

ROSENWALD RESIDENCE

4836 E. MERCER WAY
MERCER ISLAND, WA 98040



BUILDING PERMIT

July 25, 2025

JML ARCHITECTS

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. 206.624.4760
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:	
Revision:	
Number:	

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

ROSENWALD RESIDENCE

4836 E. MERCER WAY

MERCER ISLAND, WA 98040

ABBREVIATIONS

ANGLE	DIAM.	DIMENSION	I.D.	INSIDE DIAMETER	R.	RISER
AT	DIV.	DIVISION	INS.	INSIDE PIPE SIZE	R.A.	RETURN AIR
CENTERLINE	DN.	DOWN	INCL.	INCLUDING	RAD.	RADIUS
CHANNEL	DR.	DAMP/PROOFING	INSUL.	INSULATION	R.B.	RESILIENT BASE
PENN.	DPR.	DISPENSER	INT.	INTERIOR	R.T.	RESILIENT TILE
PERPENDICULAR	DR.	DOOR	INV.	INVERT	R.D.	ROOF DRAIN
PLATE	DS.	DOWNSPOUT	JAN.	JANITOR	REF.	REFLECTED
ROUND OR NUMBER	D.T.	DRAIN TILE	JST.	JOIST	REFR.	REFRIGERATOR
DIAMETER	DWG.	DRAWING	JT.	JOINT	REG.	REGISTER
SQUARE FEET	DWR.	DRAWER	KIT.	KITCHEN	REFR.	REFLECTED
			K.O.	KNOCK OUT	REFR.	REFRIGERATOR
			KO	KNOCKOUT	REFR.	REFLECTED
			KPL.	KICKPLATE	REFR.	REFLECTED
			LAM.	LAMINATE(D)	REFR.	REFLECTED
			LAV.	LAVATORY	REFR.	REFLECTED
			L.H.	LEFT HAND	REFR.	REFLECTED
			L.	LENGTH	REFR.	REFLECTED
			L.L.	LIVE LOAD	REFR.	REFLECTED
			LT.	LIGHT	REFR.	REFLECTED
			LTL	LINTEL	REFR.	REFLECTED
			LVR.	LOUVER	REFR.	REFLECTED
			MARB.	MARBLE	REFR.	REFLECTED
			M.S.	MASONRY	REFR.	REFLECTED
			M.C.	MAXIMUM	REFR.	REFLECTED
			M.C.	MEDICINE CABINET	REFR.	REFLECTED
			M.C.H.	MECHANICAL	REFR.	REFLECTED
			MED.	MEDIUM	REFR.	REFLECTED
			MEMB.	MEMBRANE	REFR.	REFLECTED
			MEZ.	MEZZANINE	REFR.	REFLECTED
			MFR.	MANUFACTURE(R)	REFR.	REFLECTED
			M.F.B.	MINERAL FIBER BD.	REFR.	REFLECTED
			M.H.	MANHOLE	REFR.	REFLECTED
			MN.	MINIMUM	REFR.	REFLECTED
			MISC.	MISCELLANEOUS	REFR.	REFLECTED
			MTD.	MOUNTED	REFR.	REFLECTED
			MTL.	METAL	REFR.	REFLECTED
			MULL.	MULLION	REFR.	REFLECTED
			N.	NORTH	REFR.	REFLECTED
			N.I.C.	NOT IN CONTRACT	REFR.	REFLECTED
			NO.	NUMBER	REFR.	REFLECTED
			NOM.	NOMINAL	REFR.	REFLECTED
			N.T.S.	NOT TO SCALE	REFR.	REFLECTED
			O.A.	OVERALL	REFR.	REFLECTED
			O.C.	ON CENTER	REFR.	REFLECTED
			O.D.	OUTSIDE DIAMETER	REFR.	REFLECTED
			O.F.R.D.	OVERFLOW ROOF DRAIN	REFR.	REFLECTED
			OH.	OVERHEAD	REFR.	REFLECTED
			OPNG.	OPENING	REFR.	REFLECTED
			OPP.	OPPOSITE	REFR.	REFLECTED
			O.T.S.	OPEN TO STRUCTURE	REFR.	REFLECTED
			PASS.	PASSENGER	REFR.	REFLECTED
			P.B.	PANIC BAR	REFR.	REFLECTED
			P.B.D.	PARTICLE BOARD	REFR.	REFLECTED
			P.C.	PRECAST CONCRETE	REFR.	REFLECTED
			PERF.	PERFORATED	REFR.	REFLECTED
			PERI.	PERIMETER	REFR.	REFLECTED
			PL.	PLATE	REFR.	REFLECTED
			P.L.	PROPERTY LINE	REFR.	REFLECTED
			P.LAM.	PLASTIC LAMINATE	REFR.	REFLECTED
			PLAS.	PLASTER	REFR.	REFLECTED
			PLYWD.	PLYWOOD	REFR.	REFLECTED
			PNL.	PANEL	REFR.	REFLECTED
			P.O.	PURCHASE ORDER	REFR.	REFLECTED
			PAR.	PAIR	REFR.	REFLECTED
			P.S.F.	POUNDS PER SQUARE FOOT	REFR.	REFLECTED
			P.S.I.	POUNDS PER SQUARE INCH	REFR.	REFLECTED
			PT.	POINT	REFR.	REFLECTED
			P.T.	PRESSURE TREATED	REFR.	REFLECTED
			PD.	PLANTER DRAIN	REFR.	REFLECTED
			PTN.	PARTITION	REFR.	REFLECTED
			P.V.M.T.	PAVEMENT	REFR.	REFLECTED
			P.T.D.	PAPER TOWEL DISPENSER	REFR.	REFLECTED
			Q.T.	QUARRY TILE	REFR.	REFLECTED

SYMBOL LEGEND

COLUMN GRID LINE	B
DETAIL BUG	5 A2.7
BUILDING SECTION/WALL SECTION/ELEVATION	A9.4
DATUM	
REVISION	3
NORTH ARROW	↑
INTERIOR ELEVATION REFERENCE	22 A8.6 22
ROOM IDENTIFICATION	ROOM NAME ROOM NUMBER
OPENING NUMBER	308A
MATCH LINE	MATCH LINE
WALL/PARTITION TYPE	6 3 a

ENERGY CALCULATIONS

PROJECT INFORMATION

PROJECT ADDRESS:	4836 E MERCER WAY, MERCER ISLAND, WA 98040
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
CITY OF MERCER ISLAND PROJECT NUMBER:	2504-054
ENVIRONMENTAL CRITICAL AREA:	- WIND EXPOSURE - WIND SPEED C - POTENTIAL SLIDE - SEISMIC/LIQUEFACTION - WATER <10 FT BELOW GROUND SURFACE
RELATED PERMIT NUMBER:	N/A
ACCESSOR'S TAX NUMBER:	192405-9001
PARCEL NUMBER:	192405-9001
CONSTRUCTION TYPE:	VB
CONSTRUCTION STORMWATER CONTROL:	NO
BUILDING CODES:	ARCHITECTURE - 2021 INTERNATIONAL RESIDENTIAL CODE ENGINEERING - 2021 INTERNATIONAL BUILDING CODE

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 TGW 2ND CL SH LDS ADJ

ZONING

ZONING - R-15
LAND USE - SINGLE FAMILY/DUPLEX RESIDENTIAL

FIRE DEPARTMENT

- NFPA 13D (FULL COVERAGE) FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.
- NFPA 72 MONITORED HOUSEHOLD FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND CoMI STANDARDS SHALL BE INSTALLED THOUGHOUT THE RESIDENCE.
- FIRE ROAD ACCESS ALTERNATIVE - ALL BEDROOM, UTILITY ROOM AND MECHANICAL ROOMS SHALL HAVE SOLID CORE DOORS.

GENERAL NOTES

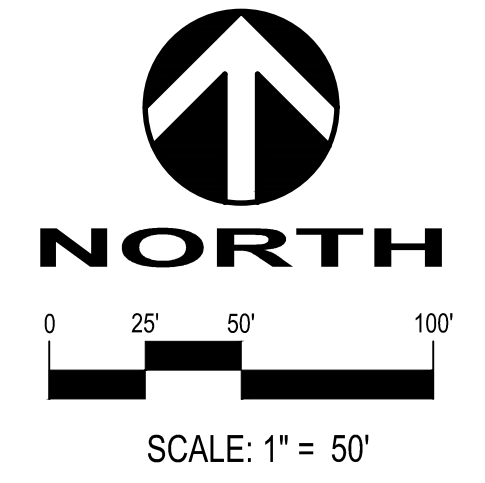
- DO NOT SCALE DRAWINGS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, THE 2021 WASHINGTON STATE ENERGY CODE, THE 2021 INTERNATIONAL MECHANICAL CODE, THE 2021 UNIFORM PLUMBING CODE AND RULES AND REGULATIONS OF THE JURISDICTIONS HAVING 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.

DRAWING INDEX

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A2.0	FOUNDATION PLAN
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A2.2	PROPOSED MAIN FLOOR PLAN
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A2.5	PROPOSED UPPER LEVEL FLOOR PLAN
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A3.1	EXISTING EXT. ELEVATIONS
A3.2	EXT. ELEVATIONS
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A3.4	EXT. ELEVATIONS
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A5.2	BUILDING WALL SECTIONS
A7.1	DOOR SCHEDULE, ENERGY NOTES
A7.2	WINDOW SCHEDULE, ENERGY NOTES
STRUCTURAL ENGINEERING	
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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

PROJECT DIRECTORY

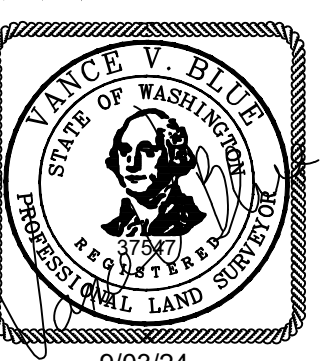
OWNER:	GREG AND JENNIFER ROSENWALD 4836 E MERCER WAY MERCER ISLAND, WA 98040 CONTACT: GREG ROSENWALD 206 914 0417
ARCHITECT:	JML ARCHITECTS 3490 69TH AVE SE MERCER ISLAND, WA 98040 CONTACT: JEAN-MARC LEROY, AIA 206.802.4040
GENERAL CONTRACTOR:	TBD - CONTACT: - -
STRUCTURAL ENGINEER:	HARRIOTT VALENTINE ENGINEERING 1932 1ST AVE, SUITE 720 SEATTLE, WA 98101 CONTACT: TODD VALENTINE 206.624.4760
MECHANICAL ENGINEER:	N/A



Plot Date: 10/22/2025 7:27 AM
Save Date: 10/21/2025 3:24 PM
By: John Christensen
File: P:\O\W\DV03510001\0400CAD\SV\BASE\SV-BS-OWDV0351.dwg

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

DE **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



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: _____

Date: _____

Building Permit

Project: **Rosenwald Residence**

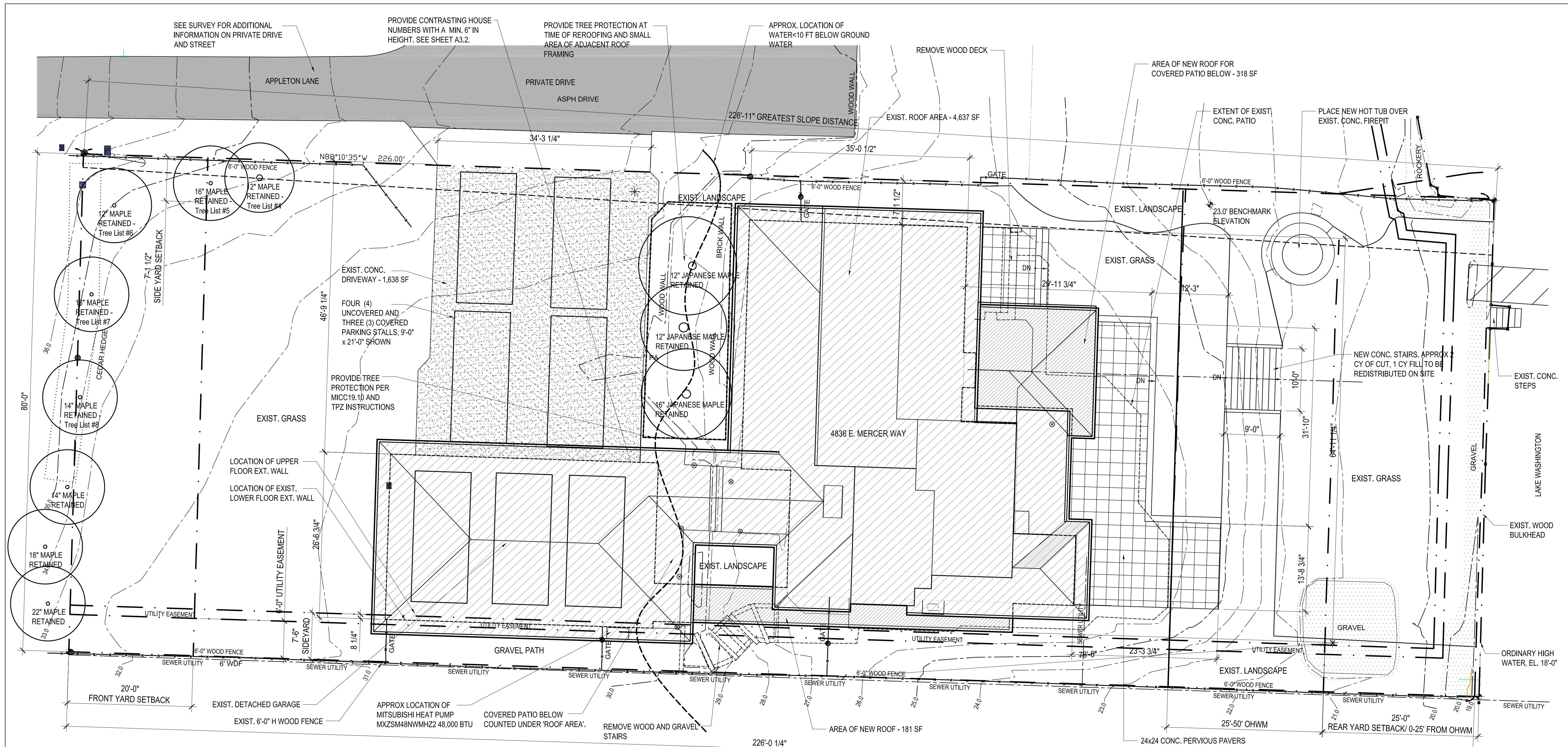
4836 E Mercer Way
Mercer Island, WA 98040

Project No. 24.245
Date: July 25, 2025

BUILDING PERMIT

SITE PLAN

A1.0



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

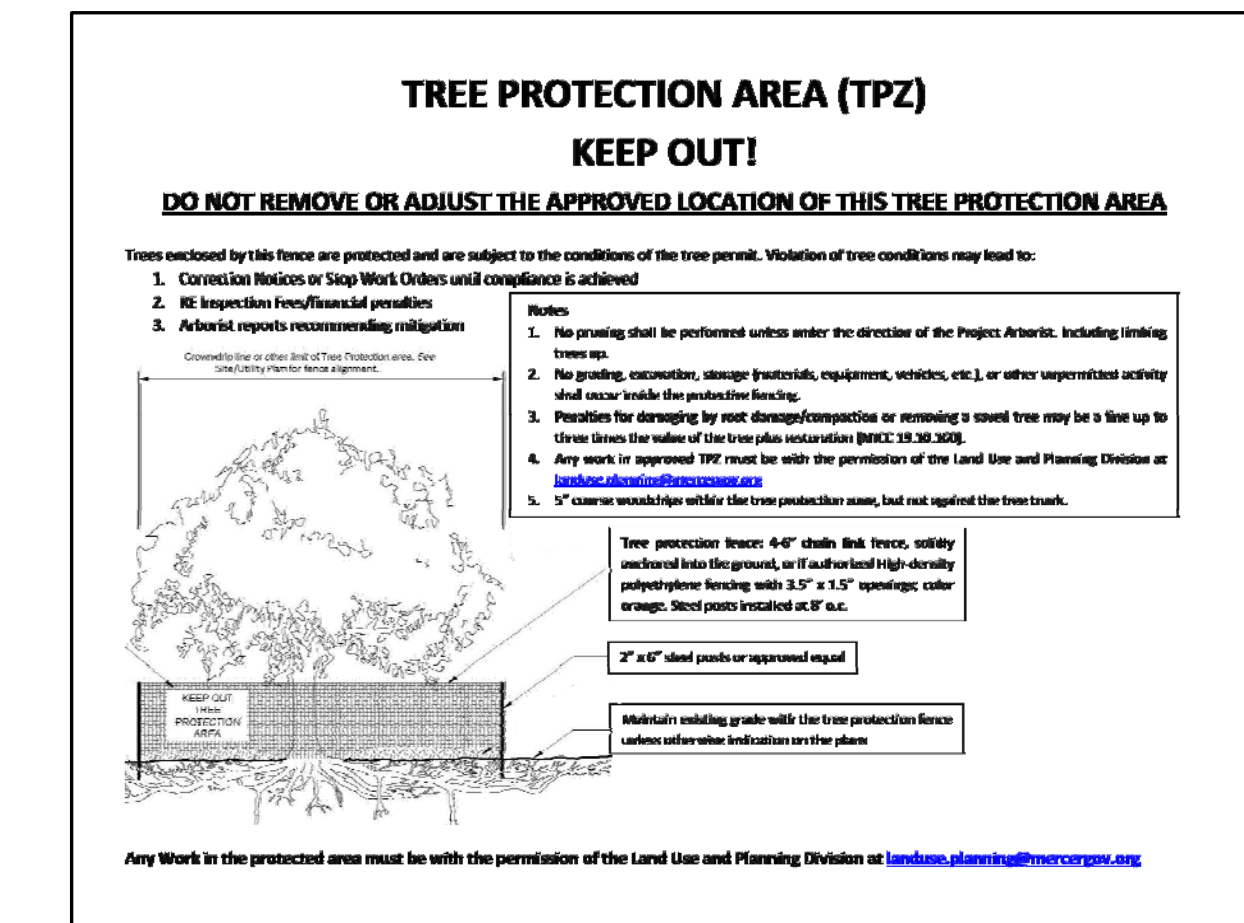
LEGEND:

MAIN STRUCTURE ROOF AREA:	[Hatched Pattern]
NEW ROOF AREA:	[Hatched Pattern]
EXIST. DRIVEWAY:	[Hatched Pattern]
EXIST. GRAVEL PATH TO REMAIN	[Dotted Pattern]

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%

LOT SLOPE CALCULATIONS

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%



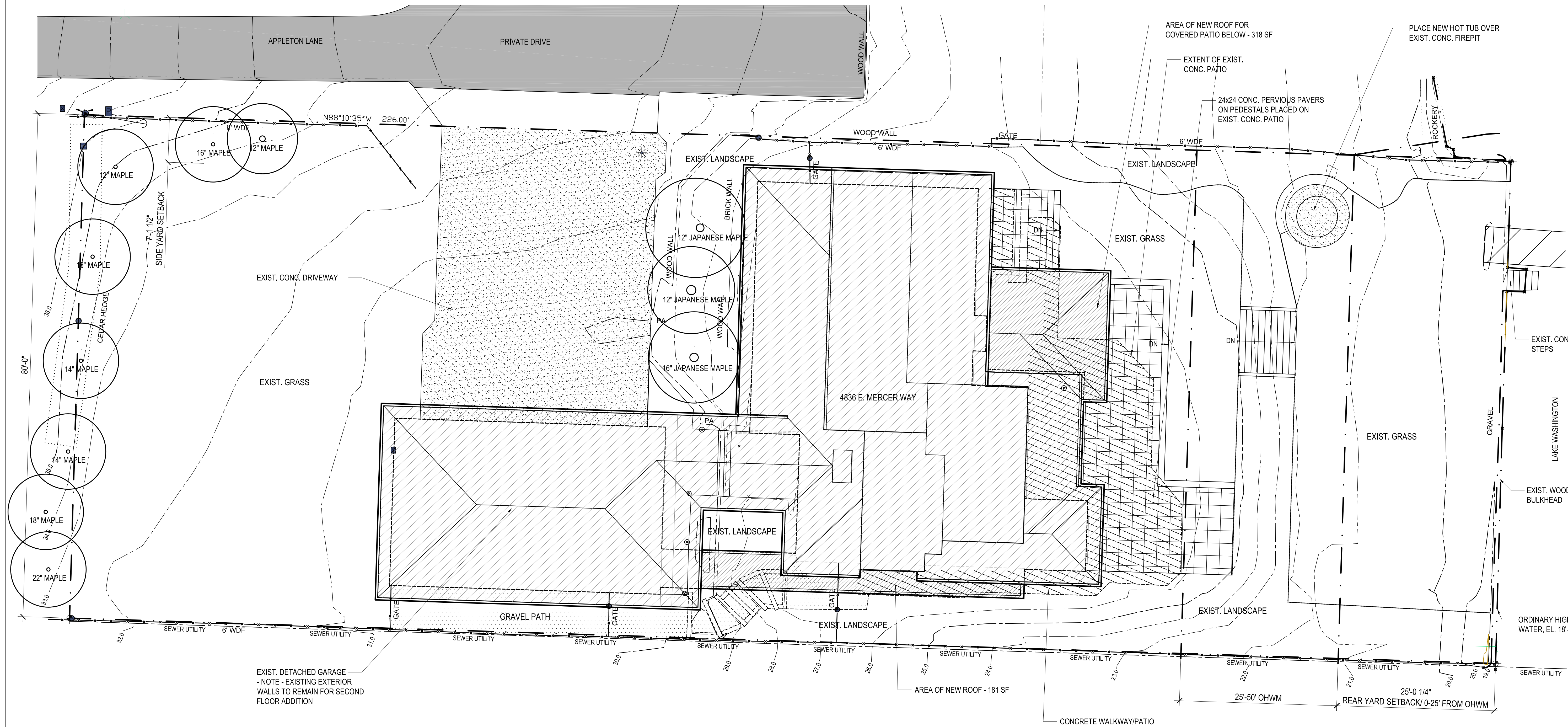
NOTE: ENTIRE SITE CONSIDERED LANDSLIDE PRONE

PROJECT INFORMATION

AVERAGE BUILDING ELEVATION CALCULATION
SEE SHEET A1.5

LOT COVERAGE CALCULATIONS

Date:	
Number:	
Revision:	



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

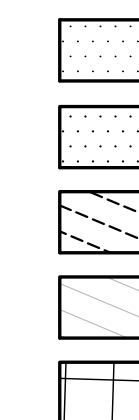
HARD SURFACE CALCULATIONS:

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

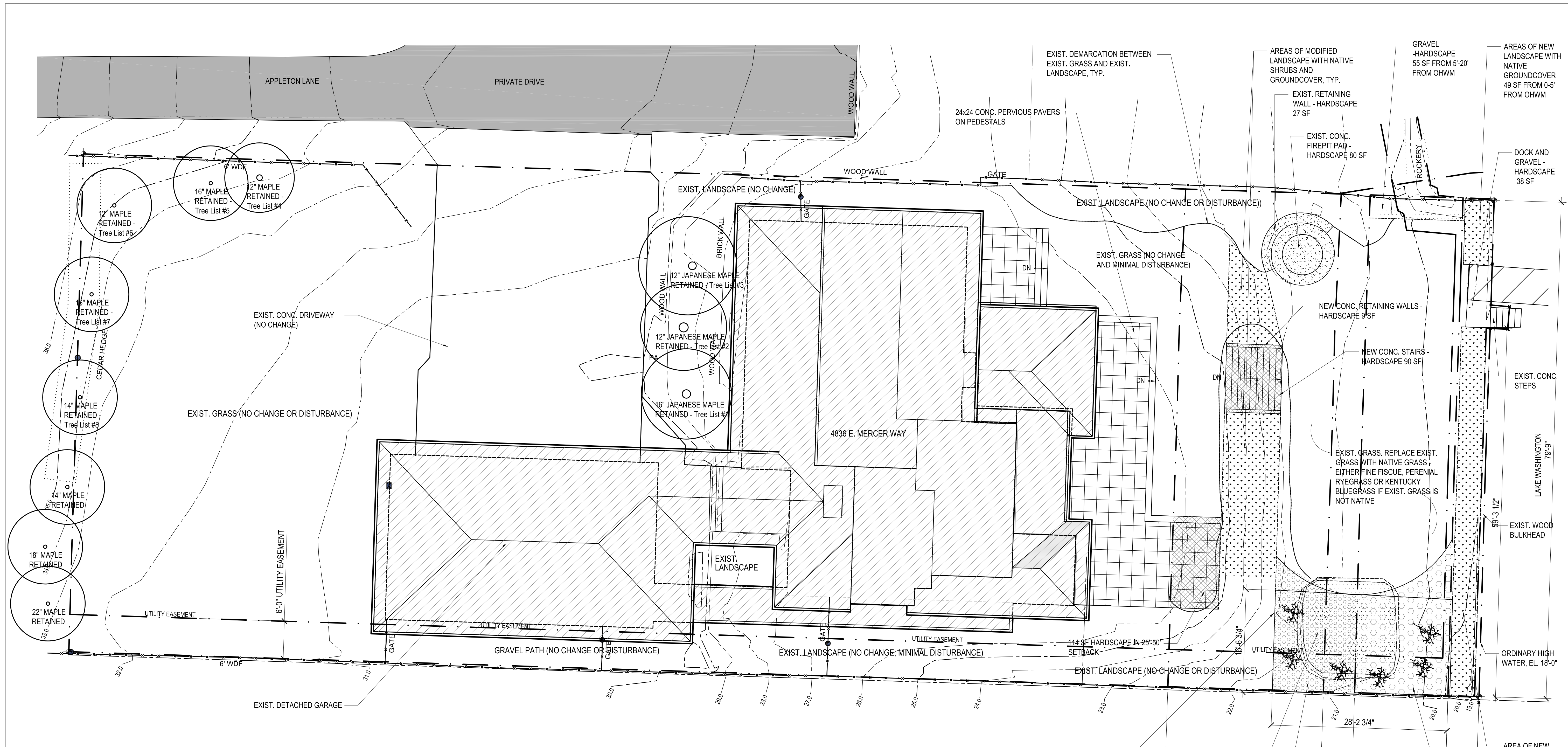
HARD SURFACE CALCULATIONS

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

TOTAL EXISTING POINTS: 110.0 POINTS
 * DENOTES EXCEPTION TREE

SHORELINE LANDSCAPE:

VEGETATION - 0-5' FROM OHWM:	AREA:	VEGETATION - 5-20' FROM OHWM:	AREA:
AREA:	399 SF	AREA:	1,120 SF
HARDSCAPE:	38 SF	HARDSCAPE:	55 SF
NATIVE VEGETATION:	361 SF	NATIVE VEGETATION:	281 SF (25%)
NATIVE VEGETATION %:	90%	VEGETATION:	1,065 SF
		VEGETATION %:	95%

ALLOWED HARDSCAPE 0-25' FROM OHWM:	AREA:	ALLOWED HARDSCAPE 25-50' FROM OHWM:	AREA:
AREA:	1,994 SF	AREA:	1,944 SF
ALLOWED:	10%	ALLOWED:	30%
PROPOSED:	93 SF = 5%	PROPOSED:	320 SF = 6.2%

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

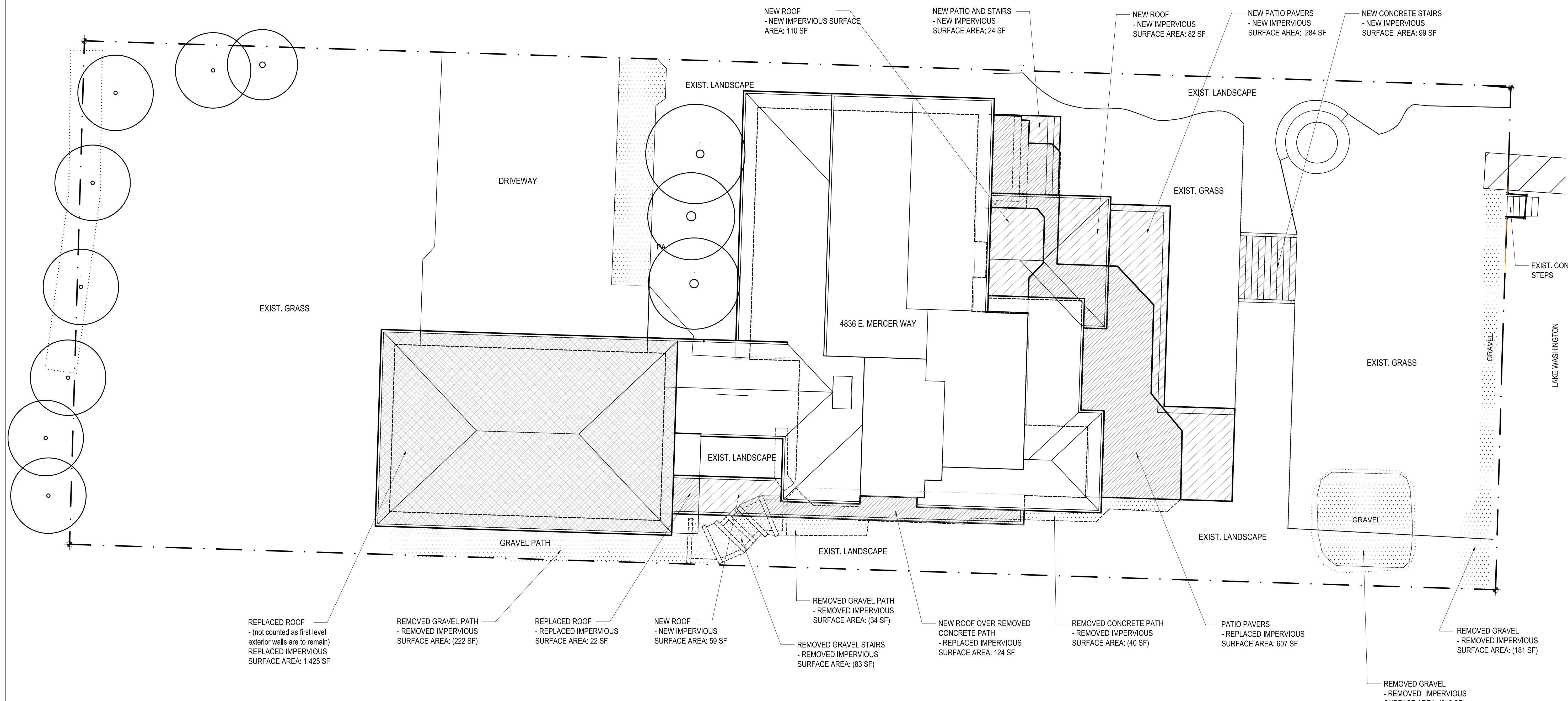
PROJECT INFORMATION

TREE NOTES

SHORELINE LANDSCAPE/HARDSACPE



Date:									
Number:									
Revision:									



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

IMPERVIOUS SURFACE CALCULATIONS:

Replaced and New Impervious Surface area	
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)
Total New and Replaced Impervious Surface Area:	1,411 sf
Removed Impervious surface area:	
1. Removed Impervious Surface Area:	401 sf

DIFFERENCE BETWEEN REPLACED/NEW IMPERVIOUS AND REMOVED IMPERVIOUS AREA

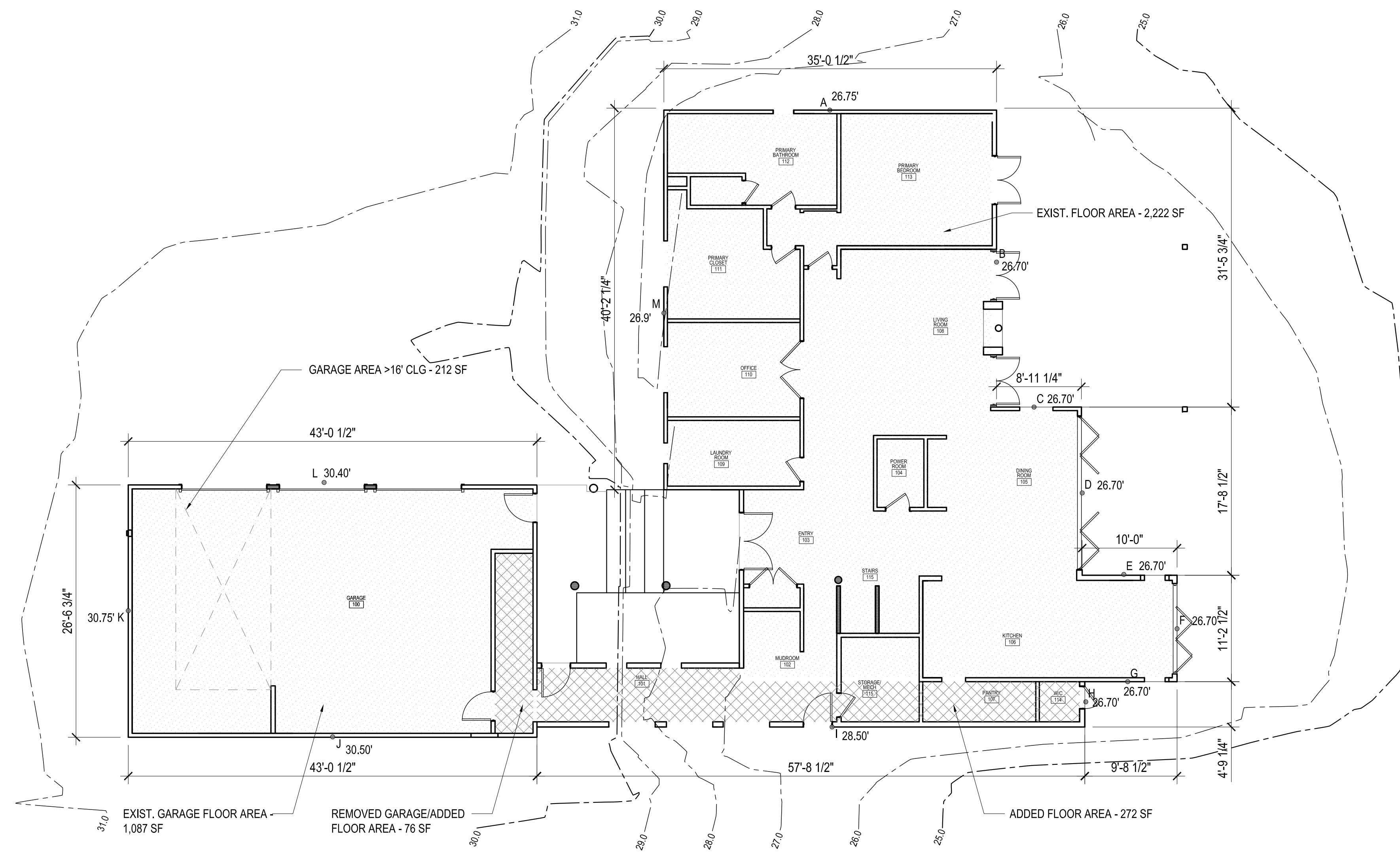
Total New/Replaced Impervious Area:	1,411 sf
Total Removed Impervious Area:	(401 sf)
Difference:	1,010 sf

