

STANDARD ABBREVIATIONS AND SYMBOLS

ANGLE	∠	FIBERGLASS	FGL	PAIR	PR
CENTERLINE	— —	FIRE HOSE CABINET	FHC	PRE-CAST	PRCST
CHANNEL	∅	FINISH	FIN	PRESSURE TREATED	PT
DIAMETER OR ROUND NUMBER OR POUND	#	FLOOR	FL	PAPER TOWEL DISPENSER	PTD
PENNY	d	FLASHING	FLG	PAPER TOWEL DISPENSER	PTD/R
PERPENDICULAR	⊥	FLUORESCENT	FLUOR	AND RECEPTACLE	
PLATE	PL	FACE OF CONCRETE	FOC	PARTITION	PTN
ANCHOR BOLT	AB	FACE OF FINISH	FOF	PAPER TOWEL RECEPTACLE	PTR
ACOUSTICAL	AC	FURNISH BY OWNER	FOIC	POLYVINYL CHLORIDE	PVC
AIR CONDITIONING	A/C	INSTALL BY CONTRACTOR		PAVEMENT	PVMT
ACOUSTICAL TILE	ACT	FURNISH BY OWNER	FOIO	QUARRY TILE	QT
AREA DRAIN	AD	INSTALL BY OWNER			
ADDITIVE	ADG	FACE OF STUD	FOS	RISER	R
ADHESIVE	ADH	FIREPLACE	FP	RETURN AIR	RA
ADJACENT	ADJ	FULL SIZE	FS	RADIUS	RAD
ADJUSTABLE	ADJT	FEET	FT	RUBBER BASE	RB
ACCESS FLOOR	AF	FIRE PROOFING	FPRF	ROD & SHELF	R&S
ABOVE FINISH FLOOR	AFF	FOOTING	FTG	ROOF DRAIN	RD
AGGREGATE	AGG	FURRING	FURR	ROOF DRAIN, OVERFLOW	RD/O
ALUMINUM	AL	FUTURE	FUT	REINFORCING BAR	REBAR
ALTERNATE	ALT	FUTURE ROUGH-IN ONLY	FUT-RO	REFERENCE	REF
ACCESS PANEL	AP	FIXED	FX	REFRIGERATOR	REFR
APPROXIMATE	APPROX			REINFORCED	REINF
ARCHITECTURAL	ARCH	GAUGE OR GAGE	GA	REQUIRED	REQ
ASPHALT	ASPH	GALVANIZED	GALV	RESILIENT	RESIL
ATTENUATION	ATT	GRAB BAR	GB	REGISTER	RGTR
ACOUSTICAL WALL FABRIC	AWF	GENERAL	GEN CONTR	RIGHT HAND OR ROBE HOOK	RH
ACOUSTICAL WALL PANEL	AWP	CONTRACTOR		ROOM	RM
		GLASS OR GLAZING	GL	ROUGH OPENING OR REVERSE	RO
		GLU-LAM BEAM	GLBM	OSMOSIS WATER	
		GLASS MESH MORTAR UNIT	GMMU	ROUGH SAWN	RS
BOARD	BD	GROUND	GND	RUBBER	RUB
BETWEEN	BETW	GRADE	GR	REVERSE	RVS
BITUMINOUS	BITUM	GYPNUM WALL BOARD	GWB		
BUILDING	BLDG	GYPNUM	GYP	SOUTH	S
BLOCK	BLK			SOLID CORE	SC
BLOCKING	BLKG			SEAT COVER DISPENSER	SCD
BEAM	BM			SCHEDULE	SCHD
BEARING	BRG	HOSE BIB	HB		
BOTTOM	BOT	HARD BOARD	HBD		
BEDROCK	BR	HOLLOW CORE	HC	SOAP DISPENSER	SD
BRICK	BRK	HAND DRYER	HD	SECTION	SECT
BASEMENT	BSMT	HEADER	HDR	SQUARE FEET	SF
BUILT-UP ROOF	BUR	HARDWOOD	HDWD	SAFETY GLAZING	SG
		HARDWARE	HDWE	SHOWER	SHR
		HOLLOW METAL	HM	SHEET	SHT
CABINET	CAB	HORIZONTAL	HRMZ	SHEATHING	SHTH
CATCH BASIN	CB	HOUR	HR	SOLAR INSULATED GLAZING	SIG
CEMENT	CEM	HEIGHT	HT	SIMILAR	SIM
CERAMIC	CER	HEATING	HTG	SINK	SK
CUBIC FEET PER MINUTE	CFM	HEATING, VENTILATING, AIR CONDITIONING	HVAC	SEALER	SLR
CONDUCTIVE FLOOR TILE	CFT			SANITARY NAPKIN DISPENSER	SND
CORNER GUARD	CG			SANITARY NAPKIN RECEPTACLE	SNR
CHALK BOARD	CHBD			SEALANT	SNT
CAST IRON	CI	INSIDE DIAMETER (DIMENSION)	ID	STAND PIPE	SP
CONTROL JOINT	CJT	INSULATED GLAZING	IG	SPECIFICATION	SPEC
CEILING	CLG	INSULATED HOLLOW METAL	IHM	SQUARE	SQ
CONSTRUCTION JOINT	CJ			STAINLESS STEEL	SST
CUP SINK	CS			SERVICE SINK	SSK
CAULKING	CLK			SOUND TRANSMISSION CLASS	STC
CLOSET	CLO				
CLEAR	CLR				
CERAMIC MOSAIC TILE	CMT				
CONCRETE MASONRY UNIT	CMU				
COUNTER	CNTR				
CLEANOUT	CO				
COLUMN	COL				
CONCRETE CONNECTION	CONC				
CONNECTION	CONN				
CONSTRUCTION	CONSTR				
CONTINUOUS	CONT				
CORRIDOR	CORR				
CARPET	CPT				
CASEMENT	CSMT				
CERAMIC TILE	CT				
CENTER	CTR				
COUNTER SINK	CTSK				
CUBIC YARD	CY				
DOUBLE	DBL				
DEPARTMENT	DEPT				
DETAIL	DET				
DRINKING FOUNTAIN	DF				
DEIONIZED WATER	DI				
DIAMETER	DIA				
DIAGONAL	DIAG				
DIMENSION	DIM				
DISPENSER	DISP				
DAMP/PROOFING	DMPF				
DOWN	DN				
DAMPER	DPR				
DOWNSPOUT	DS				
DISHWASHER	DW				
DRAWING	DWG				
EAST	E				
EACH	EA				
EXPANSION BOLT	EB				
EXPANSION JOINT	EJ				
EXTERIOR INSULATED FINISH SYSTEM	EIFS				
ELEVATION	EL				
ELECTRIC	ELEC				
ELEVATOR	ELEV				
ENTRY MAT	EM				
EMERGENCY ENCLOSURE OR ENCLOSED	EMER ENCL				
ELECTRIC PANEL BOARD	EP				
EPOXY	EPX				
EQUAL	EQ				
EQUIPMENT	EQPT				
EMERGENCY SHOWER/ EYE WASH	ESEW				
ESTIMATE	EST				
EXHAUST	EXH				
EXPANSION	EX				
EXISTING	(E)				
EMERGENCY EYE WASH EXTERIOR	EW EXT				
FIRE ALARM	FA				
FLAT BAR	FB				
FIBER BOARD	FB				
FURNISHED BY OTHERS	FBO				
FURNISHED BY CONTRACTOR	FCIC				
FACTORY	FCTY				
FLOOR DRAIN	FD				
FOUNDATION	FDN				
FIRE EXTINGUISHER	FE				
FIRE EXTINGUISHER CABINET	FEC				

SHEET INDEX		
SHEET NUMBER	SHEET NAME	CONTENTS
GENERAL		
G 1.0	COVER SHEET	SYM KEY, BLDG CODE NOTES, PROP INFO, GEN NOTES
G 1.1	WINDOW & DOOR SCH, ENERGY & MECH CODE NOTES, ASSEMBLIES	ENERGY CODE NOTES, MECH NOTES, SCHEDULES
SURVEY		
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ARCHITECTURAL		
A 1.0	SITE PLAN	SITE PLAN, ZONING NOTES
A 1.1	ZONING DIAGRAMS	AVG. GRADE, LOT COVG.
A 1.2	ZONING DIAGRAMS	AVG. GRADE, LOT COVG.
A 1.4	LOWER LEVEL DEMOLITION PLAN	
A 1.5	MAIN LEVEL DEMOLITION PLAN	
A 1.6	ROOF DEMOLITION PLAN	
A 1.7	DEMOLITION ELEVATIONS	
A 2.0	LOWER LEVEL PLAN	MAIN LEVEL PLAN, FAR DIAGRAM, PLAN DETAILS
A 2.1	MAIN LEVEL PLAN	MAIN LEVEL PLAN, FAR DIAGRAM, PLAN DETAILS
A 2.4	ROOF PLAN	ROOF PLAN, SRC R806 COMPLIANCE NOTES, VENTING
A 3.0	ELEVATIONS	NORTH ELEV, EAST ELEV, NOTES, DETAILS
A 3.1	ELEVATIONS	NORTH ELEV, EAST ELEV, NOTES, DETAILS
A 4.0	SECTIONS	BUILDING SECTIONS, DETAILS
A 4.1	SECTIONS	BUILDING SECTIONS, DETAILS
A 5.0	DETAILS	STANDARD DETAILS, GUARD OVERTURNING DTL
STRUCTURAL		
S 1.0	GENERAL STRUCTURAL NOTES	
S 1.1	GENERAL STRUCTURAL NOTES & SCHEDULES	
S 2.0	FOUNDATION PLAN	
S 2.1	MAIN FLOOR FRAMING PLAN	
S 2.2	ROOF FRAMING PLAN	
S 3.0	STRUCTURAL DETAILS	

PROJECT TEAM

OWNERS KATHLEEN SULLIVAN & STEPHEN HURWITZ	ARCHITECT FIRST LAMP, LLC TAYLOR CALLAWAY, AIA 206.414.9884 taylor@firstlamp.net
GENERAL CONTRACTOR ISLAND CREST BUILDERS JUSTIN DAVIS 206.422.2271 justin@islandcrestbuilders.com	STRUCTURAL ENGINEER ANNEE STRUCTURAL ENGINEERING, LLC MIKE ANNEE 206.658.5169 mike@anneestructural.com

BUILDING CODE NOTES

BUILDING OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
GOVERNING CODE	2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL MECHANICAL DOE (IMC) 2021 INTERNATIONAL FUEL GAS CODE (UPC) 2021 UNIFORM PLUMBING CODE (UPC) 2021 INTERNATIONAL EXISTING BUILDING CO 2021 WASHINGTON STATE ENERGY CODE

PROPERTY INFORMATION

PROJECT #	PARCEL #
4141 80TH AVE SE	362350-1019

ADDRESS
4141 80TH AVE SE, MERCER ISLAND, WA 98040

OWNER
KATHLEEN SULLIVAN & STEPHEN

LEGAL DESCRIPTION
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.
LOT G-2 OF MERCER ISLAND SHORT PLAT M1-77-11-042 RECORDED UNDER RECORDING NO. 7712220622; BEING A PORTION OF TRACT 14, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY AUDITOR;

PROJECT DESCRIPTION:
1 STORY - 150 SF ENTRY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. INTERIOR REMODEL INCLUDING WINDOW REPLACEMENT.

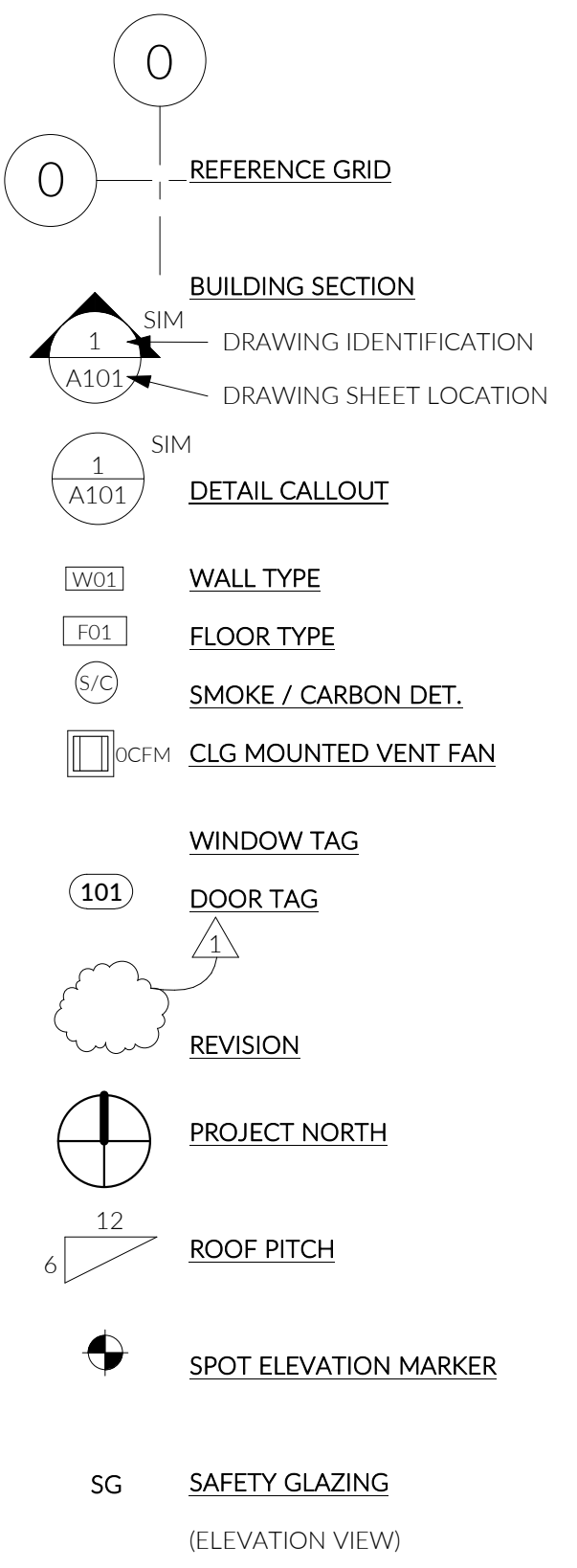
GENERAL NOTES

READ BEFORE BEGINNING ANY WORK

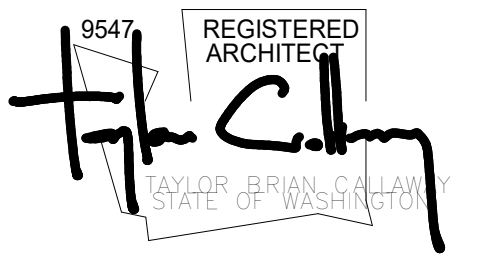
- THESE DRAWINGS AND THE INFORMATION THEY DEPICT ARE INSTRUMENTS OF SERVICE FOR THE ARCHITECT AND ARE PROTECTED FULLY BY COPYRIGHT LAW. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE REPRODUCED AND USED IN ANY CAPACITY WHATSOEVER TO CONSTRUCT ANY BUILDINGS OR PORTIONS OF BUILDINGS AT LOCATIONS OTHER THAN THOSE WHICH ARE DEPICTED EXPLICITLY HEREIN. IT IS THE FULL INTENTION OF THE ARCHITECT TO DEPICT A BUILDING WHICH IS COMPLIANT TO EVERY ASPECT OF CURRENT LOCAL BUILDING CODES.
- ENERGY, MECHANICAL AND LAND USE CODE. UNDER NO CIRCUMSTANCES HAVE ANY VIOLATIONS OF SAID CODES BEEN REPRESENTED INTENTIONALLY, AND UNDER NO CIRCUMSTANCES SHOULD THESE DRAWINGS BE INTERPRETED AS SUCH. IF VIOLATIONS OF CODE ARISE THROUGH THE REVIEW AND CONSTRUCTION OF THE BUILDING(S) CONTAINED IN THIS DRAWING SET, CONTACT THE ARCHITECT IMMEDIATELY BEFORE BEGINNING OR CONTINUING WORK.
- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE SUBMITTING PROPOSALS, BIDS, OR PROCEEDING WITH ANY WORK IF AMBIGUITIES, DISCREPANCIES, OR A LACK OF INFORMATION EXIST IN DRAWINGS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER OR FACE OF CONCRETE UON.
- THIS PLAN SET DOES NOT CONSTITUTE A FINAL CONSTRUCTION SET UNLESS STAMPED AND FINALED BY A CITY MUNICIPALITY.
- SAFETY**
RESPONSIBILITY FOR THE SAFETY OF ALL INDIVIDUALS PERFORMING FIELD WORK TO CONSTRUCT THE BUILDING DELINEATED IN THIS DRAWING SET RESTS SOLELY ON THE CONTRACTOR. BY INTENT, THESE DRAWINGS CONTAIN NO INFORMATION REGARDING THE SAFETY OF THE INDIVIDUALS PERFORMING SAID WORK AS THE CONSIDERATION OF SUCH LIES FULLY WITHIN THE DUTIES AND EXPERTISE OF THE CONTRACTOR.
- INSTALLATION**
ALL PRODUCTS, MATERIALS, AND APPLIANCES SHALL BE INSTALLED DIRECTLY ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS. IF SAID INSTRUCTIONS CALL FOR A LICENSED PERSON OF A SPECIFIC TRADE TO PERFORM INSTALLATION, WORK SHALL BE DONE AS SUCH.
- ALL FASTENERS USED TO SECURE PRESSURE TREATED WOOD MATERIALS SHALL BE GALVANIZED OR TREATED WITH A SIMILAR CORROSION-RESISTANT COATING.

ZONING NOTES

GENERAL BASE ZONE		R-9.6
LOT COVERAGE		
LOT SIZE	FROM O/H/W/M	12,442 SF
LOT COVERAGE ALLOWED	MICC 19.02.02.0	0.35 X 12,442 = 4,354.7 SF
LOT COVERAGE PROPOSED	SEE DIAGRAM A1.0	3,901.4 SF
FLOOR AREA RATIO		
FLOOR AREA RATIO ALLOWED		0.50 X 6,000 = 3,000 SF
FLOOR AREA RTAIO PROPOSED		2,647 SF
LEVEL 1 FAR	EXEMPT PER 23.44.011.C.2	(EXEMPT) 1,194 SF
LEVEL 2 FAR	SEE DIAGRAM A2.1 (PER 23.44.011)	1,389 SF
LEVEL 3 FAR	SEE DIAGRAM A2.2 (PER 23.44.011)	1,258 SF
STRUCTURE HEIGHT		
MAXIMUM HEIGHT ALLOWED	MICC 19.02.020.E.1	30'-0"
MAXIMUM HEIGHT PROPOSED	SEE ELEVATIONS + CALCS ON A1.0	34' - 10 13/16"
YARDS		
FRONT SIDE (VARIABLE)	MICC 19.02.020.C.1.a	20'-0"
		(.17 x 100.00) = 17.00'
	MICC 19.02.020.C.1.c.ii	17.00' = TOTAL SIDE YARD WIDTH
		17.00' x .33 = 5.61' (7.50' > 5.61')
	MICC 19.02.020.C.1.c.iii(a)(2)	7.50' = MINIMUM SIDE YARD SETBACK
	MICC 19.02.020.C.1.b	25'-0"
REAR		
REQUIRED OFF-STREET PARKING		
PARKING STALLS REQUIRED		2
PARKING STALLS PROPOSED	SEE SITE PLAN	2



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HURWITZ REMODEL
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 MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

SDCI PROJ. # XXXXXXX
First Lamp Project # Set Name
01 FEBRUARY 2026

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	2026.02.01

DRAWN BY: LAMP

COVER SHEET

SOLAR-READY ZONE

PER 2018 IRC - APPENDIX T - NEW ONE AND TWO-FAMILY DWELLINGS SHALL BE PROVIDED WITH A SOLAR-READY ZONE OF NOT LESS THAN 300 SF. TOWNHOUSES SHALL BE PROVIDED WITH A SOLAR-READY ZONE OF NOT LESS THAN 150 SQUARE FEET FOR EACH DWELLING UNIT.

APPLICABLE CODE: 2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE - APPENDIX T

T103.1 GENERAL:

THE SOLAR-READY ZONE SHALL COMPLY WITH SECTIONS T103.2 THROUGH T103.10

T103.4 CONSTRUCTION DOCUMENTS:

CONSTRUCTION DOCUMENTS SHALL INDICATE THE SOLAR-READY ZONE.

T103.3 SOLAR-READY ZONE AREA:

THE SOLAR-READY ZONE MAY BE COMPRISED OF ONE SINGLE AREA OR OF MULTIPLE SEPARATED AREAS. NO SOLAR-READY ZONE SHALL BE LESS THAN 5 FEET IN ANY DIMENSION NOR LESS THAN 80 SF OF CONTIGUOUS AREA. AREA SHALL BE NOT LESS THAN 300 SF EXCLUSIVE OF MANDATORY ACCESS.

T103.4 OBSTRUCTIONS & T103.5 SHADOWS:

THE SOLAR-READY ZONE SHALL BE FREE FROM OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT. PERMANENTLY INSTALLED OBJECTS ADJACENT TO THE SOLAR-READY ZONE SHALL BE LOCATED SO THAT THEY DO NOT CAST SHADOWS ON THE SOLAR-READY ZONE WHEN THE SUN IS DIRECTLY EAST, WEST, OR SOUTH OF THE SOLAR-READY ZONE AT A DISTANCE NOT LESS THAN TWO TIMES THE OBJECTS HEIGHT ABOVE THE NEAREST POINT ON THE ROOF SURFACE. SUCH OBJECTS INCLUDE, BUT ARE NOT LIMITED TO, TALLER PORTIONS OF THE BUILDING, PARAPETS, CHIMNEYS, ANTENNAS, ROOF-TOP EQUIPMENT, TREES, AND ROOF PLANTINGS. SHADING FROM FUTURE TREE GROWTH NEED NOT BE CONSIDERED.

T103.6 CAPPED ROOF PENETRATION SLEEVE:

A CAPPED ROOF PENETRATION SLEEVE SHALL BE PROVIDED ADJACENT TO SOLAR-READY ZONE LOCATED ON A ROOF SLOPE OF NOT GREATER THAN 1:12. THE CAPPED ROOF PENETRATION SLEEVE SHALL BE SIZED TO ACCOMMODATE THE FUTURE PHOTOVOLTAIC SYSTEM CONDUIT, BUT SHALL HAVE DIAMETER NOT LESS THAN 1/4".

ADDITIONAL SOLAR-READY NOTES:

T103.9 - THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL-POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED FOR FUTURE SOLAR ELECTRIC.

T103.10 - A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER, OR OTHER CONSPICUOUS LOCATION.

INSULATION INSTALLATION NOTES

FLOORS

- FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.
- INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24" OC.
- FOUNDATION VENTS SHALL BE PLACED SO THAT THE TOP OF THE VENT IS BELOW THE LOWER SURFACE OF THE FLOOR INSULATION.

ACCESS HATCHES AND DOORS

- ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED. THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ACCESS HATCH IS OPENED.

WALLS

- WALL, DOOR, AND WINDOW HEADERS SHALL BE INSULATED TO A VALUE OF R-10.

DOOR NOTES:

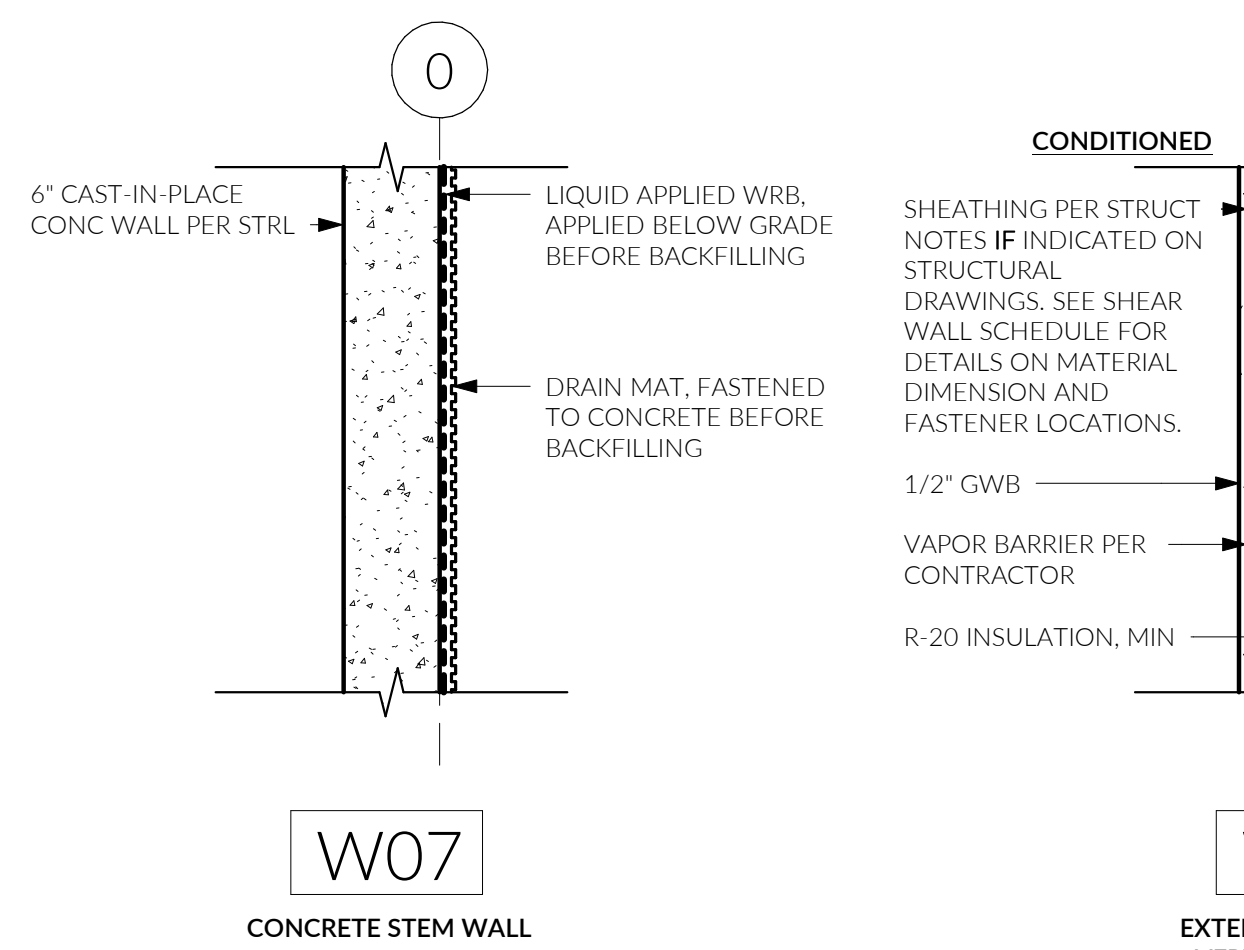
- EXT DR - WIDTH & HEIGHT REFER TO ROUGH OPENING. INT DR - WIDTH & HEIGHT REFER TO PANEL SIZE
- PLEASE REFER TO PLANS AND ELEVATIONS FOR OPERATION, GLAZING, & SIMULATED DIVIDED LITES
- ALL DOORS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS
- SAFETY GLAZING IS REQUIRED IN FIXED OR OPERABLE PANELS OF SWINGING, SLIDING, OR BIFOLDING DOORS PER R308.4.1

WINDOW NOTES:

- PLEASE REFER TO ELEVATIONS FOR OPERATION, MULLING, SAFETY GLAZING, & SIMULATED DIVIDED LITES
- ALL WINDOWS IN PLANE WITH ADJACENT DOORS OR WINDOWS ARE INTENDED TO HAVE THE HEADERS ALIGNED; UON. PLEASE NOTIFY ARCHITECT IF THERE IS A DISCREPANCY IN HEADER HEIGHTS OR ALIGNMENTS
- EGRESS WINDOWS BELOW 36" A.F.F. ARE REQUIRED TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH R312.2.2
- SAFETY GLAZING IS REQ IN WINDOWS WITHIN A 24" RADIUS OF EITHER SIDE OF A DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION PER R308.4.2

SKYLIGHT NOTES:

- SKYLIGHTS OVER 12 FEET ABOVE WALKING SURFACE REQUIRE LAMINATED GLASS WITH NOT LESS THAN A 0.030 INCH POLYVINYL BUTYRAL INTERLAYER PER R308.6



