	B. OVERHEAD GLAZING U-FACTOR	0.50	0.50	C. CEILING R-VALUE	49	49	D. VAULTED CEILING R-VALUE	38	38	E. WOOD FRAME WALL R-VALUE	21 int.	21+5 cont. insul.	F. MASS WALL R-VALUE	21/21h	21+5h	G. FLOOR R-VALUE	30	30	H. BELOW-GRADE WALL R-VALUE	10/15/21int. +TB	10/15/21int. +TB	I. SLAB ON GRADE R-VALUE AND DEPTH	10, 2FT	10, 4FT	<p><b>LEGAL DESCRIPTION</b></p> <p>BEG AT N MNDR COR OF GL 1 TH S 00-11-00 W 335 FT TH N 89-41-00 W 15 FT TO TPOB TH S 00-11-00 W 80 FT TH S 89-41-00 E 220 FT ML TO ELY LN SD GL TH NELY TO PT S 89-41-00 E OF TPOB TH N 89-41-00 W TO TPOB TGW 2ND CL SH LDS ADJ</p>	<p><b>FIRE DEPARTMENT</b></p> <p>1. NFPA 13D (FULL COVERAGE) FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.</p> <p>2. NFPA 72 MONITORED HOUSEHOLD FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.</p> <p>3. FIRE ROAD ACCESS ALTERNATIVE - ALL BEDROOM, UTILITY ROOM AND MECHANICAL ROOMS SHALL HAVE SOLID CORE DOORS.</p>	<p><b>ENERGY CALCULATIONS</b></p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"><li>DO NOT SCALE DRAWINGS.</li><li>IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021 WASHINGTON STATE ENERGY CODE, THE 2021 INTERNATIONAL MECHANICAL CODE, THE 2021 UNIFORM PLUMBING CODE AND RULES AND REGULATIONS OF THE JURISDICTIONS HAVING AUTHORITY.</li><li>PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODE REGULATIONS OR RULES OF JURISDICTIONS HAVING AUTHORITY.</li><li>PRIOR TO COMMENCEMENT, OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER PROVIDED INFORMATION, AND SITE CONDITIONS INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.</li><li>THE CONTRACTOR SHALL PAY AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WITH THE EXCEPTION OF THE GENERAL BUILDING PERMIT.</li><li>ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTACT THE ARCHITECT FOR CLARIFICATIONS IF NEEDED.</li><li>DESIGN-BUILD SERVICES SUCH AS ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE CONDUCTED UNDER SEPARATE PERMITS FILED AND SECURED BY THE G.C. OR DESIGN-BUILD SUB-CONTRACTOR.</li></ol>
ANGLE	AT	CENTERLINE	CHANNEL	PERPENDICULAR	PLATE	ROUND OR NUMBER	DIAMETER	SQUARE FEET	A.B. ANCHOR BOLT	A.C. ACCESSIBLE	A.C.O. ACOUSTICAL	A.C.T. ACOUSTIC TILE	A.D. AREA DRAIN	ADD. ADDENDUM	ADDJ. ADJACENT	ADJ. ADJUSTABLE	A.F.F. ABOVE FINISH FLOOR	AGGR. AGGREGATE	AL.T. ALTERNATE	ALUM. ALUMINUM	ANOD. ANODIZED	APPROX. APPROXIMATE	ARCH. ARCHITECT	ASPH. ASPHALT	A.V. AUDIOVISUAL	BD. BOARD	B.TWN. BETWEEN	B.LDG. BUILDING	BLK. BLOCK	BLCKG. BLOCKING	BM. BEAM	B.M. BENCH MARK	BOT. BOTTOM	BRG. BEARING	BRZ. BRONZE	BSMT. BASEMENT	B.U.R. BUILT UP ROOF	CAB. CABINET	C.B. CATCH BASIN	C.E. CEMENT	CER. CERAMIC	C.G. CORNER GUARD	CHAMF. CHAMFER	C.I. CAST IRON	C.I.P. CAST-IN-PLACE(CONCRETE)	CIRC. CIRCLE	C.J. CONTROL JOINT	C.L.G. CEILING	CLR. CLEAR(ANCE)	C.M.U. CONCRETE MASONRY UNIT	CONTR. COUNTER	C.O. CLEAN OUT	COL. COLUMN	CONC. CONCRETE	CONN. CONNECTION	CONST. CONSTRUCTION	CONT. CONTINUOUS	CONTR. CONTRACTOR	CORR. CORRIDOR	CPT. CARPET	CRS. COURSING	C.SMT. CASEMENT	C.T. CERAMIC TILE	C.N. CENTER	CSK. COUNTER SINK	CU. FT. CUBIC FOOT	CU. YD. CUBIC YARD	DEMO. DEMOLITION	DBL. DOUBLE	D.L. DEAD LOAD	DET. DETAIL	D.F. DRINKING FOUNTAIN	D.H. DOUBLE HUNG	DIAG. DIAGONAL	DIAM. DIAMETER	DIM. DIMENSION	DIV. DIVISION	DN. DOWN	DP. DAMPPROOFING	DR. DISPENSER	DR. DOOR	DS. DOWNSPOUT	D.T. DRAIN TILE	DWG. DRAWING	DWR. DRAWER	E. EAST	E.A.C. EXTERIOR INSULATED FINISH SYSTEM	E.I.T.S. EXPANSION JOINT	E.J. ELEVATION	ELEC. ELECTRICAL	ELEV. ELEVATOR	ENCL. ENCLOSURE	EQ. EQUAL	EQUIP. EQUIPMENT	ESC. ESCALATOR	EST. ESTIMATE	EXCAV. EXCAVATE	EXH. EXHAUST	EXIST. EXISTING	EXP. EXPANSION	EXT. EXTERIOR	F.B.O.I.C. FURNISHED BY OWNER INSTALLED BY CONTRACTOR	F.B.O.I.O. FURNISHED BY OWNER INSTALLED BY OWNER	F.D. FLOOR DRAIN	FDN. FOUNDATION	F.E. FIRE EXTINGUISHER	F.E.C. FIRE EXTINGUISHER CABINET	FIN. FINISH	FLR. FLOOR	FLASH. FLASHING	FLOR. FLUORESCENT	F.O.S. FACE OF STUDS	F.O.C. FACE OF CONCRETE	F.O.F. FACE OF FINISH	F.O.E. FACE OF EXTERIOR	F.O.M. FACE OF MASONRY	FP. FIREPROOF	FT. FEET	FTG. FOOTING	F.T.V. FIXED SECURITY TELEVISION	FURR. FURRED	FUT. FUTURE	F.V.G. FIBERGLASS REINF. GYPSUM FABRIC WALLCOVERING	F.W.C. FABRIC WALLCOVERING	G. GAGE	GALV. GALVANIZED	G.B. GRAB BAR	GEN. GENERAL	GL. GLASS, GLAZING	GND. GROUND	GR. GRADE, GRADING	G.W.B. GYPSUM WALL BOARD	GFR.C. GLASS FIBER REINF. CONC.	H.B. HOSE BIBB	H.D. HOLLOW CORE	HD. HEAD	HDBD. HARDBOARD	HDR. HEADER	HDWD. HARDWOOD	HDWR. HARDWARE	H.M. HOLLOW METAL	HORIZ. HORIZONTAL	HR. HOUR	HK. HEIGHT	HTG. HEATING	H.V.A.C. HEATING/VENTILATING/ AIR CONDITIONING	H.W. HOT WATER HEATER	I.D. INSIDE DIAMETER	I.P.S. INSIDE PIPE SIZE	INCL. INCLUDING	INSUL. INSULATION	INT. INTERIOR	INVT. INVERT	JAN. JANITOR	JST. JOIST	JT. JOINT	KIT. KITCHEN	K.O. KNOCK OUT	KO. KNOCKOUT	KPL. KICKPLATE	L.A.M. LAMINATE(D)	LAV. LAVATORY	L.H. LEFT HAND	L. LENGTH	L.L. LIVE LOAD	LT. LIGHT	LTL. LINTEL	LVR. LOUVER	MARB. MARBLE	M.A.S. MASONRY	MAX. MAXIMUM	M.C. MECHANICAL	MED. MEDIUM	MEMB. MEMBRANE	MEZ. MEZZANINE	MFR. MANUFACTURE(R)	M.F.B. MINERAL FIBER BD.	M.H. MANHOLE	MIN. MINIMUM	MISC. MISCELLANEOUS	MTD. MOUNTED	MTL. METAL	MULL. MULLION	N. NORTH	N.I.C. NOT IN CONTRACT	N. NUMBER	NO. NOMINAL	N.T.S. NOT TO SCALE	O.A. OVERALL	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	O.F.R.D. OVERFLOW ROOF DRAIN	OH. OVERHEAD	OPNG. OPENING	OPP. OPPOSITE	O.T.S. OPEN TO STRUCTURE	P. PASSENGER	P.B. PANIC BAR	P.B.D. PARTICLE BOARD	P.C. PRECAST CONCRETE	P.E. PERIMETER	P.L. PLATE	P.L. PROPERTY LINE	P.LAM. PLASTIC LAMINATE	PLAS. PLASTER	P.LWD. PLYWOOD	P.NL. PANEL	P.O. PURCHASE ORDER	PAIR. PAIR	P.S.F. POUNDS PER SQUARE FOOT	P.S.I. POUNDS PER SQUARE INCH	P.T. POINT	P.T. PRESSURE TREATED	P.L. PLANTER DRAIN	PTN. PARTITION	P.VMT. PAVEMENT	P.T.D. PAPER TOWEL DISPENSER	Q.T. QUARRY TILE	R. RISER	R.A. RETURN AIR	R.S. RADIUS	R.B. RESILIENT BASE	R.T. RESILIENT TILE	R.D. ROOF DRAIN	REF. REFERENCE	REFL. REFLECTED	REG. REGISTER	REFR. REFRIGERATOR	REIN. REINFORCING	REQD. REQUIRED	REV. REVISION	R.H. RIGHT HAND	RM. ROOM	R.O. ROUGH OPENING	R.O.W. RIGHT OF WAY	RCP. REFLECTED CLG. PLAN	S. SOUTH	S.C. SOLID CORE	SCHED. SCHEDULE	S.D. STORM DRAIN	SEAL. SEALANT	SECT. SECTION	SQ.F. SQUARE FEET	SH. SHELF	SHT. SHEET	SHTG. SHEATHING	SIM. SIMILAR	SL. SLOPE	SLP. STAND PIPE	SP. SPECIFICATION	SQ. SQUARE	S.S. SERVICE SINK	S.S. STAINLESS STEEL	STD. STANDARD	STL. STEEL	STR. STRUCTURAL	STRUC. STRUCTURAL	SUSP. SUSPENDED	T. TREAD	T.O. TOWEL BAR	T.B. TELEPHONE	TEMP. TEMPERED	TERR. TERRAZZO	TEX. TEXTURE(D)	T.&G. TONGUE AND GROOVE	THK. THICK(NESS)	THRESH. THRESHOLD	T.J. TOOLED JOINT	TKBD. TACKBOARD	T.O.B. TOP OF BRICK	T.V. TELEVISION	TYP. TYPICAL	T.O.C. TOP OF CONCRETE	T.O.S. TOP OF STL.	UNFIN. UNFINISHED	U.O.N. UNLESS OTHERWISE NOTED	V. VARNISH	VCT. VINYL COMPOSITION TILE	VEN. VENEER	VERT. VERTICAL	VEST. VESTIBULE	V.G. VISION GRILLE	V.V.C. VINYL WALL COVERING	W. WEST, WIDE	WITH. WITH	W.C. WATER CLOSET	WOOD. WOOD	W.H. WATER HEATER	W/O. WITHOUT	WP. WATERPROOFING	W.R. WATER RESISTANT	WSC.T. WAINSCOT	WT. WEIGHT	W.W.F. WELDED WIRE FABRIC																																																																																																										
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**BASIS OF BEARINGS**

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011.  
NORTH 88°10'35" WEST ALONG THE NORTH PROPERTY LINE  
EXTENDED WEST, BETWEEN MONUMENTS FOUND IN PLACE.

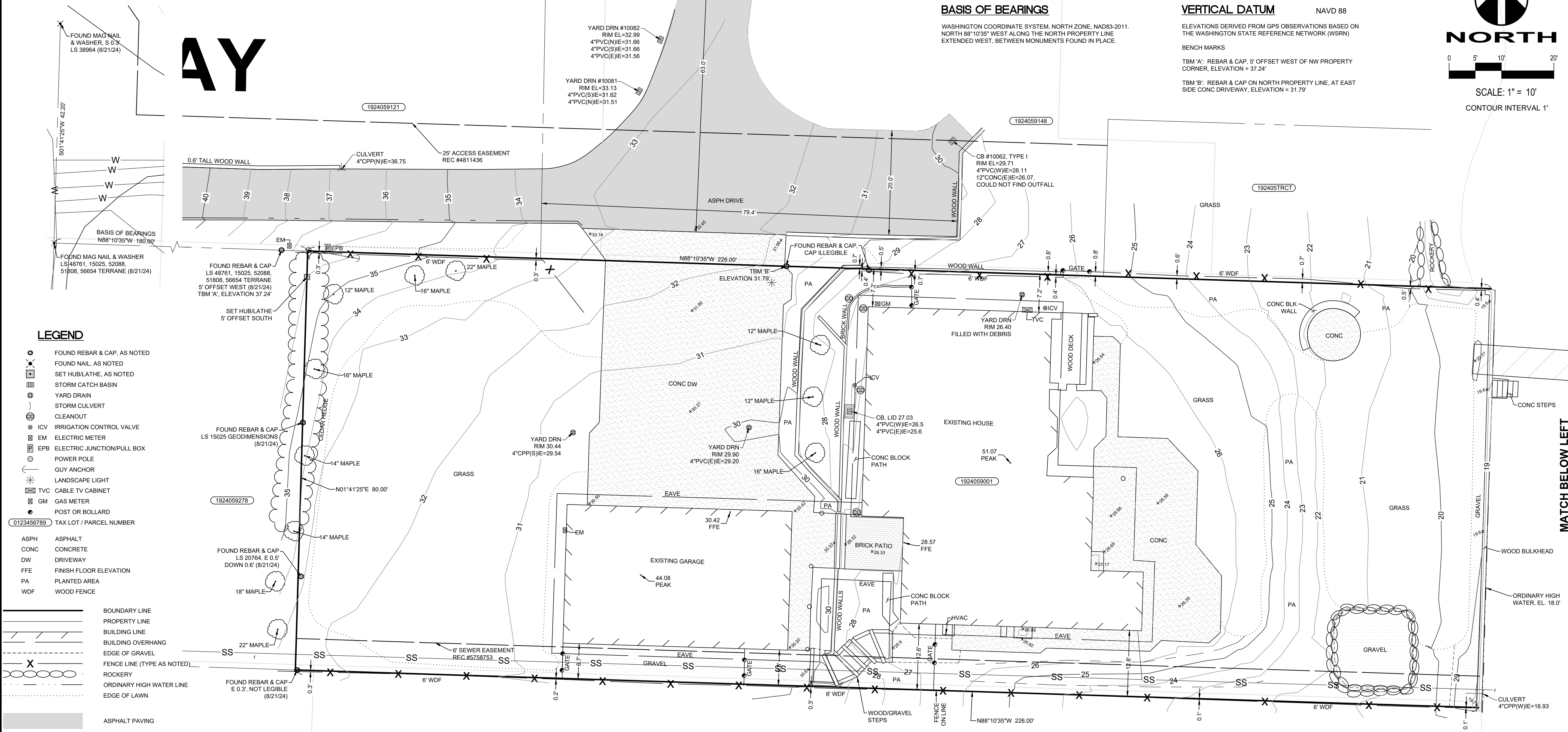
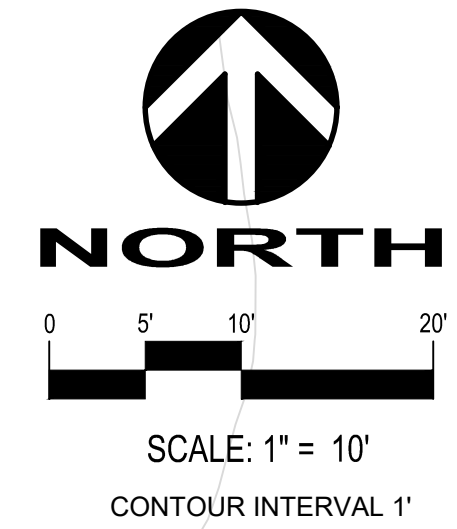
**VERTICAL DATUM**

NAVD 88

ELEVATIONS DERIVED FROM GPS OBSERVATIONS BASED ON  
THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

**BENCH MARKS**

TBM 'A': REBAR & CAP, 5' OFFSET WEST OF NW PROPERTY  
CORNER, ELEVATION = 37.24'  
TBM 'B': REBAR & CAP ON NORTH PROPERTY LINE, AT EAST  
SIDE CONC DRIVEWAY, ELEVATION = 31.79'



**LEGEND**

- FOUND REBAR & CAP, AS NOTED
  - FOUND NAIL, AS NOTED
  - SET HUBLATHE, AS NOTED
  - STORM CATCH BASIN
  - YARD DRAIN
  - STORM CULVERT
  - CLEANOUT
  - IRRIGATION CONTROL VALVE
  - ELECTRIC METER
  - ELECTRIC JUNCTION/PULL BOX
  - POWER POLE
  - GUY ANCHOR
  - LANDSCAPE LIGHT
  - CABLE TV CABINET
  - GAS METER
  - POST OR BOLLARD
  - TAX LOT / PARCEL NUMBER
- 
- ASPH ASPHALT
  - CONC CONCRETE
  - DW DRIVEWAY
  - FFE FINISH FLOOR ELEVATION
  - PA PLANTED AREA
  - WDF WOOD FENCE

- BOUNDARY LINE
  - PROPERTY LINE
  - BUILDING LINE
  - BUILDING OVERHANG
  - EDGE OF GRAVEL
  - FENCE LINE (TYPE AS NOTED)
  - ROCKERY
  - ORDINARY HIGH WATER LINE
  - EDGE OF LAWN
- 
- ASPHALT PAVING
  - BRICK PAVING
  - CONCRETE PAVING
  - GRAVEL PATH

**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20170721001447, RECORDS OF KING COUNTY, WASHINGTON.)  
TAT PORTION OF GOVERNMENT LOT 1 IN SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MEANDER CORNER OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1 WHICH IS SOUTH 89°41'00" EAST 1488.82 FEET FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT;  
THENCE SOUTH 00°11'00" WEST PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION A DISTANCE OF 335 FEET;  
THENCE NORTH 89°41'00" WEST 15 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE SOUTH 00°11'00" WEST 80 FEET;  
THENCE SOUTH 89°41'00" EAST 220 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID GOVERNMENT LOT 1;  
THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 89°41'00" WEST;  
THENCE NORTH 89°41'00" WEST TO THE TRUE POINT OF BEGINNING;  
TOGETHER WITH SHORE LANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON;  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**GENERAL NOTES**

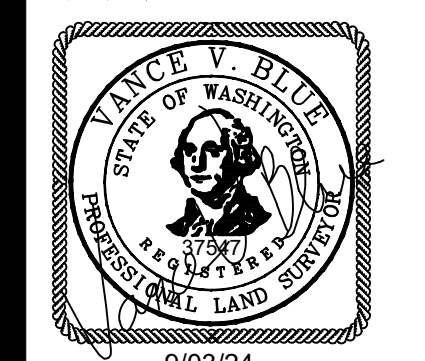
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- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 21 AND 26, 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.
- CONTOUR LINES REPRESENTED HEREON WERE DERIVED FROM CONVENTIONAL GROUND SURVEY DATA AND CONFORM TO NATIONAL MAP ACCURACY STANDARDS. CONTOUR INTERVAL ONE FOOT.
- THE PURPOSE OF THIS SURVEY IS FOR GENERAL PLANNING AND DESIGN.

**REFERENCES**

- RECORD OF SURVEY BY McDUFFY, VOL. 41, PG 80 OF SURVEYS, REC. NO. 8408079002
- RECORD OF SURVEY BY PACIFIC NW SURVEYS, VOL. 55, PG 177 OF SURVEYS, REC. NO. 8705289001
- RECORD OF SURVEY BY CRONES, VOL. 264, PG 143 OF SURVEYS, REC. NO. 20090714900042
- RECORD OF SURVEY BY GEODIMENSIONS, VOL. 326, PG 211 OF SURVEYS, REC. NO. 20150624900014
- RECORD OF SURVEY BY TERRANE, VOL. 431, PG 214 OF SURVEYS, REC. NO. 20200910900027

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ROSENWALD PROPERTY**  
**GREG & JENNIFER ROSENWALD**  
**4836 E MERCER WAY, MERCER ISLAND, WA**

**DAVID EVANS AND ASSOCIATES INC.**  
 20300 Woodinville Snohomish Rd. NE, Ste A  
 Woodinville Washington 98072  
 Phone: 425.415.2000



9/03/24  
REVISIONS: APPD.

DATE: SEPT. 3, 2024  
DESIGN:  
DRAWN:  
CHECKED:  
REVISION NUMBER:

SCALE: 1"=10"  
PROJECT NUMBER:  
OWDV03510001

DRAWING FILE:  
SV-BS-OWDV0351.dwg

SHEET NO.  
**1**  
OF 1

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 By: John Christensen  
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NE 1/4 OF THE NE 1/4, SEC. 19, TWP. 24 N., RNG. 5 E., W.M.

AY

**BASIS OF BEARINGS**

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011.  
NORTH 88°10'35" WEST ALONG THE NORTH PROPERTY LINE  
EXTENDED WEST, BETWEEN MONUMENTS FOUND IN PLACE.

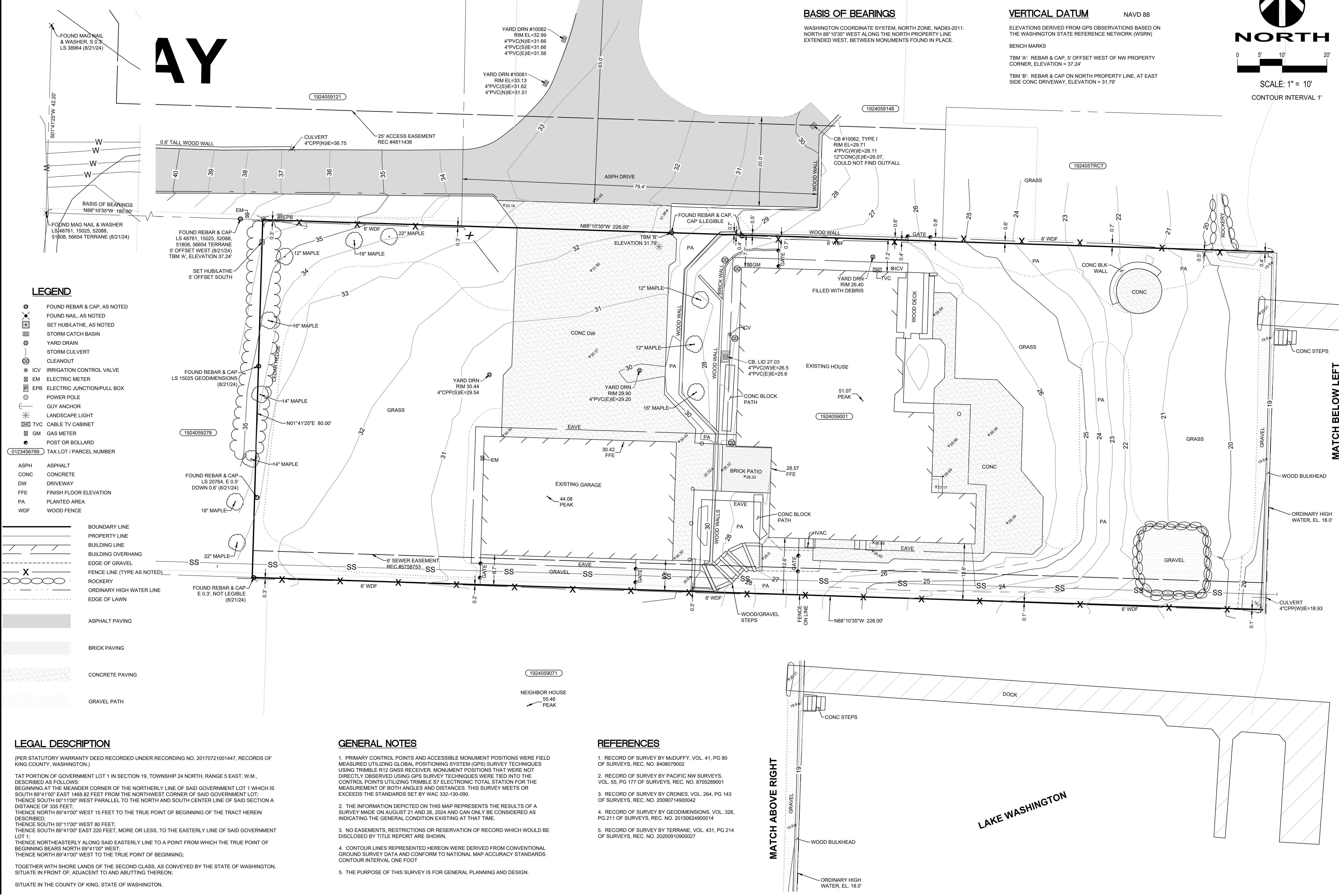
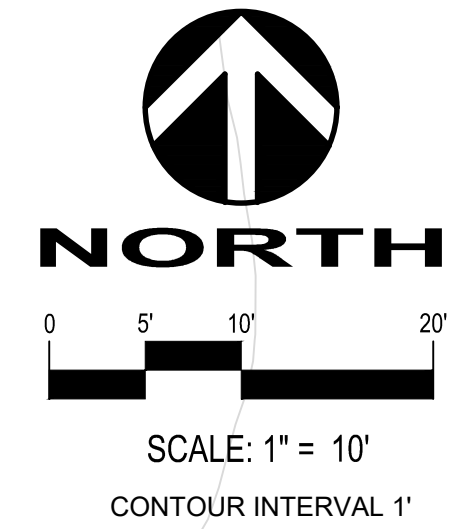
**VERTICAL DATUM**

NAVD 88

ELEVATIONS DERIVED FROM GPS OBSERVATIONS BASED ON  
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CORNER, ELEVATION = 37.24'  
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**LEGEND**

- FOUND REBAR & CAP, AS NOTED
  - FOUND NAIL, AS NOTED
  - SET HUBLATHE, AS NOTED
  - STORM CATCH BASIN
  - YARD DRAIN
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**GENERAL NOTES**

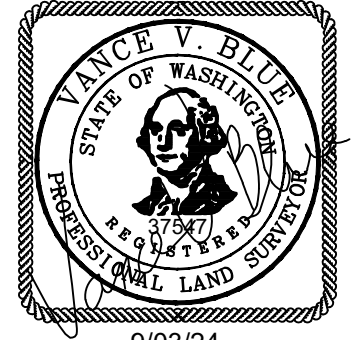
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**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**ROSENWALD PROPERTY**  
**GREG & JENNIFER ROSENWALD**  
**4836 E MERCER WAY, MERCER ISLAND, WA**

**DAVID EVANS AND ASSOCIATES INC.**  
 20300 Woodinville Snohomish Rd. NE, Ste A  
 Woodinville Washington 98072  
 Phone: 425.415.2000



9/03/24  
REVISIONS: APPD.

DATE: SEPT. 3, 2024  
DESIGN:  
DRAWN:  
CHECKED:  
REVISION NUMBER:

SCALE: 1"=10"

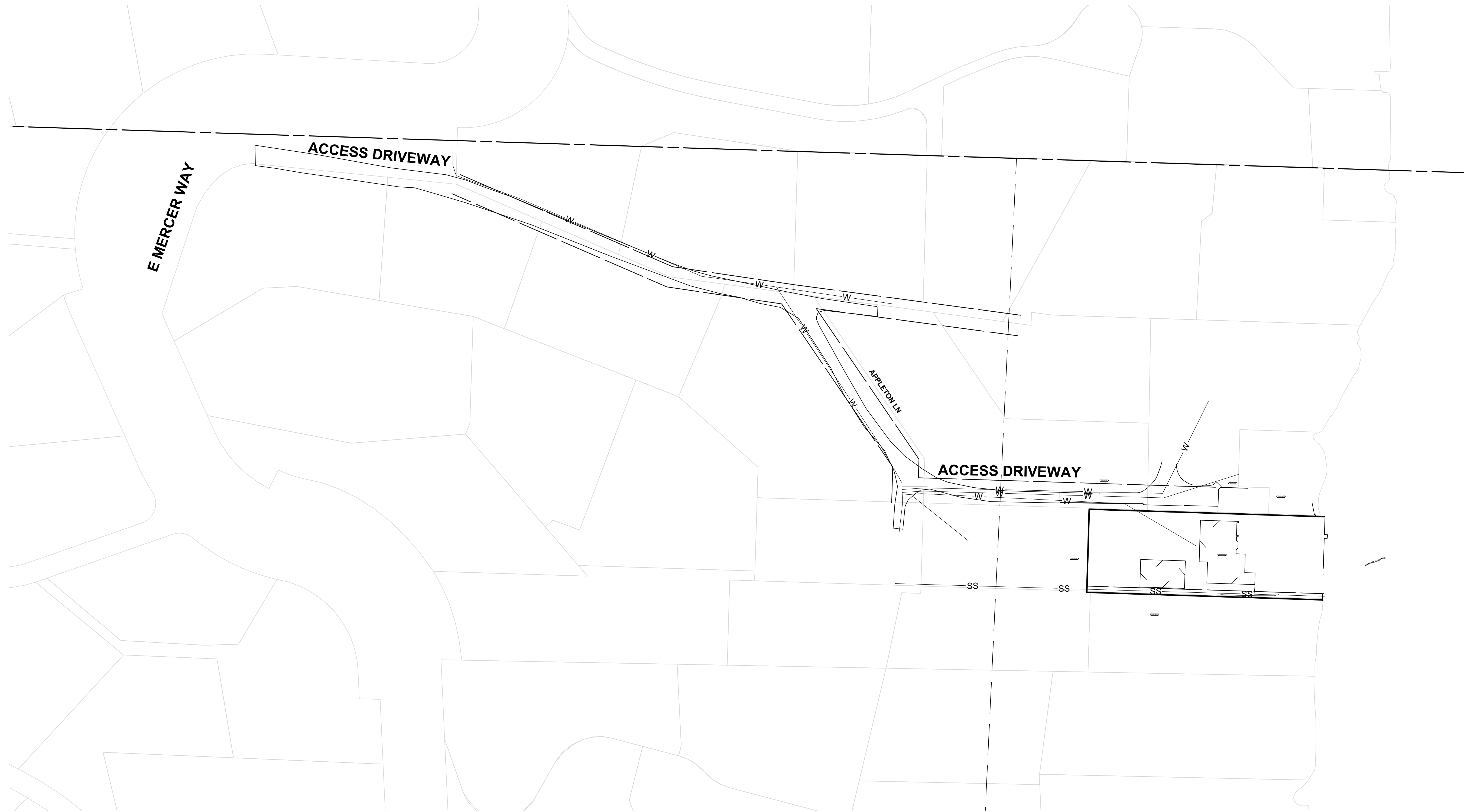
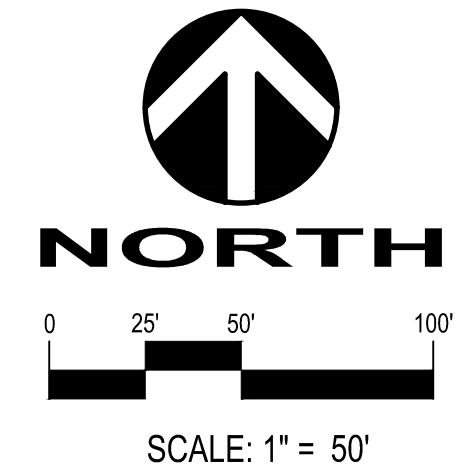
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OWDV03510001

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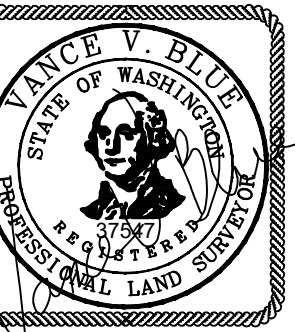
NE 1/4 OF THE NE 1/4, SEC. 19, TWP. 24 N., RNG. 5 E., W.M.



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9/03/24  
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DESIGN:  
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**OWDV03510001**

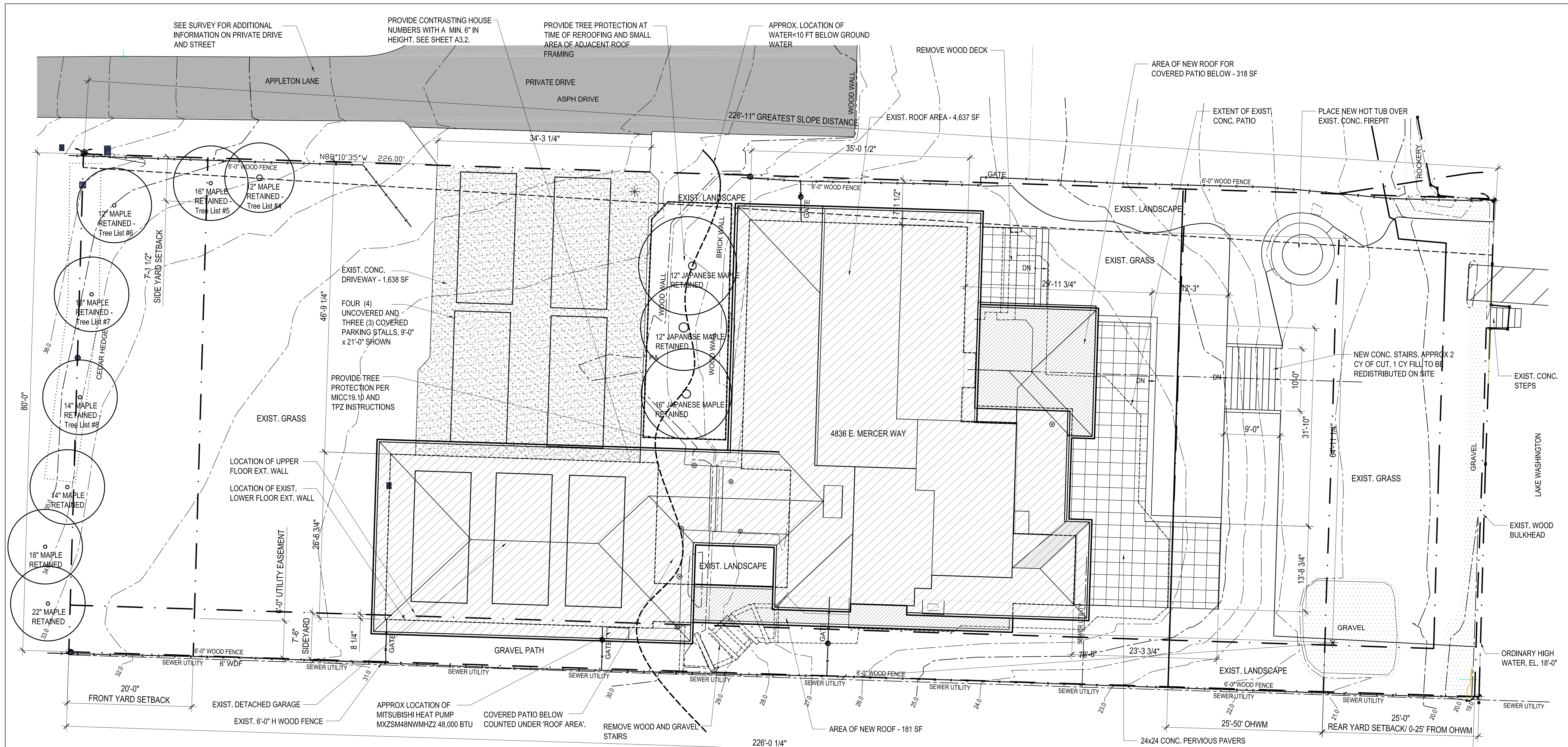
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SHEET NO.

BOUNDARY AND TOPOGRAPHIC SURVEY

ROSENWALD PROPERTY  
GREG & JENNIFER ROSENWALD  
4836 E MERCER WAY, MERCER ISLAND, WA

Date:	
Number:	
Revision:	



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

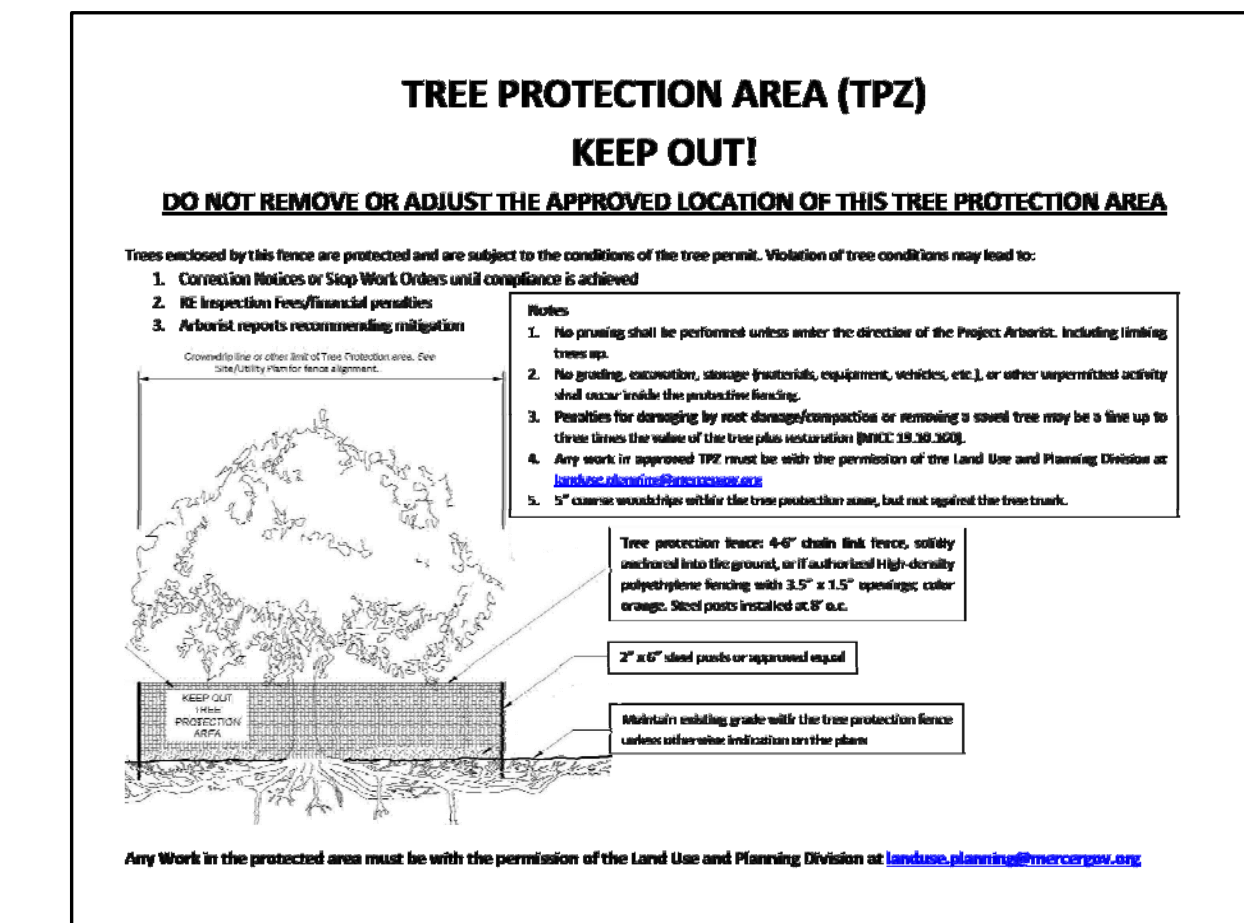
PROJECT ADDRESS: 4836 E MERCER WAY, MERCER ISLAND, WA 98040  
 PARCEL NUMBER: 1924059001  
 ZONING: R-15  
 MIN BUILDING SETBACKS: FRONTYARD: 20'-0", SIDEYARD: 15'-0" TOTAL, REAR: 25'-0"  
 LOT SIZE: 18,403 SF  
 LEGAL DESCRIPTION: BEG AT N MNDR COR OF GL 1 TH S 00-11-00 W 335 FT TH N 89-41-00 W 15 FT TO TPOB TH S 00-11-00 W 80 FT TH S 89-41-00 E 220 FT ML TO ELY LN SD GL TH NELY TO PT S 89-41-00 E OF TPOB TH N 89-41-00 W TO TPOB TGV 2ND CL SH LDS ADJ  
 ENVIRONMENTAL CONDITIONS: R-15  
 ZONING: WIND SPEED EXPOSURE C, WIND SPEED 1.0, POTENTIAL SLIDE/LANDSLIDE AREA, SEISMIC/LIQUEFACTION

LEGEND:  
 MAIN STRUCTURE ROOF AREA: [Hatched Box]  
 NEW ROOF AREA: [Diagonal Lines Box]  
 EXIST. DRIVEWAY: [White Box]  
 EXIST. GRAVEL PATH TO REMAIN: [Dotted Box]

A. Gross Lot Area:	18,403 SF
B. Net Lot Area:	18,403 SF
C. Allowed Lot Coverage Area:	7,361 SF
D. Allowed Lot Coverage % of Lot:	40%
E. Existing Lot Coverage:	4,623 SF
1. Main Structure Roof Area:	0
2. Accessory Building Roof Area:	0
3. Vehicular Use: (driveway, paved access easements [portion used by the lot for access], parking):	1,638 SF UNDER E1
4. Covered Patios and Covered Decks:	6,261 SF
5. Total Existing Lot Coverage Area (E1+E2+E3+E4):	(0) SF
F. (Total Lot Coverage Area Removed):	N/A
G. Proposed Adjustment for Single Story (Area):	N/A
H. Proposed Adjustment for Flag Lot:	N/A
I. Total New Lot Coverage Area:	499 SF
1. Main Structure Roof Area:	N/A
2. Accessory Structure Roof Area:	N/A
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking):	N/A
4. Covered Patios and Covered Decks:	UNDER I1
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4):	499 SF
J. Total Project Lot Coverage Area = (E5 - F) + I5:	6,760
K. Proposed Lot Coverage Area = (J/B) x 100 % of Lot:	36.7%

HIGHEST ELEVATION POINT ON LOT	36.0 FT
LOWEST ELEVATION POINT OF LOT	19.0 FT
ELEVATION DIFFERENCE	17.0 FT
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	226.92 FT
LOT SLOPE	8%