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)			
BUILDING AREA	EXISTING AREA	REMOVED AREA	NEW-ADD AREA	TOTAL
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
TOTAL FLOOR AREA	4,514	76	1,375	5,813 SF

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:

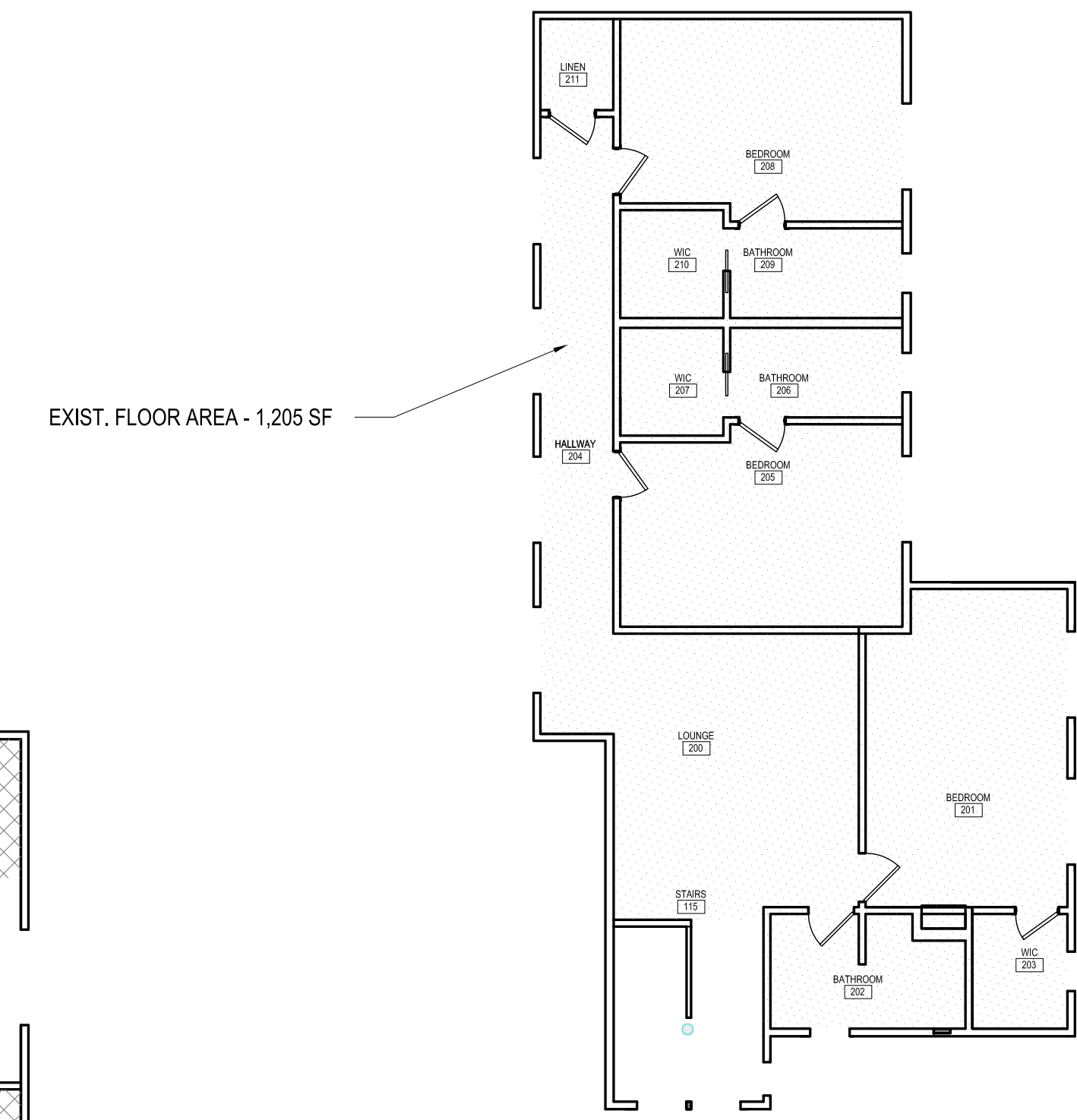
A = 26.75'	a = 35.04'
B = 26.70'	b = 31.48'
C = 26.70'	c = 8.94'
D = 26.70'	d = 17.71'
E = 26.70'	e = 10.00'
F = 26.70'	f = 11.21'
G = 26.70'	g = 9.71'
H = 26.70'	h = 4.77'
I = 28.50'	i = 57.71'
J = 30.50'	j = 43.04'
K = 30.75'	k = 26.56'
L = 30.40'	l = 43.04'
M = 26.90'	m = 40.19'

AVERAGE BUILDING ELEVATION CALCULATION:

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

$$\frac{9,606.03}{339.4} = 28.3' \text{ AVERAGE BUILDING ELEVATION (ABE)}$$

AVERAGE BUILDING ELEVATION CALCULATION



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

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



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 Contact: Greg Rosenwald

General Contractor:
 TBD
 P. -
 Contact: -

Structural Engineer:
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 Contact: Todd Valentine

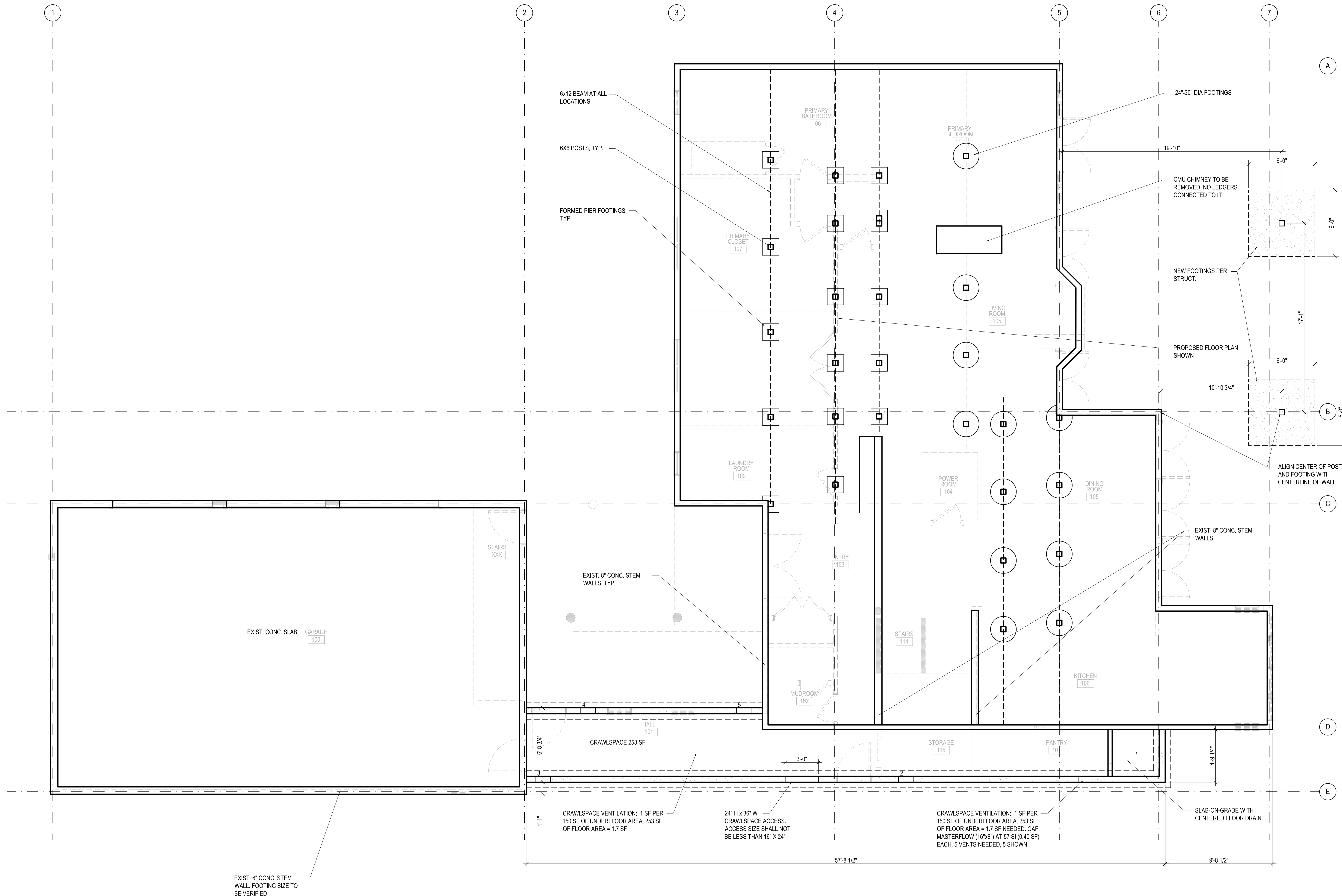
Mechanical Engineer:
 n/a
 P. -
 Contact: -

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Date:	
Number:	
Revision:	

Project:
Rosenwald Residence
 4836 E Mercer Way
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 Project No. 24.245
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BUILDING PERMIT

FOUNDATION PLAN
A2.0



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

Architect:
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 n/a

P. -
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Jurisdiction Approval Stamp

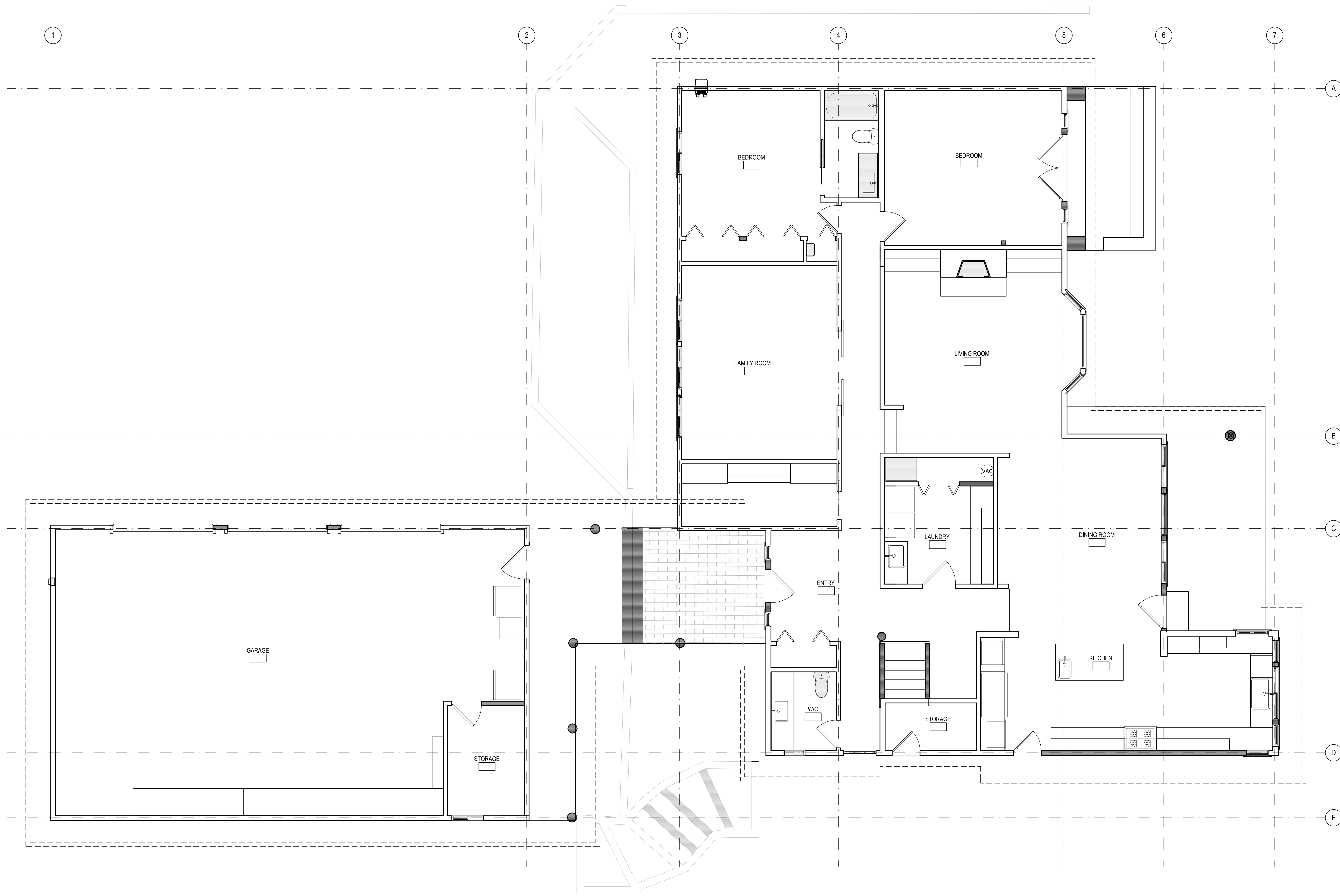
Date:

Number: Revision:

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

EXISTING MAIN FLOOR PLAN

A2.1



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

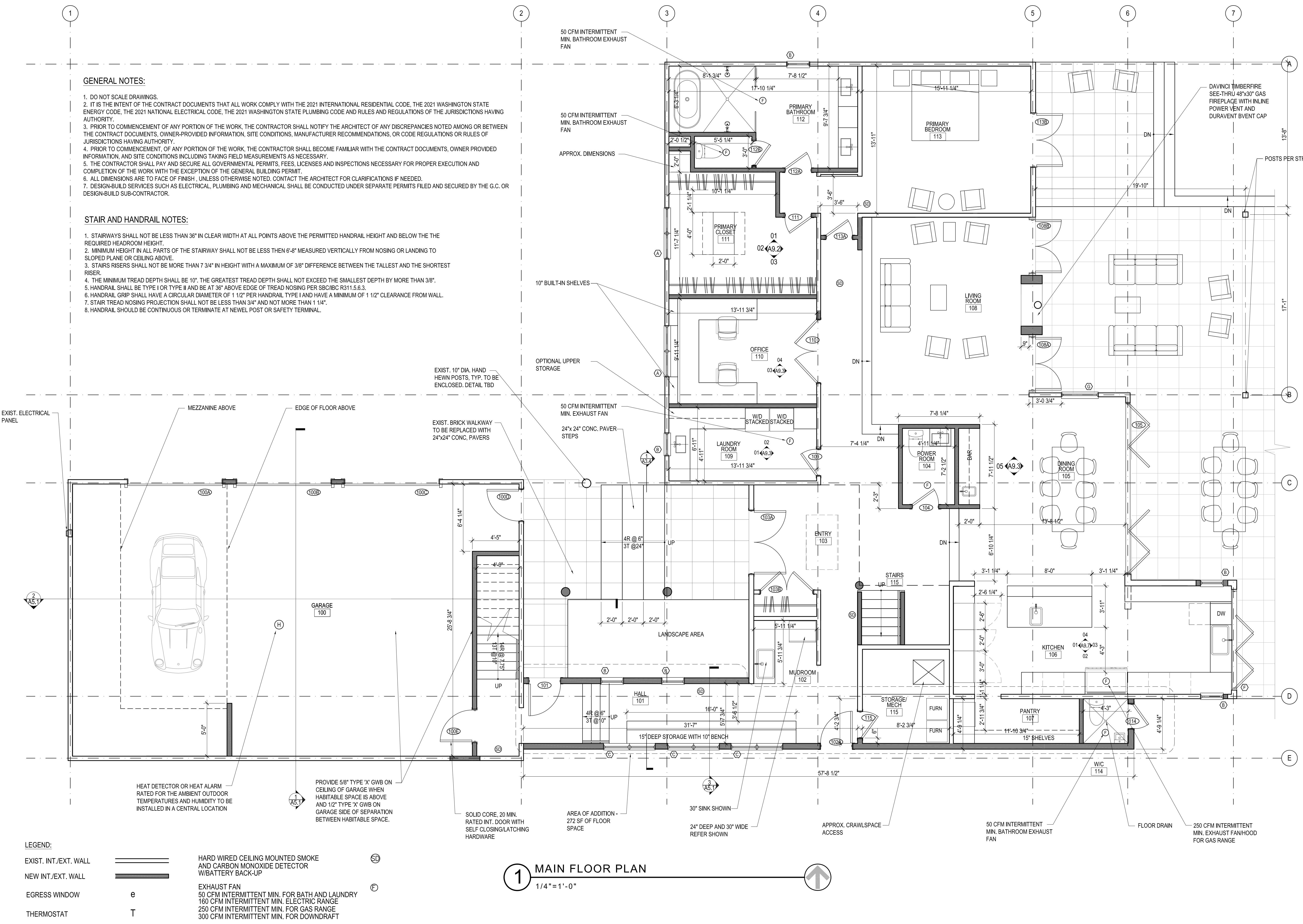
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Number:	
Revision:	

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.



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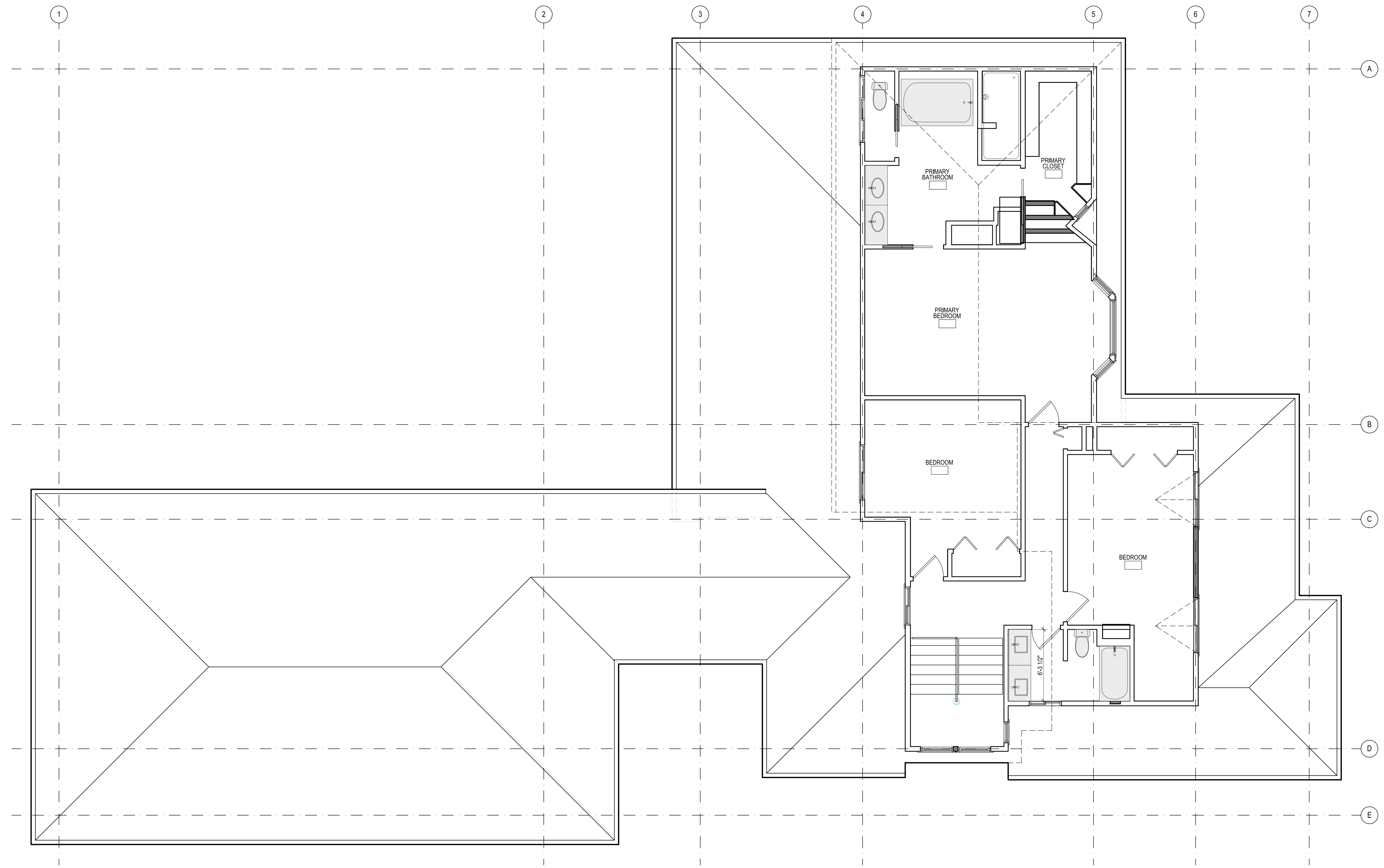
Mechanical Engineer:
 n/a
 P. -
 Contact: -

Jurisdiction Approval Stamp

Date:	
Number:	
Revision:	

Project:
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 4836 E Mercer Way
 Mercer Island, WA 98040
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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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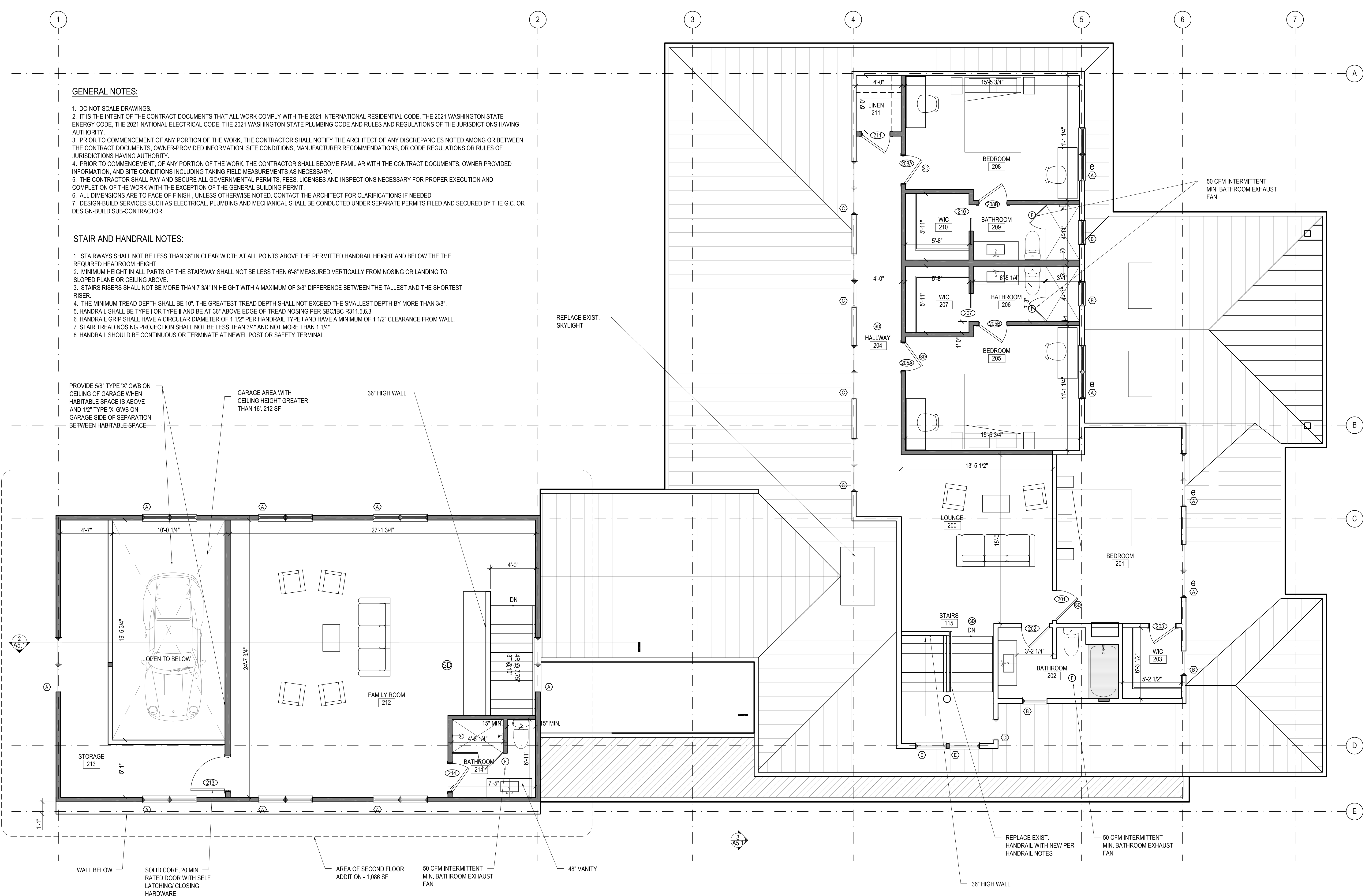
STAIR AND HANDRAIL NOTES:

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

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

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

36" HIGH WALL

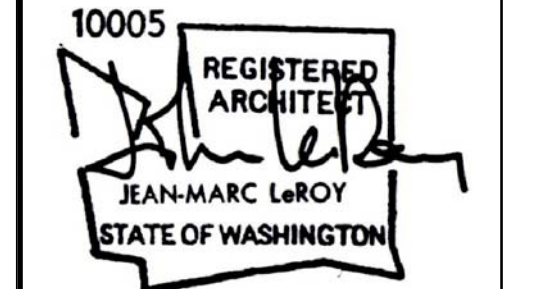


LEGEND:

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	e	50CFM MIN. FOR BATH AND LAUNDRY	
THERMOSTAT	T	100CFM MIN. FOR KITCHEN	

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

Architect:
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 Contact: Jean-Marc LeRoy, AIA



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 Contact: -

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Mechanical Engineer:
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 -
 P. -
 Contact: -

Jurisdiction Approval Stamp

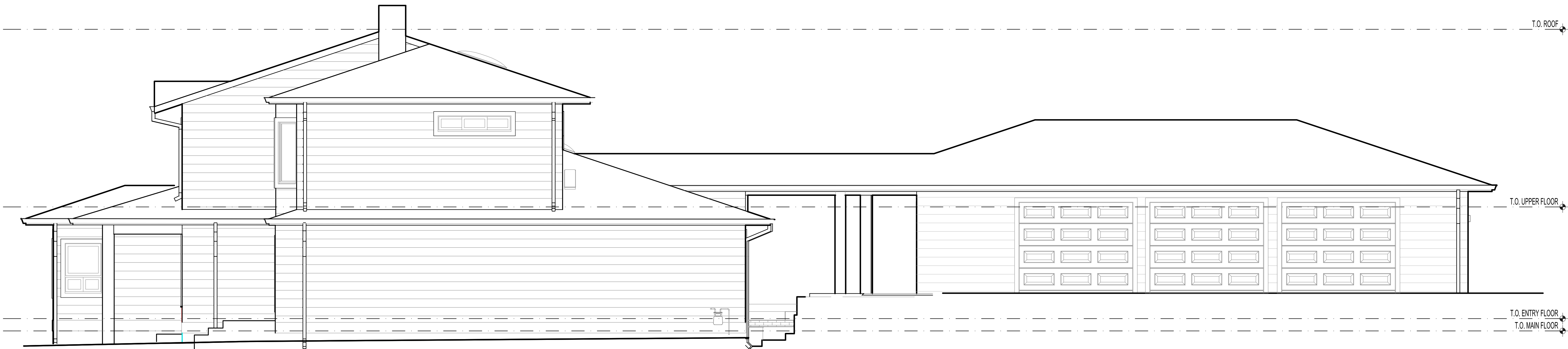
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Number:	
Revision:	

Project:
Rosenwald Residence
 4836 E Mercer Way
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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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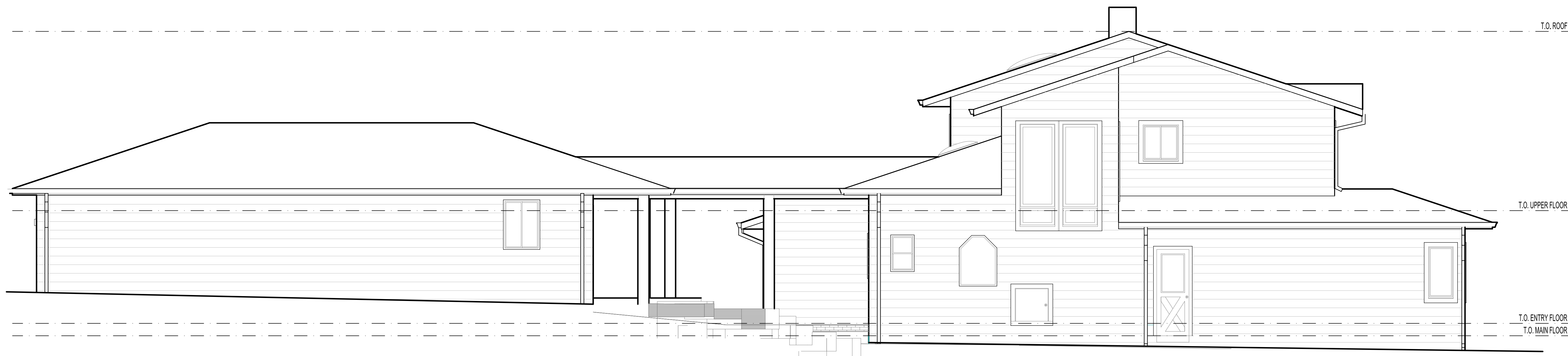
Date:									
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Project:
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 4836 E Mercer Way
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 Date: July 25, 2025

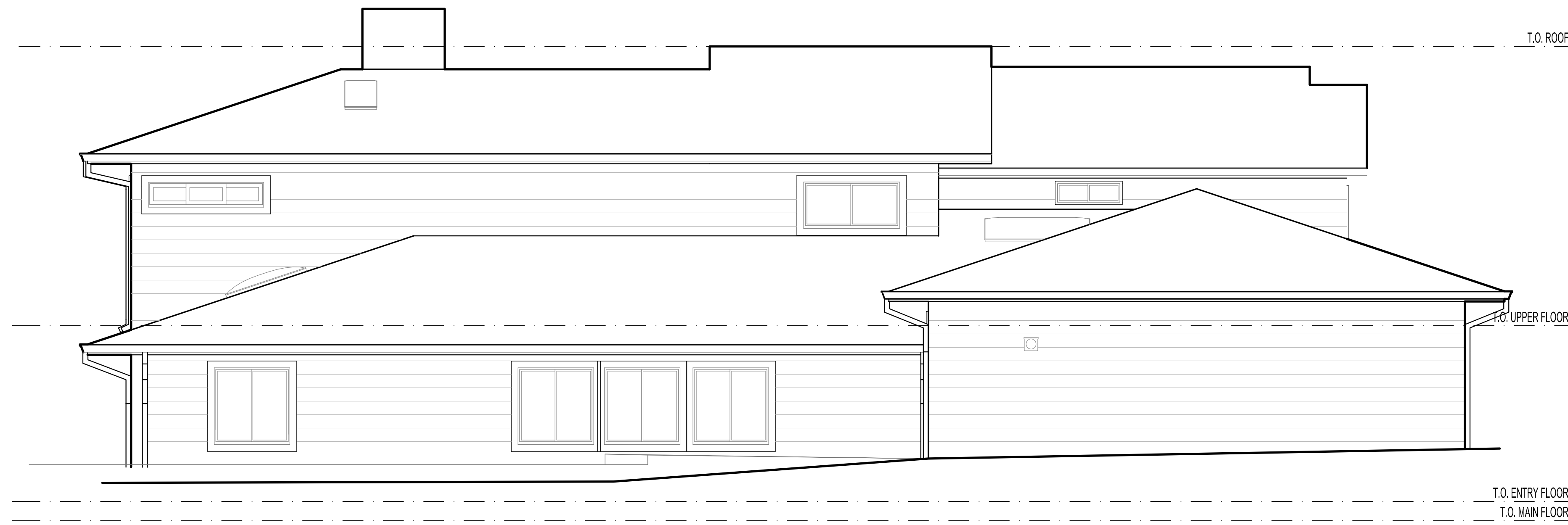
EXISTING EXT. ELEVATIONS

A3.1

BUILDING PERMIT

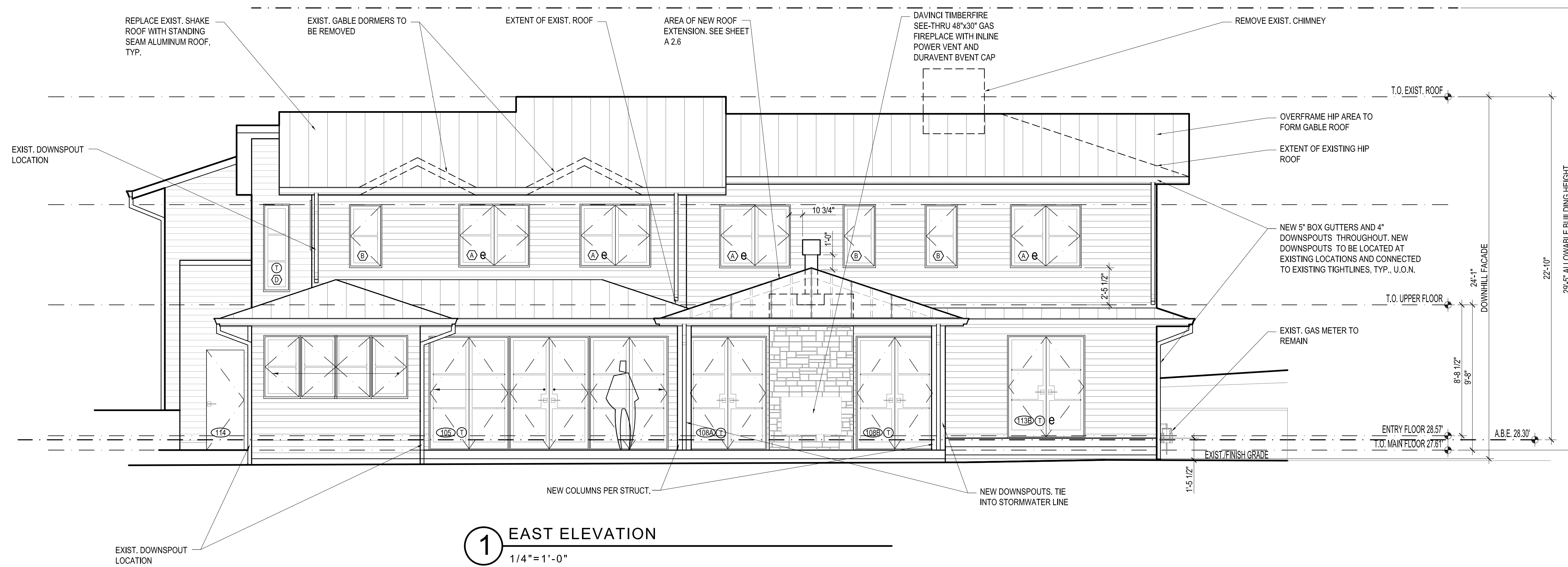


1 SOUTH ELEVATION
 1/4"=1'-0"

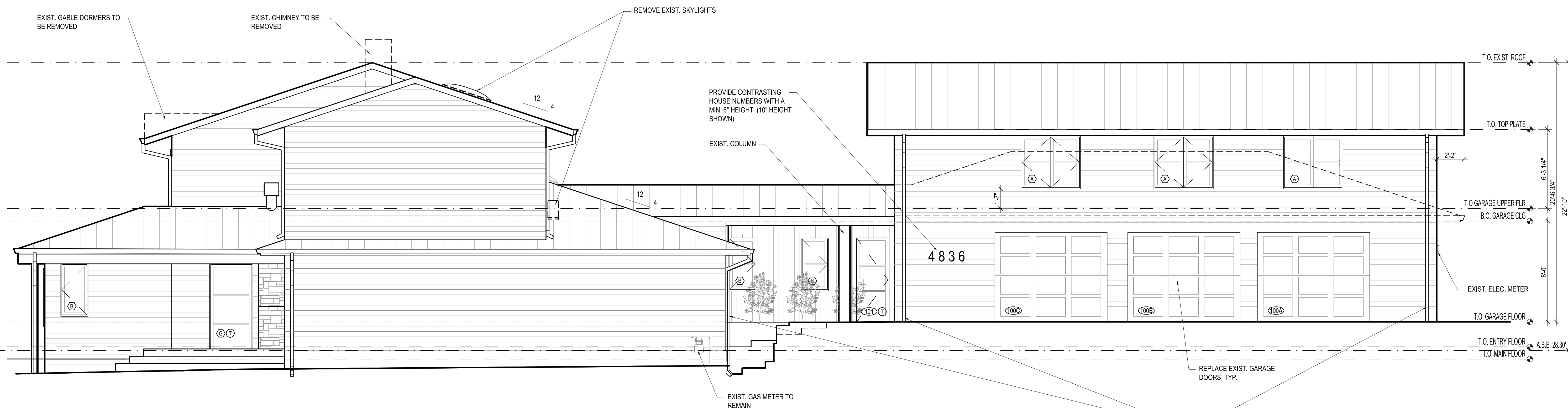


2 WEST ELEVATION
 1/4"=1'-0"

Date:	
Number:	
Revision:	