1 WALL TYPES 1" = 1'-0"

ENERGY CODE COMPLIANCE

PER R101.43 - ALL NEW / ALTERED OR RENOVATED PORTIONS SHALL CONFORM TO THE 2021 WASHINGTON STATE ENERGY CODE

APPLICABLE CODE: 2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE

CLIMATE: 4C

COMPLIANCE PATH: PRESCRIPTIVE

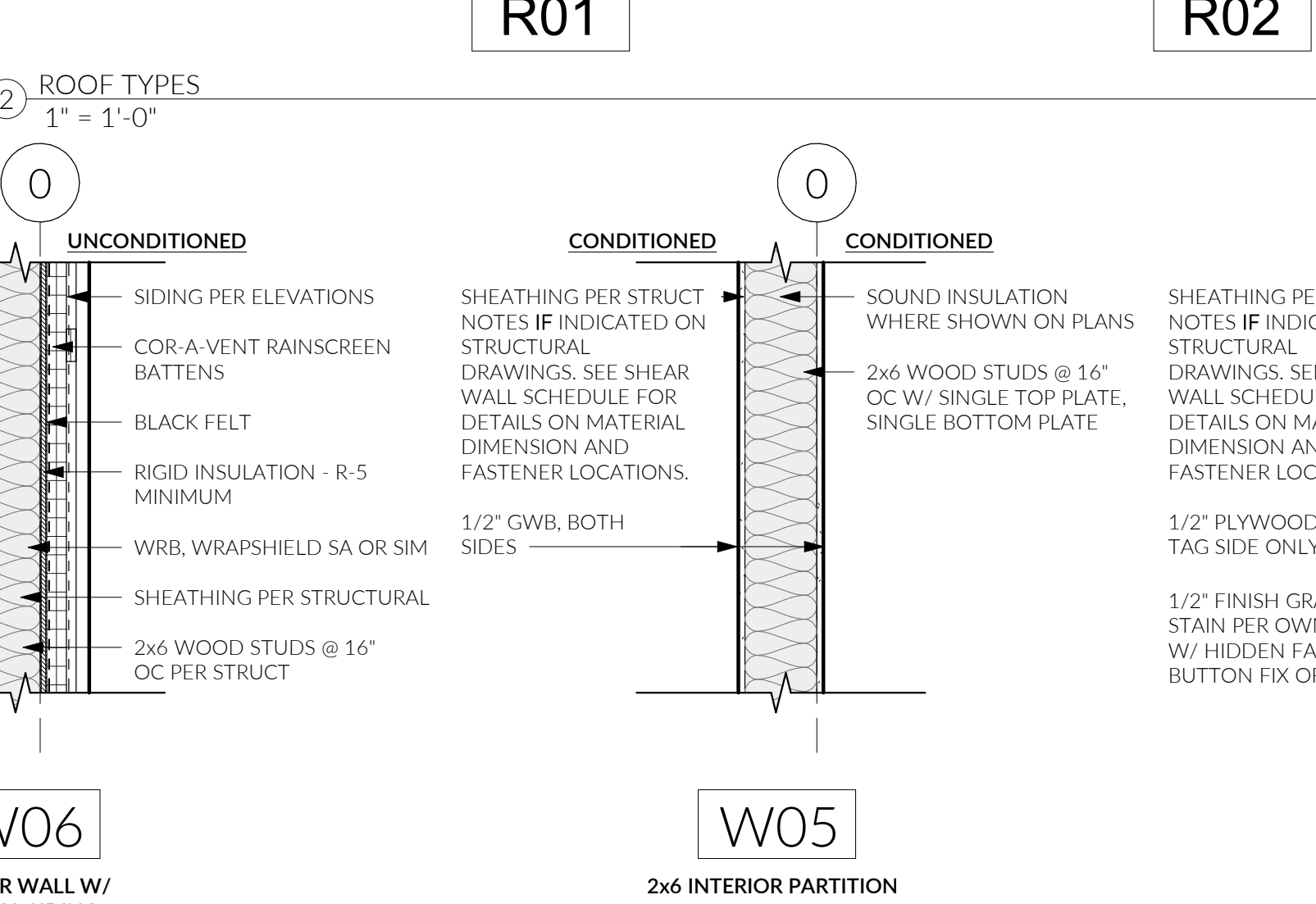
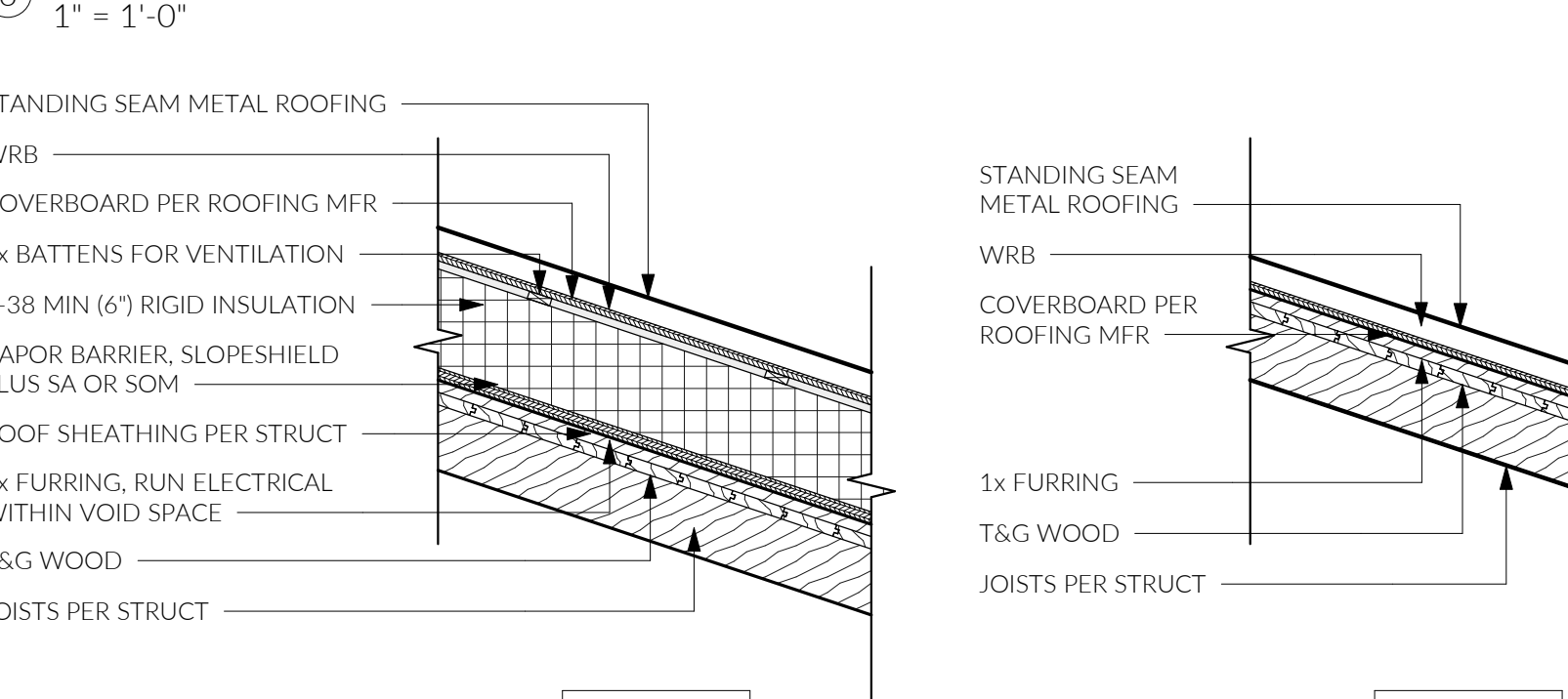
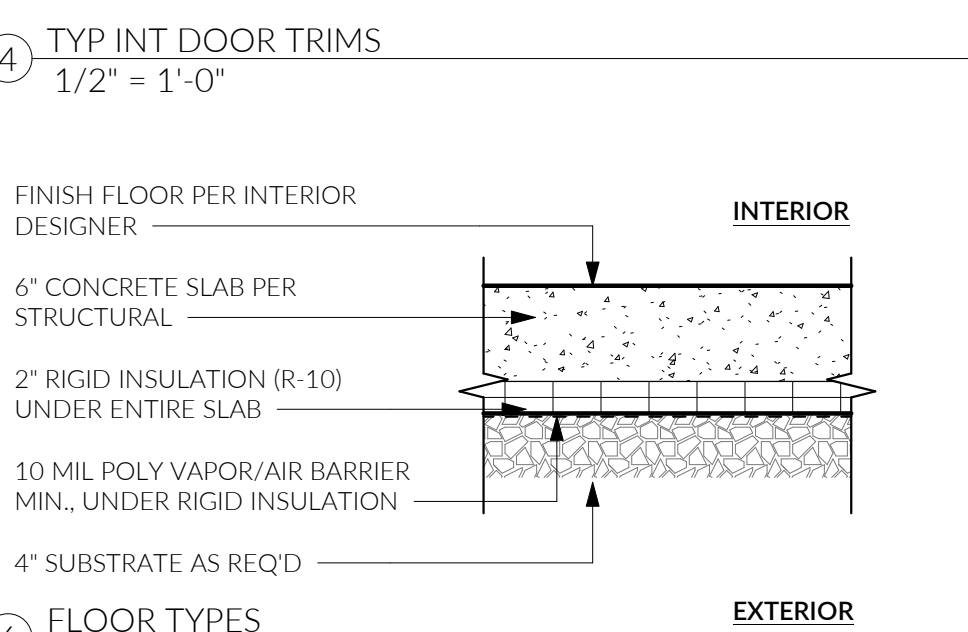
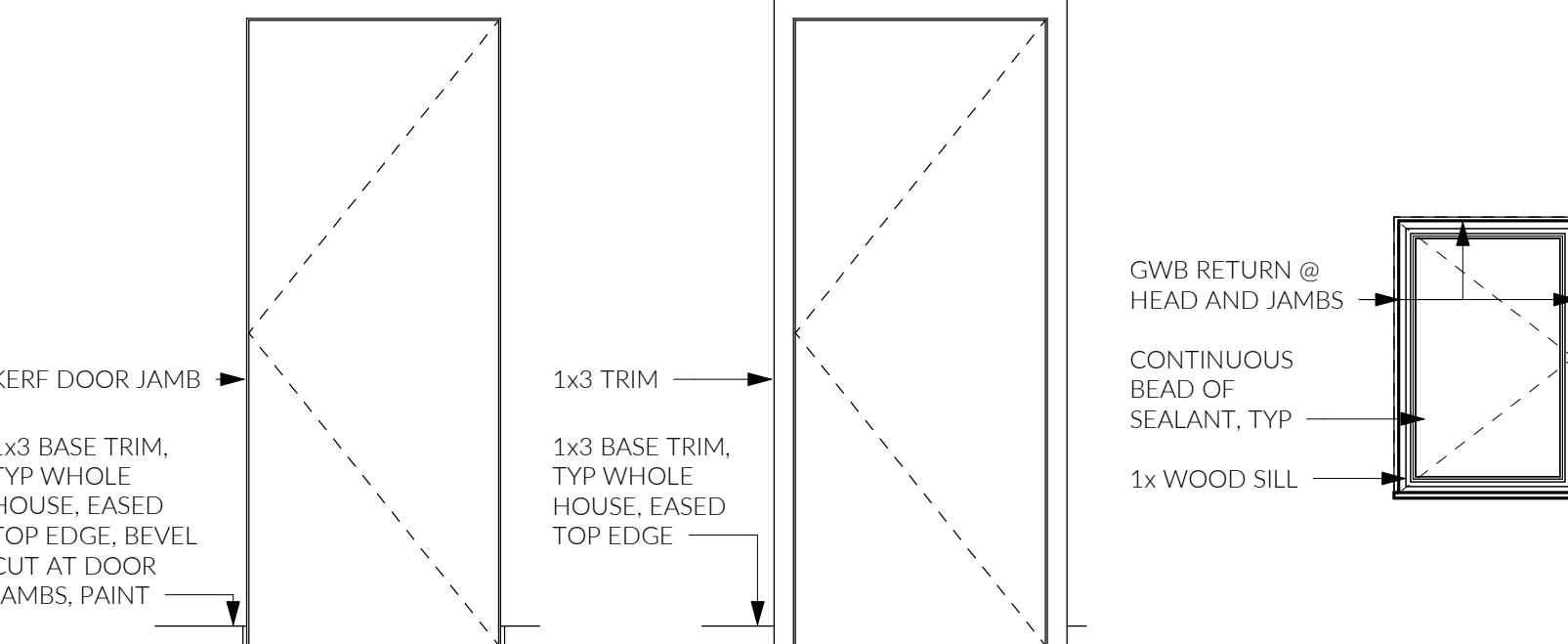
GROSS HEATED FLOOR AREA	3,482.22 SF
AREA OF GLAZING IN WALLS	1,294.6 SF
AREA OF SKYLIGHTS	112.1 SF
GLAZING PERCENT	51.6%
COMPLIANCE PATH:	PRESCRIPTIVE - R402.1.1

REQUIREMENTS

VERTICAL GLAZING U FACTOR - EXCLUDES SKYLIGHTS	.30
OVERHEAD GLAZING U FACTOR	.50
DOOR U FACTOR	.30
CEILING	R-60
VAULTED CEILING	R-38
WALL - ABOVE GRADE	R-21
WALL - BELOW GRADE INTERIOR BATT	R-10
WALL - BELOW GRADE EXTERIOR RIGID FLOOR	R-30
SLAB ON GRADE	R-10
STRUCTURAL HEADERS	R-10

ADDITIONAL REQUIREMENTS (SECTION R406)

CLASSIFICATION (147 COND. SF) <150 SF	0.0 POINTS
CREDITS REQUIRED	0.0
CREDITS PROVIDED	0.0



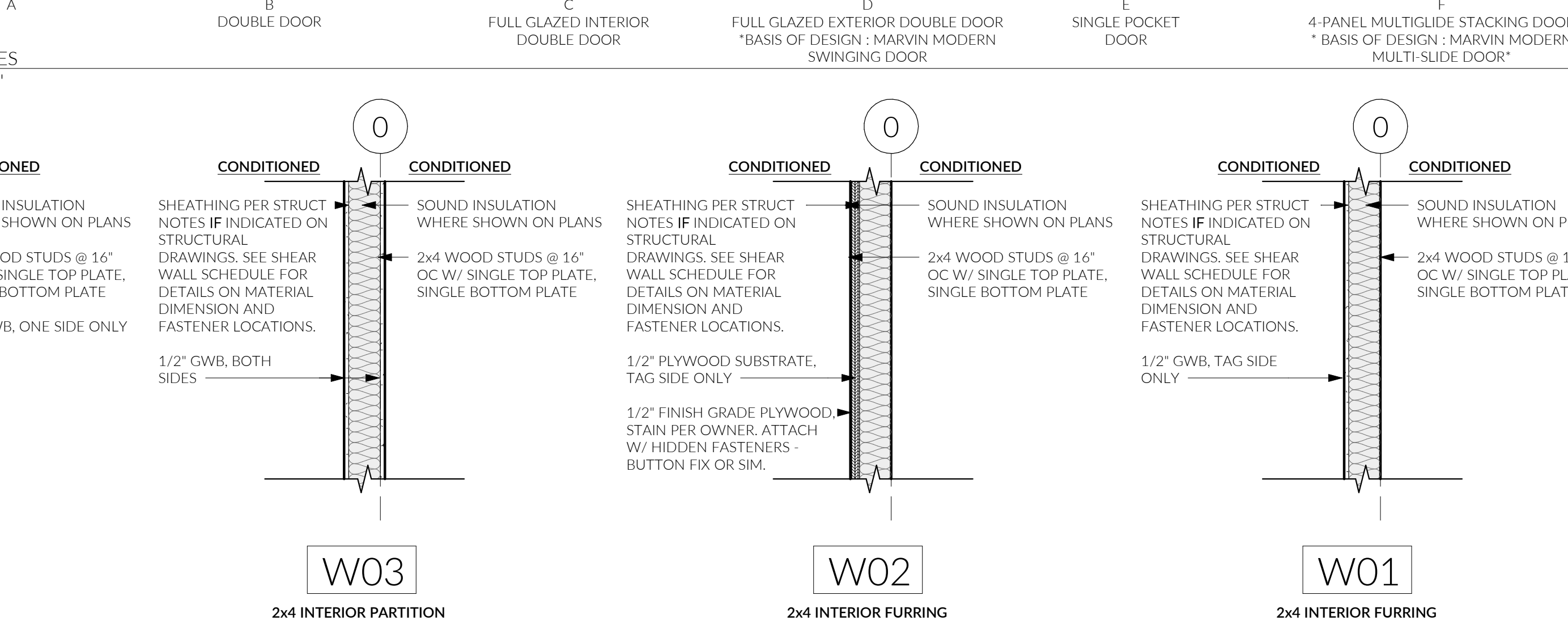
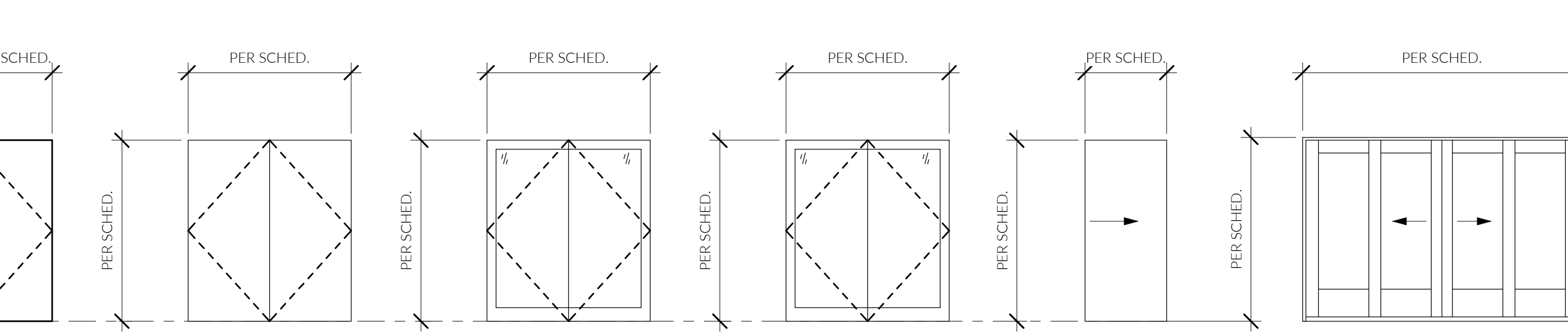
3 DOOR TYPES 1/4" = 1'-0"

DOOR SCHEDULE

MARK	TO ROOM: NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR			FIRE RATING	U-FACTOR	COMMENTS
					GLAZING	MATERIAL	FINISH			
LOWER LEVEL										
001	FAMILY	3'-0"	6'-8"	E		SOLID CORE	PAINT	1x3		
002	FAMILY	2'-0"	6'-8"	A		HOLLOW CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
003	FAMILY	2'-0"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
004	FAMILY	5'-0"	6'-8"	C			STAIN	1x3		
005	BED 3	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
006	BED 3	5'-0"	6'-8"	D				1x3	.30	NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
007	RUMPUS ROOM	4'-2"	6'-8"	B		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
008		6'-0"	6'-8"	D				1x3	.30	
009	BED 4	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
010	BED 4	5'-0"	6'-8"	B		SOLID CORE	STAIN	1x3		NEW DOUBLE DOOR TO REPLACE EXISTING BI-FOLD, VIF WIDTH AND HEIGHT
011	BED 5	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
012	BED 5	5'-0"	6'-8"	B		SOLID CORE	STAIN	1x3		NEW DOUBLE DOOR TO REPLACE EXISTING BI-FOLD, VIF WIDTH AND HEIGHT
013	FAMILY	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
014	STOR	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
015	BATH	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
016	MECH / STORAGE	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
017	FAMILY	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
LEVEL 1										
100	ENTRY	3'-4"	8'-0"	A				1x3		
101	FAMILY ROOM	5'-0"	6'-8"	B		SOLID CORE	PAINT	KERF		MILCASA CONCEALED HINGES
102		11'-6"	6'-8"	F		FIBERGLASS / ALUMINUM		1x3	.30	MULTIGLIDE INTERIOR STACKING 4 PANEL DOOR SYSTEM
103	PANTRY	2'-6"	6'-8"	A		SOLID CORE	STAIN	KERF		
104	MAIN BEDROOM	2'-6"	6'-8"	A		SOLID CORE	STAIN	KERF		
105	MAIN BATH	2'-6"	6'-8"	E		SOLID CORE	STAIN	1x3		
106		2'-6"	6'-8"	E		SOLID CORE	STAIN	1x3		
107	MAIN BEDROOM	10'-0"	6'-8"	F		FIBERGLASS / ALUMINUM		1x3	.30	MULTIGLIDE INTERIOR STACKING 4 PANEL DOOR SYSTEM
108	MAIN CLOSET	2'-6"	6'-8"	A		SOLID CORE	STAIN	1x3		
109	BED 2	2'-6"	6'-8"	A		SOLID CORE	STAIN	KERF		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
110	BED 2	5'-0"	6'-8"	B		SOLID CORE	STAIN	1x3		
111	FAMILY ROOM	2'-6"	6'-8"	A		SOLID CORE	STAIN	KERF		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
112	FAMILY ROOM	2'-6"	6'-8"	A		SOLID CORE	STAIN	KERF		NEW DOOR IN EXISTING OPENING, VIF DIMENSIONS
113	BED 1	5'-0"	6'-8"	B		SOLID CORE	STAIN	1x3		
114	GARAGE	2'-6"	6'-8"	A		FIBERGLASS				

WINDOW SCHEDULE

MARK	QUANTITY	TYPE	ROUGH OPENING DIM		WINDOW		WINDOW MFR	U-VALUE	SILL HEIGHT	HEAD HEIGHT	DESCRIPTION
			WIDTH	HEIGHT	MATERIAL	FINISH					
LOWER LEVEL											
R	2	VARIABLE	2'-6"	5'-8"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	1'-0"	6'-8"	SAFETY GLAZED, VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING
S	4	CASEMENT	3'-0"	4'-0"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	3'-0"	7'-0"	WINDOW MULL KIT, VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING
LEVEL 1											
A	2	FIXED	5'-3 1/2"	5'-10 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	10"	6'-8 1/2"	SAFETY GLAZED, VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING
AA	3	SKYLIGHT	2'-0"	3'-8"	ALUMINUM		CRYSTALLITE	.50			3-LITE MULLED SKYLIGHT
B	1	FIXED	2'-0"	2'-3 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	6'-8 1/2"	9'-0"	SAFETY GLAZED, ANGLED WINDOW - VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING, MULLED WINDOW KIT
BB	1	SKYLIGHT	1'-4"	4'-0"	ALUMINUM		CRYSTALLITE	.50			2-LITE MULLED SKYLIGHT
C	2	CASEMENT	2'-0"	5'-9 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	11"	6'-8 1/2"	SAFETY GLAZED, VIF WIDTH TO INFILL EXISTING WINDOW OPENING, MULLED WINDOW KIT
CC	1	SKYLIGHT	2'-11"	3'-7 1/2"	ALUMINUM		CRYSTALLITE	.50			2-LITE MULLED SKYLIGHT
D	1	FIXED	2'-0"	5'-2 3/16"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	6'-8 1/2"	11'-10 11/16"	SAFETY GLAZED, ANGLED WINDOW - VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING, MULLED WINDOW KIT
DD	2	SKYLIGHT	3'-4"	6'-0"	ALUMINUM		CRYSTALLITE	.50			2-LITE MULLED SKYLIGHT
E	1	FIXED	2'-0"	3'-1 3/16"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	6'-8 1/2"	9'-9 11/16"	SAFETY GLAZED, ANGLED WINDOW - VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING, MULLED WINDOW KIT
EE	2	SKYLIGHT	1'-4"	4'-9 1/2"	ALUMINUM		CRYSTALLITE	.50			2-LITE MULLED SKYLIGHT
F	2	CASEMENT	2'-5"	5'-9 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	11"	6'-8 1/2"	SAFETY GLAZED, VIF WIDTH TO INFILL EXISTING WINDOW OPENING, MULLED WINDOW KIT
G	1	FIXED	2'-0"	2'-3 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	6'-8 1/2"	9'-0"	SAFETY GLAZED, ANGLED WINDOW - VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING, MULLED WINDOW KIT
H	2	FIXED	3'-0"	3'-8"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	3'-0"	6'-8"	MULLED WINDOW KIT
J	1	SLIDER	6'-0"	3'-9 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	2'-10 1/2"	6'-8"	MULLED WINDOW KIT
K	1	FIXED	4'-2"	4'-2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	2'-6"	6'-8"	SAFETY GLAZED
L	2	CASEMENT	3'-0"	3'-6"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	2'-11"	6'-5"	WINDOW MULL KIT, SAFETY GLAZED, VIF WIDTH AND HEIGHT TO INFILL EXISTING WINDOW OPENING
M	1	CASEMENT	2'-10 1/4"	5'-10 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	10"	6'-8 1/2"	SAFETY GLAZED, WINDOW MULL KIT
N	1	FIXED	5'-8 1/2"	5'-10 1/2"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	10"	6'-8 1/2"	SAFETY GLAZED, WINDOW MULL KIT
P	1	FIXED	5'-6"	6'-8"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	0"	6'-8"	SAFETY GLAZED
Q	1	FIXED	6'-2 1/2"	6'-8"	FIBERGLASS	BLACK INTERIOR / BLACK EXTERIOR	MARVIN ESSENTIAL	.30	0"	6'-8"	SAFETY GLAZED



1 WALL TYPES 1" = 1'-0"

206.414.9884
4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET



HURWITZ REMODEL
4141 80TH AVE SE
MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

SDCI PROJ. # XXXXXXX
First Lamp Project # | Set Name
01 FEBRUARY 2026

NO.	DESCRIPTION	DATE
1	PERMIT SET	2026.02.01

DRAWN BY: LAMP

WINDOW & DOOR SCH,
ENERGY & MECH CODE NOTES,
ASSEMBLIES
G 1.1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING NO. 20220714001228)

LOT G-2 OF MERCER ISLAND SHORT PLAT MI-77-11-042 RECORDED UNDER RECORDING NO. 7712220622; BEING A PORTION OF TRACT 14, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ASSUMED A BEARING OF N 00°00' W BETWEEN MONUMENTS FOUND ALONG THE EAST LINE OF GOVT LOT 2, SEC 13, T24N., R.4E., W.M. PER R1.

REFERENCES

R1. SHORT PLAT OF POLLOCK-KASPER PROPERTIES KING COUNTY, RECORDING NO. 7712220622, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO.514
DESCRIPTION: TACK & LEAD IN CONC MON
LOCATION: INTX. SE 40TH ST & 79TH AVE SE
ELEVATION: 192.054'

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ TAG
LOCATION: 14.1'E & 1.1'N FROM THE SE PROP COR
ELEVATION: 197.88'

SURVEYOR'S NOTES

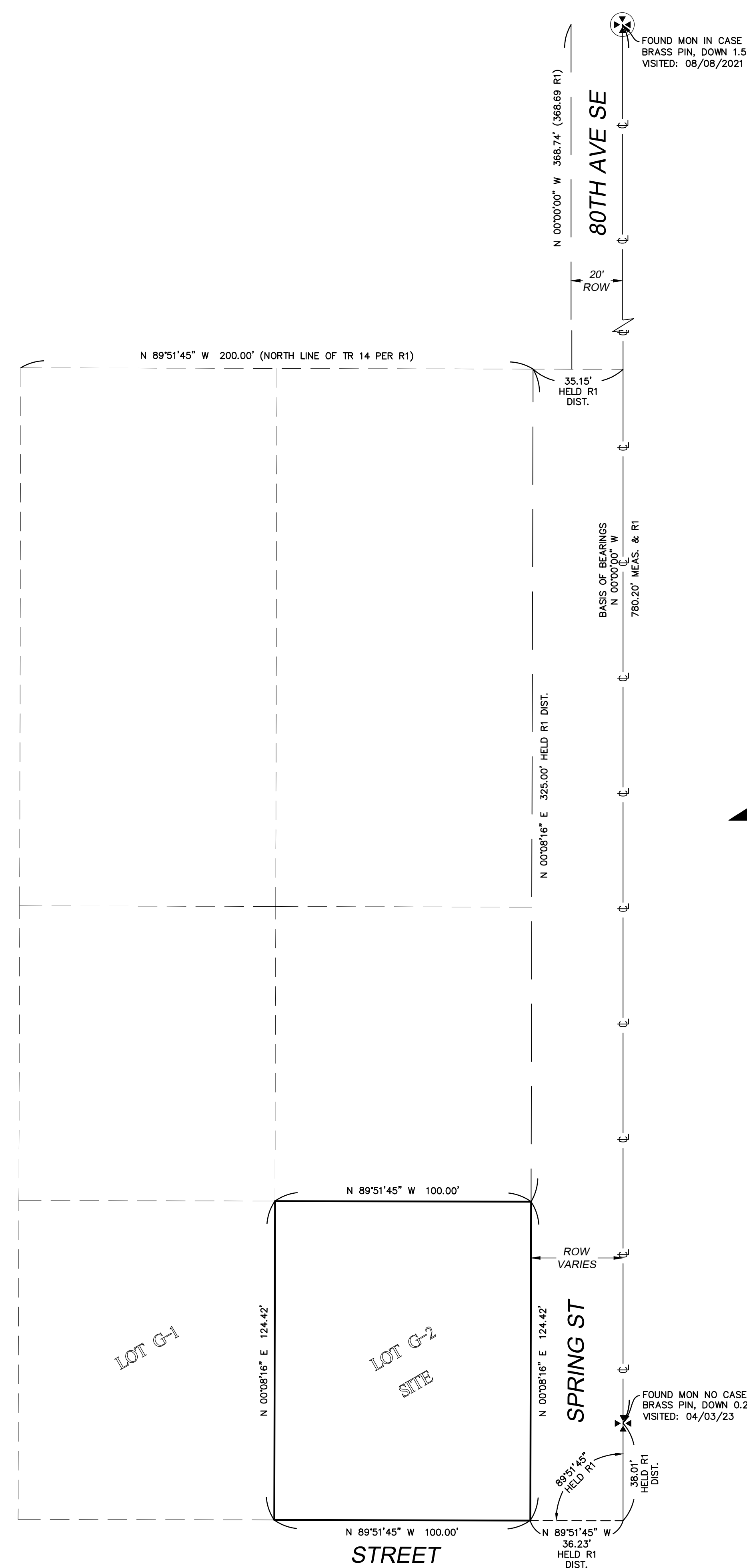
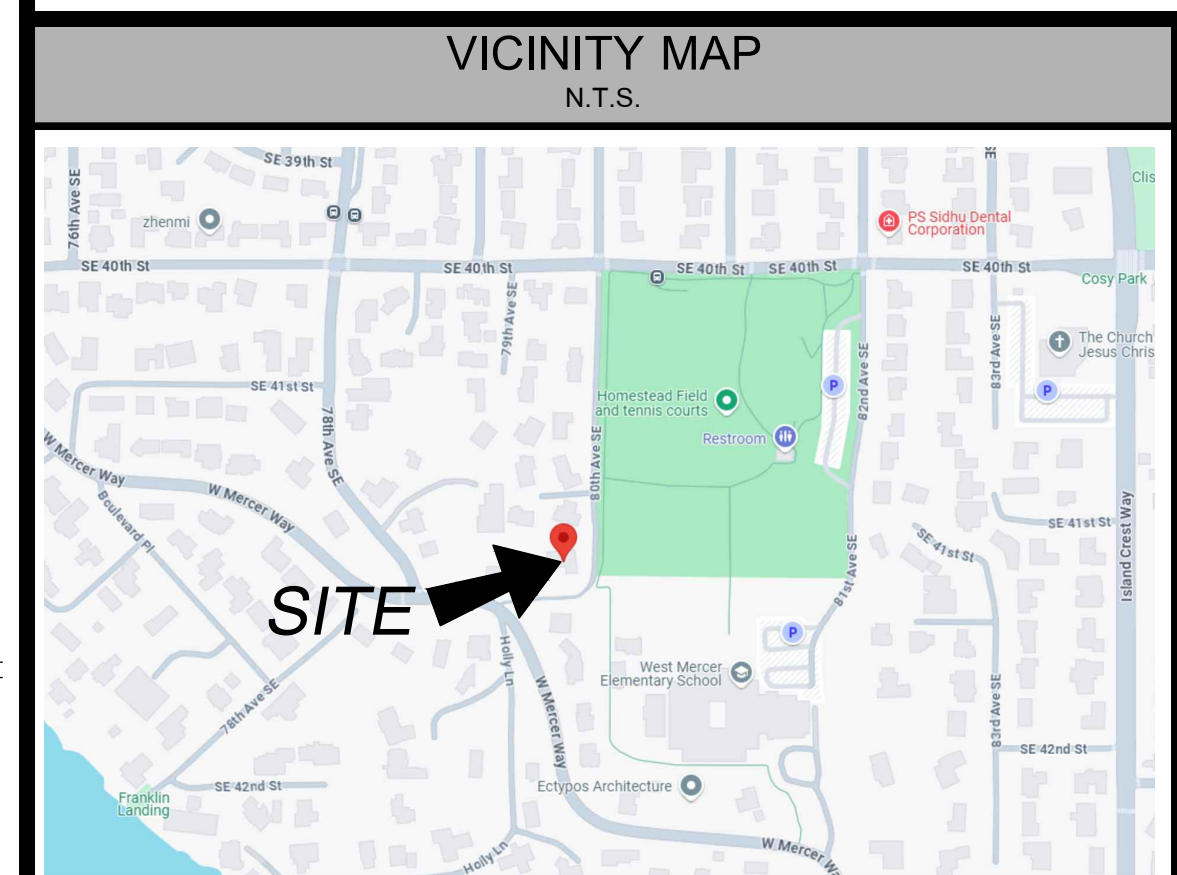
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2025. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 3623500189
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,442 S.F. (0.29 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	BENCHMARK		CLEANOUT
	CENTERLINE ROW		SEWER MANHOLE
	FENCE LINE (IRON)		SEWER LINE
	FENCE LINE (WOOD)		FIRE HYDRANT
	IRON PIPE (FOUND)		WATER METER
	MONUMENT (IN CASE, FOUND)		WATER VALVE
	MONUMENT (SURFACE, FOUND)		WATER LINE
	NAIL AS NOTED		BLDG BUILDING
	PROPERTY LINE (SUBJECT)		C.C. CENTER CHANNEL
	REBAR & CAP (SET)		CALC'D CALCULATED
	REBAR AS NOTED (FOUND)		CB CATCH BASIN
	RETAINING WALL		CO CLEANOUT
	RIGHT-OF-WAY LINES		COL COLUMN
	BUILDING		CONC CONCRETE
	BOLLARD		COR CORNER
	POST		DEC DECIDUOUS
	TREE (AS NOTED)		ELEV ELEVATION
	HEDGE FOLIAGE LINE		EVG EVERGREEN
	DITCH (FLOWLINE)		FF FINISH FLOOR
	ASPHALT SURFACE		G GAS
	BRICK SURFACE		LS# LAND SURVEYOR NUMBER
	CONCRETE SURFACE		MEAS MEASURED
	DECK		MON MONUMENT
	FLAGSTONE SURFACE		PROP PROPERTY
	GRAVEL SURFACE		(R) RECORD DATA
	ROCKERY		ROS RECORD OF SURVEY
	STEEP SLOPE AREA		ROW RIGHT OF WAY
	GAS METER		SD SERVICE DRAIN
	POWER METER		SDMH SERVICE DRAIN MANHOLE
	TELEPHONE SENTRY		SQ FT SQUARE FEET
	CULVERT PIPE		SSMH SANITARY SEWER MANHOLE
	INLET (TYPE 1)		SF SQUARE FEET
	STORM DRAIN LINE		UTILITY EASEMENT PER R1

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

UTILITY DISCLAIMER:
AT THE TIME OF COMPLETION OF THIS SURVEY, OUR OFFICE HAS NOT RECEIVED UTILITY MAPS FROM PSE FOR THE POWER AND NATURAL GAS FACILITIES ONSITE.



INDEXING INFORMATION	
	NW 1/4 NE 1/4
	SECTION: 13
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3623500189
STEVE HURWITZ RESIDENCE
4141 80TH AVENUE SOUTHEAST
MERCER ISLAND, WA 98040

JOB NUMBER: 242336
DATE: 01/17/24
DRAFTED BY: MEB
CHECKED BY: JMP
SCALE: N.T.S.