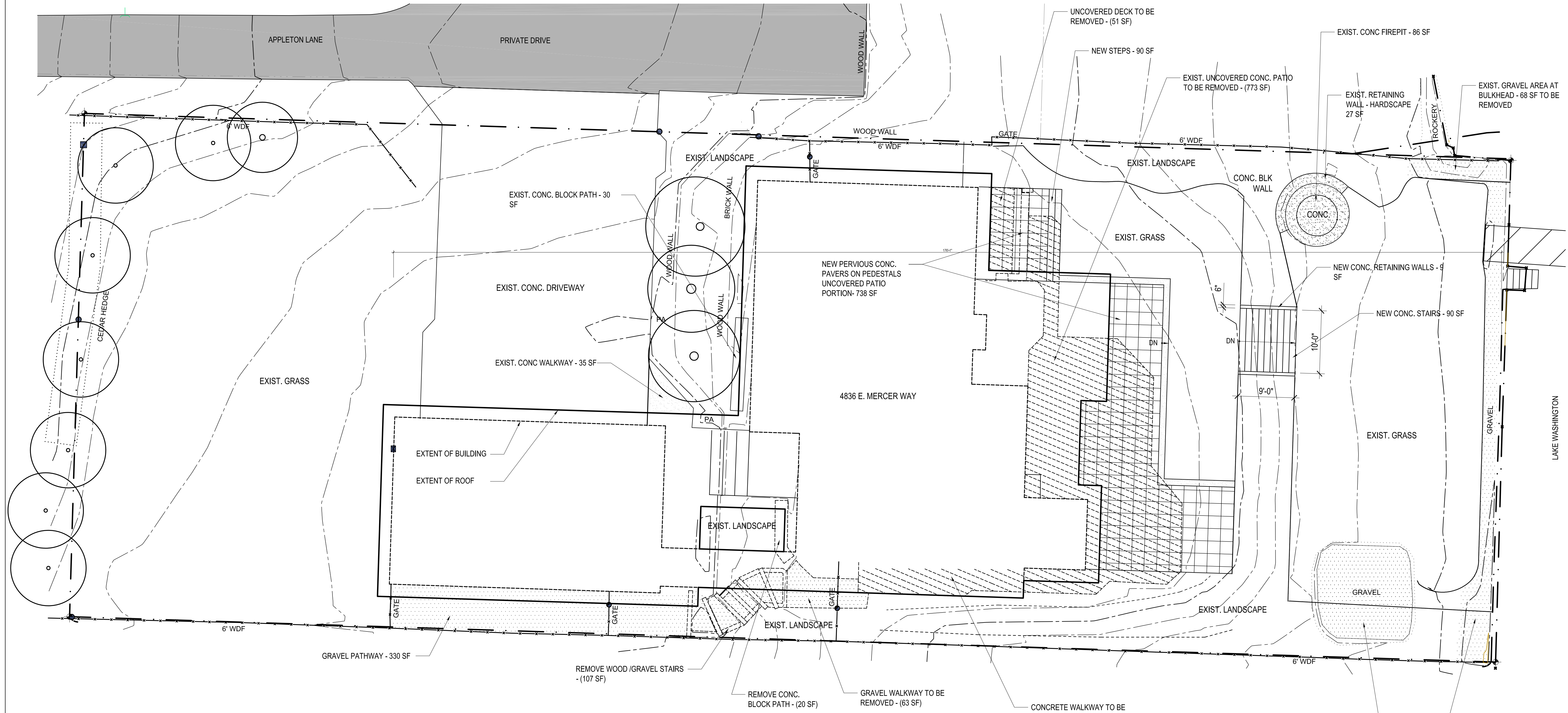
LOT SLOPE CALCULATIONS



AVERAGE BUILDING ELEVATION CALCULATION  
SEE SHEET A1.5

LOT COVERAGE CALCULATIONS

NOTE: ENTIRE SITE CONSIDERED LANDSLIDE PRONE  
PROJECT INFORMATION

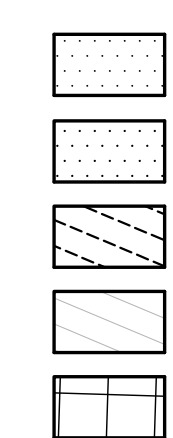


**1 HARDSCAPE PLAN**  
1/8" = 1'-0"

**HARD SURFACE CALCULATIONS:**

A. Gross Lot Area:	18,403 SF	G. (Total Hardscape Area Removed):	(1,370) SF
B. Net Lot Area:	18,403 SF	H. Total New Hardscape Area:	
C. Area Borrowed From Lot Coverage:	0 SF	1. Uncovered Decks:	
D. Allowed Hardscape Area = 9% of lot area + C:	1,656 SF	2. Uncovered Patios:	738 SF
E. Allowed Hardscape Area:	1,656 SF	3. Walkways:	
F. Total Existing Hardscape Area:		4. Stairs:	180 SF
1. Uncovered Decks:	51 SF	5. Rockeries and Retaining Walls:	9 SF
2. Uncovered Patios:	531 SF	6. Other _____:	
3. Walkways:	557 SF	7. Total New Hardscape Area	
4. Stairs:	107SF	(h1+h2+h3+h4+h5+h6):	927 SF
5. Rockeries and Retaining Walls:	27 SF	I. Total Project Hardscape Area = (f7 - g) + h7:	1,394 SF
6. Other: Firepit, Gravel playarea, gravel at bulkhead	564 SF	J. Total Project Hardscape Area = (I/B)x100 % of Lot::	7.5 %
7. Total Existing Hardscape Area			
(f1+f2+f3+f4+f5+f6):	1,837 SF		

- LEGEND:**
- EXIST. GRAVEL PATH TO REMAIN
  - EXIST. GRAVEL AND STAIRS TO BE REMOVED
  - EXIST. CONC. PATIO, WD DECK AND WALKWAY TO BE REMOVED
  - EXIST. CONC. PATIO
  - NEW CONC. PAVER ON PEDESTALS



**HARDSCAPE CALCULATIONS**

Architect:  
**JML ARCHITECTS**  
 Mercer Island, WA 98040  
 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



Owner:  
 Greg and Jennifer Rosenwald  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 P. 206.914.0417  
 Contact: Greg Rosenwald

General Contractor:  
 TBD

P. -  
 Contact: -

Structural Engineer:  
 Harriott Valentine Engineering  
 1932 1st Ave, Suite 720  
 Seattle, WA 98101  
 P. 206.624.4760  
 Contact: Todd Valentine

Mechanical Engineer:  
 n/a

P. -  
 Contact: -

Jurisdiction Approval Stamp

Date:															
Number:															
Revision:															

Project:  
**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 Project No. 24.245  
 Date: July 25, 2025  
**BUILDING PERMIT**

**HARDSCAPE PLAN**

**A1.1**



Owner:  
 Greg and Jennifer Rosenwald

4836 E Mercer Way  
 Mercer Island, WA 98040

P. -  
 Contact: Greg Rosenwald

General Contractor:  
 TBD

P. -  
 Contact: -

Structural Engineer:  
 Harriott Valentine Engineering

1932 1st Ave, Suite 720  
 Seattle, WA 98101

P. 206.624.4760  
 Contact: Todd Valentine

Mechanical Engineer:  
 n/a

-

P. -  
 Contact: -

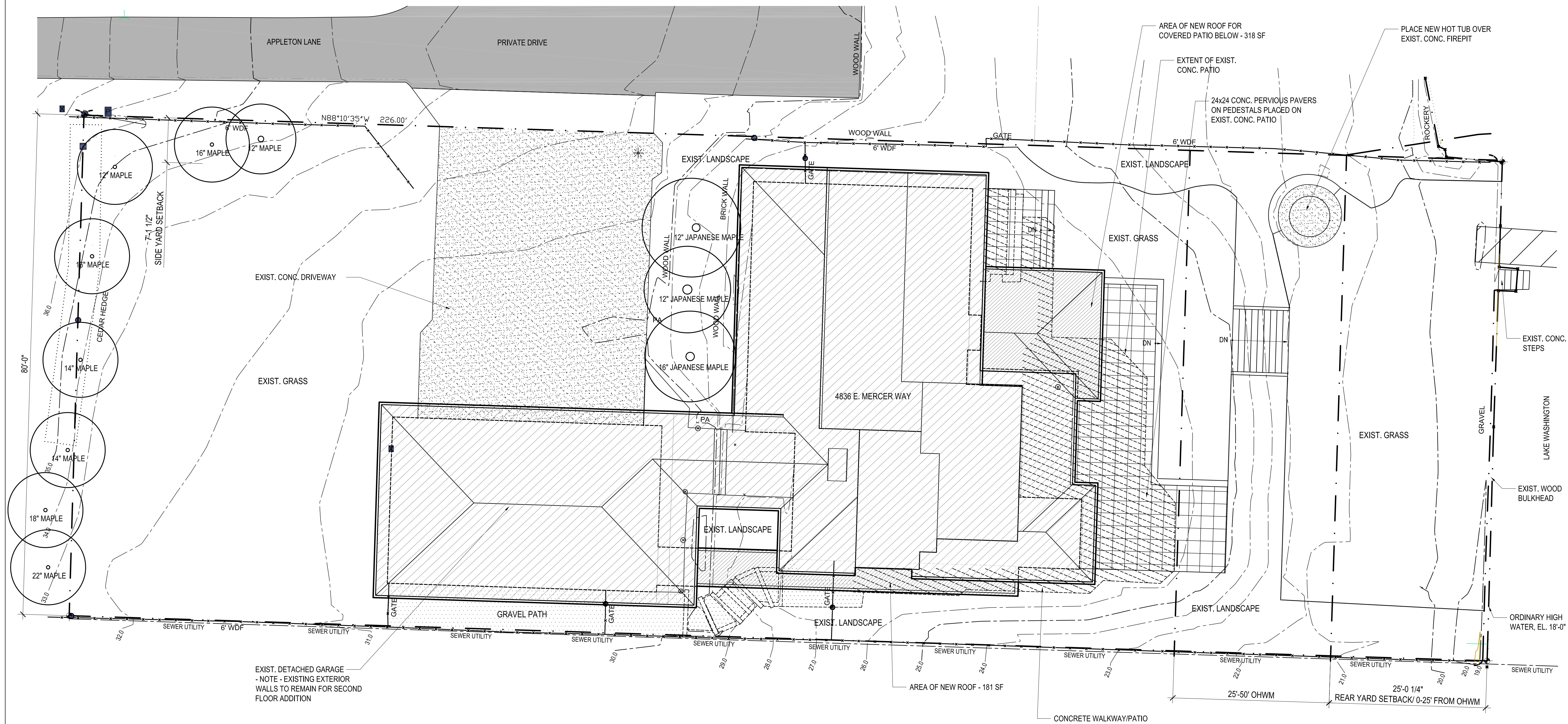
Jurisdiction Approval Stamp

Date:	
Number:	
Revision:	

Project:  
**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 Project No. 24.245  
 Date: July 25, 2025  
**BUILDING PERMIT**

**HARD SURFACE PLAN**

**A1.2**



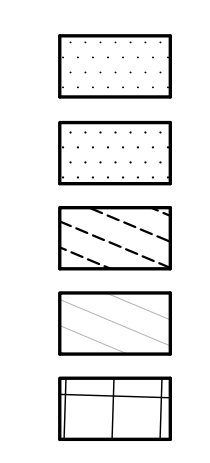
**1 HARD SURFACE PLAN**  
 1/8" = 1'-0"

**HARD SURFACE CALCULATIONS:**

<b>1. Roof Areas:</b> a. Garage Roof: Existing Roof Area: 1,425 SF Proposed Roof Area Addition: 0 SF Total Roof Area: 1,425 SF b. House Roof: Existing Roof: 3,197 SF Proposed Roof Area Addition: 499 SF Total Roof Area: 3,696 SF c. Total Existing Roof Area: 4,622 SF Total Proposed Additional Roof Area: 499 SF TOTAL ROOF AREA: 5,121 SF		<b>2. Hardscape Area (See Sheet A1.2):</b> Existing Hardscape: 1,810 SF Proposed Hardscape Removal: (1,370 SF) Proposed Hardscape Addition: 927 SF TOTAL HARDSCAPE AREA: 1,367 SF (443 SF decrease from exist.)	
<b>3. Driveway:</b> Existing Driveway Area: 1,638 SF Proposed Driveway Addition: 0 SF TOTAL DRIVEWAY AREA: 1,638 SF		<b>TOTAL HARD SURFACE (Roof + Hardscape + Driveway):</b> Existing Total Hard Surface Area: 8,070 SF Proposed Total Hard Surface Addition: 56 SF TOTAL HARD SURFACE AREA: 8,126 SF	

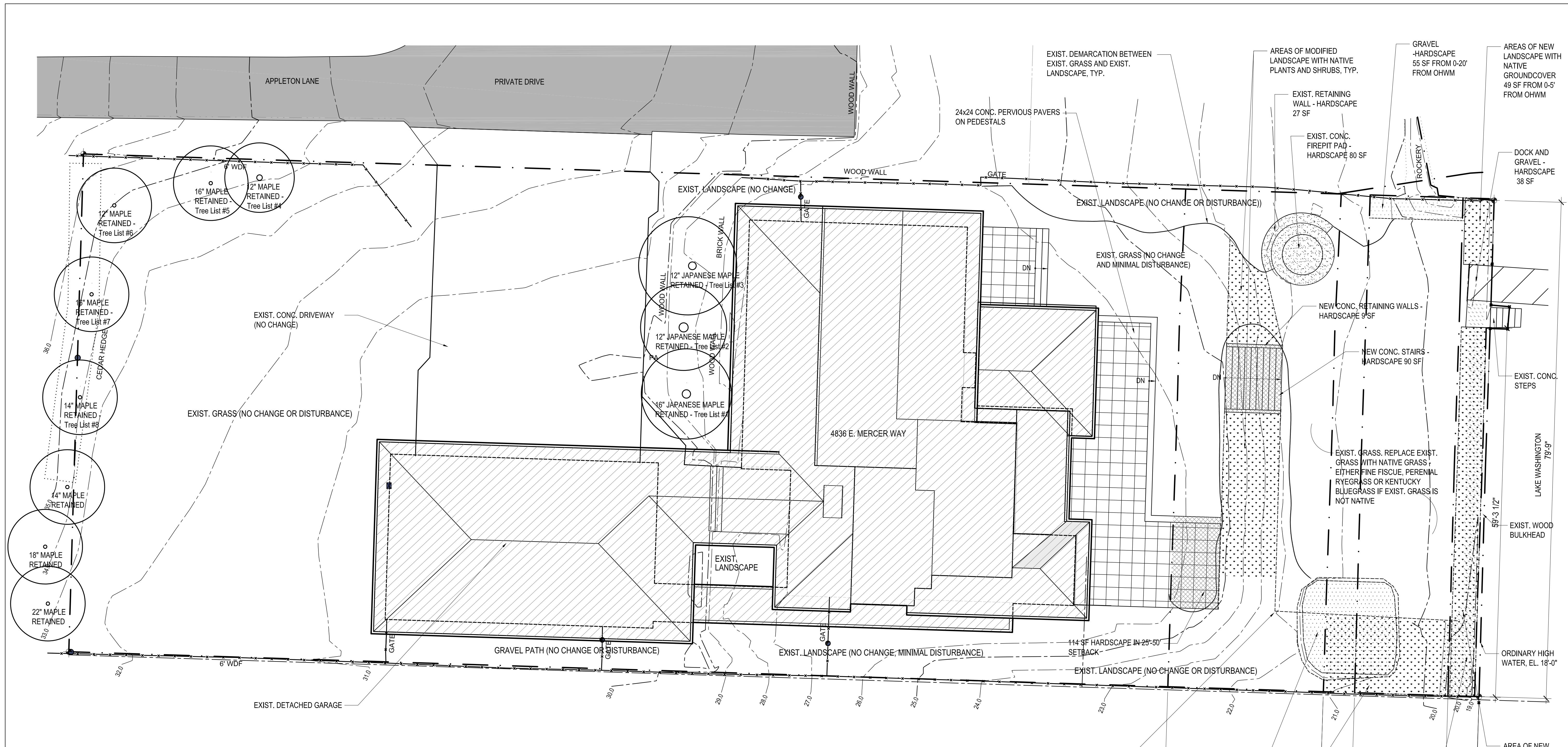
**HARD SURFACE CALCULATIONS**

- LEGEND:**
- EXIST. GRAVEL PATH TO REMAIN
  - EXIST. GRAVEL AND OR STAIRS TO BE REMOVED
  - EXIST. CONC. PATIO, WD DECK AND WALKWAY TO BE REMOVED
  - EXIST. CONC. PATIO
  - NEW CONC. PAVER ON PEDESTALS





Date:	
Number:	
Revision:	



**1 SHORELINE/LANDSCAPE PLAN**  
 1/8" = 1'-0"

**PROJECT ADDRESS:** 4836 E MERCER WAY, MERCER ISLAND, WA 98040  
**PARCEL NUMBER:** 1924059001  
**ZONING:** R-15  
**MIN BUILDING SETBACKS:**  
 FRONTYARD: 20'-0"  
 SIDERYARD: 15'-0" TOTAL  
 REAR: 25'-0"  
**LOT SIZE:** 18,403 SF  
**LEGAL DESCRIPTION:** BEG AT N MNDR COR OF GL 1 TH S 00-11-00 W 335 FT TH N 89-41-00 W 15 FT TO TPOB TH S 00-11-00 W 80 FT TH S 89-41-00 E 220 FT MIL TO ELY LN SD GL TH NELY TO PT S 89-41-00 E OF TPOB TH N 89-41-00 W TO TPOB TGW 2ND CL SH LDS ADJ  
**ENVIRONMENTAL CONDITIONS:** R-15  
**ZONING:** WIND SPEED EXPOSURE  
 WIND SPEED 1.0  
 POTENTIAL SLIDE  
 SEISMIC/LIQUEFACTION

**TREE CALCULATIONS:**

LOT AREA:	18,403 SF	CONDITION:	ACTION:
ONE POINT TO PER 500SF:	36.8 POINTS (37.0) NEEDED		
* 1. - EXIST. 16" JAPANESE MAPLE <i>Acer palmatum</i>	16.0 POINTS	GOOD	REMAIN
* 2. - EXIST. 12" JAPANESE MAPLE <i>Acer palmatum</i>	12.0 POINTS	GOOD	REMAIN
* 3. - EXIST. 12" JAPANESE MAPLE <i>Acer palmatum</i>	12.0 POINTS		
4. - EXIST. 12" BIG LEAF MAPLE <i>Acer macrophyllum</i>	12.0 POINTS	GOOD	REMAIN
5. - EXIST. 16" BIG LEAF MAPLE <i>Acer macrophyllum</i>	16.0 POINTS	GOOD	REMAIN
6. - EXIST. 12" BIG LEAF MAPLE <i>Acer macrophyllum</i>	12.0 POINTS	GOOD	REMAIN
7. - EXIST. 16" BIG LEAF MAPLE <i>Acer macrophyllum</i>	16.0 POINTS	GOOD	REMAIN
8. - EXIST. 14" BIG LEAF MAPLE <i>Acer macrophyllum</i>	14.0 POINTS	GOOD	REMAIN
<b>TOTAL EXISTING POINTS :</b>	<b>110.0 POINTS</b>		

\* DENOTES EXCEPTION TREE

**SHORELINE LANDSCAPE:**

VEGETATION - 0-5' FROM OHWM:	AREA:	ALLOWED HARDSCAPE 0-25' FROM OHWM:	AREA:
AREA:	399 SF	AREA:	1,994 SF
HARDSCAPE:	38 SF	ALLOWED:	10%
NATIVE VEGETATION:	228 SF	PROPOSED:	93 SF = 5%
NATIVE VEGETATION %:	57%		
VEGETATION - 0-20' FROM OHWM:	AREA:	ALLOWED HARDSCAPE 0-50' FROM OHWM:	AREA:
AREA:	1,595 SF	AREA:	3,998 SF
HARDSCAPE:	55 SF	ALLOWED:	30%
NATIVE VEGETATION:	1,540 SF	PROPOSED:	342 SF = 9%
VEGETATION:	1,540 SF		
VEGETATION %:	97%		

**LEGEND:**

EXIST. GRAVEL PATH TO REMAIN	[Pattern]
EXIST. GRAVEL AND STAIRS TO BE REMOVED	[Pattern]
NEW NATIVE PLANTS- SHRUBS AND GROUNDCOVER	[Pattern]
NEW CONC. PAVER ON PEDESTALS	[Pattern]

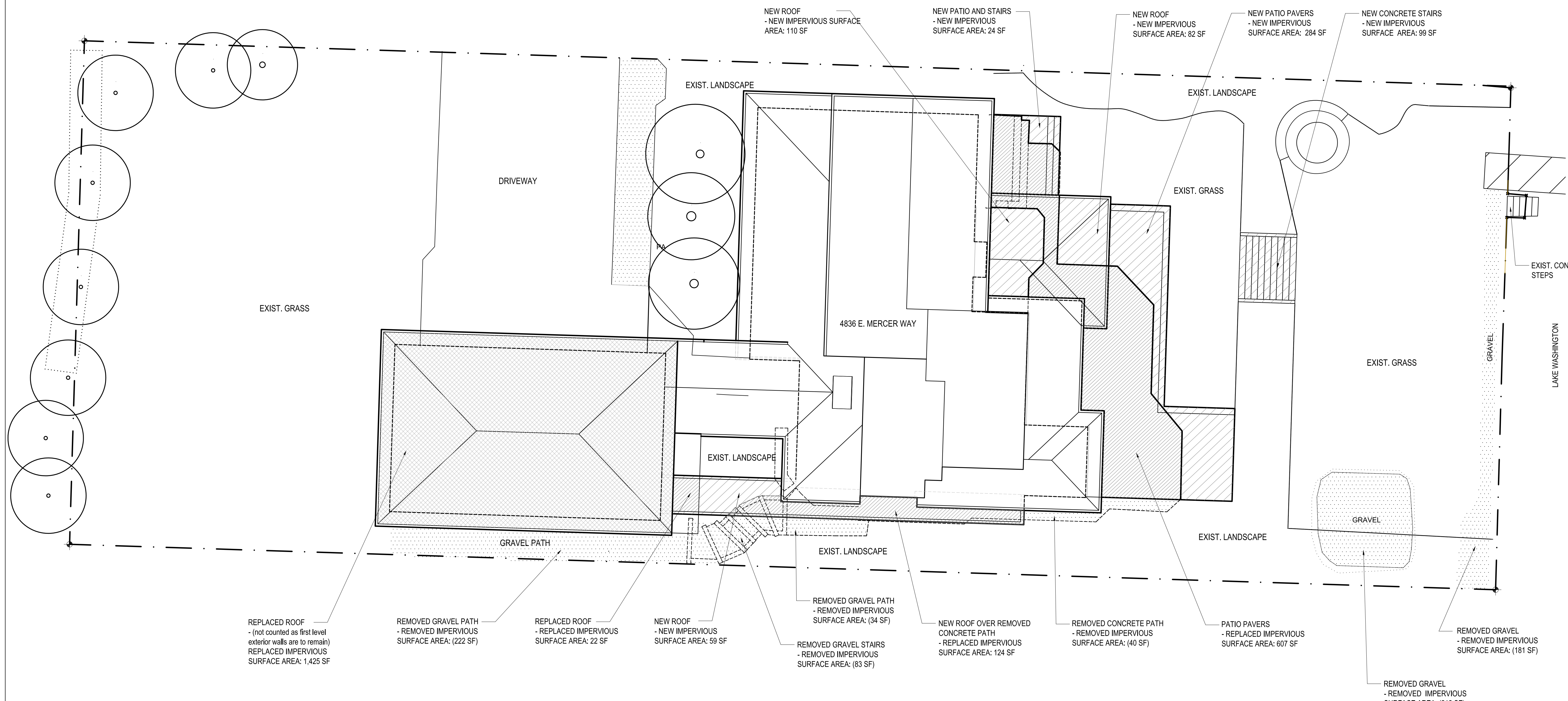
**PROJECT INFORMATION**

**TREE NOTES**

**SHORELINE LANDSCAPE/HARDSACPE**



Date:									
Number:									
Revision:									



**1 IMPERVIOUS SURFACE PLAN - NEW AND REPLACED**  
 1/8" = 1'-0"

**IMPERVIOUS SURFACE CALCULATIONS:**

<b>Replaced and New Impervious Surface area</b>	
1. Replaced Impervious Surface Area:	2,178 sf
2. New Impervious Surface Area:	658 sf
3. Roof Over Garage does not counted (ext. walls remain)	(1,425 sf)
<b>Total New and Replaced Impervious Surface Area:</b>	<b>1,411 sf</b>
<b>Removed Impervious surface area:</b>	
1. Removed Impervious Surface Area:	401 sf

**DIFFERENCE BETWEEN REPLACED/NEW IMPERVIOUS AND REMOVED IMPERVIOUS AREA**

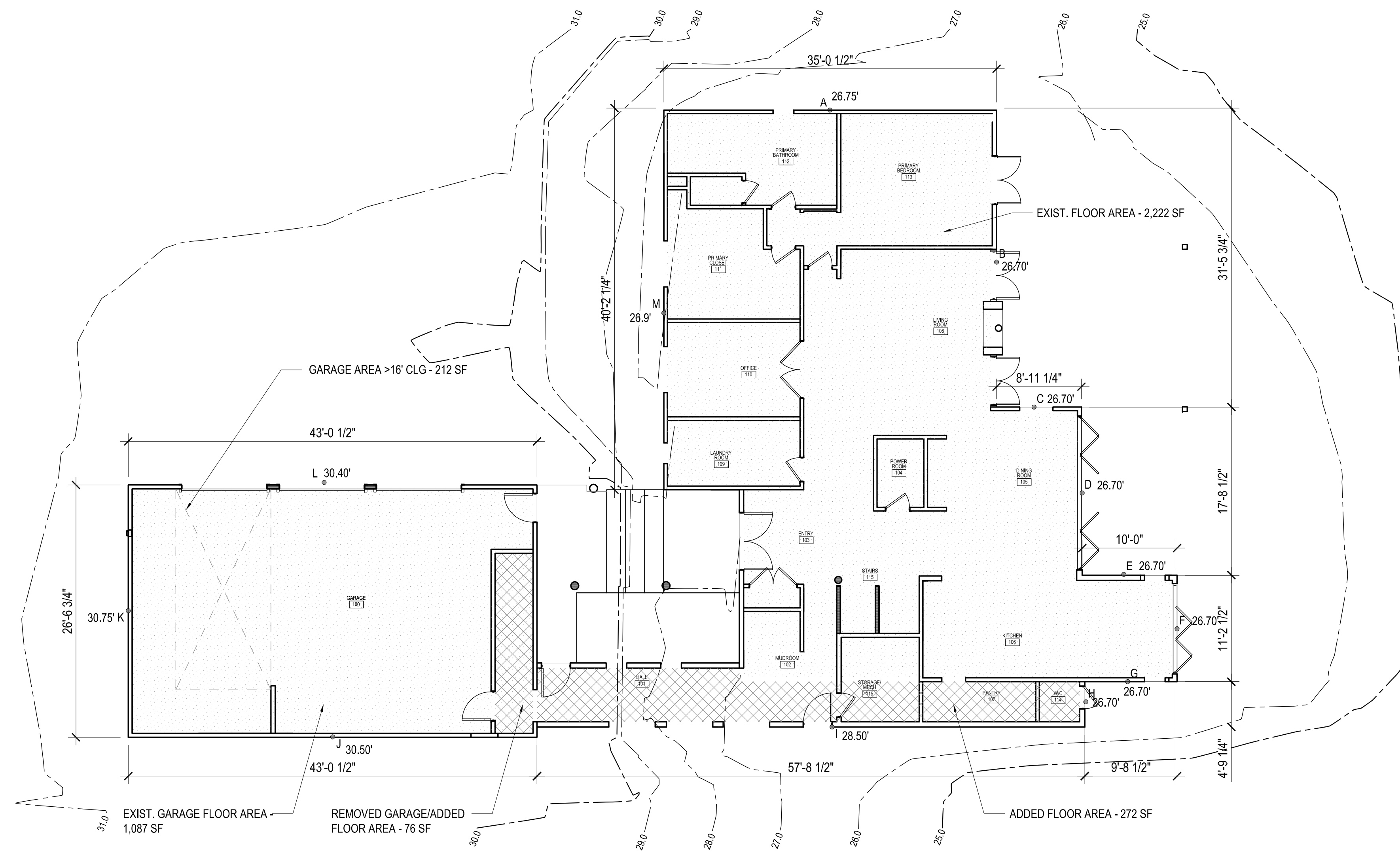
Total New/Replaced Impervious Area:	1,411 sf
Total Removed Impervious Area:	(401 sf)
<b>Difference:</b>	<b>1,010 sf</b>

**LEGEND:**

- REMOVED IMPERVIOUS SURFACE AREA
- REPLACE IMPERVIOUS AREA
- NEW IMPERVIOUS SURFACE AREA
- REPLACED ROOF OVER EXISTING EXTERIOR WALLS (NOT COUNTED)

LOT AREA	18,403 SF			
ZONE	R-15			
ALLOW GFA	40% (7,691 SF)			
PROPOSED GFA	31.6% (5,813 SF)			
<b>BUILDING AREA</b>	<b>EXISTING AREA</b>	<b>REMOVED AREA</b>	<b>NEW-ADD AREA</b>	<b>TOTAL</b>
UPPER FLOOR	1,205	0	769	2,020 SF
MAIN FLOOR	2,222	0	348	2,570 SF
TOTAL BASEMENT	N/A	0	0	0 SF
GARAGE MAIN FLOOR	1,087	76	212 (-16' CLG)	1,223 SF
<b>TOTAL FLOOR AREA</b>	<b>4,514</b>	<b>76</b>	<b>1,375</b>	<b>5,813 SF</b>

**GROSS FLOOR AREA CALCULATIONS**



**1 MAIN FLOOR GFA AND ABE**  
 1/8" = 1'-0"

AVERAGE BUILDING ELEVATION FORMULA:

$$\frac{(Axa)+(Bxb) \dots \text{through } (Mxm)}{a+b \dots \text{through } m}$$

MIDPOINT ELEVATIONS:

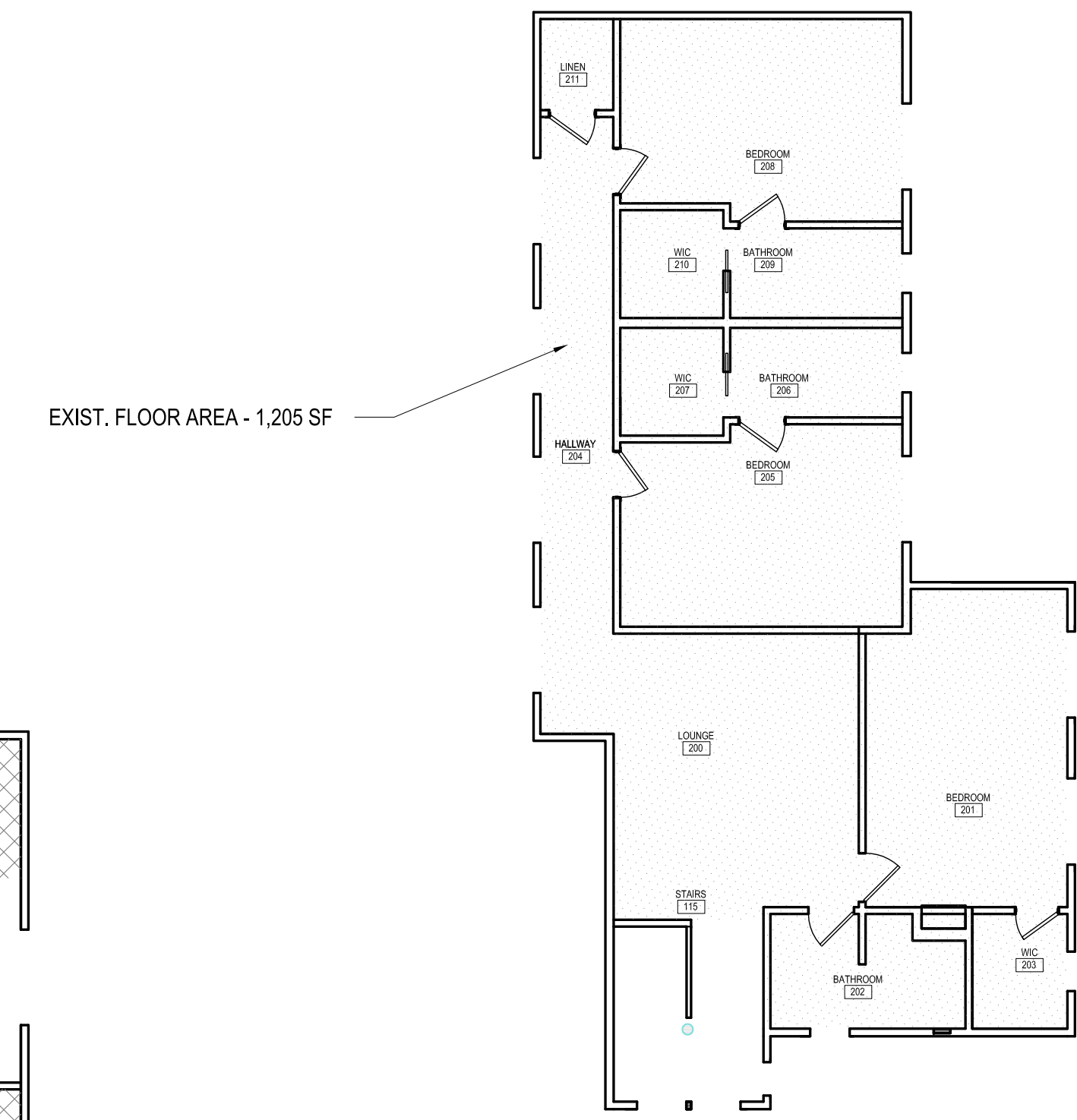
A = 26.75'	a = 35.04'
B = 26.70'	b = 31.48'
C = 26.70'	c = 8.94'
D = 26.70'	d = 17.71'
E = 26.70'	e = 10.00'
F = 26.70'	f = 11.21'
G = 26.70'	g = 9.71'
H = 26.70'	h = 4.77'
I = 28.50'	i = 57.71'
J = 30.50'	j = 43.04'
K = 30.75'	k = 26.56'
L = 30.40'	l = 43.04'
M = 26.90'	m = 40.19'

AVERAGE BUILDING ELEVATION CALCULATION:

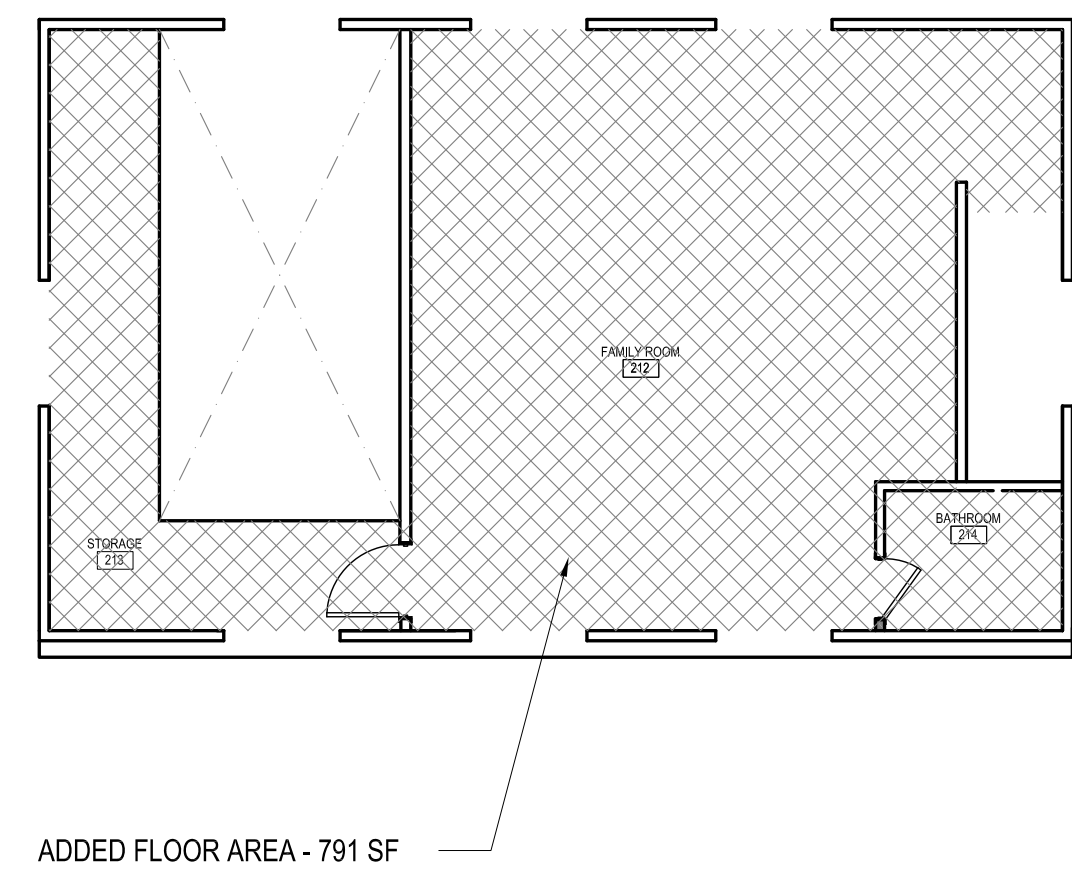
$$\frac{(26.75 \times 35.04) + (26.70 \times 31.48) + (26.70 \times 8.94) + (26.70 \times 17.71) + (26.70 \times 10) + (26.70 \times 11.21) + (26.70 \times 9.71) + (26.70 \times 4.77) + (28.50 \times 57.71) + (30.50 \times 43.04) + (30.75 \times 26.56) + (30.40 \times 43.04) + (26.90 \times 40.19)}{35.04 + 31.48 + 8.94 + 17.71 + 10.00 + 11.21 + 9.71 + 4.77 + 57.71 + 43.04 + 26.56 + 43.04 + 40.19}$$

9.606.03 / 339.4 = 28.3' AVERAGE BUILDING ELEVATION (ABE)

**AVERAGE BUILDING ELEVATION CALCULATION**



**2 UPPER FLOOR GFA**  
 1/8" = 1'-0"



Architect:  
**JML ARCHITECTS**  
 Mercer Island, WA 98040  
 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



Owner:  
 Greg and Jennifer Rosenwald  
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 Mercer Island, WA 98040  
 P. -  
 Contact: Greg Rosenwald

General Contractor:  
 TBD  
 P. -  
 Contact: -

Structural Engineer:  
 Harriott Valentine Engineering  
 1932 1st Ave, Suite 720  
 Seattle, WA 98101  
 P. 206.624.4760  
 Contact: Todd Valentine

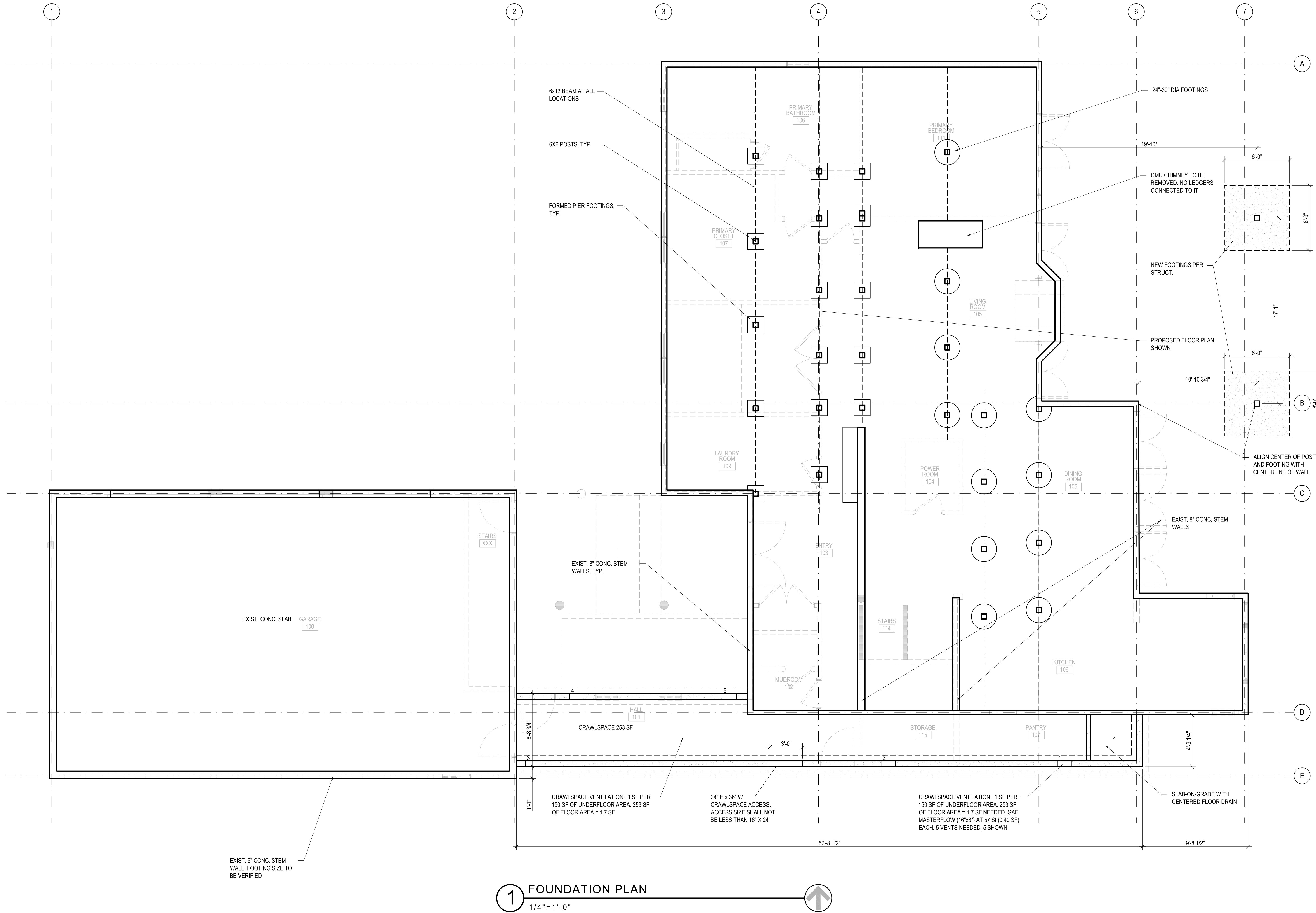
Mechanical Engineer:  
 n/a  
 P. -  
 Contact: -

Jurisdiction Approval Stamp

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Number:	
Revision:	

Project:  
**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 Project No. 24.245  
 Date: July 25, 2025  
**BUILDING PERMIT**

**FOUNDATION PLAN**  
**A2.0**



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

Architect:  
**JML ARCHITECTS**  
 Mercer Island, WA 98040  
 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



Owner:  
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 P. 206.624.4760  
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Mechanical Engineer:  
 n/a