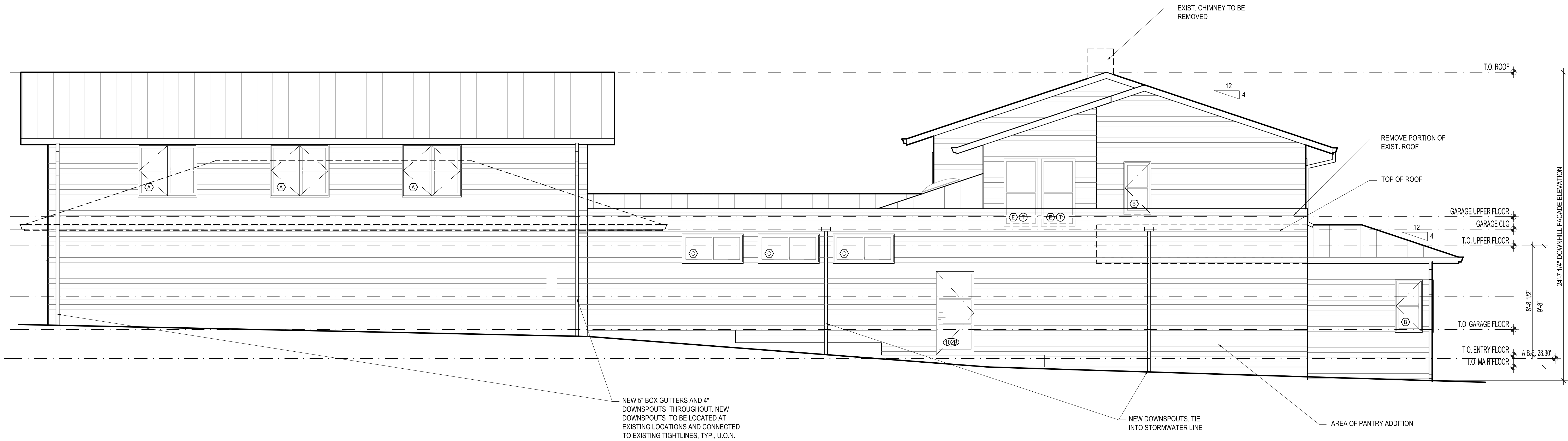
1 EAST ELEVATION
 1/4" = 1'-0"



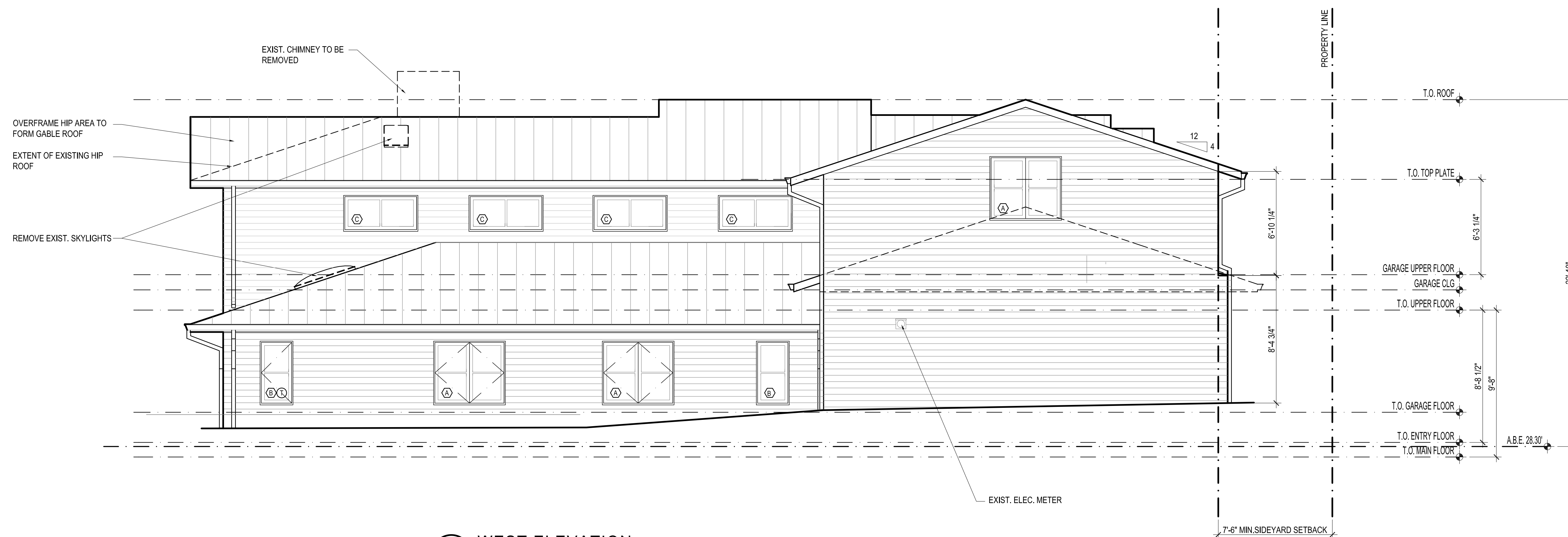
2 NORTH ELEVATION
 1/4" = 1'-0"

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



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

Architect:
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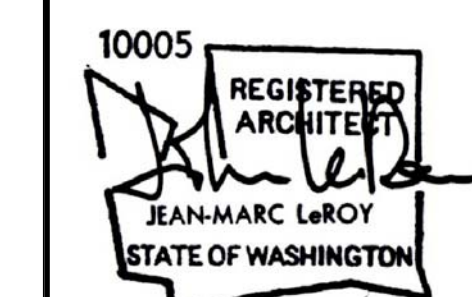
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EXT. ELEVATIONS

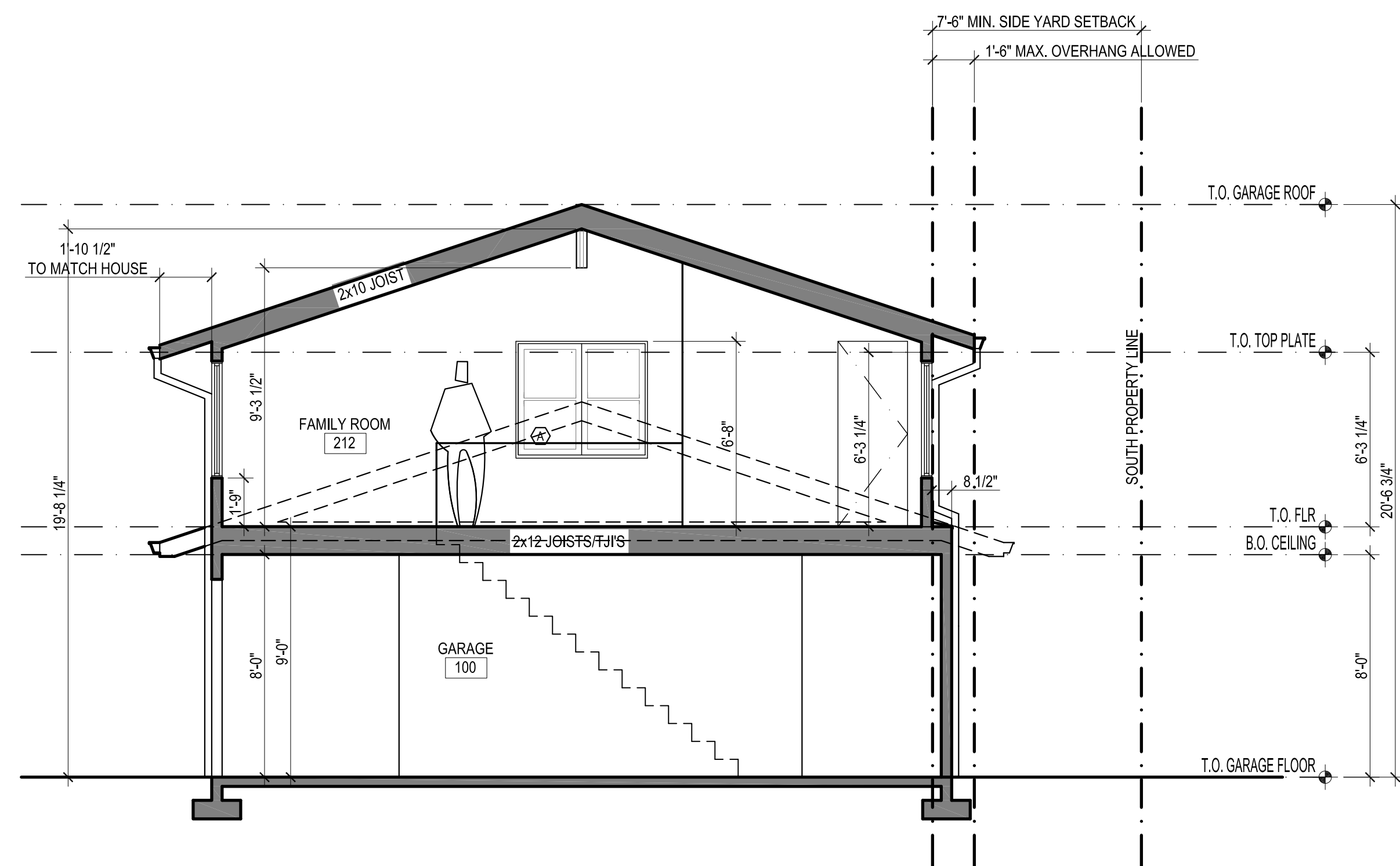
A3.4



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

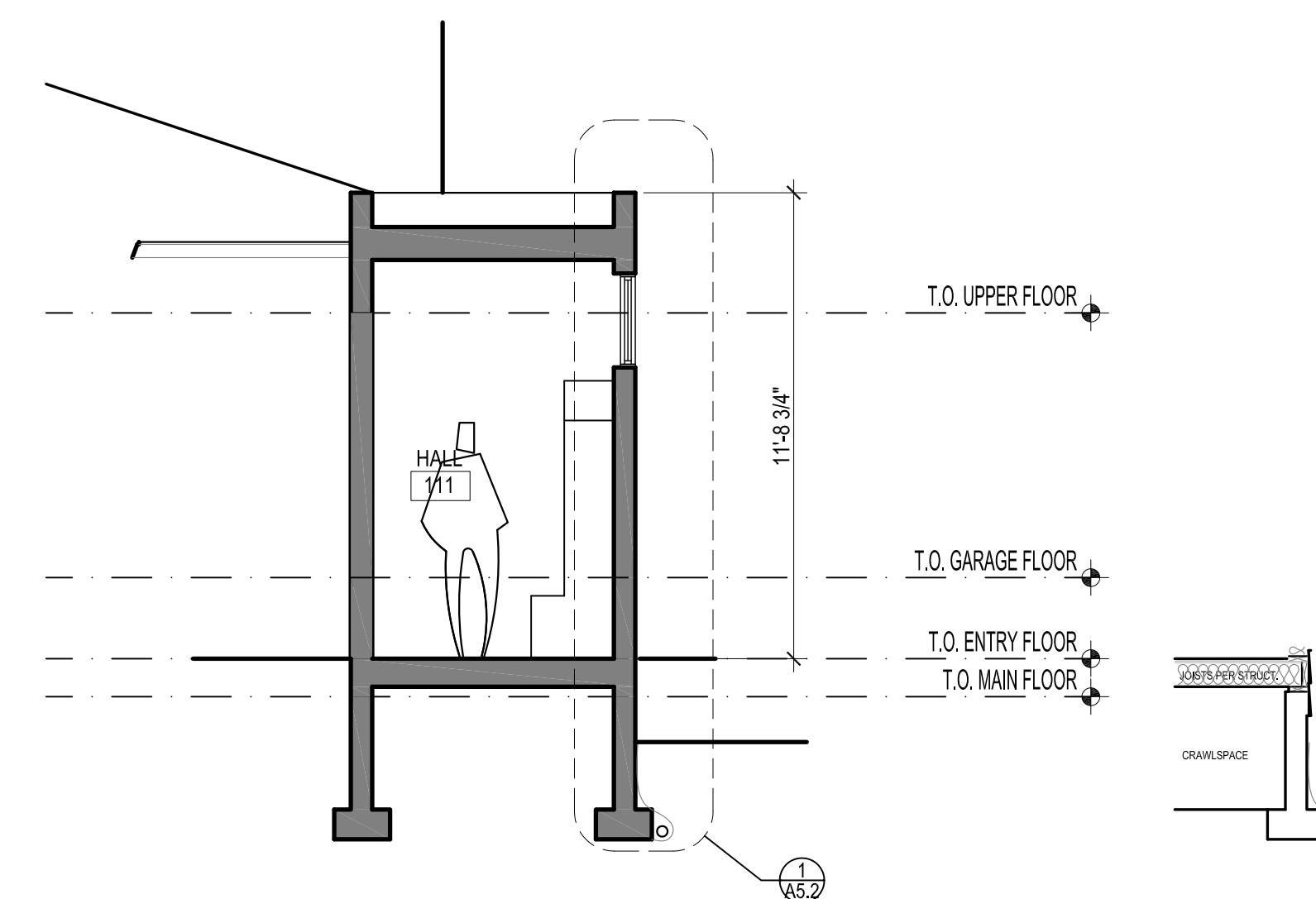


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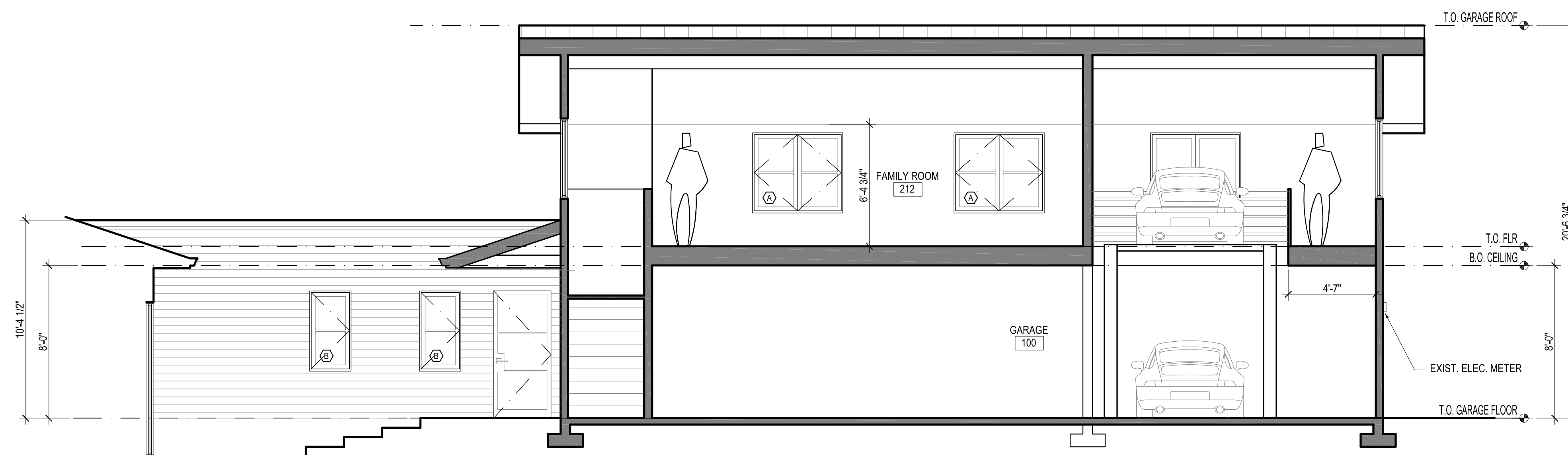


1 BUILDING SECTION
 1/4" = 1'-0"

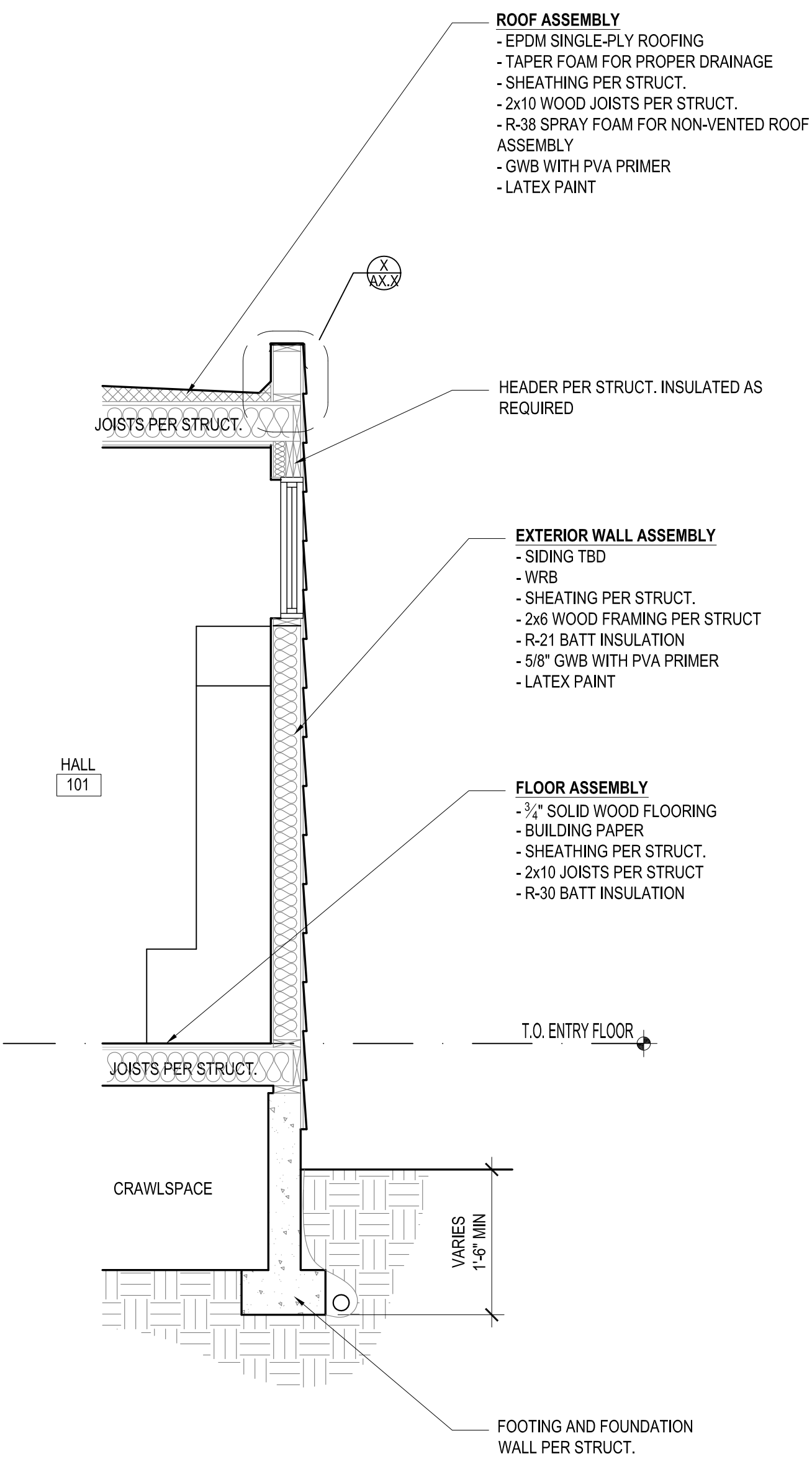
NOTE:
 PROVIDE 5/8" TYPE 'X' GWB ON CEILING OF GARAGE WITH HABITABLE SPACE ABOVE AND 1/2" TYPE 'X' GWB ON GARAGE SIDE OF SEPARATION BETWEEN HABITABLE SPACE.



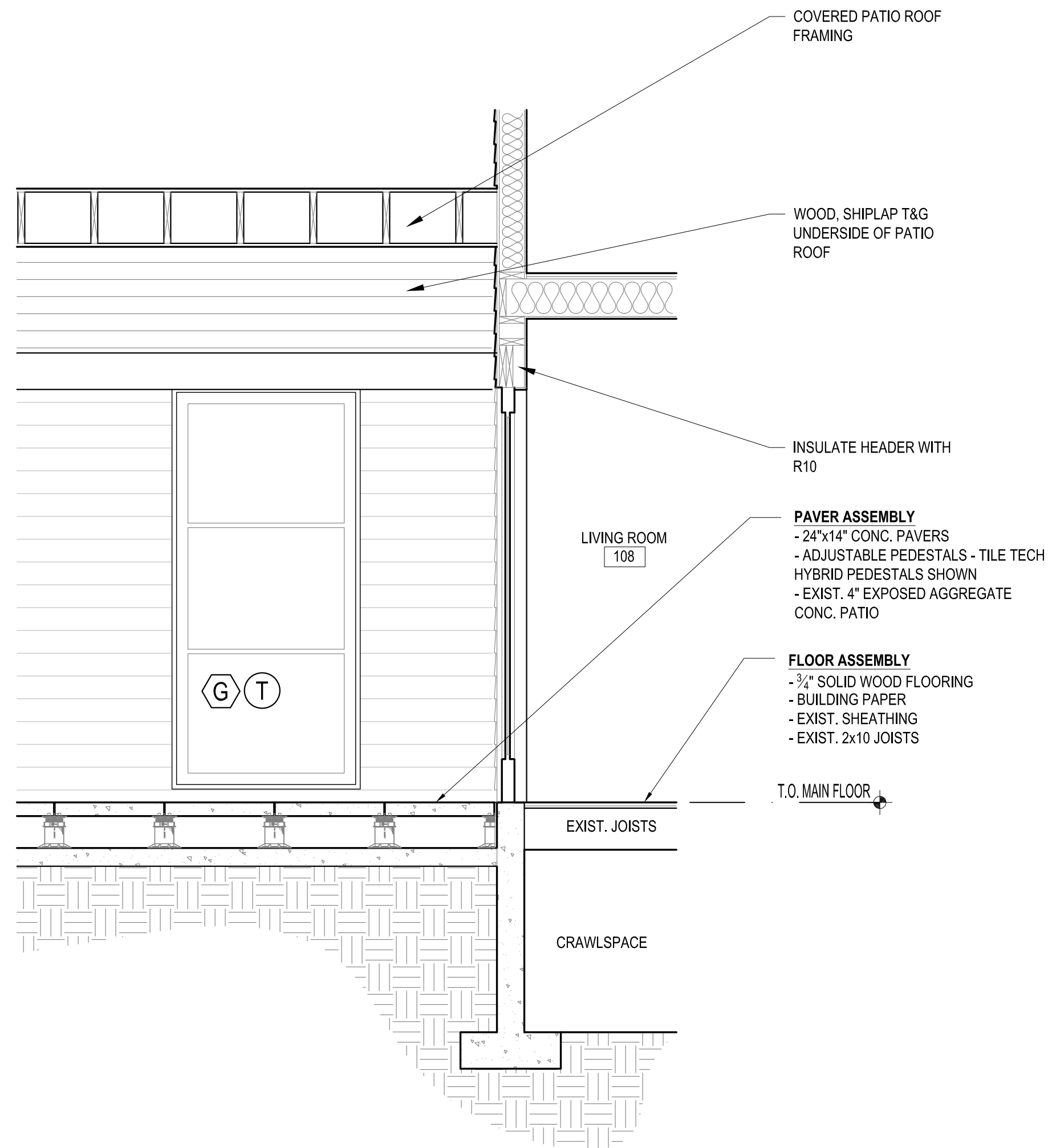
3 BUILDING SECTION
 1/4" = 1'-0"



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



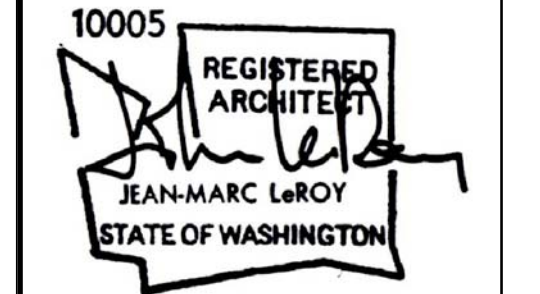
1 WALL SECTION
 1/4" = 1'-0"



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



Date:									
Number:									
Revision:									



Date:	
Number:	
Revision:	

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

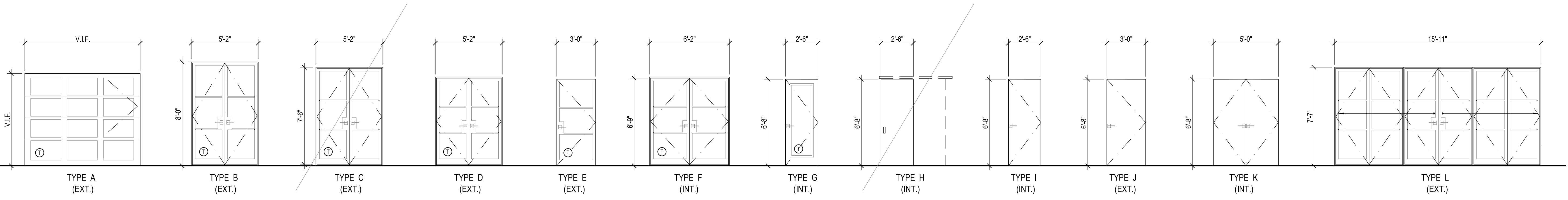
3 GLAZING NOTES

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 ₀ -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											SOLID CORE 20 MIN RATED WITH SELF CLOSING HARDWARE
100E				3'-0"	6'-8"	100 - GARAGE - INT	J	N/A											SOLID CORE 20 MIN RATED WITH SELF CLOSING HARDWARE
101				3'-0"	6'-8"	101 - HALL - EXT	E	GL-4	TBD										
102A				3'-0"	6'-8"	102 - MUDROOM - EXT	E	GL-4	TBD										
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										
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											SOLID CORE 20 MIN RATED
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											SOLID CORE 20 MIN RATED
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											SOLID CORE 20 MIN RATED
115				2'-6"	6'-8"	115 - MECH ROOM	I	N/A											SOLID CORE 20 MIN RATED WITH SELF CLOSING HARDWARE
201				2'-6"	6'-8"	201 - BEDROOM - INT	I	N/A											SOLID CORE 20 MIN RATED
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											SOLID CORE 20 MIN RATED
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											SOLID CORE 20 MIN RATED
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											
213				3'-0"	6'-8"	213 - GARAGE/STORAGE	J	N/A											SOLID CORE 20 MIN RATED WITH SELF CLOSING HARDWARE
214				2'-6"	6'-8"	214 - BATHROOM - INT	I	N/A											



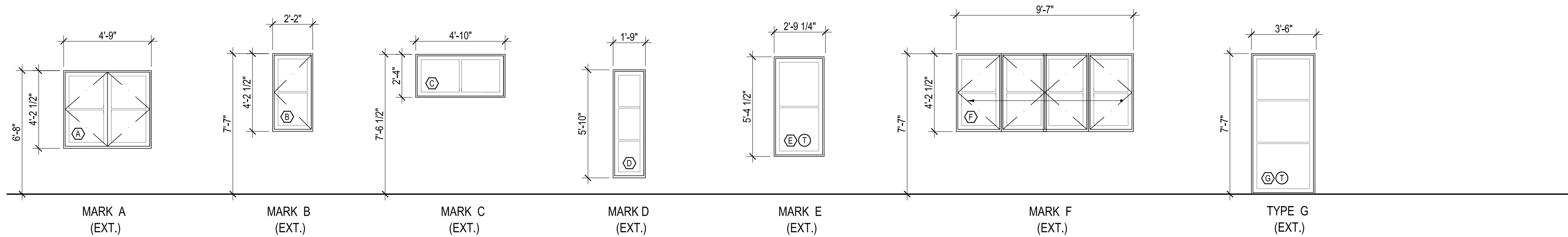
1 DOOR SCHEDULE
 SHOWN VIEWED FROM OUTSIDE

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.

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
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

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 (Iw) 1.0
WIND EXPOSURE B
TOPOGRAPHICAL FACTOR (Kzt) 1.00

EARTHQUAKE:

LAT. / LONG. 47.559 / -122.210
SEISMIC IMPORTANCE FACTOR (Ie) 1.0
SEISMIC USE GROUP I
MAPPED SPECTRAL RESPONSE (Ss/S1) 1.43g/0.50g
SPECTRAL RESPONSE COEF. (SDS/SD1) 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 (Cs) 0.176
RESPONSE MODIFICATION FACTOR (R) 6.5

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

GARAGE:

SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR 5.92k
SEISMIC RESPONSE COEFFICIENT (Cs) 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 (HDG) OR GALVANIZED WITH A MINIMUM OF 1.850Z 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.