REVISION HISTORY

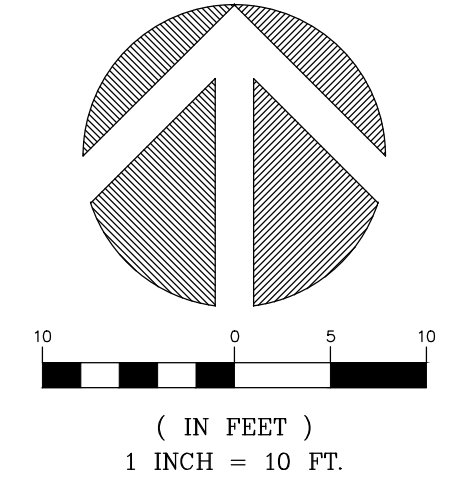
NO.	DESCRIPTION

SHEET NUMBER
1 OF 2

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY

INDEXING INFORMATION	
	NW 1/4 NE 1/4
	SECTION: 13
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

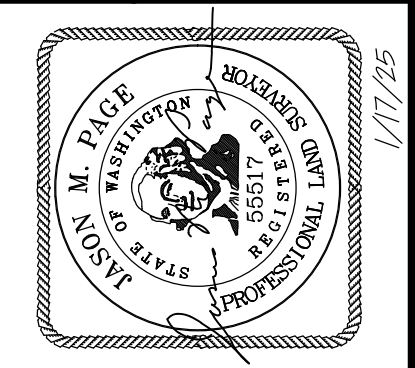


STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION	
	NW 1/4 NE 1/4
	SECTION: 13
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 3623500189

STEVE HURWITZ RESIDENCE
 4141 80TH AVENUE SOUTHEAST
 MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	242336
DATE:	01/17/25
DRAFTED BY:	MEB
CHECKED BY:	JMP
SCALE:	1" = 10'

REVISION HISTORY

NO.	DESCRIPTION

PIPED WATERCOURSE, DOES NOT LIE WITHIN PROJECT PROPERTY, SHOWN FOR BUFFERS ONLY

173'-9 3/32" LOW POINT

EXISTING NON-CONFORMING PORTION OF DECK >30" ABOVE GRADE - NO PROPOSED WORK

EXISTING DRIP THRU DECK TO REMAIN - NO PROPOSED WORK

EXISTING ELECTRIC METER LOCATION

GAS METER LOCATION

EXISTING PEDESTRIAN ENTRY
EXISTING ROCKERY <30" NO FALL PROTECTION PROPOSED

EXISTING GARAGE (2 EXISTING PARKING SPOTS)

EXISTING PEDESTRIAN WALKWAY

EXISTING AND PROPOSED CONTOURS, NO CHANGES TO EXISTING GRADE

PROPOSED 4'-0" TALL SCREEN FENCE

204'-0" HIGH POINT

EXISTING DRIVEWAY TO REMAIN (2 EXISTING PARKING SPOTS)

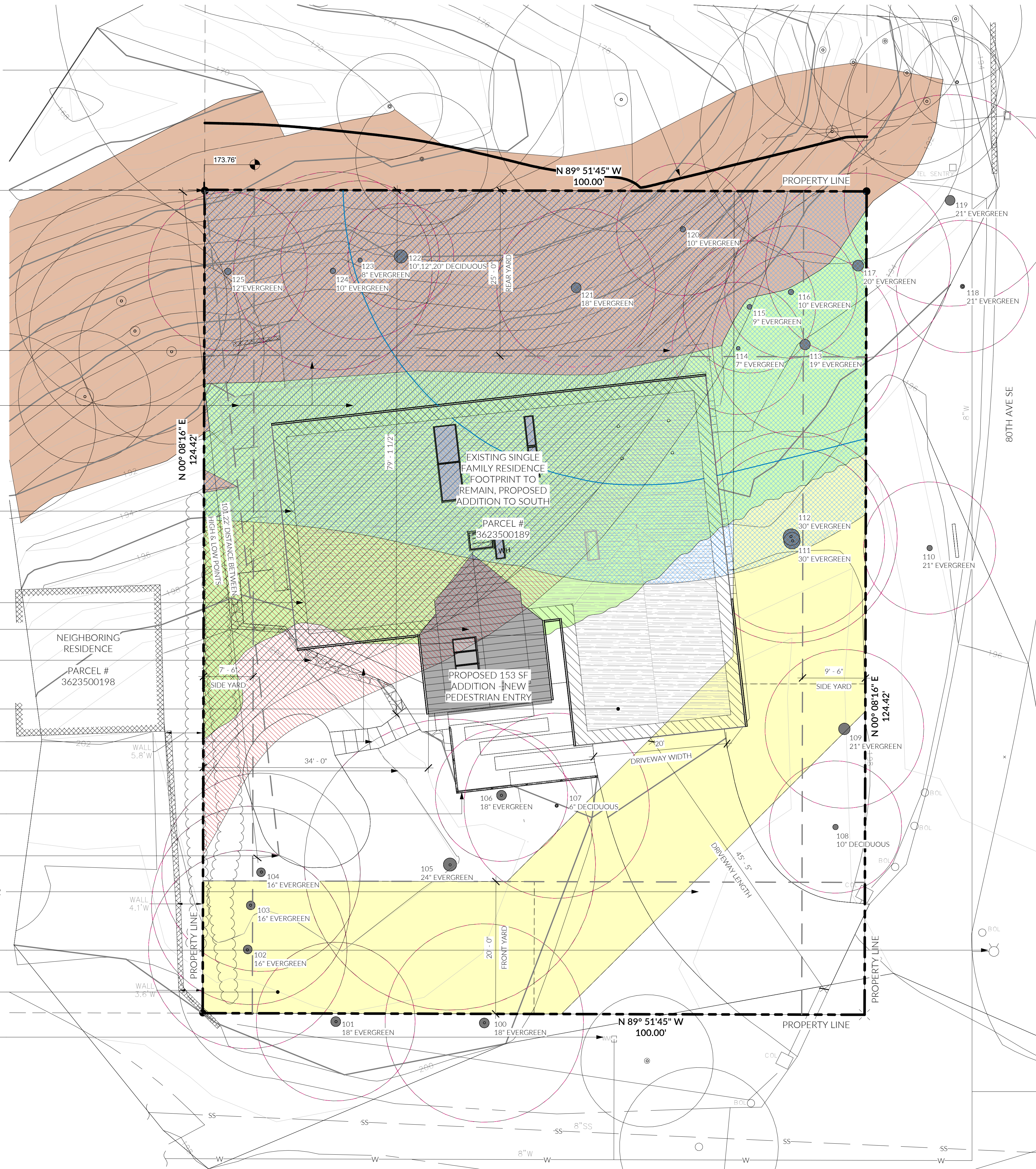
EXISTING FIRE HYDRANT

EXISTING UTILITY EASEMENT, NO WORK PROPOSED

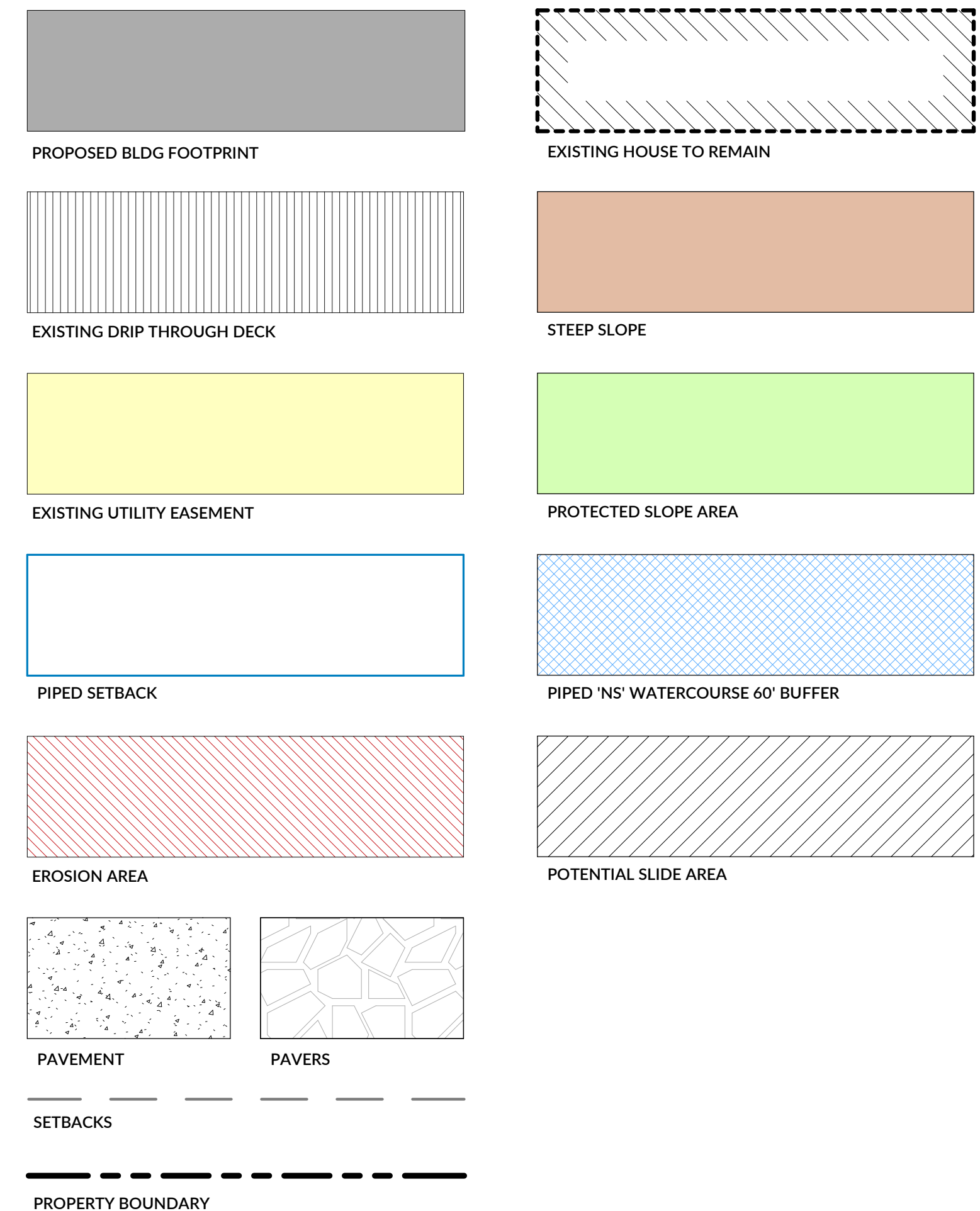
EXISTING WATER METER TO REMAIN

NOTE: ALL EXISTING TREES TO REMAIN, PROPOSED ADDITION LIES OUTSIDE OF ALL TREE CANOPY AND ROOT ZONES

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



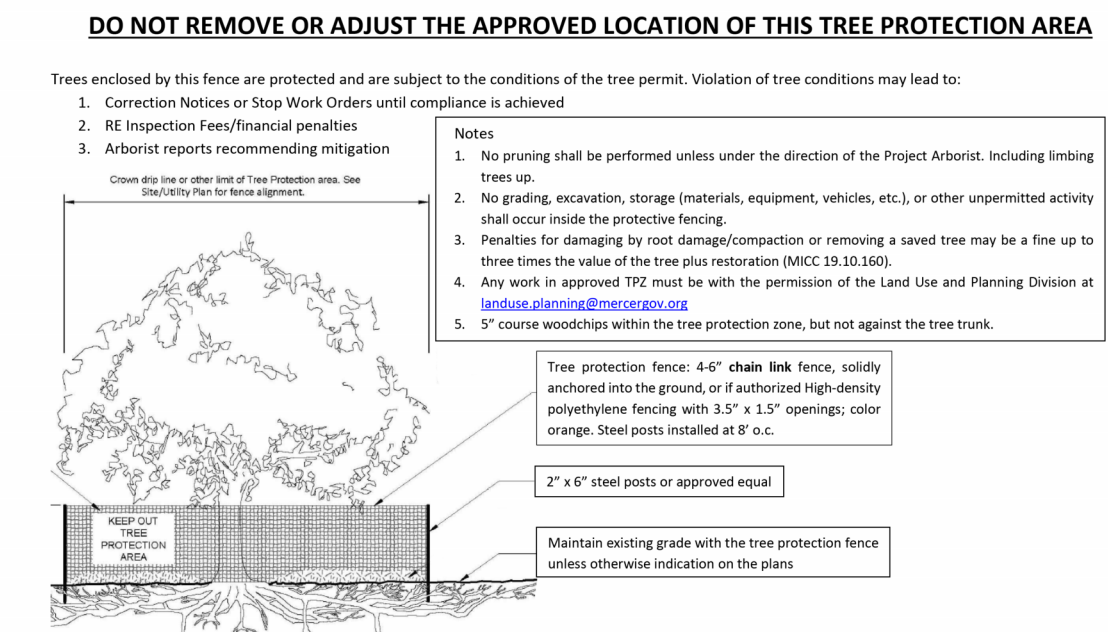
SITE PLAN LEGEND



TREE PROTECTION NOTES

- GENERAL**
- 1.) FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE
 - 2.) FENCING MUST BE KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
 - 3.) NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE / STOCKPILING, PARKING, DUMPING OR WASHING.

TREE PROTECTION AREA (TPZ) KEEP OUT!



PROJECT INFORMATION

OWNER: KATHLEEN SULLIVAN & STEPHEN

PROJECT ADDRESS: 4141 80TH AVE SE, MERCER ISLAND, WA 98040

LEGAL DESCRIPTION: LOT G-2 OF MERCER ISLAND SHORT PLAT MI-77-11-042 RECORDED UNDER RECORDING NO. 7712220622; BEING A PORTION OF TRACT 14, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 58, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL #: 362350-0189

ZONING: R-9.6

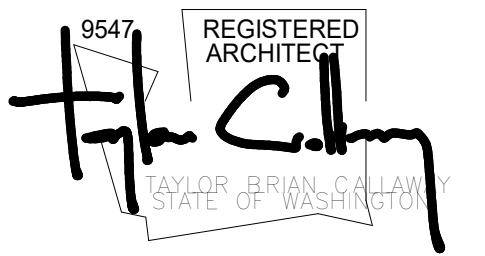
GROSS LOT AREA: 12,442 SF

APPLICABLE CODES: 2021 IRC, 2021 IMC, 2021 IFGC, 2021 UPD, 2021 IFPC, 2021 WSEC-R

PROJECT DESCRIPTION: 1 STORY - 150 SF ENTRY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE. INTERIOR REMODEL INCLUDING WINDOW REPLACEMENT. PROJECT IS ALSO SUBMITTED FOR CRITICAL AREA 1 REVIEW

FIRST LAMP ARCHITECTS

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4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET



HURWITZ REMODEL
4141 80TH AVE SE
MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

SDCI PROJ. #	XXXXXXX	
First Lamp Project # Set Name		
DATE	01 FEBRUARY 2026	
REVISIONS NO.	DESCRIPTION	DATE

DRAWN BY: LAMP

SITE PLAN

LOT SLOPE CALCULATIONS

HIGHEST ELEVATION POINT:	204.00'
LOWEST ELEVATION POINT:	173.76'
ELEVATION DIFFERENCE:	30.24'
HORIZONTAL DIFFERENCE:	101.22'

LOT SLOPE: $(30.24)/(101.22) \times 100 = 29.88\%$
 29.88% < 30% LOT SLOPE THEREFORE MAX LOT COVERAGE = 35%

*REFER TO SITE PLAN A 1.0 FOR HIGH AND LOW ELEVATION POINTS

SIDE YARD CALCULATION

LOT WIDTH	100.00'
AGGREGATE SIDE YARD SETBACK	100.00' x .17 = 17.00'
MINIMUM SIDE YARD SETBACK	MICC 19.02.020.C.1.c.ii 17.00' x .33 = 5.61' SETBACK
33% OF AGGREGATE SIDE YARD TOTAL	
VARIABLE SIDE YARD DEPTH REQUIREMENT	MICC 19.02.020.C.1.c.iii(a)(2) 22'-7 1/4"
EXISTING WEST GABLE WALL HEIGHT	
REQUIRED MINIMUM SETBACK	(7.50' > 5.61') 7.50' MINIMUM SETBACK

GREENSPACE AREA

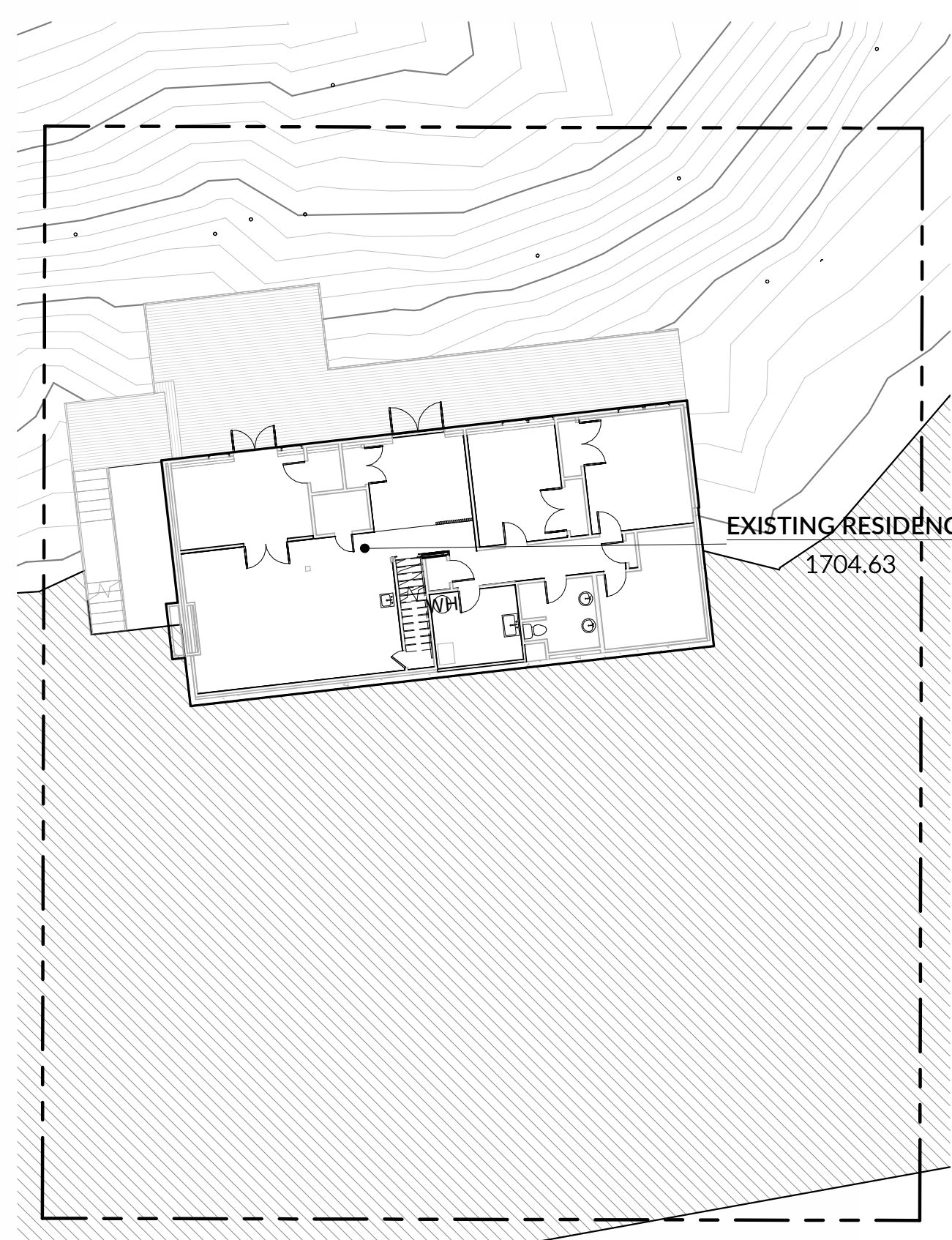
GROSS LOT AREA	12,442 SF
MINIMUM REQUIRED LANDSCAPING AREA:	.65 x 12,442 = 8,087.30 SF
65% (MICC 19.02.020.F.3)	
LANDSCAPING AREAS	
LANDSCAPE AREA =	TOTAL LOT - (LOT COVERAGE + HARDSCAPE)
LANDSCAPE AREA =	12,442 - (3,933.70 + 1,560.84) = 6,947.46 SF
LANDSCAPE AREA + 9% HARDSCAPE	6,947.46 + 1,119.78 = 8,067.24 SF
TOTAL PROPOSED GREENSPACE AREA	8,067.24 / 12,442 = 64.84%
	64.84% > 60% (COMPLIANT)

HARDSCAPE AREA

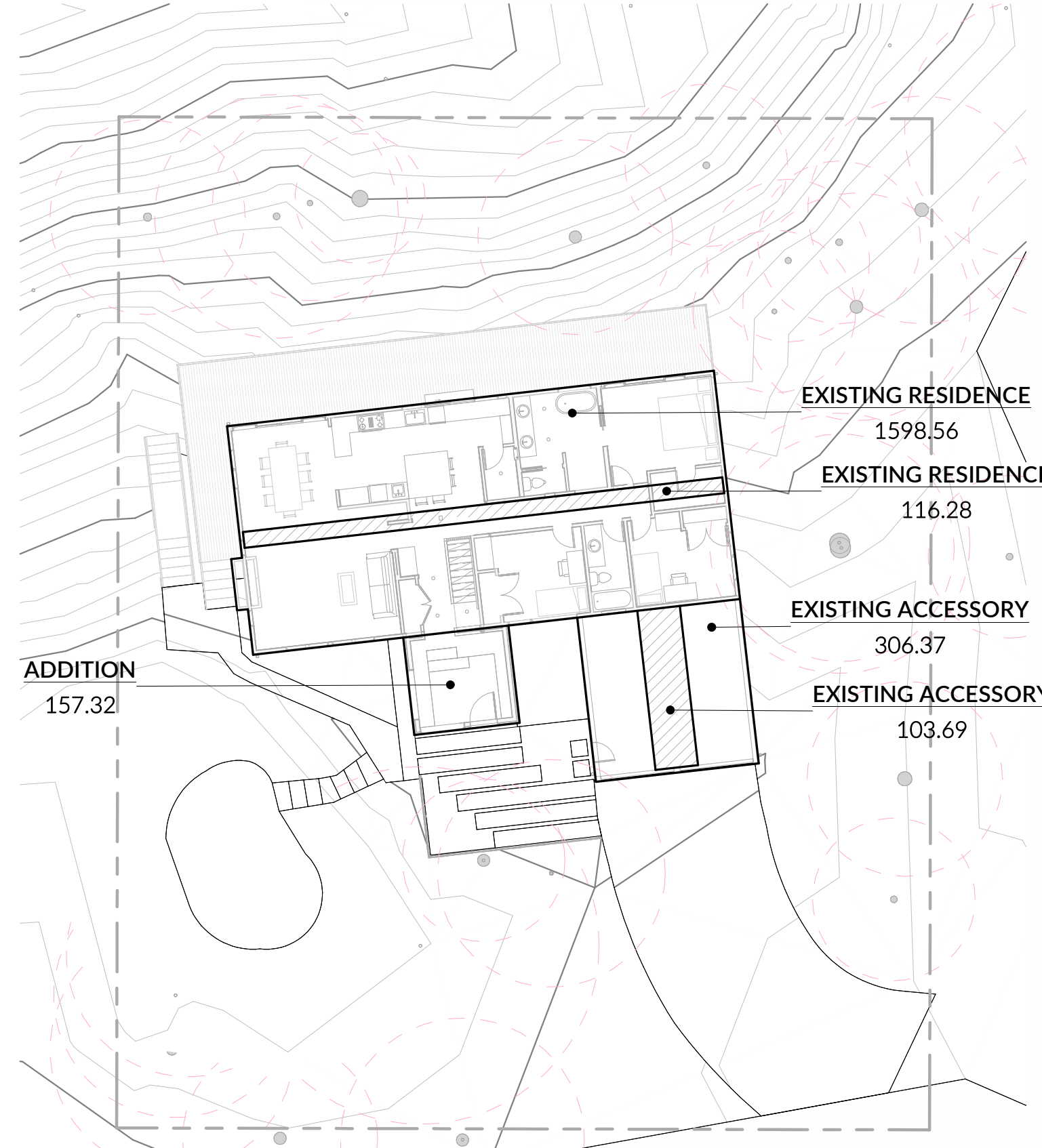
GROSS LOT AREA	12,442 SF
ALLOWABLE HARDSCAPE AREA:	.09 x 12,442 = 1,119.78 SF
9% + UNUSED LOT COVERAGE	1,119.78 + 421.0 = 1,540.78 SF
EXISTING HARDSCAPE:	1,648.26 SF
EXISTING HARDSCAPE REMOVED:	205.89 SF
PROPOSED NEW HARDSCAPE	118.47 SF
TOTAL PROJECT HARDSCAPE AREA:	1,560.84 SF
	1,560.84 < 1,573.08 SF (COMPLIANT)

LOT COVERAGE CALCS

LOT SIZE	12,442.00 SF
ALLOWABLE LOT COVERAGE:	0.35 x 12,442 = 4,354.70 SF
EXISTING LOT COVERAGE:	3,701.40 SF
PROPOSED LOT COVERAGE	ROOF - SINGLE FAMILY 232.30 SF
TOTAL PROJECT LOT COVERAGE:	3,933.70 SF
	3,933.7/12,442 = 31.62% < 35%
	(COMPLIANT)



5 LOWER LEVEL GFA
1/16" = 1'-0"



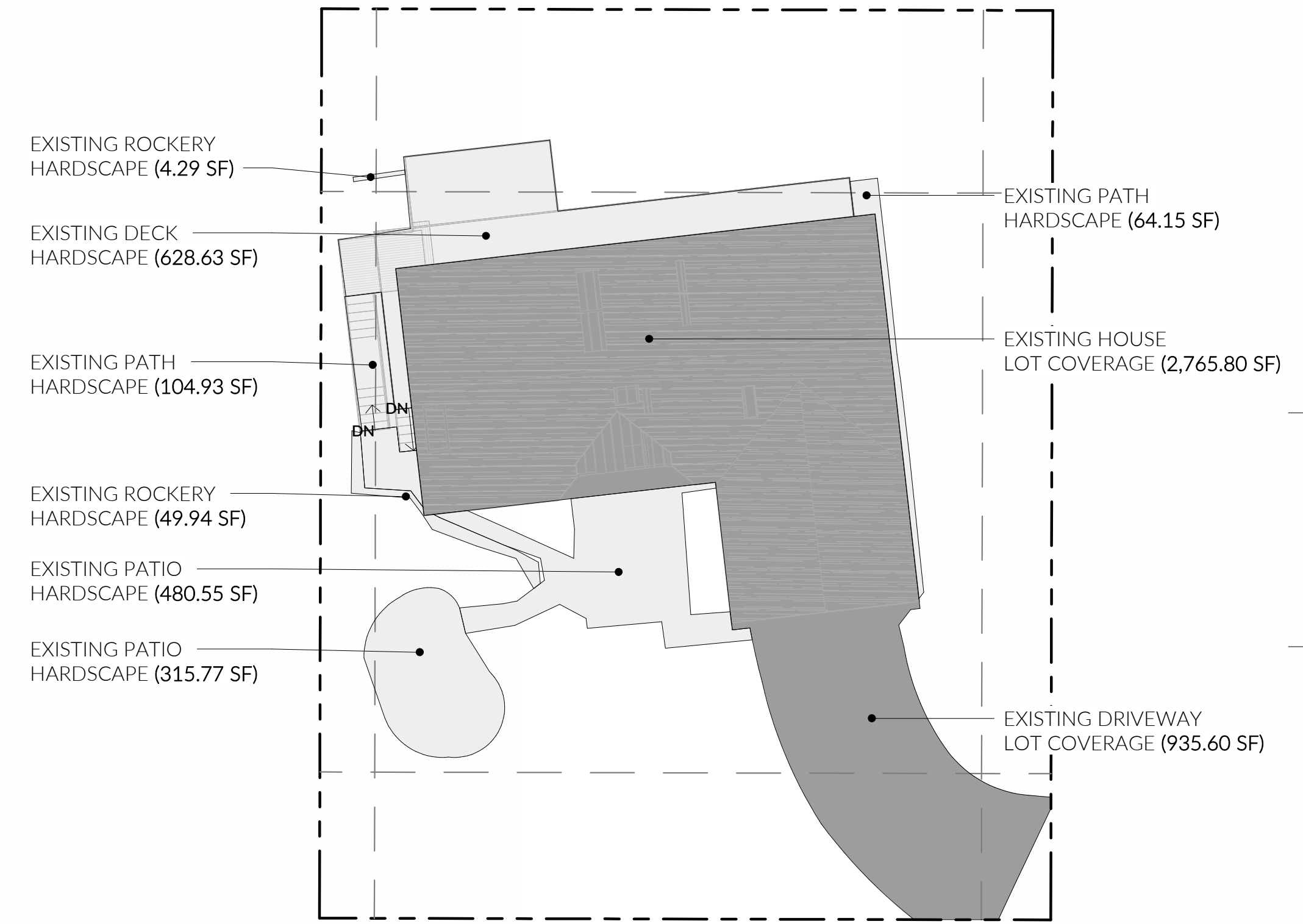
6 MAIN LEVEL GFA
1/16" = 1'-0"

GFA MODIFIER LEGEND

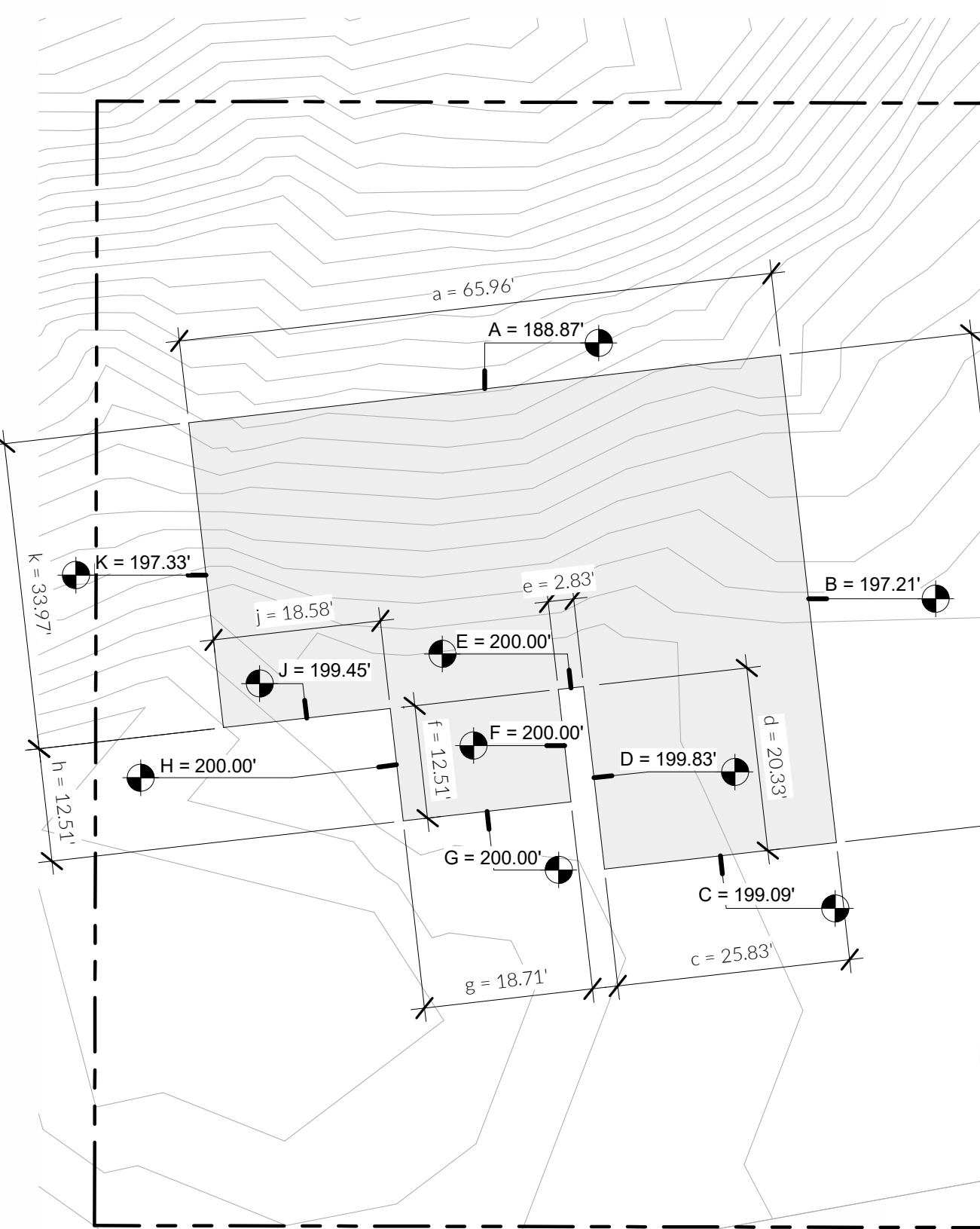
HEIGHT 12-16' (150%)



7 SIDE YARD CALCULATION FACADE HEIGHT DIAGRAM
1/16" = 1'-0"



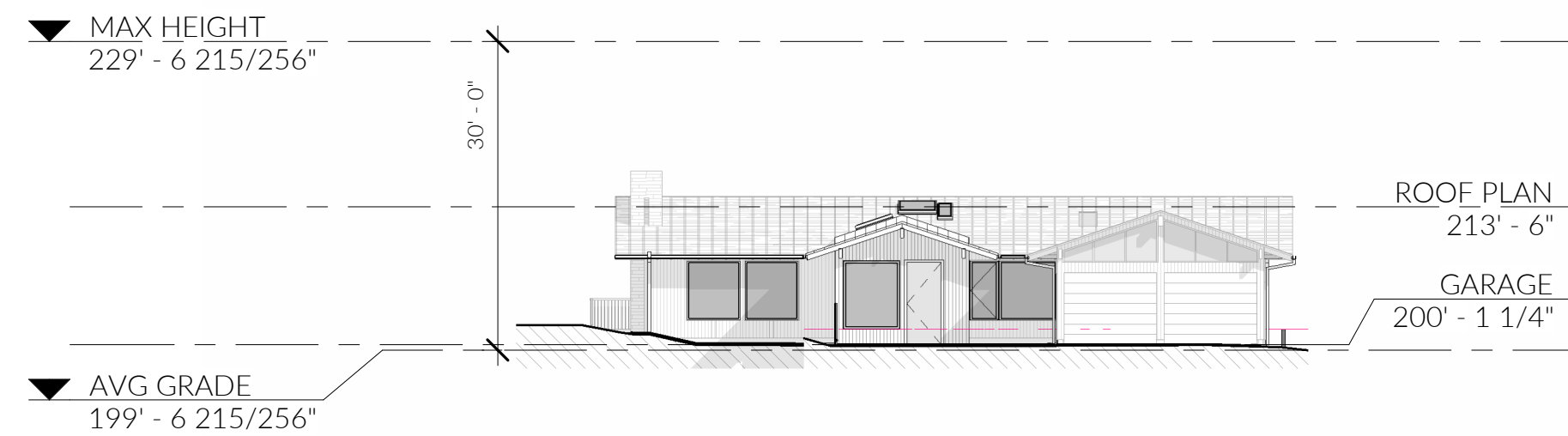
2 HARDSCAPE PLAN
1/16" = 1'-0"