P. -  
 Contact: -

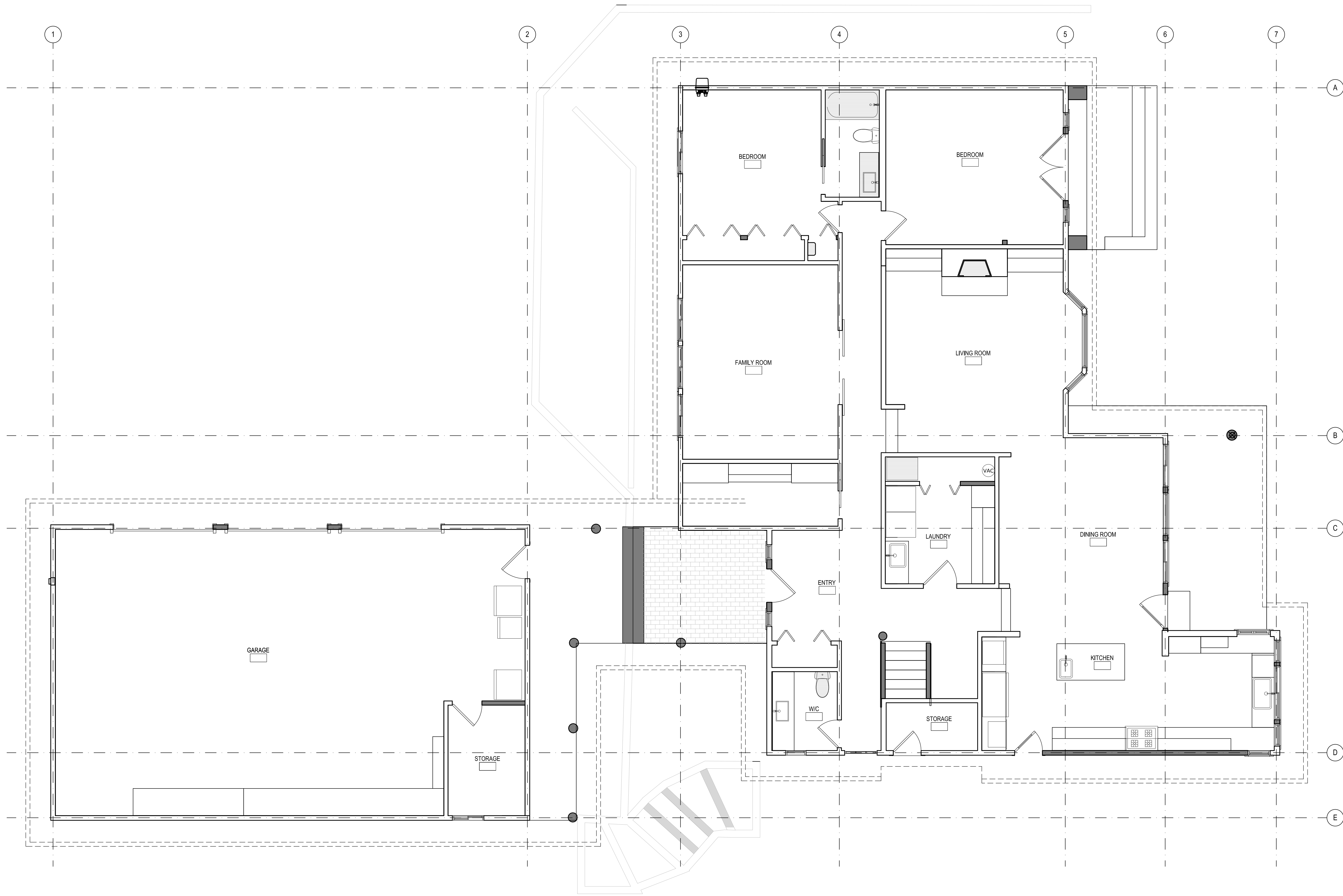
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EXISTING MAIN FLOOR PLAN

**A2.1**



**1** MAIN FLOOR PLAN - EXISTING  
 1/4"=1'-0"

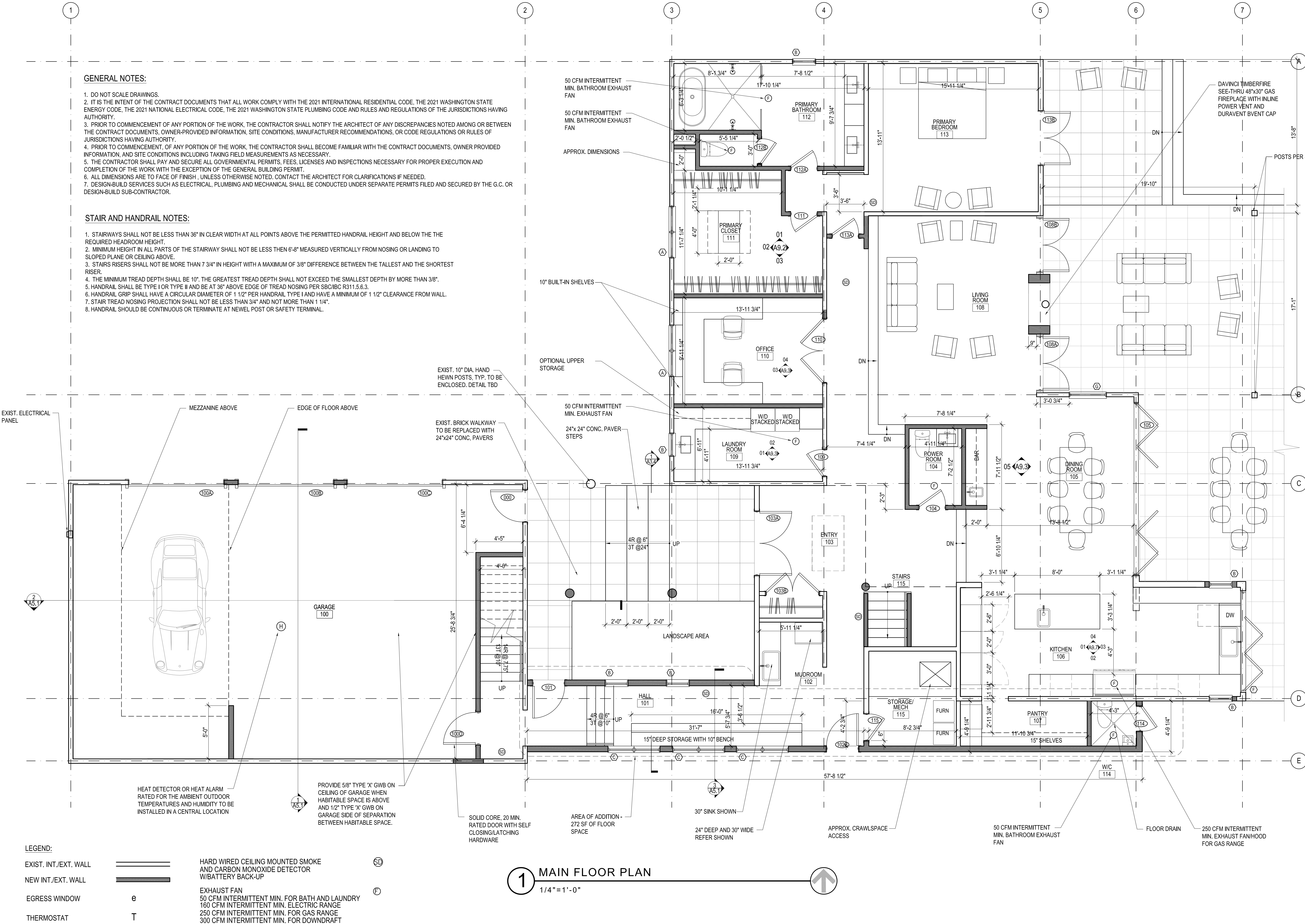
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Number:	
Revision:	

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021 WASHINGTON STATE ENERGY CODE, THE 2021 NATIONAL ELECTRICAL CODE, THE 2021 WASHINGTON STATE PLUMBING CODE AND RULES AND REGULATIONS OF THE JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODE REGULATIONS OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT, OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER PROVIDED INFORMATION, AND SITE CONDITIONS INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
- THE CONTRACTOR SHALL PAY AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WITH THE EXCEPTION OF THE GENERAL BUILDING PERMIT.
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTACT THE ARCHITECT FOR CLARIFICATIONS IF NEEDED.
- DESIGN-BUILD SERVICES SUCH AS ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE CONDUCTED UNDER SEPARATE PERMITS FILED AND SECURED BY THE G.C. OR DESIGN-BUILD SUB-CONTRACTOR.

**STAIR AND HANDRAIL NOTES:**

- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
- MINIMUM HEIGHT IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THEN 6'-8" MEASURED VERTICALLY FROM NOSING OR LANDING TO SLOPED PLANE OR CEILING ABOVE.
- STAIRS RISERS SHALL NOT BE MORE THAN 7 3/4" IN HEIGHT WITH A MAXIMUM OF 3/8" DIFFERENCE BETWEEN THE TALLEST AND THE SHORTEST RISER.
- THE MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST DEPTH BY MORE THAN 3/8".
- HANDRAIL SHALL BE TYPE I OR TYPE II AND BE AT 38" ABOVE EDGE OF TREAD NOSING PER SBC/IBC R311.5.6.3.
- HANDRAIL GRIP SHALL HAVE A CIRCULAR DIAMETER OF 1 1/2" PER HANDRAIL TYPE I AND HAVE A MINIMUM OF 1 1/2" CLEARANCE FROM WALL.
- STAIR TREAD NOSING PROJECTION SHALL NOT BE LESS THAN 3/4" AND NOT MORE THAN 1 1/4".
- HANDRAIL SHOULD BE CONTINUOUS OR TERMINATE AT NEWEL POST OR SAFETY TERMINAL.



Architect:  
**JML ARCHITECTS**  
 Mercer Island, WA 98040  
 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



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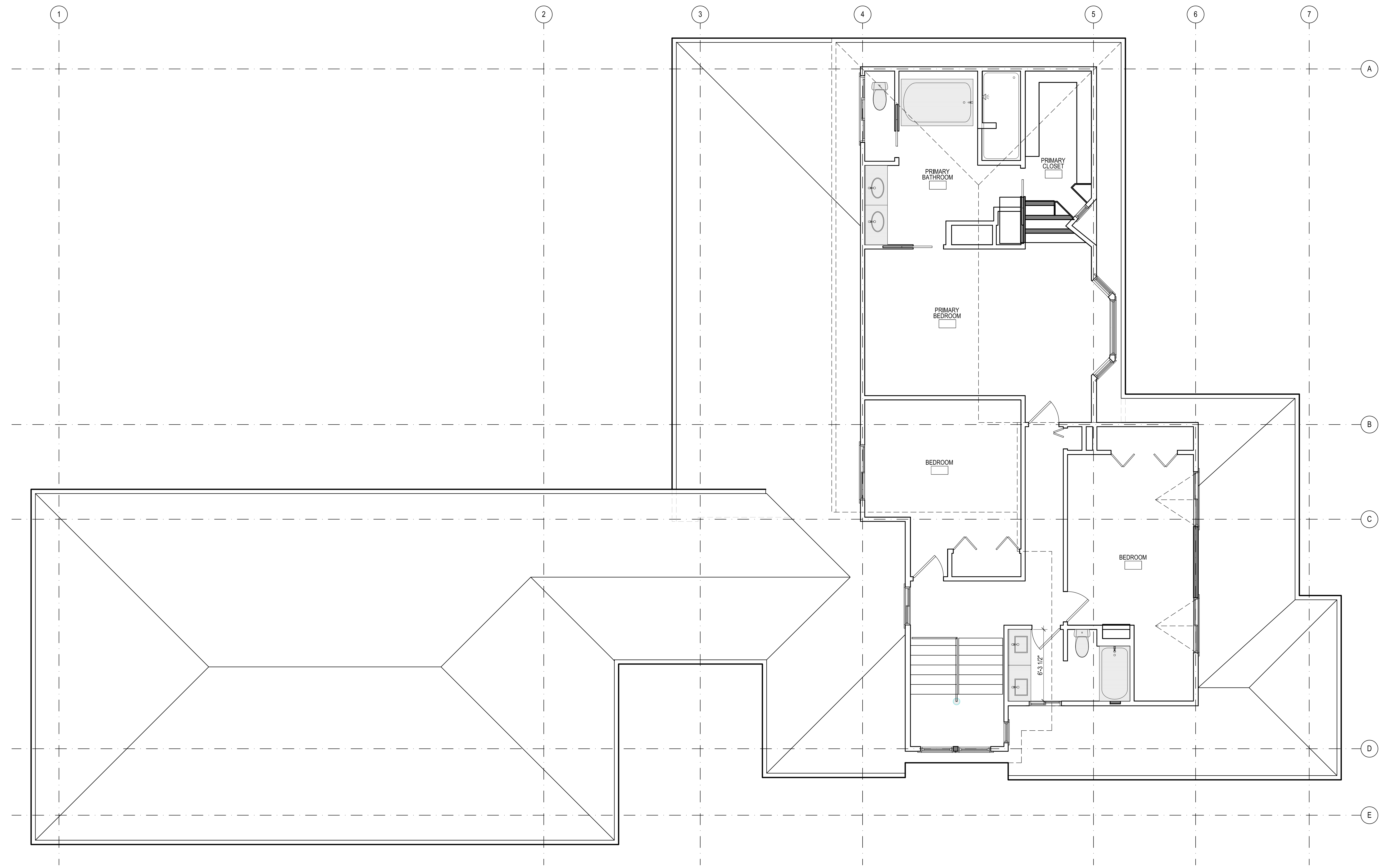
Mechanical Engineer:  
 n/a  
 P. -  
 Contact: -

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Date:	
Number:	
Revision:	

Project:  
**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 Project No. 24.245  
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**BUILDING PERMIT**

**EXISTING UPPER FLOOR PLAN**  
**A2.4**



**1** UPPER FLOOR PLAN - EXISTING  
 1/4"=1'-0"

Date:	
Number:	
Revision:	

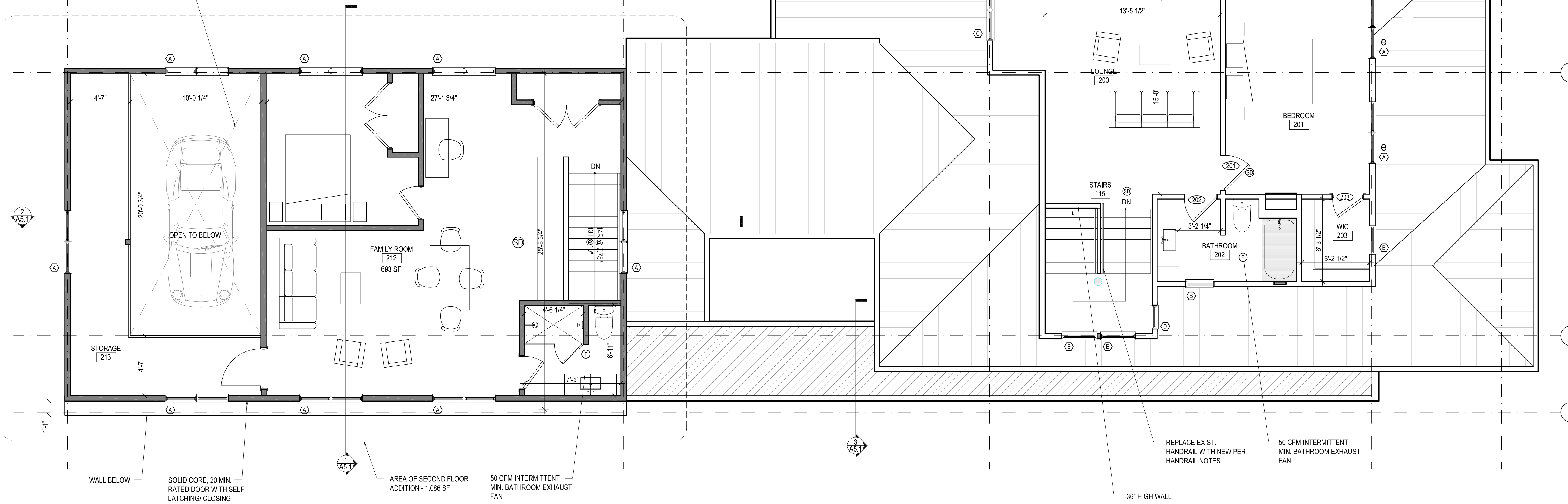
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- HANDRAIL SHOULD BE CONTINUOUS OR TERMINATE AT NEWEL POST OR SAFETY TERMINAL.

GARAGE AREA WITH CEILING HEIGHT GREATER THAN 16'. 212 SF



**LEGEND:**

EXIST. INT./EXT. WALL		HARD WIRED CEILING MOUNTED SMOKE AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP	
NEW INT./EXT. WALL		EXHAUST FAN	
EGRESS WINDOW		50CFM MIN. FOR BATH AND LAUNDRY	
THERMOSTAT		100CFM MIN. FOR KITCHEN	

**1** UPPER FLOOR PLAN  
 1/4" = 1'-0"



Owner:  
**Greg and Jennifer Rosenwald**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 P. -  
 Contact: Greg Rosenwald

General Contractor:  
**TBD**  
 P. -  
 Contact: -

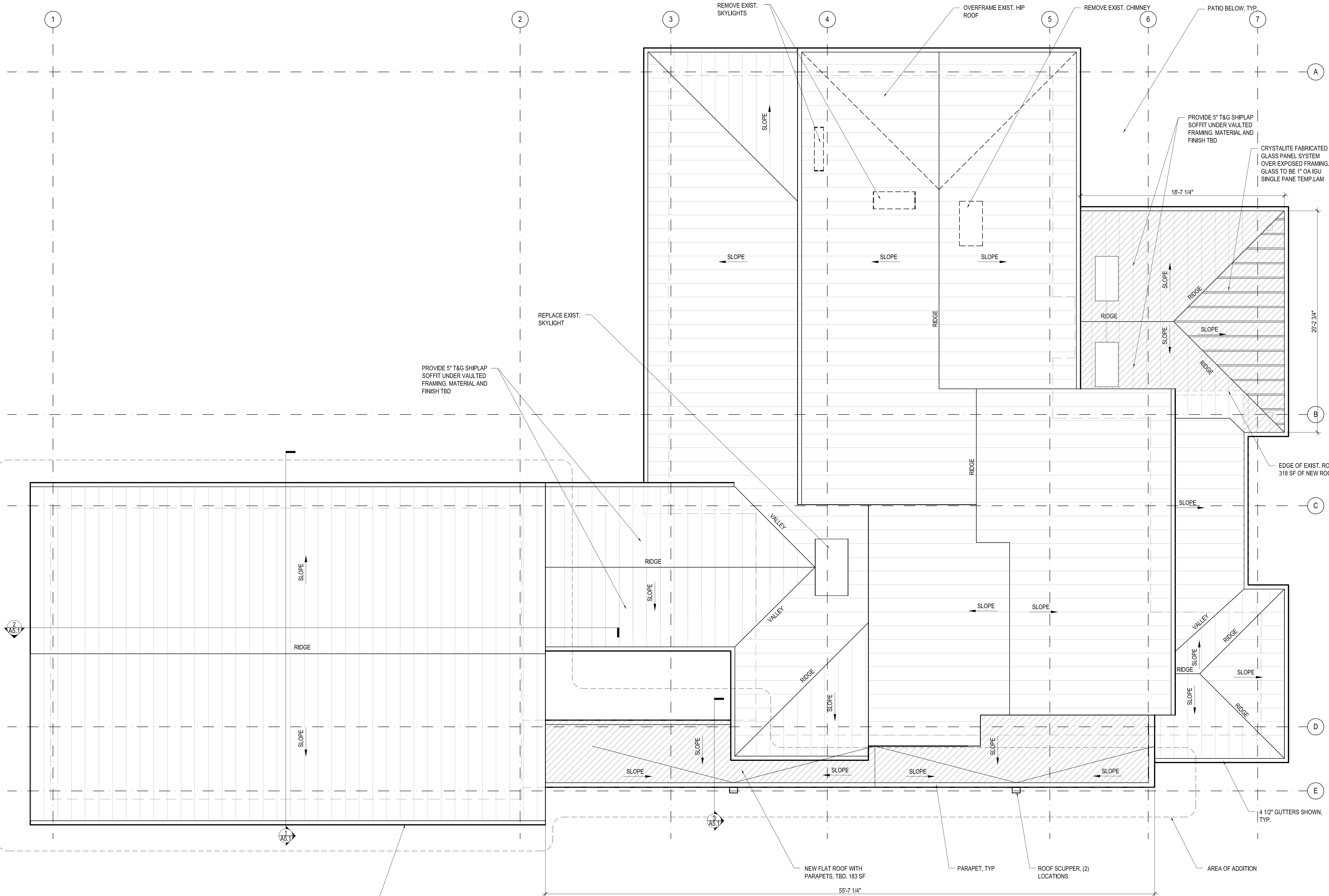
Structural Engineer:  
**Harriott Valentine Engineering**  
 1932 1st Ave, Suite 720  
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 P. 206.624.4760  
 Contact: Todd Valentine

Mechanical Engineer:  
 n/a  
 P. -  
 Contact: -

Jurisdiction Approval Stamp

Date:			

Project: **Rosenwald Residence**  
 4836 E Mercer Way  
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 Project No. 24.245  
 Date: July 25, 2025  
**BUILDING PERMIT**



**1** ROOF PLAN  
 1/4" = 1'-0"

REPLACE ALL GUTTERS  
 WITH NEW 5" BOX, TYP.

NEW FLAT ROOF WITH  
 PARAPETS, TBD. 183 SF  
 55'-7 1/4"

4 1/2" GUTTERS SHOWN,  
 TYP.

ROOF SCUPPER, (2)  
 LOCATIONS

PARAPET, TYP

AREA OF ADDITION

EDGE OF EXIST. ROOF.  
 318 SF OF NEW ROOF

18'-7 1/4"

20'-2 3/4"

CRYSTALITE FABRICATED  
 GLASS PANEL SYSTEM  
 OVER EXPOSED FRAMING.  
 GLASS TO BE 1" O.A IGU  
 SINGLE PANE TEMPLAM

PROVIDE 5" T&G SHIPLAP  
 SOFFIT UNDER VAULTED  
 FRAMING. MATERIAL AND  
 FINISH TBD

PROVIDE 5" T&G SHIPLAP  
 SOFFIT UNDER VAULTED  
 FRAMING. MATERIAL AND  
 FINISH TBD

REPLACE EXIST.  
 SKYLIGHT

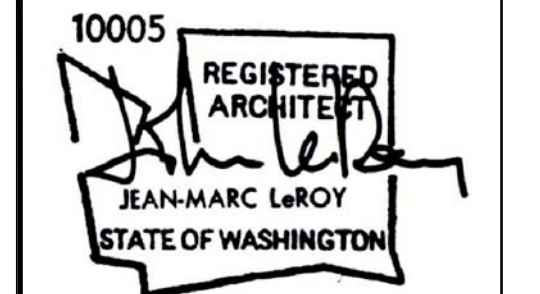
REMOVE EXIST.  
 SKYLIGHTS

OVERFRAME EXIST. HIP  
 ROOF

REMOVE EXIST. CHIMNEY

PATIO BELOW, TYP.

Architect:  
**JML ARCHITECTS**  
 Mercer Island, WA 98040  
 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



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Mechanical Engineer:  
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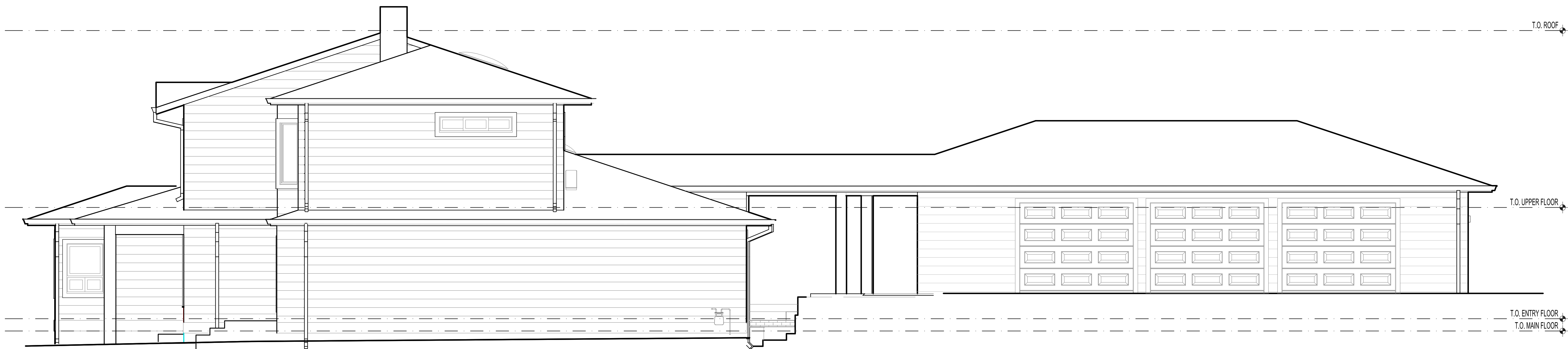
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**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
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 Date: July 25, 2025  
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EXISTING EXT. ELEVATIONS  
**A3.0**

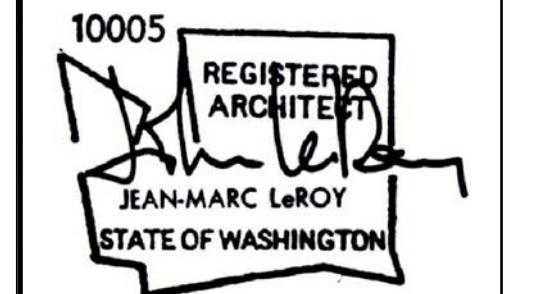


**1** EAST ELEVATION  
 1/4"=1'-0"



**2** NORTH ELEVATION  
 1/4"=1'-0"

Architect:  
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 P. 206.802.4040  
 Contact: Jean-Marc LeRoy, AIA



Owner:  
 Greg and Jennifer Rosenwald

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General Contractor:  
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 Contact: -

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 Contact: Todd Valentine

Mechanical Engineer:  
 n/a

-

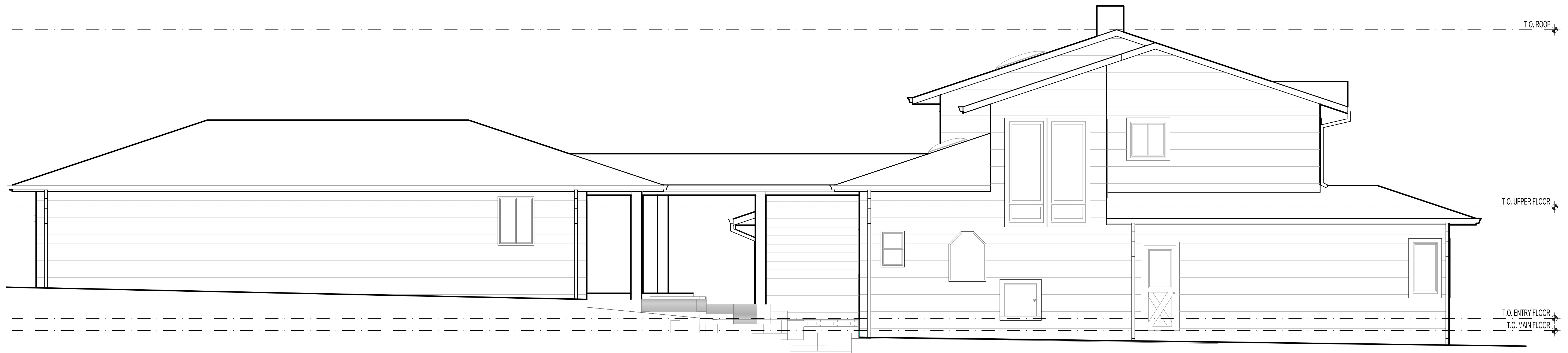
P. -  
 Contact: -

Jurisdiction Approval Stamp

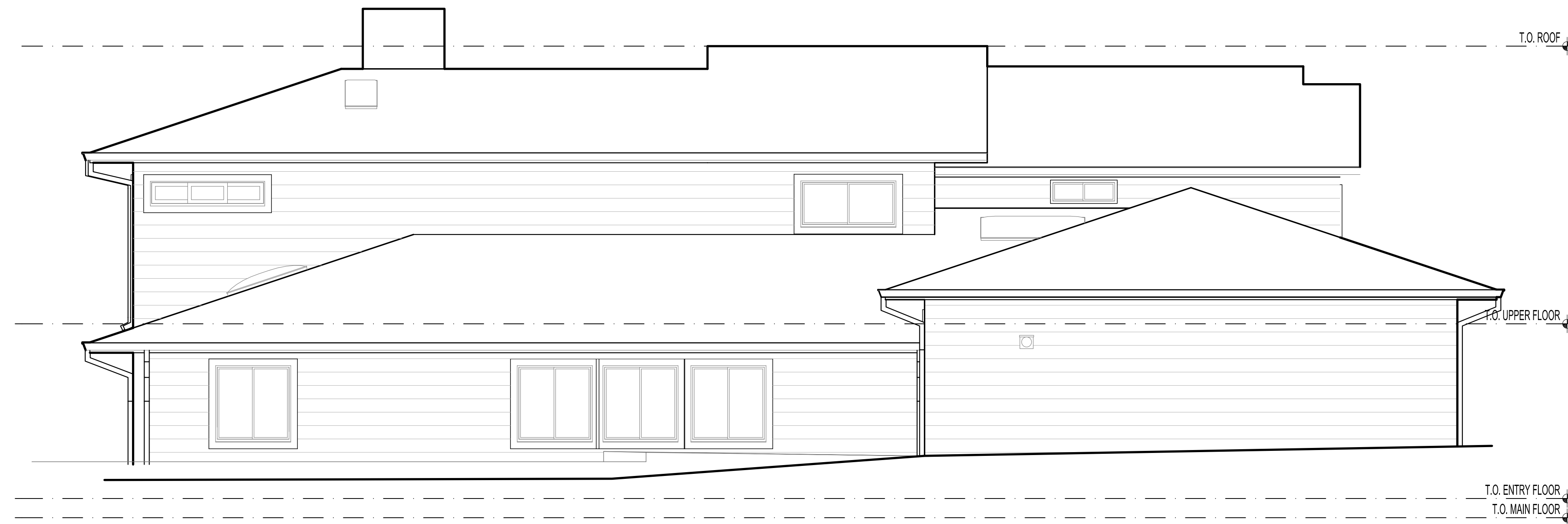
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**Rosenwald Residence**  
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 Mercer Island, WA 98040  
 Project No. 24.245  
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**BUILDING PERMIT**

EXISTING EXT. ELEVATIONS  
**A3.1**

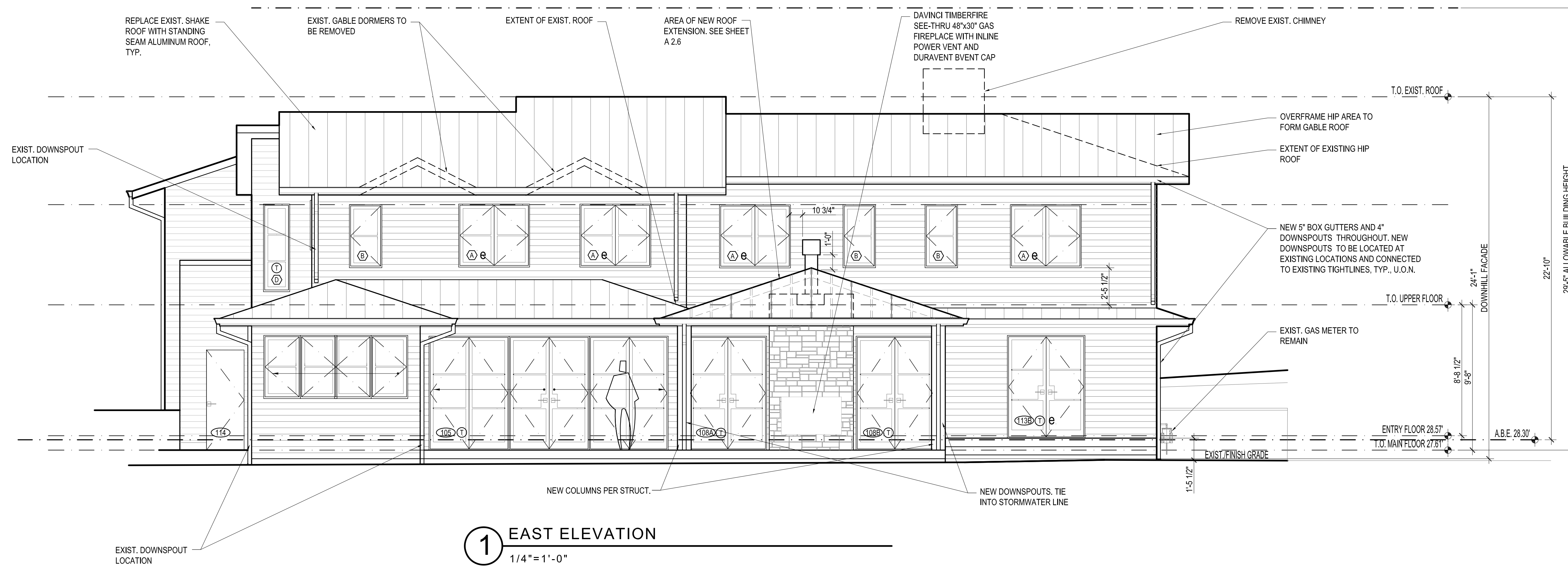


**1** SOUTH ELEVATION  
 1/4"=1'-0"

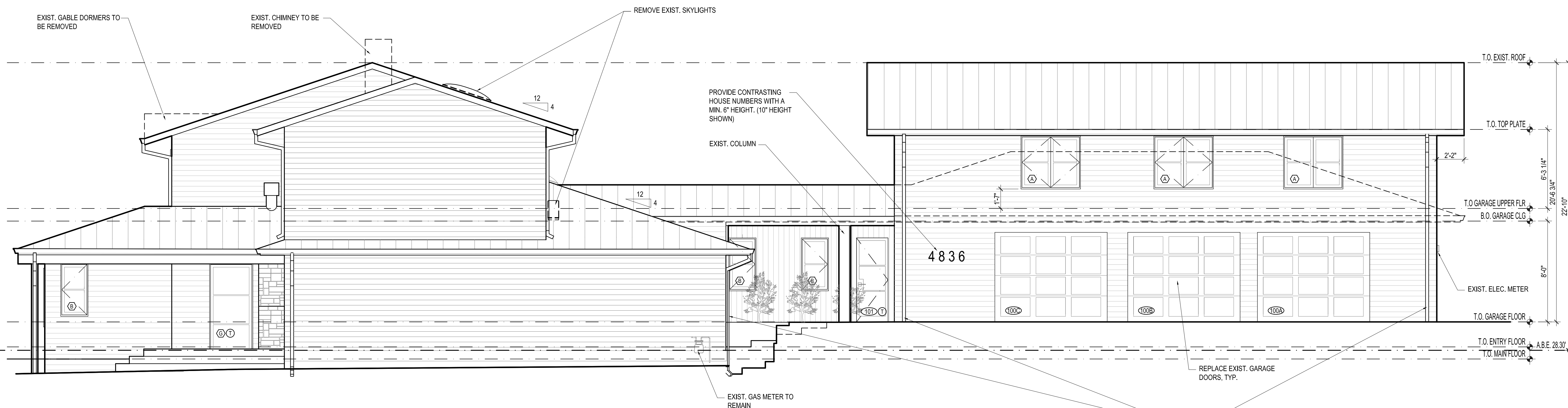


**2** WEST ELEVATION  
 1/4"=1'-0"

Date:	
Number:	
Revision:	



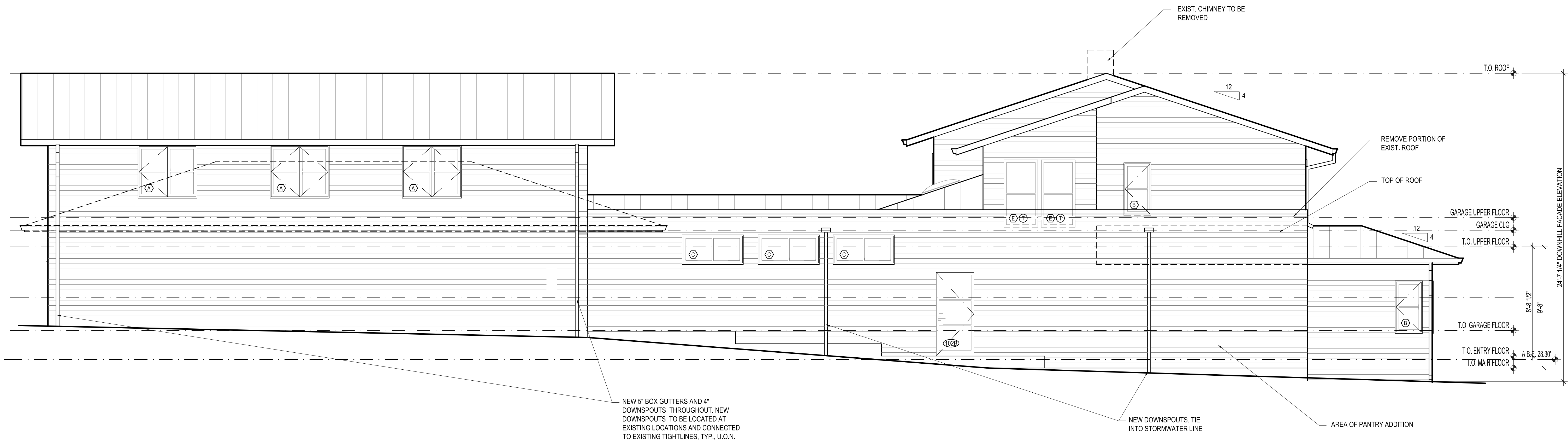
**1** EAST ELEVATION  
 1/4" = 1'-0"



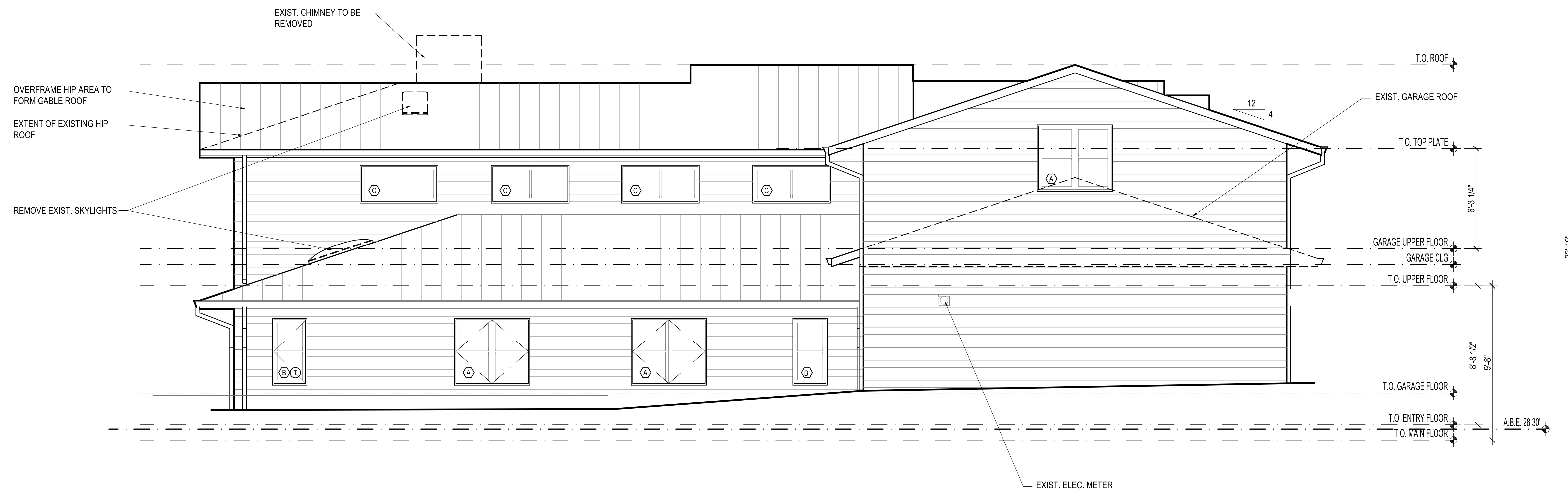
**2** NORTH ELEVATION  
 1/4" = 1'-0"

NEW 5" BOX GUTTERS AND 4" DOWNSPOUTS THROUGHOUT. NEW DOWNSPOUTS TO BE LOCATED AT EXISTING LOCATIONS AND CONNECTED TO EXISTING TIGHTLINES, TYP., U.O.N.