HV

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Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number

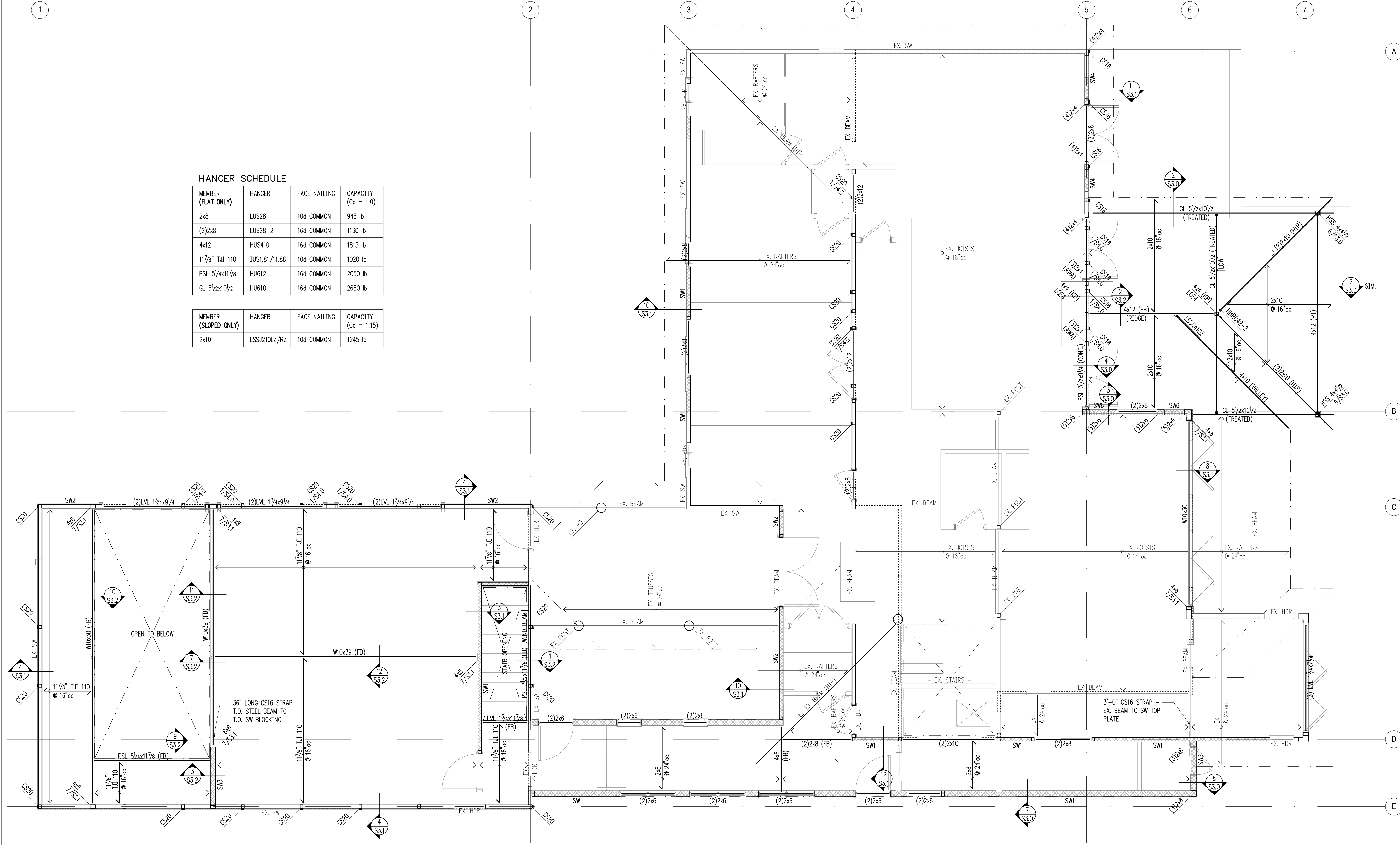
S1.0

ROSENWALD RESIDENCE

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	LSS1210LZ/RZ	10d COMMON	1245 lb



LEGEND

	SPAN		NEW STRUCTURAL WALL
	EXTENT		EXISTING STRUCTURAL WALL
	SECTION DETAIL		NEW CONCRETE WALL
(FB)	FLUSH BEAM		EXISTING CONCRETE WALL
(PT)	PRESSURE-TREATED		ALL-THREAD HOLD-DOWN AT END OF SHEARWALL ABOVE
⋮	COLUMN ABOVE		STRAP HOLD-DOWN 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 S2.1 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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Drawing Title
UPPER FLOOR FRAMING PLAN

Drawing Number
S2.1

ROSENWALD RESIDENCE



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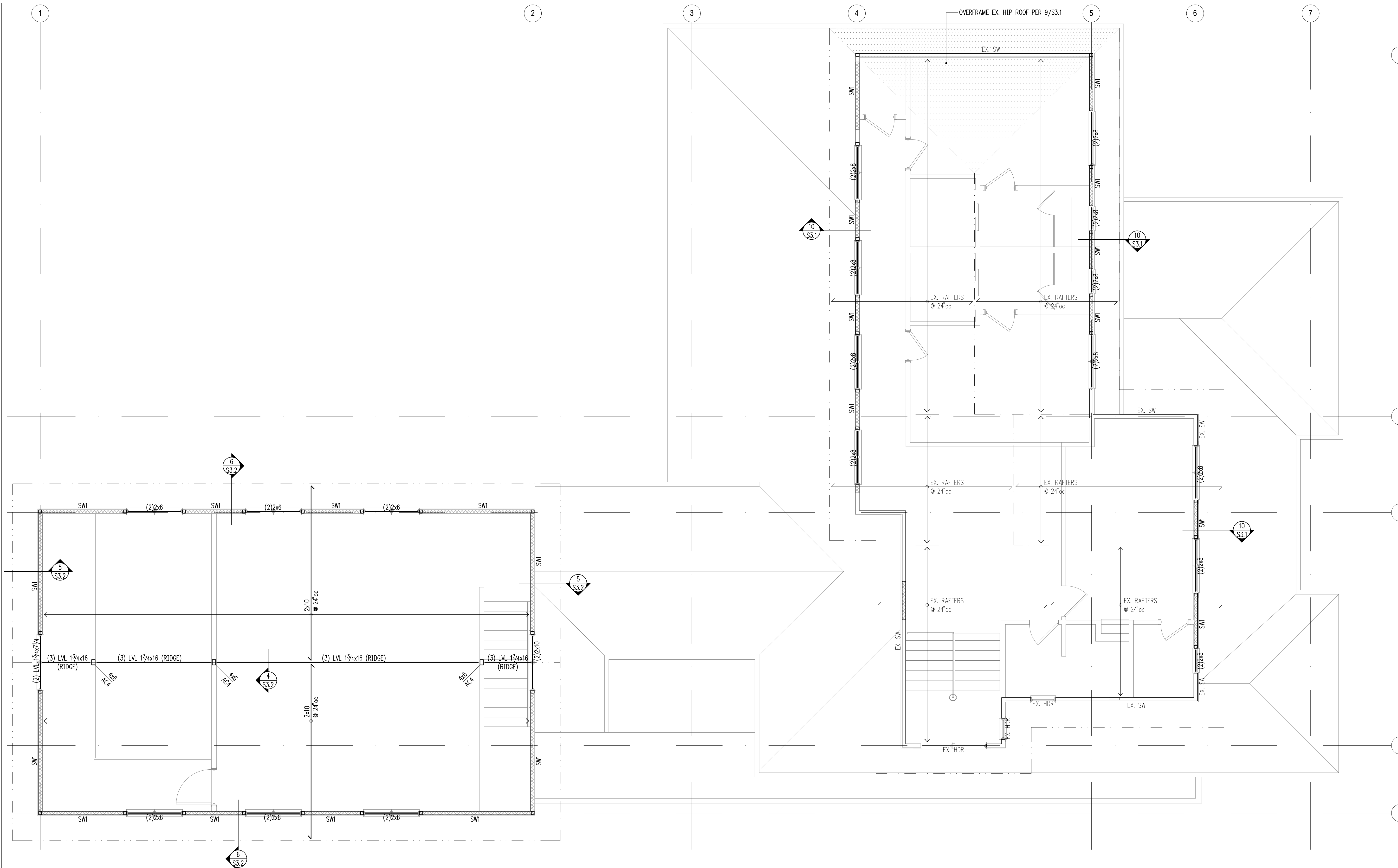
Building Department Approval

Drawing Title
ROOF FRAMING PLAN

Drawing Number

S2.2

ROSENWALD RESIDENCE



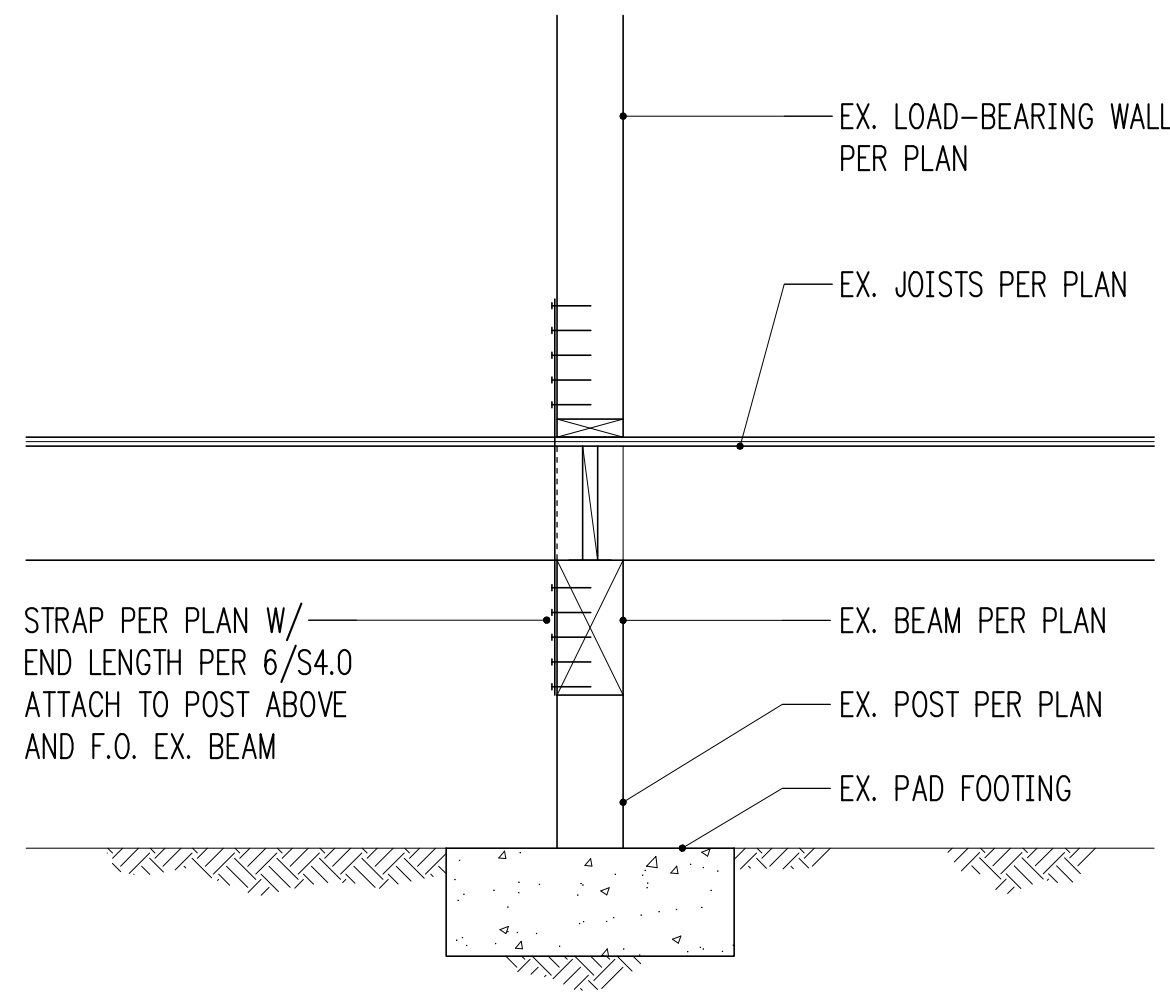
LEGEND

	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		

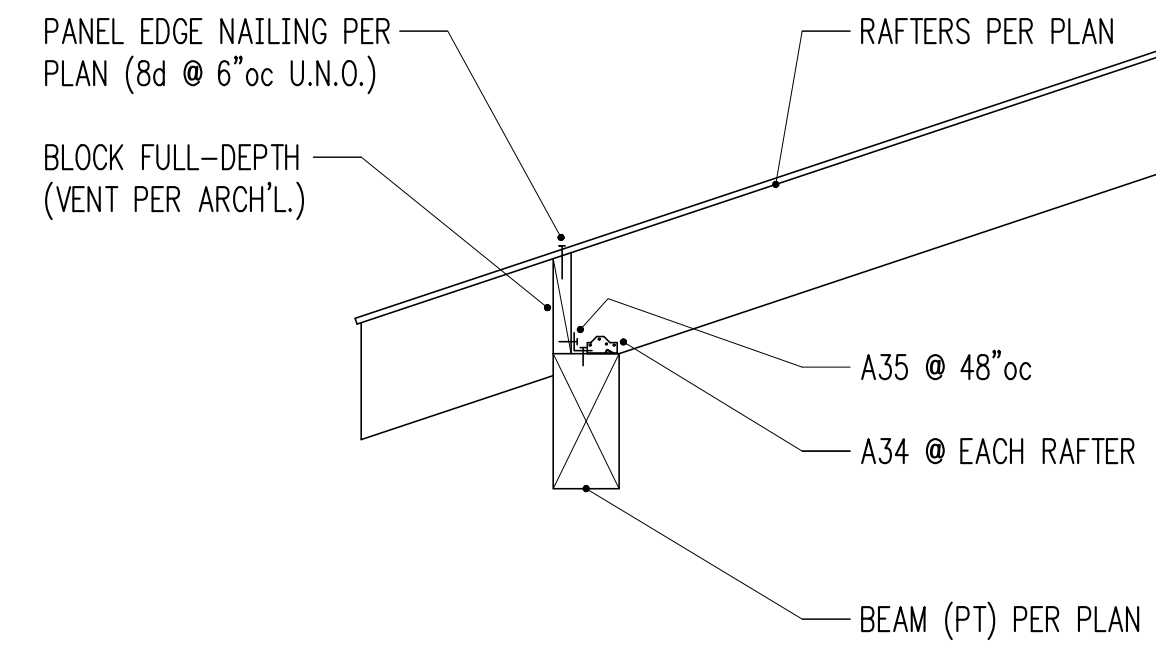
- FRAMING PLAN NOTES**
- SW_ _ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
 - REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
 - COLUMNS SHALL 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"

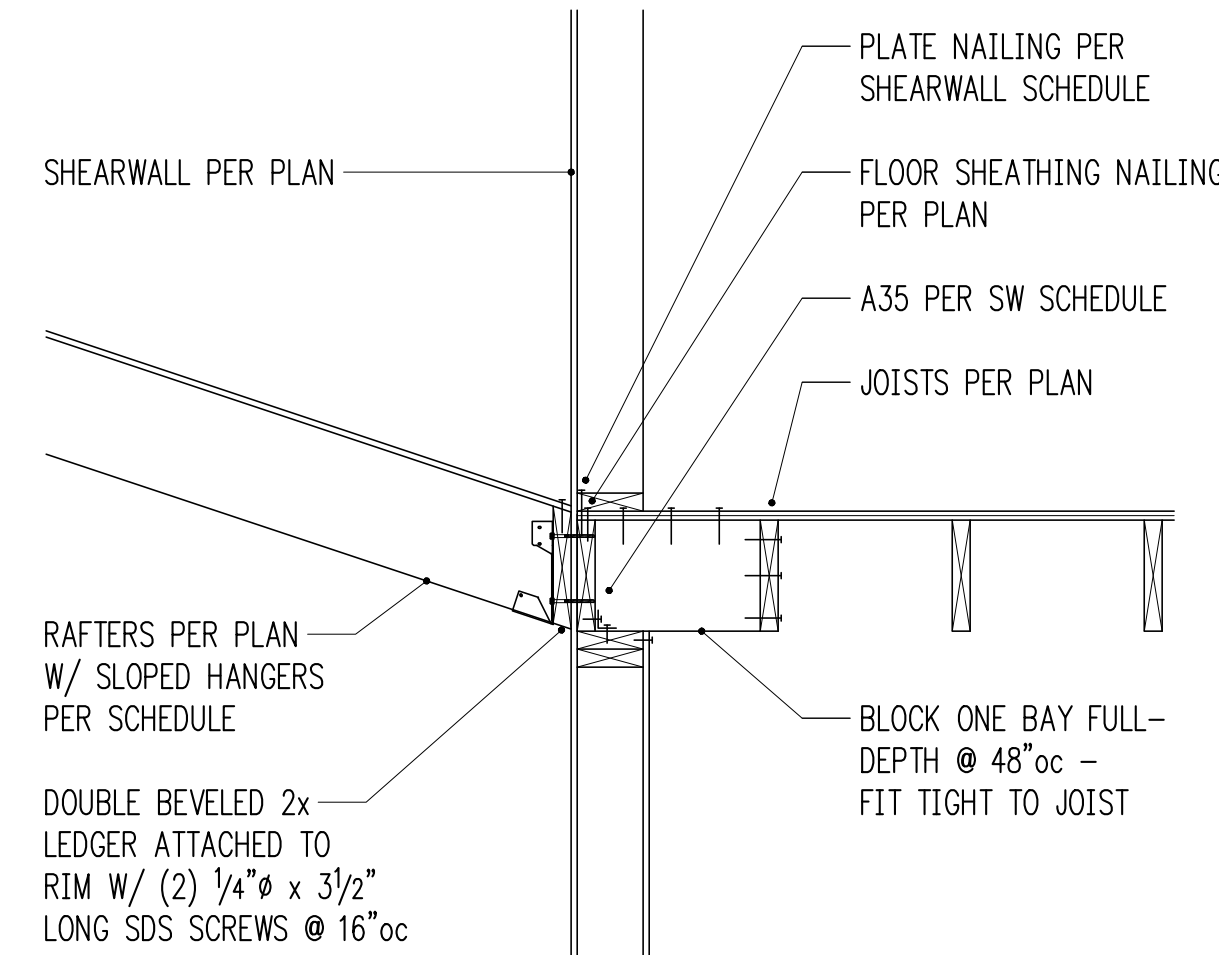
NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO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



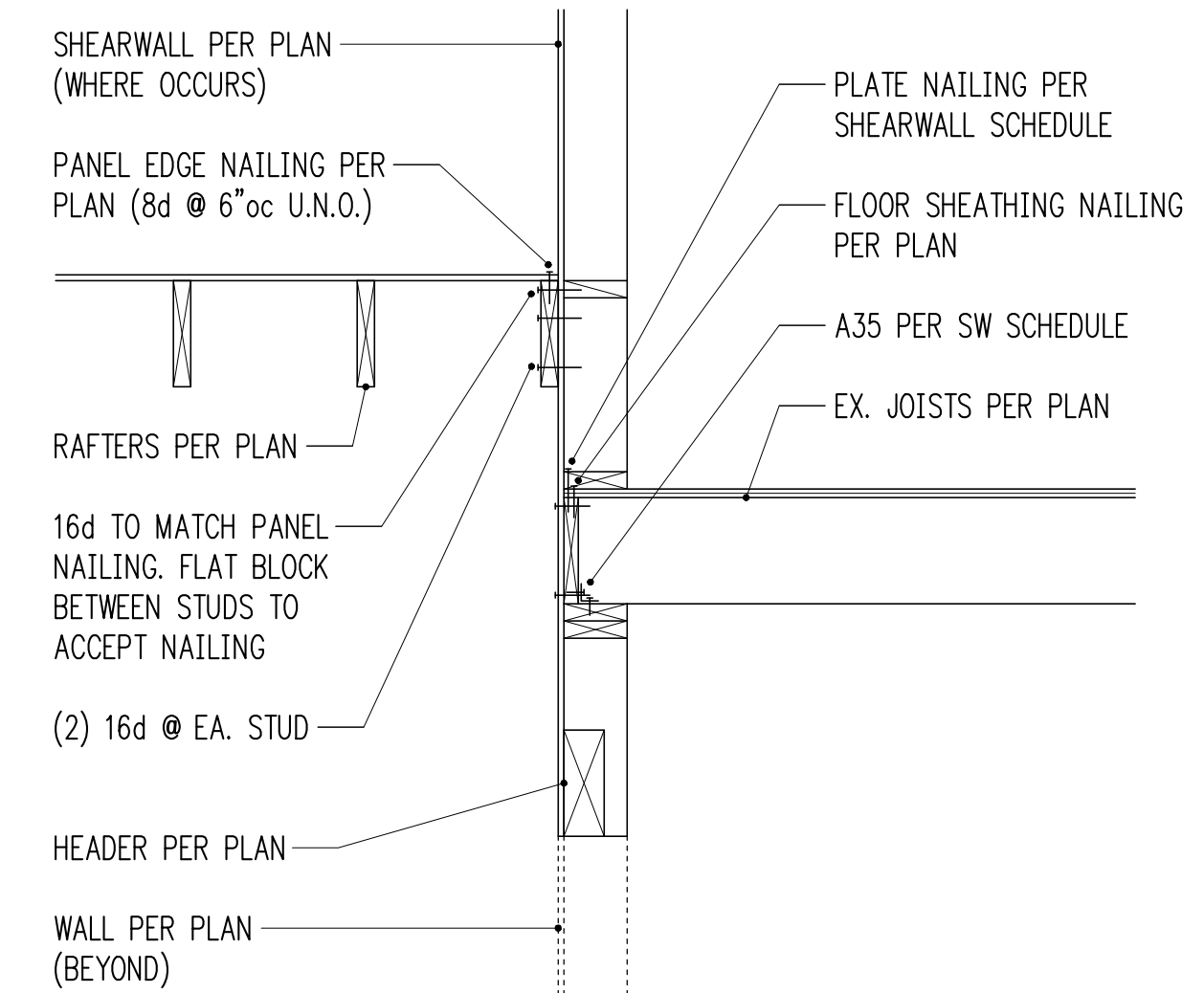
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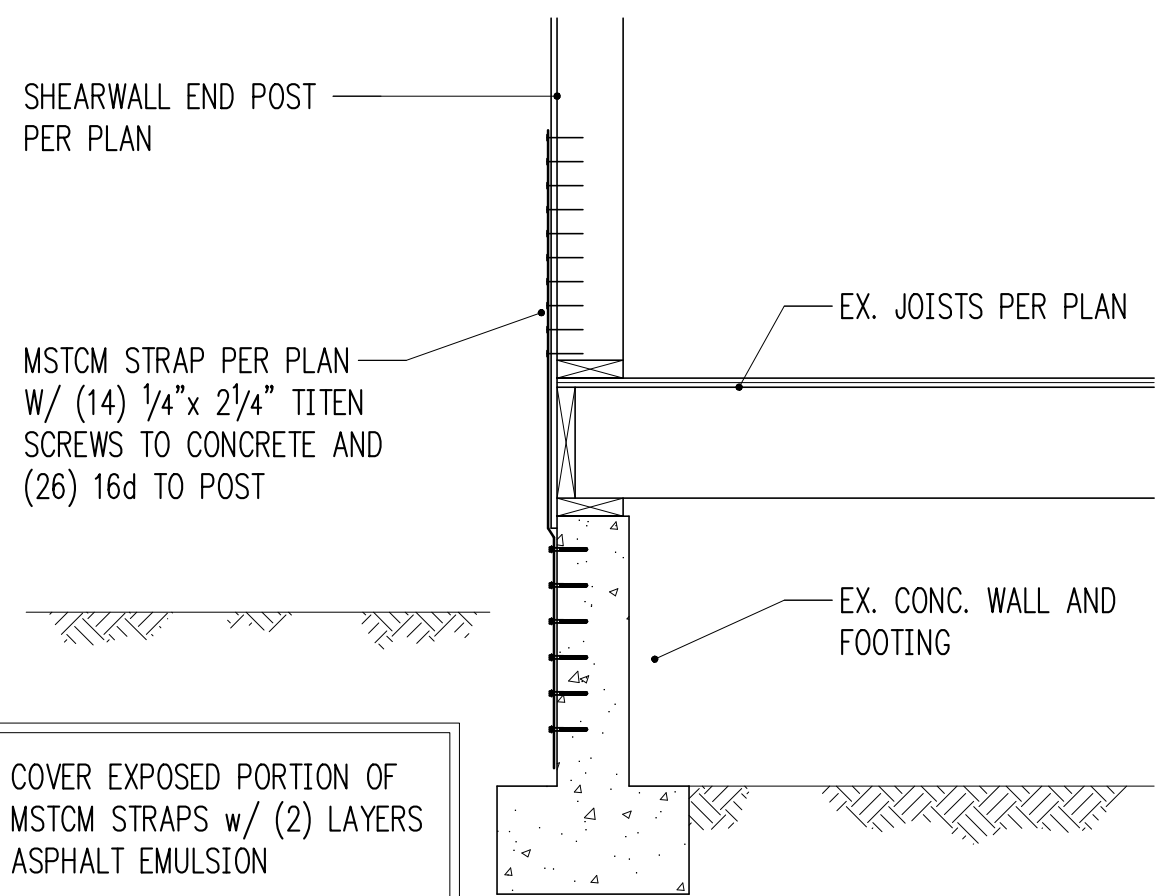
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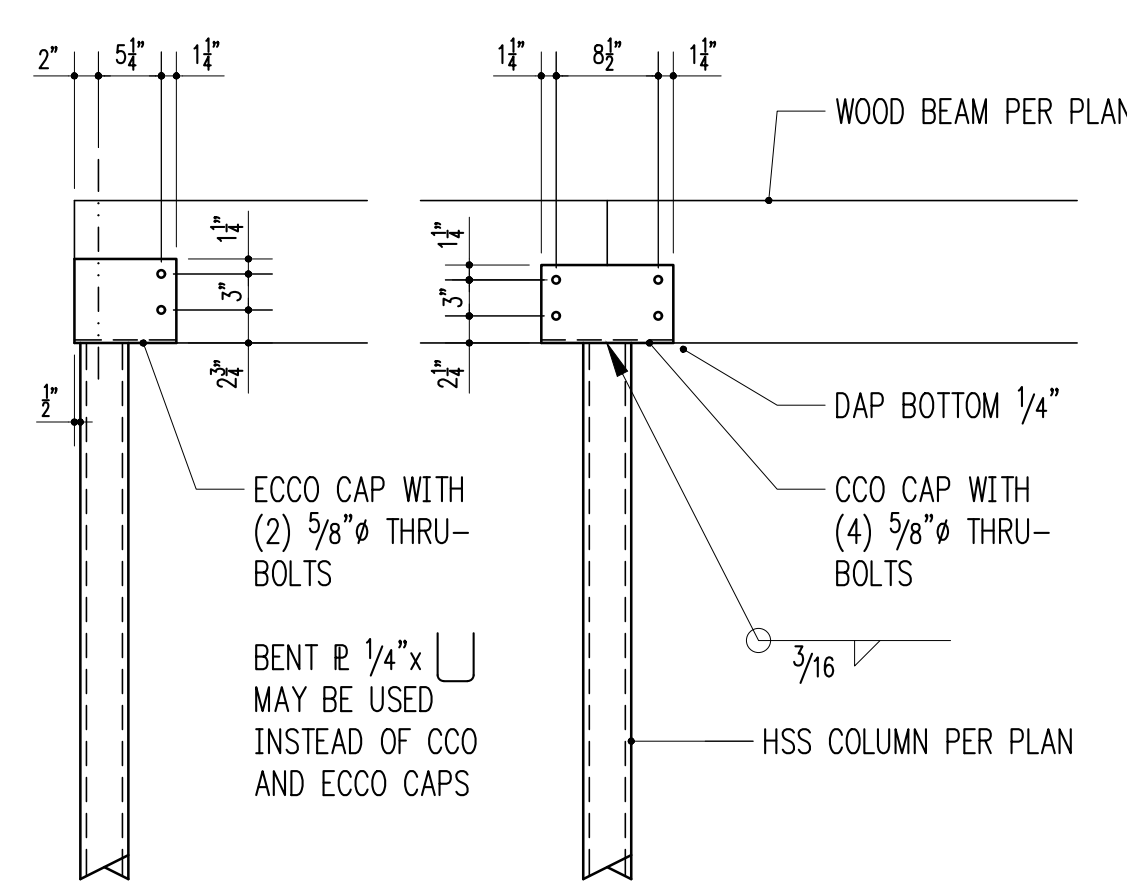
3/4" = 1'-0" 3



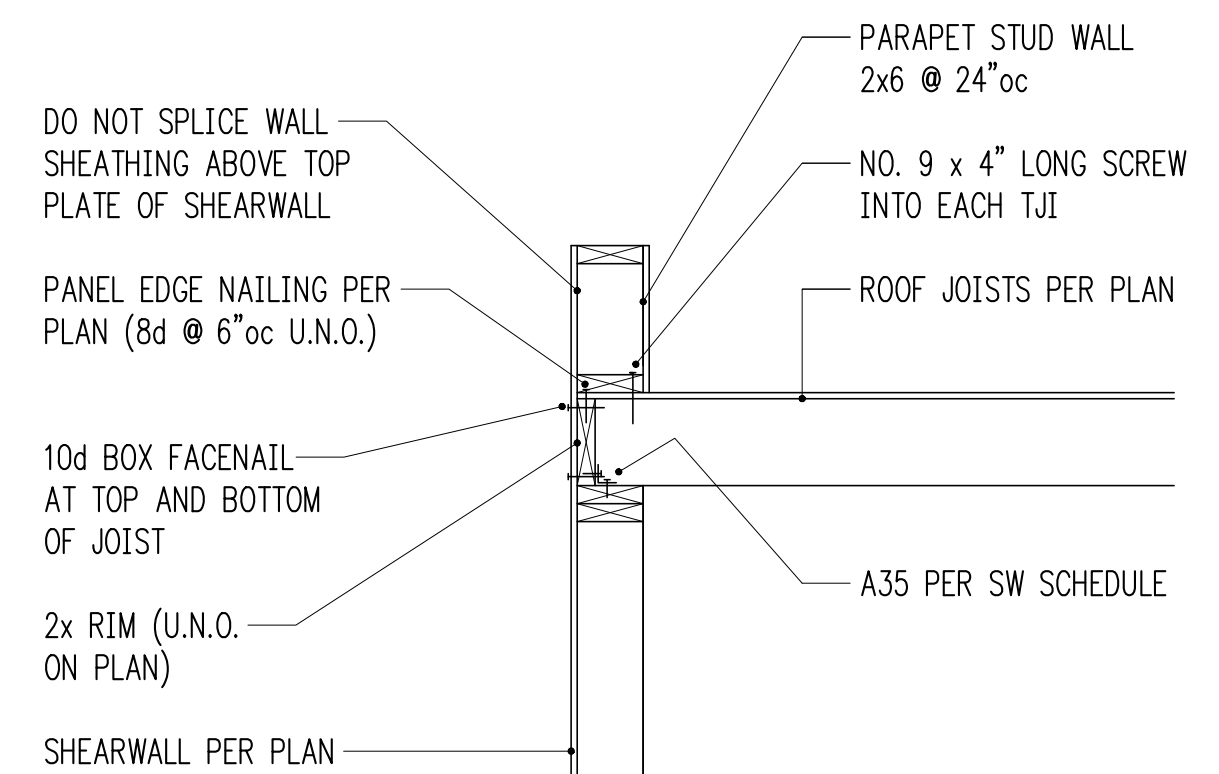
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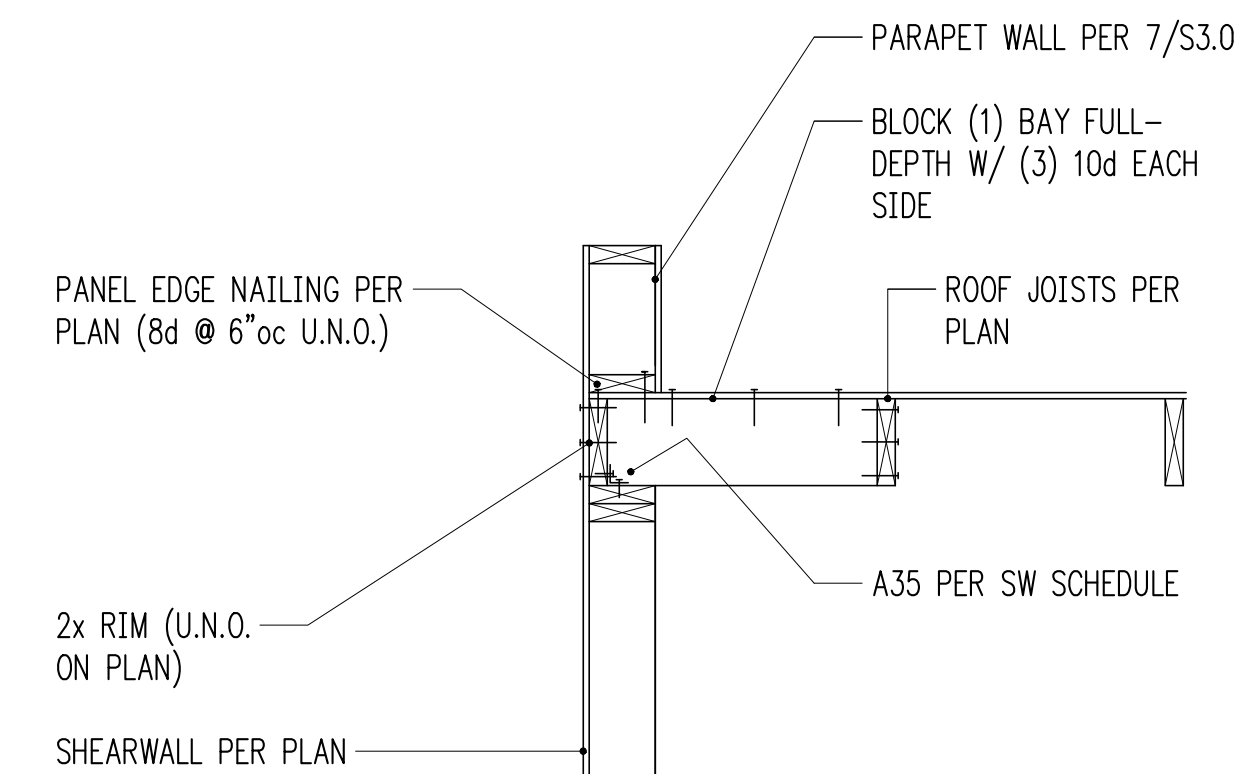
3/4" = 1'-0" 5