1 A - AVG GRADE
1/16" = 1'-0"

AVERAGE GRADE CALCS

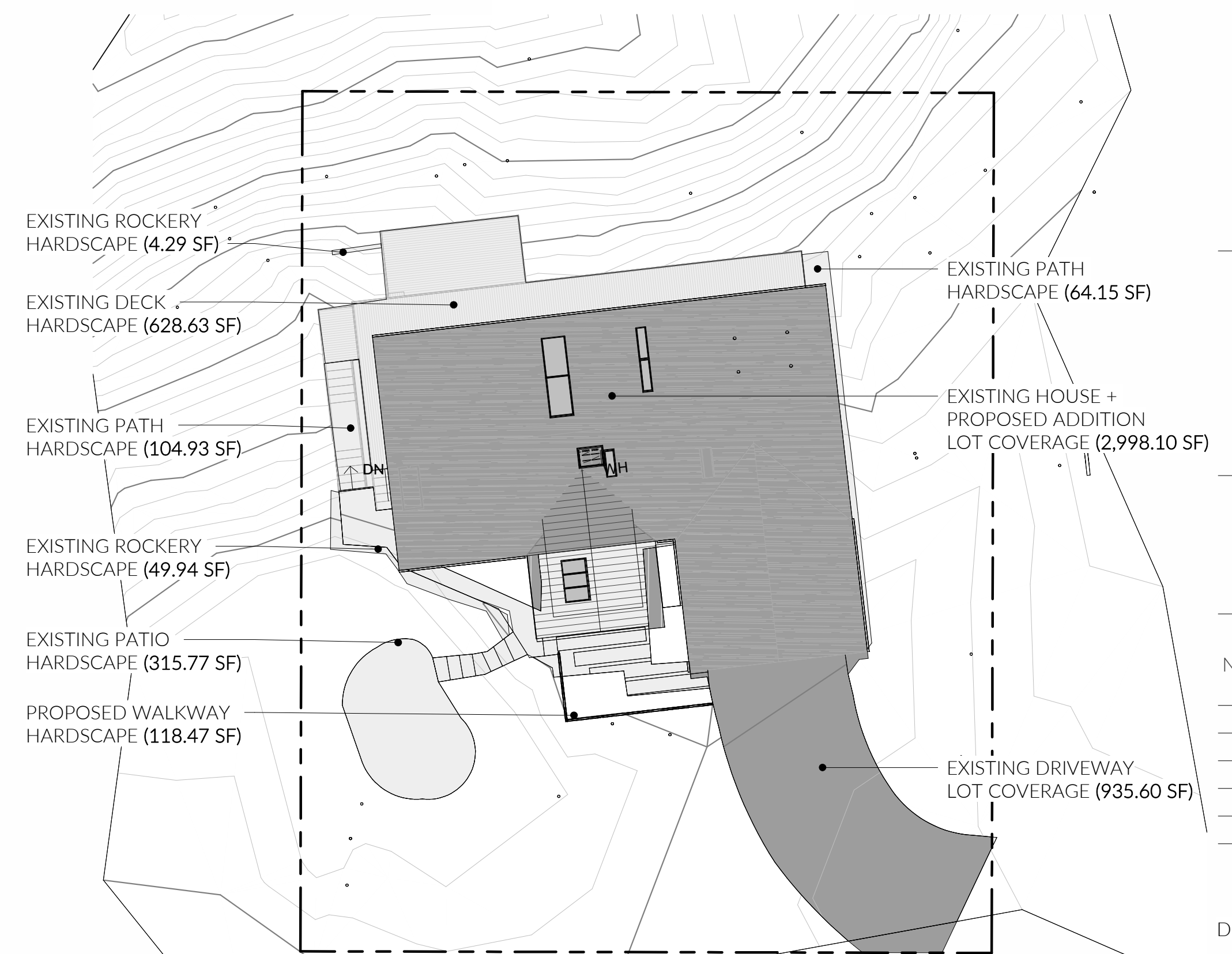
ELEVATION				WALL LENGTH		
FT.	IN.	FRACTIONS	DECIMAL	LENGTH	FACTOR	
A	188	10	0.4375	188.87	65.96	12,457.87
B	197	2	0.5000	197.21	54.30	10,708.50
C	199	1	0.0625	199.09	25.83	5,142.49
D	199	9	0.9375	199.83	20.33	4,062.54
E	200	0	0.0000	200.00	2.83	566.00
F	200	0	0.0000	200.00	12.51	2,502.00
G	200	0	0.0000	200.00	18.71	3,742.00
H	200	0	0.0000	200.00	12.51	2,502.00
J	199	5	0.3750	199.45	18.58	3,705.78
K	197	4	0.0000	197.33	33.97	7,603.30
				1,981.78	265.53	52,992.48
TOTAL =				199' - 6 215/256"		



4 AVERAGE GRADE ELEVATION DIAGRAM
1/16" = 1'-0"

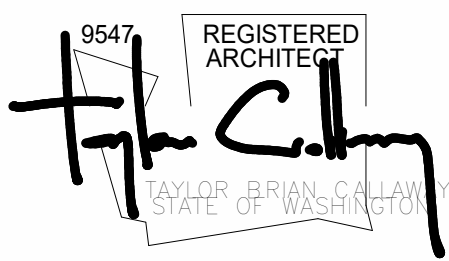
GROSS FLOOR AREA

LEVEL	NAME	ACTUAL AREA	GFA MODIFIER	CALCULATED AREA
LOWER LEVEL				
LOWER LEVEL	EXISTING RESIDENCE	1704.63 SF		1704.63 SF
LOWER LEVEL	EXISTING RESIDENCE	1704.63 SF		1704.63 SF
LEVEL 1				
LEVEL 1	ADDITION	157.32 SF		157.32 SF
LEVEL 1	EXISTING ACCESSORY	306.37 SF		306.37 SF
LEVEL 1	EXISTING ACCESSORY	103.69 SF	HEIGHT 12-16' (150%)	155.53 SF
LEVEL 1	EXISTING RESIDENCE	1598.56 SF		1598.56 SF
LEVEL 1	EXISTING RESIDENCE	116.28 SF	HEIGHT 12-16' (150%)	174.41 SF
LEVEL 1	EXISTING RESIDENCE	2282.21 SF		2392.19 SF
GRAND TOTAL		3986.83 SF		4096.82 SF



3 D - PROPOSED LOT COVERAGE PLAN
1/16" = 1'-0"

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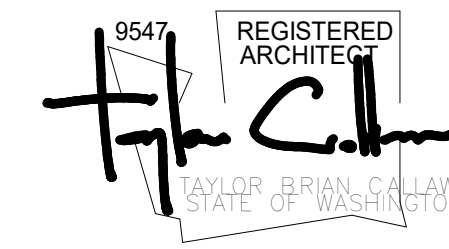
REVISIONS

NO.	DESCRIPTION	DATE

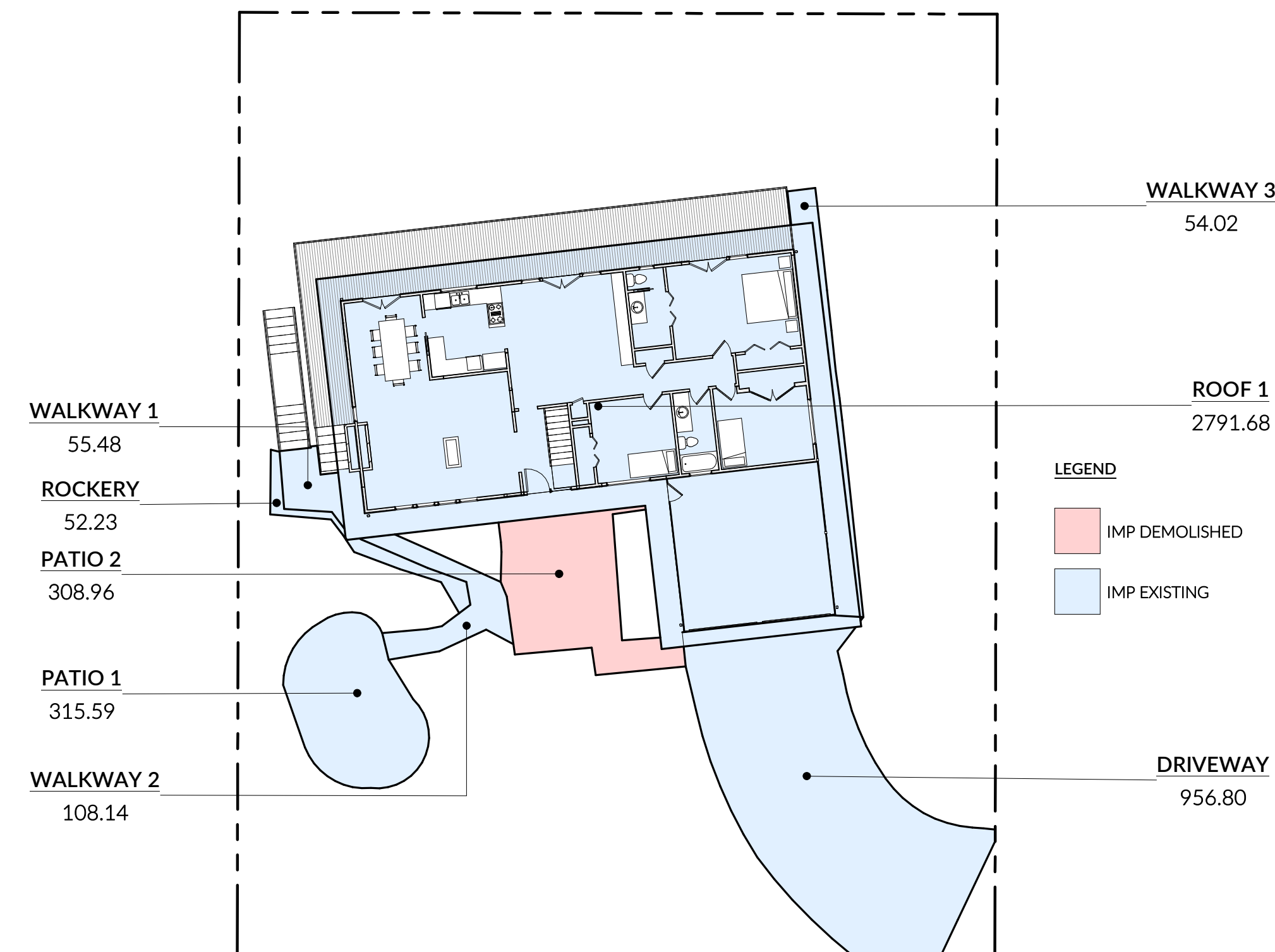
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ZONING DIAGRAMS

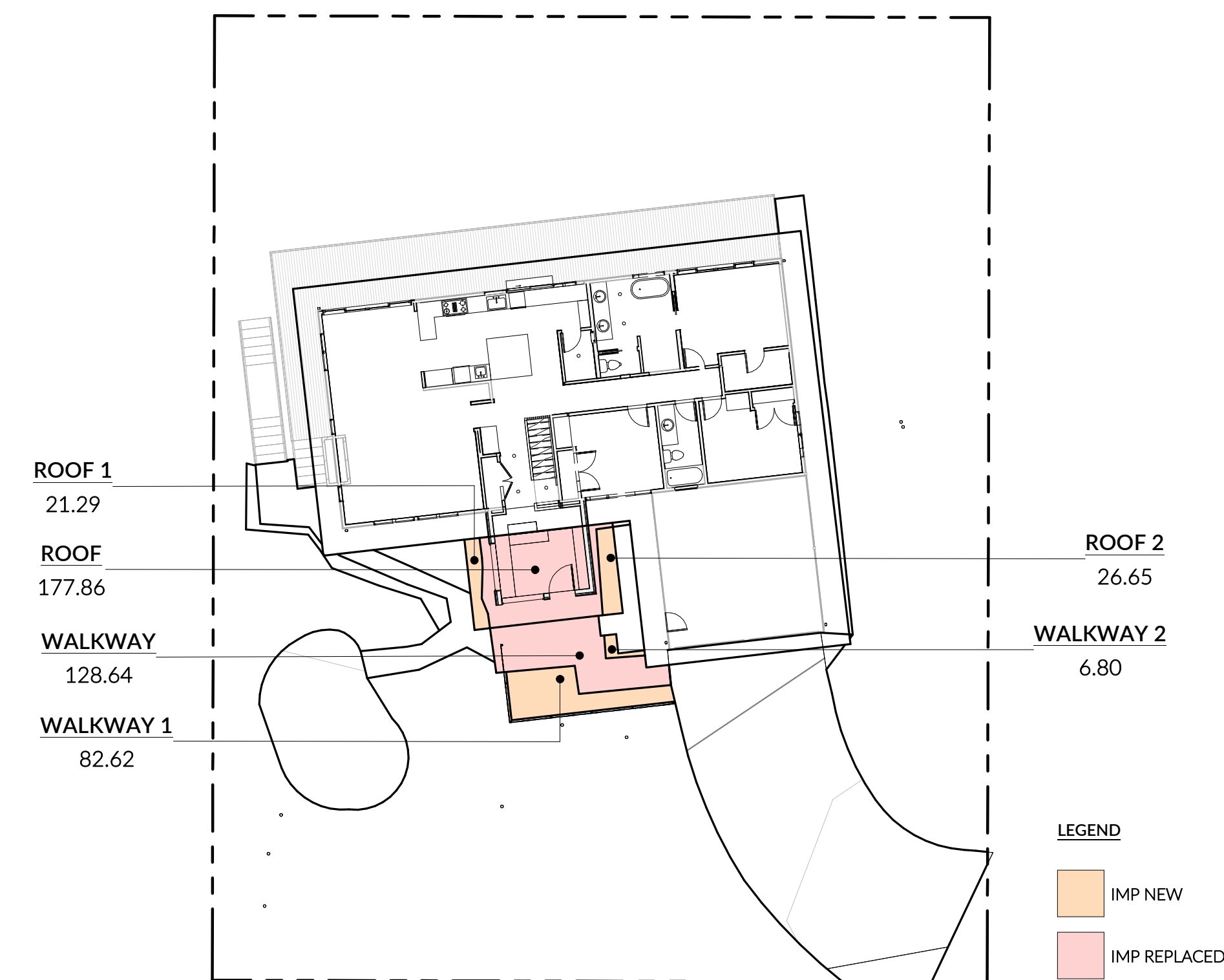
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① EXISTING AND DEMOLISHED IMPERVIOUS SURFACE AREAS
1/16" = 1'-0"



② NEW IMPERVIOUS SURFACE AREAS
1/16" = 1'-0"

DRAINAGE REVIEW THRESHOLD CALCS

DOES THE PROJECT ADD 5,000 SQUARE FEET OR MORE OF NEW IMPERVIOUS SURFACES?
NO, 137.36 SF OF NEW IMPERVIOUS SURFACE AREA. SEE CALCULATIONS.

DOES PROJECT CONVERT 3/4 ACRES OR MORE OF VEGETATION TO LAWN OR LANDSCAPED AREAS?
NO.

DOES PROJECT RESULT IN 2,000 SF OR MORE OF NEW PLUS REPLACED HARD SURFACE AREA?
NO, PROJECT PROPOSES 443.86 SF OF NEW PLUS REPLACED IMPERVIOUS AREA. EXISTING ROOF OF RESIDENCE, GARAGE, AND DRIVEWAY TO REMAIN.

DOES THE PROJECT HAVE LAND DISTURBING ACTIVITIES OF 7,000 SF OR MORE?
NO

DOES THE PROJECT HAVE RESULT IN A NET INCREASE OF IMPERVIOUS SURFACE OF 500 SF OR GREATER?
NO, SEE CALCULATIONS AND DIAGRAMS THIS SHEET.

NET CHANGE IN IMPERVIOUS = -171.60 SF

DRAINAGE REVIEW NOT REQUIRED

IMPERVIOUS CALCS

LOT SIZE	12,442.00 SF
EXISTING TO REMAIN IMPERVIOUS SURFACE COVERAGE	
ROOF 1	2,791.68 SF
PATIO 1	315.59 SF
ROCKERY	52.23 SF
WALKWAY 1	55.48 SF
WALKWAY 2	108.14 SF
WALKWAY 3	54.02 SF
DRIVEWAY	956.80 SF
EXISTING TO REMAIN IMPERVIOUS TOTAL	4,333.94 SF
EXISTING DEMOLISHED IMPERVIOUS SURFACE COVERAGE	
PATIO 2	308.96 SF
EXISTING DEMOLISHED IMPERVIOUS TOTAL	308.96 SF
TOTAL EXISTING IMPERVIOUS SURFACE COVERAGE	4,642.90 SF

PROPOSED (NEW) IMPERVIOUS SURFACE COVERAGE	
ROOF 1	21.29 SF
ROOF 2	26.65 SF
WALKWAY 1	82.62 SF
WALKWAY 2	6.8 SF
NEW IMPERVIOUS TOTAL	137.36 SF
PROPOSED (REPLACED) IMPERVIOUS SURFACE COVERAGE	
ROOF	177.86 SF
WALKWAY	128.64 SF
REPLACED IMPERVIOUS TOTAL	306.50 SF
TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE	
EXISTING TO REMAIN IMPERVIOUS	4,333.94 SF
NEW IMPERVIOUS	137.36 SF
REPLACED IMPERVIOUS	306.50 SF
PROPOSED TOTAL IMPERVIOUS	4,777.80 SF
TOTAL NEW + REPLACED IMPERVIOUS SURFACE	
TOTAL NEW + TOTAL REPLACED	137.36 + 306.50 = 443.86 SF NEW + REPLACED
NET (NEW) IMPERVIOUS SURFACE ADDED	
TOTAL NEW - TOTAL DEMOLISHED	(137.36 - 308.96) = -171.60 SF NET IMPERVIOUS ADDED

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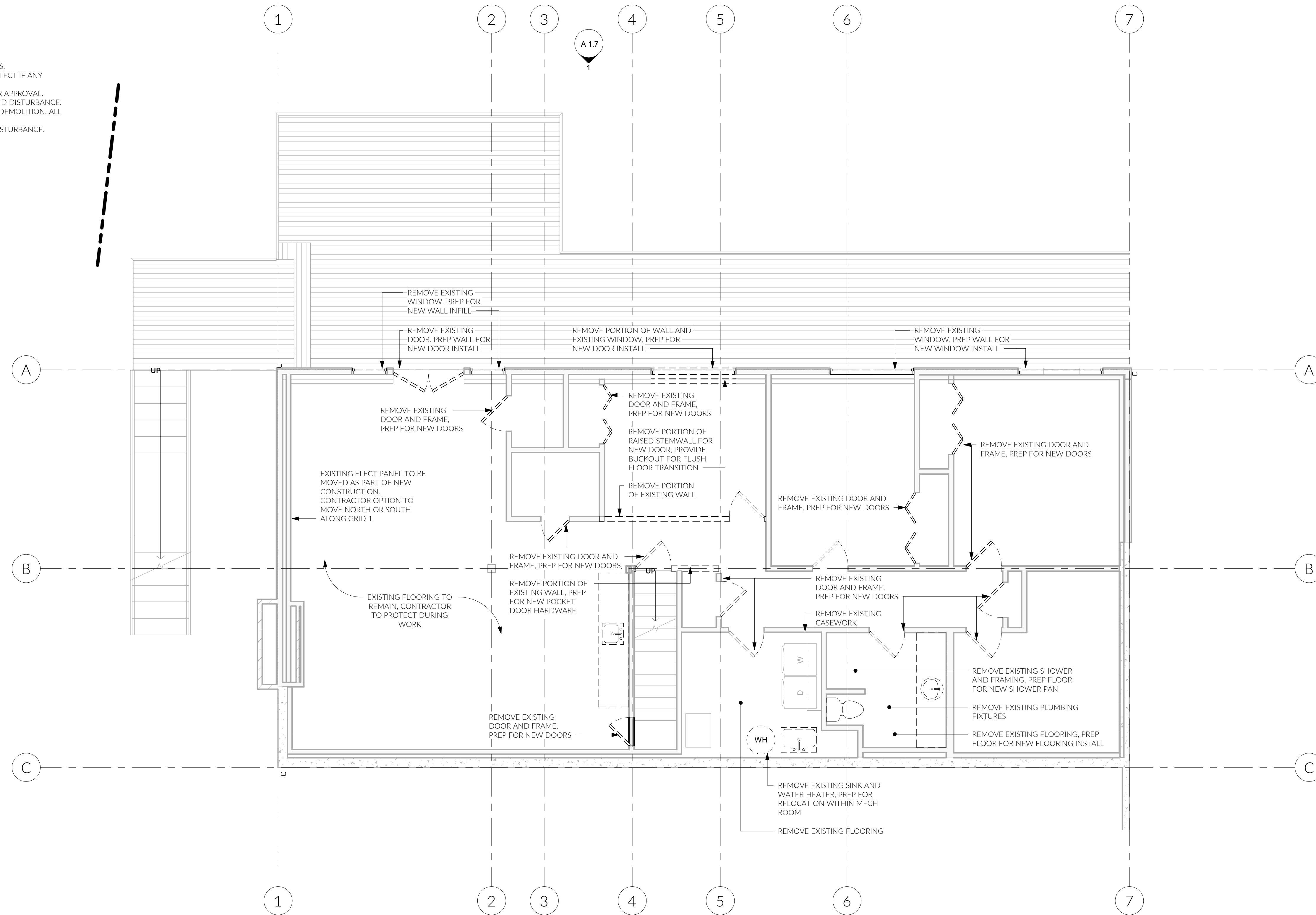
ZONING DIAGRAMS

EXISTING CONDITIONS & DIMENSIONS GENERAL NOTES

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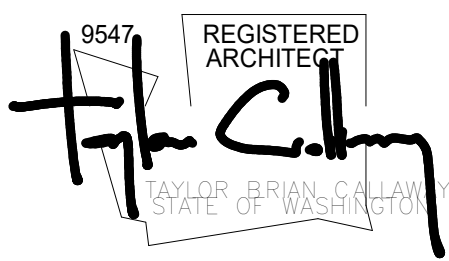
DEMOLITION NOTES

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5. CONTRACTOR TO COORDINATE WITH OWNER THE DISCONNECTION OF ALL UTILITIES NECESSARY FOR DEMOLITION. ALL UNUSED UTILITIES MUST BE CAPPED PER UTILITY COMPANY STANDARDS.
6. ALL CLEARING LIMITS AND TREE FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE.



① LOWER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

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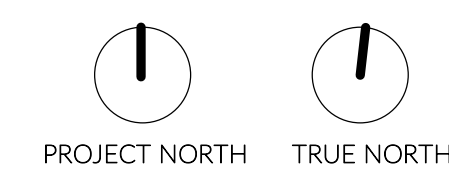
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LOWER LEVEL DEMOLITION
PLAN

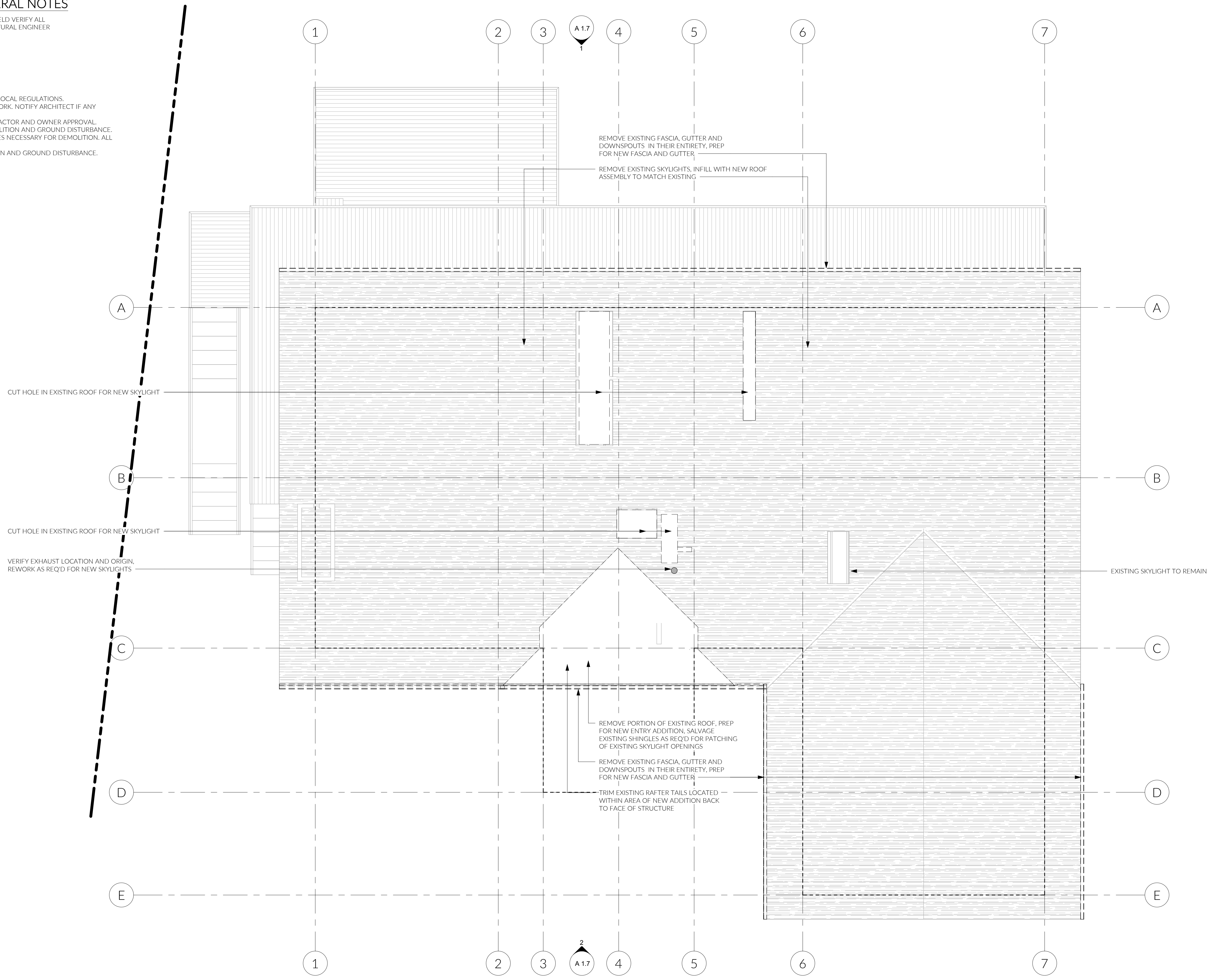


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① A - ROOF DEMOLITION PLAN
1/4" = 1'-0"

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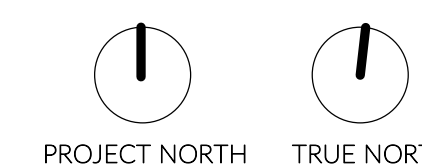
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ROOF DEMOLITION PLAN

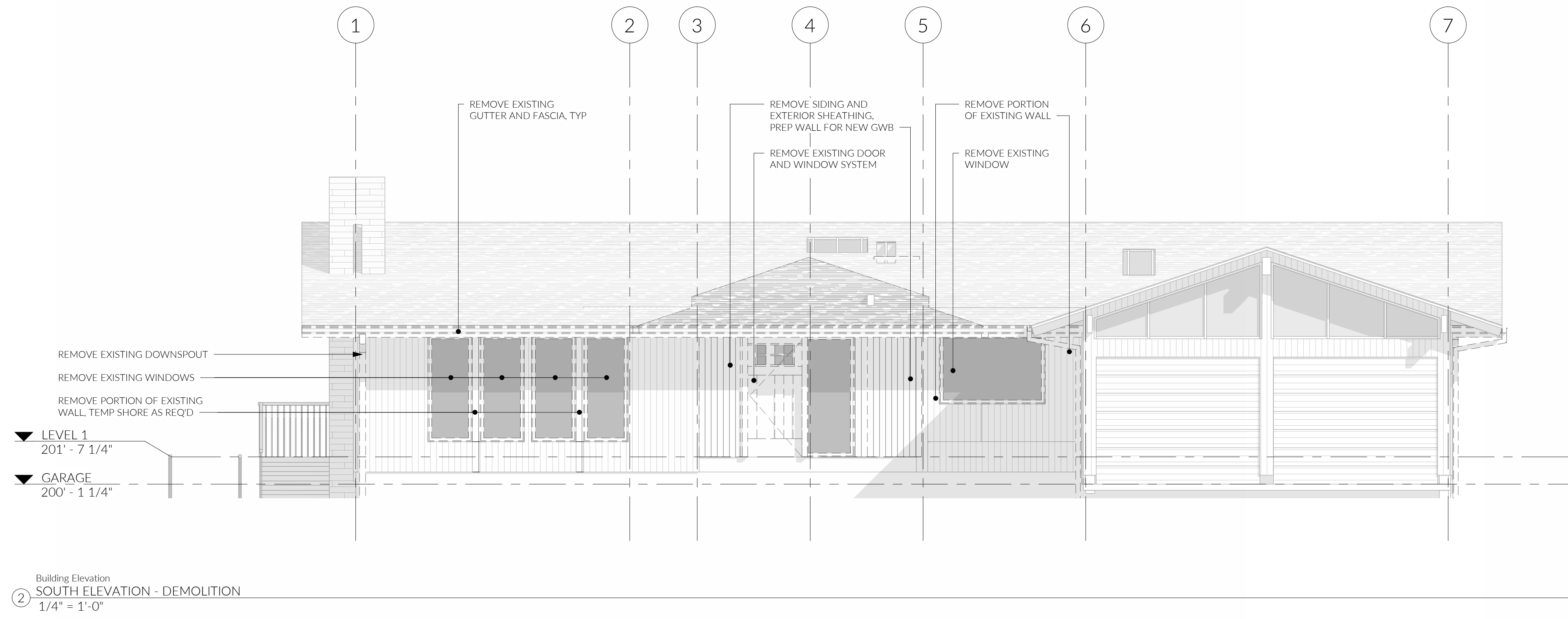


EXISTING CONDITIONS & DIMENSIONS GENERAL NOTES

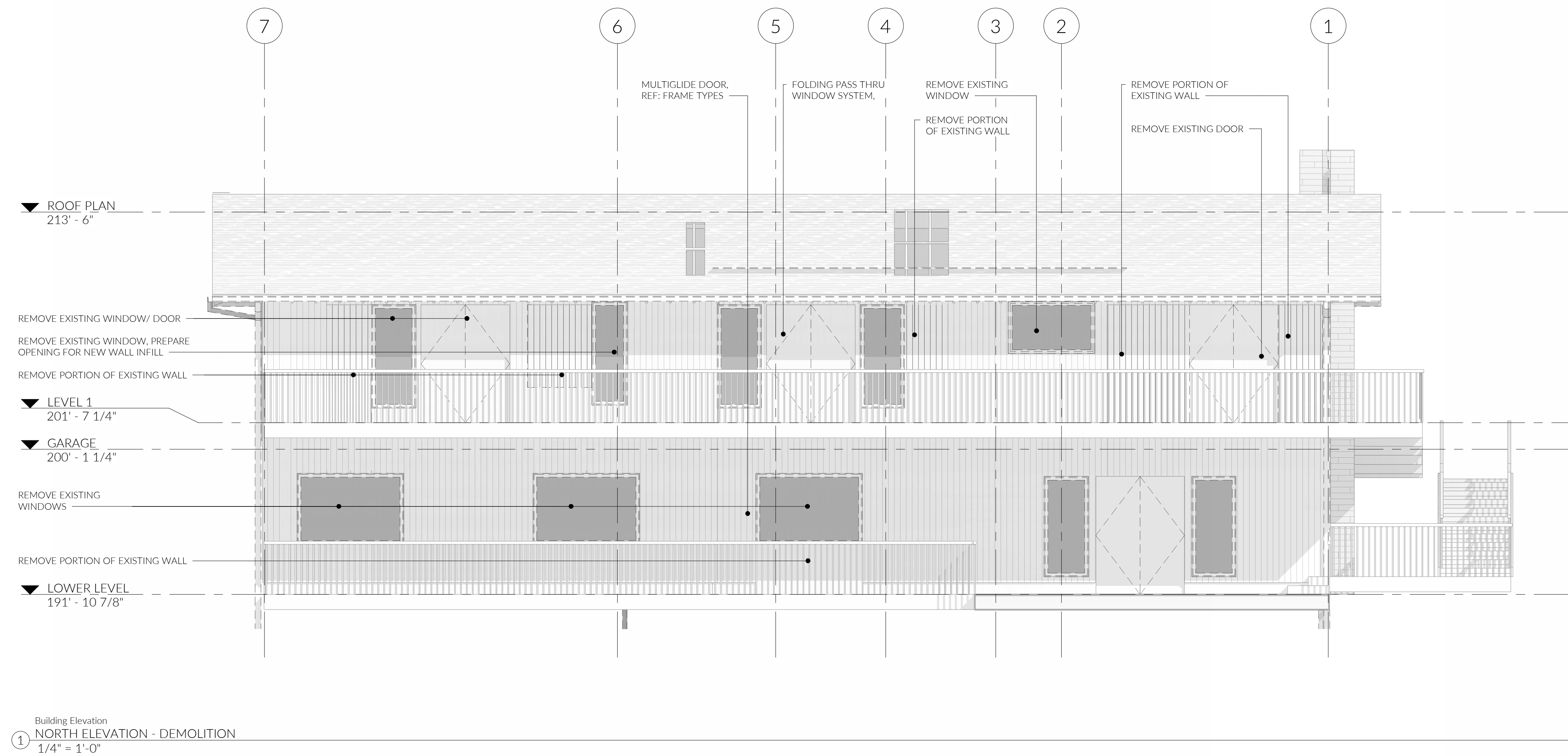
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Building Elevation
 ② SOUTH ELEVATION - DEMOLITION
 1/4" = 1'-0"



Building Elevation
 ① NORTH ELEVATION - DEMOLITION
 1/4" = 1'-0"