Date:	
Number:	
Revision:	

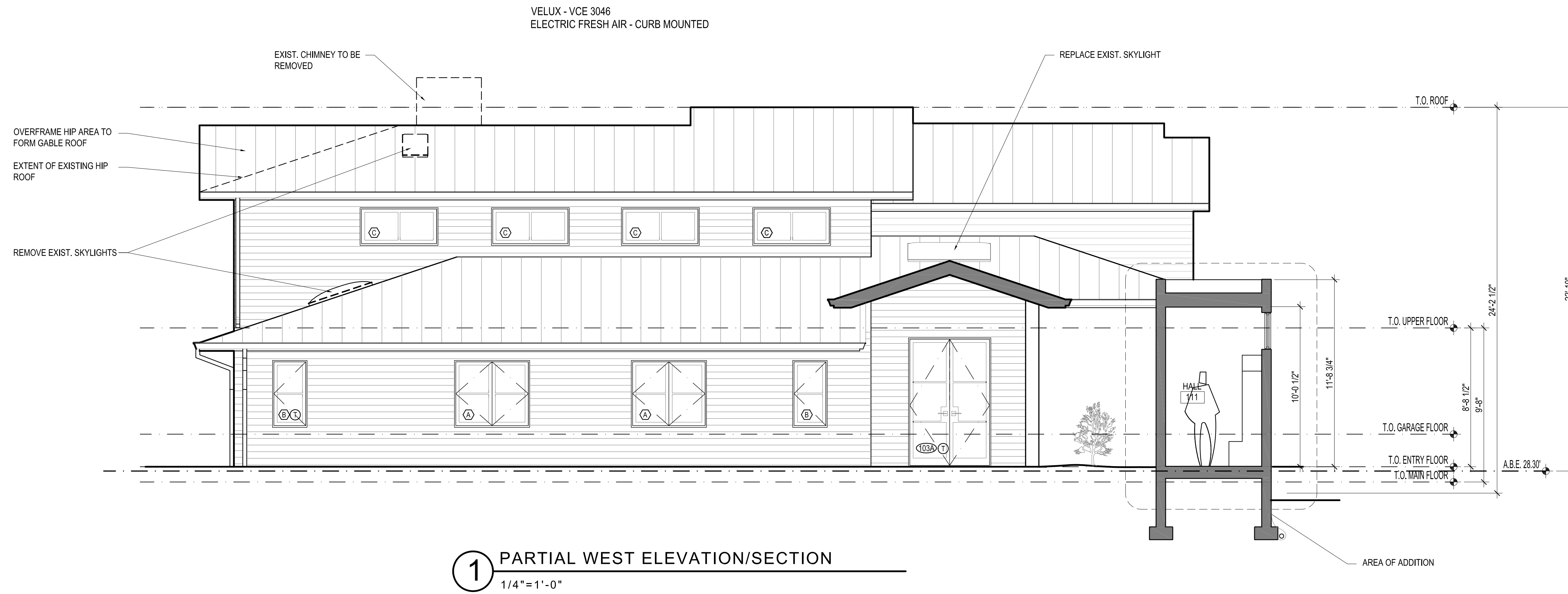


**1** SOUTH ELEVATION  
 1/4" = 1'-0"



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

Date:									
Number:									
Revision:									



**1** PARTIAL WEST ELEVATION/SECTION  
 1/4" = 1'-0"

Architect:  
**JML ARCHITECTS**  
 Mercer Island, WA 98040  
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Mechanical Engineer:  
 n/a

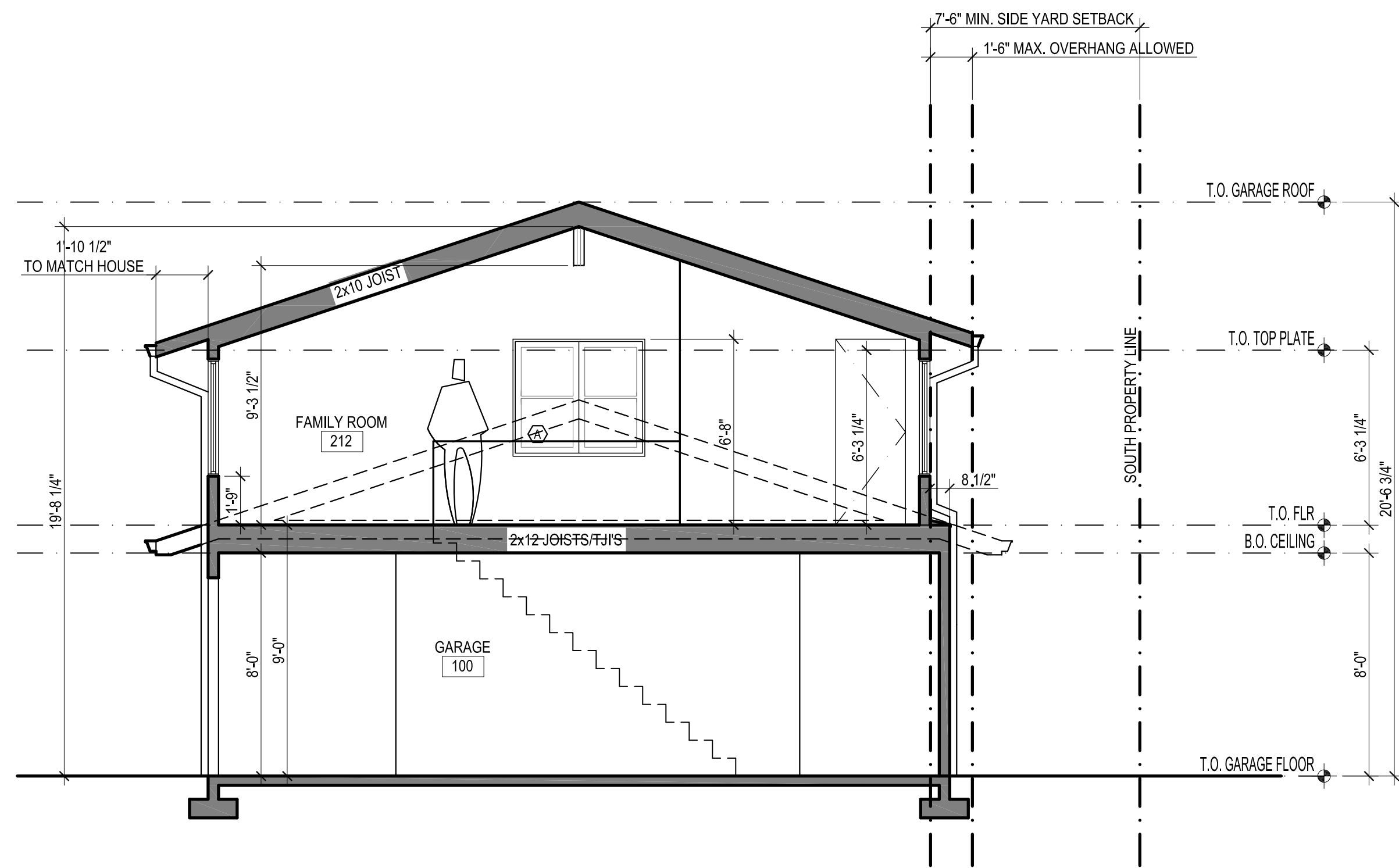
P. -  
 Contact: -

Jurisdiction Approval Stamp

Date:	
Number:	
Revision:	

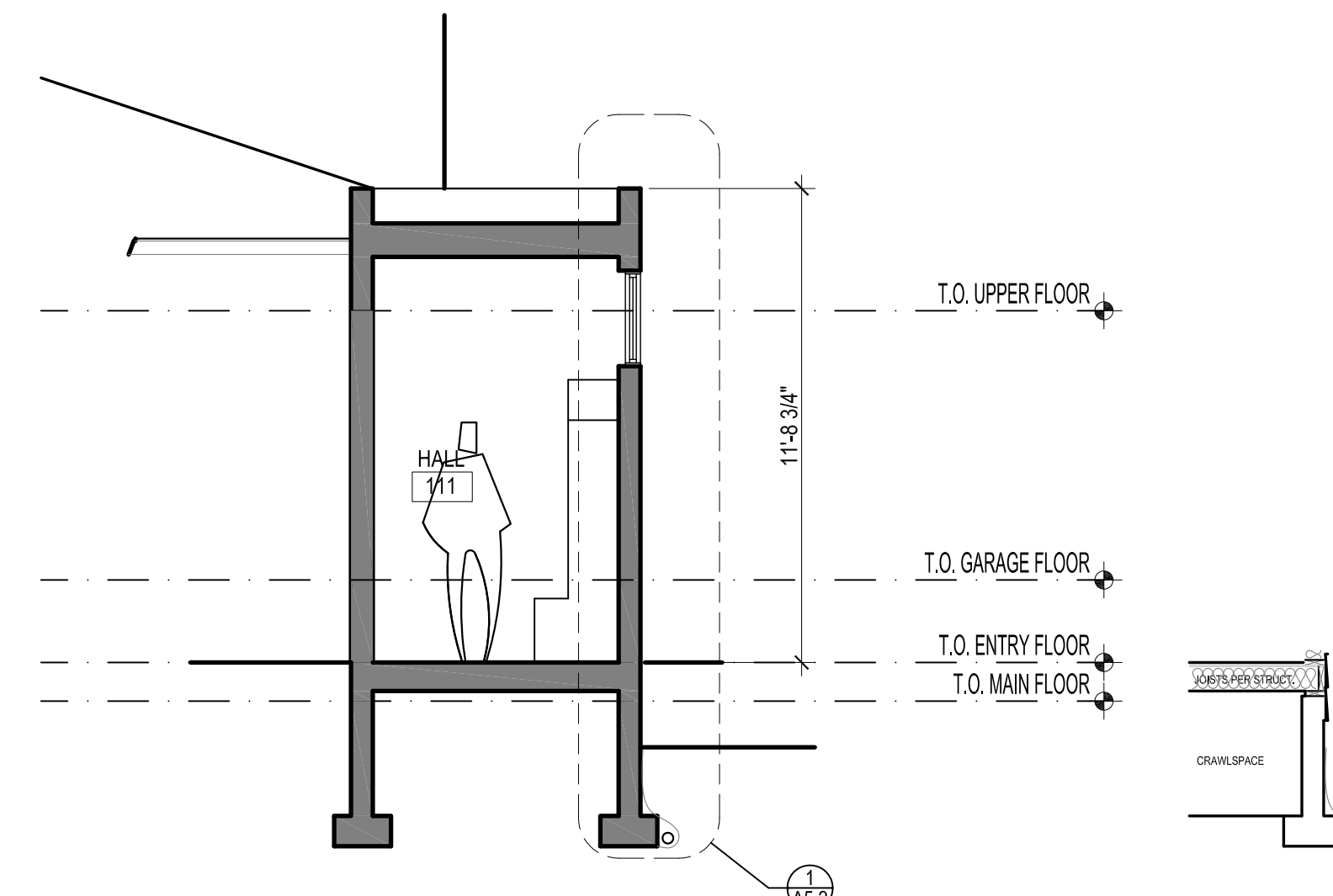
Project:  
**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040  
 Project No. 24.245  
 Date: July 25, 2025  
**BUILDING PERMIT**

**BUILDING SECTIONS**  
**A5.1**

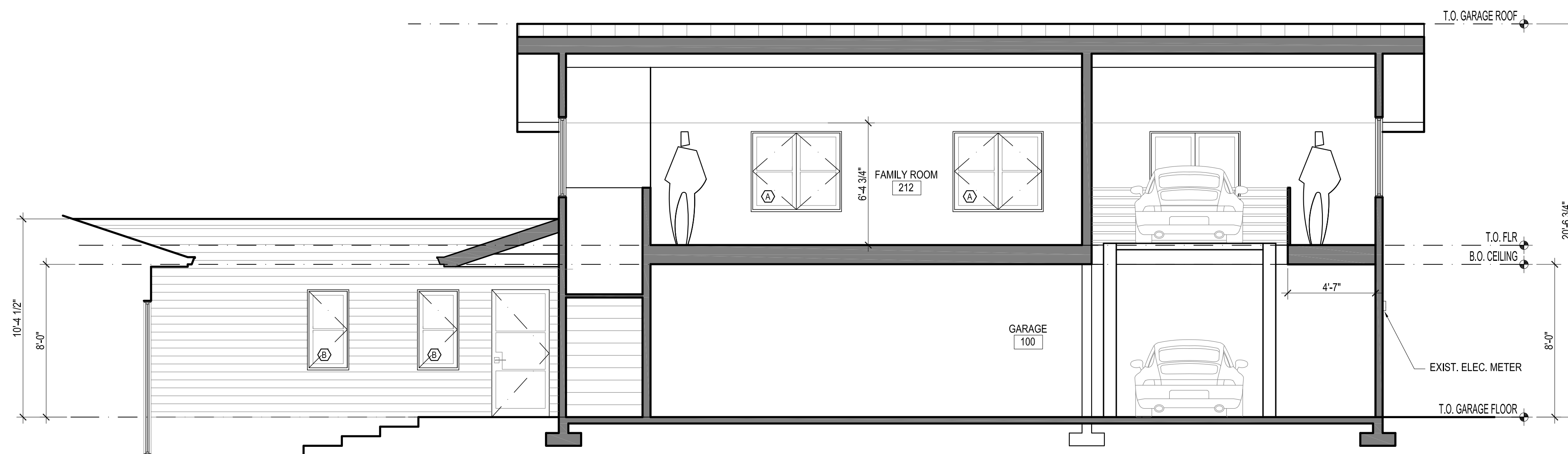


**1** BUILDING SECTION  
 1/4" = 1'-0"

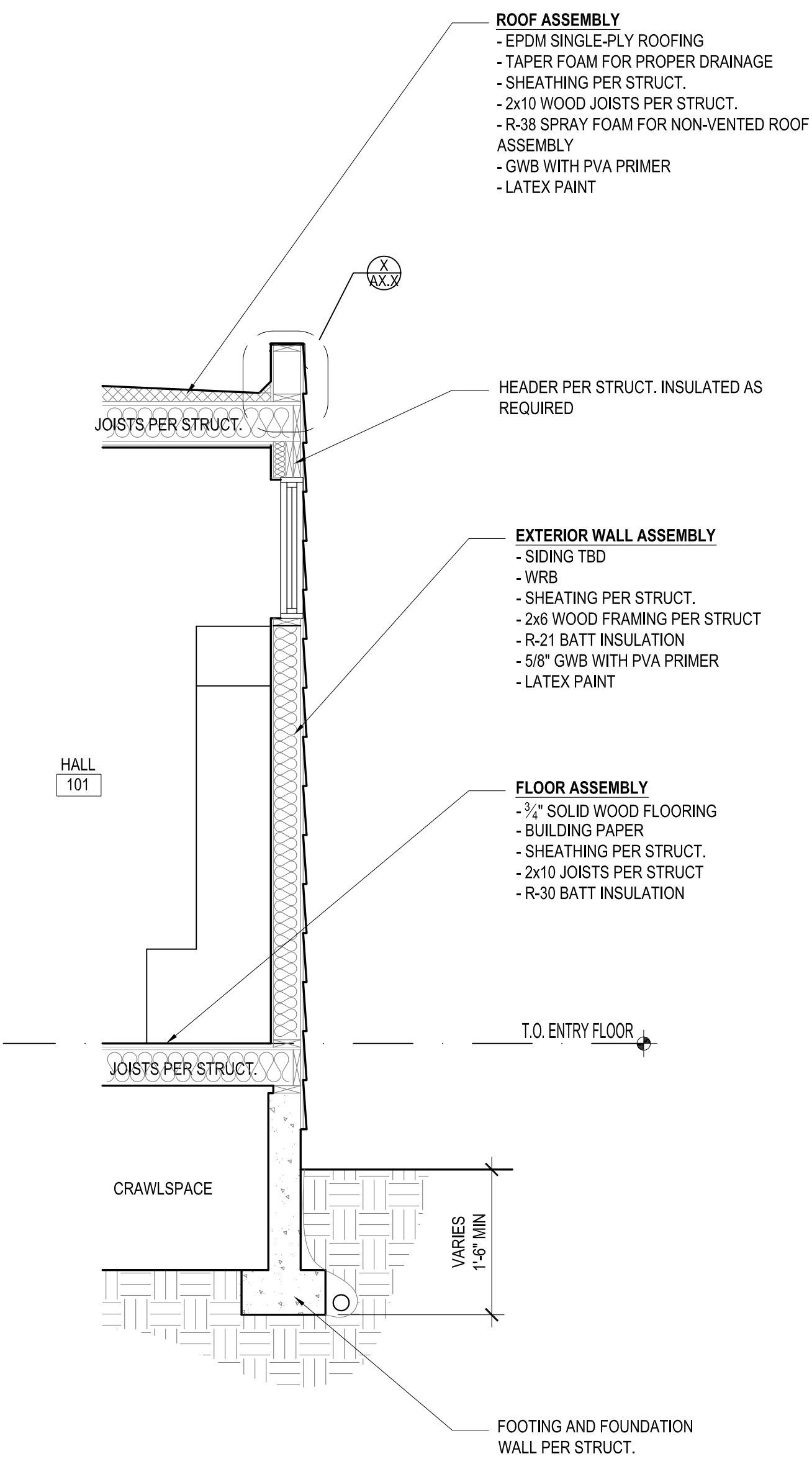
NOTE:  
 PROVIDE 5/8" TYPE 'X' GWB ON CEILING OF GARAGE WITH HABITABLE SPACE ABOVE AND 1/2" TYPE 'X' GWB ON GARAGE SIDE OF SEPARATION BETWEEN HABITABLE SPACE.



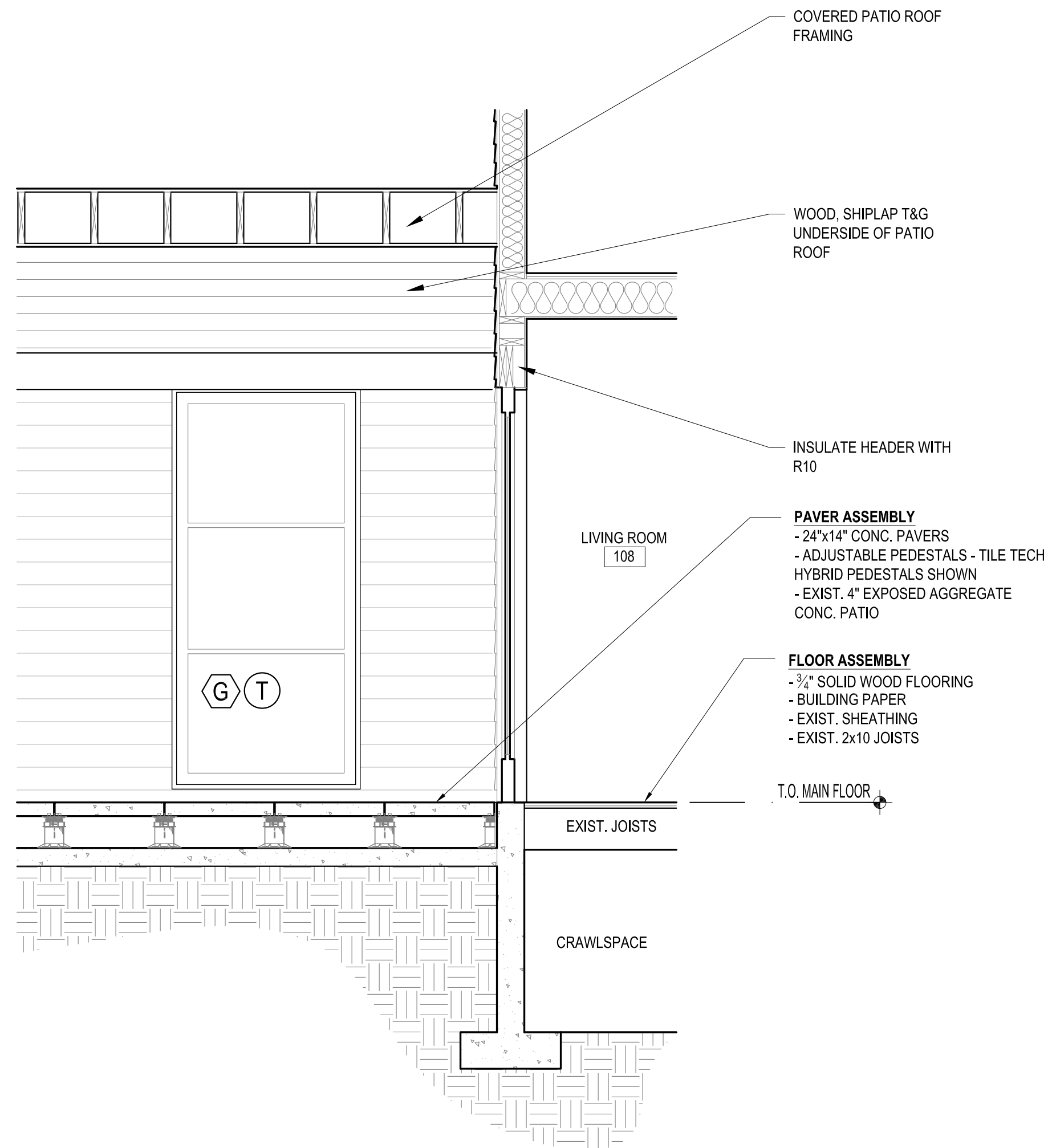
**3** BUILDING SECTION  
 1/4" = 1'-0"



**2** BUILDING SECTION  
 1/4" = 1'-0"



**1** WALL SECTION  
 1/4" = 1'-0"



**2** WALL SECTION  
 1/4" = 1'-0"



Date:									
Number:									
Revision:									

Architect:  
JML ARCHITECTS

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P. 206.802.4040  
Contact: Jean-Marc LeRoy, AIA



Owner:  
Greg and Jennifer Rosenwald

4836 E Mercer Way  
Mercer Island, WA 98040

P. -  
Contact: Greg Rosenwald

General Contractor:  
TBD

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P. -  
Contact: -

Structural Engineer:  
Harriott Valentine Engineering  
1932 1st Ave, Suite 720  
Seattle, WA 98101

P. 206.624.4760  
Contact: Todd Valentine

Mechanical Engineer:  
n/a

-

P. -  
Contact: -

Jurisdiction Approval Stamp

Date:

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Revision:

Number:

Revision:

Project:  
**Rosenwald Residence**  
4836 E Mercer Way  
Mercer Island, WA 98040  
Project No. 24.245  
Date: July 25, 2025  
**BUILDING PERMIT**

DOOR SCHEDULE & ENERGY NOTES

**A7.1**

TYPE	INT./EXT.	THICK	DESCRIPTION
GL-1	INT.		TEMP'D, CLEAR, SINGLE PANE
GL-2	INT.		TEMP'D, OBSCURE, SINGLE PANE
GL-3	EXT.		CLEAR, DOUBLE PANE, LOW-E W/ARGON
GL-4	EXT.		TEMP'D, CLEAR, DOUBLE PANE, LOW-E W/ARGON
GL-5	EXT.		TEMP'D, OBSCURE, TRIPLE PANE, LOW-E W/ARGON
GL-6	EXT.		TEMP'D, OVER LAMINATE, TRIPLE PANE, LOW-E W/ARGON

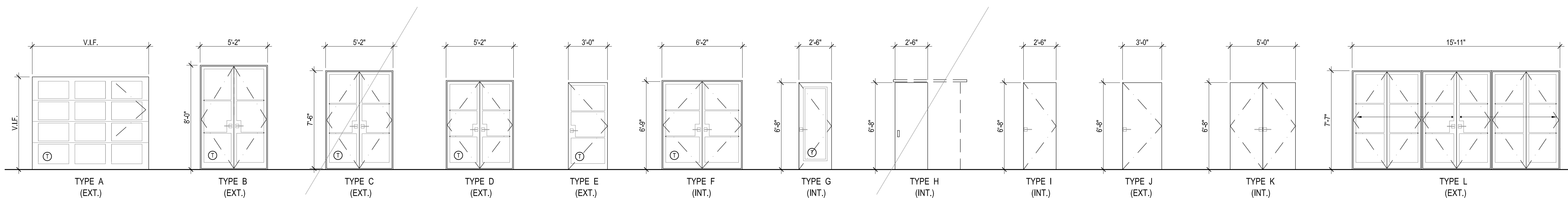
### 3 GLAZING NOTES

THIS STRUCTURE SHALL BE CONSTRUCTED PER THE 2021 WASHINGTON STATE ENERGY CODE REQUIREMENTS OF PERSPECTIVE ENVELOPE PATH:

- A. VERTICAL GLAZING - U:0.30
- B. OVERHEAD GLAZING - U:0.50
- C. DOORS - U:0.20
- D. ROOF/CLG - R-49 TAPERED OR R-38 FULL DEPTH
- E. VAULTED CEILING - R-38
- F. WALLS ABOVE GRADE - R-21
- G. WALLS BELOW GRADE (INT.) - R21
- H. WALLS BELOW GRADE (EXT.) - R10/13
- I. FLOORS - R-30
- J. SLAB ON GRADE - R-10

### 4 ENERGY CODE REQUIREMENTS

MARK	ROUGH OPENING SIZE			ACTUAL DOOR SIZE		LOCATION	TYPE	GLAZING TYPE	GLAZING AREA (SF)	GROSS AREA (SF)	QTY	TOTAL VGA	U <sub>0</sub> -FACTOR	TOTAL UA	FRAME			REMARKS	
	W	H	JAMB WIDTH	W	H										MAT.	INT. FIN.	EXT. FIN.		
000																			
100A				V.I.F.	V.I.F.	100 - GARAGE - EXT	A	GL-4	TBD	TBD	1	TBD	TBD	TBD					GARAGE DOOR
100B				V.I.F.	V.I.F.	100 - GARAGE - EXT	A	GL-4	TBD	TBD	1	TBD	TBD	TBD					GARAGE DOOR
100C				V.I.F.	V.I.F.	100 - GARAGE - EXT	A	GL-4	TBD	TBD	1	TBD	TBD	TBD					GARAGE DOOR
100D				3'-0"	6'-8"	100 - GARAGE - EXT	J	N/A											20 MIN RATED WITH SELF CLOSING HARDWARE
101				3'-0"	6'-8"	101 - HALL - EXT	E	GL-4	TBD										
102A				2'-6"	6'-8"	102 - MUDROOM - INT	G	N/A											
102B				2'-6"	6'-8"	102 - MUDROOM - EXT	E	GL-4	TBD										
102C				2'-6"	6'-8"	102 - MUDROOM - INT	G	N/A											LOUVERED
103A				5'-0"	8'-0"	103 - ENTRY - EXT	B	GL-4	TBD										MAIN ENTRY DOOR
103B				5'-0"	6'-8"	103 - ENTRY - INT	K	N/A											
104				2'-6"	6'-8"	104 - POWDER ROOM - INT	I	N/A											
105				7'-7"	11'-9"	105 - DINING - EXT	L	GL-4	TBD										
105C				5'-0"	7'-6"	105 - DINING - EXT	C	GL-4	TBD										
108A				2'-6"	6'-8"	108 - LIVING - EXT	C	GL-4	TBD										
108B				2'-6"	6'-8"	108 - LIVING - EXT	C	GL-4	TBD										
109				6'-0"	6'-8"	109 - LAUNDRY - INT	I	N/A											
110				5'-0"	7'-6"	110 - OFFICE - INT	C	GL-4											
111				2'-6"	6'-8"	111 - PRIMARY CLO - INT	I	N/A											
112A				2'-6"	6'-8"	112 - PRIMARY BA - INT	I	N/A											
112B				2'-6"	6'-8"	112 - PRIMARY BA - INT	I	N/A											
113A				2'-6"	6'-8"	113 - PRIMARY BR - INT	I	N/A											
113B				5'-0"	6'-8"	113 - PRIMARY BR - EXT	D	GL-4	TBD										
114				2'-4"	6'-8"	114 - W/C - EXT	J	N/A											
115				2'-6"	6'-8"	115 - MECH ROOM	I	N/A											SOLID CORE PAINT GRADE
201				2'-6"	6'-8"	201 - BEDROOM - INT	I	N/A											
202				2'-6"	6'-8"	202 - BATHROOM - INT	I	N/A											
203				2'-6"	6'-8"	203 - BEDROOM WIC - INT	I	N/A											
205A				2'-6"	6'-8"	205 - BEDROOM - INT	I	N/A											
205B				2'-6"	6'-8"	205 - BEDROOM - INT	I	N/A											
207				2'-6"	6'-8"	207 - BEDROOM WIC - INT	I	N/A											
208A				2'-6"	6'-8"	208 - BEDROOM - INT	I	N/A											
208B				2'-6"	6'-8"	208 - BEDROOM - INT	I	N/A											
210				2'-6"	6'-8"	210 - BEDROOM WIC - INT	I	N/A											
211				2'-6"	6'-8"	211 - LINEN - INT	I	N/A											



### 1 DOOR SCHEDULE

SHOWN VIEWED FROM OUTSIDE

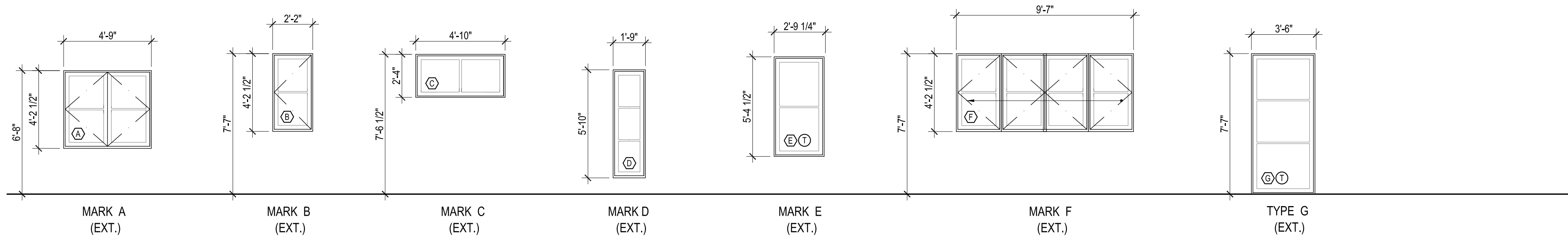
#### DOOR GENERAL NOTES:

1. SEE DRAWINGS A3.1 AND A3.2 FOR SWING DIRECTION AND TEMPERED GLAZING LOCATIONS.
2. ⊕ INDICATES FULLY TEMPERED GLAZING.
4. GLAZING TO MEET SAFETY GLAZING REQUIREMENTS PER SRC R308.

Date:	
Number:	
Revision:	
Number:	
Revision:	
Number:	
Revision:	

MARK	LOCATION	WINDOW SIZE			R.O. SIZE		WINDOW AREA (SF)	TYPE	GLAZING	VERT. GLAZING AREA (SF)	QTY	TOTAL VGA	U-FACTOR /UNIT	TOTAL UA (TOTAL AREA x UF)	TOTAL WINDOW AREA	FRAME			FINISH
		W	H	JAMB WIDTH	W	H										MAT.	INT. FIN.	EXT. FIN.	
Ⓐ	100 (3), 106, 110, 111, 201 (2), 205, 208, 212 (5)	4'-9"	4'-2 1/2"	4 9/16"			20.2	CASEMENT	GL-4	13.2	15	198			303				
Ⓑ	101 (2), 106 (2), 109, 112, 202, 203, 206, 209	2'-2"	4'-2 1/2"	4 9/16"			9.1	CASEMENT	GL-4	5.6	10	61.6			100.1				
Ⓒ	101 (3), 204 (4)	4'-10"	2'-4"	4 9/16"			11.2	FIXED	GL-4	7.2	7	50.4			78.4				
Ⓓ	114	1'-9"	5'-10"	4 9/16"			10.2	FIXED	GL-4	6.0	1	6.0			10.2				
Ⓔ	114 (2)	2'-9 1/4"	5'-4 1/2"	4 9/16"			14.6	FIXED	GL-4	10.1	2	20.2			29.2				
Ⓝ	106	9'-7"	4'-2 1/2"	4 9/16"			40.2	FOLDING	GL-4	25.6	1	25.6			40.2				
TOTAL VERTICAL GLAZING AREA =										67.7		361.8	TOTAL UA = X						
TOTAL WINDOWS QTY =											36	TOTAL WINDOW AREA =			561.1				
UA/AREA =												X							
AVERAGE U VALUE =												0.30							

GARAGE WINDOWS NOT INCLUDED



# 1 WINDOW SCHEDULE

SHOWN VIEWED FROM OUTSIDE

## WINDOW GENERAL NOTES:

- SEE DRAWINGS A3.1 AND A3.2 FOR SWING DIRECTION AND TEMPERED GLAZING LOCATIONS.
- Ⓔ INDICATES EGRESS WINDOW. SEE DRAWINGS A3.1 AND A3.2 FOR LOCATIONS.
- Ⓝ INDICATES FULLY TEMPERED GLAZING.
- GLAZING TO MEET SAFETY GLAZING REQUIREMENTS PER SRC R308.

TYPE	INT./EXT.	THICK	DESCRIPTION
GL-1	INT.		TEMP'D, CLEAR, SINGLE PANE
GL-2	INT.		TEMP'D, OBSCURE, SINGLE PANE
GL-3	EXT.		CLEAR, DOUBLE PANE, LOW-E W/ARGON
GL-4	EXT.		LAMINATED, CLEAR, DOUBLE PANE, LOW-E W/ARGON
GL-5	EXT.		TEMP'D, OBSCURE, TRIPLE PANE, LOW-E W/ARGON
GL-6	EXT.		TEMP'D, OVER LAMINATE, TRIPLE PANE, LOW-E W/ARGON

# 3 GLAZING NOTES

THIS STRUCTURE SHALL BE CONSTRUCTED PER THE 2021 WASHINGTON STATE ENERGY CODE REQUIREMENTS OF PERSPECTIVE ENVELOPE PATH:

- A. VERTICAL GLAZING - U:0.30
- B. OVERHEAD GLAZING - U:0.50
- C. DOORS - U:0.20
- D. ROOF/CLG - R-49 TAPERED OR R-38 FULL DEPTH
- E. VAULTED CEILING - R-38
- F. WALLS ABOVE GRADE - R-21
- G. WALLS BELOW GRADE (INT) - R21
- H. WALLS BELOW GRADE (EXT.) - R10/13
- I. FLOORS - R-30
- J. SLAB ON GRADE - R-10

# 4 ENERGY CODE REQUIREMENTS

## ENERGY CREDITS:

5.0 CREDITS MIN. REQUIRED FOR ADDITIONS GREATER THAN 500 SF OF HEATED AREA BUT LESS THAN 1,500 SF

5.0 CREDITS PROVIDED

## FUEL NORMALIZATION CREDITS:

### SYSTEM TYPE 4: (3.0 CREDIT):

For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590

## HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS (1.0 CREDIT):

OPTION 3.6 - A centrally ducted air source cold climate variable capacity heat pump (cc VHP) found on the NEEEP cc VCHP qualified product list with a minimum of 10 HSPF may be used to satisfy this requirement.

- EQUIPMENT: MITSUBISHI HEAT PUMP MXZSM48NWMH22 48,000 BTU
- MAIN FLOOR AIR HANDLER: SVZ-KP36NA
- UPPER FLOOR AIR HANDLER: SVZ-KP18NA

## AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION (1.0 CREDIT):

OPTION 2.1 Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals, or for R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft2 maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65.

# 5 ENERGY EFFICIENCY REQUIREMENTS

## DOOR AND WINDOW HEADERS

DOOR AND WINDOW HEADERS SHALL BE INSULATED WITH A MIN. OF R10 INSULATION

## AIR LEAKAGE

A WRITTEN REPORT OF THE TEST RESULT SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR A FINAL INSPECTION

## LIGHTING

A MINIMUM OF 90% OR PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFECACY LAMPS.

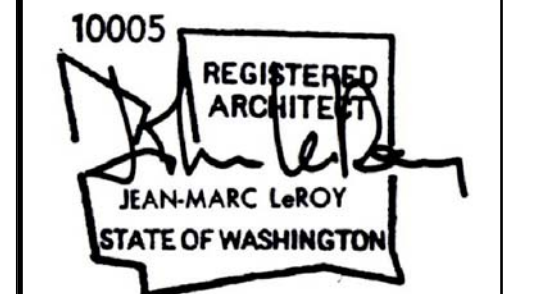
## INSULATION

COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION

# 6 ENERGY NOTES

Architect:  
JML ARCHITECTS

Mercer Island, WA 98040  
P. 206.802.4040  
Contact: Jean-Marc LeRoy, AIA



Owner:  
Greg and Jennifer Rosenwald

4836 E Mercer Way  
Mercer Island, WA 98040

P. -  
Contact: Greg Rosenwald

General Contractor:  
TBD

P. -  
Contact: -

Structural Engineer:  
Harriott Valentine Engineering  
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Contact: Todd Valentine

Mechanical Engineer:  
n/a

P. -  
Contact: -

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Project:  
Rosenwald Residence  
4836 E Mercer Way  
Mercer Island, WA 98040  
Project No. 24.245  
Date: July 25, 2025  
BUILDING PERMIT

WINDOW SCHEDULE  
**A7.2**

GENERAL STRUCTURAL NOTES  
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2021 EDITION), & LOCAL BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

2. DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL) . . . . . 40 PSF  
 ROOF SNOW LOAD (Pf) . . . . . 25 PSF

WIND:

BASIC WIND SPEED (3-SECOND GUST) . . . . . 98 MPH  
 WIND IMPORTANCE FACTOR ( $I_w$ ) . . . . . 1.0  
 WIND EXPOSURE . . . . . B  
 TOPOGRAPHICAL FACTOR ( $K_{zt}$ ) . . . . . 1.00

EARTHQUAKE:

LAT. / LONG. . . . . 47.559 / -122.210  
 SEISMIC IMPORTANCE FACTOR ( $I_e$ ) . . . . . 1.0  
 SEISMIC USE GROUP . . . . . I  
 MAPPED SPECTRAL RESPONSE ( $S_s/S_1$ ) . . . . . 1.43g/0.50g  
 SPECTRAL RESPONSE COEF. ( $S_0/S_{D1}$ ) . . . . . 1.15g/NULL  
 SEISMIC DESIGN CATEGORY . . . . . D  
 ANALYSIS PROCEDURE . . . . . EQUIVALENT LATERAL FORCE

HOUSE:

SEISMIC FORCE RESISTING SYSTEM: . . . . . PLYWOOD SHEAR WALLS  
 DESIGN BASE SHEAR . . . . . 10.66k  
 SEISMIC RESPONSE COEFFICIENT ( $C_s$ ) . . . . . 0.176  
 RESPONSE MODIFICATION FACTOR (R) . . . . . 6.5

SEISMIC FORCE RESISTING SYSTEM: . . . . . STEEL ORD. CANTILEVER COLUMN  
 DESIGN BASE SHEAR . . . . . 55.5k  
 SEISMIC RESPONSE COEFFICIENT ( $C_s$ ) . . . . . 0.916  
 RESPONSE MODIFICATION FACTOR (R) . . . . . 1.25

GARAGE:

SEISMIC FORCE RESISTING SYSTEM: . . . . . PLYWOOD SHEAR WALLS  
 DESIGN BASE SHEAR . . . . . 5.92k  
 SEISMIC RESPONSE COEFFICIENT ( $C_s$ ) . . . . . 0.176  
 RESPONSE MODIFICATION FACTOR (R) . . . . . 6.5

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2008 DATA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

- A. STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
- B. EPOXY GROUTED INSTALLATIONS

9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

A. STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

GEOTECHNICAL

10. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. 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. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE . . . . . 2000 PSF  
 LATERAL EARTH PRESSURE . . . . . 35 PCF

SOILS REPORT REFERENCE: PANGEO INC. NO. 25-195

11. PIPE PILE INSTALLATION SHALL CONFORM STRICTLY WITH THE RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL CONTINUOUSLY OBSERVE INSTALLATION OF THE PILES. PIPE PILES SHALL BE DRIVEN WITH A 90-POUND JACKHAMMER OR A 140-POUND RHINO HAMMER TO A FINAL PENETRATION RATE OF 1-INCH OR LESS FOR ONE MINUTE OF CONTINUOUS DRIVING.

PIPE PILE AXIAL CAPACITY IS 3 TONS (6,000 LB).

PIPE PILES SHALL BE 2" DIAMETER, SCHEDULE 80 (0.218" WALL), AND SHALL CONFORM TO ASTM A53, GRADE A, FY = 30 KSI.

PIPE PILES ARE ONLY REQUIRED AT THE NEW PATIO CANOPY SUPPORT COLUMNS.

CONCRETE

12. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF  $f'c = 2,500$  PSI. THE CONCRETE MIX SHALL CONTAIN A MAXIMUM OF 330 POUNDS OF CEMENT PER CUBIC YARD AND SHALL HAVE A HIGH (30 PERCENT OR MORE) SCM (SUPPLEMENTARY CEMENTITIOUS MATERIALS, SUCH AS FLYASH OR SLAG) CONTENT. CEMENT SHALL BE A BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595.

A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, SUPPLEMENTARY CEMENTITIOUS MATERIALS, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD & SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ARTICLE 4.2.3 OF ACI 301. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.

13. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

14. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

15. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:  
 A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"  
 B. ALL OTHER SURFACES . . . . . 1 1/2"

ANCHORAGE

16. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 4057.

17. TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.

STEEL

18. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:

- A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)
- B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303)

C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).

19. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS. PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36, FY = 36 KSI. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. SQUARE OR RECTANGULAR STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI. ANCHOR BOLTS AND CONNECTION BOLTS SHALL CONFORM TO ASTM A307. THREADED ROD AND STUDS SHALL CONFORM TO ASTM A36.

20. STRUCTURAL STEEL SHALL BE PRODUCED IN THE UNITED STATES. HOT-ROLLED SECTIONS SHALL HAVE A MINIMUM RECYCLED CONTENT OF 75%. PLATE AND HSS SHALL BE PRODUCED BY THE ELECTRIC ARC FURNACE METHOD.

21. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

WOOD

22. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS) HEM-FIR NO. 2  
 MINIMUM BASE VALUE, FB = 850 PSI  
 (3X & 4X MEMBERS) DOUGLAS FIR NO. 1  
 MINIMUM BASE VALUE, FB = 1000 PSI

STRUCTURAL LIGHT FRAMING: DOUGLAS FIR NO. 2  
 (INCL. 3X AND 4X POSTS) MINIMUM BASE VALUE, FB = 900 PSI

BEAMS AND STRINGERS: DOUGLAS FIR NO. 1  
 (INCL. 6X AND LARGER) MINIMUM BASE VALUE, FB = 1350 PSI

POSTS AND TIMBERS: DOUGLAS FIR NO. 1  
 (6X6 AND LARGER) MINIMUM BASE VALUE, FC = 1000 PSI

STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR OR HEM-FIR STANDARD GRADE

2X6 STUDS AND PLATES: HEM-FIR NO.3/ STUD GRADE

23. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS IN A CITY OF SEATTLE CERTIFIED PLANT. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF PERFORMANCE. CERTIFICATES OF PERFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, FB = 2,400 PSI, FV = 165 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, FB = 2,400 PSI, FV = 165 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 2,000 RADIUS, UNLESS SHOWN OTHERWISE. ALL COLUMNS SHALL BE DOUGLAS FIR COMBINATION NO. 5, FC = 2400 PSI, E = 2.0 X 10E6 PSI.

24. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB = 2900 PSI	E = 2000 KSI	FV = 290 PSI	NER-292
LSL	FB = 2250 PSI	E = 1500 KSI	FV = 285 PSI	NER-481
LVL	FB = 2600 PSI	E = 1800 KSI	FV = 285 PSI	NER-126

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE MEYERHAUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

25. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

- A. ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
- B. FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20.
- C. WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

26. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

27. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED (HDC) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.

28. NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

29. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

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06/27/25	Permit Submittal

Building Department Approval



Drawing Title  
**GENERAL STRUCTURAL NOTES**

Drawing Number

**S1.0**



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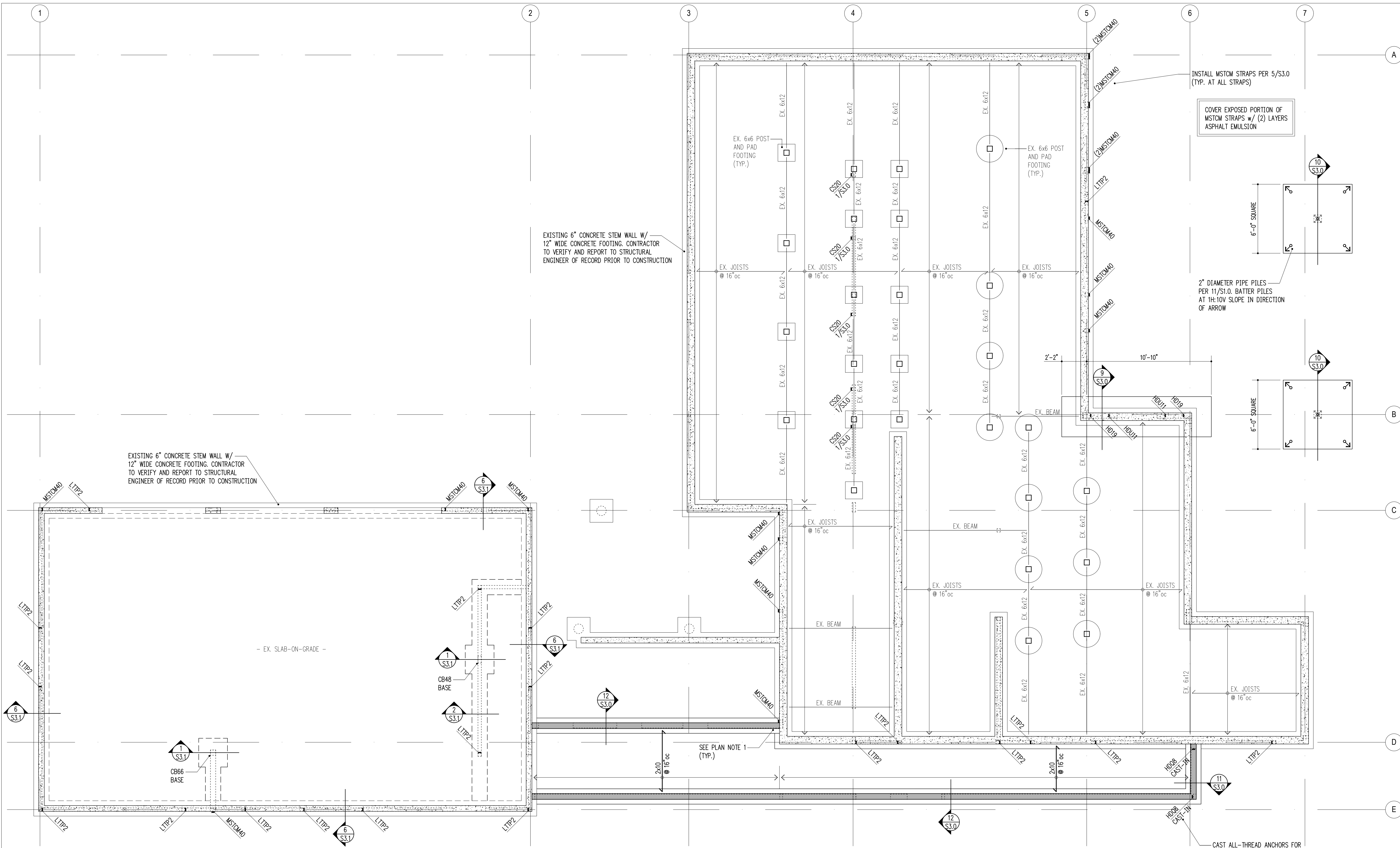
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Drawing Title  
**MAIN FLOOR FRAMING/  
 FOUNDATION PLAN**

Drawing Number

**S2.0**

ROSENWALD RESIDENCE



**LEGEND**

	SPAN		NEW STRUCTURAL WALL
	EXTENT		EXISTING STRUCTURAL WALL
	SECTION DETAIL		NEW CONCRETE WALL
	FLUSH BEAM		EXISTING CONCRETE WALL
	PRESSURE-TREATED		ALL-THREAD HOLD-DOWN AT END OF SHEARWALL ABOVE
	COLUMN ABOVE		STRAP HOLD-DOWN AT END OF SHEARWALL ABOVE
	COLUMN BELOW		

- FOUNDATION PLAN NOTES**
- WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
  - SEE 10/S4.0 FOR TYPICAL HOLD-DOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
  - SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.