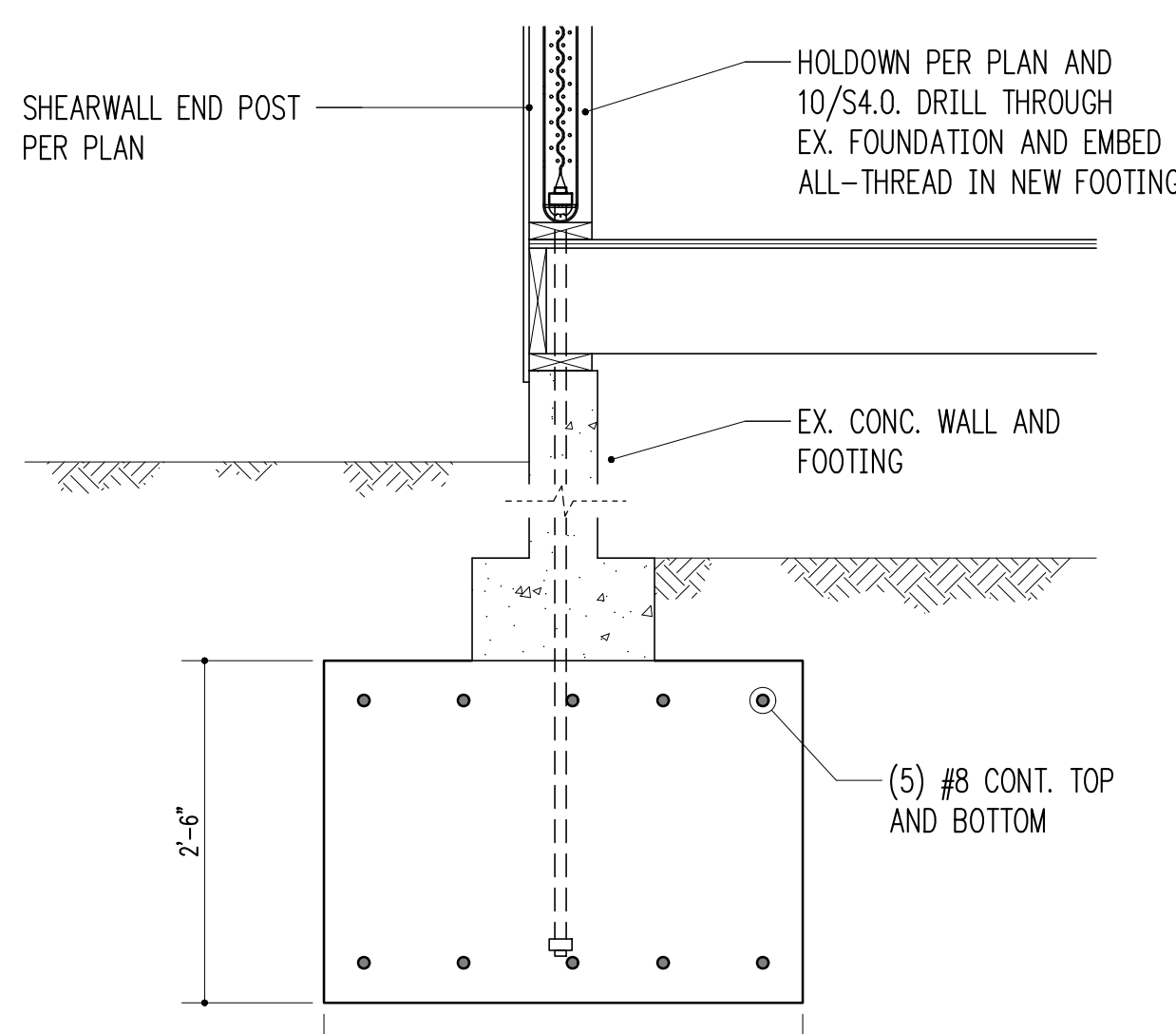
WOOD BEAM BEARING ON HSS COLUMN
 3/4" = 1'-0" 6



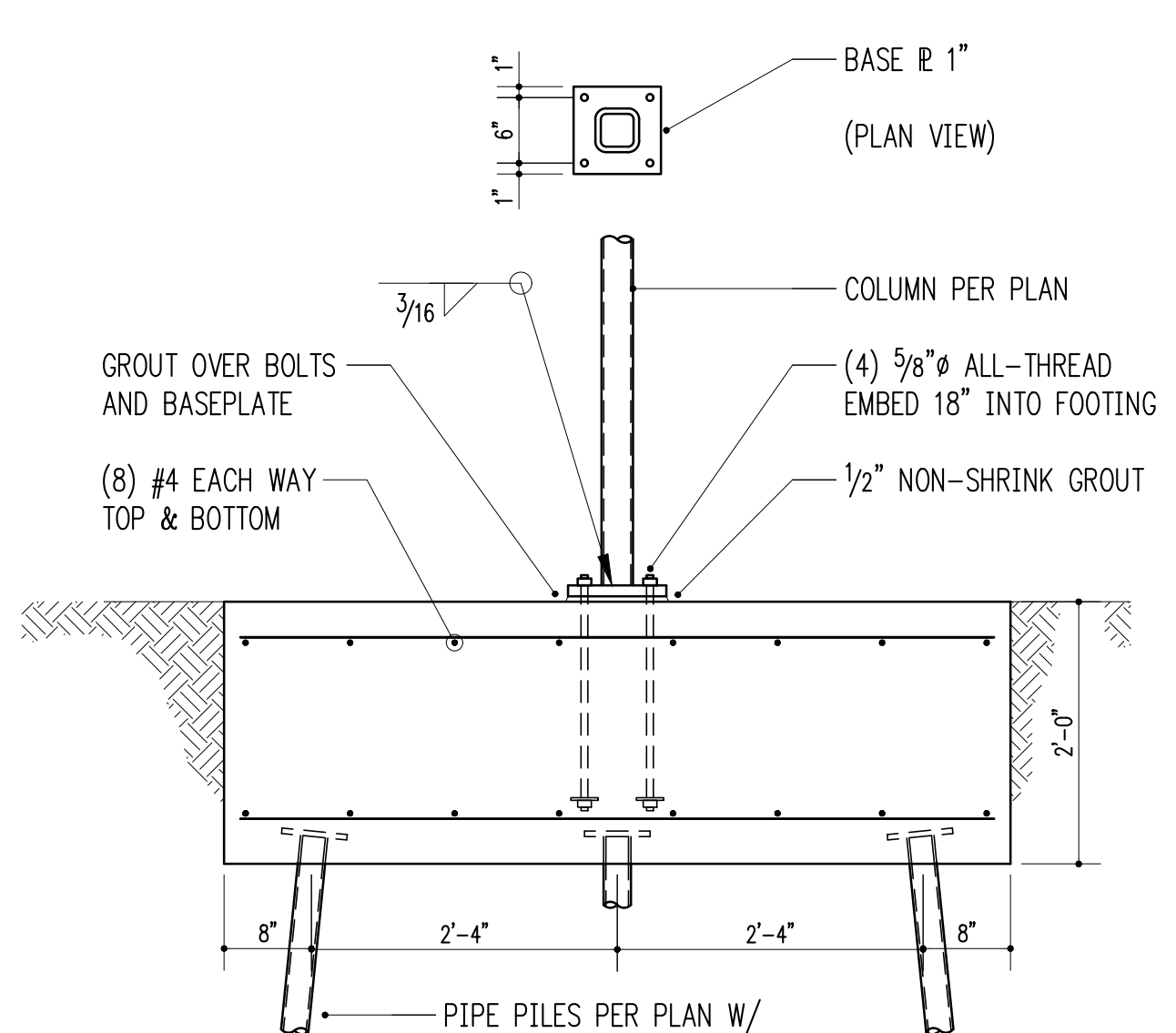
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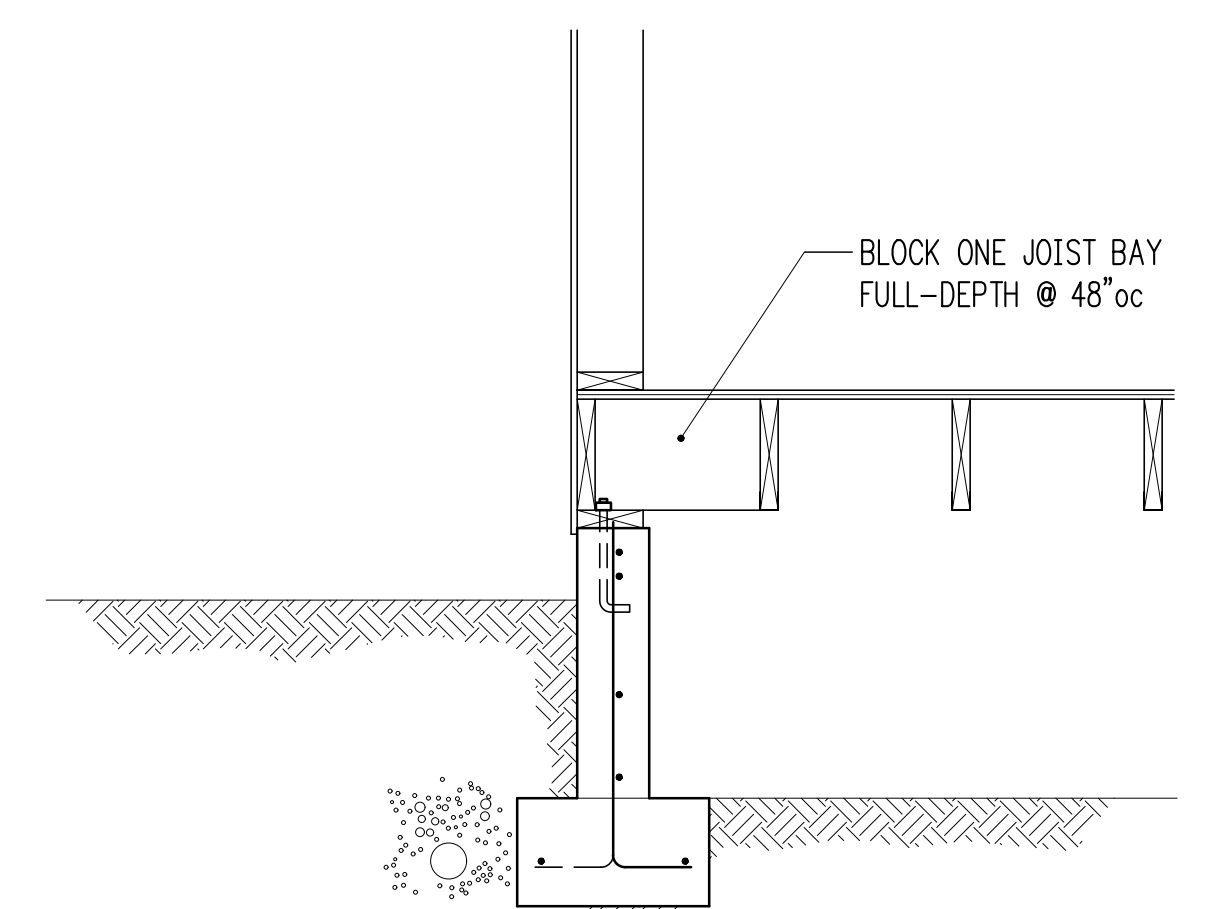
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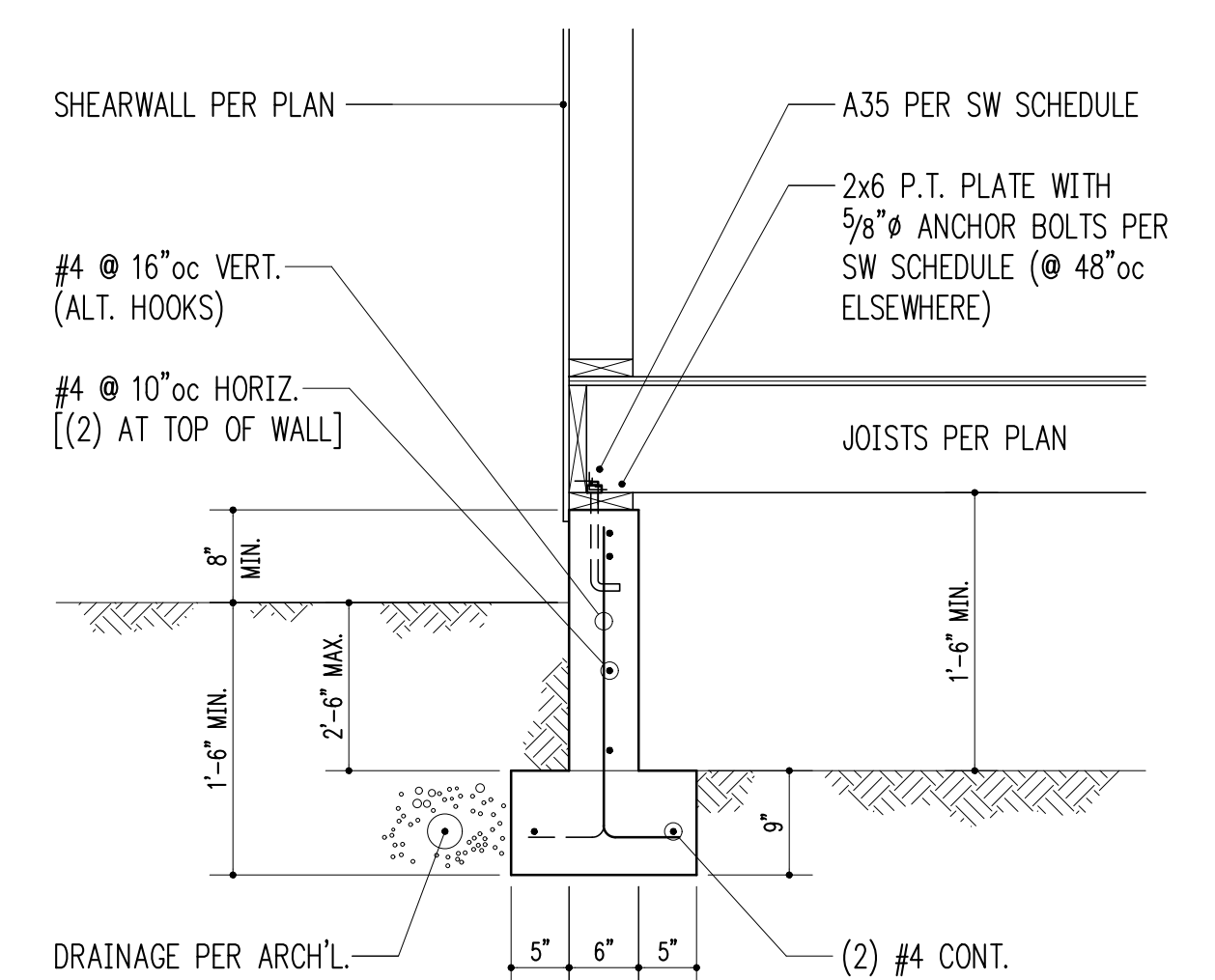
3/4" = 1'-0" 9



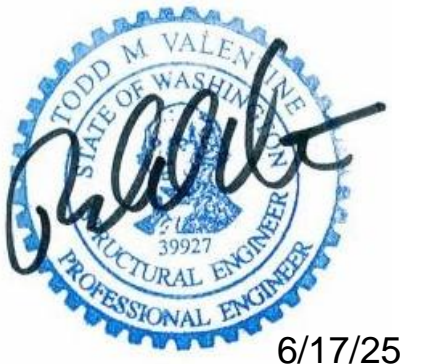
3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



6/17/25

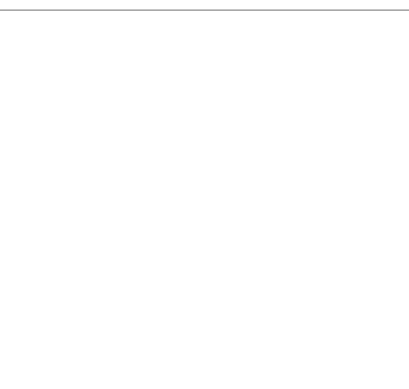
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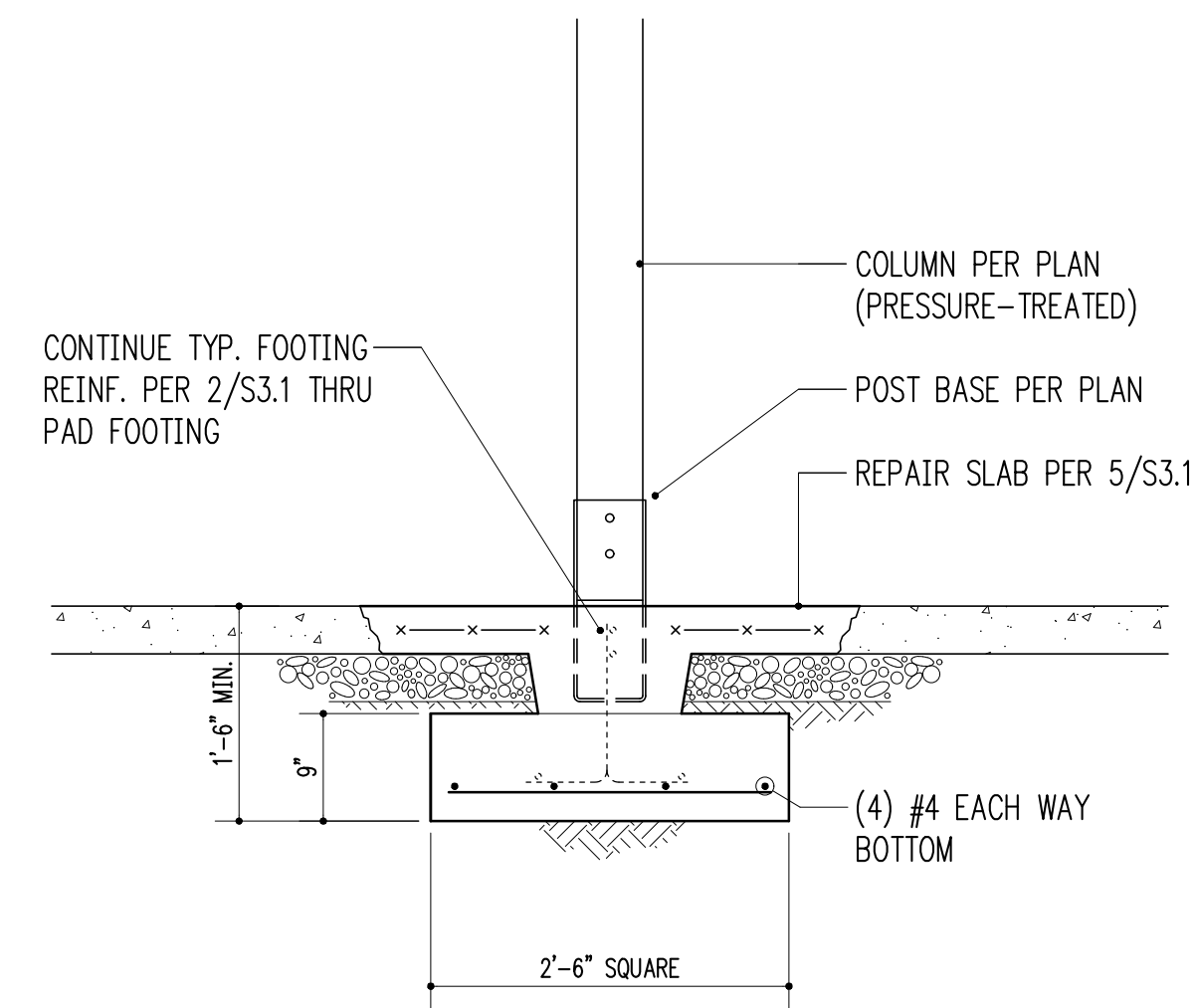
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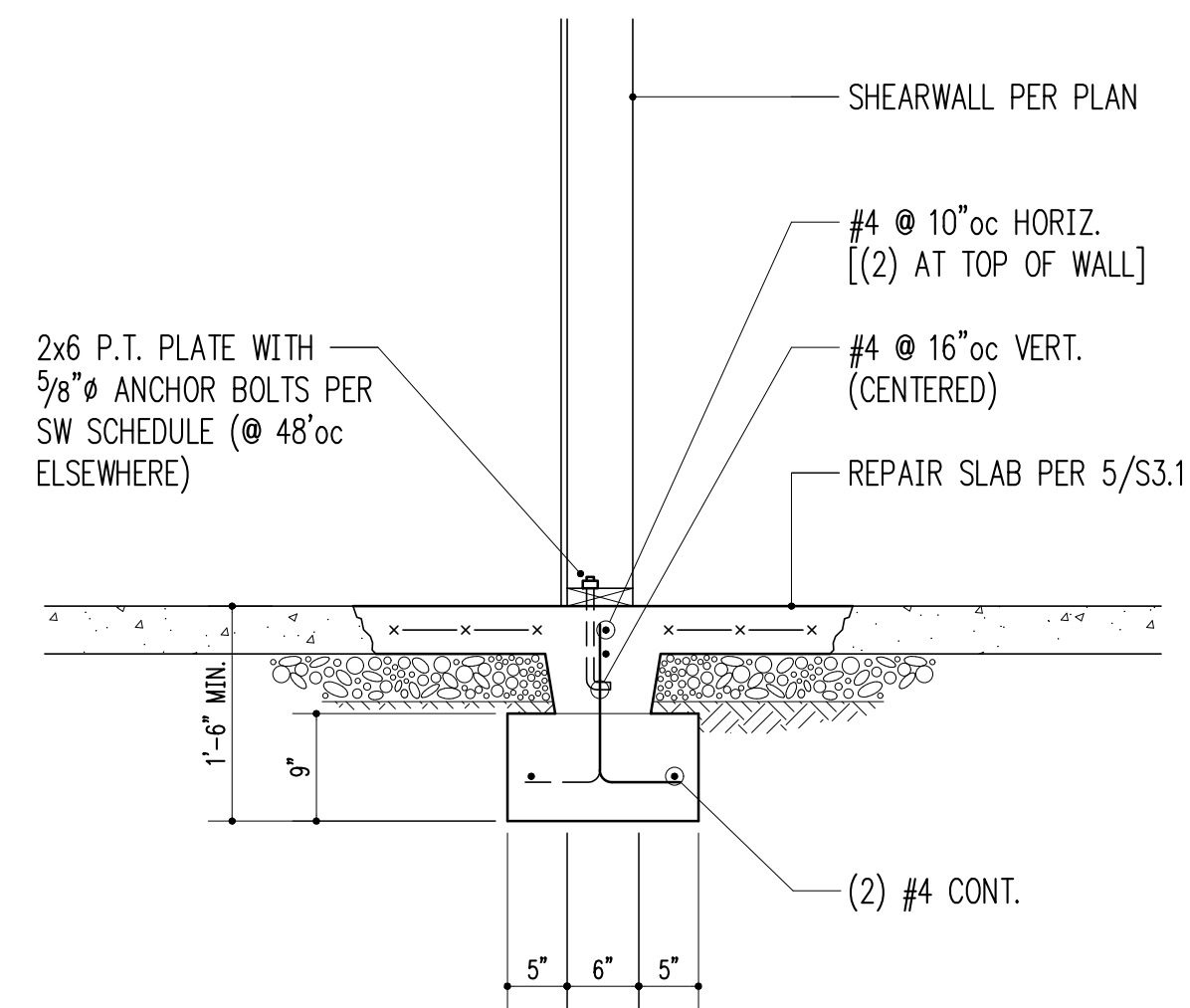
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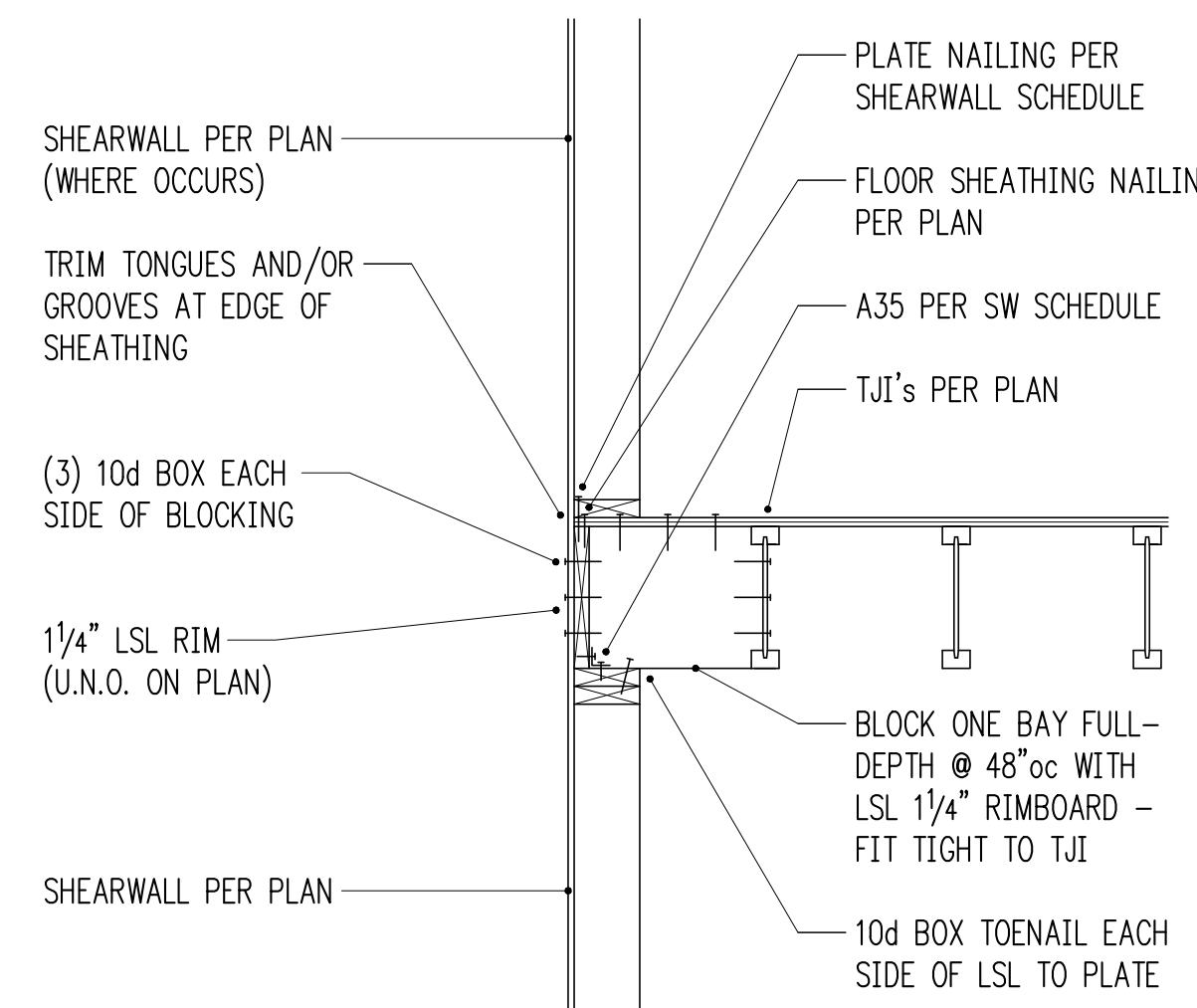
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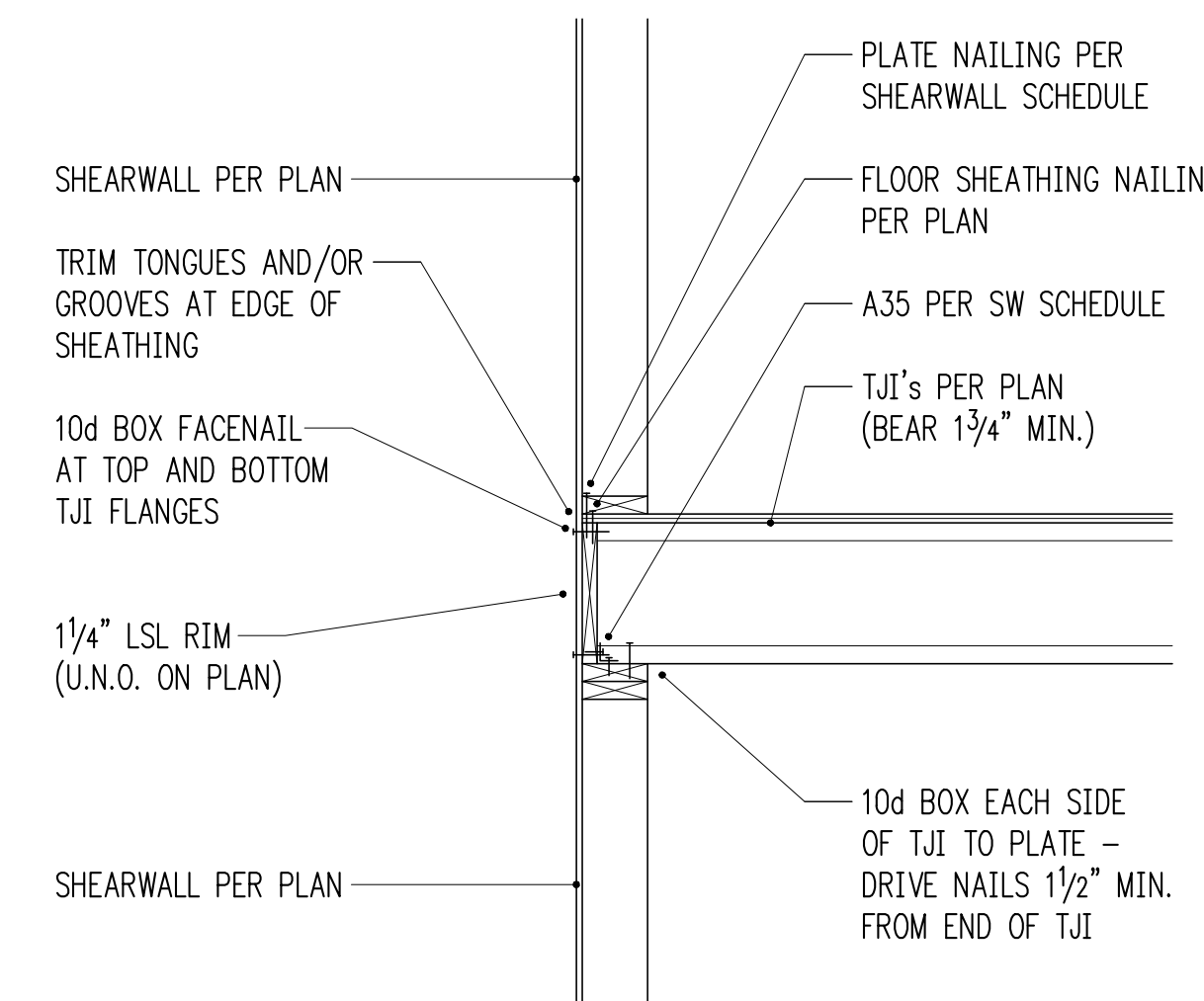
3/4" = 1'-0" 1