MUNICIPAL APPROVAL STAMPS

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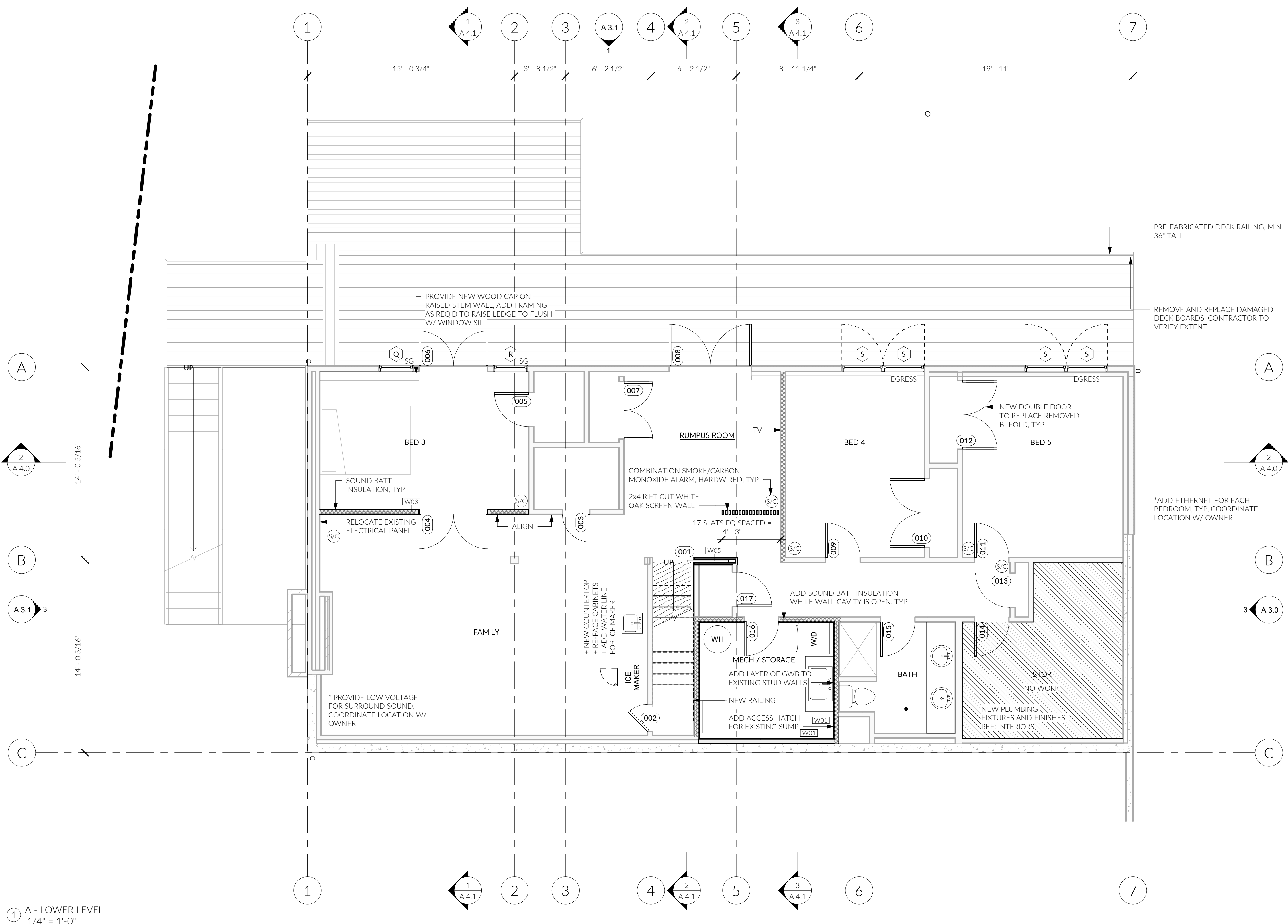
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DEMOLITION ELEVATIONS

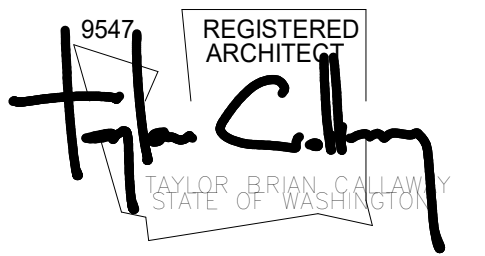
FLOOR PLAN NOTES

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- CRAWL SPACE**
- IF CRAWL SPACES ARE VENTED, THEY SHALL BE VENTED THROUGH OPENINGS IN THE PERIMETER WALLS. OPENINGS SHALL BE PROVIDED WITHIN 3' OF EACH CORNER OF THE BUILDING AND BE COVERED WITH SHEET METAL PLATES, CAST-IRON GRILLING OR GRATING, LOAD-BEARING BRICK, HARDWARE CLOTH, OR CORROSION-RESISTANT WIRE MESH. SEE IRC (OR SRC) R408.2 FOR MORE SPECIFICS ON APPROVED COVERING MATERIALS.
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- FRAMING**
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 - ALL CEILINGS ARE FLAT UON.
 - ALL WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND SHALL BE PRESERVATIVE TREATED.
 - ALL WOOD FRAMING THAT RESTS ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" ABOVE EXPOSED GRADE SHALL BE PRESERVATIVE TREATED.
 - STUD BAYS AT LOCATIONS TO RECEIVE TOWEL BARS, TP HOLDERS, OR OTHER SUCH WALL-MOUNTED FIXTURES SHALL BE FILLED IN WITH HORIZONTAL BLOCKING 12" ABOVE AND BELOW THE ESTIMATED FUTURE MOUNTING HEIGHT.
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- FIRE SAFETY**
- ALL ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES SHALL BE FINISHED WITH 1/2" MINIMUM THICKNESS GWB.
 - GARAGE SPACES ADJOINED TO THE REMAINING PORTION OF THE BUILDING SHALL BE FINISHED WITH 5/8" TYPE X GWB.
- OCCUPANT SAFETY**
- ALL HANDRAILS FOR STAIRS WITH A CHANGE IN HEIGHT GREATER THAN 30" SHALL BE BETWEEN 34" AND 38" IN HEIGHT, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. THE BOTTOM RAIL OF THE HANDRAIL SHALL BE POSITIONED SO AS NOT TO ALLOW A 6" SPHERE FROM PASSING BETWEEN IT AND THE TREADS BELOW. BALUSTERS SHALL BE PLACED SO AS NOT TO ALLOW THE PASSAGE OF A 4" SPHERE.
 - ALL HANDRAILS SHALL BE CONTINUOUS FOR THE RUN OF THE STAIRS AND SHALL TERMINATE INTO A NEWELL OR SAFETY TERMINAL.
 - ALL GUARDS AT ALL PORCHES, BALCONIES LANDINGS, AND STAIRS SHALL HAVE A MINIMUM HEIGHT OF 36" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. THE OPENING BETWEEN THE BOTTOM SURFACE OF THE GUARD AND THE WALKING SURFACE SHALL BE SMALLER THAN THAT WHICH ALLOWS THE PASSAGE OF A SPHERE WITH A DIAMETER OF 4". AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- APPLIANCES**
- ALL APPLIANCES SHALL BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS UNLESS A CONFLICT WITH LOCAL CODE EXISTS, IN WHICH CASE LOCAL CODE SHALL GOVERN APPLIANCE INSTALLATION.
 - GAS FIREPLACES SHALL BE LISTED AND LABELED FOR ITS APPLICATION AND USE.
 - PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY CHIMNEY FRAMING DIMENSIONS ALLOW FOR REQUIRED CLEARANCES TO COMBUSTIBLE MATERIALS ESTABLISHED BY APPLIANCE INSTALLATION REQUIREMENTS.
 - APPLIANCES HAVING AN IGNITION SOURCE LOCATED IN GARAGE SPACES SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR.



1 A - LOWER LEVEL
1/4" = 1'-0"

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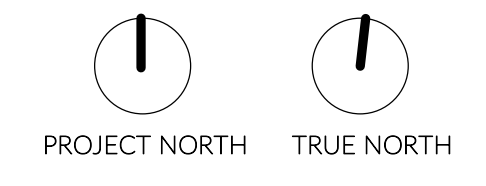
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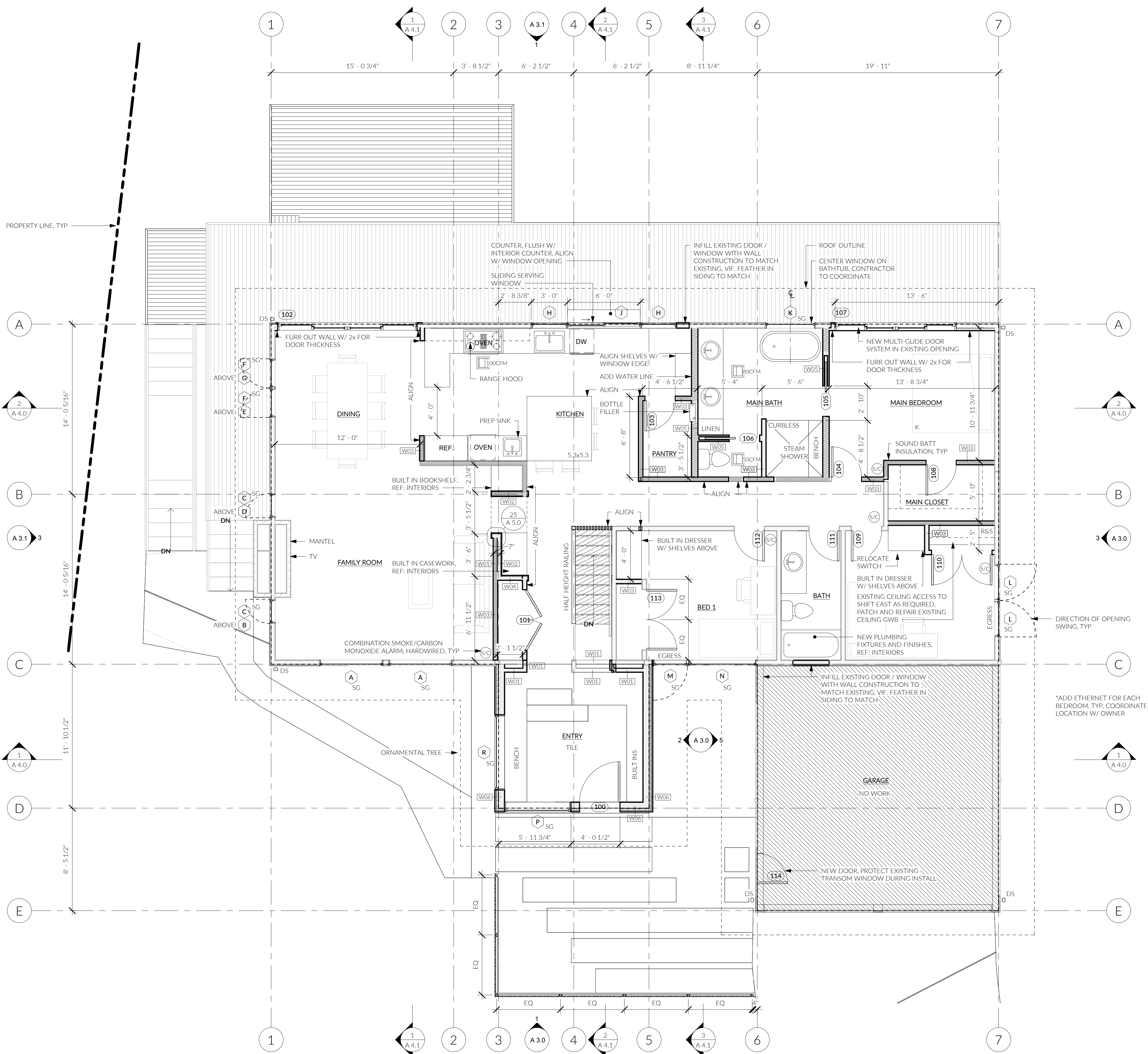
LOWER LEVEL PLAN



A 2.0

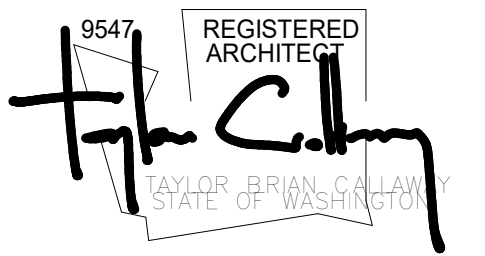
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 - GWB USED TO FINISH THE WALLS AND CEILINGS OF ALL BATHROOM SPACES SHALL BE MOISTURE RESISTANT. MATERIAL THICKNESS OF 1/2" SHALL BE INSTALLED IN LOCATIONS WHERE CEILING FRAMING DOES NOT EXCEED 12" OC. 5/8" SHALL BE INSTALLED IN LOCATIONS WHERE CEILING FRAMING DOES NOT EXCEED 16" OC.
- FIRE SAFETY**
- ALL ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES SHALL BE FINISHED WITH 1/2" MINIMUM THICKNESS GWB.
 - GARAGE SPACES ADJOINED TO THE REMAINING PORTION OF THE BUILDING SHALL BE FINISHED WITH 5/8" TYPE X GWB.
- OCCUPANT SAFETY**
- ALL HANDRAILS FOR STAIRS WITH A CHANGE IN HEIGHT GREATER THAN 30" SHALL BE BETWEEN 34" AND 38" IN HEIGHT, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. THE BOTTOM RAIL OF THE HANDRAIL SHALL BE POSITIONED SO AS NOT TO ALLOW A 6" SPHERE FROM PASSING BETWEEN IT AND THE TREADS BELOW. BALUSTERS SHALL BE PLACED SO AS NOT TO ALLOW THE PASSAGE OF A 4" SPHERE.
 - ALL HANDRAILS SHALL BE CONTINUOUS FOR THE RUN OF THE STAIRS AND SHALL TERMINATE INTO A NEWELL OR SAFETY TERMINAL.
 - ALL GUARDS AT ALL PORCHES, BALCONIES, LANDINGS, AND STAIRS SHALL HAVE A MINIMUM HEIGHT OF 36" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. THE OPENING BETWEEN THE BOTTOM SURFACE OF THE GUARD AND THE WALKING SURFACE SHALL BE SMALLER THAN THAT WHICH ALLOWS THE PASSAGE OF A SPHERE WITH A DIAMETER OF 4". AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- APPLIANCES**
- ALL APPLIANCES SHALL BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS UNLESS A CONFLICT WITH LOCAL CODE EXISTS. IN WHICH CASE LOCAL CODE SHALL GOVERN APPLIANCE INSTALLATION.
 - GAS FIREPLACES SHALL BE LISTED AND LABELED FOR ITS APPLICATION AND USE.
 - PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY CHIMNEY FRAMING DIMENSIONS ALLOW FOR REQUIRED CLEARANCES TO COMBUSTIBLE MATERIALS ESTABLISHED BY APPLIANCE INSTALLATION REQUIREMENTS.
 - APPLIANCES HAVING AN IGNITION SOURCE LOCATED IN GARAGE SPACES SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR.



① A - LEVEL 1
1/4" = 1'-0"

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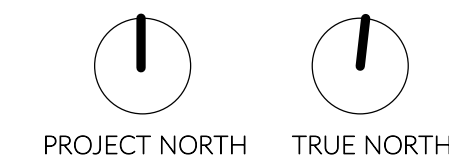
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MAIN LEVEL PLAN



A 2.1

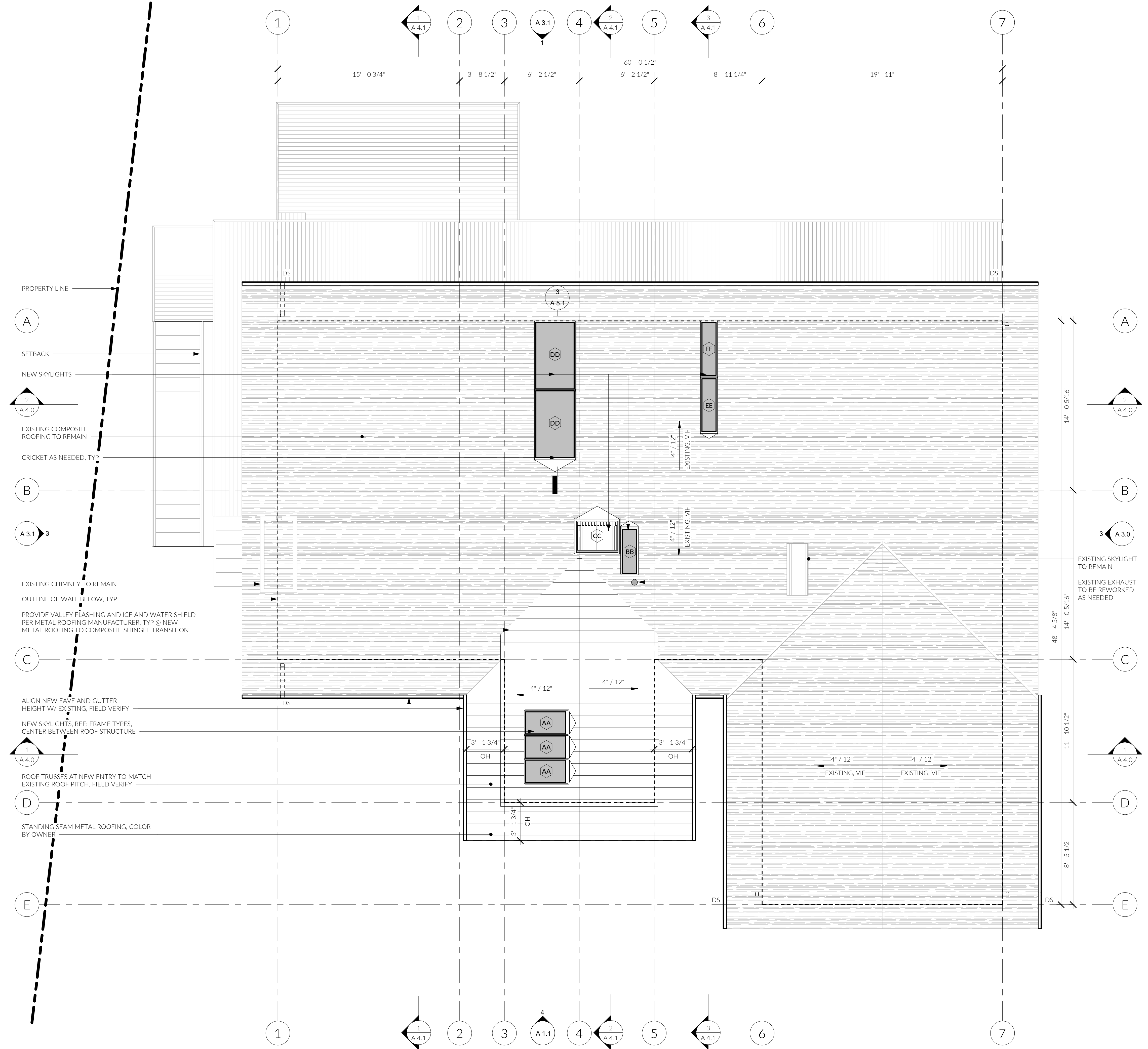
FIRST LAMP ARCHITECTS

ROOF PLAN NOTES

- DO NOT SCALE DRAWINGS. CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK IF AMBIGUITIES OR DISCREPANCIES EXIST IN DRAWINGS.
- ALL DIMENSIONS REFER TO FACE OF ROUGH FRAMING MEMBER UNON.
- VALLEY FLASHING SHALL EXTEND 24" BEYOND EITHER SIDE OF VALLEY LINES UNON.
- SIDEWALL FLASHING SHALL EXTEND 24" ABOVE ALL ROOF-TO-WALL TERMINATIONS UNON.
- FLASH, COUNTER FLASH, CAULK AND SEAL ALL PLUMBING AND MECHANICAL PENETRATIONS THROUGH ROOF MEMBRANES. WATERPROOFING SHALL EXTEND FROM PENETRATION FLANGE 24" IN ALL DIRECTIONS BEYOND PENETRATION EDGE.
- ALL TYPE L CHIMNEYS AND VENTS SHALL TERMINATE NOT LESS THAN 2' ABOVE ANY PORTION OF THE BUILDING WITHIN 10' MEASURED HORIZONTALLY FROM ALL SIDE OF CHIMNEY.
- ALL CRICKET FRAMING FOR CHIMNEYS SHALL MATCH THE SLOPE OF THE HOST ROOF. WATERPROOF ENTIRE CRICKET SURFACE AND FLASH CHIMNEY INTERSECTION.
- FIREPLACE FLUE SHALL TERMINATE ABOVE FRAMING AND FINISHED CHIMNEY CAP WITH UL TESTED AND LISTED TERMINATION CAP PER FIREPLACE INSTALLATION INSTRUCTIONS.
- ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS.

UNVENTED ROOF ASSEMBLY COMPLIANCE:

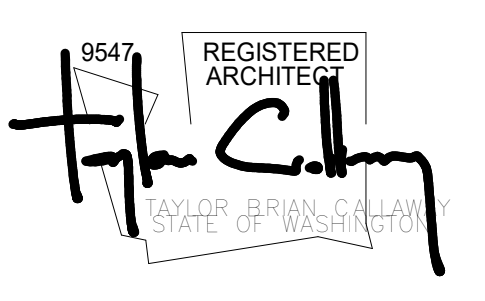
- PER WASHINGTON STATE BUILDING CODE 1203.3**
- THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE
 - NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
 - IN CLIMATE ZONE 5B, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
 - SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN A MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45 DEGREES FAHRENHEIT. FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68 DEGREES IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.
- PER BUILDING SCIENCE CORPORATION'S ARTICLE 'BSI-100: HYBRID ASSEMBLIES'**
- A. IN CLIMATE 4C, A RIGID INSULATION RATIO OF 20% TO THE TOTAL R-VALUE MUST BE INSTALLED ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN AN AVERAGE TEMPERATURE GREATER THAN 45 DEGREES ON THE UNDERSIDE OF THE STRUCTURAL SHEATHING. (TABLE 1 IN BSI-100). THE TOTAL R-VALUE OF ASSEMBLY R02 IS R-58 (R-38 BATT INSULATION & R-20 RIGID), 20% OF R-58 IS R-11.6. R-20 RIGID INSULATION ON THE EXTERIOR OF THE STRUCTURAL SHEATHING MEETS THE REQUIREMENTS OF 1203.3.5.1.4.
- B. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-PERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.



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

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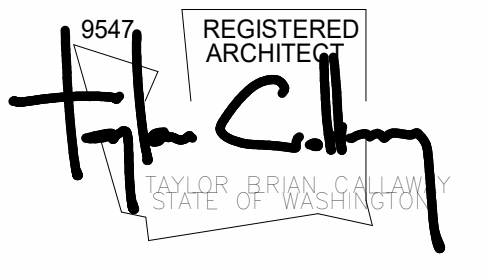
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ROOF PLAN

A 2.4

PROJECT NORTH TRUE NORTH

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ELEVATIONS

A 3.0

MAX HEIGHT
229' - 6 215/256"

30' - 0"
MAX BUILDING HEIGHT

EXISTING MASONRY CHIMNEY TO REMAIN, TUCKPOINT AS NECESSARY, PAINT

1x FASCIA, PAINT

EXPOSED STRUCTURE, SELECT STRUCTURAL GRADE, STAIN - COLOR PER OWNER

PAINT SOFFIT AND EXPOSED RAFTER TAILS, COLOR PER OWNER

NEW WINDOW, TYP

PRE-FINISHED SHEET METAL SQUARE DOWNSPOUT

LEVEL 1
201' - 7 1/4"

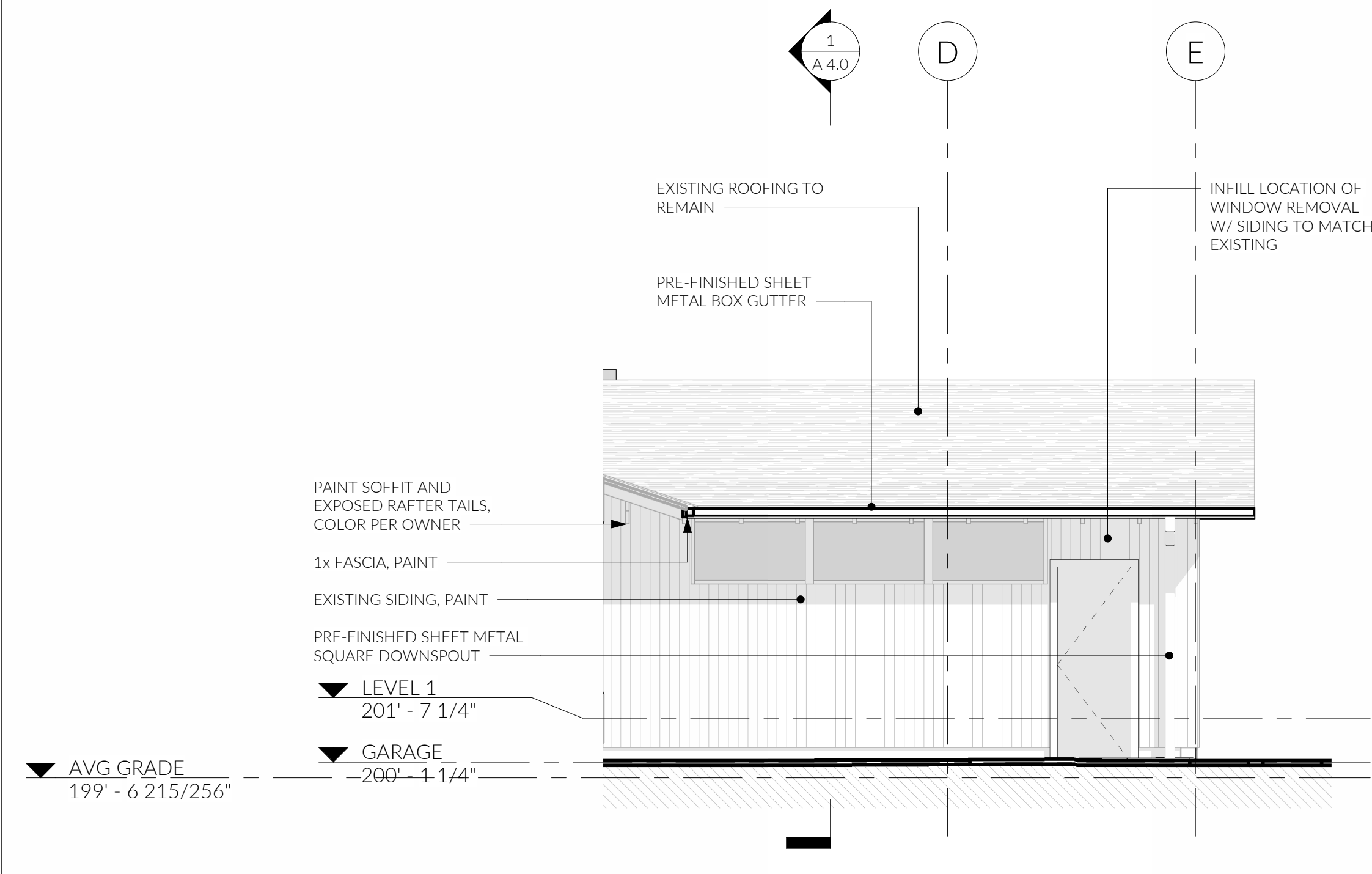
GARAGE
200' - 1 1/4"

AVG GRADE
199' - 6 215/256"

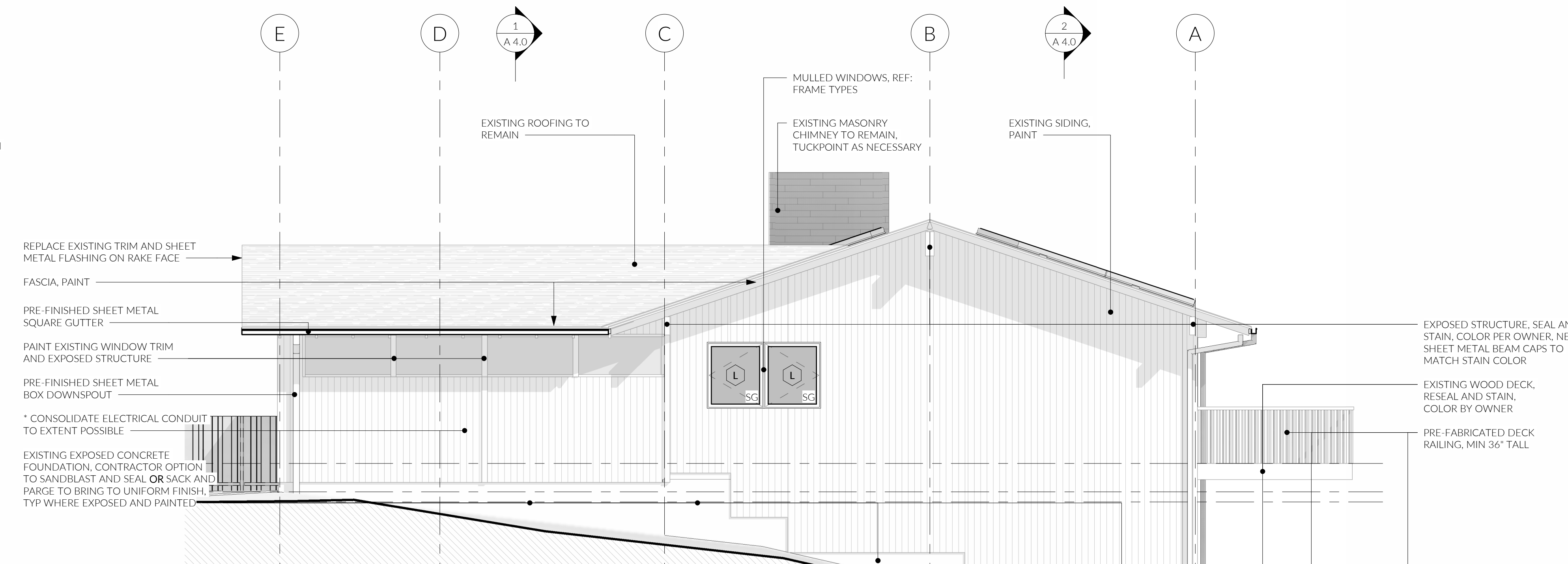
1 SOUTH ELEVATION
1/4" = 1'-0"

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

MAX HEIGHT
229' - 6 215/256"



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



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

ELEVATION NOTES

- ALL WINDOWS SHALL BE MOUNTED WITH A HEAD HEIGHT ACCORDING TO WINDOW SCHEDULE ABOVE SUBFLOOR UON.
- ALL WINDOWS IN THE FOLLOWING LOCATIONS SHALL BE CONSTRUCTED WITH SAFETY GLAZING:
WINDOWS IN SWINGING AND SLIDING DOORS.
WINDOWS ADJACENT TO TUB OR SHOWER.
WINDOWS OR SIDELIGHTS WITHIN A 24 INCH ARC OF A DOOR JAMB.
WINDOWS AT STAIR LANDINGS, WITHIN THE WIDTH OF STAIRS AND WITHIN 36" BEYOND THE BOTTOM AND TOP FLIGHTS OF STAIRS, WHERE THE SILL IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- WINDOWS TO MEET U-VALUE OF 0.28 OR BETTER.
- ALL SIDEWALL FLASHING SHALL EXTEND 24" ABOVE ROOF SURFACE AT ROOF-TO-WALL LOCATIONS.
- ALL SHIM SPACES BETWEEN WINDOW / DOOR FRAMES AND ROUGH OPENINGS SHALL BE FULLY INSULATED WITH SPRAY APPLIED EXPANDING FOAM PRIOR TO APPLICATION OF EXTERIOR SIDING AND INTERIOR DRYWALL OR FINISH.
- CONTRACTOR TO FIELD LOCATE DOWNSPOUTS AND TIE-INS TO STORMWATER DRAINAGE SYSTEM.
- CONTRACTOR TO FIELD VERIFY ALL TOP OF FOUNDATION WALL ELEVATIONS ARE LOCATED 6" MINIMUM ABOVE PROPOSED FINISHED GRADE.
- FINISHED GRADE SHALL BE GRADED SO AS TO PROVIDE A 1/2" PER FOOT SLOPE AWAY FROM ALL EXTERIOR WALLS FOR A MINIMUM OF 10' AROUND THE ENTIRE PERIMETER OF THE BUILDING.

NOTE:

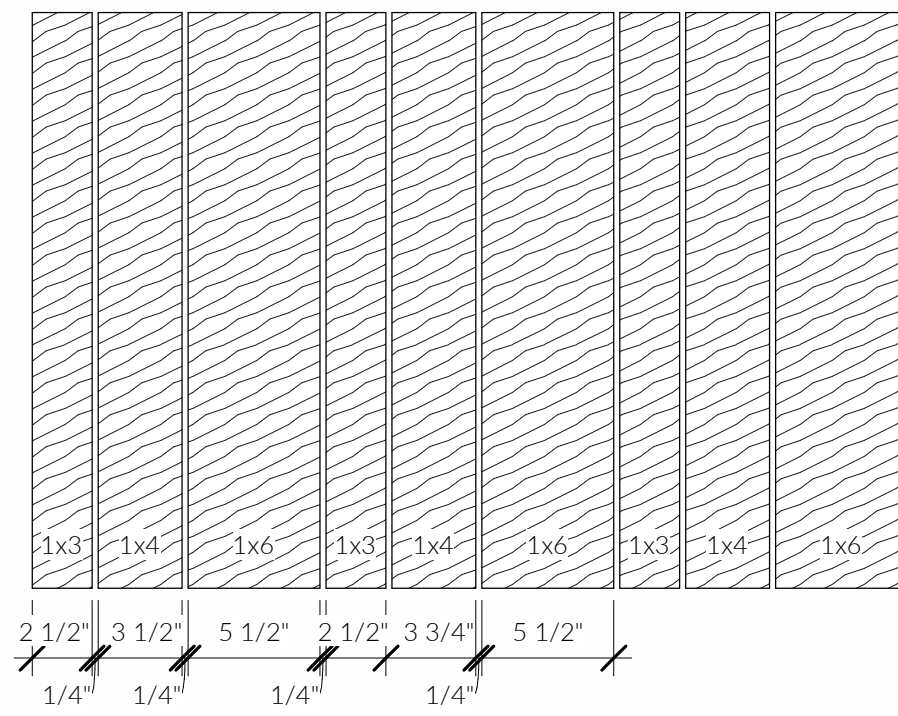
EACH DWELLING UNIT TO BE EQUIPPED WITH TRICKLE VENTS TO MEET THE SEATTLE MECHANICAL CODE REQUIREMENTS WITH A MIN. VENTING SPACE OF 4 SQ. INCHES OF NET FREE AREA IN EACH OCCUPIABLE SPACE. WINDOWS WITH OPENINGS LESS THAN 36" ABOVE FINISH FLOOR TO BE EQUIPPED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).