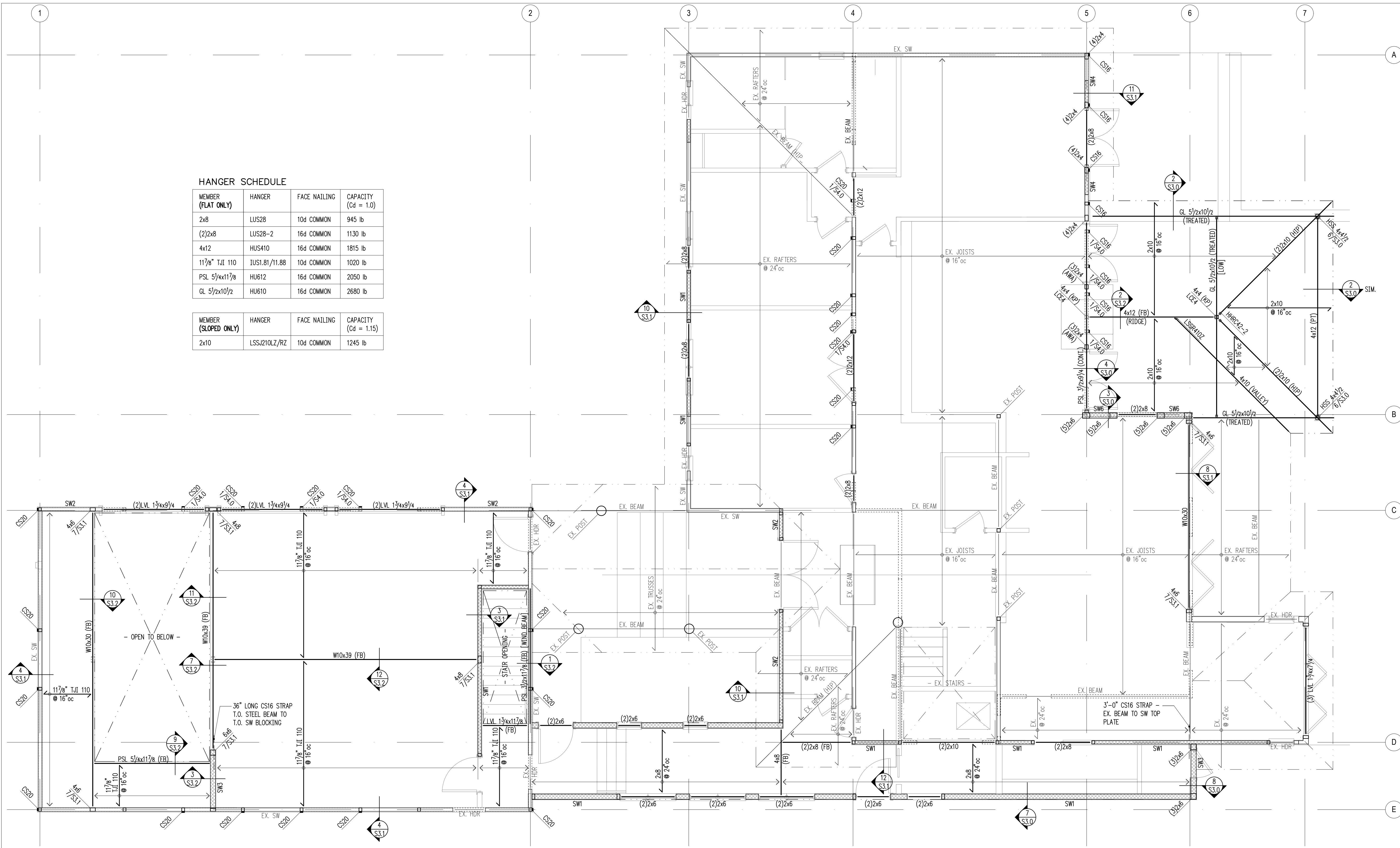
**1 MAIN FLOOR FRAMING/FOUNDATION PLAN**  
 scale: 1/4" = 1'-0"

NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x8	LUS28	10d COMMON	945 lb
(2)2x8	LUS28-2	16d COMMON	1130 lb
4x12	HUS410	16d COMMON	1815 lb
117/8" TJI 110	IUS1.81/11.88	10d COMMON	1020 lb
PSL 5/4x17/8	HU612	16d COMMON	2050 lb
GL 5/2x10/2	HU610	16d COMMON	2680 lb

MEMBER (SLOPED ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.15)
2x10	LSSJ210LZ/RZ	10d COMMON	1245 lb



LEGEND

- SPAN
- EXTENT
- SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- ⋮ COLUMN ABOVE
- COLUMN BELOW
- NEW STRUCTURAL WALL
- EXISTING STRUCTURAL WALL
- NEW CONCRETE WALL
- EXISTING CONCRETE WALL
- ALL-THREAD HOLD-DOWN AT END OF SHEARWALL ABOVE
- STRAP HOLD-DOWN AT END OF SHEARWALL ABOVE

FRAMING PLAN NOTES

1. SW... INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
5. CS... INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
6. POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x4 UNLESS NOTED OTHERWISE.

1 UPPER FLOOR FRAMING PLAN (MAIN FLOOR WALLS)  
scale: 1/4" = 1'-0"

NOTE! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



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Building Department Approval

Drawing Title  
**UPPER FLOOR FRAMING PLAN**

Drawing Number  
**S2.1**

ROSENWALD RESIDENCE



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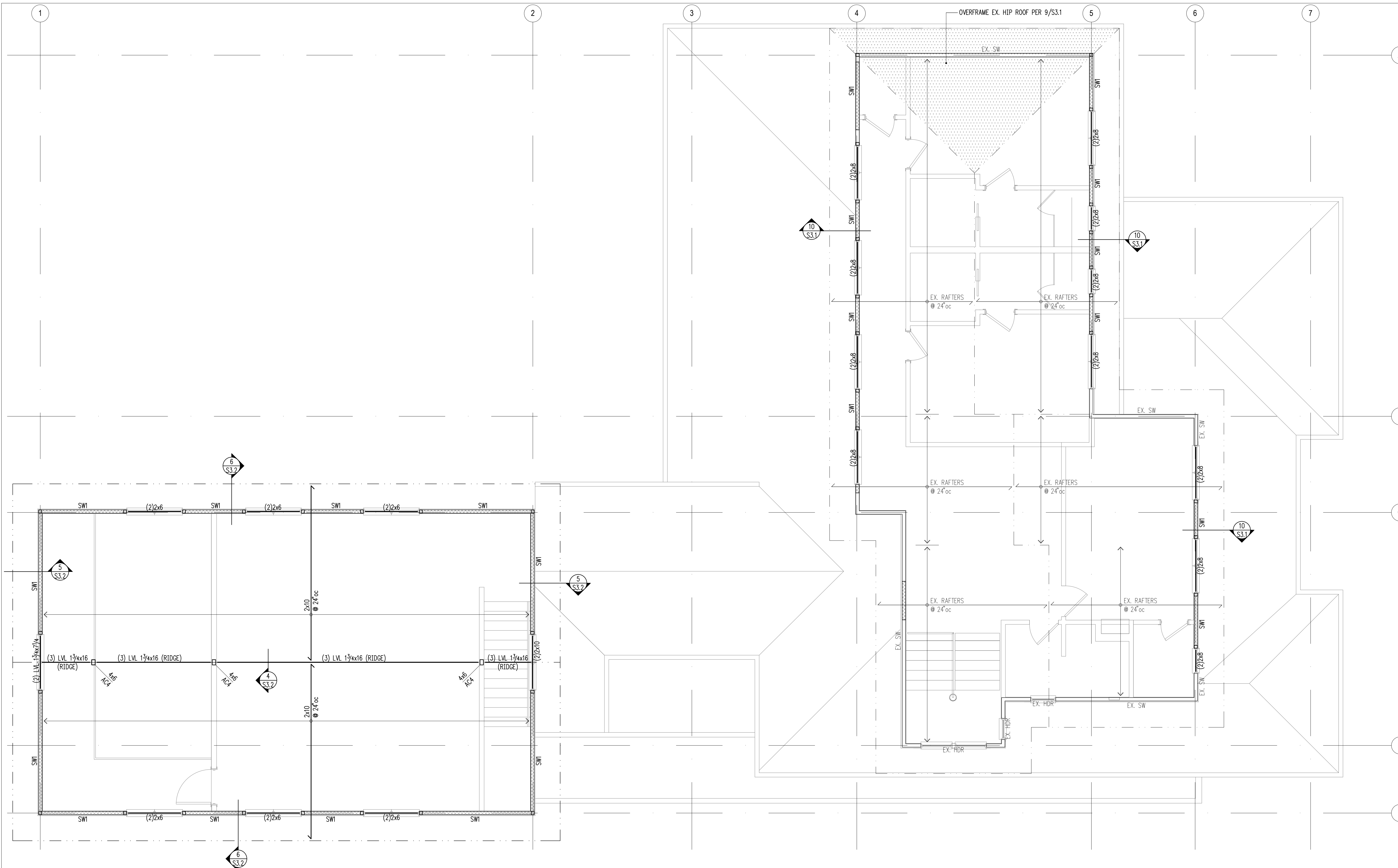
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Drawing Title  
**ROOF FRAMING PLAN**

Drawing Number

**S2.2**

ROSENWALD RESIDENCE



**LEGEND**

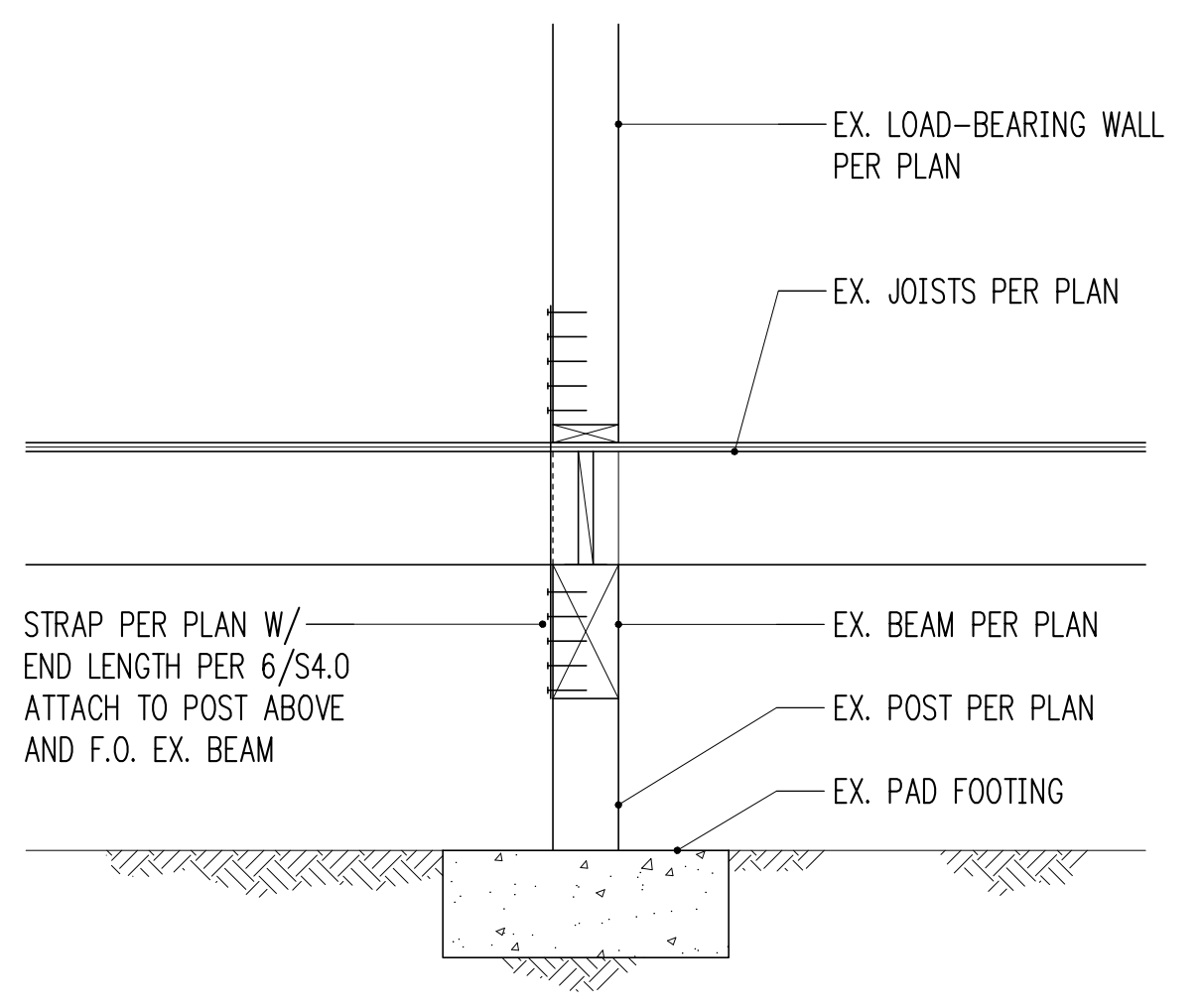
- |  |                  |  |  |
|--|------------------|--|--|
|  | SPAN             |  | NEW STRUCTURAL WALL                          |
|  | EXTENT           |  | EXISTING STRUCTURAL WALL                     |
|  | SECTION DETAIL   |  | NEW CONCRETE WALL                            |
|  | FLUSH BEAM       |  | EXISTING CONCRETE WALL                       |
|  | PRESSURE-TREATED |  | ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE |
|  | COLUMN ABOVE     |  | STRAP HOLDOWN AT END OF SHEARWALL ABOVE      |
|  | COLUMN BELOW     |  |  |

**FRAMING PLAN NOTES**

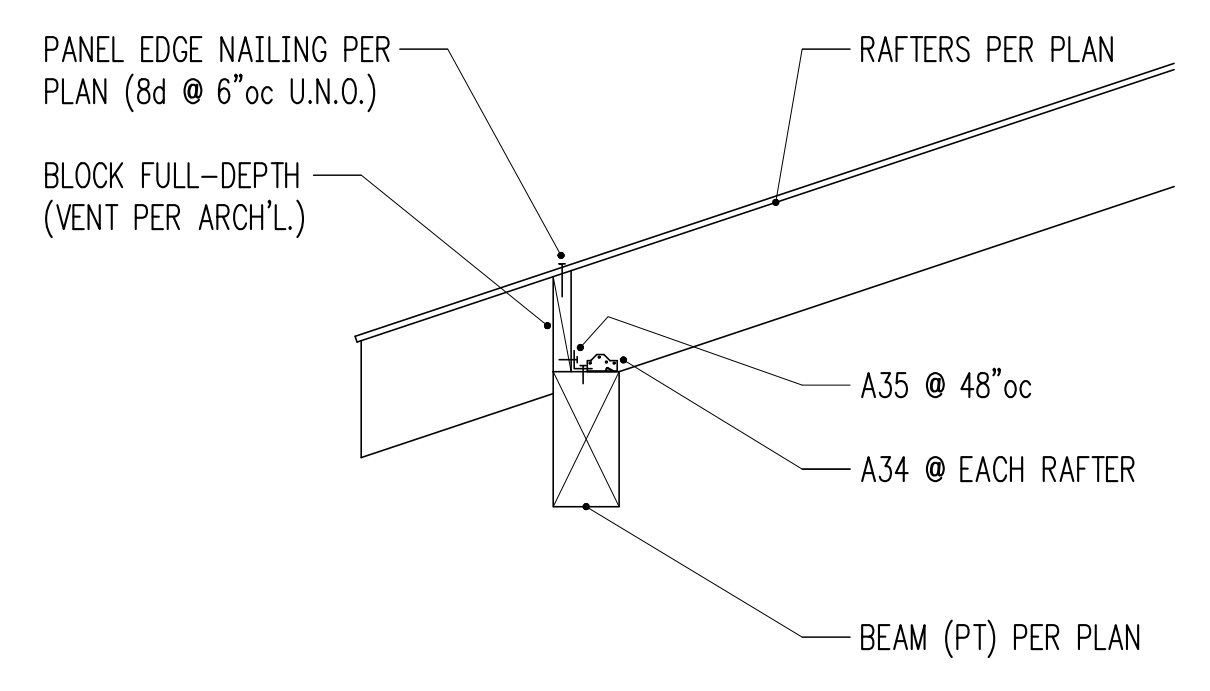
- SW\_ \_ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- CS\_ \_ INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
- POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x4 UNLESS NOTED OTHERWISE.

**1** ROOF FRAMING PLAN (UPPER FLOOR WALLS)  
 S2.2 scale: 1/4" = 1'-0"

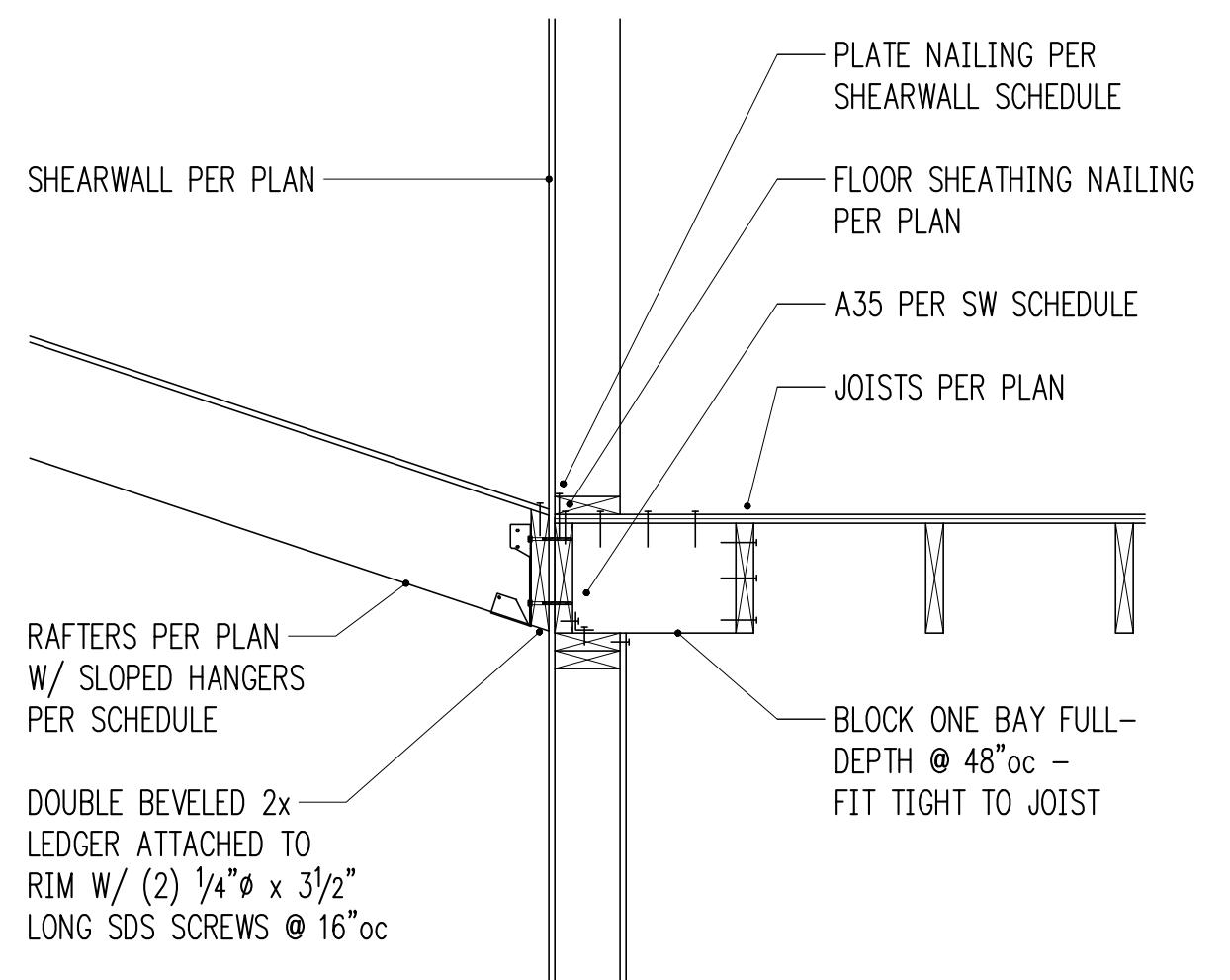
NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



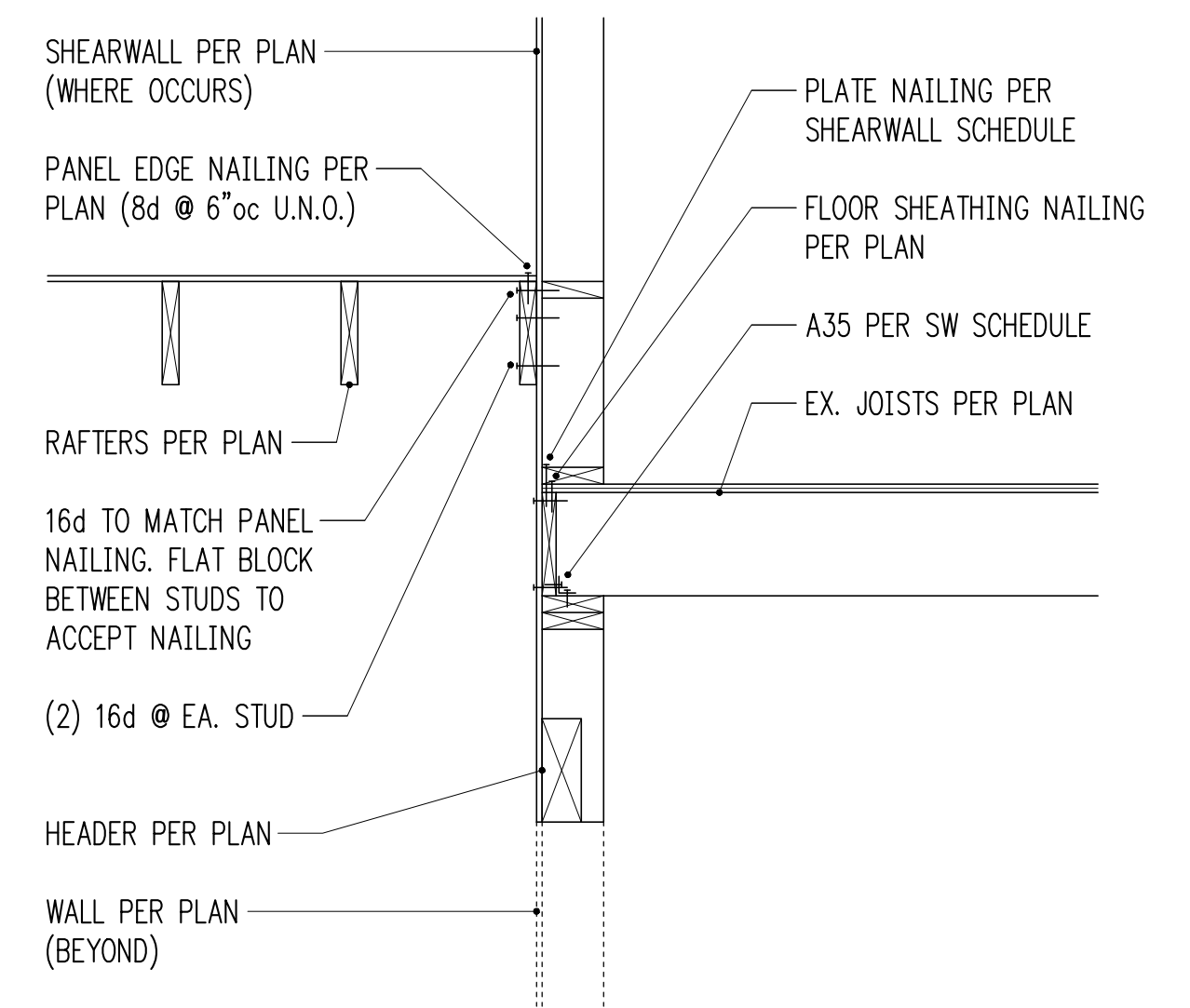
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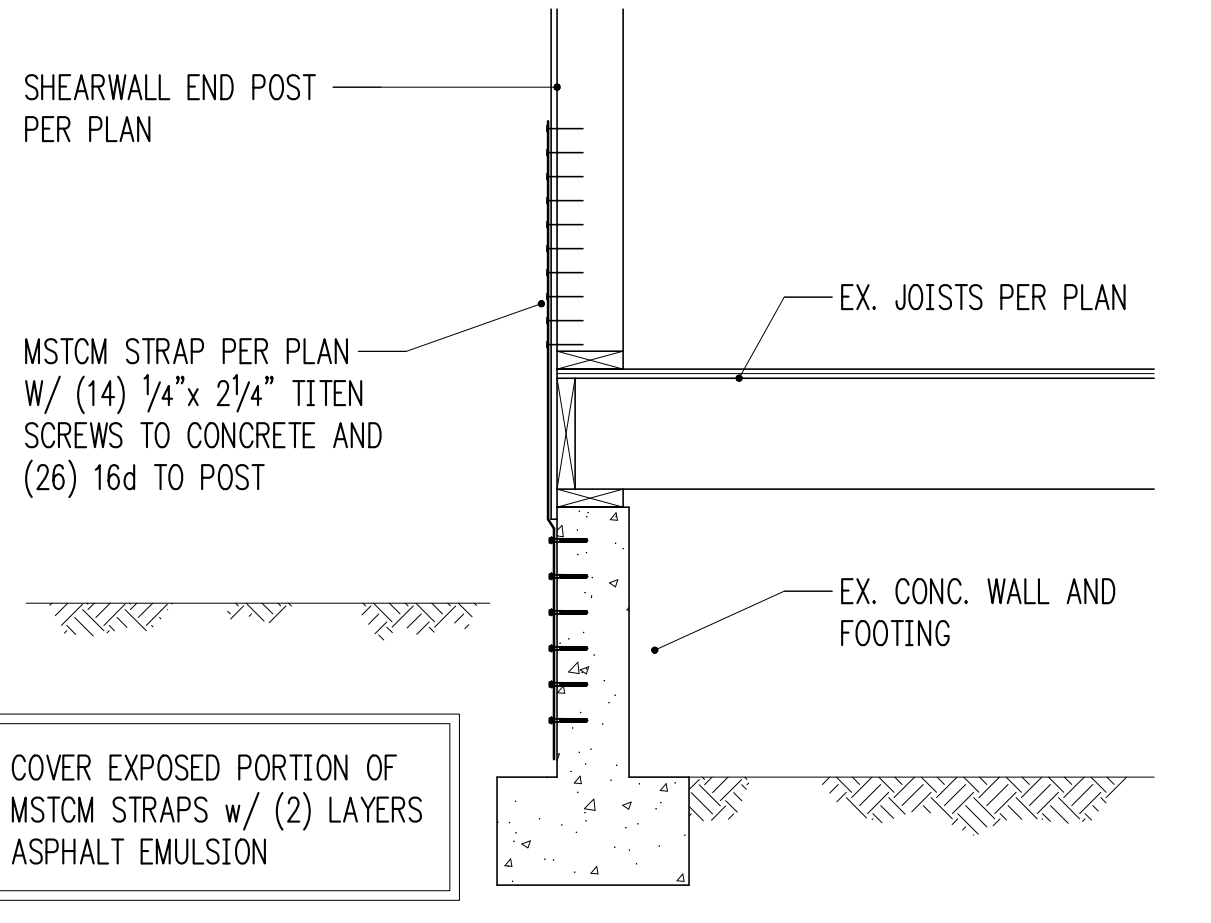
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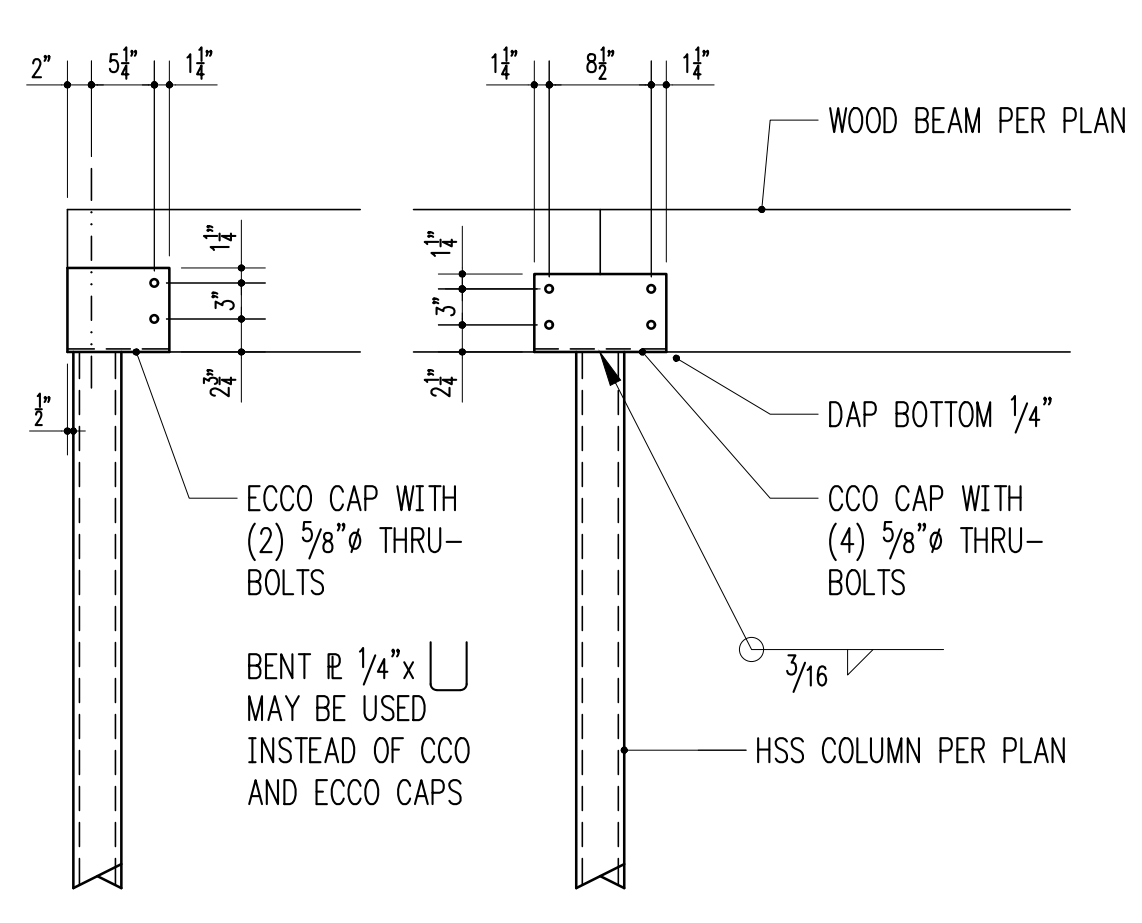
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3/4" = 1'-0" 4



3/4" = 1'-0" 5

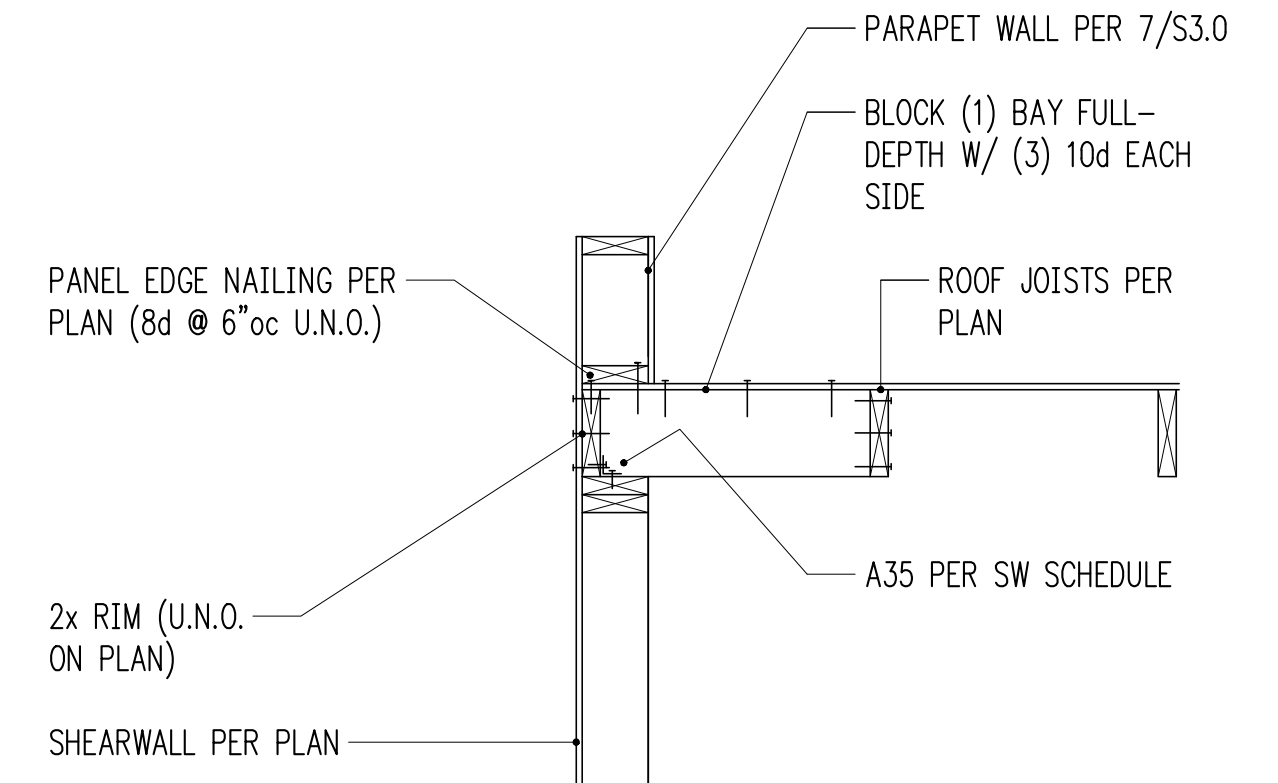


WOOD BEAM BEARING ON HSS COLUMN

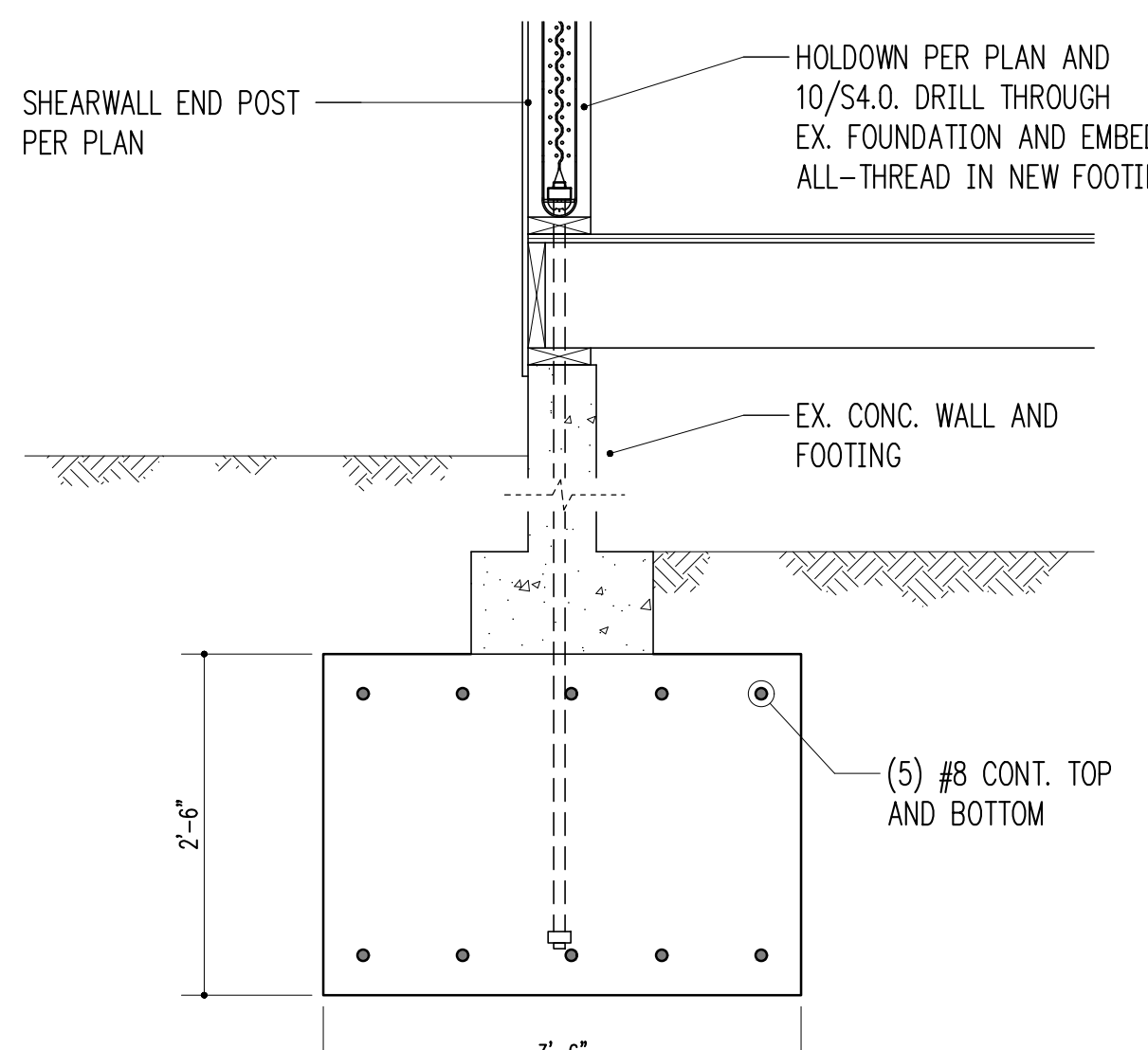
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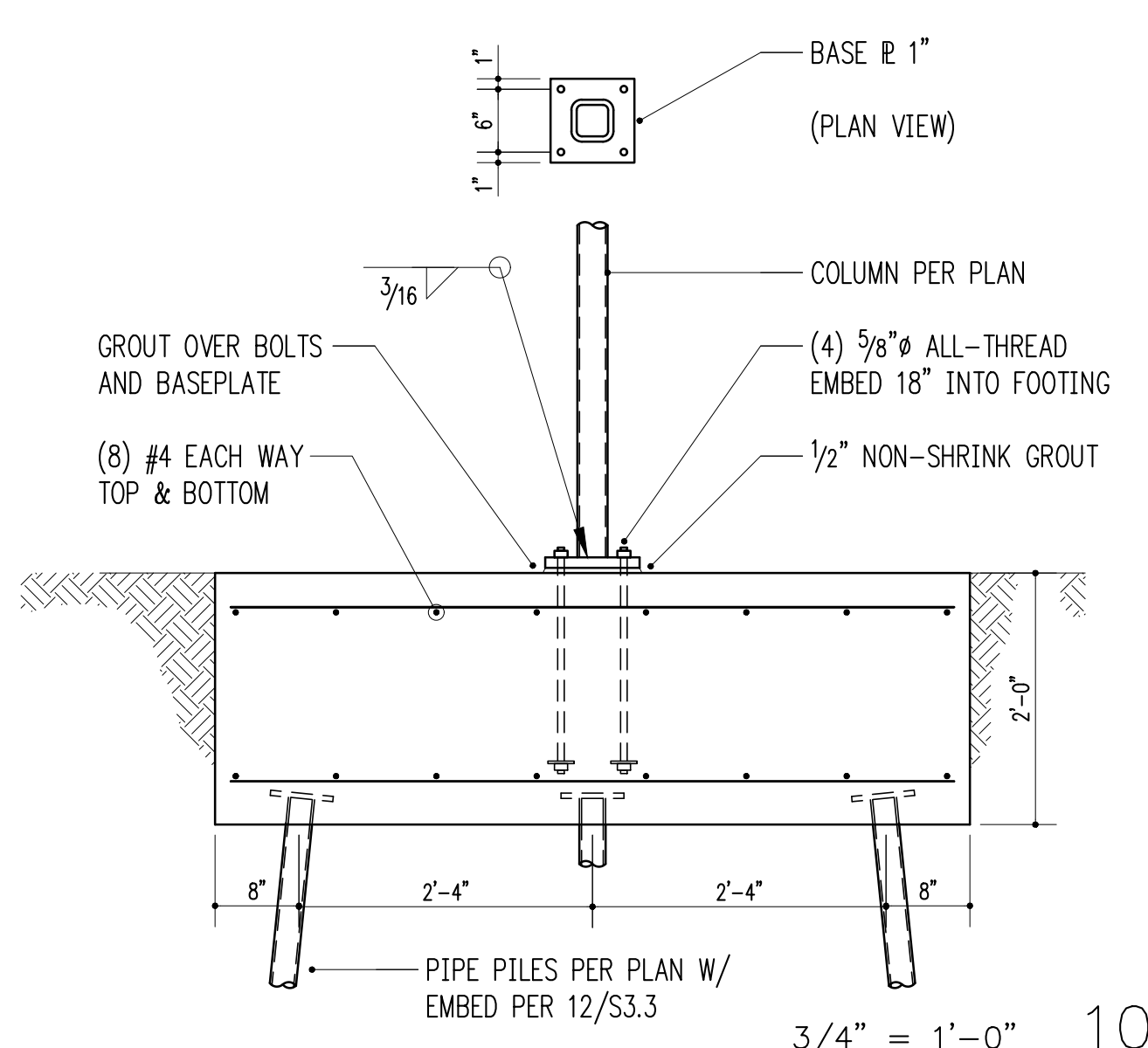
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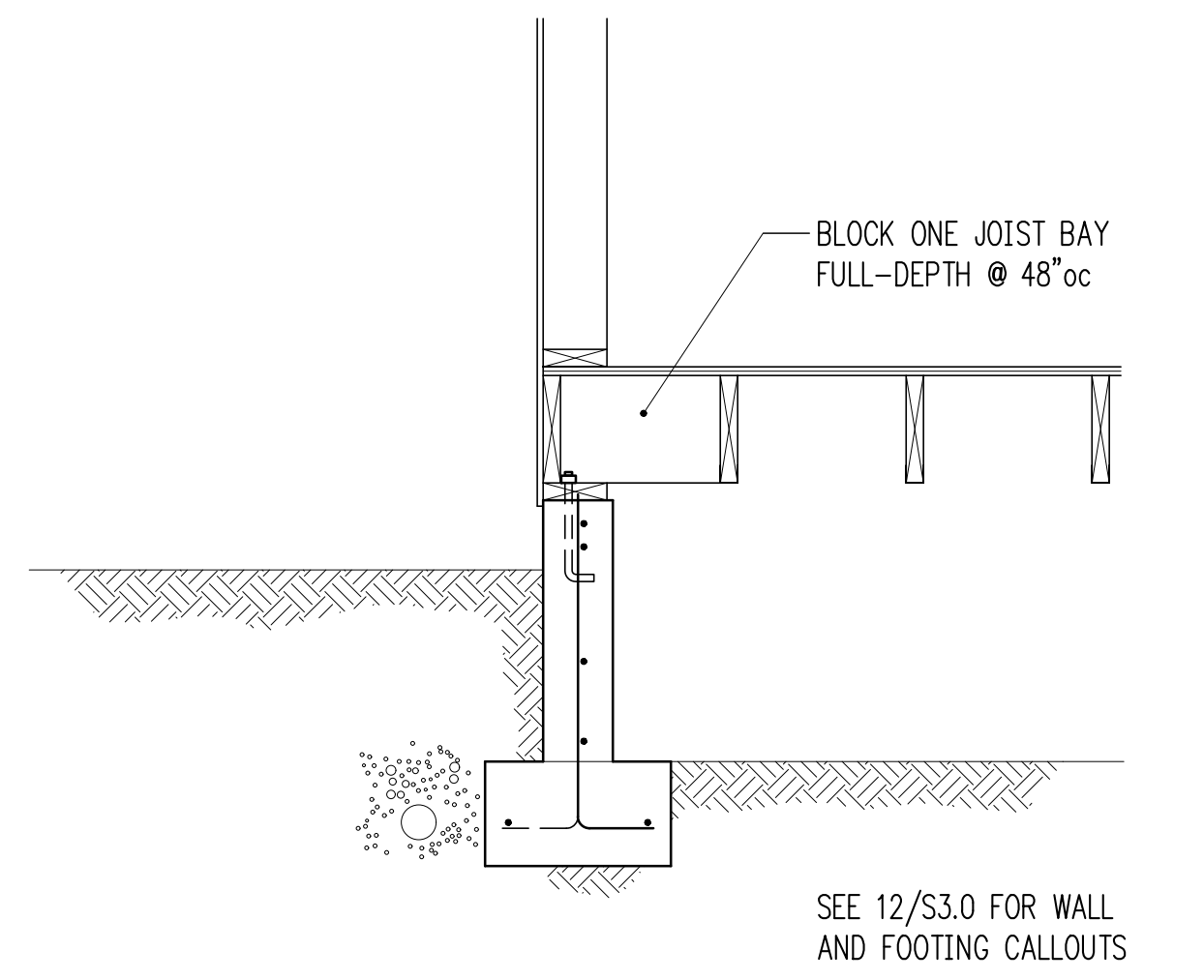
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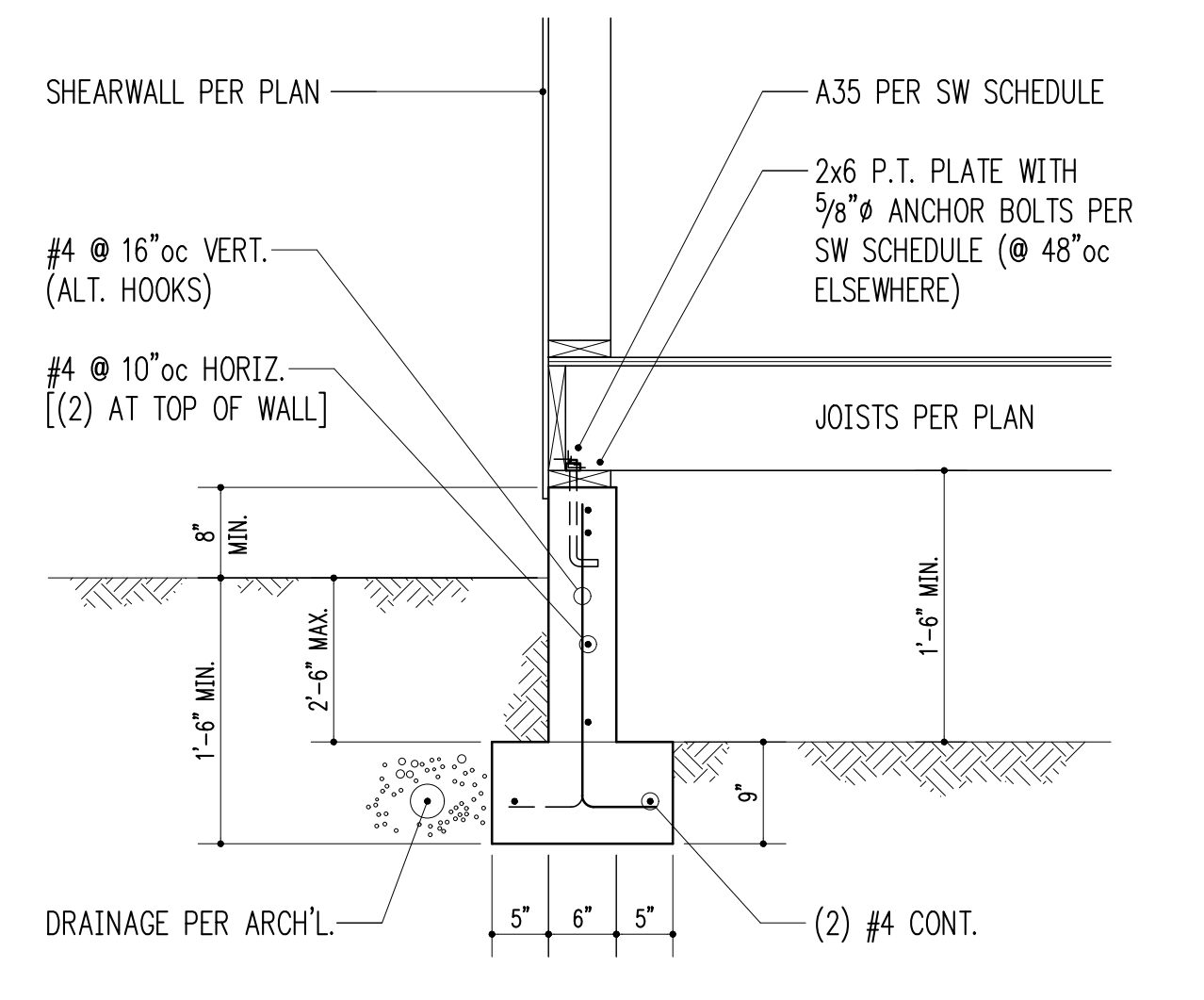
3/4" = 1'-0" 9