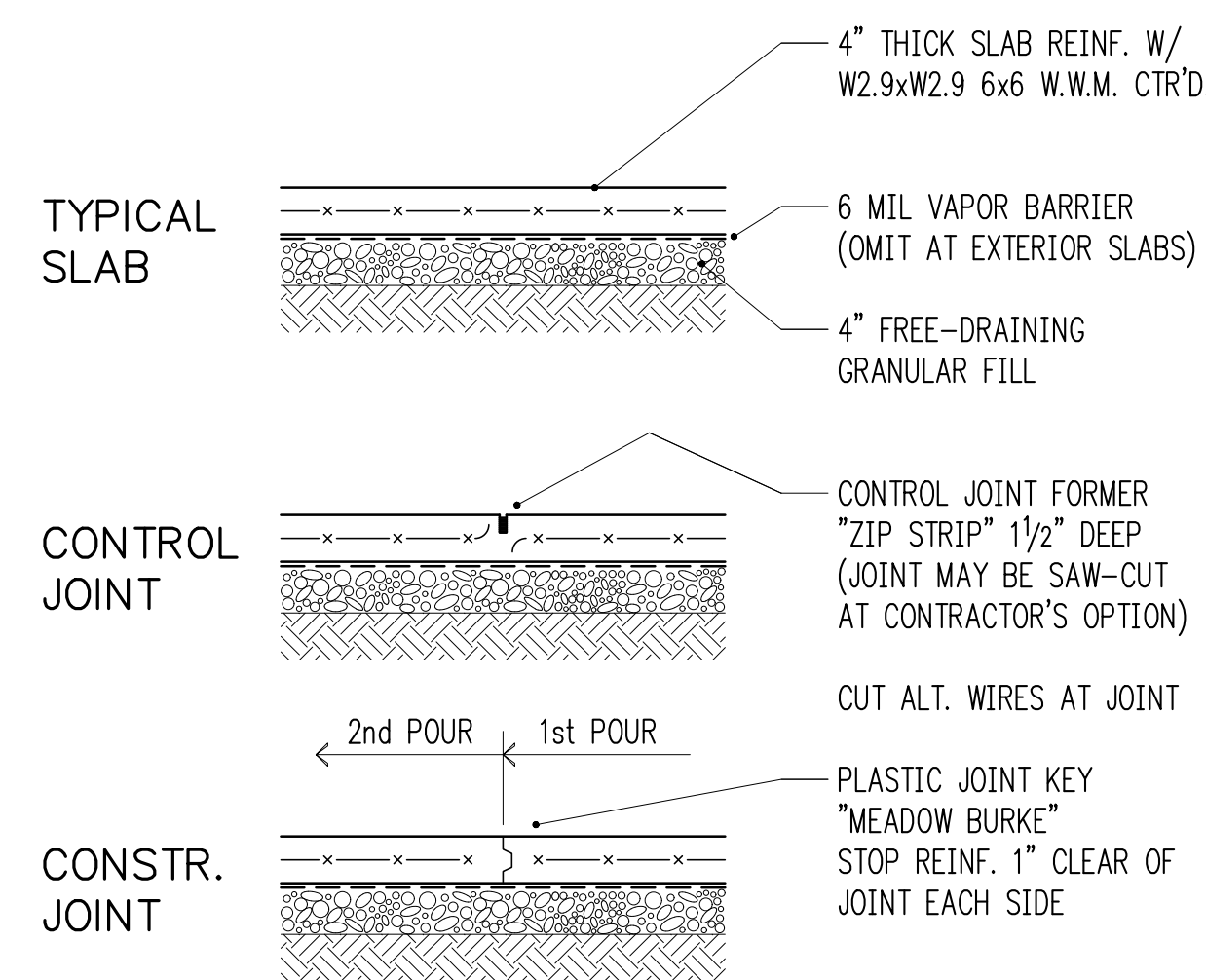
3/4" = 1'-0" 2



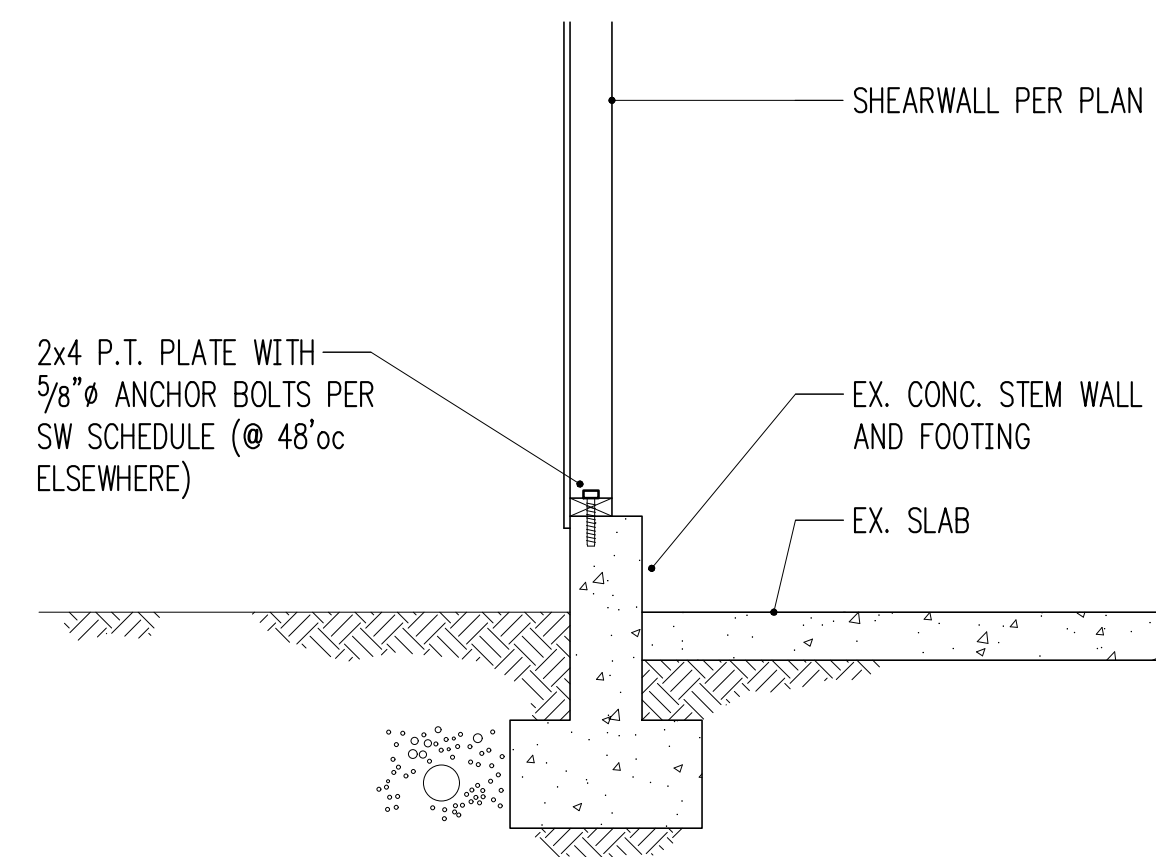
3/4" = 1'-0" 3



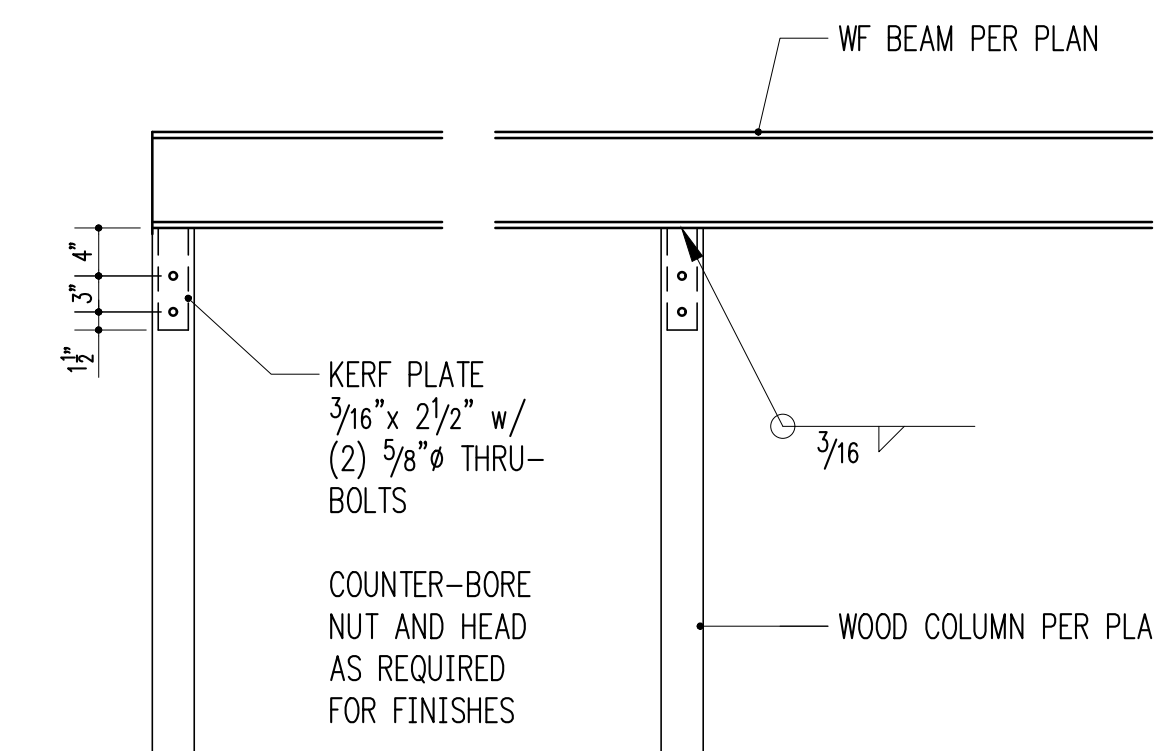
3/4" = 1'-0" 4



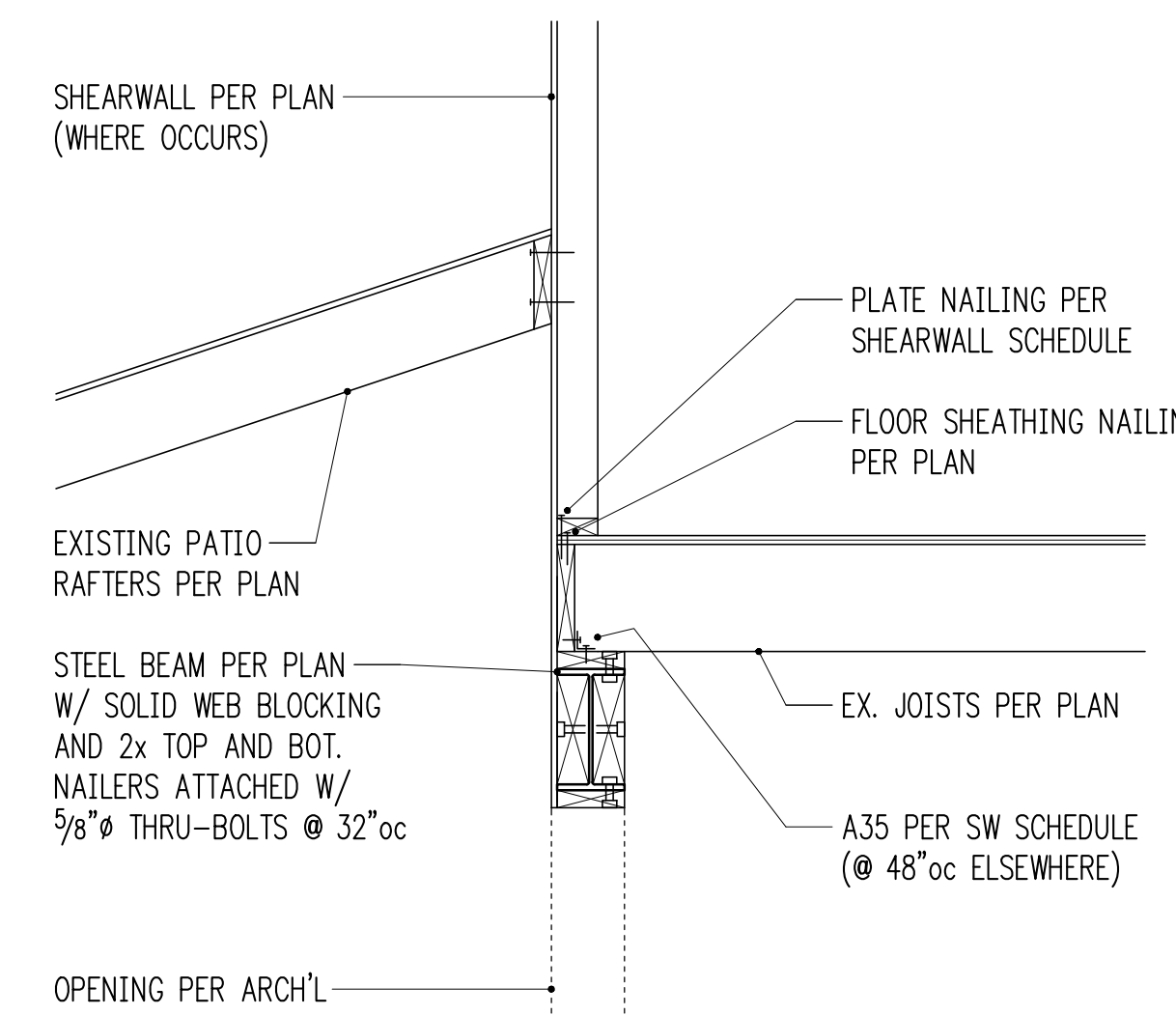
SLAB-ON-GRADE (NOT INSULATED)
3/4" = 1'-0" 5



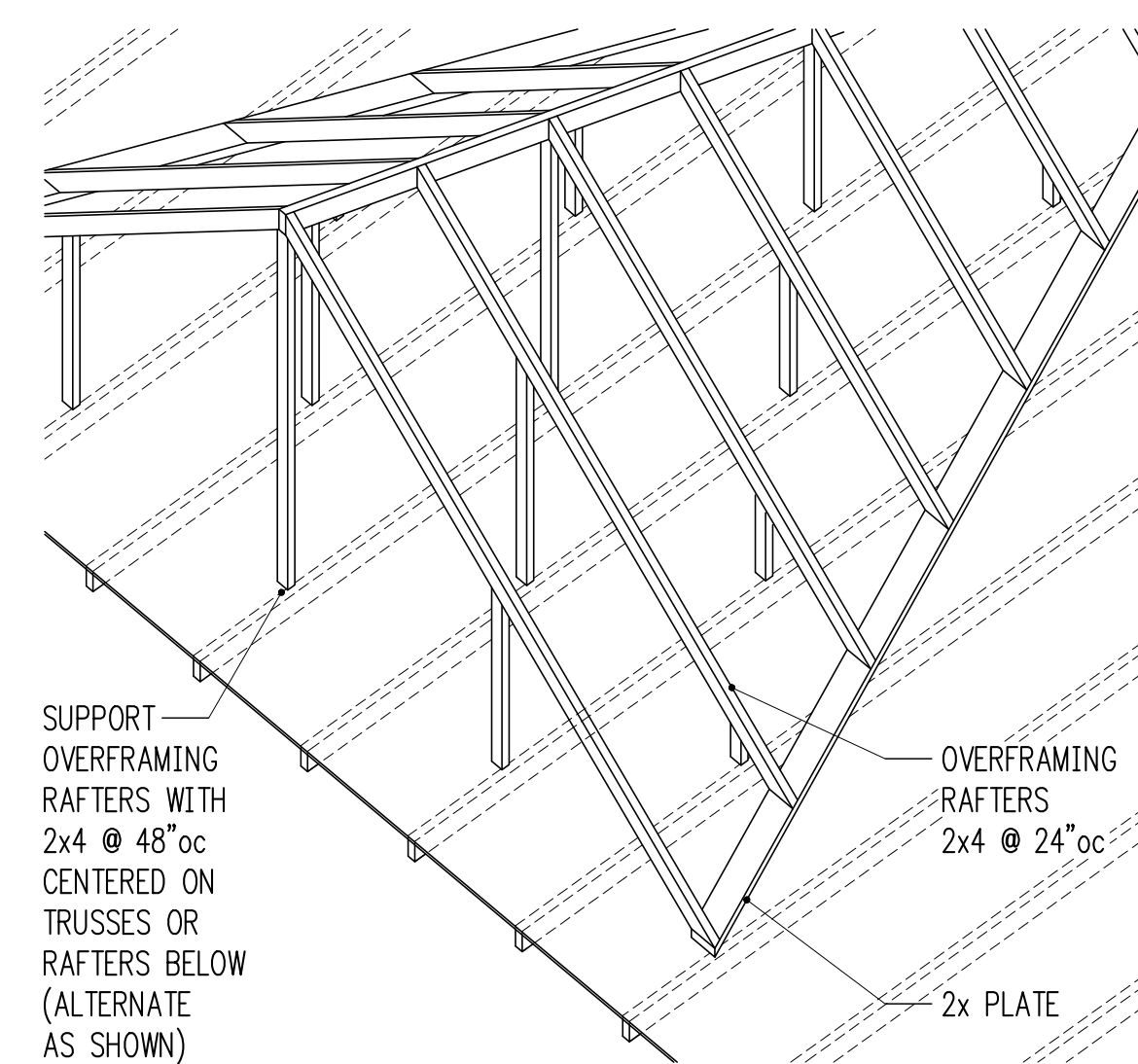
3/4" = 1'-0" 6



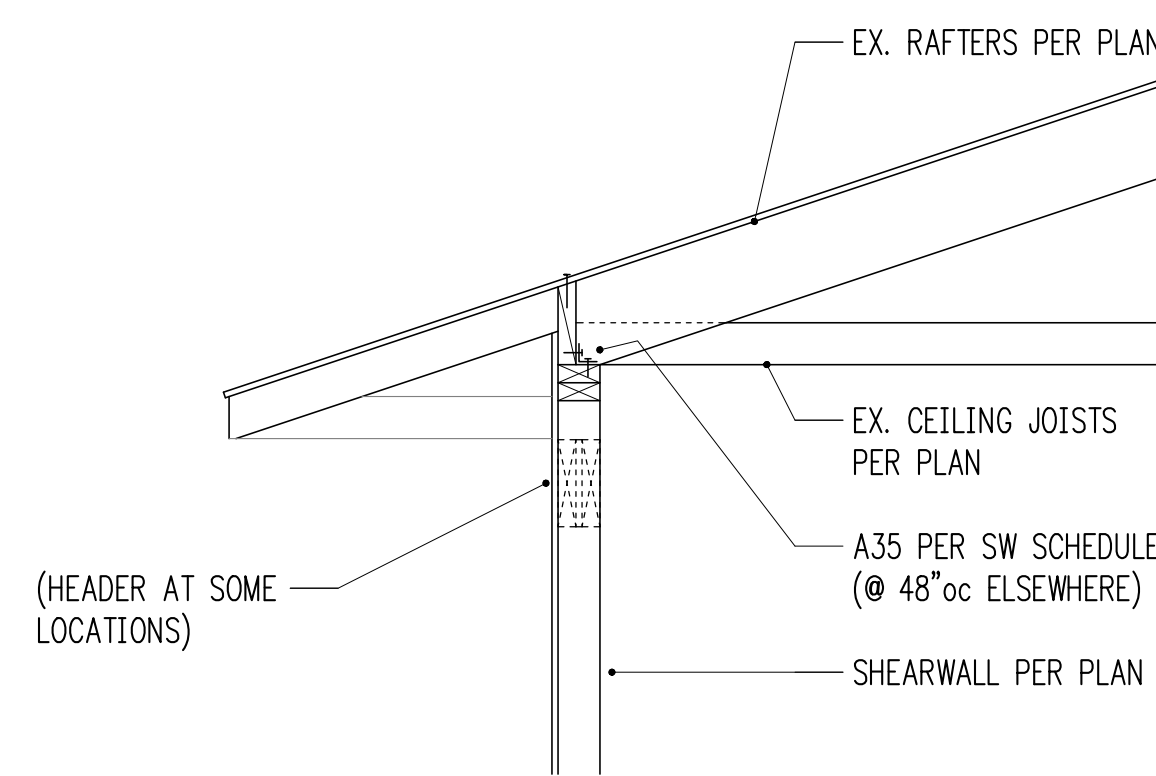
WF BEAM BEARING ON WOOD COLUMN (KERF)
3/4" = 1'-0" 7



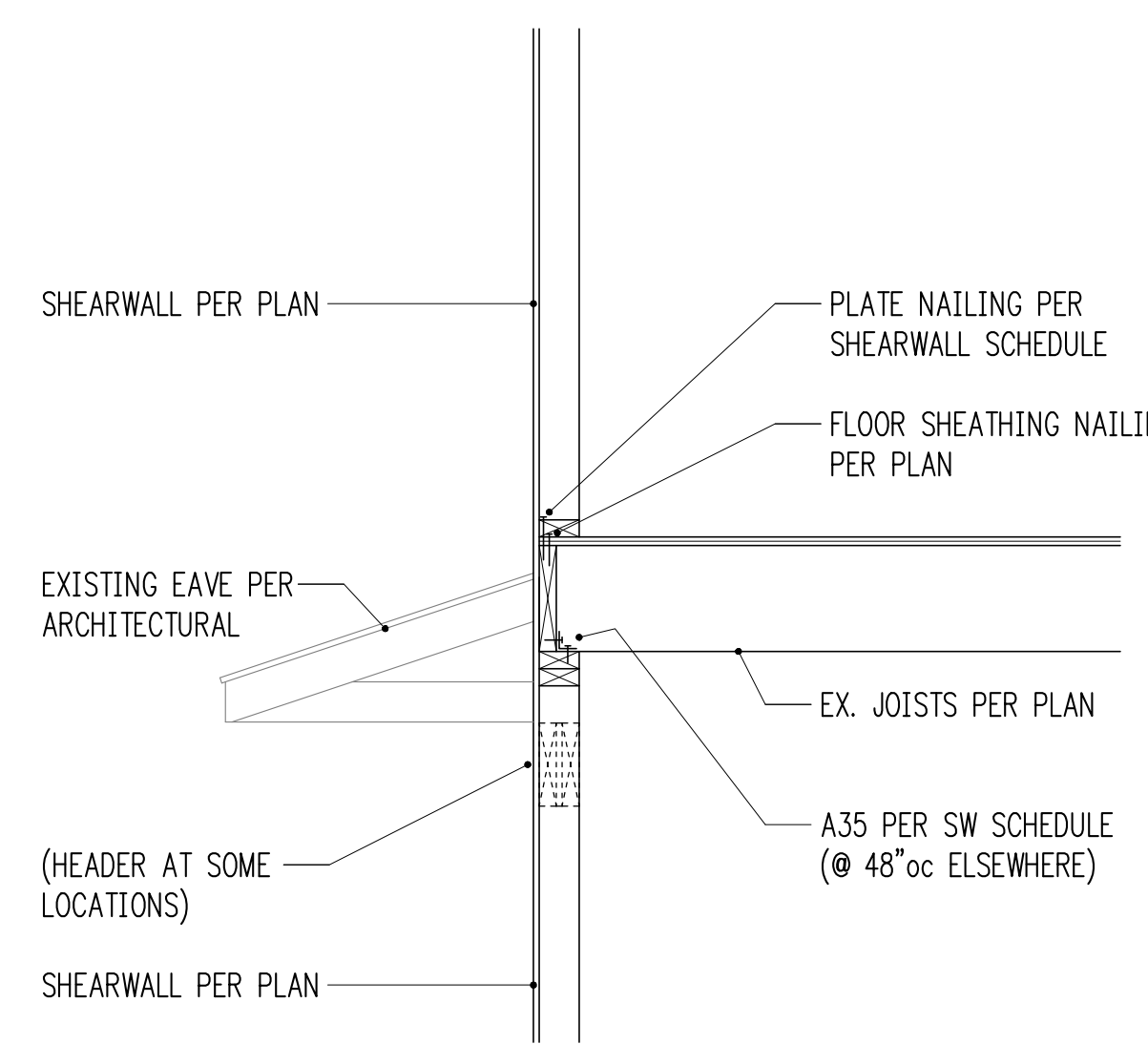
3/4" = 1'-0" 8



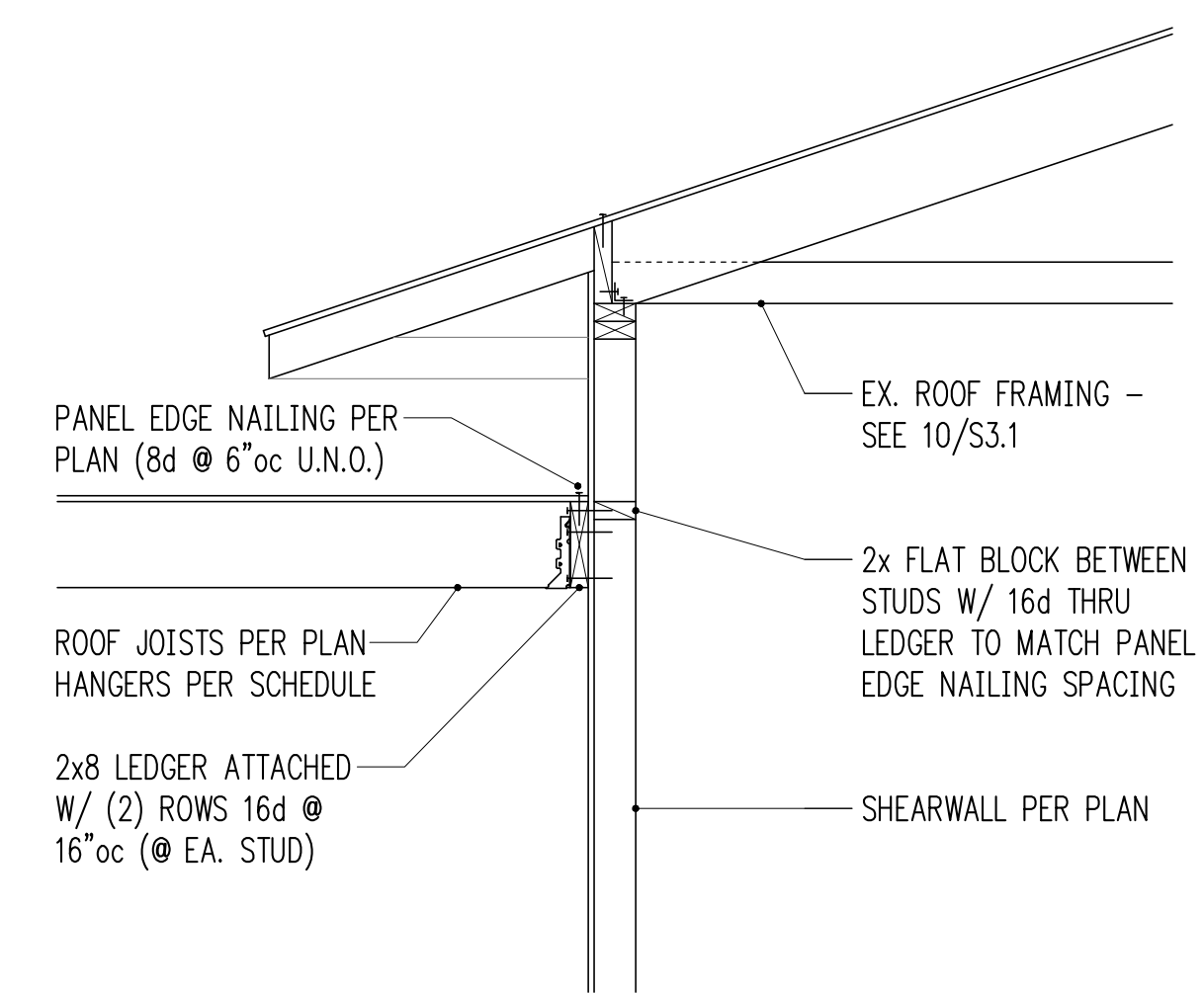
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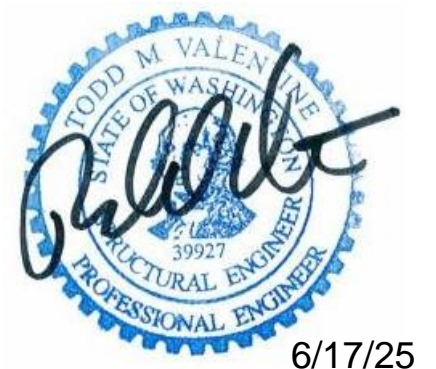
3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