WINDOW NOTE:

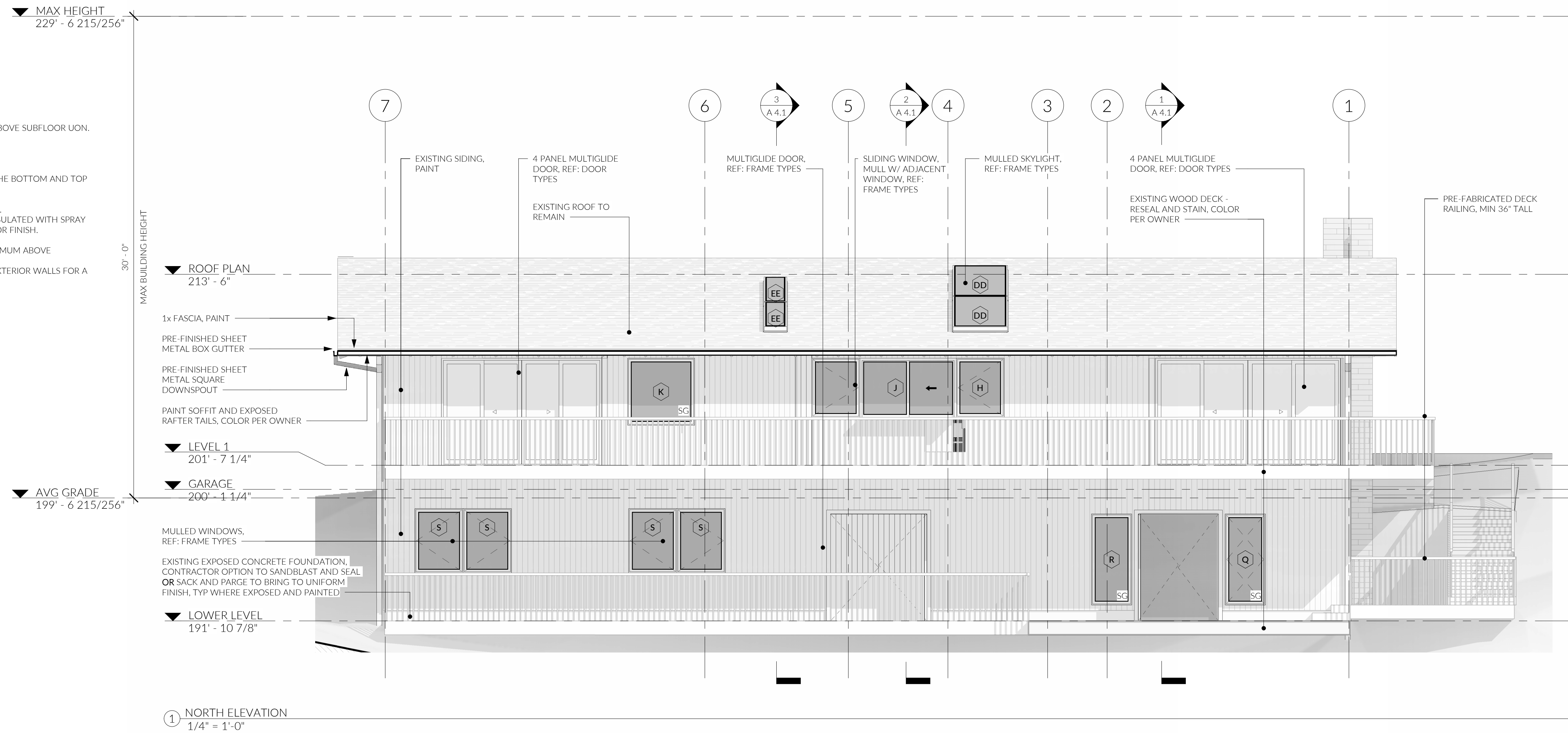
WINDOWS BELOW 36" A.F.F. REQUIRED EMERGENCY EGRESS WINDOWS ARE TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).

ELEVATION NOTES

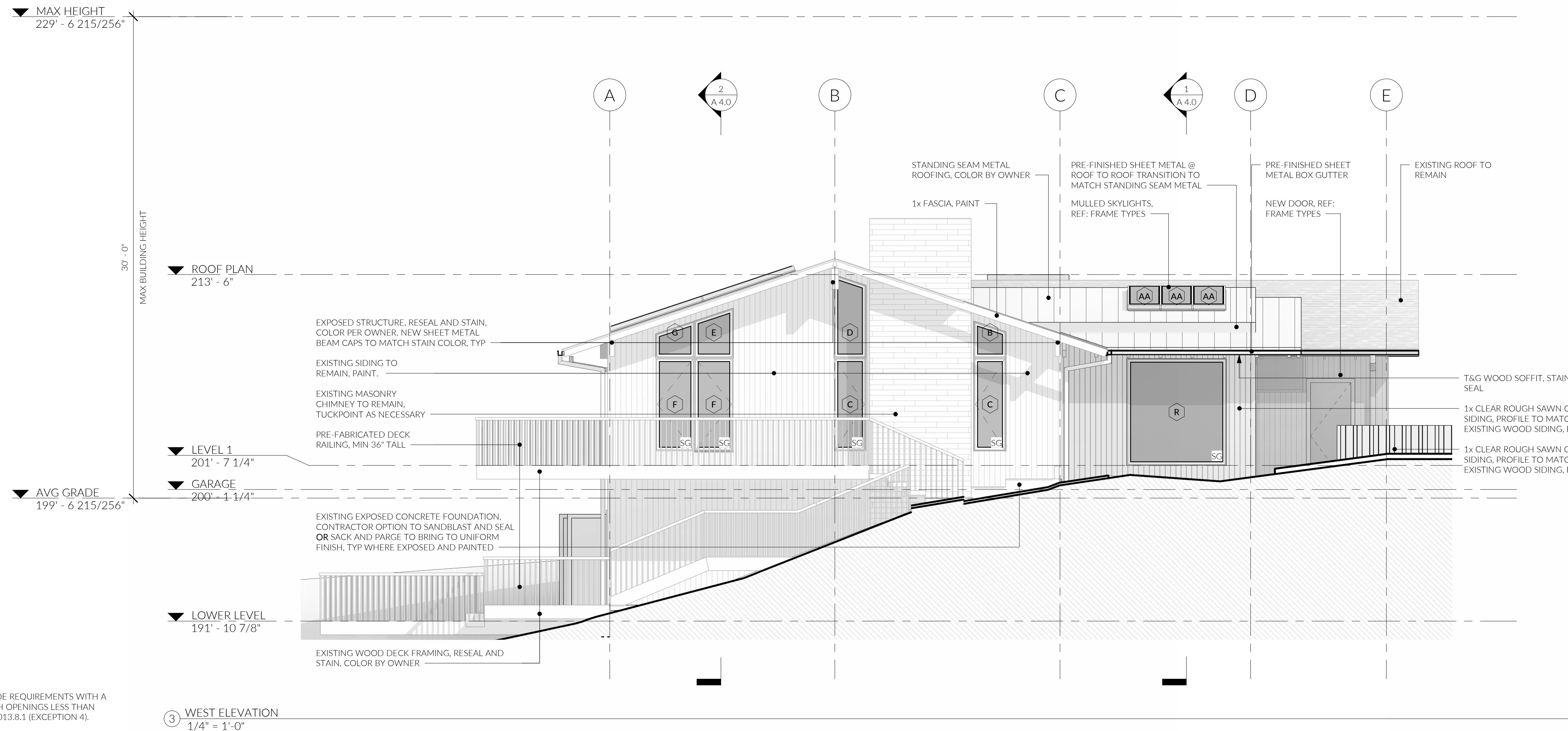
- ALL WINDOWS SHALL BE MOUNTED WITH A HEAD HEIGHT ACCORDING TO WINDOW SCHEDULE ABOVE SUBFLOOR UON.
- ALL WINDOWS IN THE FOLLOWING LOCATIONS SHALL BE CONSTRUCTED WITH SAFETY GLAZING:
 WINDOWS IN SWINGING AND SLIDING DOORS.
 WINDOWS ADJACENT TO TUB OR SHOWER.
 WINDOWS OR SIDELIGHTS WITHIN A 24 INCH ARC OF A DOOR JAMB.
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② WOOD SIDING PATTERN
1 1/2" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

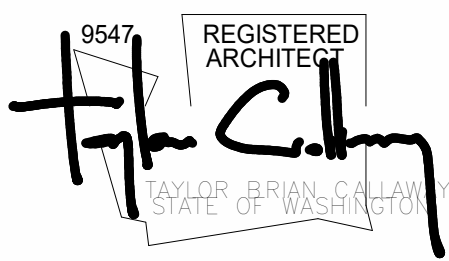


③ WEST ELEVATION
1/4" = 1'-0"

WINDOW NOTE:
WINDOWS BELOW 36" A.F.F. REQUIRED EMERGENCY EGRESS WINDOWS ARE TO BE PROVIDED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).

NOTE:
EACH DWELLING UNIT TO BE EQUIPPED WITH TRICKLE VENTS TO MEET THE SEATTLE MECHANICAL CODE REQUIREMENTS WITH A MIN. VENTING SPACE OF 4 SQ. INCHES OF NET FREE AREA IN EACH OCCUPIABLE SPACE. WINDOWS WITH OPENINGS LESS THAN 36" ABOVE FINISH FLOOR TO BE EQUIPPED WITH OPENING CONTROL DEVICES COMPLYING WITH SBC 1013.8.1 (EXCEPTION 4).

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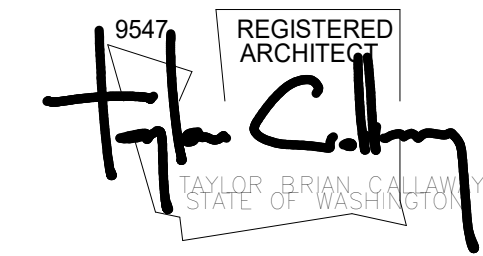


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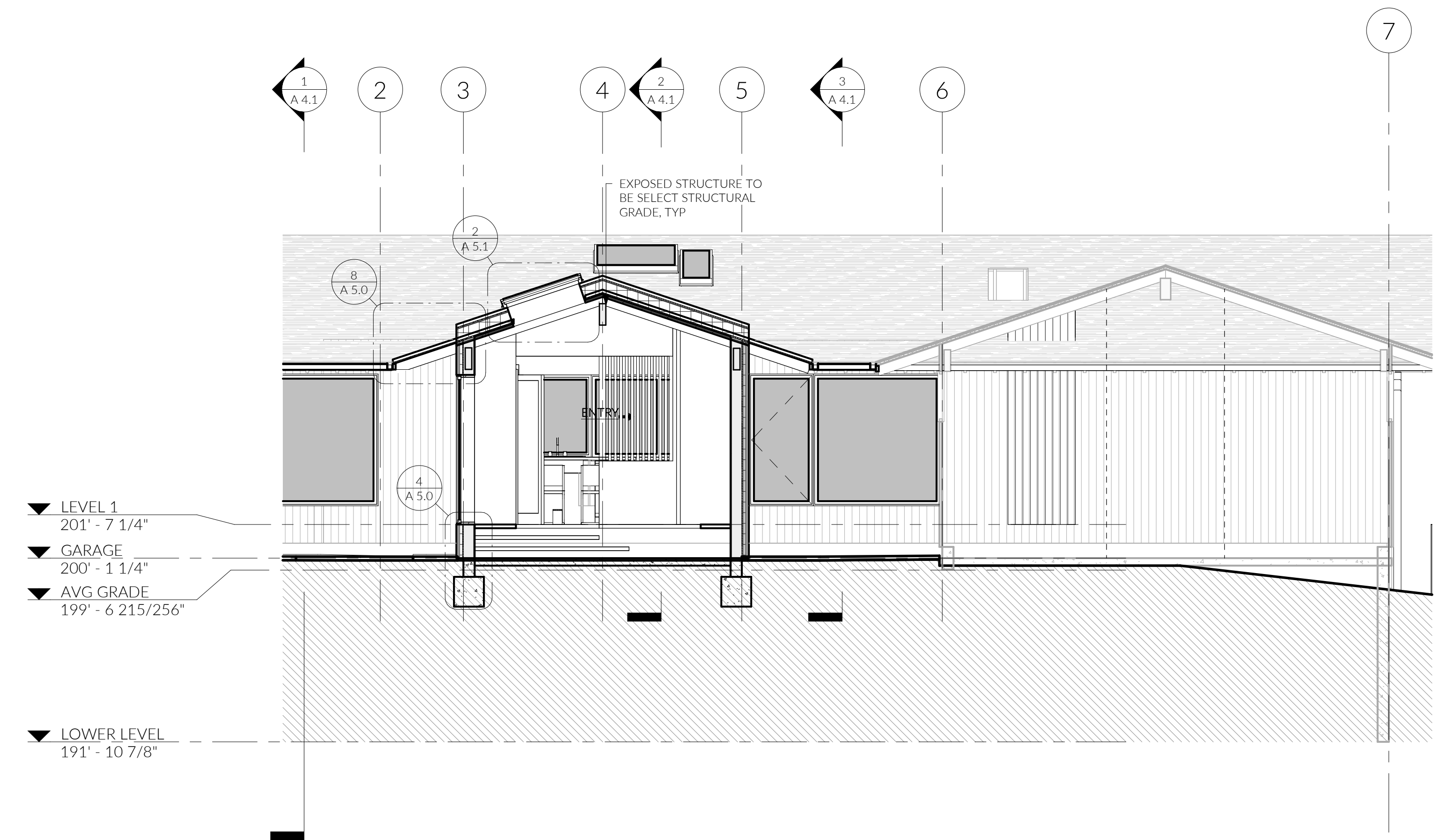
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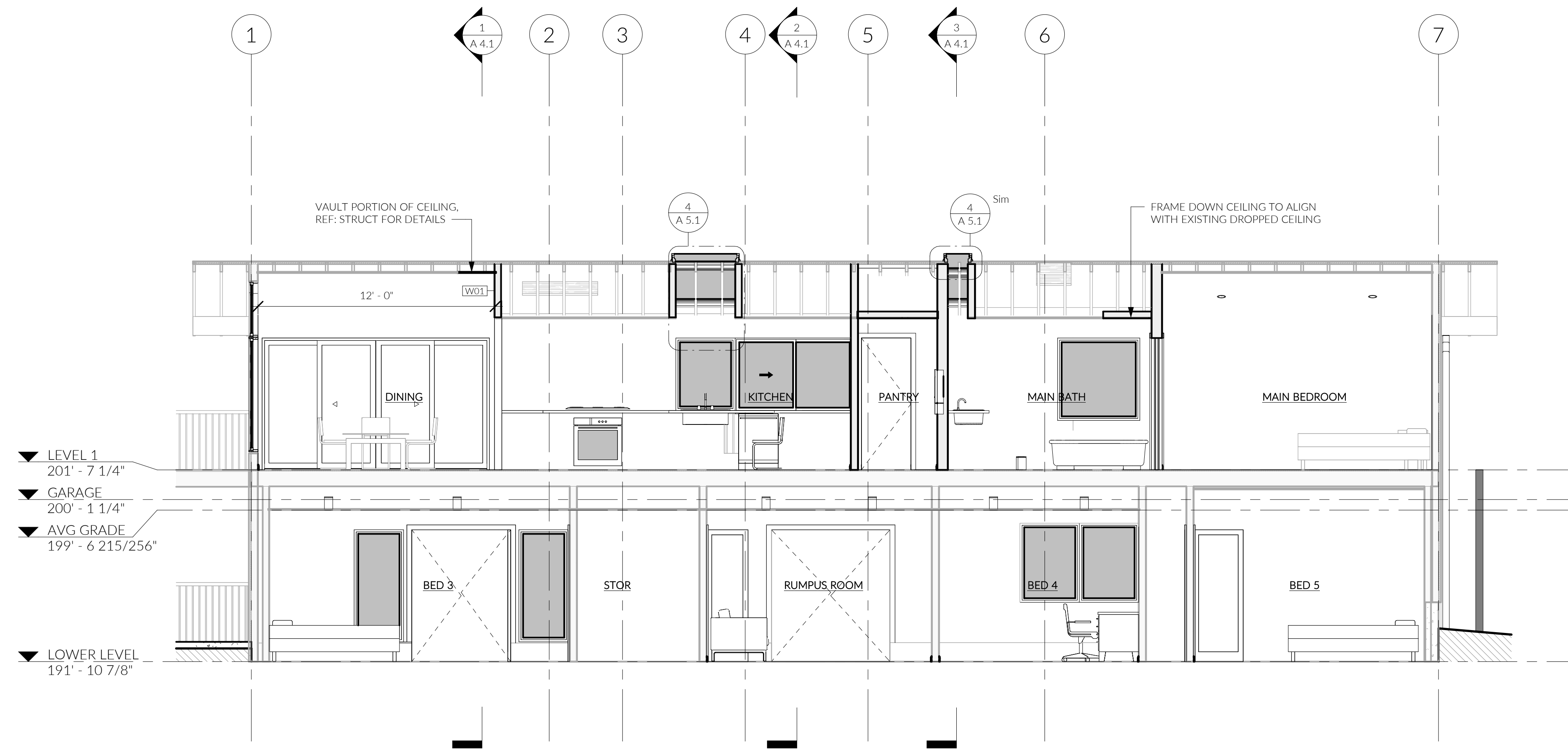
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SECTIONS

A 4.0



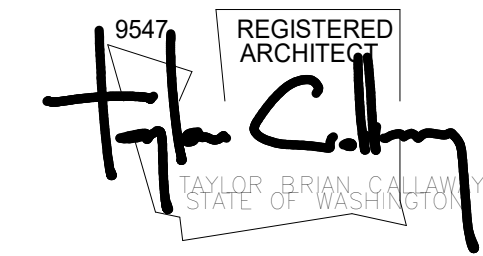
① BUILDING SECTION 1
1/4" = 1'-0"



② BUILDING SECTION 2
1/4" = 1'-0"

NOTE: 1) SRC R312.1.2 - GUARDRAILS MUST BE A MINIMUM HEIGHT OF 36"
2) SRC R312.1.3 - ALL GUARDRAILS MUST HAVE A MAX. OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
3) SRC R301.5 - ALL GUARDRAILS MUST BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS

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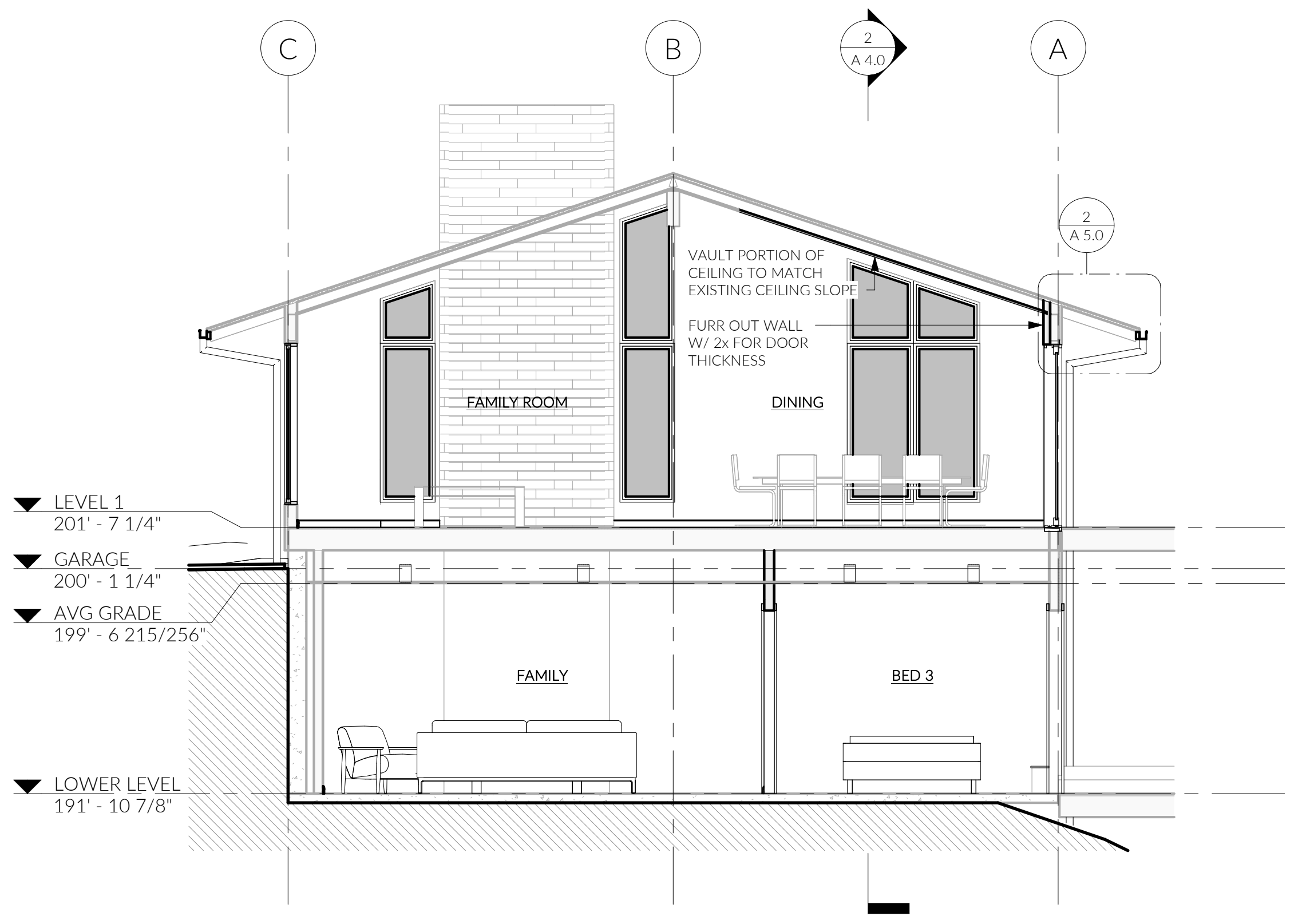
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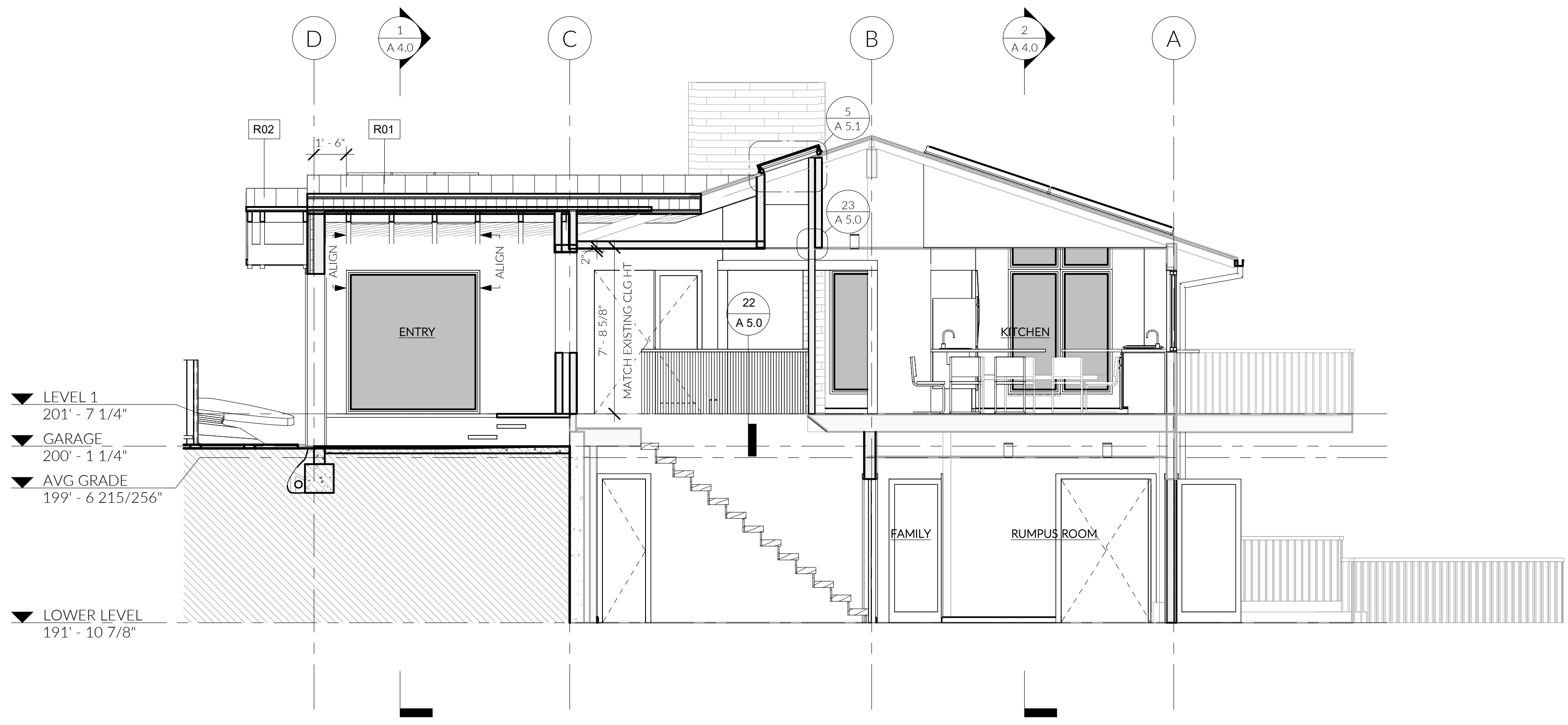
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SECTIONS

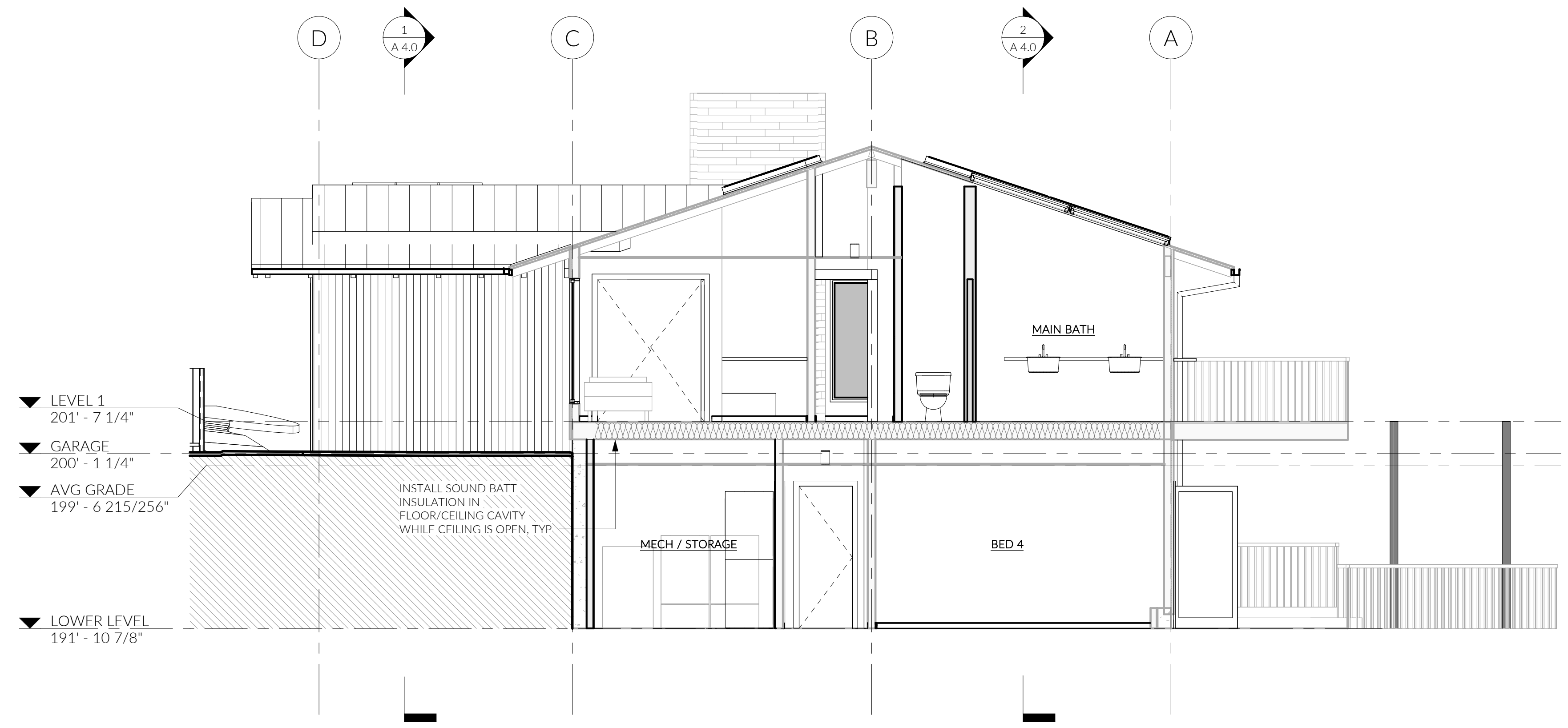
A 4.1



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



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



3 BUILDING SECTION 5
1/4" = 1'-0"

NOTE: 1) SRC R312.1.2 - GUARDRAILS MUST BE A MINIMUM HEIGHT OF 36"
2) SRC R312.1.3 - ALL GUARDRAILS MUST HAVE A MAX. OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
3) SRC R301.5 - ALL GUARDRAILS MUST BE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS

STAIR REQUIREMENTS

STAIRS, STAIR STRINGERS, AND STAIR GUARDS SHALL MEET THE REQUIREMENTS SHOWN IN FIGURE 02. ALL STRINGERS SHALL BE A MINIMUM OF 2X12. STAIR STRINGERS SHALL NOT SPAN MORE THAN THE DIMENSIONS SHOWN IN FIGURE XX. IF THE STRINGER SPAN EXCEEDS THESE DIMENSIONS, THEN A 4X4 POST SHALL BE NOTCHED AND BOLTED TO THE STRINGER WITH (2) 1/2" DIA. THROUGH-BOLTS WITH WASHERS. THE POST SHALL BE CENTERED ON A 12" DIA OR 10" SQUARE, 6" THICK FOOTING. IF THE TOTAL VERTICAL HEIGHT OF THE STAIRWAY EXCEEDS 12'-0", THEN AN INTERMEDIATE LANDING SHALL BE REQ'D. ALL INTERMEDIATE STAIR LANDINGS MUST BE DESIGNED AND CONSTRUCTED AS A NON-LEDGER DECK USING THE DETAILS IN THIS DOCUMENT. STAIRS SHALL BE A MINIMUM OF 36" IN WIDTH. IF ONLY CUT STRINGERS ARE USED, A MINIMUM OF THREE ARE REQ'D. FOR STAIRS GREATER THAN 36" IN WIDTH, A COMBINATION OF CUT AND SOLID STRINGERS CAN BE USED, BUT SHALL BE PLACED AT A MAXIMUM SPACING OF 18" O.C. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY RECTANGULAR LANDING SHALL HAVE A MINIM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL AND NO LESS THAN THE WIDTH OF THE STAIRWAY SERVED.