3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



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 Mercer Island, 98040

Project  
**Rosenwald Residence**  
 4836 E Mercer Way  
 Mercer Island, WA 98040

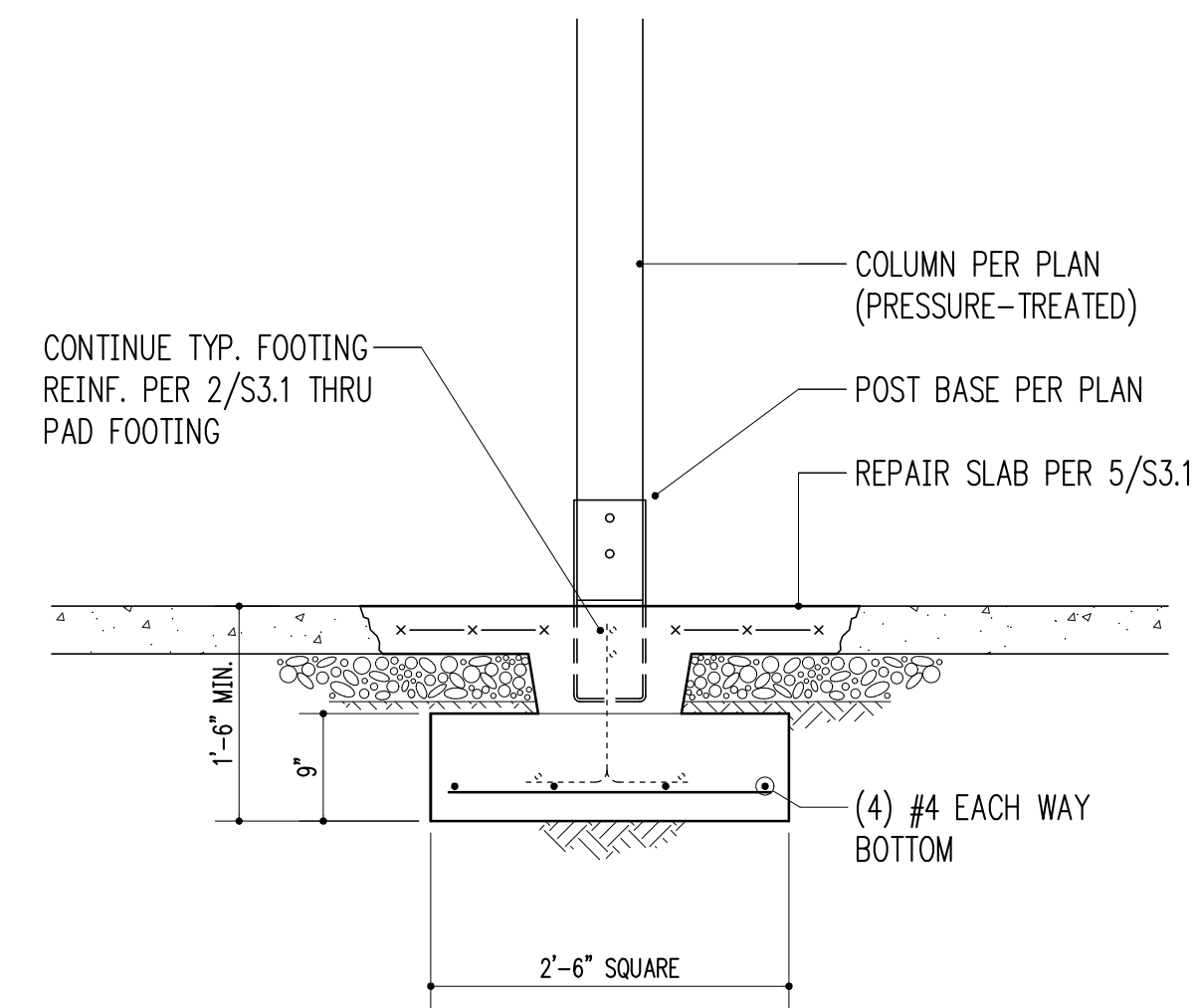
Issue Date	Issue Description
06/27/25	Permit Submittal

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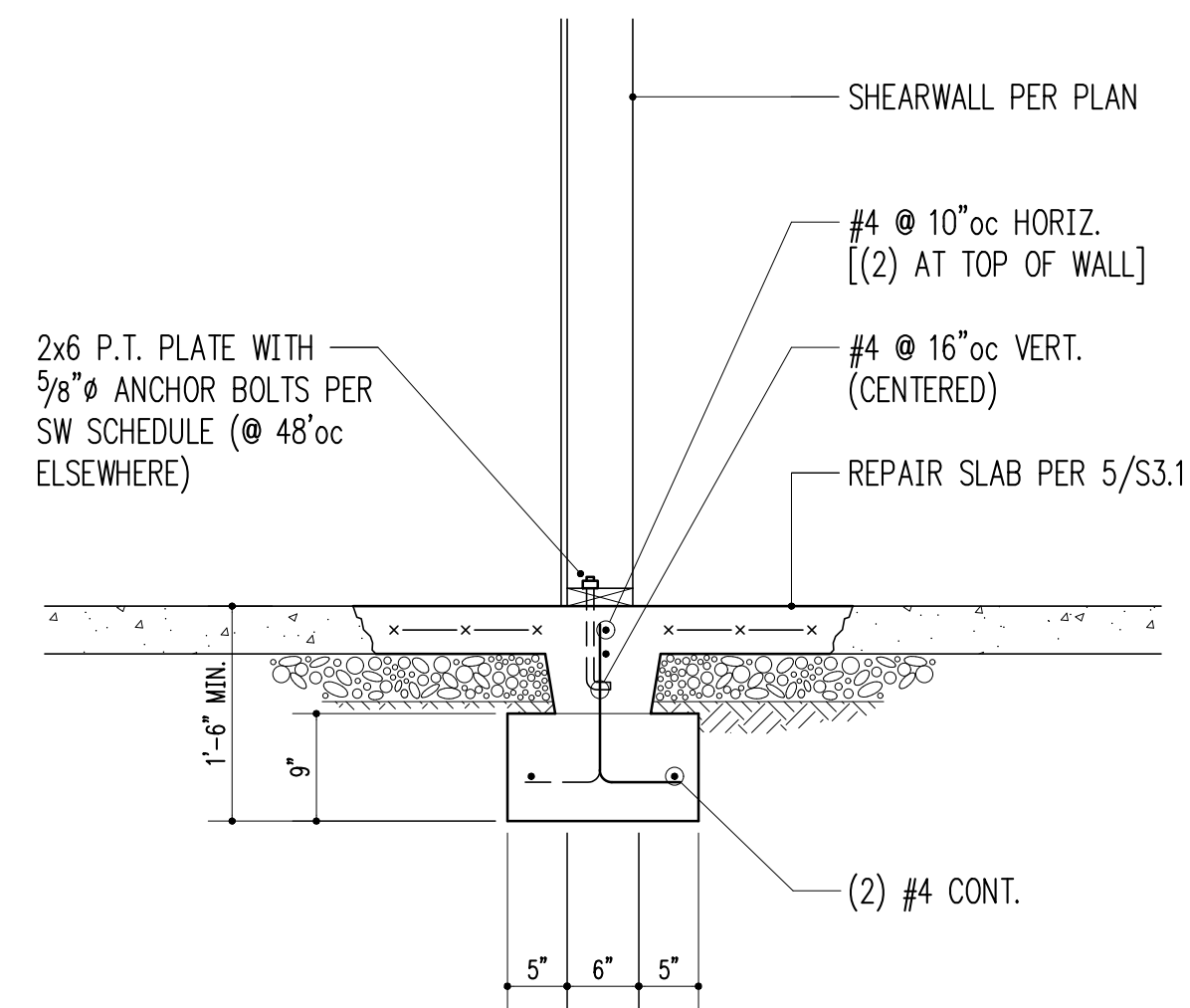
Drawing Title  
**STRUCTURAL DETAILS**

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**S3.0**

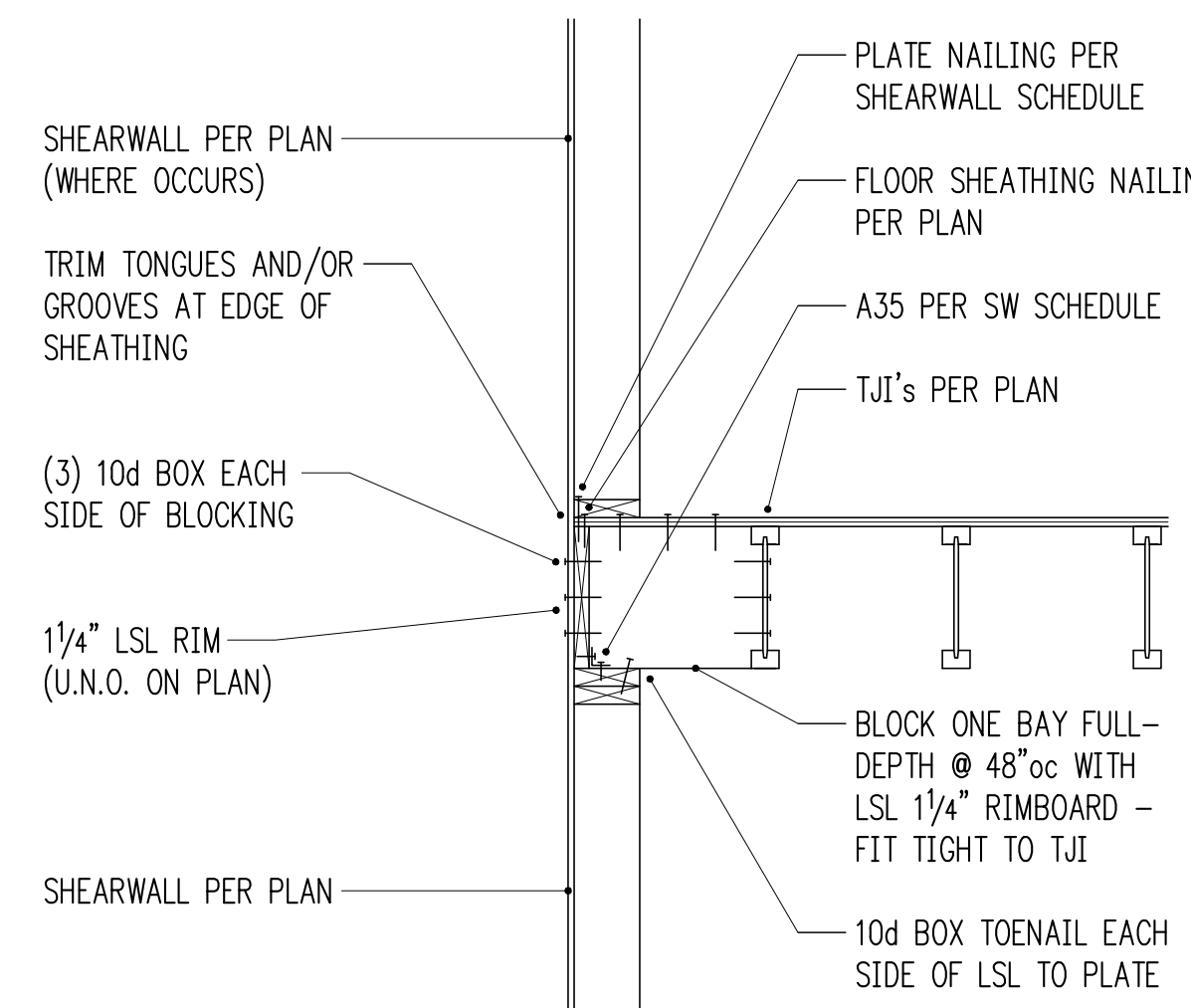
ROSENWALD RESIDENCE



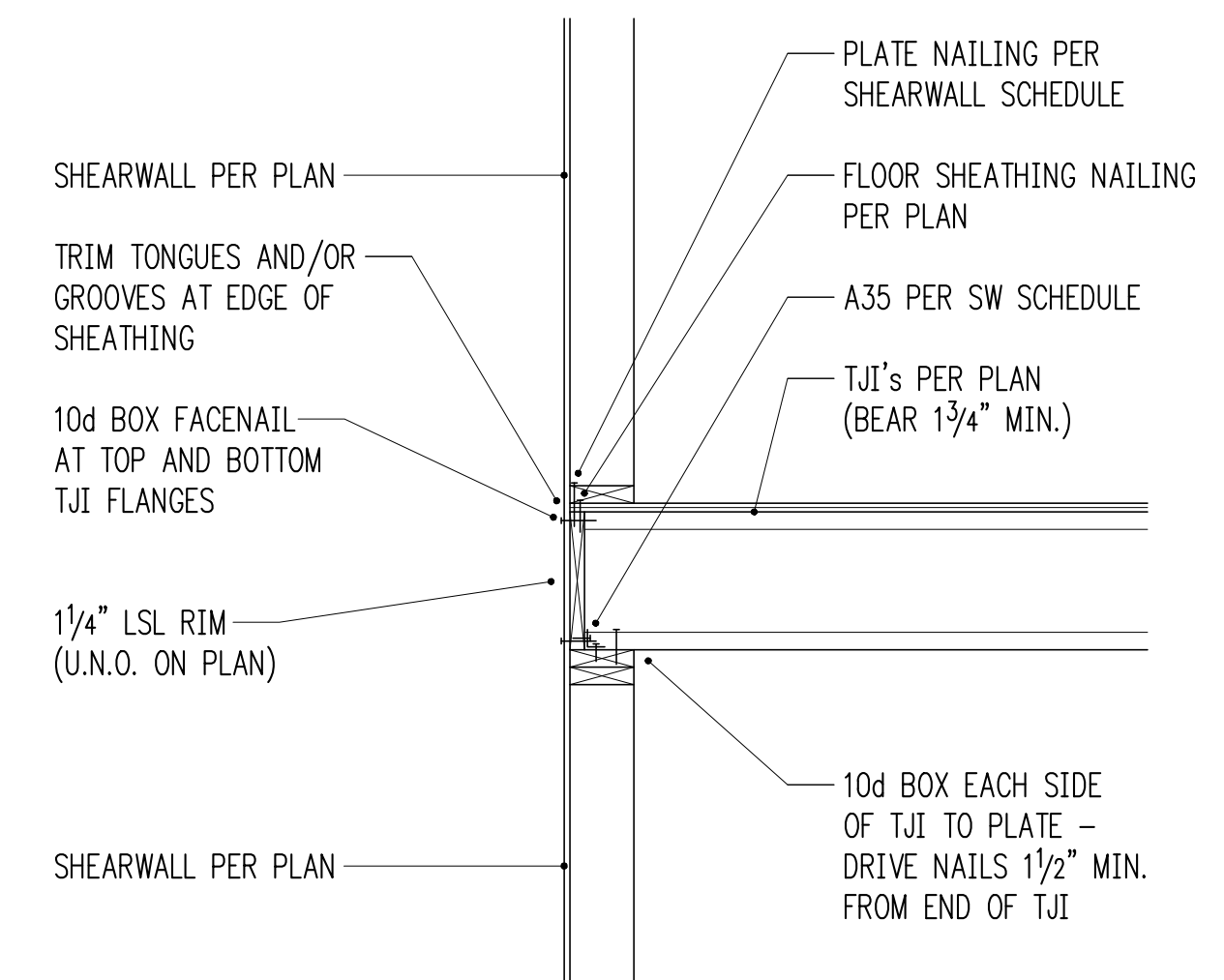
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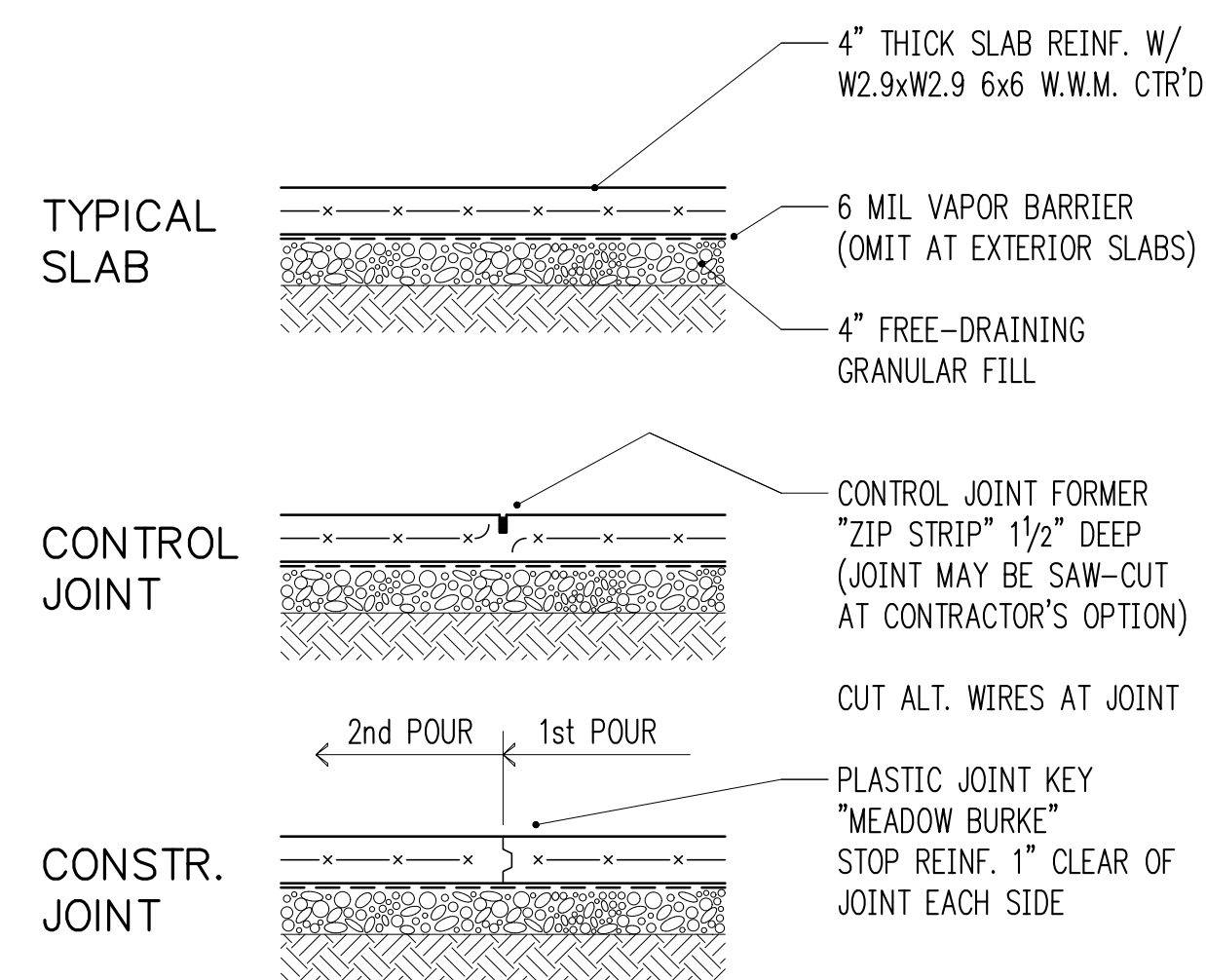
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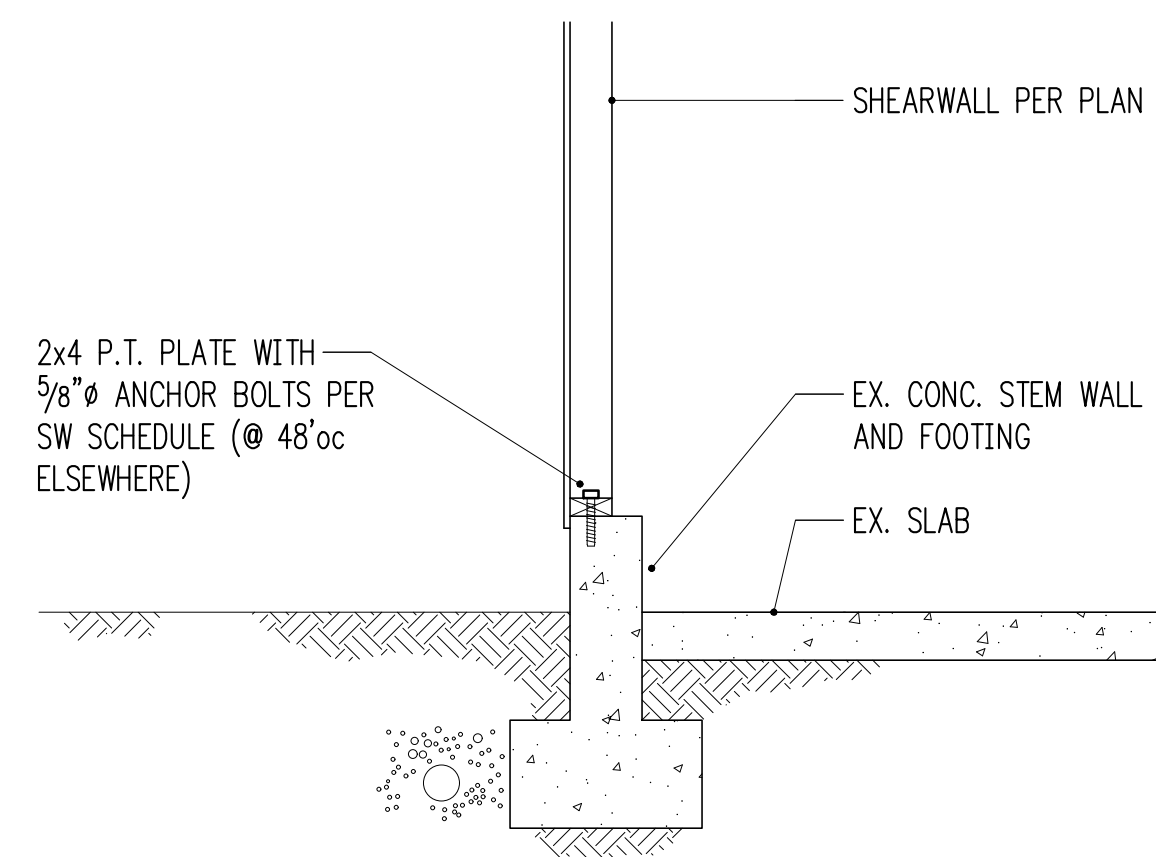
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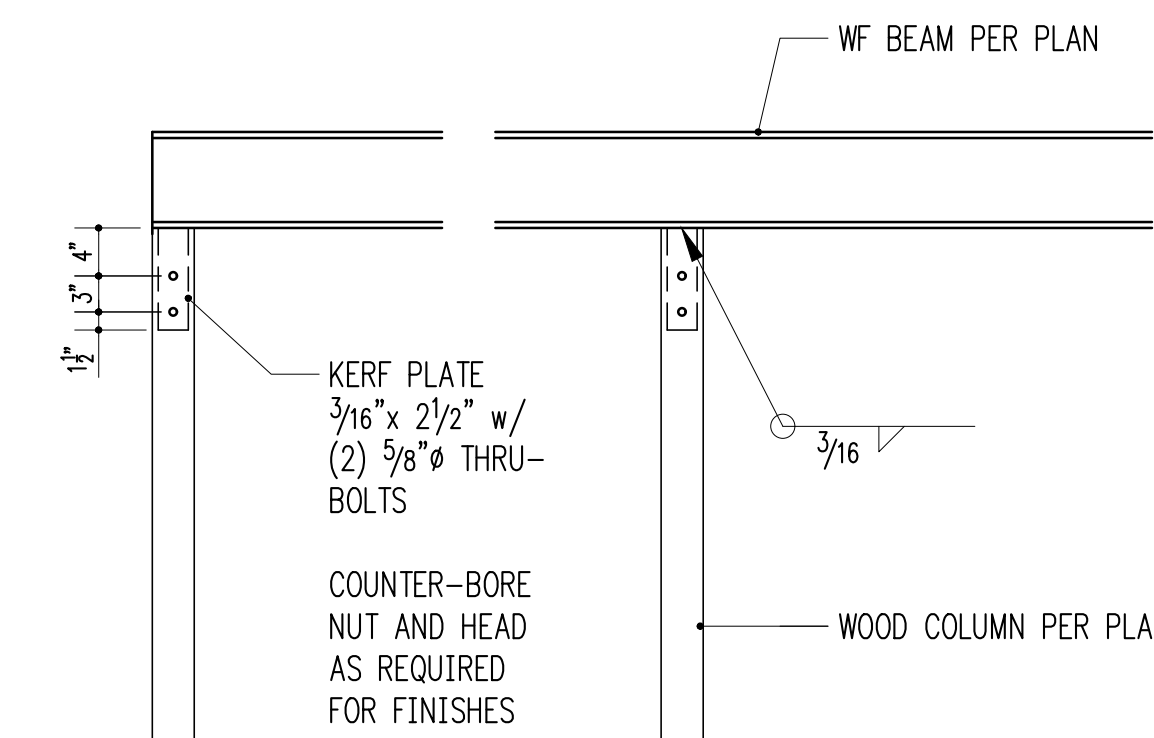
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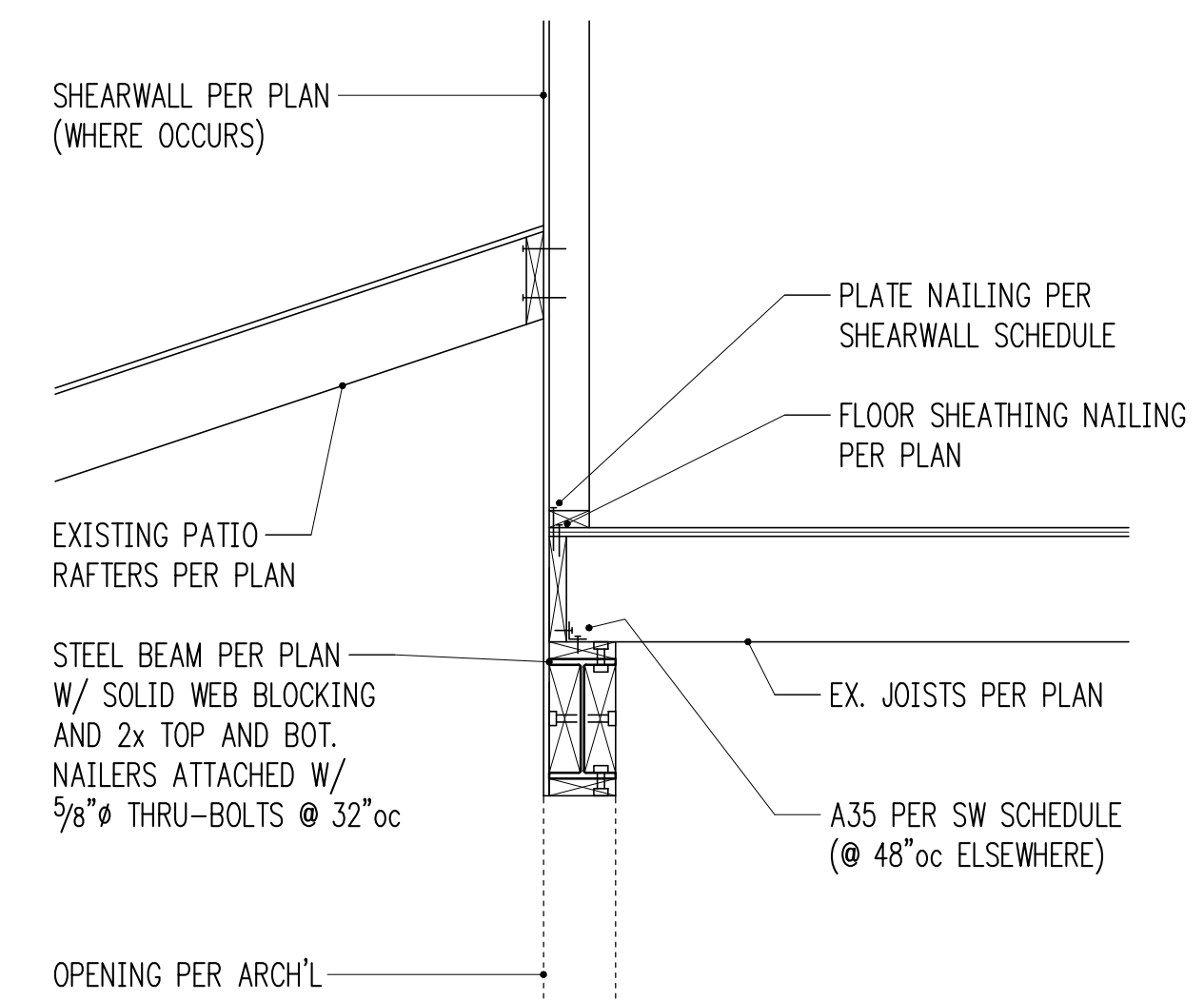
SLAB-ON-GRADE (NOT INSULATED)  
3/4" = 1'-0" 5



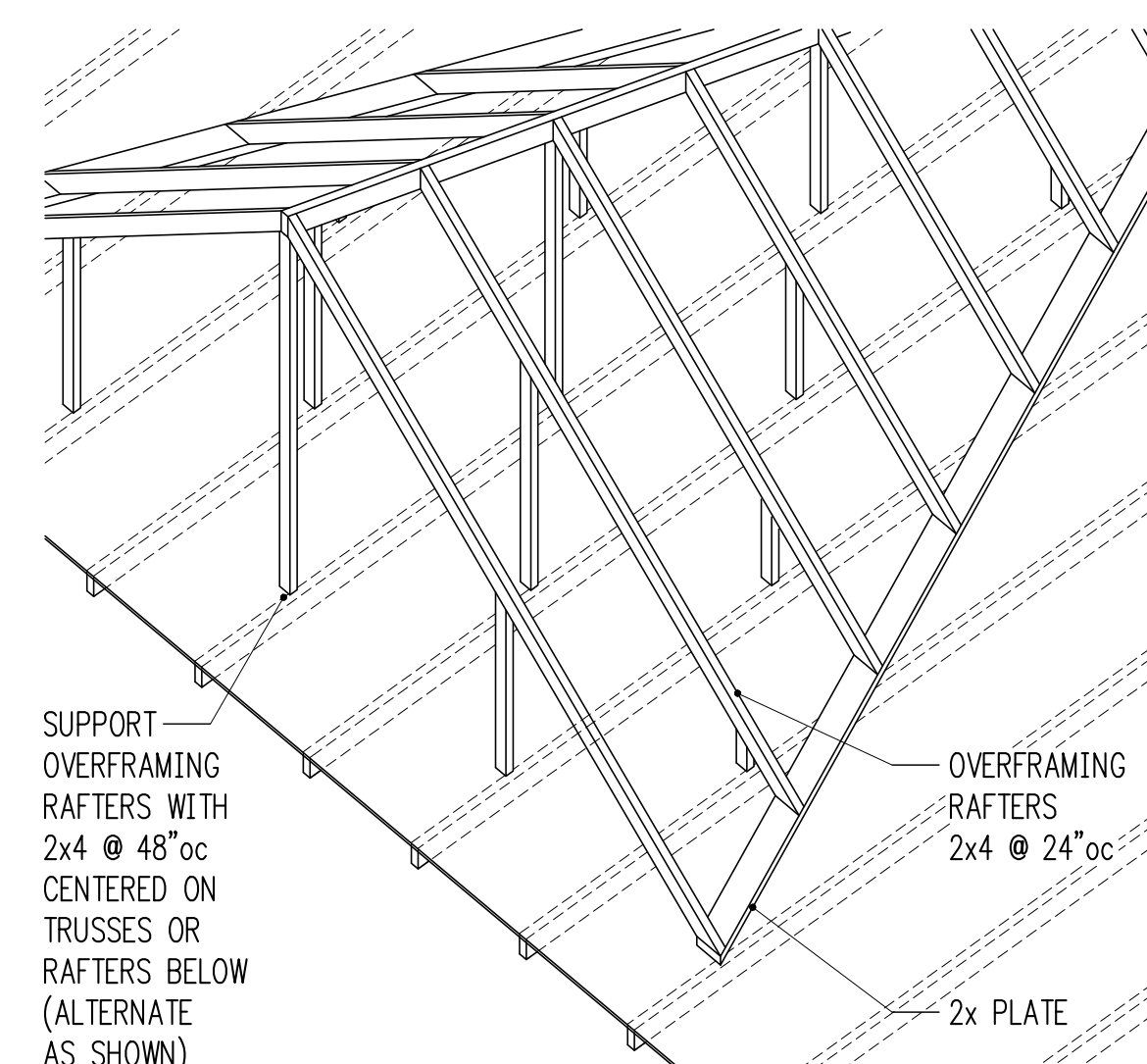
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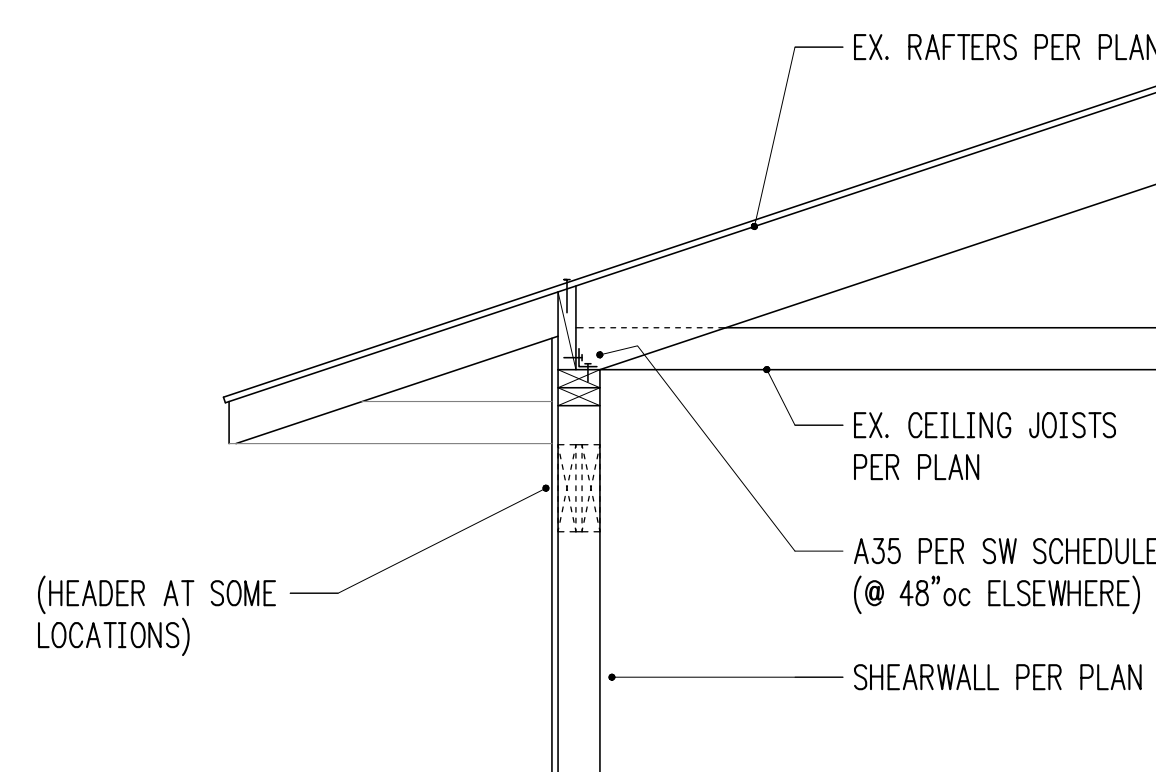
WF BEAM BEARING ON WOOD COLUMN (KERF)  
3/4" = 1'-0" 7