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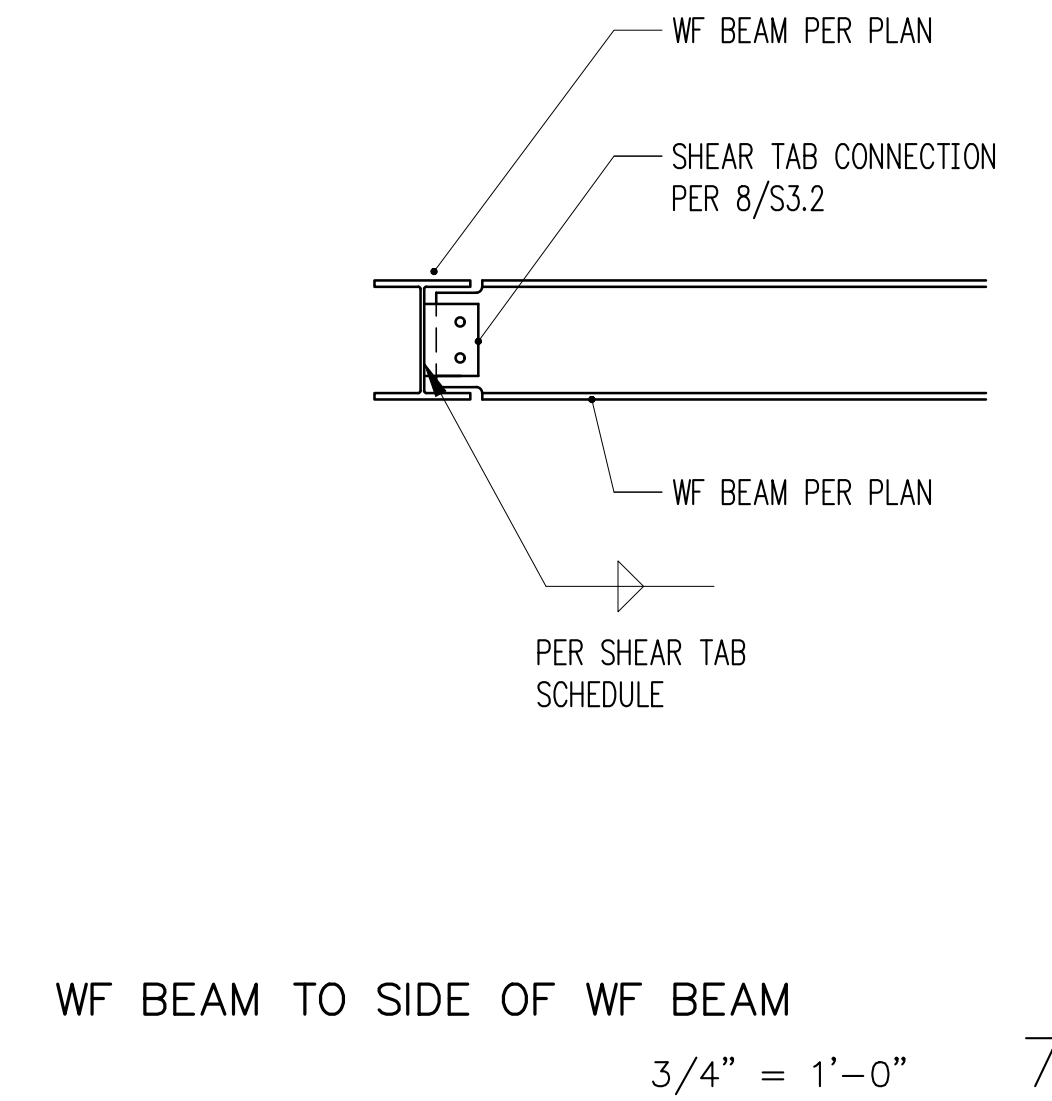
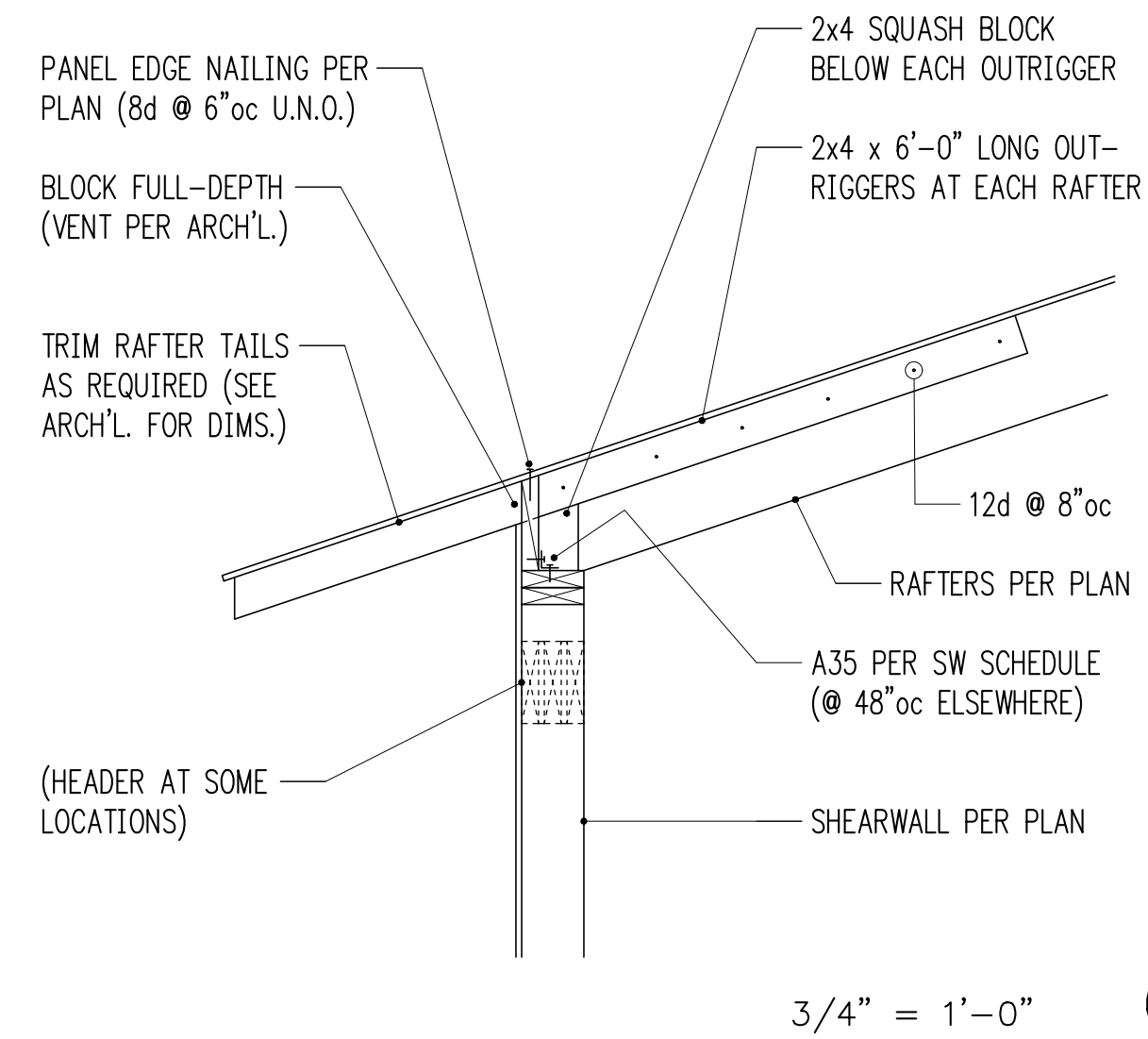
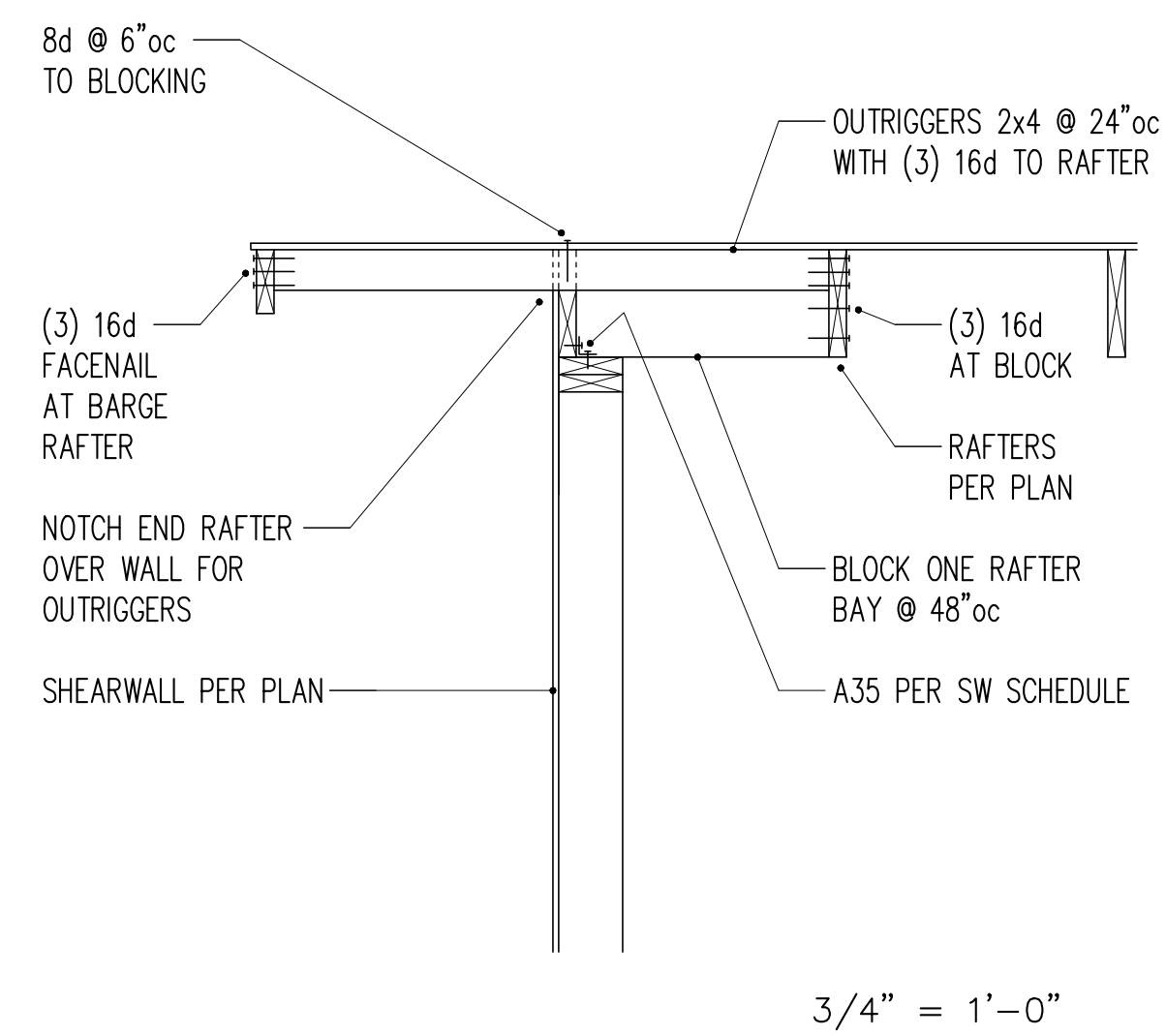
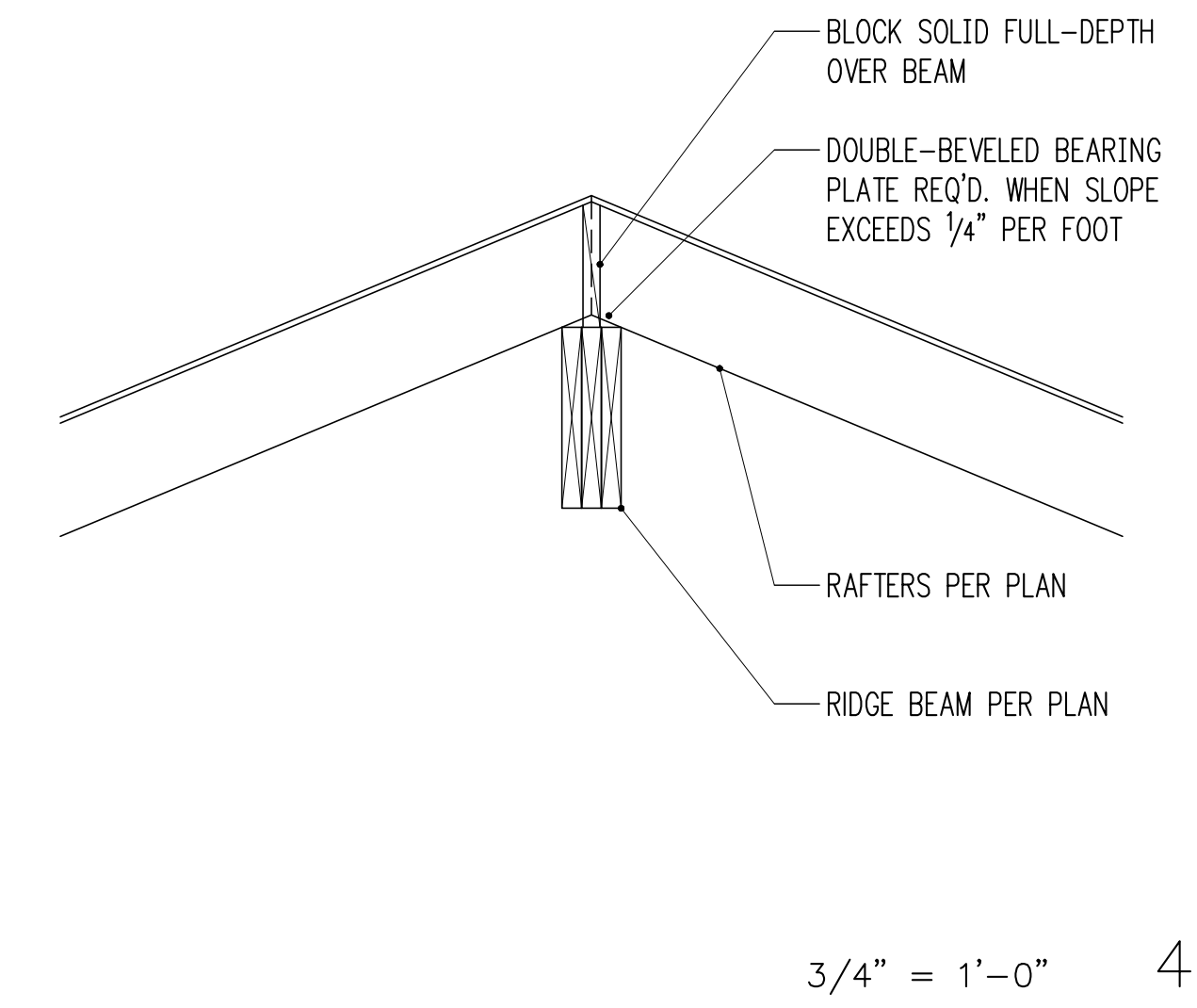
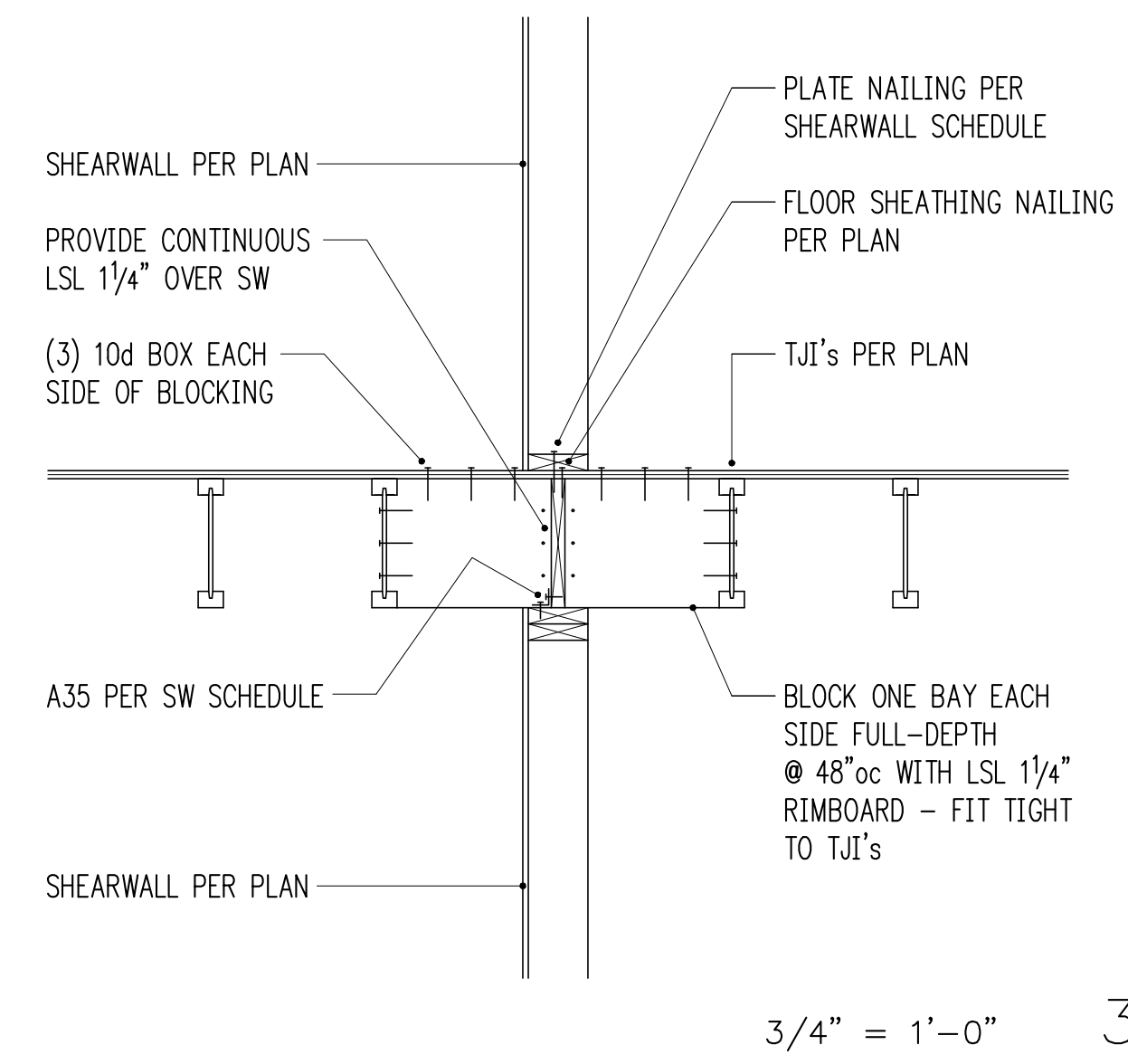
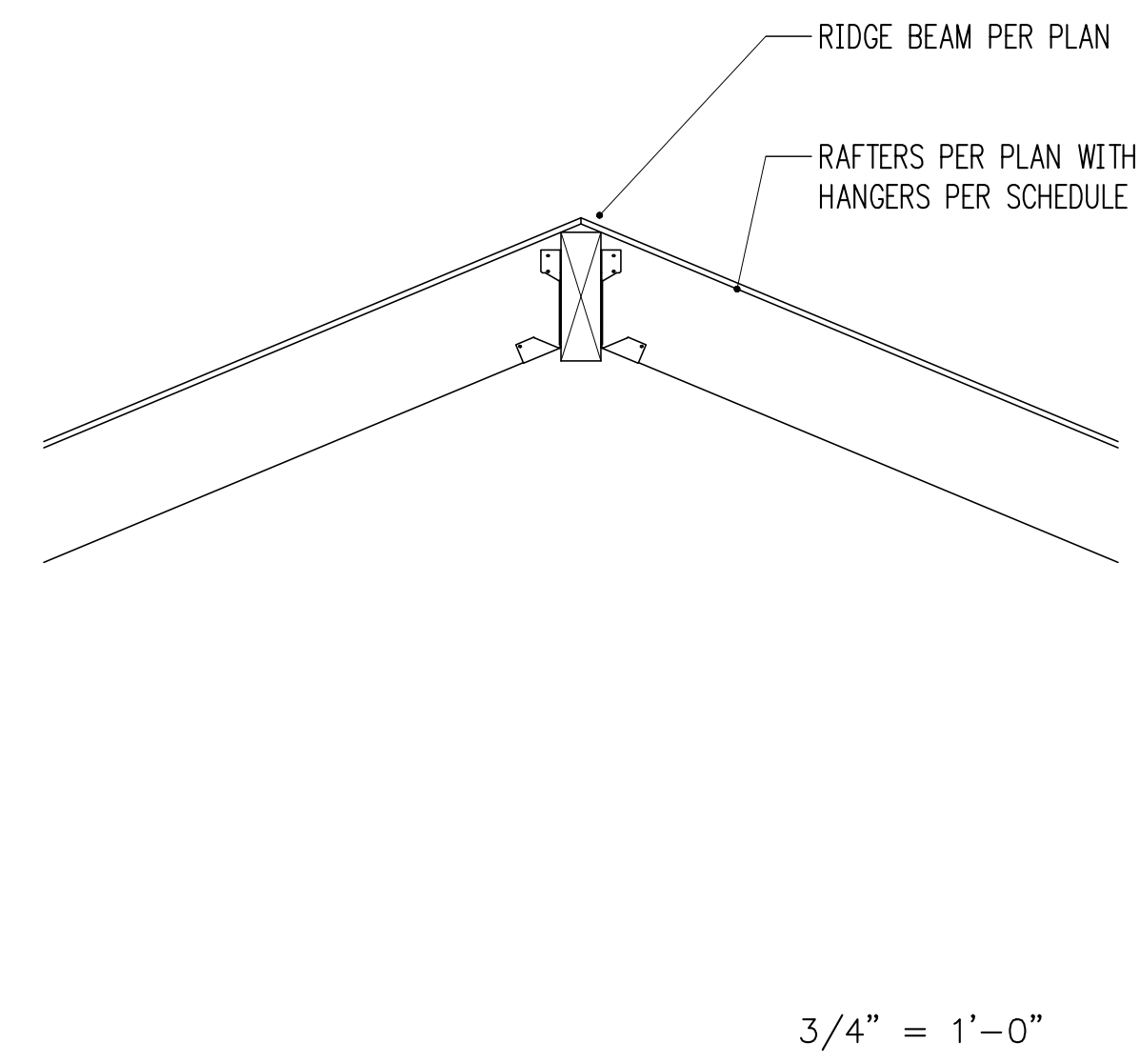
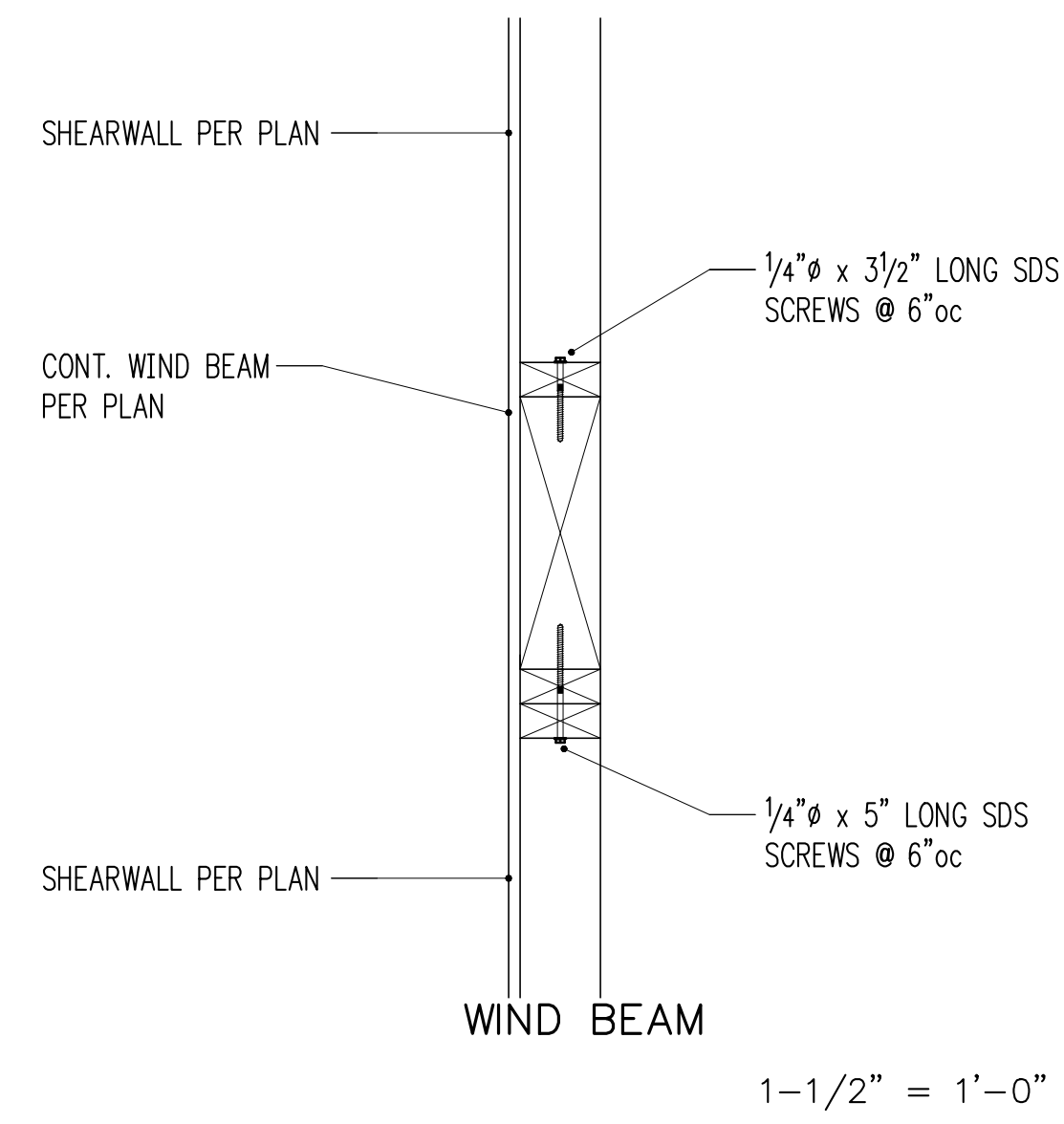
Issue Date	Issue Description
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Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number

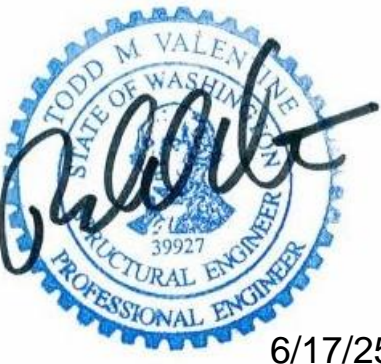
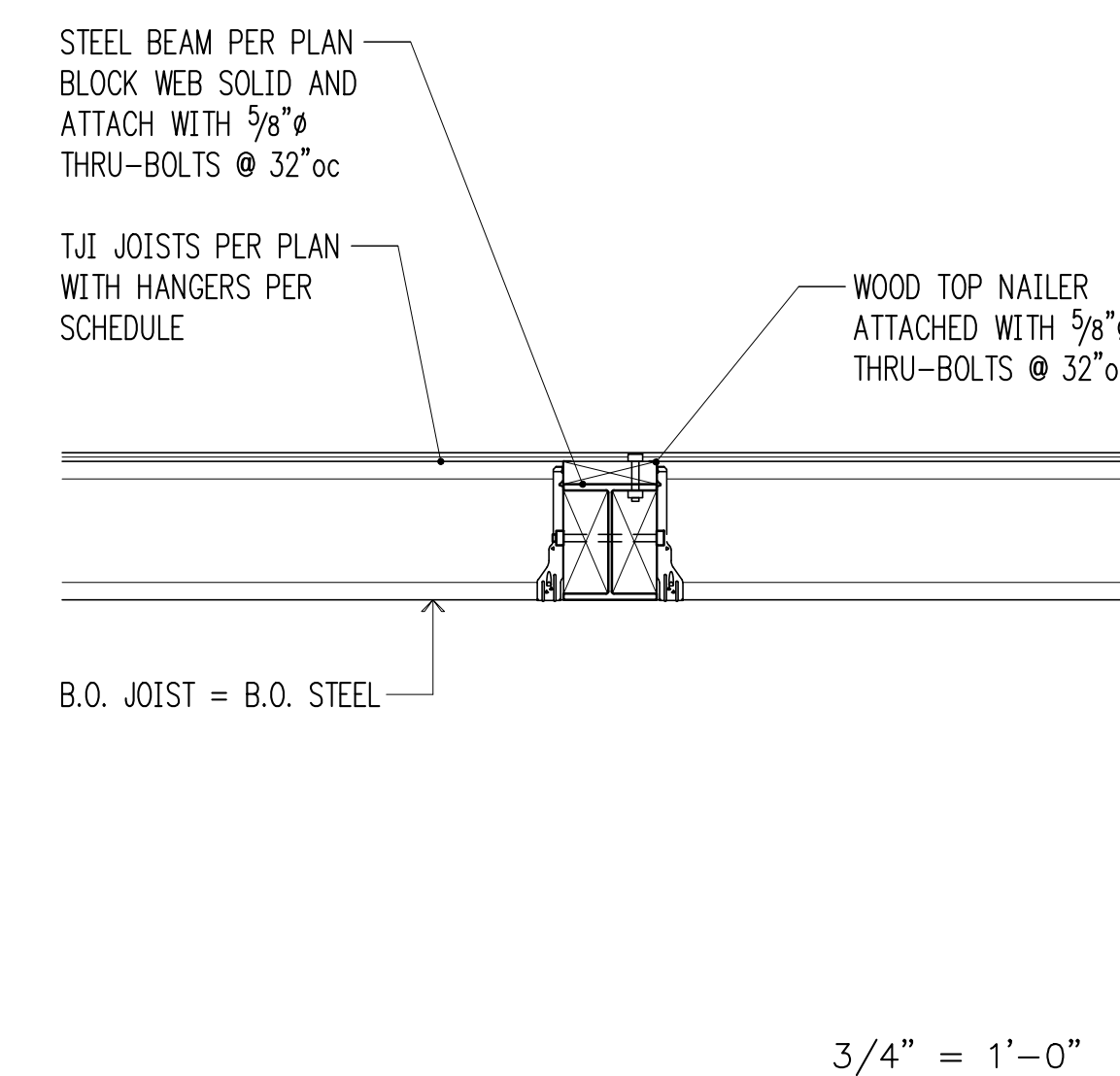
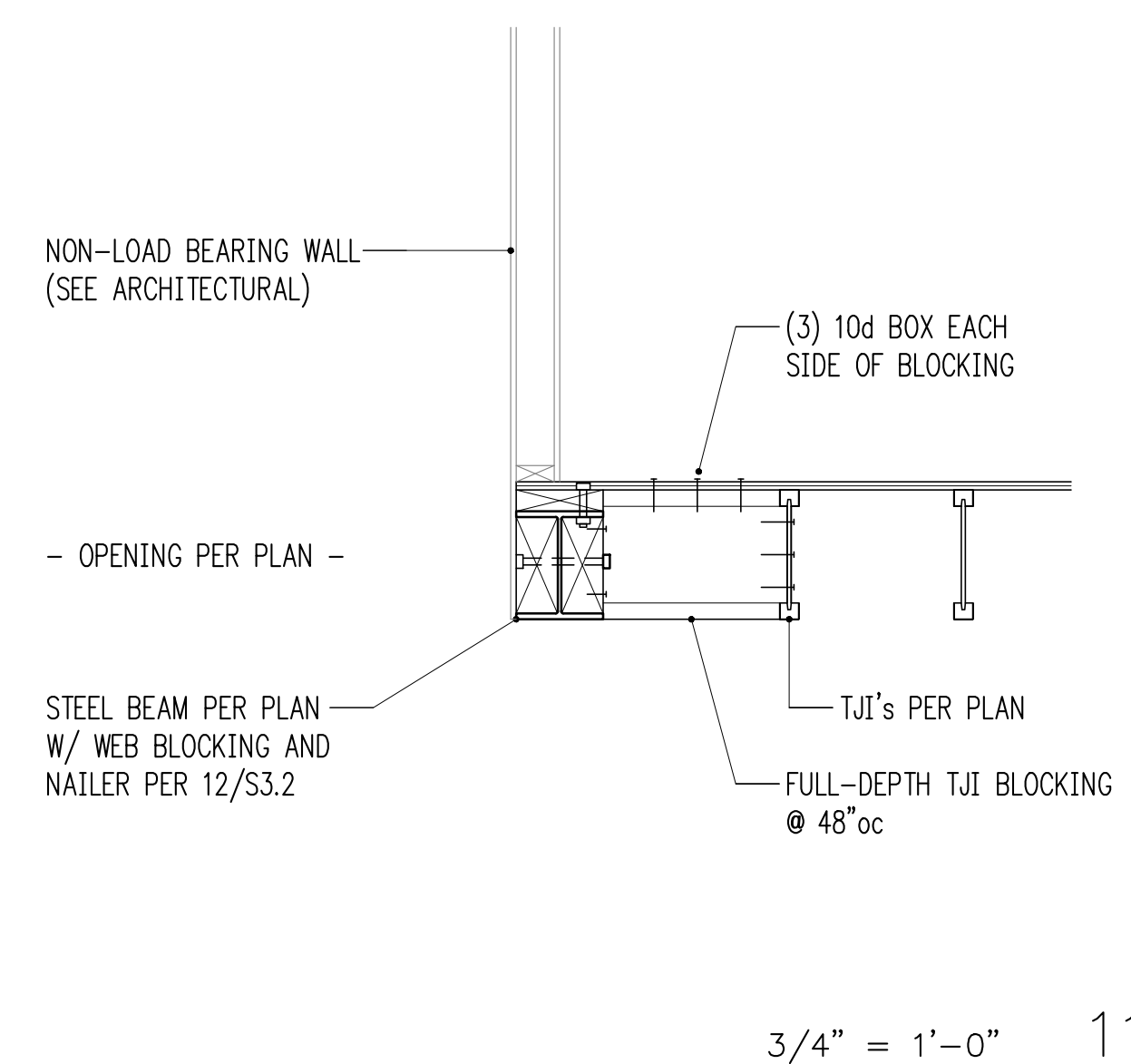
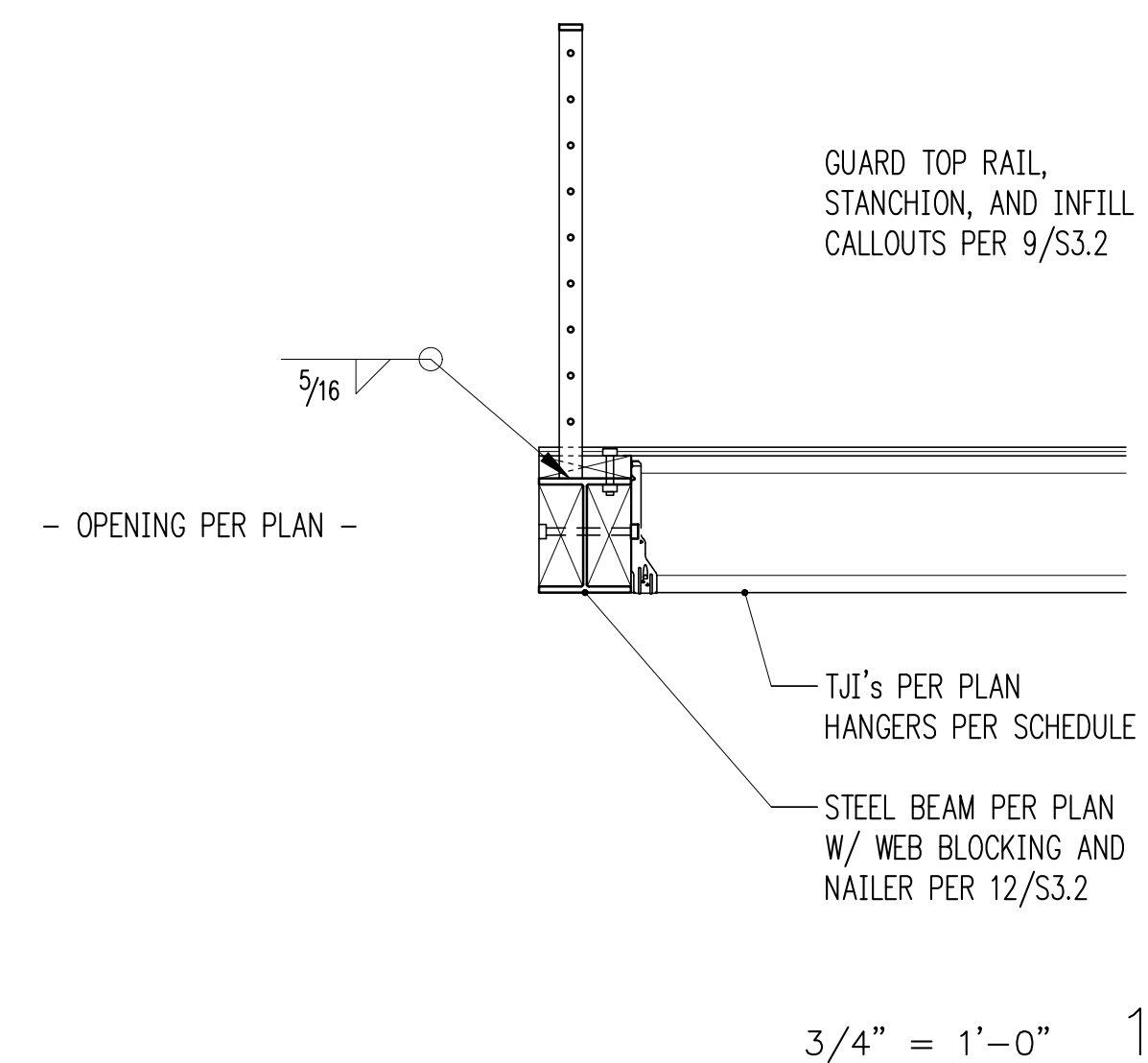
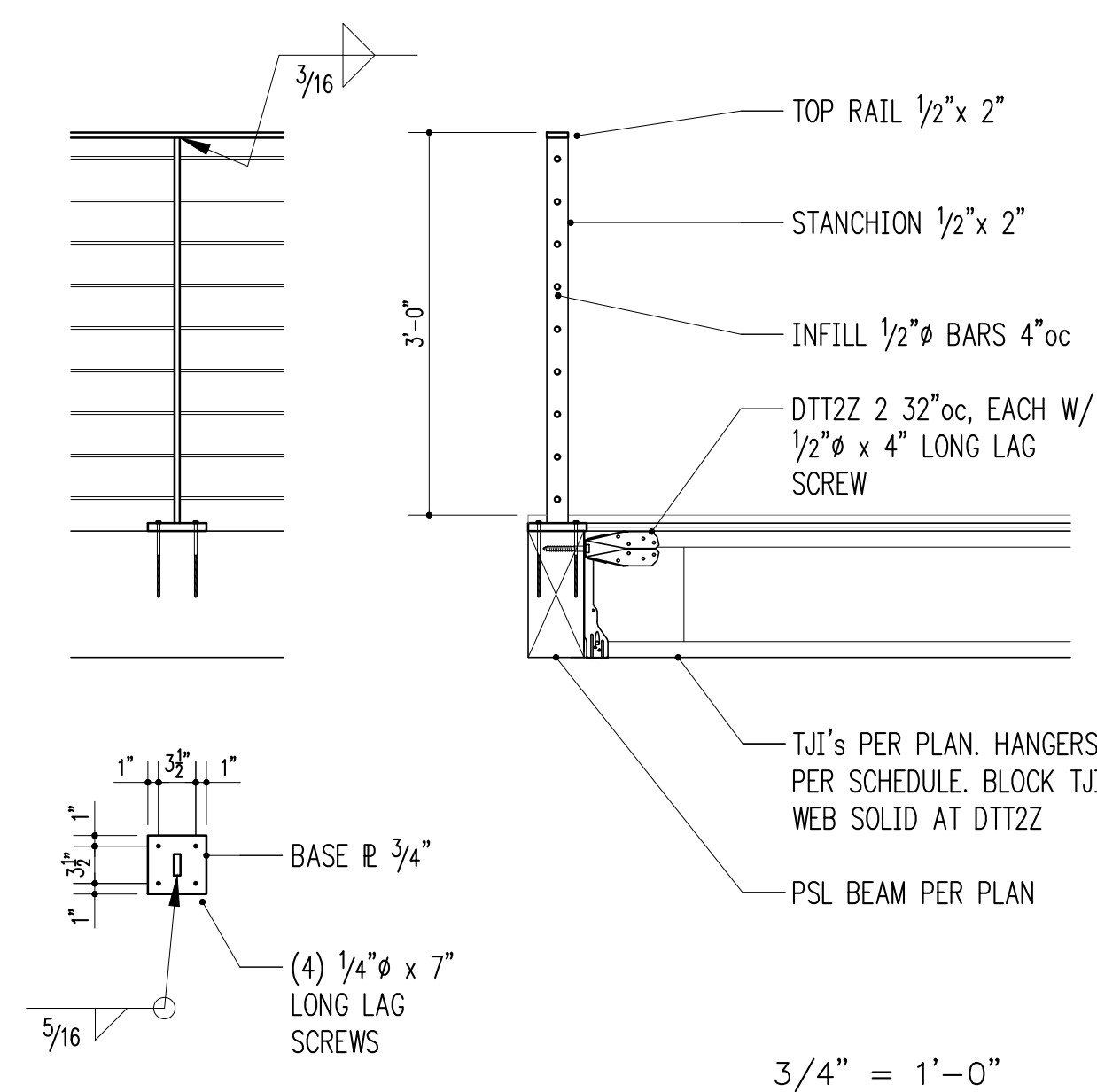
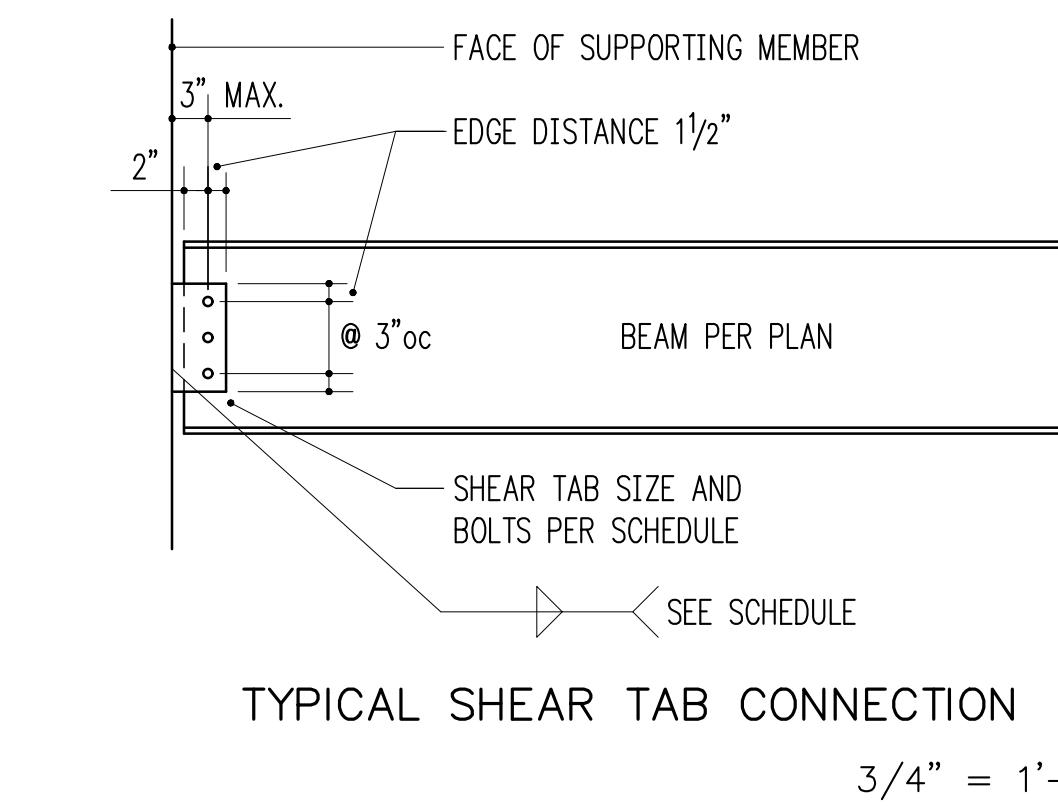
S3.1