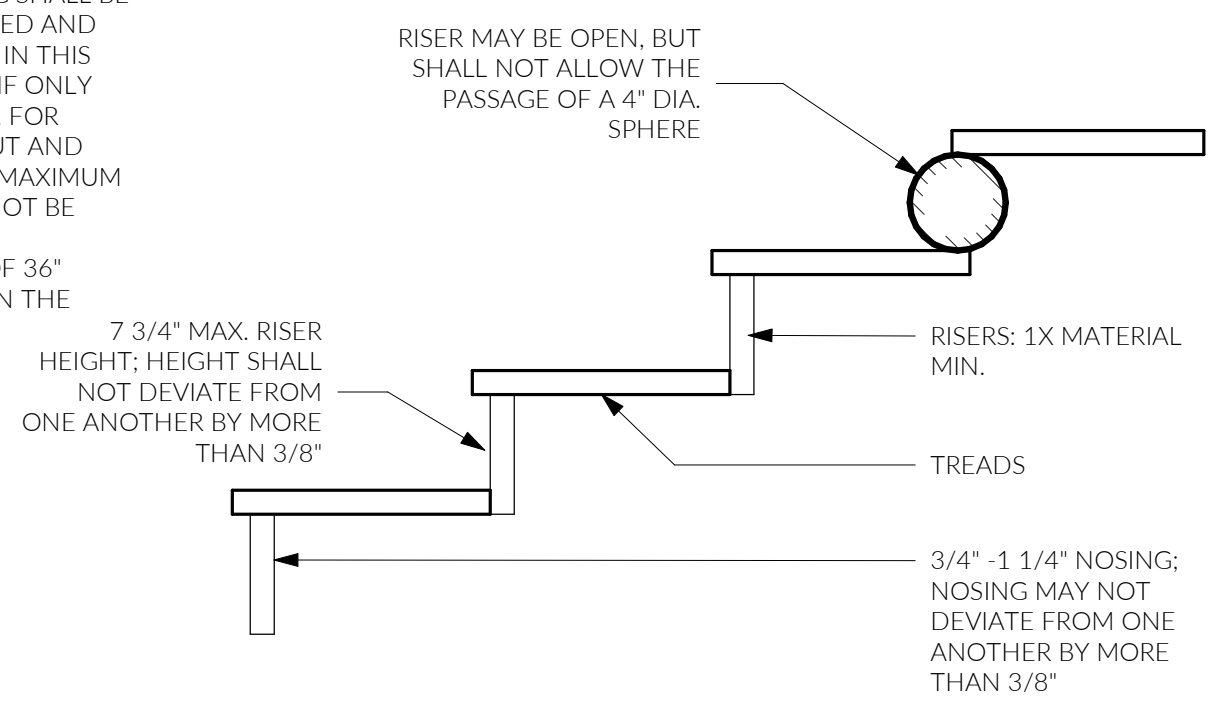
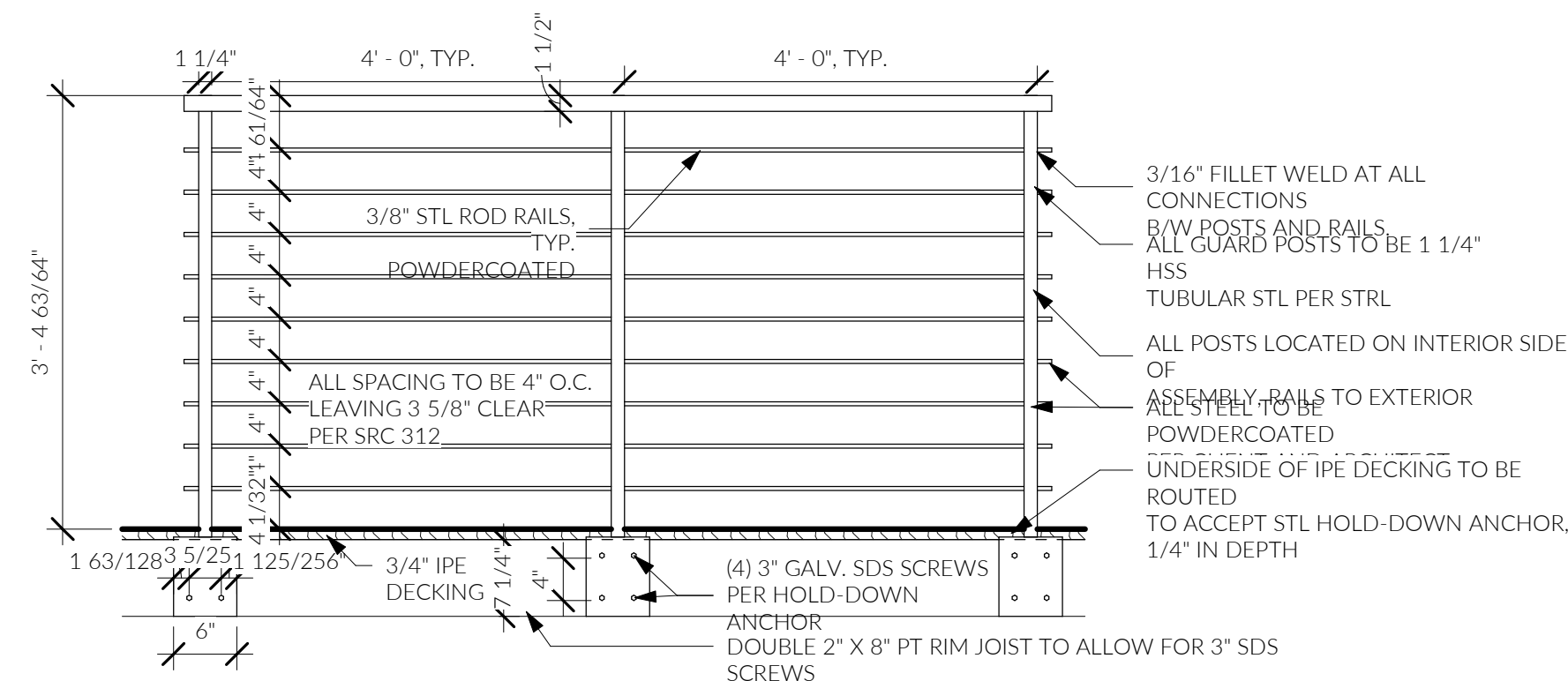


FIGURE 01 - TREAD AND RISER DETAIL

GUARDRAIL REQUIREMENTS

ALL DECKS GREATER THAN 30" ABOVE GRADE ARE REQUIRED TO HAVE A GUARDRAIL - ONE EXAMPLE IS SHOWN IN FIGURE 03. OTHER METHODS AND MATERIALS MAY BE USED FOR GUARDRAIL CONSTRUCTION WHEN APPROVED BY SDCI.

FIGURE 02 - GUARDRAIL DETAIL



NOTE: SHOWING INTERIOR OF RIM JOIST FOR CLARITY; POST CONNECTION (HOLD-DOWN ANCHOR) TO BE CONCEALED FROM EXTERIOR (BY FASCIA)

GUARDRAIL POST ATTACHMENTS FOR REQ'D GUARDRAILS

DECK GUARD POSTS FOR REQ'D GUARDS SHALL BE A MINIMUM 4X4 (NOMINAL) WITH AN ADJUSTED BENDING DESIGN VALUE NOT LESS THAN 1,100 PSL. OUTSIDE - JOISTS AND RIM JOISTS TO WHICH GUARD POSTS ARE ATTACHED SHALL BE A MINIMUM OF 2X8 (NOMINAL).

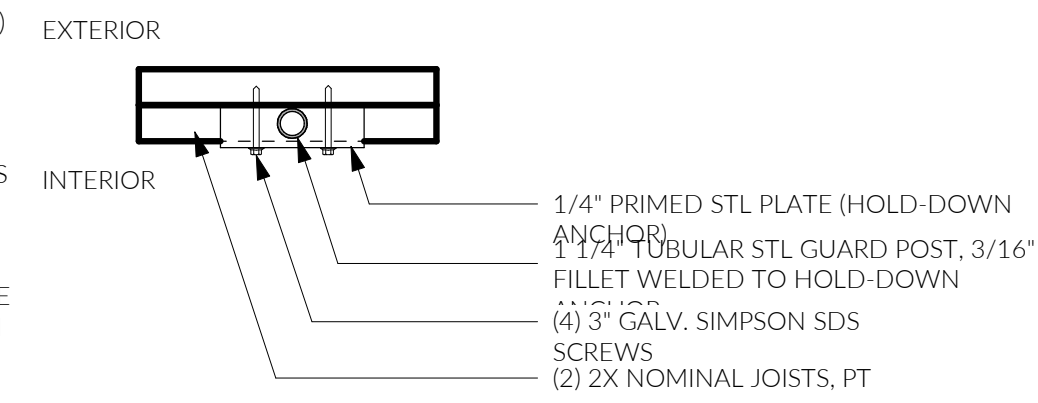
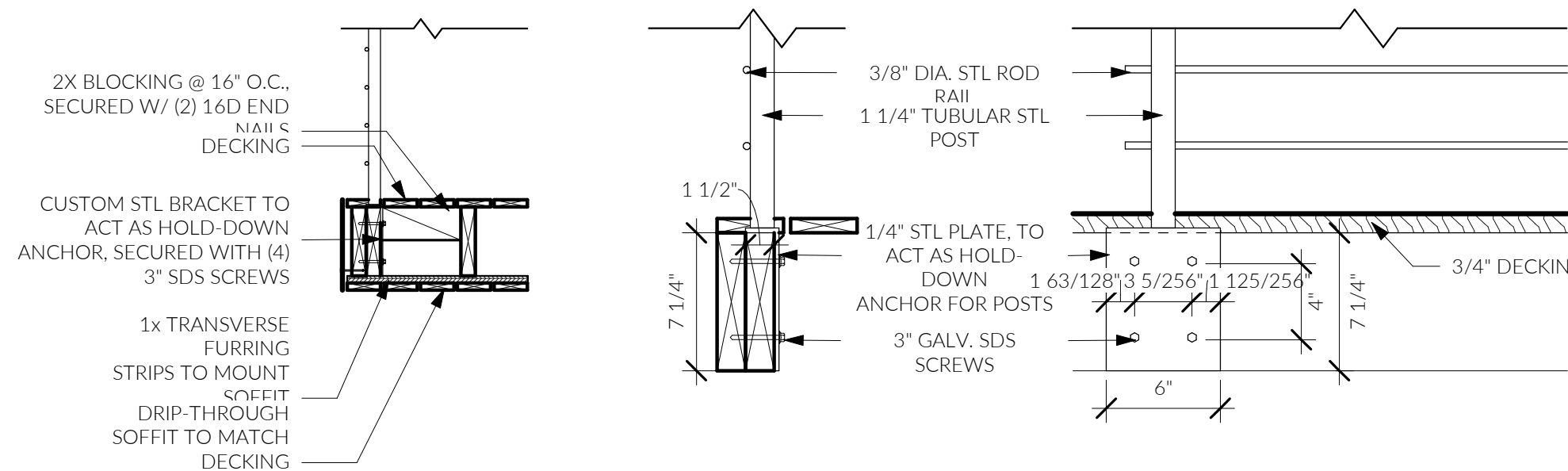
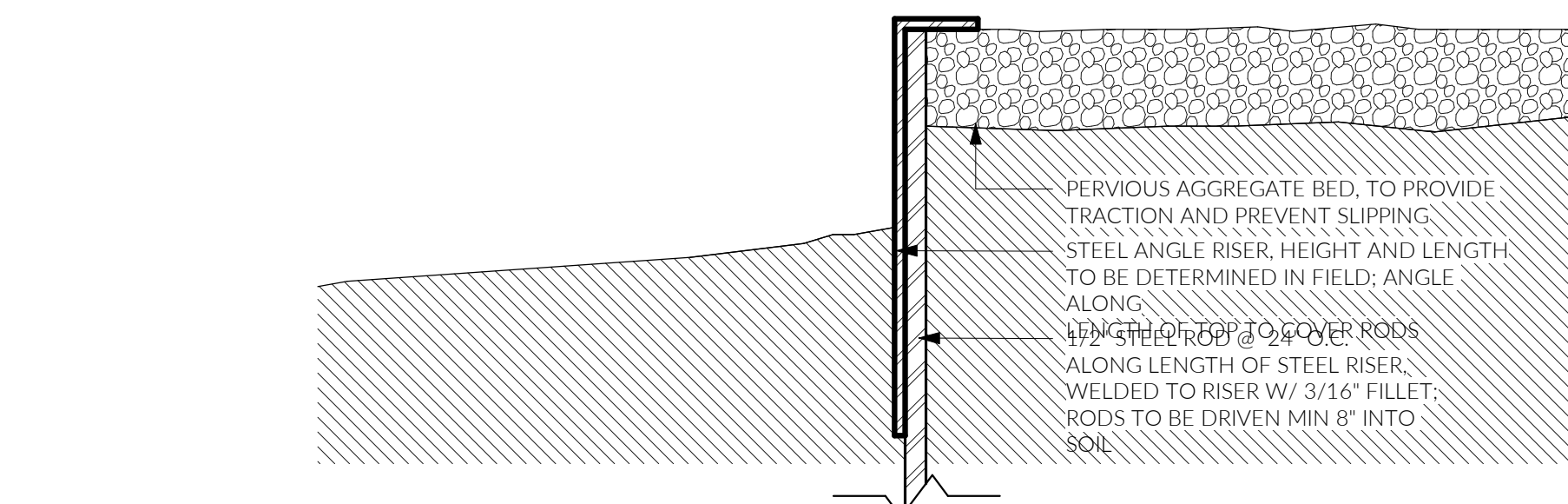


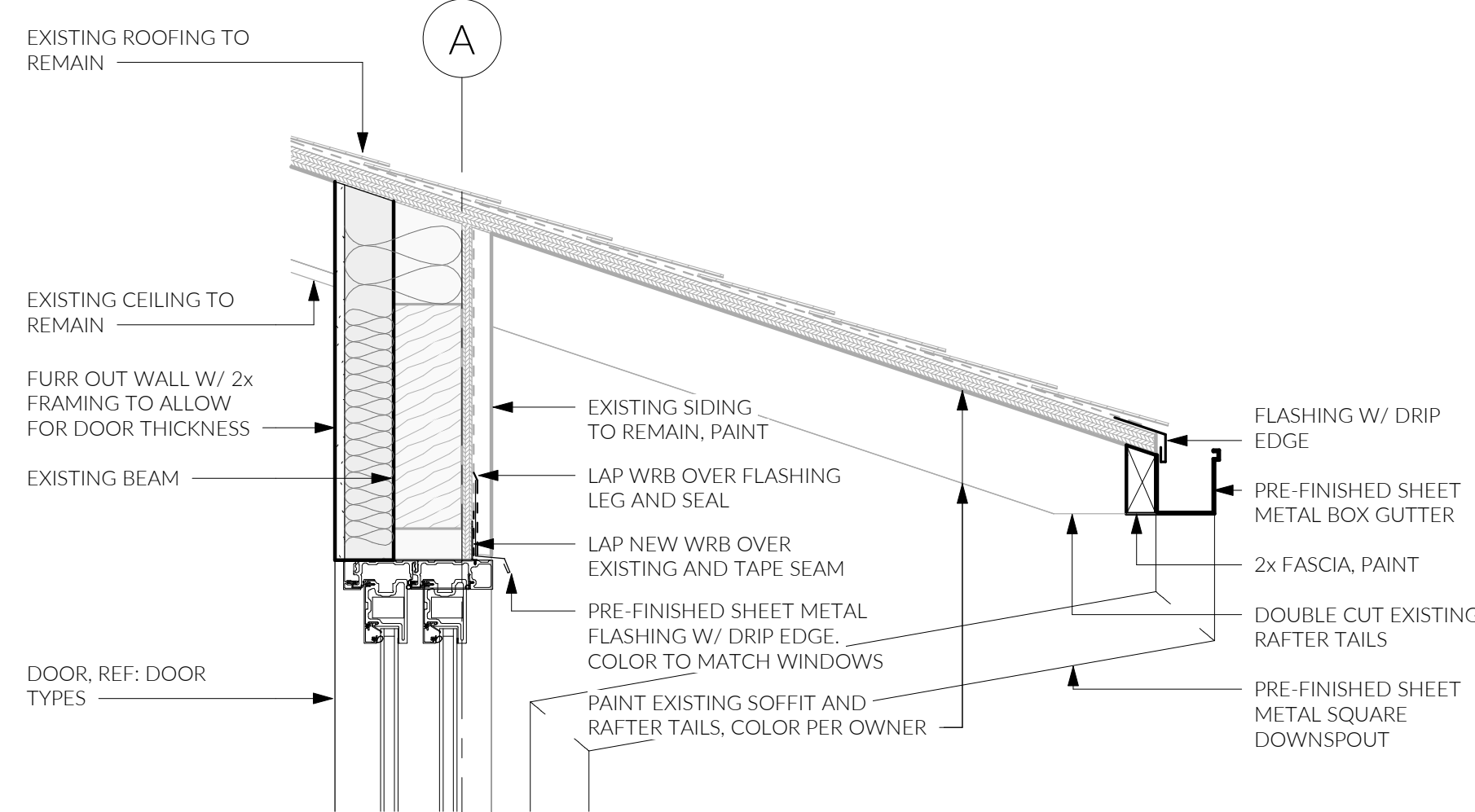
FIGURE 03 - GUARDRAIL POST TO RIM JOIST EXAMPLE



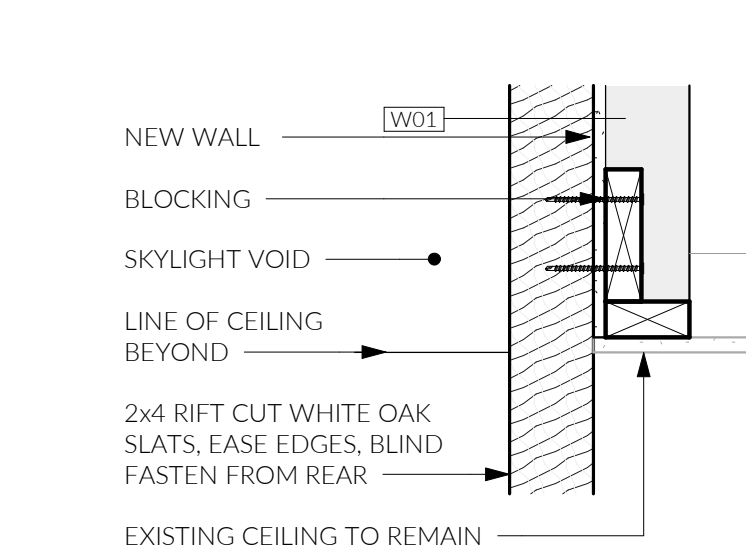
SECTION DETAIL STAIR / GUARDRAIL STANDARDS 3/8" = 1'-0"



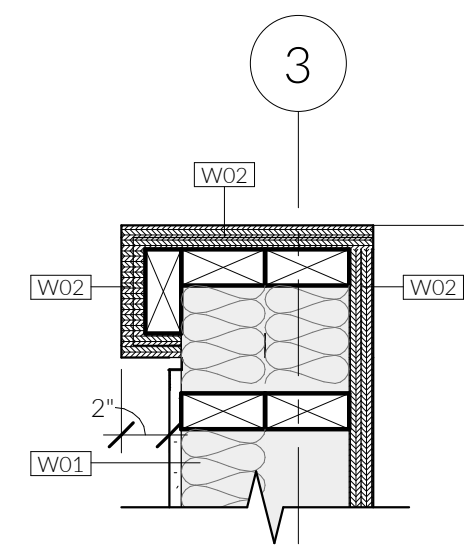
SECTION DETAIL LANDSCAPING STAIR 3" = 1'-0"



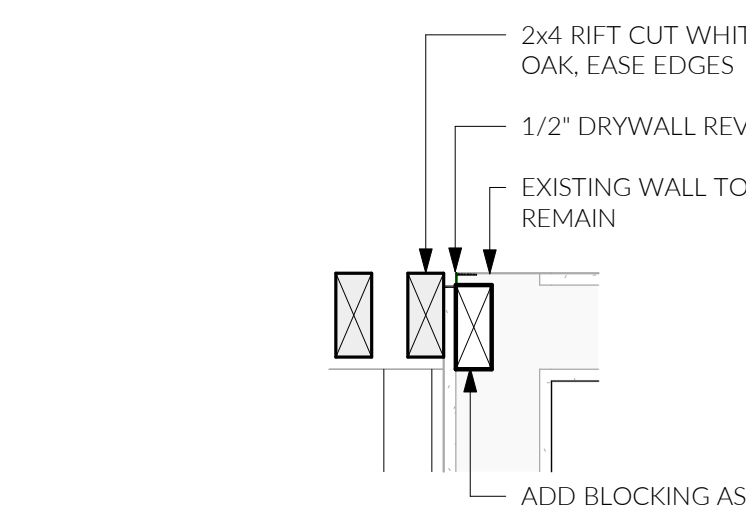
ENLARGED DETAIL - MULTI GLIDE DOOR @ EXISTING SOFFIT 1 1/2" = 1'-0"



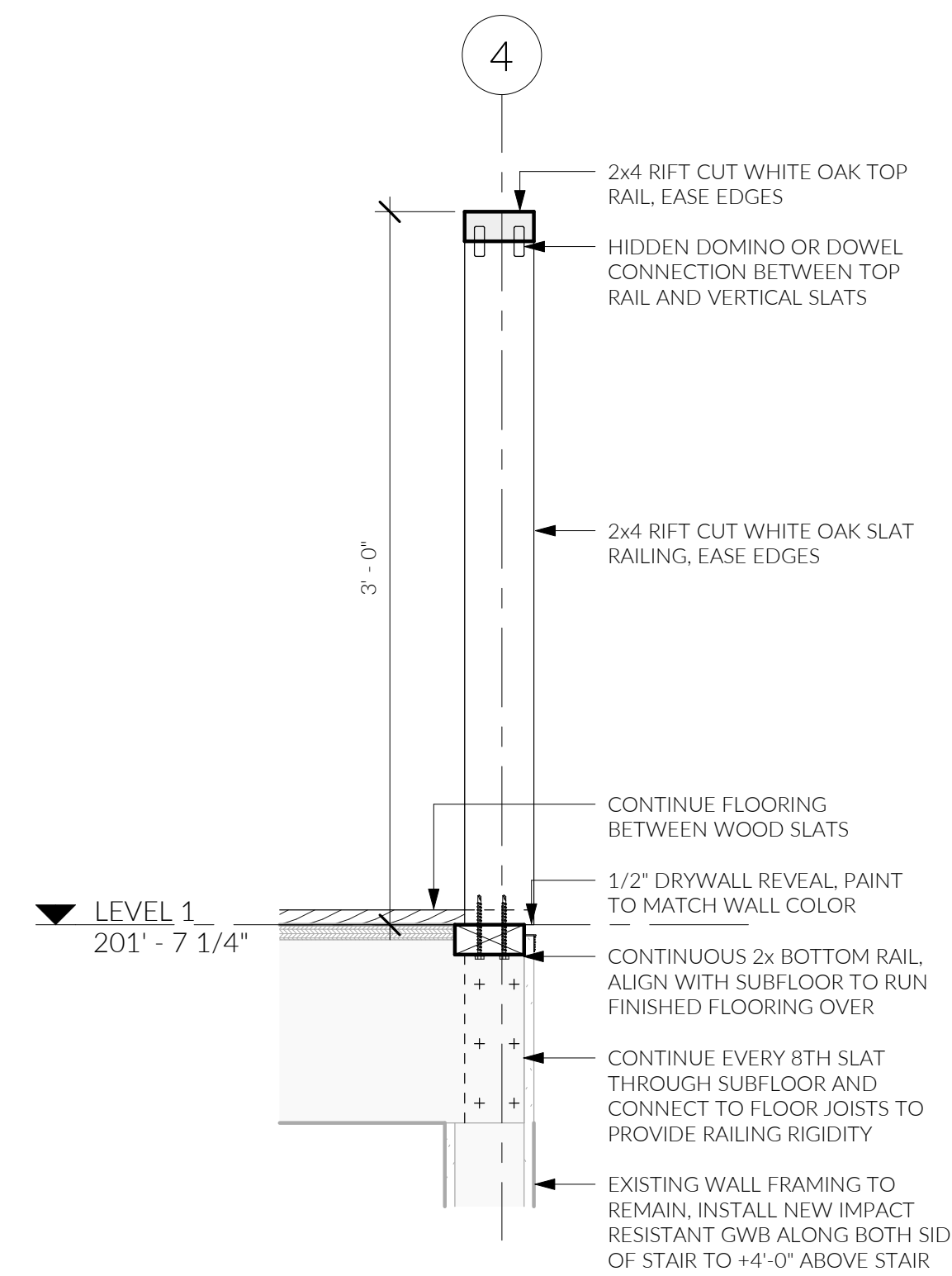
ENLARGED DETAIL - WOOD SLAT TO CEILING DETAIL 1 1/2" = 1'-0"



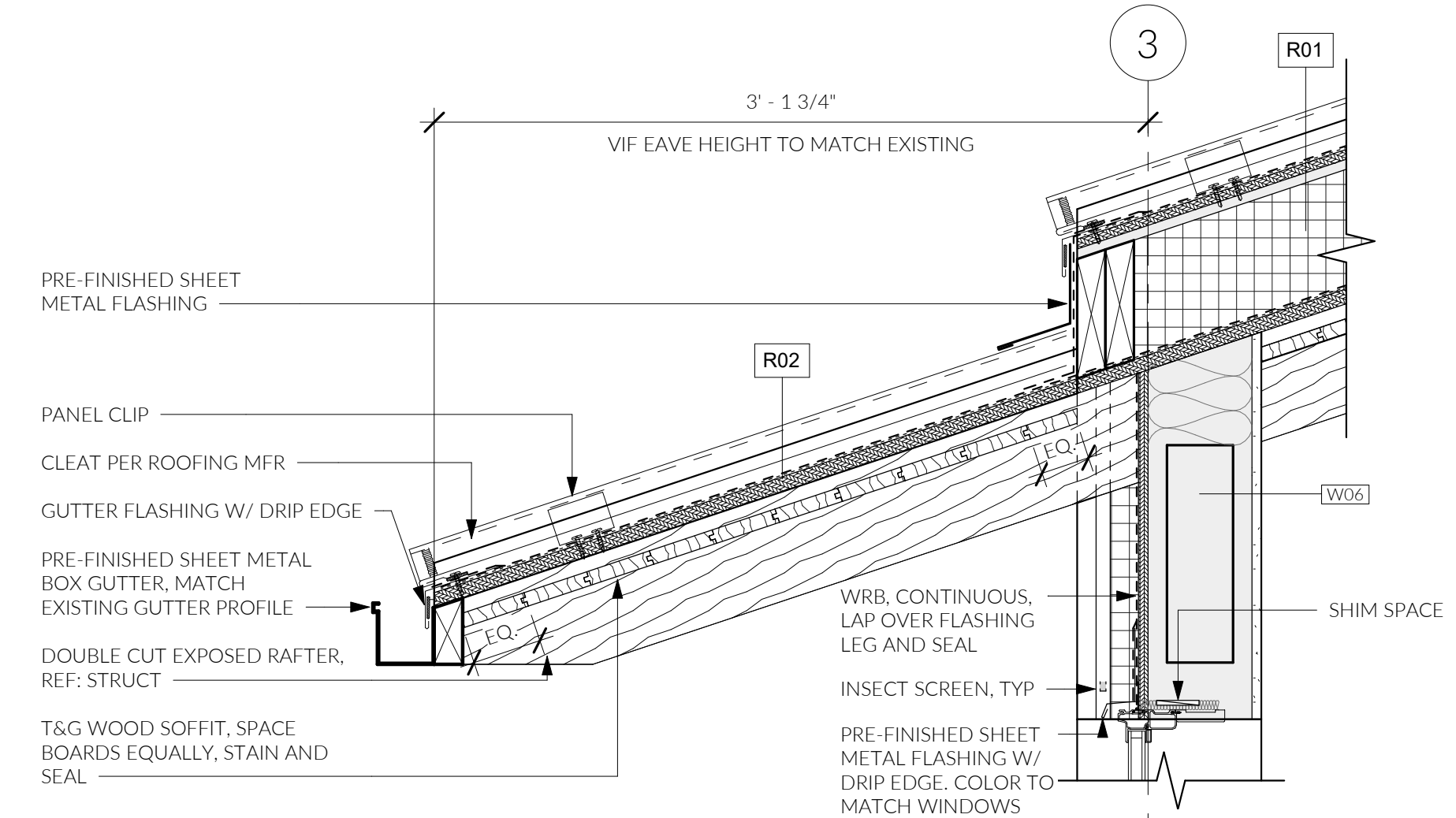
ENLARGED DETAIL - WOOD WRAP @ LIVING ROOM 1 1/2" = 1'-0"



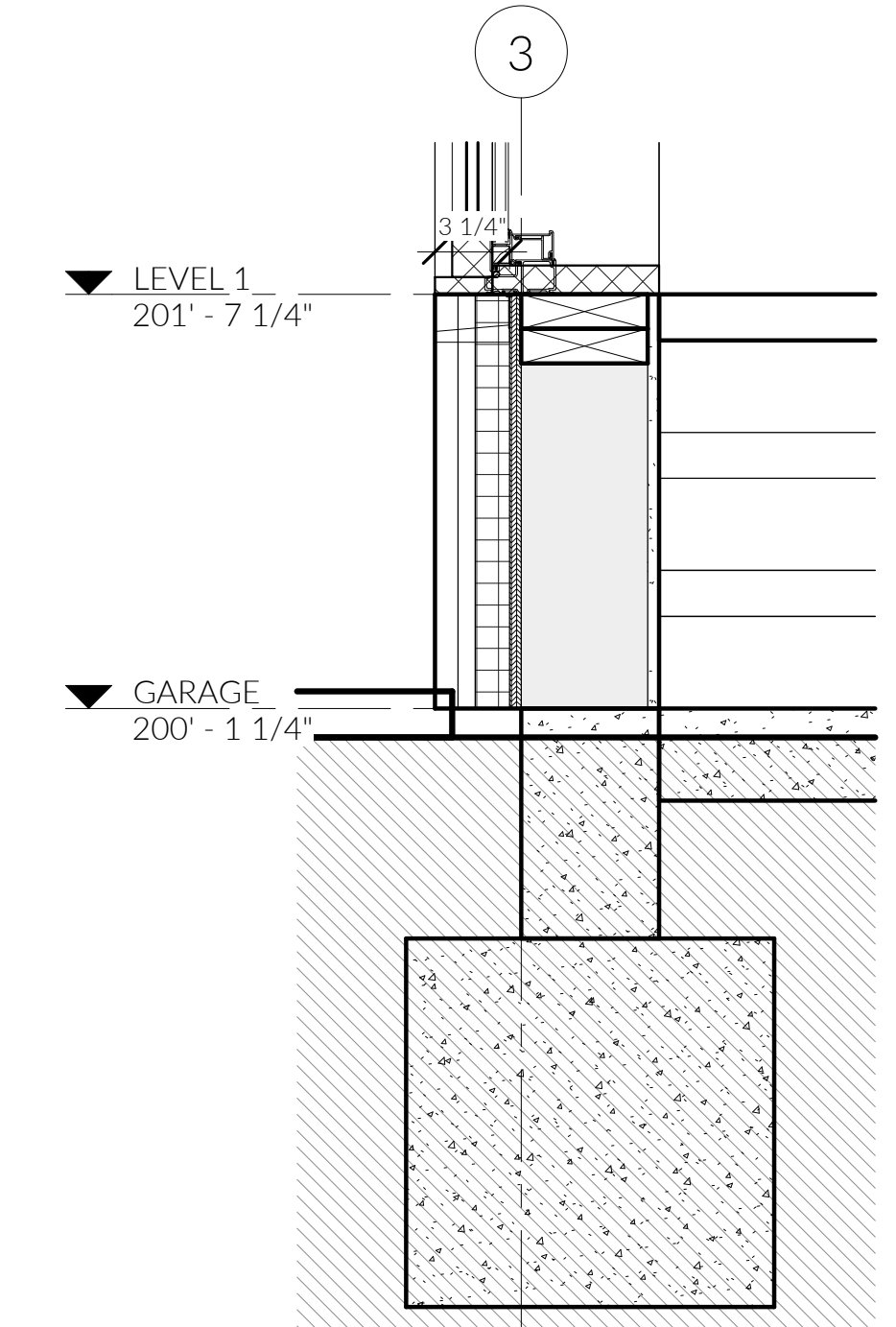
ENLARGED DETAIL - WOOD SLAT TO DRYWALL DETAIL 1 1/2" = 1'-0"



ENLARGED DETAIL - SLAT WALL RAILING 1 1/2" = 1'-0"

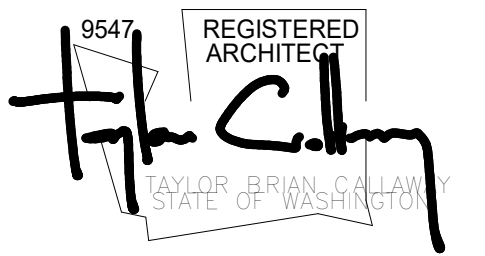


ENLARGED DETAIL - NEW SOFFIT 1 1/2" = 1'-0"



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

206.414.9884
4915 RAINIER AVE S, STE 202
SEATTLE, WA 98118
INFO@FIRSTLAMP.NET



HURWITZ REMODEL
4141 80TH AVE SE
MERCER ISLAND, WA 98040

MUNICIPAL APPROVAL STAMPS

SDCI PROJ. # XXXXXXX
First Lamp Project # || Set Name
01 FEBRUARY 2026

REVISIONS
NO. DESCRIPTION DATE
1 PERMIT SET 2026.02.01

DRAWN BY: LAMP

DETAILS

General Requirements

All materials, workmanship, design and construction shall conform to the 2021 International Building Code (IBC) and local jurisdiction amendments.

Definitions: The following definitions are used throughout these structural notes:

IBC - Governing code including local amendments
SER - Structural Engineer of Record per these Contract Documents
UNO - Unless otherwise noted

Drawings indicate general and typical details of construction. Typical details and general notes shall apply even if not specifically denoted on plans, UNO. Where conditions are not specifically indicated similar details of construction shall be used, subject to review and approval by the Architect and the SER.

Reference to ASTM and other standards shall refer to the latest edition designated by IBC Chapter 35. Refer to the specifications for information in addition to that covered by these structural notes and drawings.

Warranty: The SER has used that degree of care and skill ordinarily exercised under similar circumstances by members of the profession in this locale and no other warranty, either expressed or implied, is made in connection with rendering professional services.