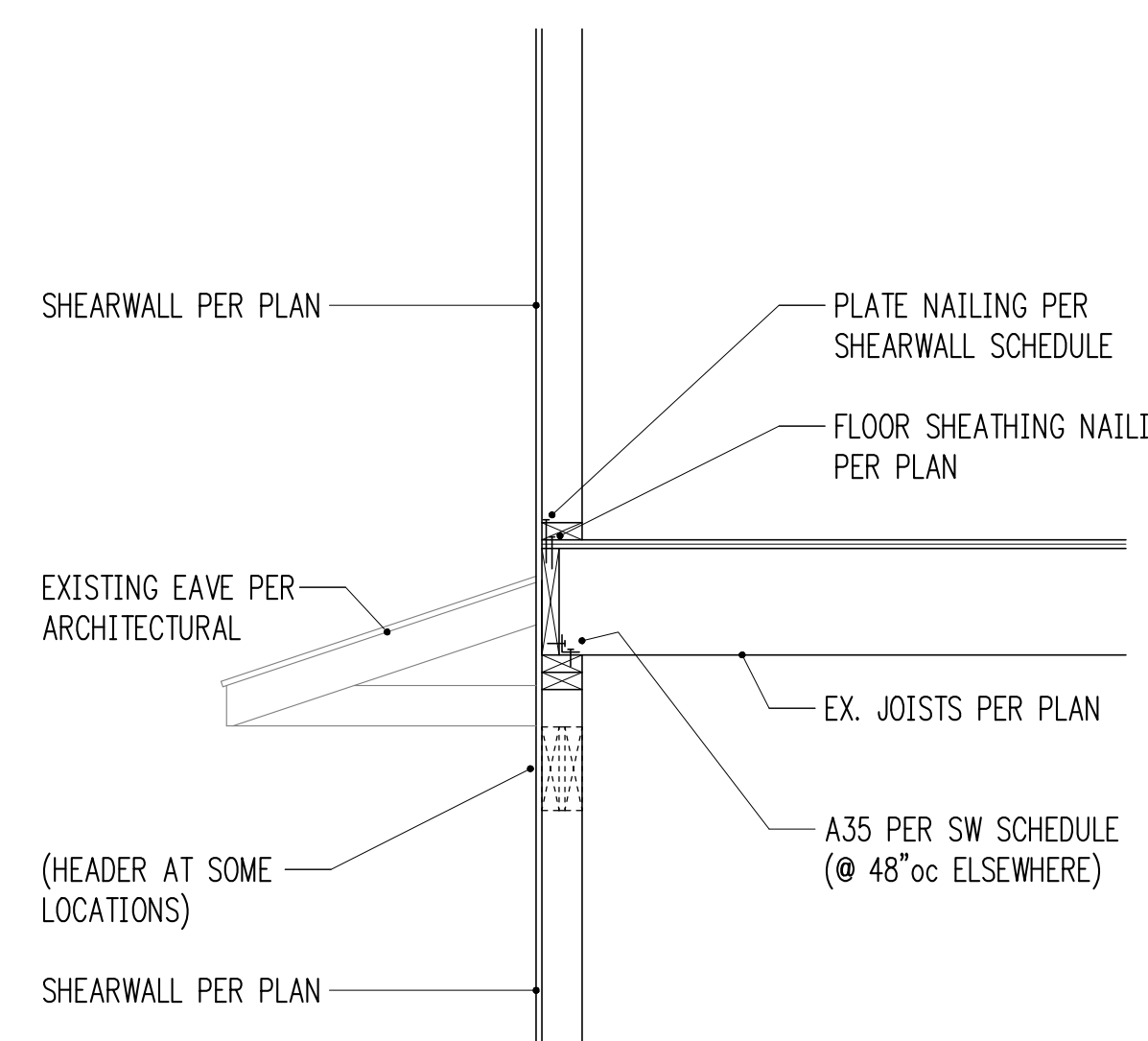
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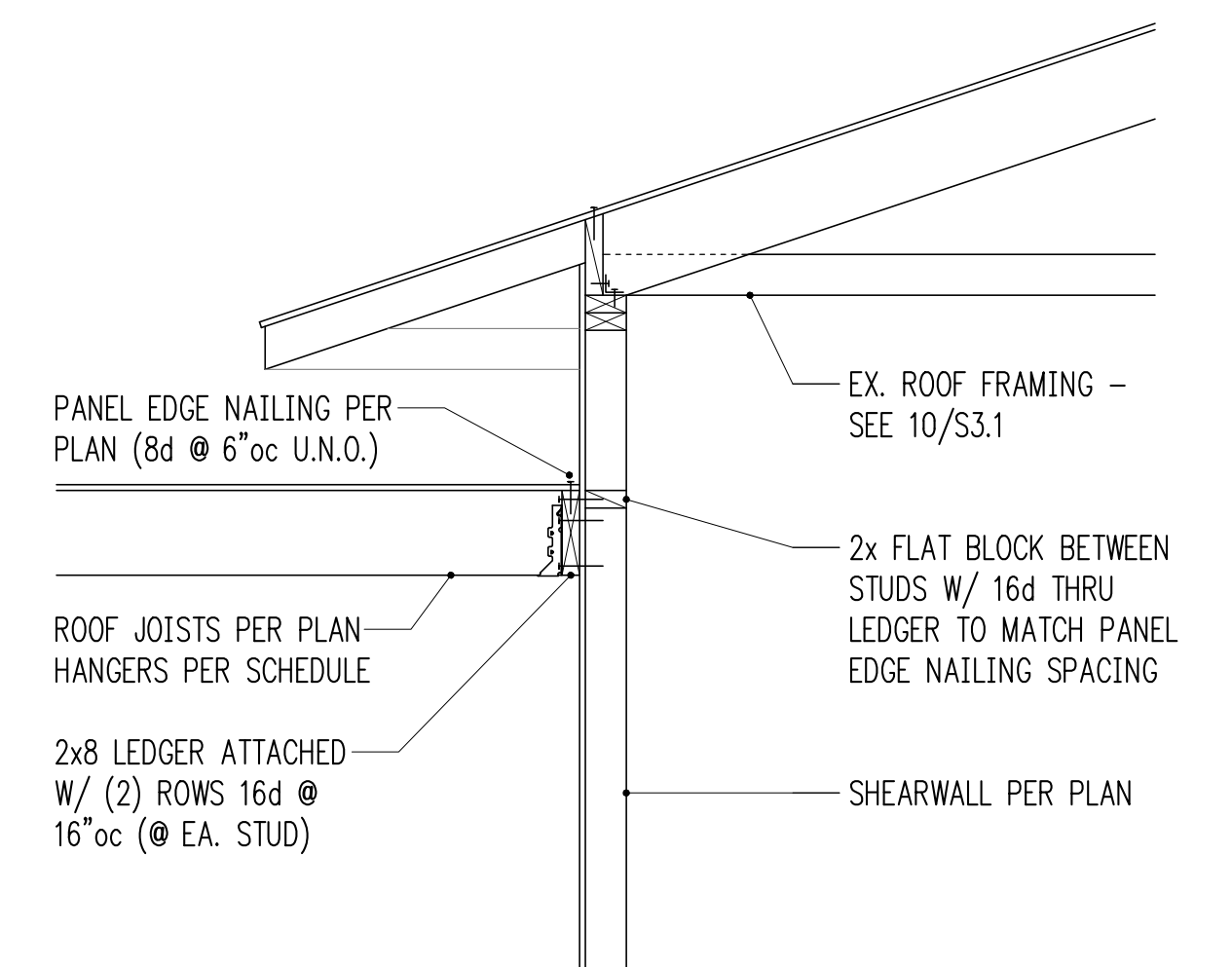
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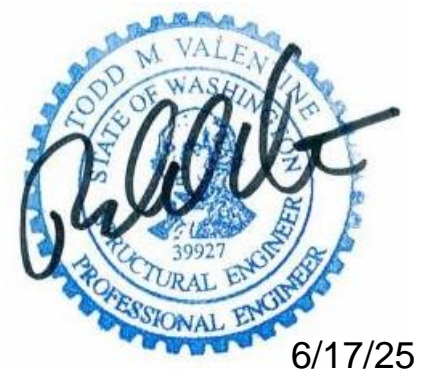
3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



6/17/25

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 Henry Nuckles  
 tel 206 413 6664  
 hnuckles@harriottvalentine.com

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 JML Architects  
 Mercer Island, 98040

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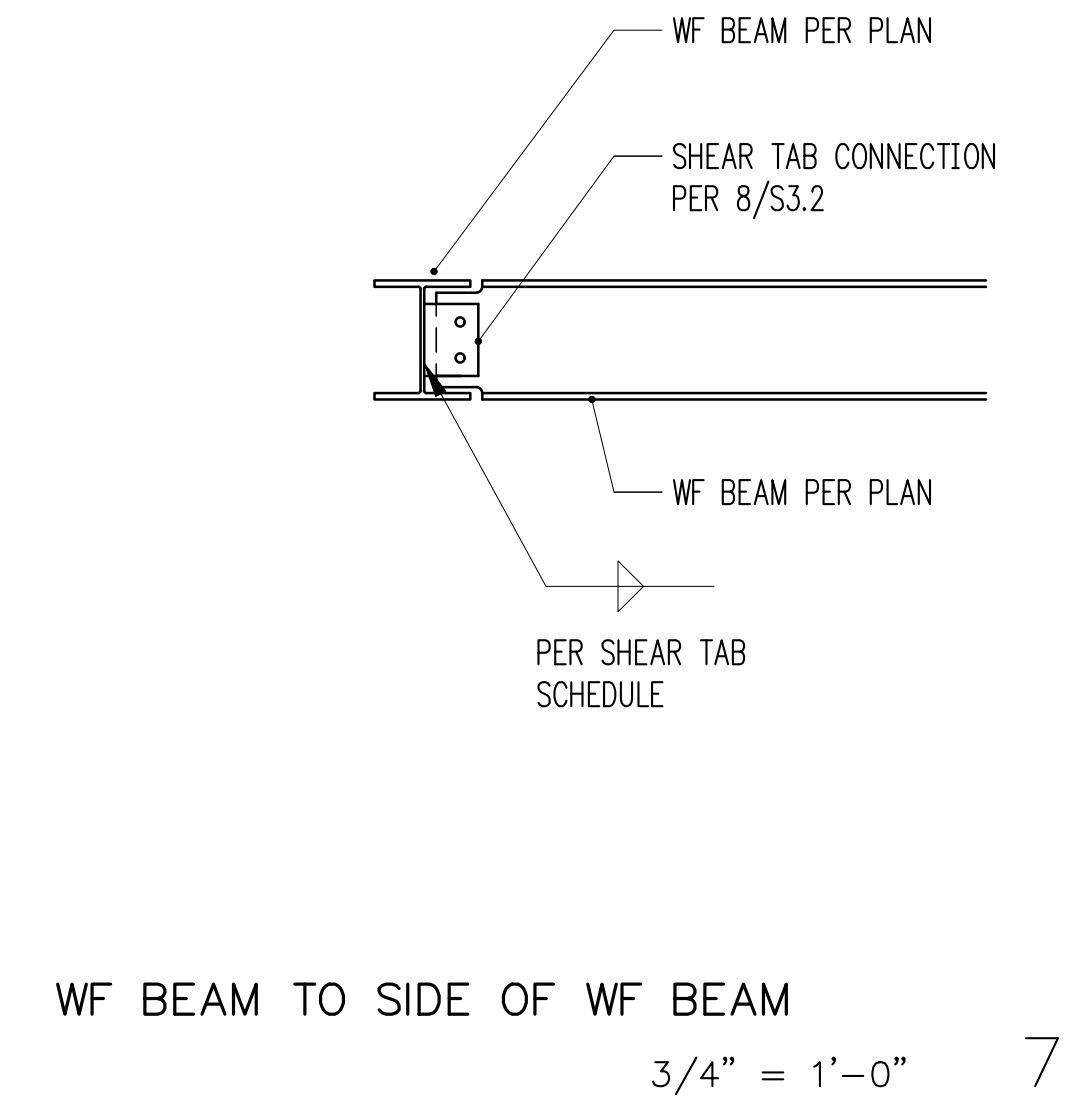
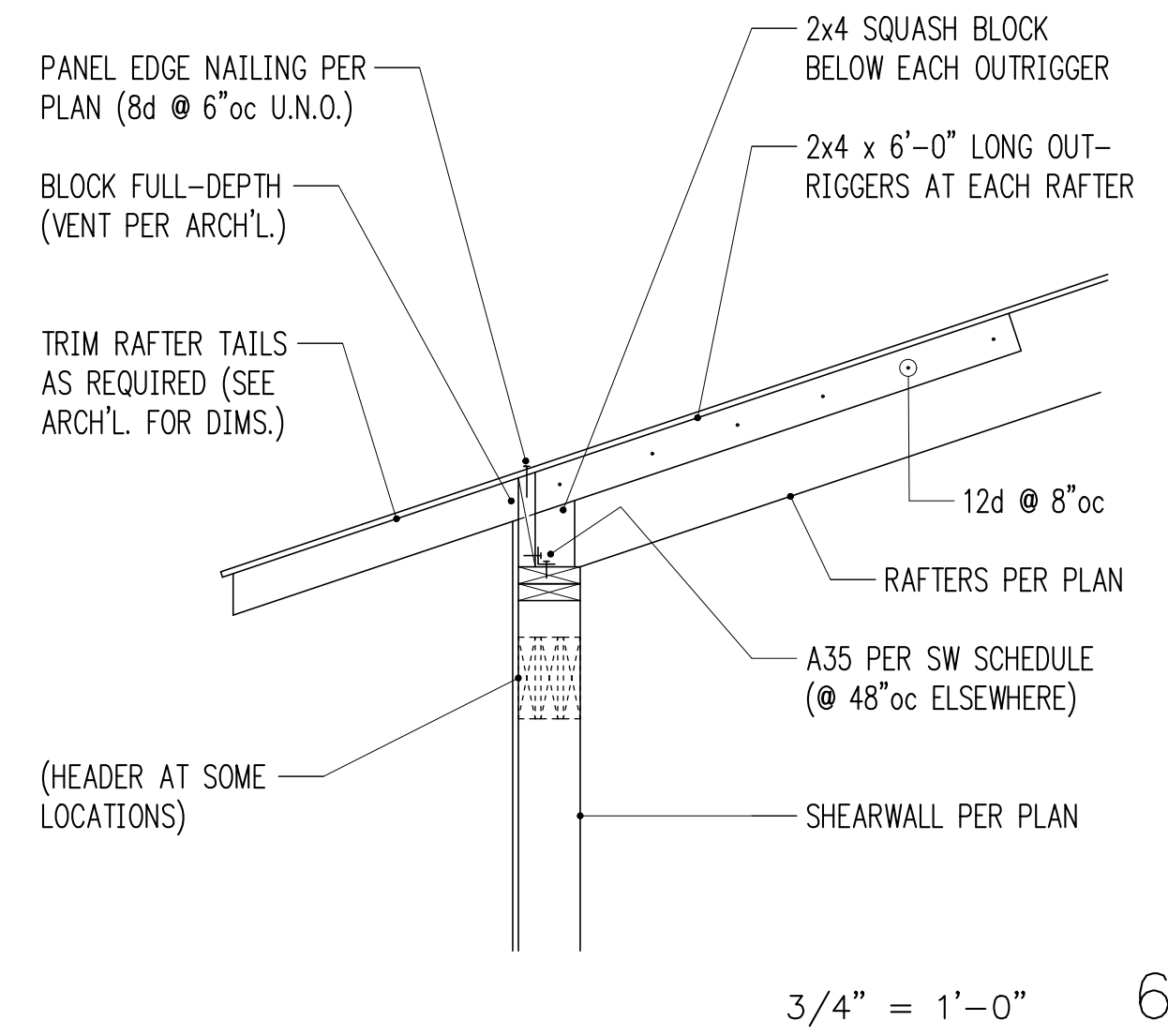
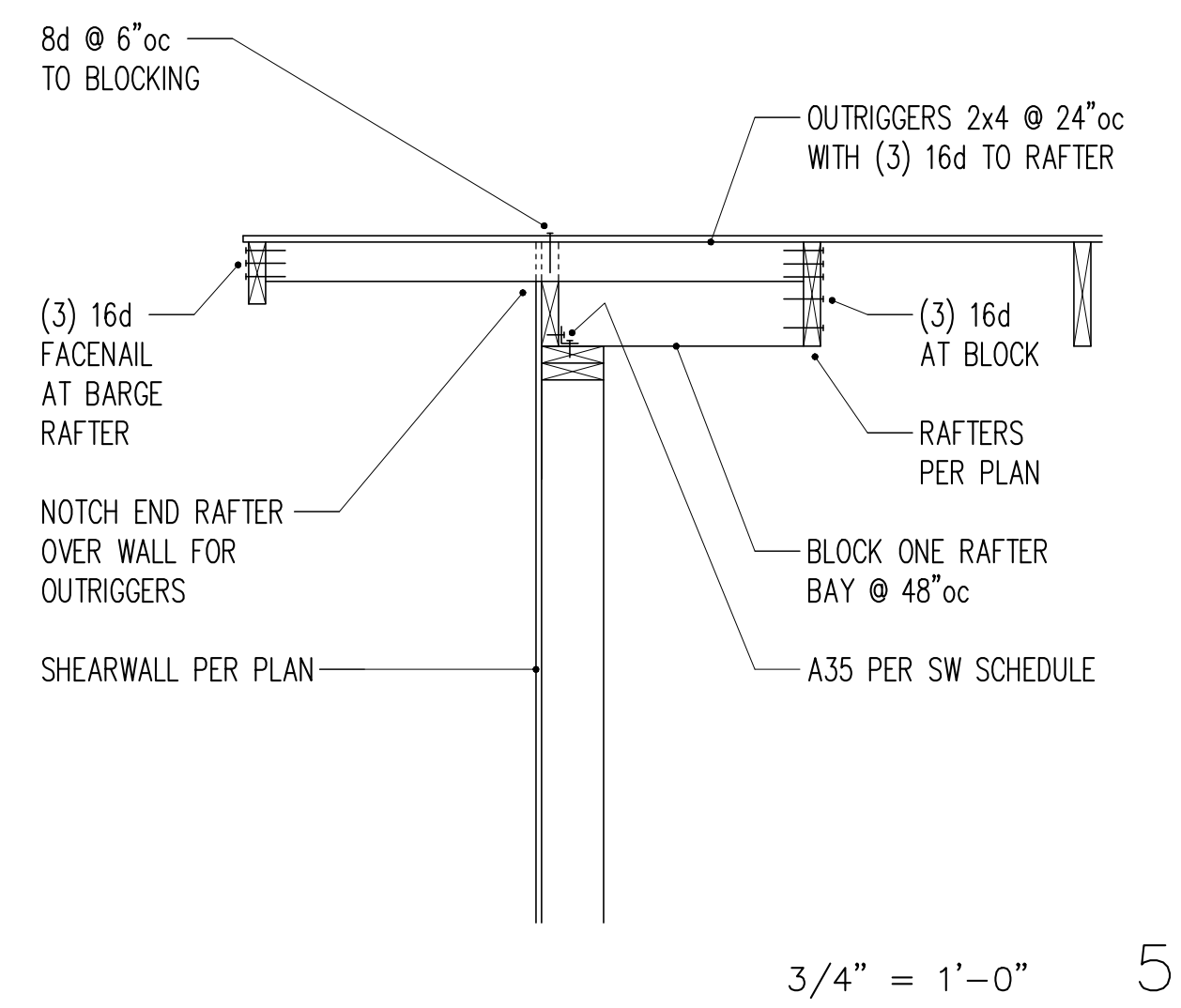
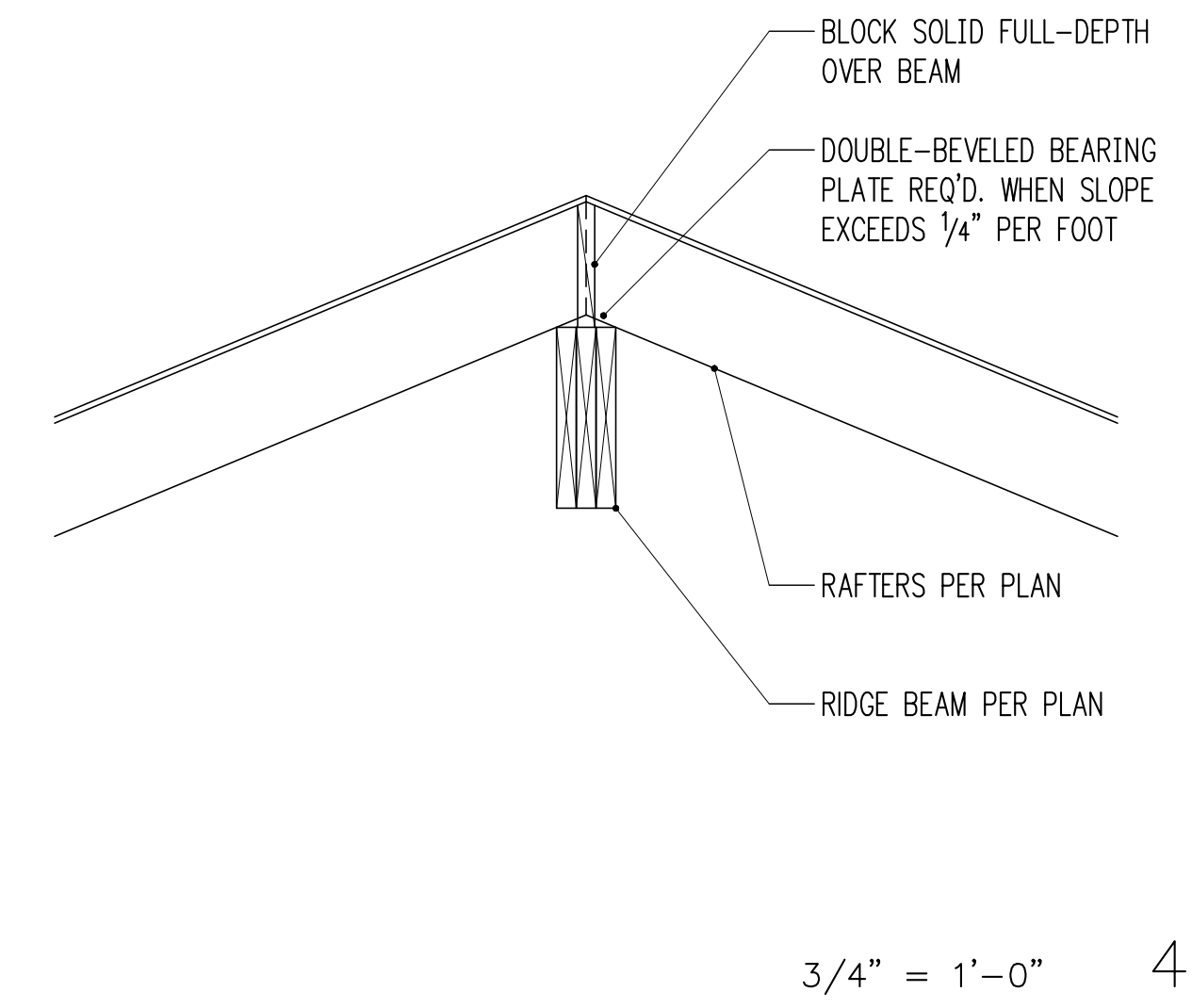
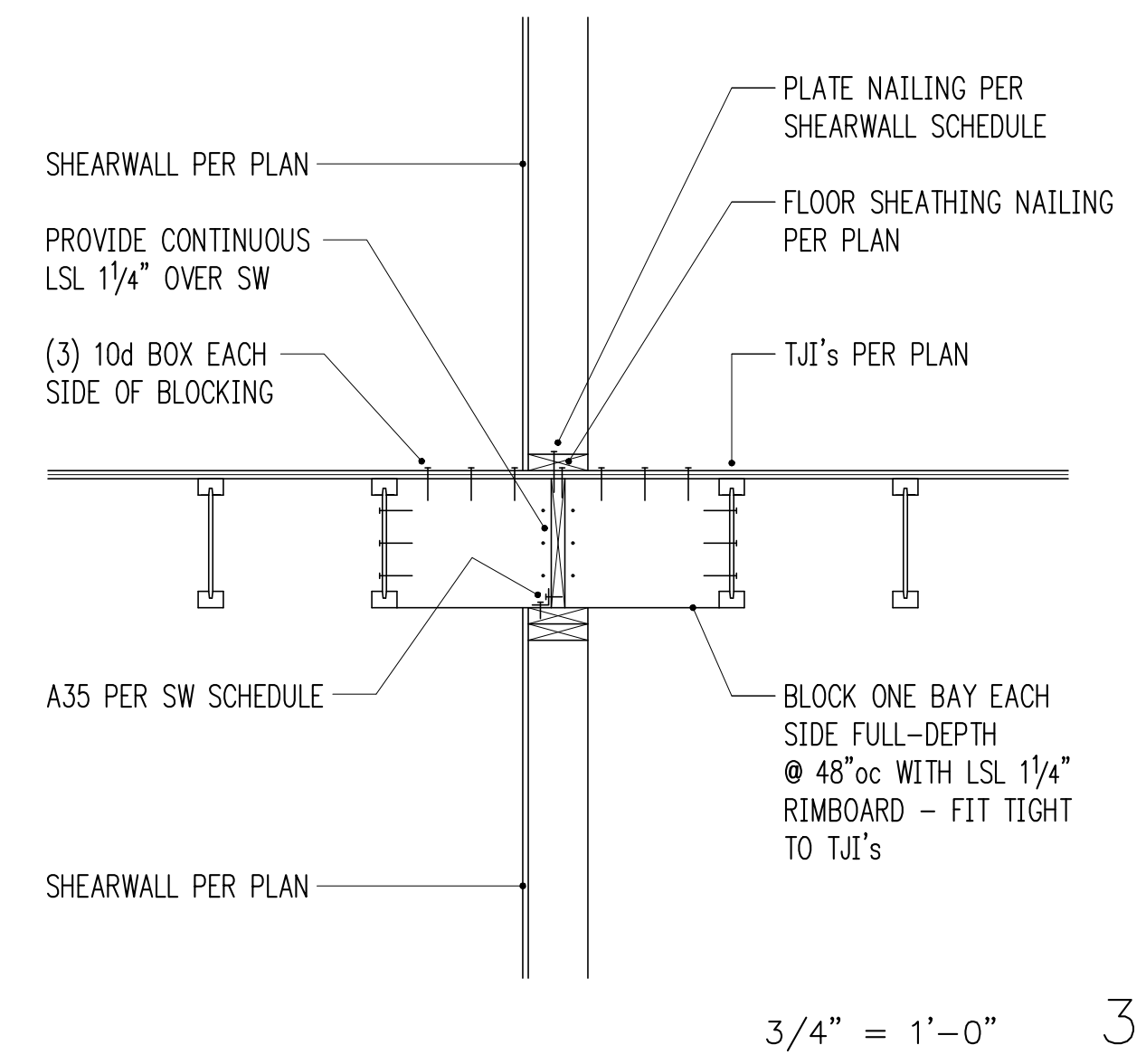
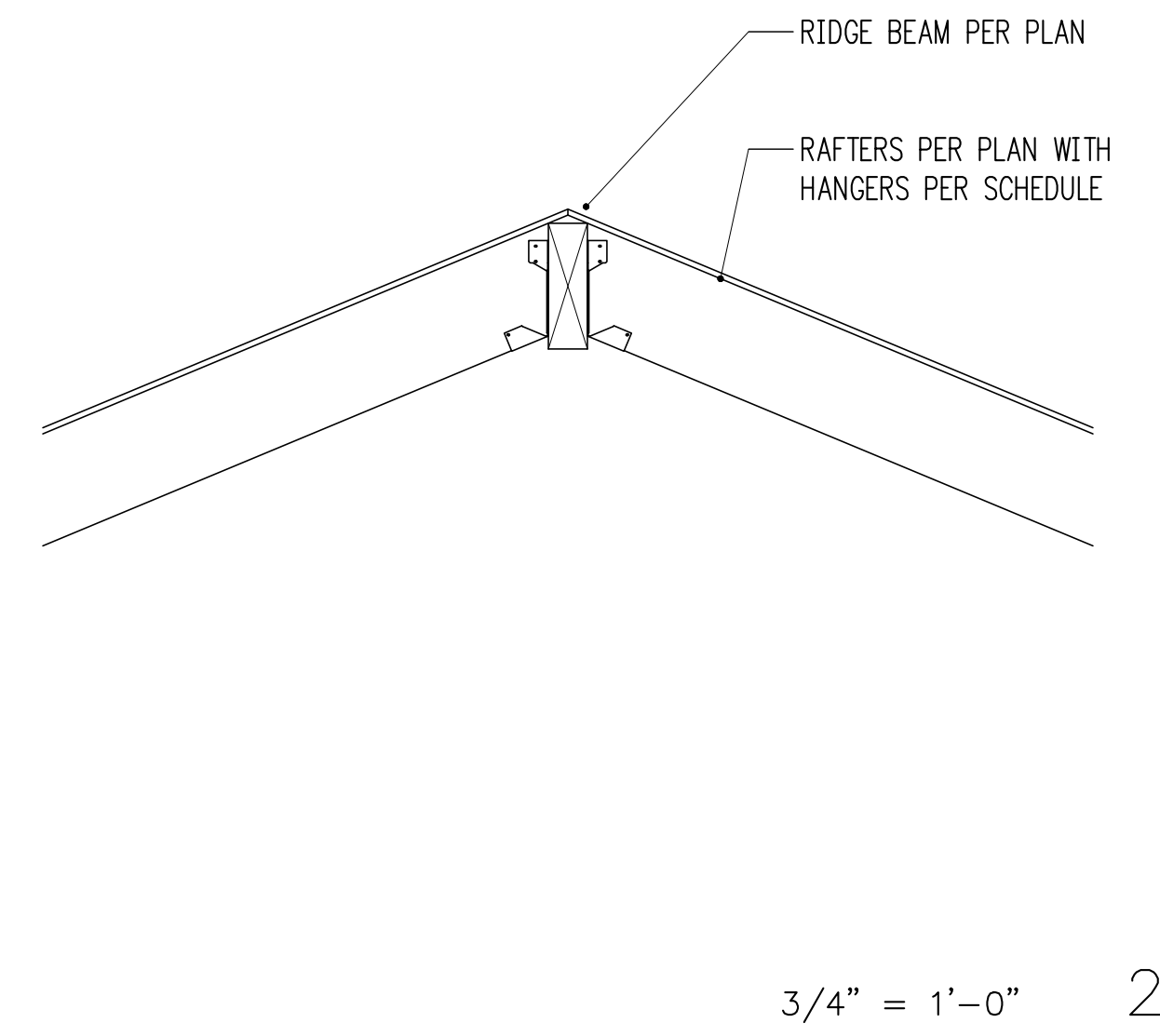
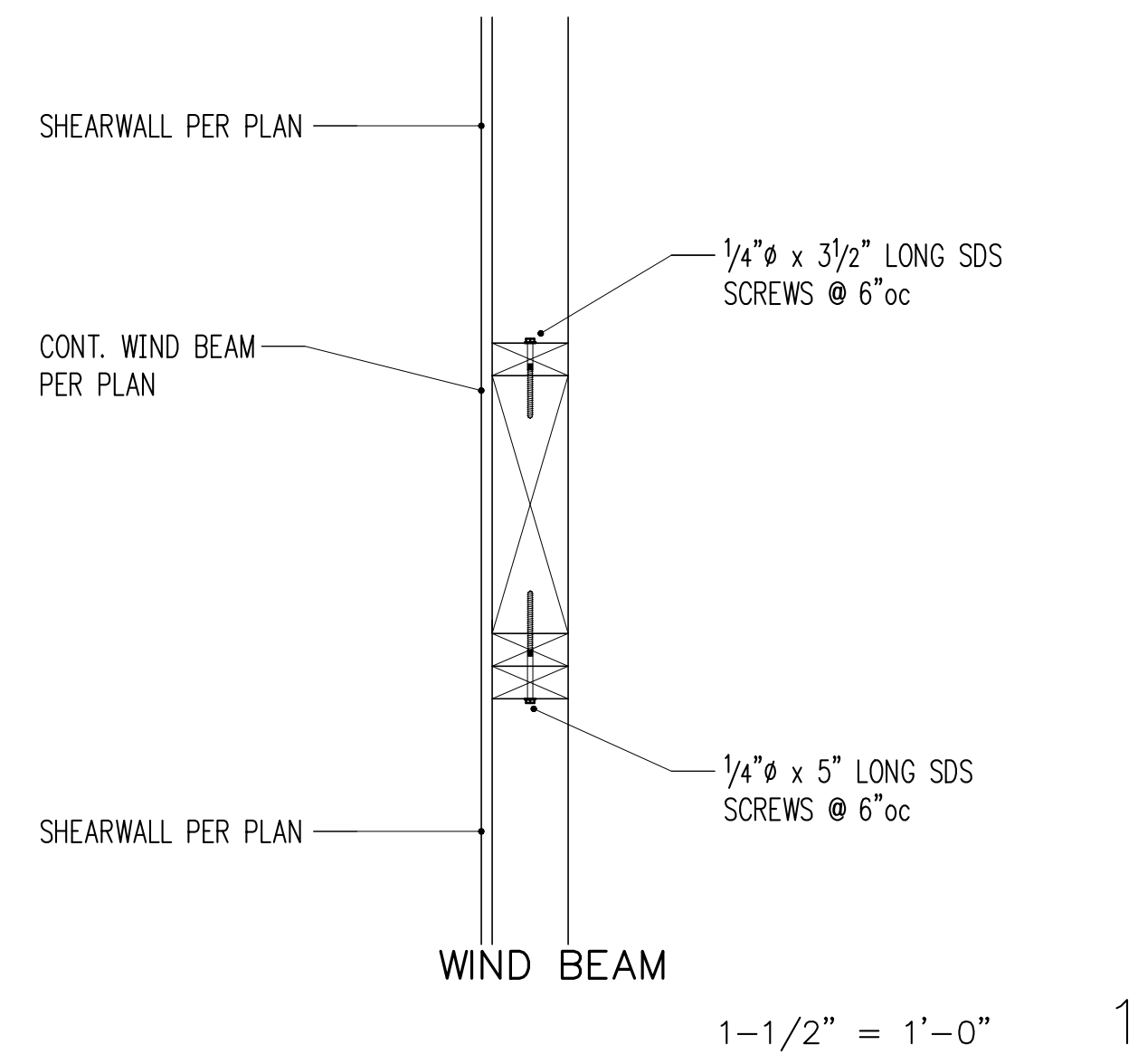
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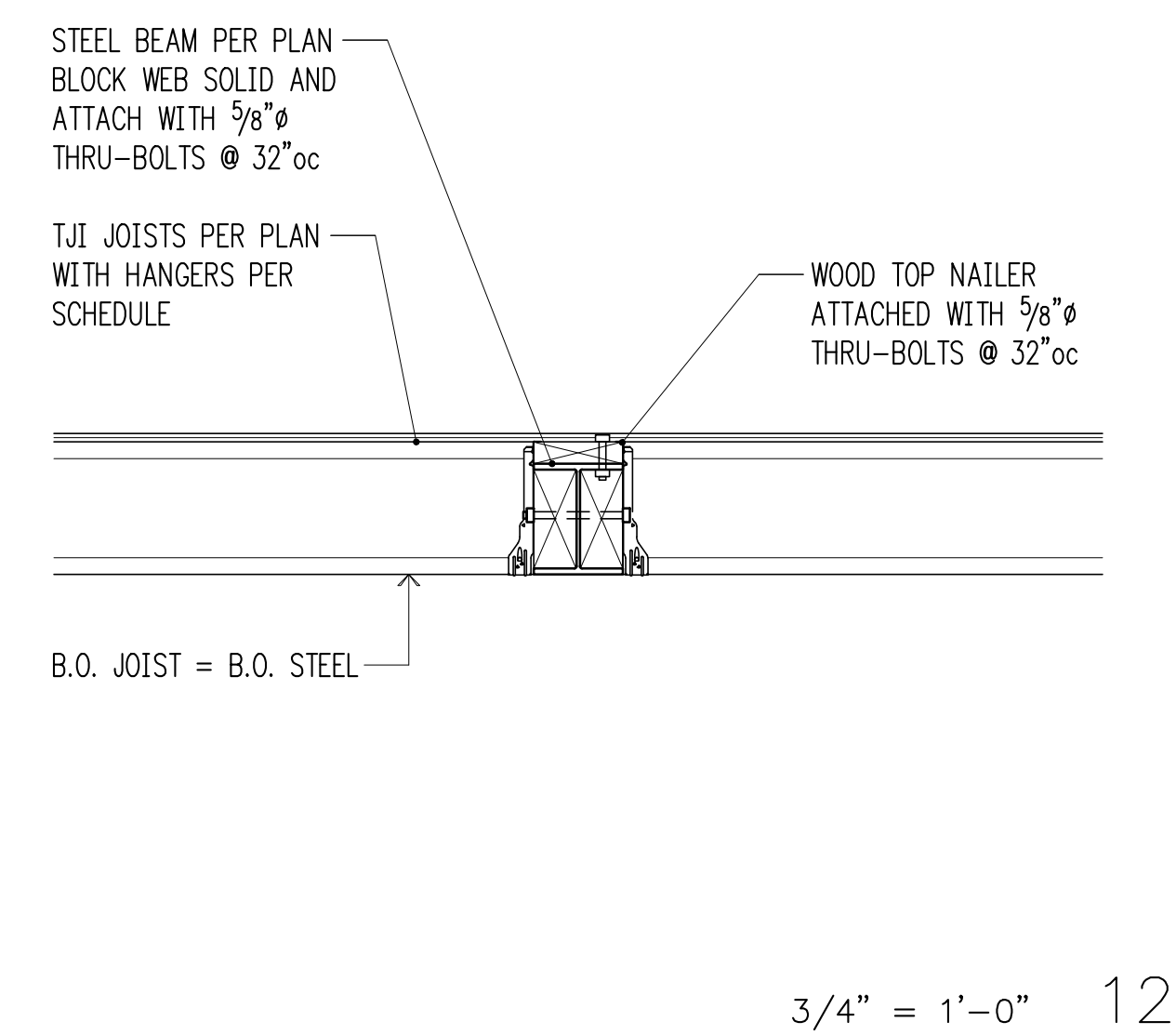
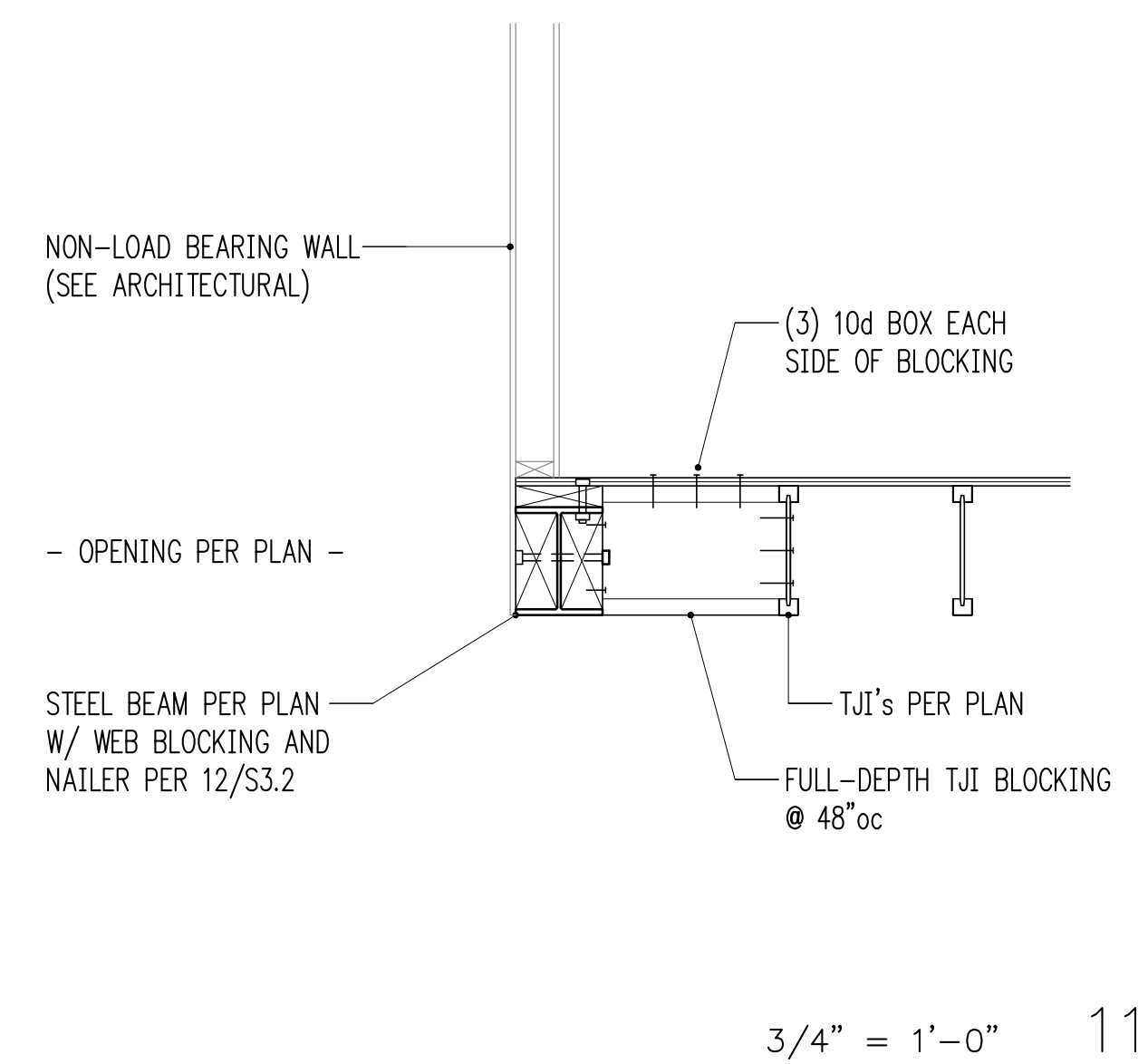
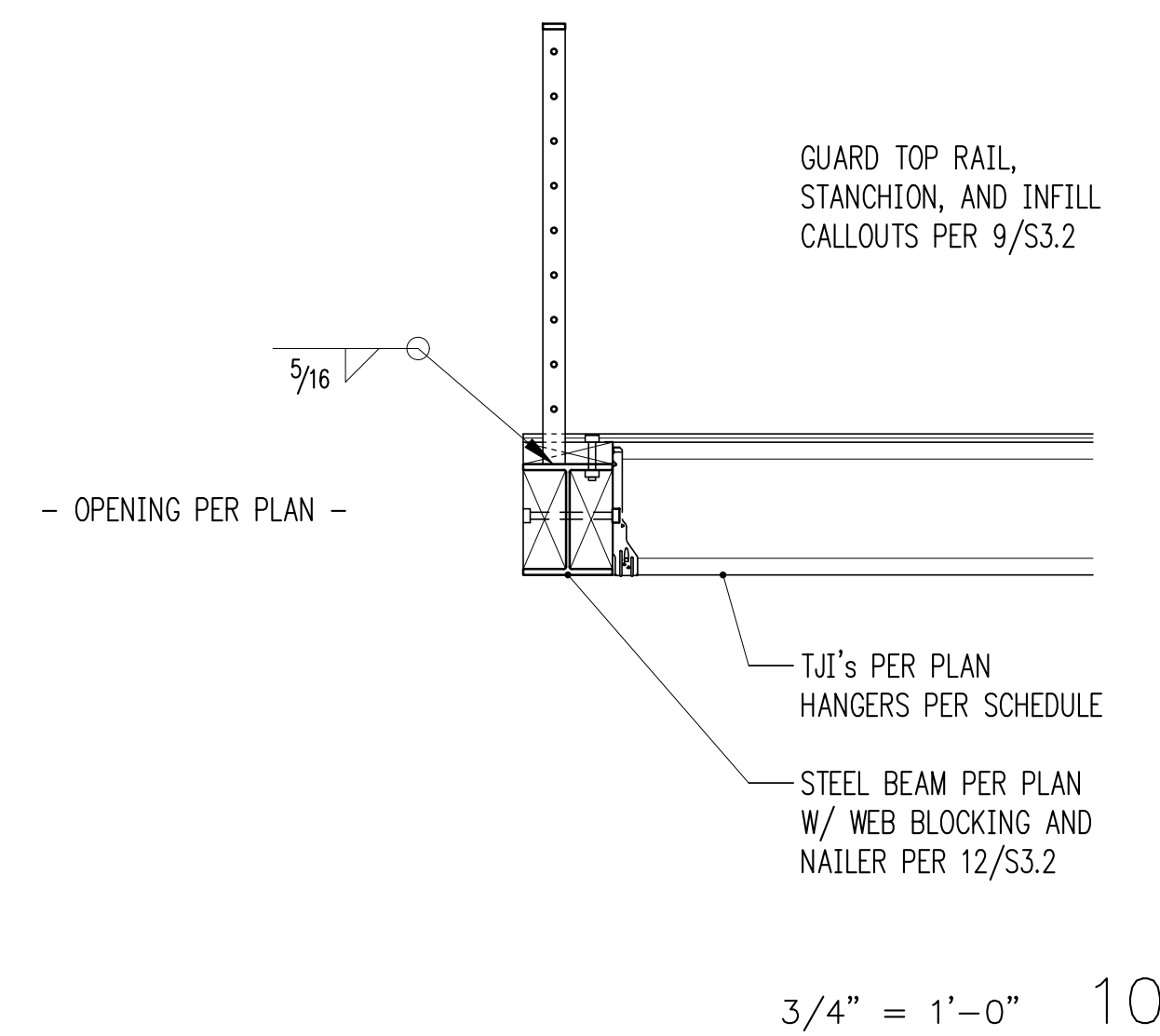
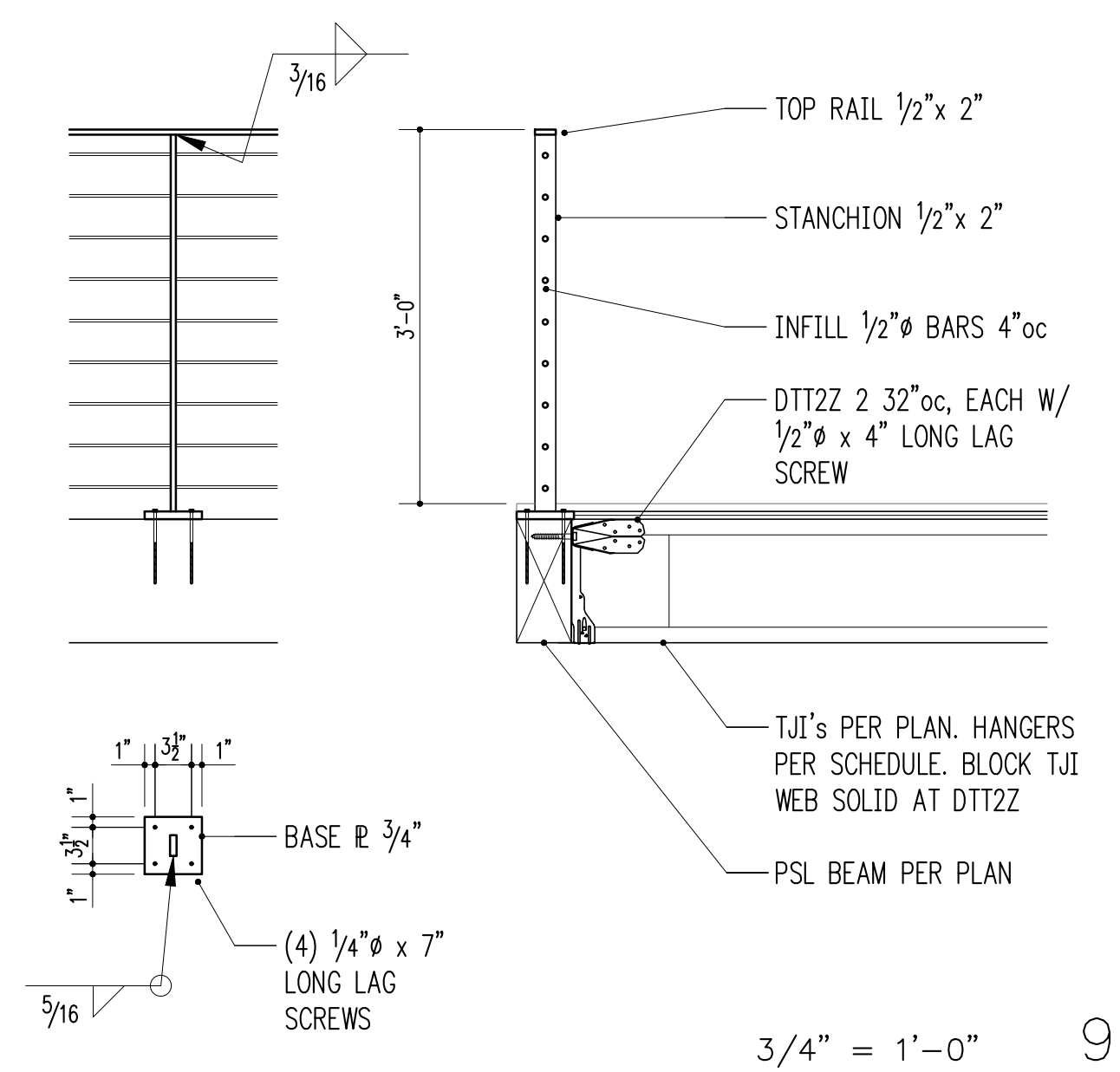
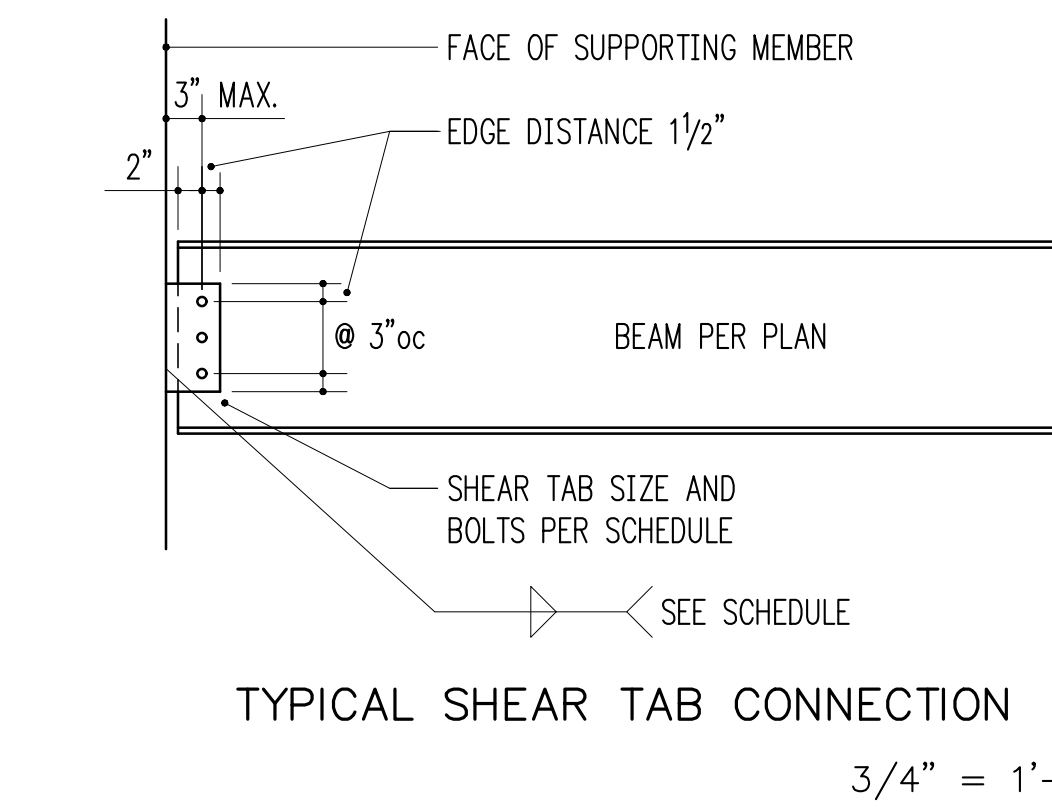
**S3.1**