SHEAR TAB SCHEDULE

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

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



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S3.2

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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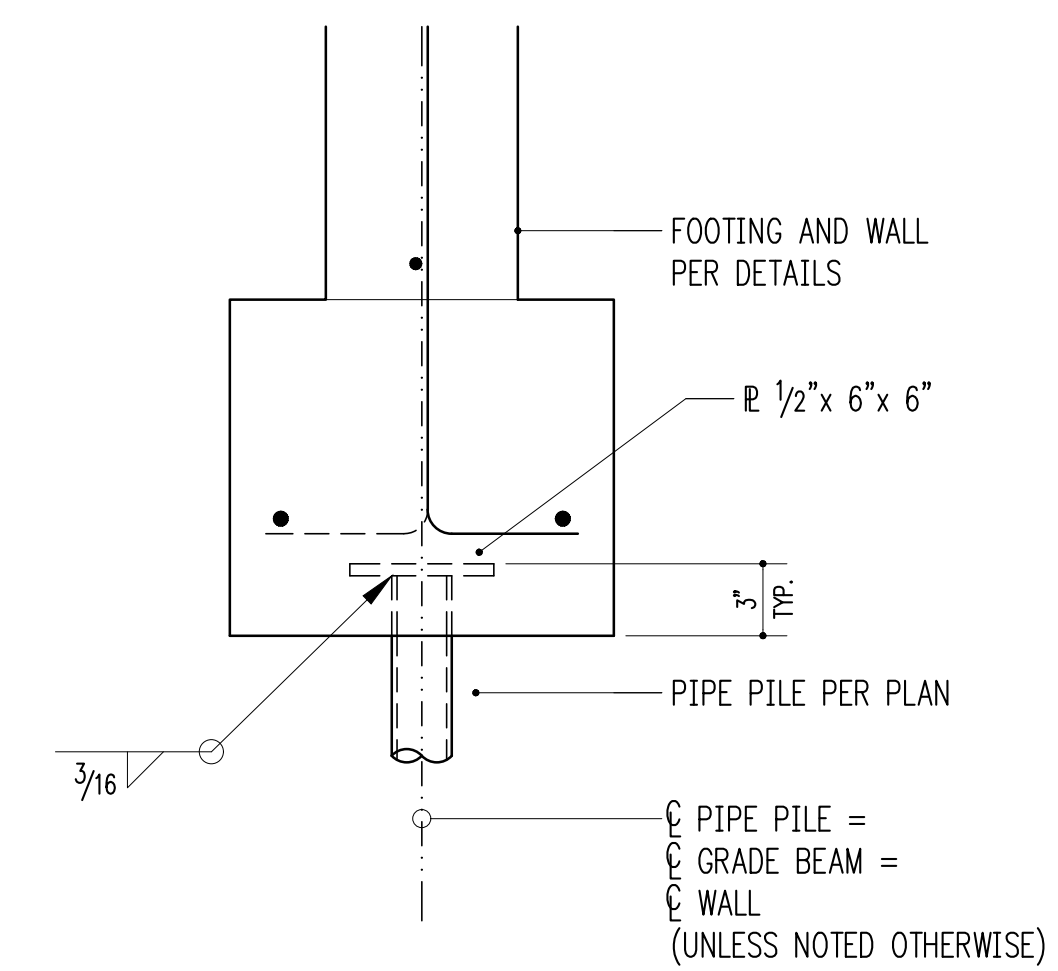
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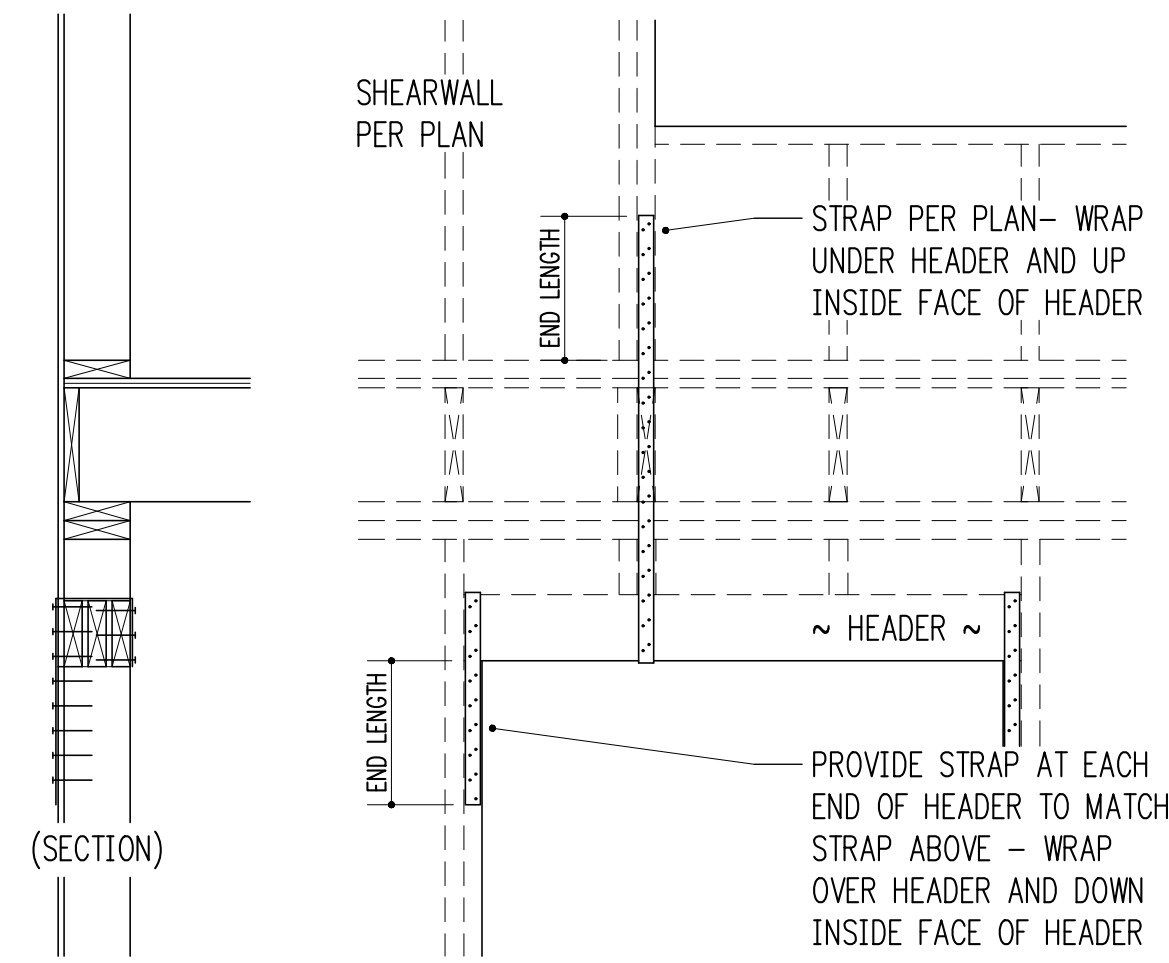
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STRUCTURAL DETAILS

Drawing Number

S3.3



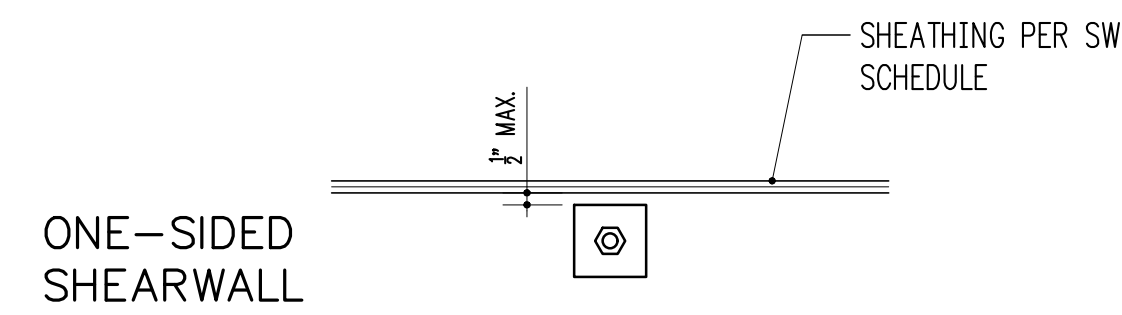
TYPICAL PIPE PILE EMBEDMENT



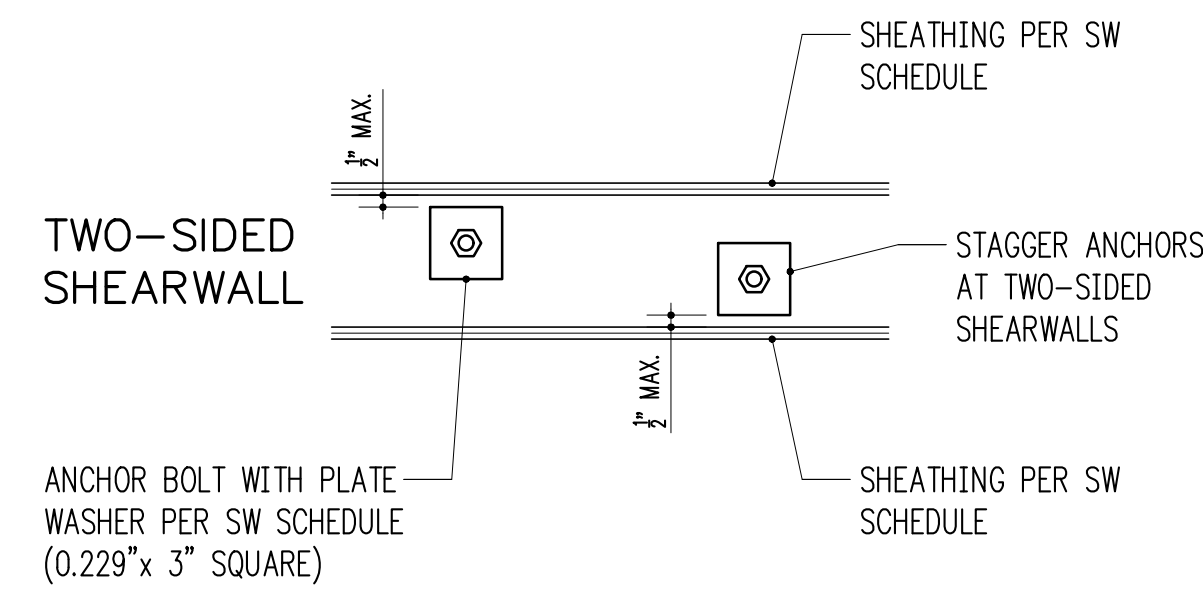
TYPICAL STRAPPED HEADER

3/4" = 1'-0"

1



ONE-SIDED SHEARWALL



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

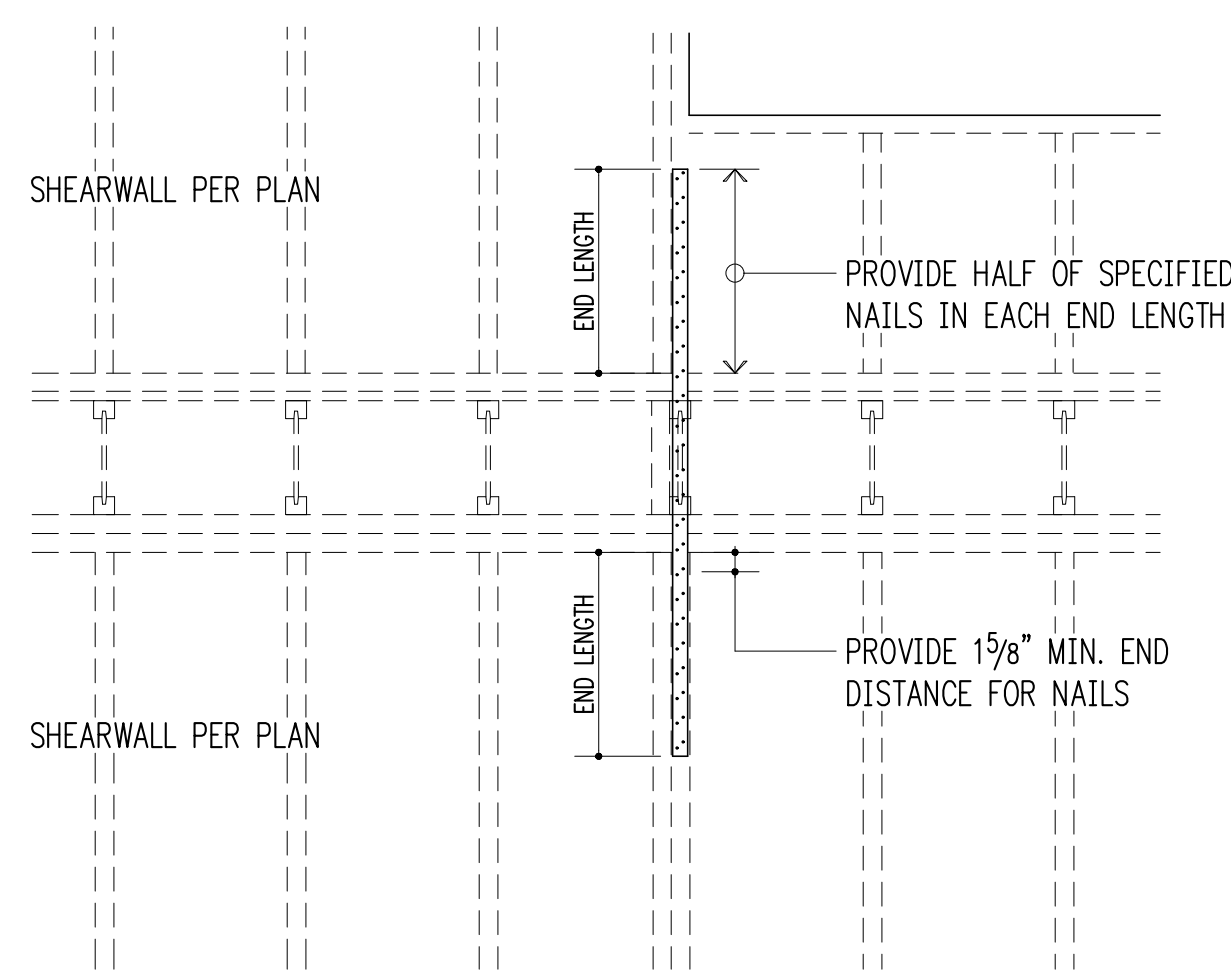
1-1/2" = 1'-0"

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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

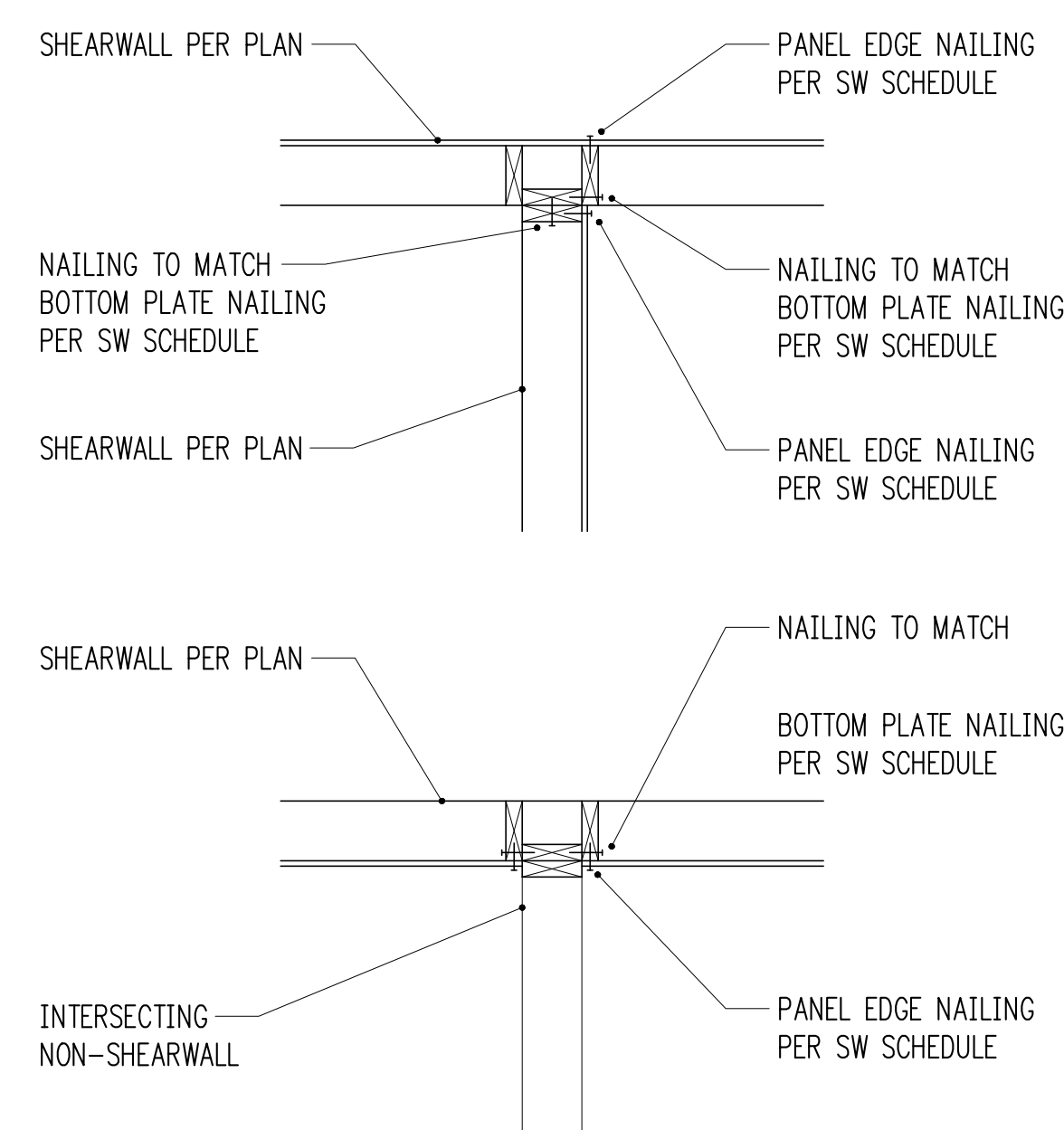
3/4" = 1'-0"

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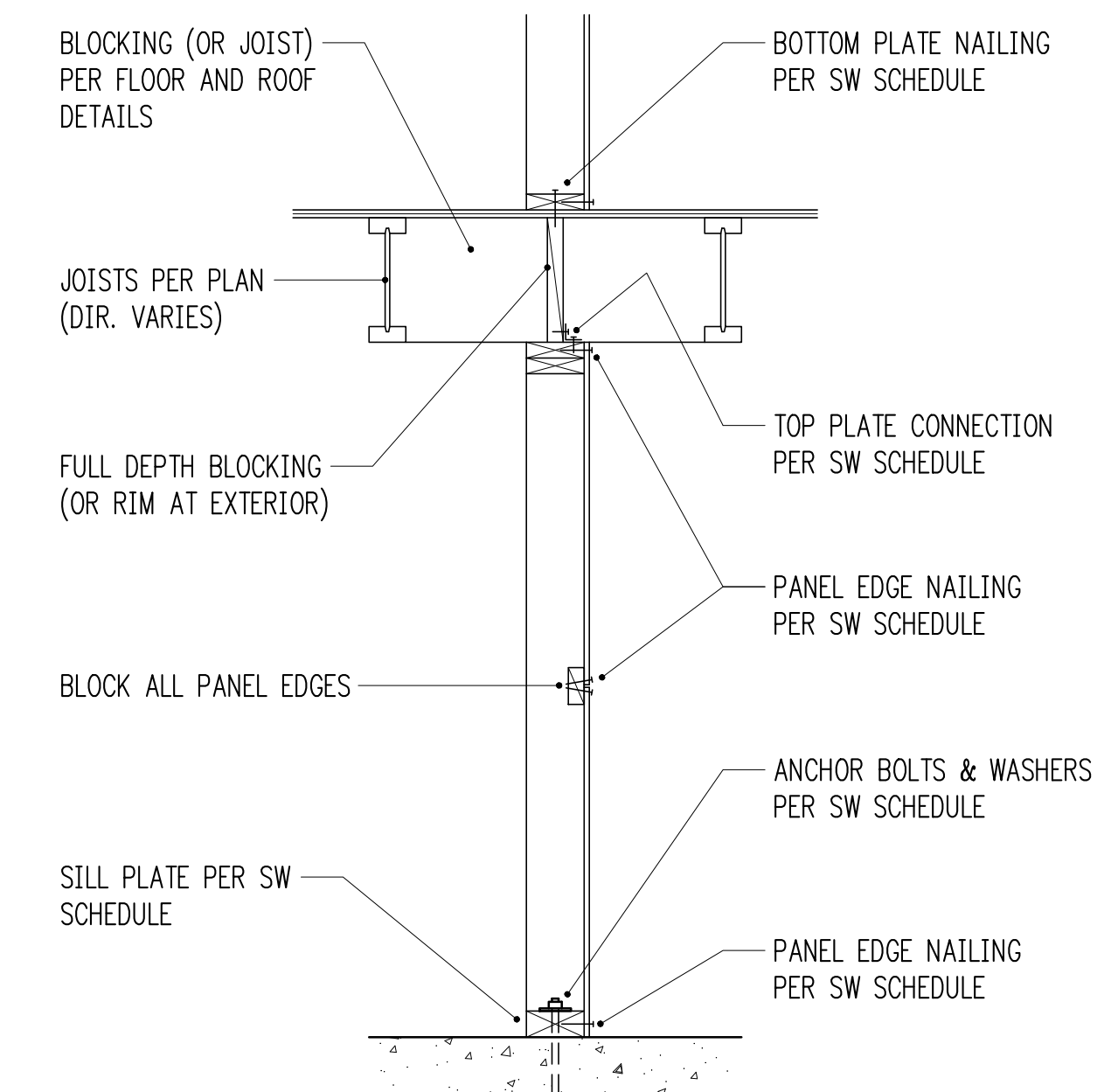
SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

MARK	SHEATHING ¹	STUDS AT ABUTTING PANEL EDGES ²	PANEL EDGE NAILING ^{3,4}	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	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

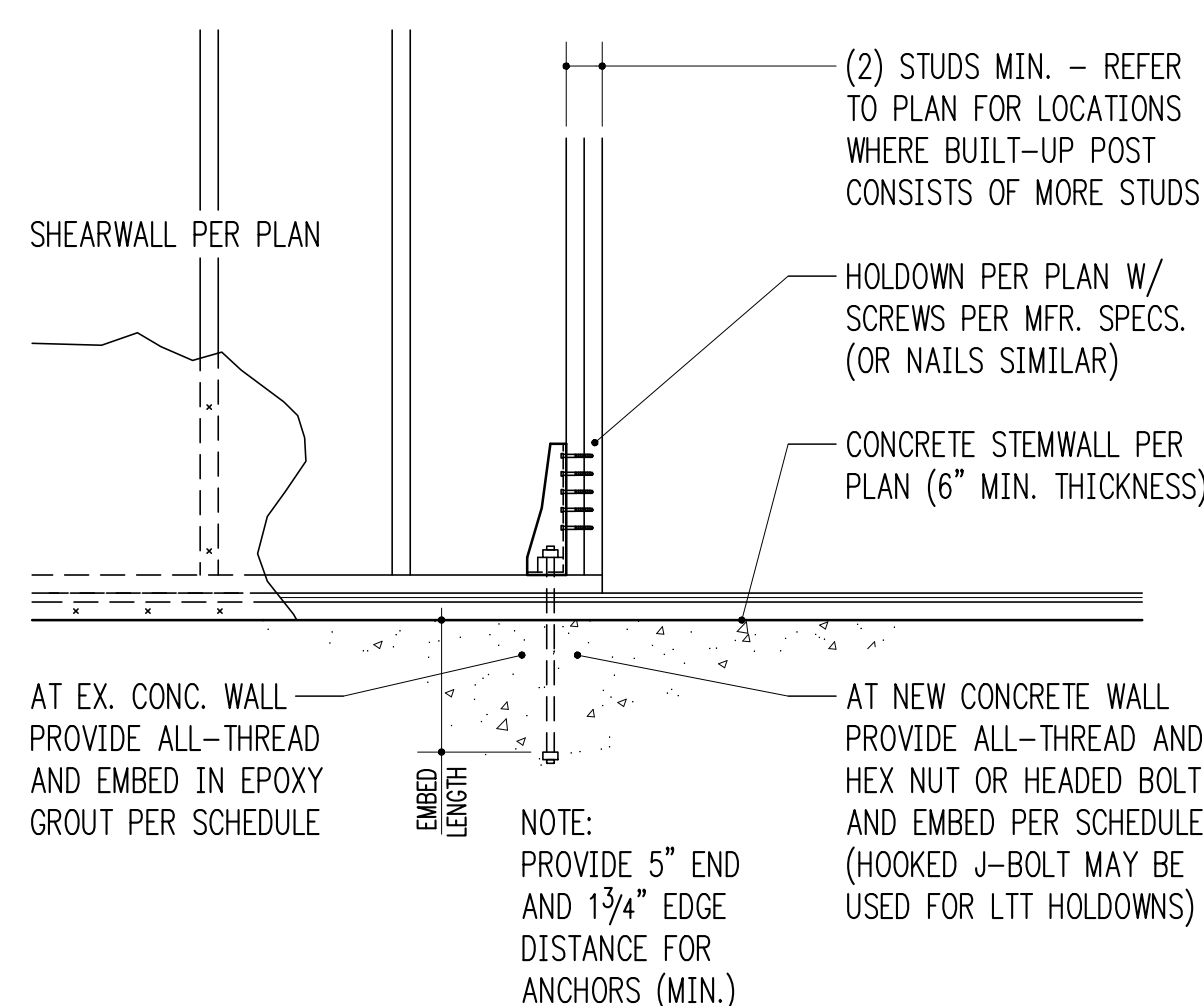
3/4" = 1'-0"

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HOLDOWN SCHEDULE

MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH	
			EPOXY ³	CAST-IN ⁴
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" ⁵
HDU11	(30) 1/4" @ x 2 1/2" SCREWS	1"	N/A	24" ⁵
HD19	(5) 1" @ STUD BOLTS	1 1/4"	N/A	24" ⁵

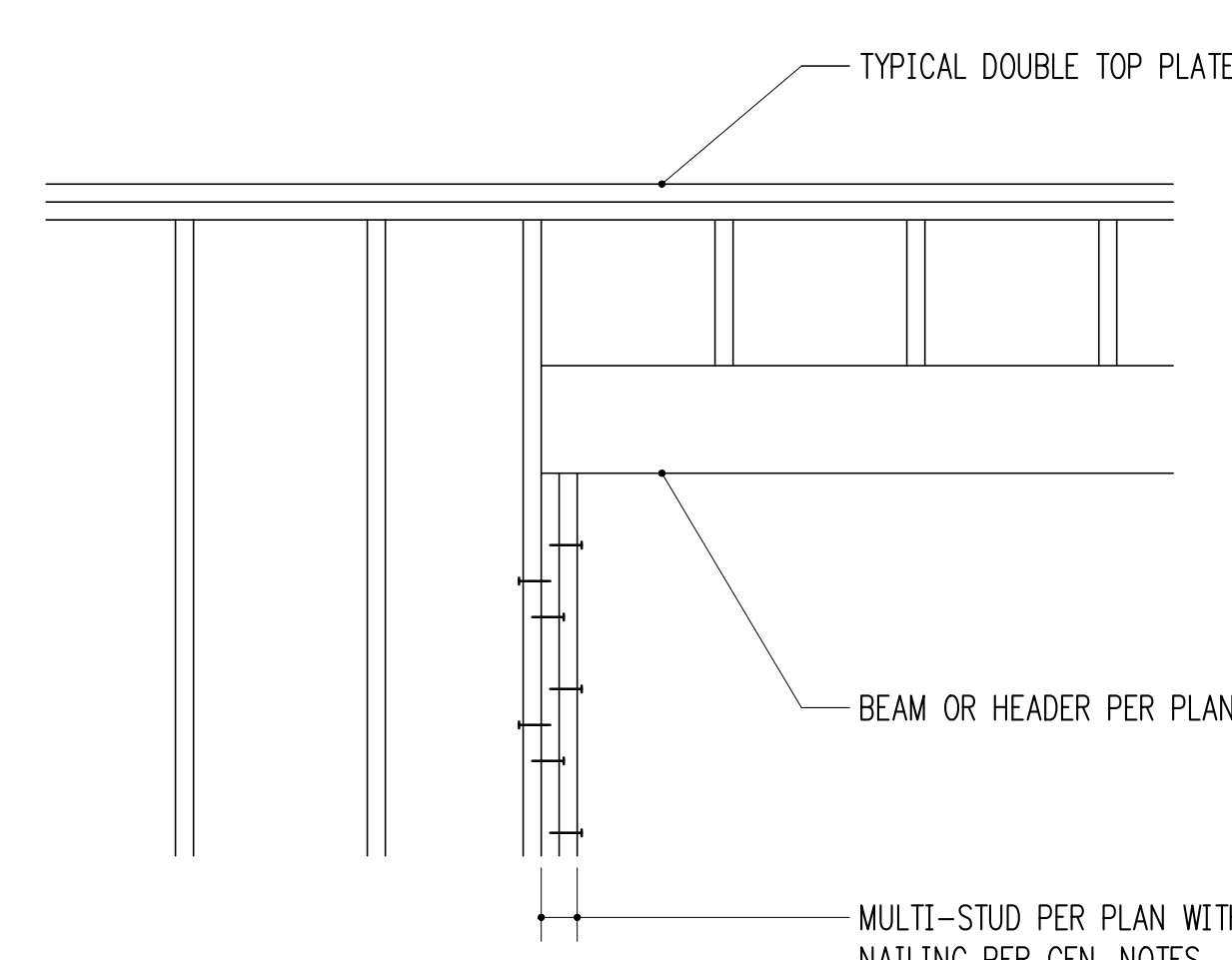
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS U.N.O., INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-3G" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- 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"

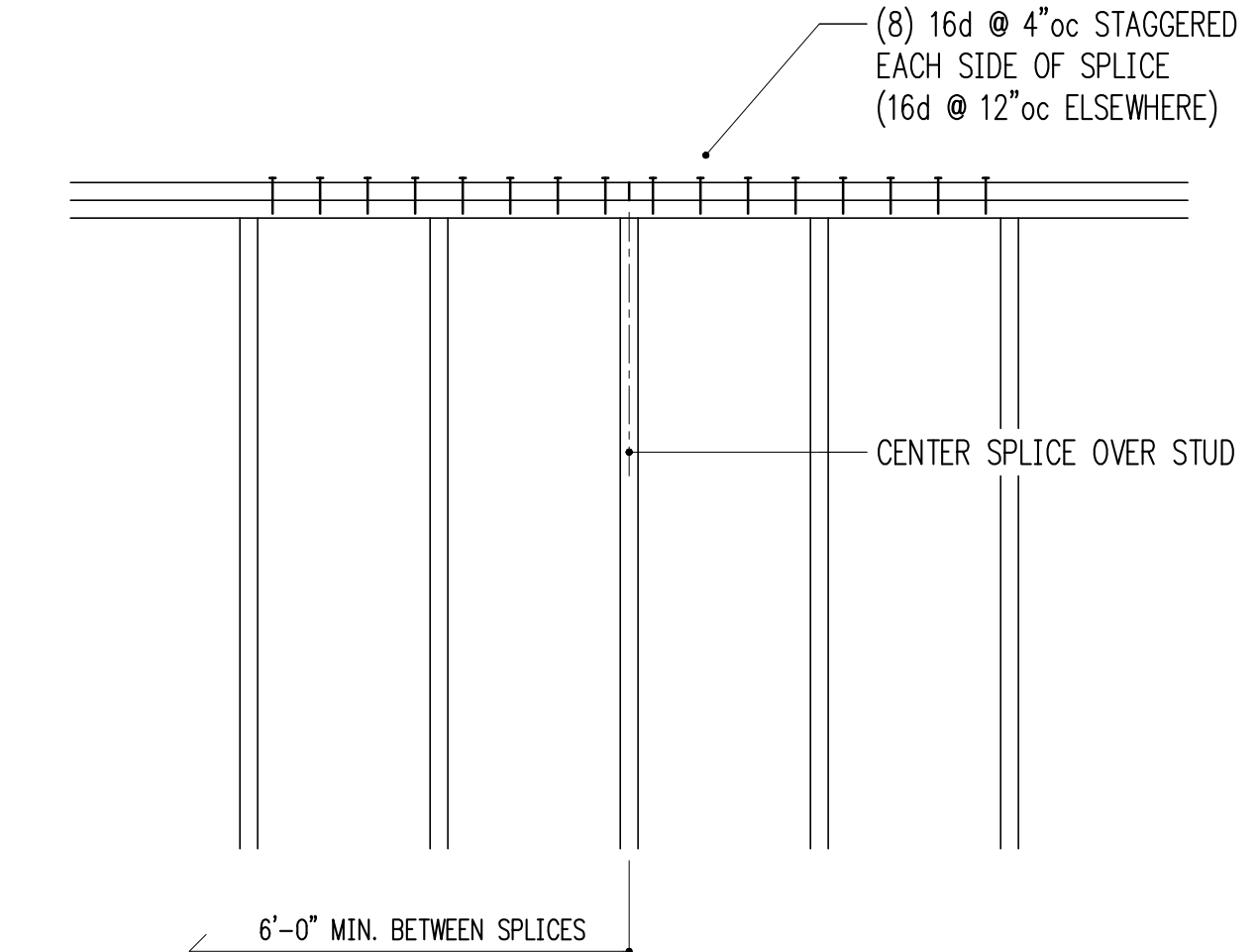
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TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0"

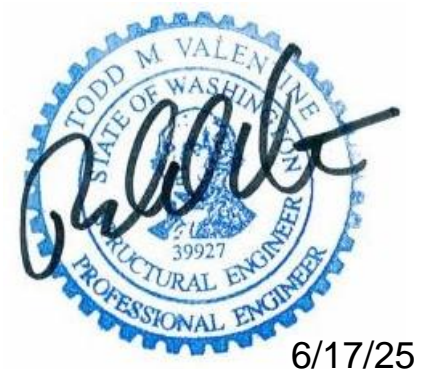
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TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0"

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6/17/25

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06/27/25

Issue Description
Permit Submittal

Building Department Approval

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STRUCTURAL DETAILS

Drawing Number

S4.0