**SHEAR TAB SCHEDULE**

BEAM SIZE	# BOLTS	BOLT SIZE	P THICK.	WELD SIZE	CAPACITY
W10	(2)	3/4"φ	1/4"	3/16"	16,300 lb

BOLT TYPE SHALL BE A325N. PLATE MATERIAL SHALL BE A36.



6/17/25

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**STRUCTURAL DETAILS**

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**S3.2**

HV

Harriott Valentine Engineers Inc.  
1932 First Avenue, Suite 720  
Seattle, Washington 98101-2447  
tel 206 624 4760 fax 206 447 6971  
www.harriottvalentine.com

3/4" = 1'-0" 1

3/4" = 1'-0" 2

3/4" = 1'-0" 3

3/4" = 1'-0" 4

3/4" = 1'-0" 5

3/4" = 1'-0" 6

3/4" = 1'-0" 7

3/4" = 1'-0" 8

3/4" = 1'-0" 9

3/4" = 1'-0" 10

3/4" = 1'-0" 11

1-1/2" = 1'-0" 12



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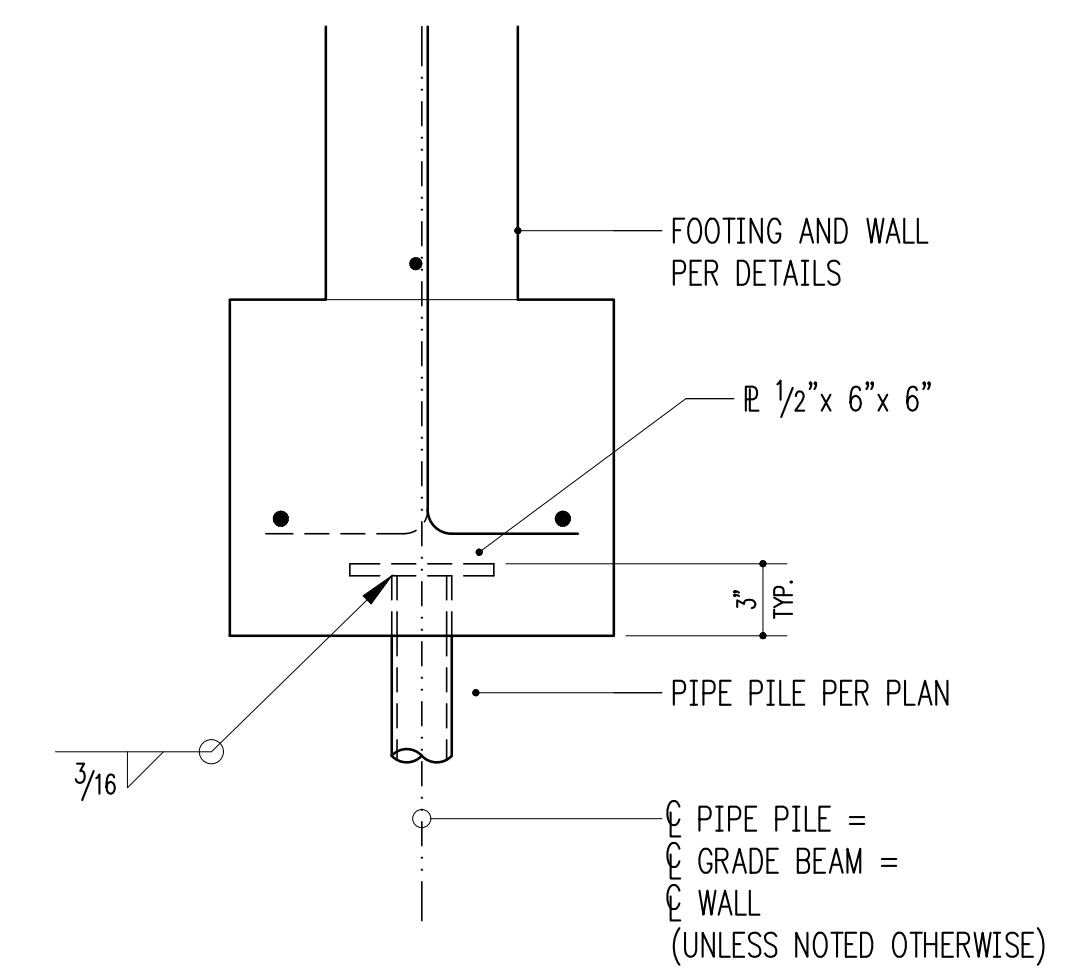
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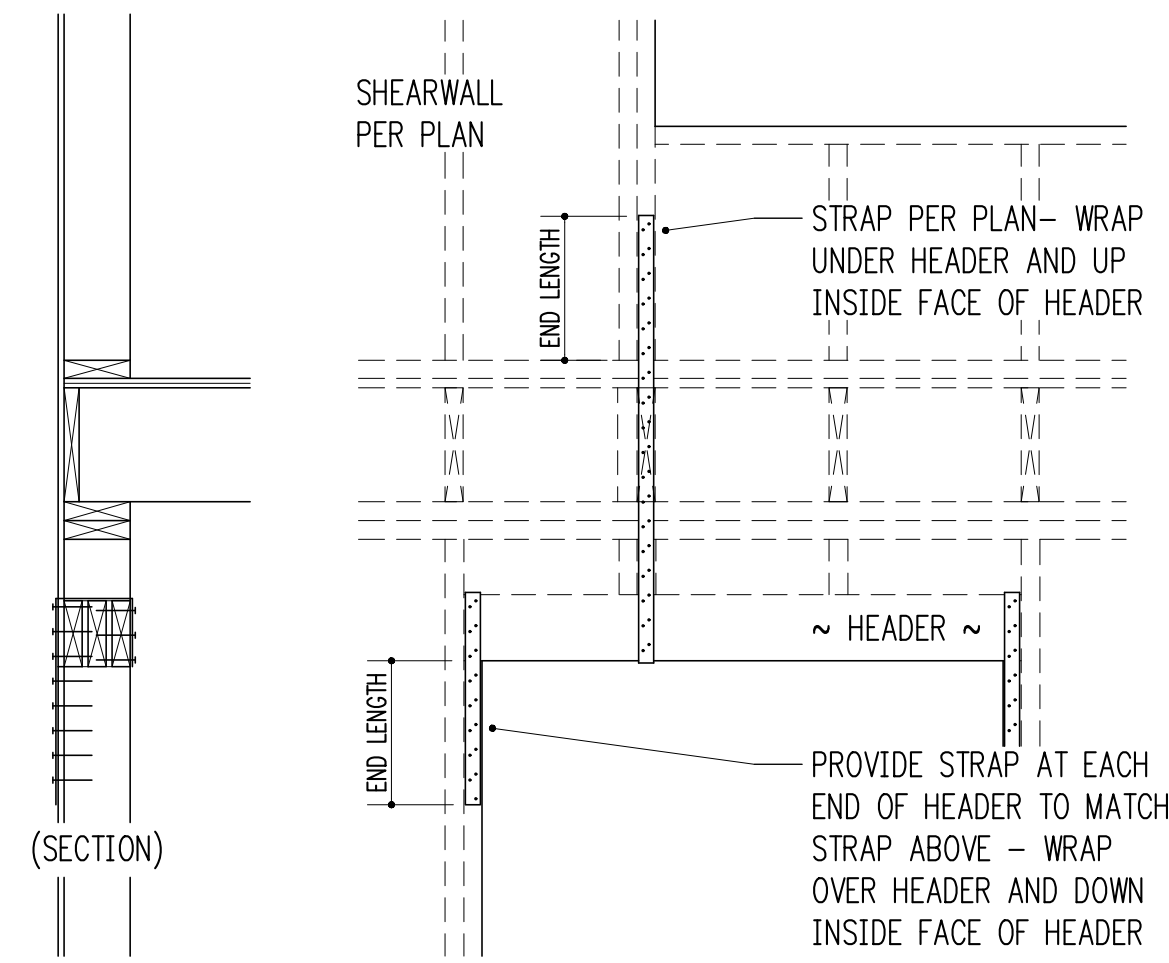
Drawing Number

**S3.3**



TYPICAL PIPE PILE EMBEDMENT

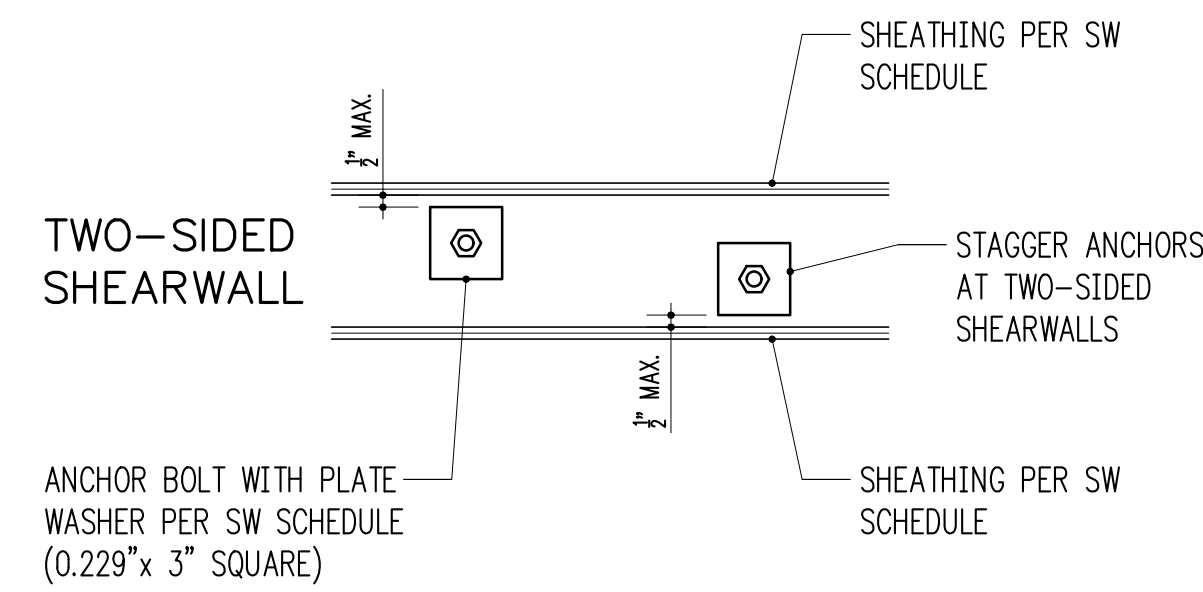
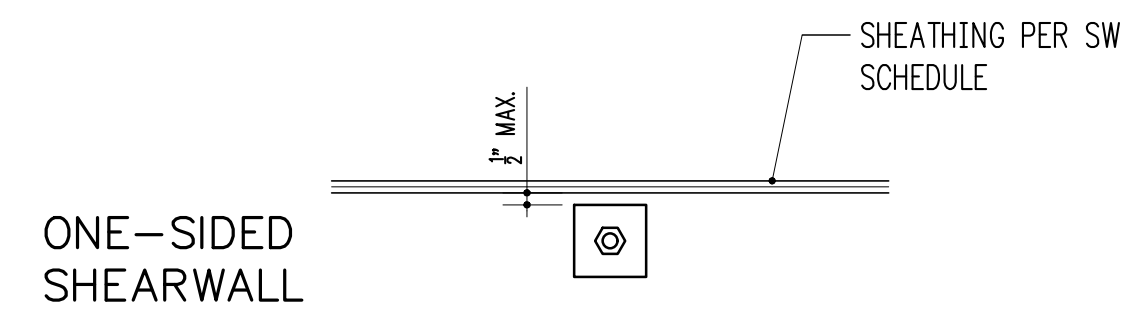
ROSENWALD RESIDENCE



TYPICAL STRAPPED HEADER

3/4" = 1'-0"

1



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

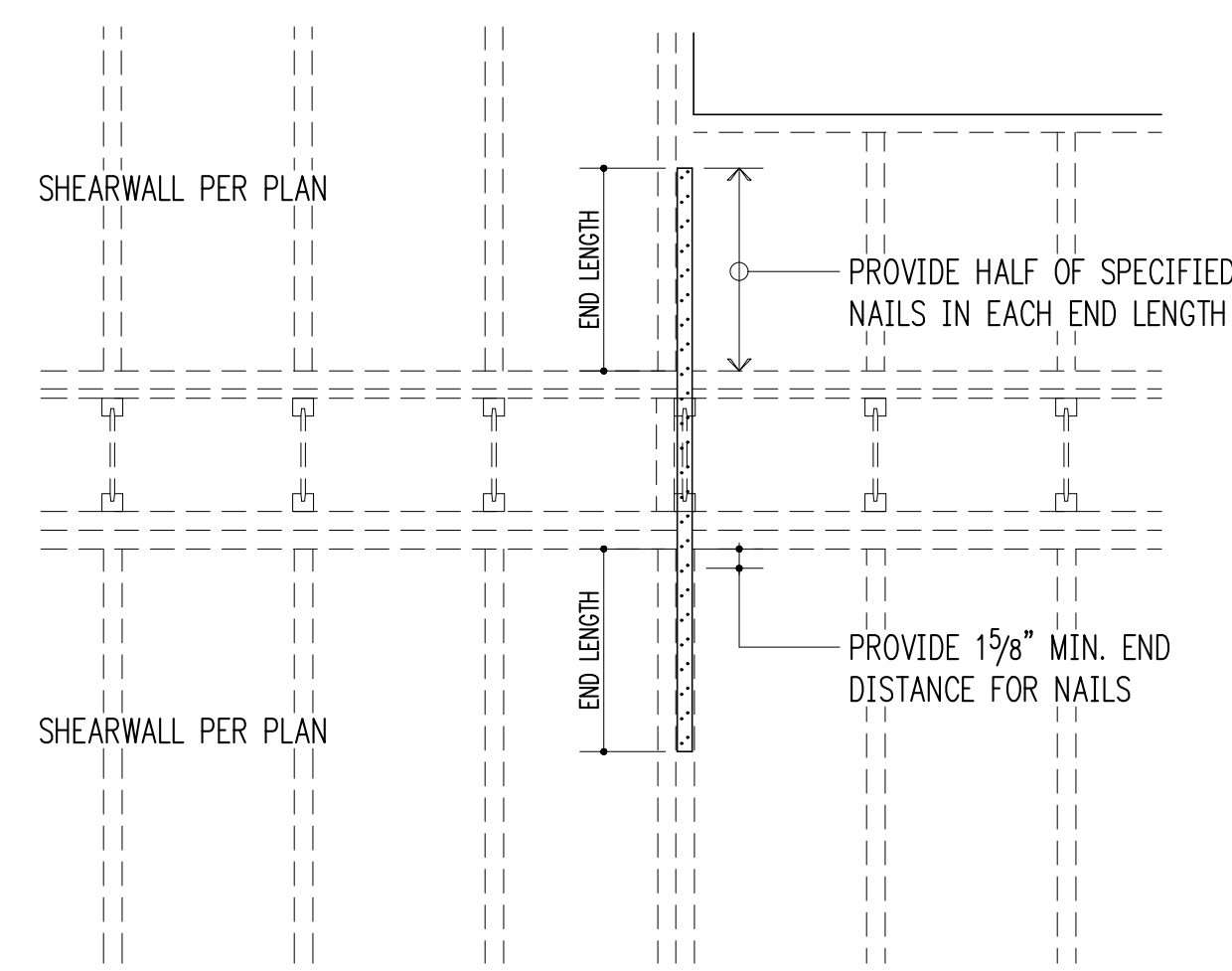
1-1/2" = 1'-0"

2

STRAP SCHEDULE (NOT ALL USED)

MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1 3/4"
CMST14	34"	(76) 10d x 3"	1 3/4"
CMSTC16	25"	(58) 12d x 3 1/4"	1 1/2"
CS14	19"	(36) 8d x 2 1/2"	2 1/16"
CS16	14"	(26) 8d x 2 1/2"	2 1/16"
CS18	12"	(22) 8d x 2 1/2"	2 1/16"
CS20	9"	(16) 8d x 2 1/2"	2 1/16"
CS22	8"	(14) 8d x 2 1/2"	2 1/16"

- 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).



TYPICAL STRAP HOLDDOWN AT FLOOR

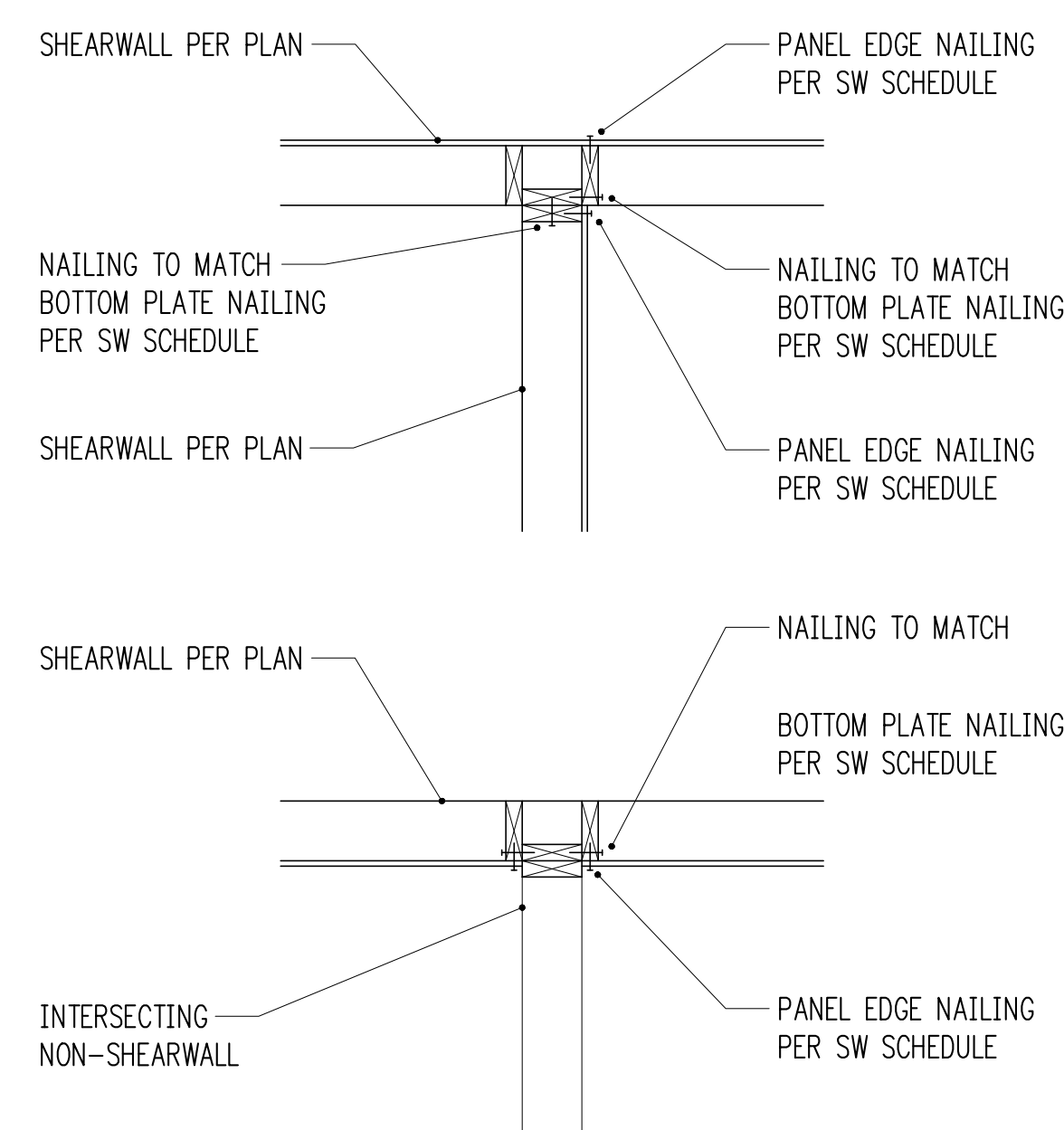
3/4" = 1'-0"

6

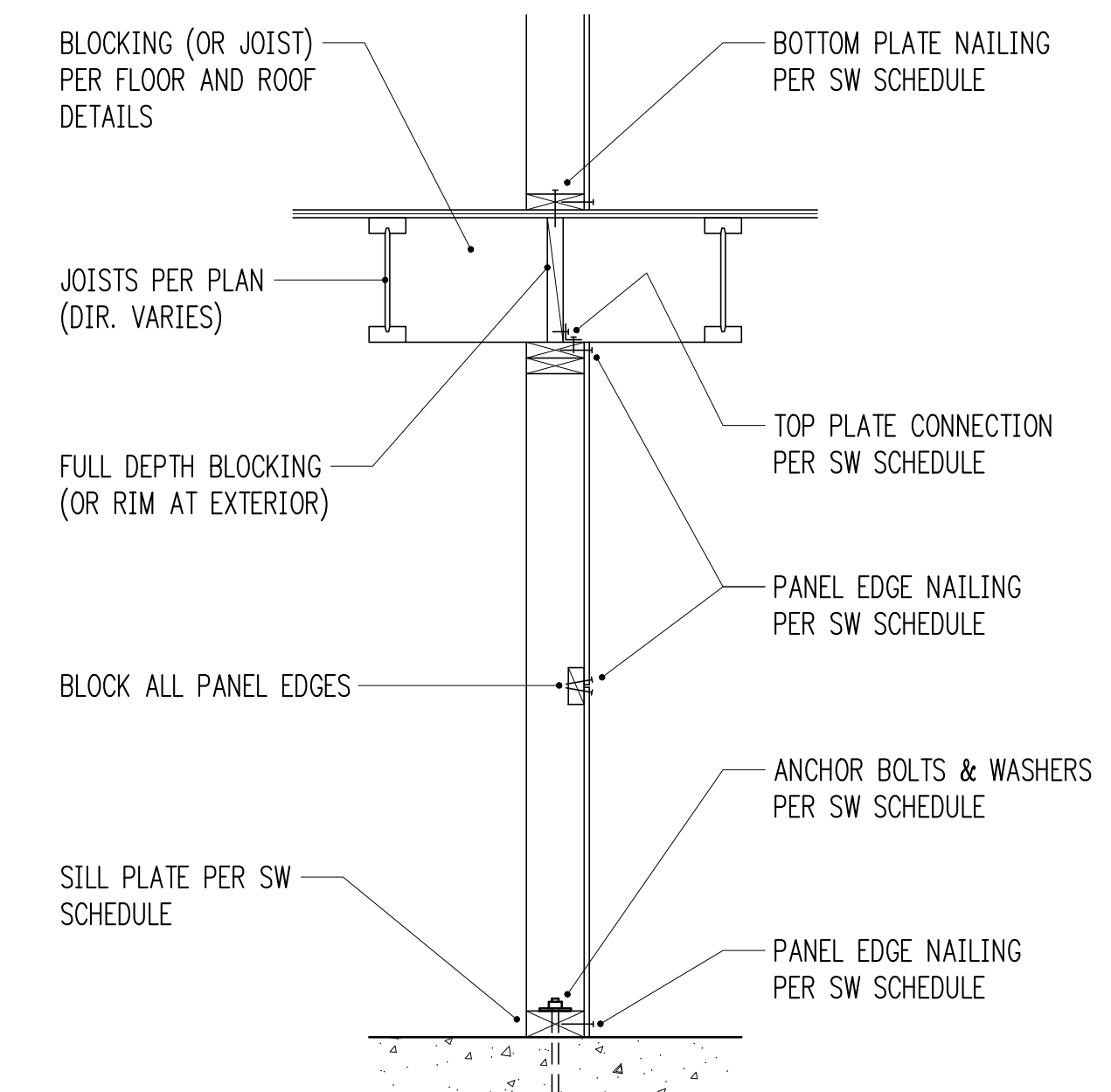
SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

MARK	SHEATHING <sup>1</sup>	STUDS AT ABUTTING PANEL EDGES <sup>2</sup>	PANEL EDGE NAILING <sup>3,4</sup>	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW <sup>4</sup>	ANCHOR BOLT TO CONCRETE <sup>5</sup>	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8" @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8" @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A - USE SOLID RIM	16d @ 3"oc	5/8" @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A - USE SOLID RIM	16d @ 2"oc	5/8" @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8" @ 12"oc	3x
SW6	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4 1/2"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8" @ 12"oc	3x

- WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
- STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS - NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
- BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131" DIAMETER x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3 1/2" (BOX).
- ANCHORS TO CONCRETE SHALL CONSIST OF CAST-IN-PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL-THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2 1/2" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3 1/2" EMBED AND 1 3/4" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3" x 3" (SIMPSON BP5/8-3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.



TYPICAL SHEARWALL INTERSECTIONS



TYPICAL SHEARWALL SECTION

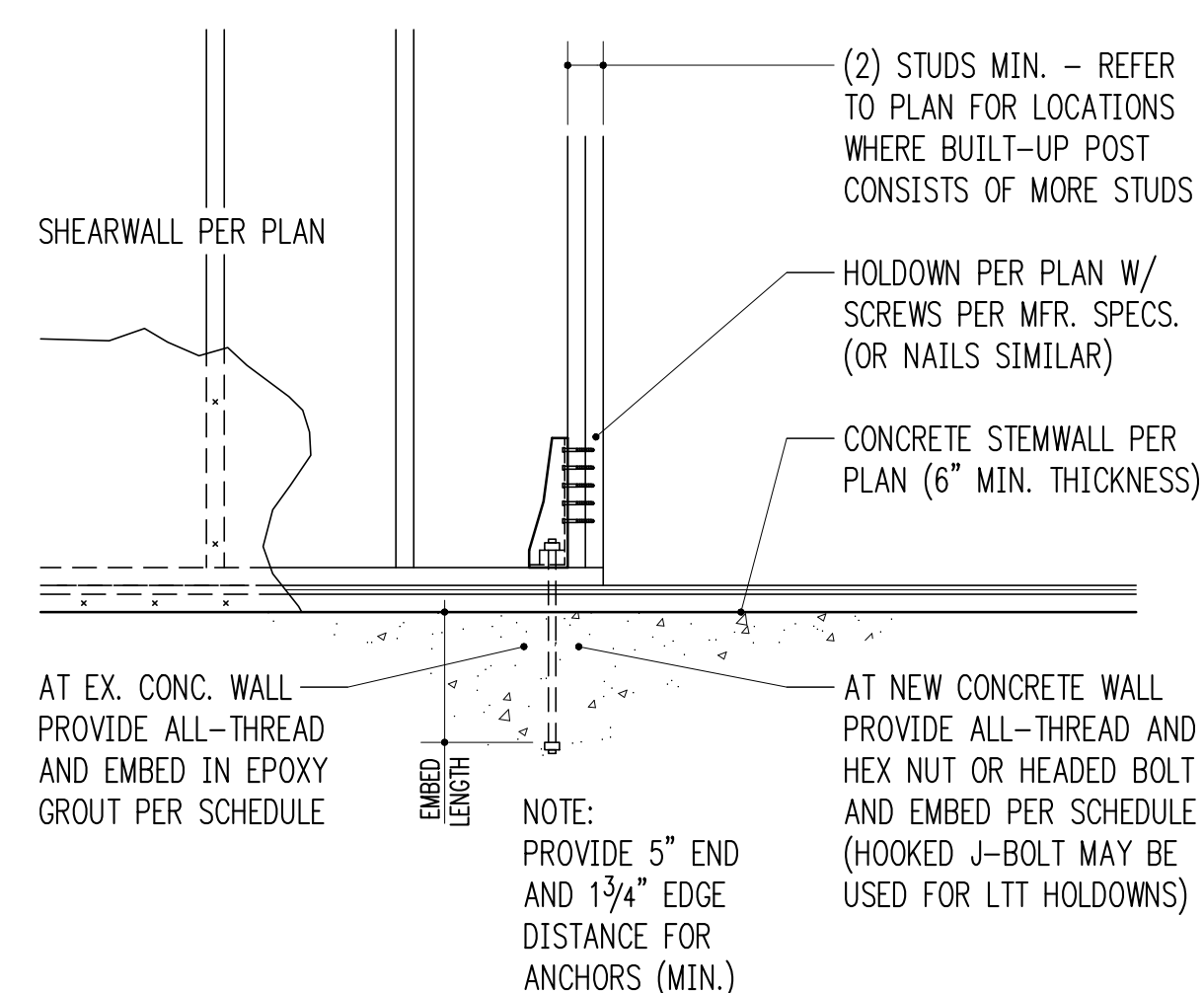
3/4" = 1'-0"

8

HOLDOWN SCHEDULE

MARK	FASTENERS TO STUDS <sup>1</sup>	ANCHOR DIA. <sup>2</sup>	EMBEDMENT LENGTH	
			EPOXY <sup>3</sup>	CAST-IN <sup>4</sup>
LTP2	(12) #9 x 1 1/2" SD SCREWS	1/2"	6"	N/A
HQ08	(20) 1/4" @ x 3" SCREWS	7/8"	N/A	6" <sup>5</sup>
HDU11	(30) 1/4" @ x 2 1/2" SCREWS	1"	N/A	24" <sup>5</sup>
HD19	(5) 1" @ STUD BOLTS	1 1/4"	N/A	24" <sup>5</sup>

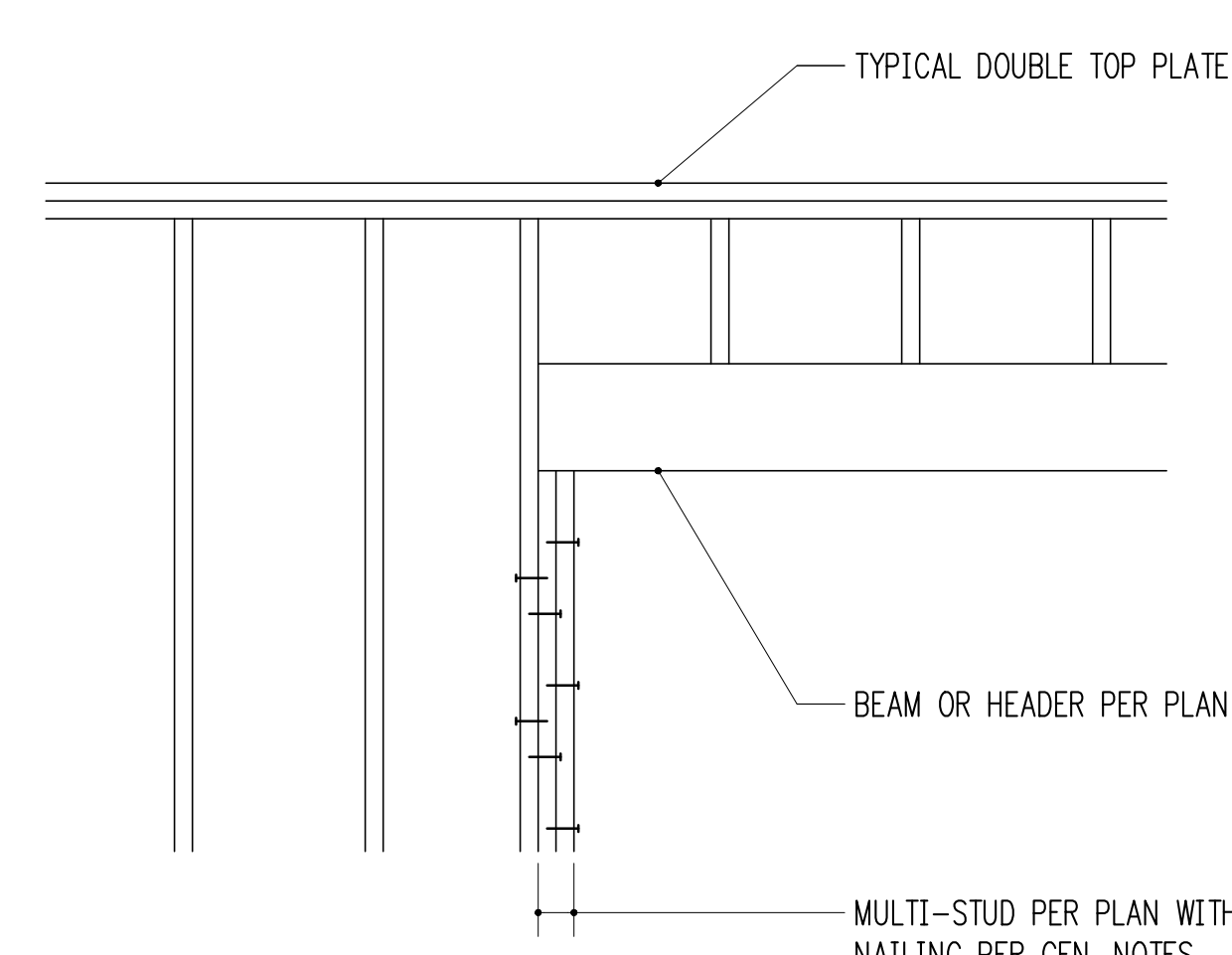
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS U.N.O., INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-3G" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD.
- NOTED EMBEDMENT FOR HQ08, HDU11, AND HD19 ANCHORS IS INTO FOOTING BELOW STEMWALL.



TYPICAL HOLDDOWN AT CONCRETE

3/4" = 1'-0"

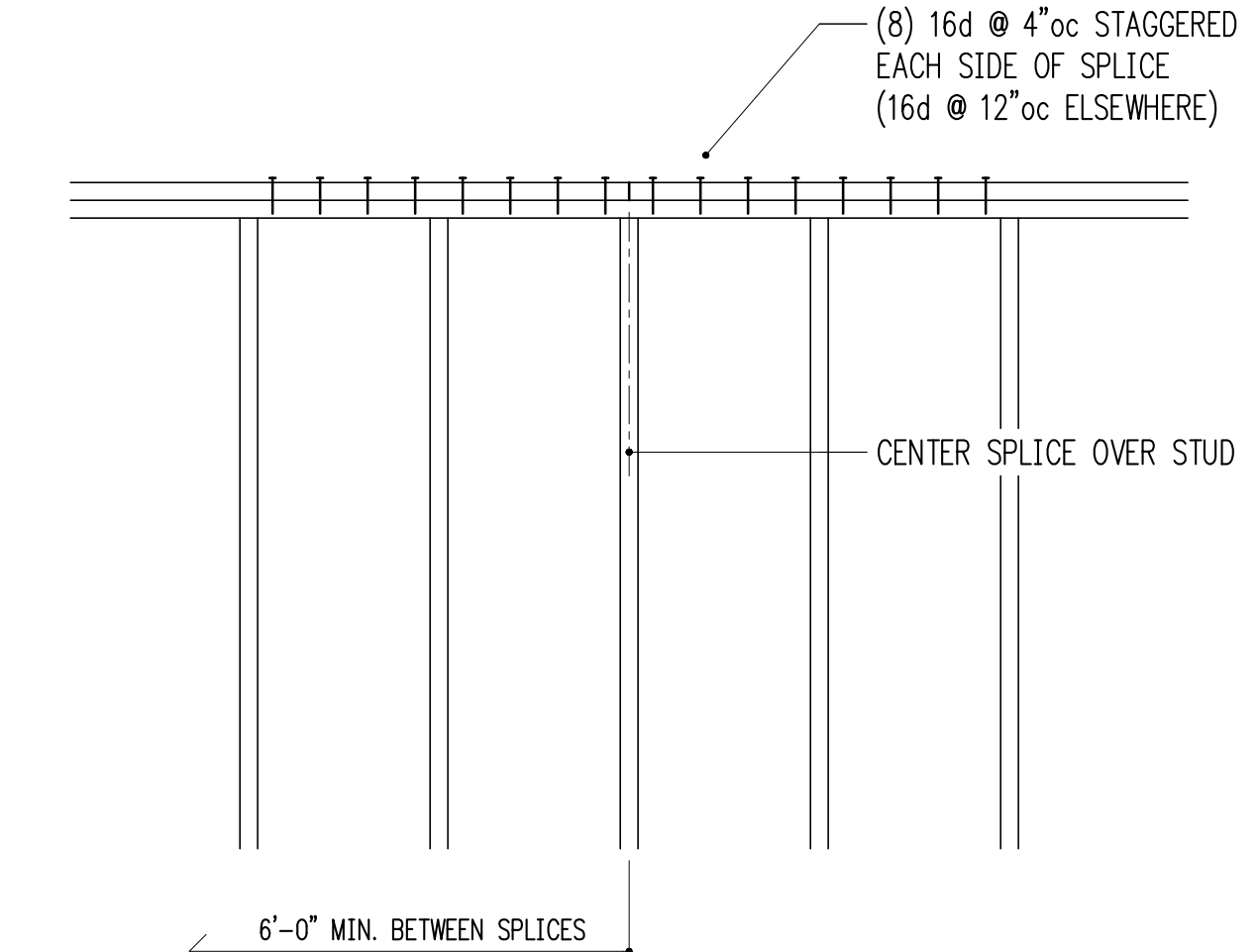
10



TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0"

11



TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0"

12



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