Design Criteria

BUILDING CATEGORY: Structural Occupancy Category II (Importance factors listed below)

LIVE LOADS:

Roof snow load, Pf = 25 psf

Residential:

Uninhabitable attics without storage	10 psf
Uninhabitable attics portions over 4'-0" high	20 psf
Habitable attics and sleeping areas	30 psf
Residential floor	40 psf
Residential decks	60 psf

LATERAL LOADS-WIND: Per ASCE 7-16, Section 27.5

Iw = 1.0; Kzt = 1.60; V = 23.4 kips

Numbering below is per IBC Section 1603.1.4:

- Basic Wind Speed (3-second gust) = 110 mph
- Importance Factor = 1.0
- Exposure = C
- Internal pressure coefficient = +/- 0.18
- Components and Cladding: The following working loads may be used in lieu of calculations:
(Uplift at roof) Zone 1,2e; 14.7 psf
100 sq. ft. Zone 2n,2r,3e; 37.9 psf
Zone 3r; 42.8 psf
(Roof overhangs) Zone 1,2e; 54.0 psf
20 sq. ft. Zone 2n,2r; 65.9 psf
Zone 3e; 76.6 psf
Zone 3r; 87.6 psf
(Walls) Zone 4; 26.5 psf
20 sq. ft. Zone 5; 31.9 psf

LATERAL LOADS-EARTHQUAKE: Per ASCE 7-16, Chapter 11 & IBC 1613

Numbering below is per IBC Section 1603.1.5:

- Importance Factor = 1.0
- Mapped Spectral Response Accelerations, Ss = 1.420 g; S1 = 0.494 g
- Site Class = D; Fa = 1.200, Fv = 1.806
- Spectral Response Coefficients, Sds = 1.136 g, Sd1 = 0.595 g
- Seismic Design Category = D
- Basic Seismic Force Resisting System is:
Vertical Elements = Wood Structural Panel Shear Walls
Diaphragms = Wood Structural Panel Diaphragms
- Design Base Shear = 12.9 kips
- Seismic Response Coefficient Cs = 0.175
- Response Modification Factor R = 6.5
- Analysis Procedure = Equivalent Lateral Force Procedure

Additional Items:

Building Location 47.753 N, 122.233 W
Building Height = 16 feet

Redundancy Factors:

North/South Direction = 1.0 East/West Direction = 1.0

Contractor Execution Requirements

Contractor shall verify all dimensions and all conditions at the job site, including building and site conditions before commencing work, and be responsible for same. All discrepancies shall be reported to the Architect/SER before proceeding with work. Any errors, ambiguities and/or omissions in the contract documents shall be reported to the Architect/SER immediately, in writing. No work is to be started before correction is made.

Contractor shall coordinate all dimensioned openings and slab edges shown on the contract documents. Some dimensions, openings and embedded items are shown on the structural drawings, others may be required. Refer to architectural drawings for all dimensions, wall and floor openings, architectural treatment, embeds required for architectural items, etc. Refer to mechanical, plumbing, electrical, fire protection and civil drawings for size and location of all openings for ducts, piping, conduits, etc.

Do not scale drawings. Use only field verified dimensions. When electronic plan files are provided for the contractor's detailing convenience, it shall be noted that the electronic files are not guaranteed to be dimensionally accurate; the contractor uses them at their own risk. The published paper documents are the controlling Contract Documents. Electronic files of detail sheets and notes will not be provided.

Contract Documents and any materials used in preparation of them, including calculations, are the exclusive property of the SER and can be reproduced only with the permission of the SER.

Contractor initiated changes shall be submitted in writing to the Architect/SER for review and acceptance prior to fabrication/construction. Changes shown on shop drawings only will not satisfy this requirement.

The contractor shall provide temporary bracing as required until all permanent connections have been installed. The contractor is responsible for the strength and stability of all partially completed structures including but not limited to concrete or masonry walls, steel framing and erection aids. The contractor shall be responsible for all required safety standards, safety precautions and the methods, techniques, sequences or procedures required in performing his work. The contractor shall coordinate with the building department for all building department required inspections.

Inspection

The building official, upon notification, shall make structural inspections as required by local ordinance. The inspection by the building official per IBC Section 109 will be separate from and in addition to the special inspection and structural observation mentioned subsequently.

Contractor initiated changes shall be submitted in writing to the Architect/SER for review and acceptance prior to fabrication/construction. Changes shown on shop drawings only will not satisfy this requirement.

The contractor shall provide temporary bracing as required until all permanent connections have been installed. The contractor is responsible for the strength and stability of all partially completed structures including but not limited to concrete or masonry walls, steel framing and erection aids. The contractor shall at his discretion employ the aid of a licensed structural engineer to design all temporary bracing and shoring necessary to complete the work described in these contract documents. The contractor shall be responsible for all required safety standards, safety precautions and the methods, techniques, sequences or procedures required in performing his work. For concrete construction refer to IBC 1906.2 "Removal of Forms, Shores, and Reshores".

The contractor shall coordinate with the building department for all building department required inspections.

Shop Drawing & Submittal Review (including Deferred Structural Components)

The contractor shall review and stamp the shop drawings & submittals for review. SER will only review submittals for items shown on SER documents. Submittals for Deferred Structural Components will receive cursory review by SER for loads imposed on primary structure. SER will review shop drawings for general conformance with design concept of the project and general compliance with the information given in the Structural Contract Documents. Review of submittals does not constitute approval or acceptance of unauthorized deviation from Contract Documents.

Corrections or comments made on shop drawings during this review do not relieve contractor from compliance with the requirements of the plans and specifications.

Contractor responsible for:

- Reviewing, approving, stamping and signing submittals prior to submittal to Architect and SER
- Timing submittals to allow 10 days of review time for the SER and time for corrections and resubmittal
- Conformance to requirements of the Contract Documents
- Dimensions and quantities
- Verifying information to be confirmed or coordinated
- Information solely for fabrication, safety, means, methods, techniques and sequences of construction
- Coordination of all trades

Resubmittals shall be clouded and dated for all changes to the submittal. Only clouded portions of resubmittal will be reviewed and SER's review stamp applies to only these areas.

Substitutions

Substitutions shall be submitted in writing prior to submittal of shop drawings. Shop drawings bearing substitutions will be rejected. Submit engineering data to substantiate the equivalence of the proposed items. The SER's review services contract does not include review of substitutions that require re-engineering of the item or adjacent structure. Nor does the SER's contract cover extensive review of proposed substitutions. The fees for making these reviews and/or redesign shall be paid by the contractor. Reviews and approvals shall not be made until authorization is received.

Submittals

Shop drawings and material submittals shall be submitted to the Architect and SER prior to any fabrication or construction for the following structural items. Submittals shall include one reproducible and one copy; reproducible will be marked and returned. If deviations, discrepancies, or conflicts between shop drawings submittals and the contract documents are discovered either prior to or after shop drawing submittals are processed by the SER, the Contract Documents control and shall be followed.

- Glued laminated members (certificates to be on-site and available upon request)
- Engineered wood beams (certificates to be on-site and available upon request)

Inspection

The building official, upon notification, shall make structural inspections as required by local ordinance. The inspection by the building official per IBC Section 109 will be separate from and in addition to the special inspection and structural observation mentioned subsequently.

Special Inspections

The owner shall retain a Special Inspector to perform the special inspection requirements required by the building official as outlined in IBC Section 1705. See the specifications for additional requirements for special inspection and testing. The architect, structural engineer, and building department shall be furnished with copies of all inspection reports and test results.

The following inspections are required and shall be performed per the building code:

- Epoxy installed anchor bolts and holdowns rods: Continuous per Table 1703.3 - #4

Geotechnical

Report & General Criteria

Criteria outlined in the report listed below was used for the design of the foundations:
Geotechnical Engineering Study, Proposed Residence Addition, 4141 – 80th Avenue Southeast Mercer Island, Washington, dated December 3, 2025 and prepared by Geotech Consultants, Inc.

Contractor shall be familiar with recommendations in the above-mentioned report prior to start of construction. Allowable soil pressure and lateral earth pressure are assumed and therefore must be verified by a Geotechnical Inspector or the building official. If soils are found to be other than assumed, notify the structural engineer for possible foundation redesign. For wet weather work, see the Geotechnical Report.

All prepared soil-bearing surfaces shall be inspected by the owners Geotechnical Inspector (or building official) prior to placement of reinforcing steel and concrete. Inspections shall be made per IBC Table 1705.6.

Unless otherwise noted, footings shall be centered below columns or walls.

Bearing Values

Allowable soil pressure = N/A

Subgrade Preparation

Prepare subgrade per the Geotechnical Report, summarized as follows: All footings shall be cast on undisturbed firm natural soils that are free of organic materials. Footing excavation shall be free of loose soils, sloughs, debris and free of water at all times. If organic silt and/or fill material is encountered at subgrade elevations, over-excavate a minimum of 2'-0" below the design foundation subgrade elevation prior to placing footings. The over-excavated areas shall be backfilled with structural fill compacted to 95% proctor per ASTM D-1557 or a lean concrete mix.

Drainage

Drainage systems, including foundation, roof and surface drains, shall be installed as directed by the Geotechnical Report and IBC Section 1807. Vapor retarder placed below slab on grade shall conform to ASTM E 1643 and ASTM E 745.

Piles and Piers General Criteria

Pile or pier lengths indicated on drawings are estimated; actual length shall be determined in field by Geotechnical Inspector. For bidding purposes, the contractor shall provide an add/deduct value per foot of pile/pier length. This value shall be applied to variations in actual lengths as compared to estimated lengths.

The contractor shall determine the location of all adjacent underground utilities prior to drilling or driving operations. Hole drilling shall be performed without loss of ground and without endangering previously installed piles. Refer to the Geotechnical Report for recommended drilling or driving procedure. Alternate piles shall be placed and completed so that at least 24 hours are allowed for the concrete to set prior to drilling adjacent piers.

Pile or pier types other than those indicated on the drawings may be submitted as a Substitution. Optional piles must be supported on the same soil strata as the piles shown on the drawings. If the configuration of the piles is different from the contract documents, the modification to the pile caps must also be designed by the contractor and submitted with the Substitution. A 2-week minimum time allowance must be made for the engineer to review all optional pile and pile-cap design.

Inspections shall be made by the Geotechnical Inspector per IBC Table 1705.7.

Pin Piles

Pin piles shall be driven to refusal in bearing strata. For 2" pin piles, refusal shall be defined as less than 1" penetration in 60 seconds during continuous driving with a 90 lb jackhammer under the full effort of the operator. The maximum pile eccentricity shall be 4" unless otherwise noted as "battered" on the plans for lateral resistance. Pile placement shall be within a 2" tolerance at the top of the pile.

Retaining Walls

Grade on either side of concrete walls shall not vary by more than 12", UNO. Slope of backfill shall not exceed 2H to 1V, UNO. Backfill behind all retaining walls with free draining, granular fill installed per the Geotechnical Report. Provide for subsurface drainage. Design pressures used for the design of retaining walls are based on drained conditions.

Active earth pressure (restrained/unrestrained) = 50/35 pcf (+8H seismic)

Passive earth pressure = 300 pcf

Coefficient of friction (factor of safety of 1.5 included) = 0.35

Provide temporary shoring for tops of walls if backfill is placed prior to the supporting structure being constructed. Supporting structure is the floor framing and sheathing completely installed and attached to perpendicular walls.

Existing Utilities

The contractor shall determine the location of all adjacent underground utilities prior to any excavation, shoring, pile driving, or pier drilling. Any utility information shown on the plans and details are approximate and not verified by the SER. Contractor is to provide protection of any utilities or underground structures during construction.

Reinforcement in Concrete and Masonry

Materials

Reinforcing steel shall conform to ASTM A615 (including supplement S1), Grade 60, Fy = 60,000 psi, except any bars specifically so noted on the drawings shall be Grade 40, Fy = 40,000 psi.

Welded Wire Reinforcing (WWR) shall conform to ASTM A185. Lap splice adjacent mats of welded wire fabric a minimum of 8" at sides and ends. In equipment pads, use minimum WWR 6x6-W2.1xW2.1, UNO.

Fibrous Reinforcing: Polypropylene fibrous reinforcement shall be used where noted. With the architect's approval it may also be used at the contractor's discretion. Fibrous reinforcing shall not replace any steel reinforcing shown on contract documents. If used, the mix design submittals shall include product data and manufacturer's instructions. Acceptable products are Fiber mesh by Propex Concrete Systems Corp (ESR-1165), Grace Fibers by W. R. Grace & Co. (NER-418), or approved equal.

Procedures

Lap all reinforcing by 40 bar diameters. Provide corner bars at all wall and footing intersections.

Reinforcing steel shall be adequately supported to prevent displacement during concrete and grout placement. Bars shall be bent cold. Bars partially embedded in concrete shall not be field bent, unless specifically so detailed or approved by the SER.

Welding or tack welding of reinforcing bars to other bars or to plates, angles, etc, is prohibited, except where specifically approved by the SER.

Anchorage

Post installed anchors shall not be installed without prior approval of engineer of record unless otherwise noted on the plans.

Epoxy-Grouted Items

Epoxy-Grouted Items (threaded rods or reinforcing bar) specified on the drawings shall be installed using "SET-3G" high strength epoxy as manufactured by the Simpson Strong Tie Company. Install in strict accordance with I.C.C. Report No. ESR 4057. Special inspection of installation is required. Rods shall be ASTM A-307 unless otherwise noted.

Expansion Bolts

Expansion bolts into concrete and concrete masonry units shall be "Strong Bolt" as manufactured by the Simpson Strong Tie Company, installed in strict accordance with I.C.C. Report No. ESR-1771, including minimum embedment requirements. Bolts into concrete masonry or brick masonry units shall be into fully grouted cells. Substitutes proposed by contractor shall be submitted for review with ICC reports indicating equivalent or greater load capacities. Special inspection is required for all expansion bolt installation

Concrete

Cast-in-Place Concrete

Concrete materials shall conform to the following:

Portland cement: Type 1, ASTM C150

Fly ash (if used): ASTM C618 class F or C, quantity shall not exceed (by weight) 25% of cement content,

and maximum loss on ignition = 1% (note: fly ash is not allowed at post-tensioned concrete and shotcrete)

Lightweight aggregates: shall not be used without prior approval of SER and building department

Normal weight aggregates: ASTM C33

Sand equivalent: ASTM C33

Water: Potable per ASTM C94

Air entraining admixtures: ASTM C260

Chemical admixtures: ASTM C494

Flowable concrete admixtures: ASTM C1017

Durability requirements of concrete mixes shall conform to building code. These requirements include water-cementitious material ratios, minimum compressive strengths, air entrainment, type of cement, and maximum chloride ion content.

Concrete strength requirements: Strength at 28 days and normal weight concrete, UNO.

Location	Strength f'c (psi)	Max. Aggr. size (inch)	Max. W/C ratio or min cement *
Lean mix soil replacement under fdns	1,500	sand	1-1/2 sack cement
Foundations, grade beams, stem walls	3,000**	1"	per design
Slab on grade, topping slab, stair tread	3,000**	3/4"	0.42 (.45)

** Design strength shown is for weathering purposes only; 2,500 psi strength was used for purposes of structural design. Mixes shall be proportioned to accommodate placement. Slump, W/C ratio, admixtures and aggregate size will be determined by the contractor in accordance with ACI. Mixes will be approved by one of the following criteria.

Mix design is submitted in accordance with ACI 318 Section 5.3.

Mix design is submitted in accordance with ACI 318 Section 5.4.

Admixtures: all concrete, including slab on ground, shall contain an acceptable water-reducing admixture conforming to ASTM C494 and be used in strict accordance with the manufacturer's recommendations.

All concrete which is exposed to freezing and thawing in a moist condition or exposed to deicing chemicals shall contain an air entraining agent, conforming to ASTM C260. The amount of entrained air shall be 5% +/- 1% by volume. Air % is based on 3/4" coarse aggregate; adjust air % per ACI 318 for other coarse aggregate sizes. Air-entrainment shall not be used at slabs that will receive a smooth, dense, hard-troweled finish.

Trucks hauling plant-mixed concrete shall arrive on-site with a field ticket indicating the maximum gallons of water that can be added at the site not to exceed the total water content in the approved mix design.

Concrete shall be deposited as nearly as practicable in its final position to avoid segregation due to rehandling or flowing. Concrete shall be thoroughly consolidated by suitable means during placement and shall be thoroughly worked around reinforcement, embedded items, and into corners of forms.

Formwork and Accessories

Concrete construction shall conform to ACI 301 "Specifications for Structural Concrete" and the Building Code, including testing procedures. See specifications and/or architectural documents for formwork requirements. Installation shall adhere to ACI 301. Conduits and pipes of aluminum shall not be embedded in concrete construction.

See architectural drawings for exact locations and dimensions of door and window openings in all concrete walls and for all grooves, notches, chamfers, feature strips, color, texture, and other finish details at all exposed concrete surfaces. Anchor rods, reinforcing, hardware, etc. shall be firmly tied in place prior to concrete placement; wet-setting of these items are not permitted in concrete.

Construction Joints

Contractor shall submit the proposed locations of construction joints to the Architect for acceptance before starting construction. All construction joints in walls and footings shall be keyed with 1-1/2" thick x 6" long x 3-1/2" wide keys placed in alternate reinforcing spaces.

Styrofoam or Rigid Foam specified on the drawings for filling voids shall be as manufactured by the Dow Chemical Company (NER-699) or approved equal and shall be installed in strict accordance with the manufacturer's recommendations.

New concrete abutting existing concrete shall have dowels to match new reinforcing. Lap dowels with new reinforcing and embed in 6" deep epoxy grouted holes in existing concrete. (Embed 9" deep for bar sizes #6 or larger, UNO). Refer to Anchorage Notes for additional requirements.

Refer to Architectural and/or Civil documents for waterstops, dampproofing, and soil retaining wall drainage requirements at concrete and at concrete joints (construction joints, slab to wall joints, curb to slab joints, etc).

Reinforcing in Cast-in-Place Walls

See Reinforcement General Notes for more information. Uppermost and lowermost horizontal reinforcing in walls shall be placed within 1/2 of specified spacing from the top and bottom of the wall.

Concrete wall reinforcing - typical UNO:

Wall thickness	horizontal bars	vertical bars	location
6" or less	#4 @ 14"oc	#4 @ 14"oc	@ cl of wall
8" or less	#4 @ 10"oc	#4 @ 10"oc	@ cl of wall

Concrete protection; provide edge cover as follows. When a thickness of cover required for fire protection is greater than that specified in this section, such greater thickness shall be used:

- Unformed surfaces cast against and permanently exposed to earth = 3"
- Formed surfaces exposed to earth or weather: #6 bars or larger = 2"; #5 bars or smaller = 1-1/2"
- Clear spacing between 2 or more parallel layers = 1"

Curing and Finishes

Protect and cure freshly placed concrete per ACI 305 in hot conditions, ACI 306 in cold conditions, and ACI 308 "standard specification for curing concrete". All exposed edges and corners shall have 3/4" chamfer, UNO. Concrete flatwork shall be sloped to provide positive drainage. Coordinate finish with architectural contract documents.

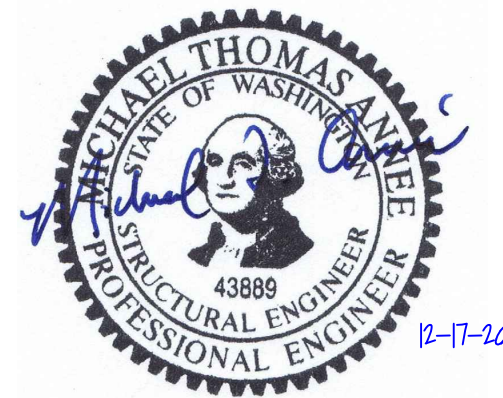
At the time of application of finish materials or special treatment to concrete, moisture content of concrete shall conform to requirements in finish material specifications. Where vapor sensitive coverings are to be placed on slabs on grade, conform strictly to slab covering manufacturer's recommendations regarding vapor retarder and granular fill requirements below the slab.

Concrete Crack Maintenance

Cracking occurs in concrete structures due to inherent shrinkage, creep, and the restraining effects of walls and other structural elements. Most cracking due to shrinkage and creep will likely occur over the first two years of the life of the structure; further concrete movement due to variations in temperature may persist. Cracks that result in water penetration will need to be repaired to protect reinforcing. Other cracking may be repaired at the owner's discretion for aesthetical reasons or performance of applied finishes. Prior to repairing cracks, a structural engineer should be consulted to provide direction on which cracks to repair and on whether observed cracks may affect the strength of the structure.



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Revision Issue Date Drawing Set

12/17/2025 Permit Set

General Structural Notes

S1.0

GENERAL STRUCTURAL NOTES
(TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS)

S1.0 General Structural Notes
S1.1 General Structural Notes and Schedules
S2.0 Foundation Plan
S2.1 Main Floor Framing Plan
S2.2 Roof Framing Plan
S3.0 Structural Details

SHEET INDEX

Wood

Material Criteria

Framing lumber shall be kiln dried or mc-19 (unless more stringent criteria are required in these notes or on the drawings) and graded and marked in conformance with the latest WCLIB standard grading rules for west coast lumber no. 17. Furnish to the following minimum standards:

4x beams & posts, 6x posts	DF #2
4x treated beams & posts, 6x treated posts	HF kdat #2
2x joists, rafters, built-up beams, headers	HF #2
2x, 3x flatwise & edgewise blocking	HF standard
2x4, 2x6 studs	HF kd stud
3x studs	HF kd #2
2x4, 2x6 plates	HF kd #2
2x, 3x, 4x treated plates/ledgers	HF kdat #2

Moisture Content and Care of Material During Construction

All 2x studs and plates shall be kiln dried. The Contractor shall take measures to minimize exposure of sawn lumber and engineered wood products to moisture during construction. All wood framed construction shall have maximum moisture content not to exceed 15% when interior drywall is installed.

Glu Laminated Material

Glued laminated members shall be fabricated in conformance with AITC 117 and APA-EWS Y117, Stress Class 24F-1.8E. Each member shall bear an AITC identification mark and shall be accompanied by an AITC certificate of performance. All simple span beams shall be douglas fir combination 24F-14, Fb = 2,400 psi, Fv = 265 psi and all cantilevered beams and columns shall be Douglas fir combination 24F-V8, Fb = 2,400 psi, Fv = 265 psi unless otherwise noted. Camber all simple span glu laminated beams to 3,500' radius or zero camber, unless shown otherwise on the plans.

Structural Composite Lumber

Manufactured lumber, PSL, LVL, and LSL, shall be manufactured under a process approved 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 PSL, LVL and LSL lumber shall be manufactured in accordance ICC Report ESR-1387. LVL lumber shall be manufactured using veneer glued with a waterproof of the requirements of ASTM D2559 with all grain parallel with the length of the member. The members shall have the following minimum properties:

PSL (2.2E) Beams	Fb = 2,900 psi, E = 2,200 ksi, Fv = 290 psi
LVL (2.0E) Beams	Fb = 2,600 psi, E = 2,000 ksi, Fv = 285 psi
LSL (1.55E) Beams	Fb = 2,325 psi, E = 1,550 ksi, Fv = 310 psi

Design shown on plans is based on ILevel/Trus-Joist products manufactured by the Weyerhaeuser Corporation. Alternate manufacturers may be used subject to review and approval by the Architect and Structural Engineer of Record, 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.

Wood Structural Panels

Wood structural panels shall be APA rated sheathing. Plywood shall be grade C-D or Structural II, exterior glue, exposure 1 durability classification, in conformance with USDOC PS 1 or PS 2, ASTM D 5457 and IBC 2304.7 and table 2304.7(2). Oriented strand board (OSB), shall be in accordance with USDOC PS 2, and of equivalent thickness, exposure rating and span rating and may be used in lieu of plywood pending OSB substitution approval by Architect. See plans for thickness, panel identification index and nailing requirements. Unless otherwise noted on plans:

Roof sheathing shall be 15/32" with span rating 32/16
Floor sheathing shall be 23/32" with span rating 48/24
Wall sheathing shall be 15/32" with span rating 24/0

Clay tile roof applications shall incorporate the use of 23/32" roof sheathing. Use of roof sheathing other than what is shown must be coordinated with the roofing manufacturer and the Structural Engineer of Record prior to construction. Refer to wood framing notes below for typical nailing requirements.

Treated Wood

All wood framing in direct contact with concrete or masonry, exposed to weather, or that rest on exterior foundation walls and are located within 8" of earth, shall be pressure-treated with an approved preservative per IBC section 2303.1.8. Cut or drilled sections of treated material shall be treated with an approved preservative per IBC section 2303.1.8. See IBC section 2304.11 for additional requirements.

Metal Products in Contact with Treated Lumber

Simpson hardware in contact with ACQ, CA, or CBA pressure-preservative treated wood shall have a Zmax finish (G185 HDG per ASTM A653) or shall be post hot-dip galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners) unless otherwise noted. Exception: type 304 or 316 stainless steel connectors and fasteners are required for the following applications:

- ACQ, CA, or CBA treatments with ammonia where members are used in exterior applications.
- all ACZA treatments
- retention levels greater than 0.40 pcf for ACQ, 0.41 pcf for CBA-A, or 0.21 pcf for CA-B treatments.

Stainless steel connectors require matching stainless steel fasteners. Zmax and post hot-dip galvanized connectors require fasteners galvanized per ASTM A153. Thru-bolts and anchor rods used in dry conditions shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, class 55 minimum. See IBC section 2304.9.5 and "Framing connectors" notes on this sheet for additional requirements.

Framing Connectors

Timber connectors called out by letters and numbers shall be "strong-tie" by Simpson company, as specified in their catalog number C-C-2021. Equivalent devices by other manufacturers may be substituted, provided they have ICBO 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 otherwise noted, all nails shall be as called out below. All shims shall be seasoned and dried and the same grade (minimum) as members connected. Unless otherwise noted on the drawings use the following hangers:

2x or 2-2x member to flush wood beam/ledger	LUS (LUS z)
2x member to sill plate or steel/flush wood beam	LB (B hdg)
2-2x member to sill plate or steel/flush wood beam	B (B hdg)
4x, LSL/LVL/PSL beam to flush wood beam/ledger	MIU max (HHUS z)
4x, LSL/LVL/PSL beam to sill plate or steel beam	HWU (HWU hdg)
Interior 4x or 6x post to concrete below	ABU w/ 5/8" dia. anchor rod w/ 7" embed
4x or 6x post to wood beam above	PC/EPC (PC/PCE zmax)
wood beam to wood beam that bears on post	HUCTF

Fasteners

Shall conform to the following requirements, UNO. Splitting shall be avoided at all wood fasteners:

Steel to wood or wood to wood connection bolts	ASTM A307
Anchor rods (w/ threaded ends and welded nut at end)	ASTM F1554 grade 36 (typical UNO)
Lag screws	NDS section 11.1.3
Wood screws	NDS section 11.1.4
Nails	NDS section 11.1.5

Nail sizes are specified as follows. If the contractor proposes the use of alternate nails (including longer nails), they shall submit nail specifications to the Structural Engineer of Record (prior to construction) for review and acceptance.

CS collector straps	0.131 x 2-1/2"
hangers w/ 16d or 10d options	0.162 x 3-1/2"
floor sheathing	0.131 deformed shank x 2-1/2"
roof sheathing	0.131 x 2-1/2"
stud wall APA sheathing	0.148 x 2-1/4"
member to member face nailing	0.131 x 3"
bottom plate to framing below	0.131 x 3-1/4"
toe nailing	0.131 x 3"

Sheathing fasteners shall be driven so that head or crown is flush with sheathing surface. 3/8" min. edge distance shall be maintained on sheathing fasteners.

Spaced fasteners specified on the drawings shall begin at 1/2 specified spacing from the ends of the members, unless otherwise noted. Provide (2) fasteners minimum each member, typ. Anchor rods from sill plates to concrete shall begin a min. of 6" and a max. of 12" from each end of each piece of sill plate. (exception: at shear walls, begin at 1/2 specified spacing if this results in less than 12" distance from end of sill plate piece).

Thru-bolt and anchor rod holes shall be at least 1/32" but no more than 1/16" larger than bolt/rod diameter. Clearance holes for lag screw shanks shall have the same diameter as the lag shank and the same penetration depth as the length of the unthreaded shank. Lead holes for threaded portion of lag screws shall have a diameter of 55 to 60% of lag screw shank diameter and shall extend the length of the threaded portion of the lag screw.

Fasteners exposed to earth, weather or located in pressure preservative or fire retardant treated wood shall comply with the criteria listed in the "Metal Products in Contact with Treated Lumber" section.

General Wood Framing Criteria (UNO in previous sections)

All wood framing details not shown otherwise shall be constructed to the minimum standards of section 2308 of the IBC. Minimum nailing, unless otherwise noted, shall conform to table 2304.10.1 of the IBC. Unless otherwise noted, 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, anchor rods, and lag screws bearing on wood, unless otherwise noted. Installation of lag screws shall conform to NDS section 11.1.3. Bolts, anchor rods, and lag screws shall be centered in members, unless otherwise noted.

All structural stud walls (bearing or shear walls) shown and not otherwise noted shall be 2x4 studs @ 16"oc at interior walls and 2x6 @ 16"oc at exterior walls. See Architectural drawings for differing wall widths and for framing at nonstructural walls. Two studs minimum shall be provided at the end of all walls and at each side of all openings, and below beam bearing points. Solid blocking for 4x/6x wood posts and multi-stud posts shall be provided through intermediate levels to supports below. Provide continuous solid blocking at mid-height of all stud walls over 10'-0" in height and at mid-height of walls with sheathing on one side only (i.e. Each side of party walls).

All stud walls shall have their lower wood plates attached to wood framing below with 0.131 x 3-1/4" nails @ 8"oc or bolted to concrete with 5/8" diameter anchor rods @ 6'-0"oc for structures not exceeding 2 stories and @ 4'-0" for all other structures unless otherwise noted. Embed anchor rods 7" unless otherwise noted. Individual members of built-up posts shall be nailed to each other with 0.131 x 3" nails @ 8"oc 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" oc. Use #6 x 1-5/8" screws for 1/2" GWB and #6 x 1-7/8" screws for 5/8" GWB. Provide 15/32" APA rated sheathing on exterior surfaces nailed at all panel edges (block unsupported edges), top and bottom plates with 0.148 x 2-1/4" nails @ 6"oc and to all intermediate studs and blocking @ 12"oc. Allow 1/8" gap at all APA sheathing panel edges and ends. (see details where larger gap is required).

Where floor/roof openings (stair, elevator, etc.) Occur adjacent to exterior stud walls or on each side of interior stud walls, provide continuous 3-1/2" LSL rim within wall at elevation of floor/roof framing. Rim depth shall match depth of floor/roof framing nearest to opening. At ends of continuous rim, provide 2-A35 clips on inside face to perpendicular rim and 2-LSTA36 straps on outside face to perpendicular rim.

At exterior walls, provide flat wise 2x6 at all door heads and window sills and heads, unless otherwise noted. (provide flat wise 2-2x6 where opening width is greater than 6'-0" and less than 9'-6", unless otherwise noted). Provide (3) 0.131 x 3" toenails each end of each 2x6 member.

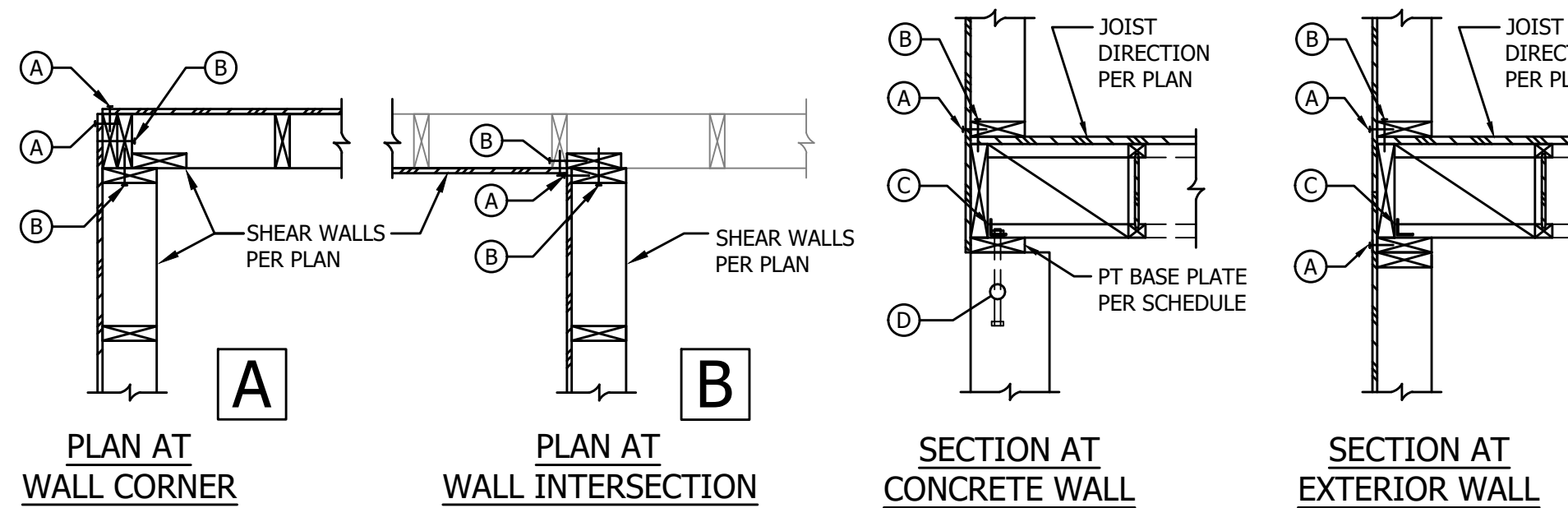
Provide double joists under all parallel partitions that extend over more than half the joist length and around all openings in floors or roofs unless otherwise noted. Provide solid blocking at all bearing points.

Toenail joists to supports with (3) 0.131 x 3" nails. Attach timber joists to flush headers or beams with Simpson metal joist hangers in accordance with notes above. Individual members of multi-joist beams shall be nailed to each other with (2) rows of 0.131 x 3" nails @ 12"oc.

Unless otherwise noted on the plans, APA sub-flooring and roof sheathing shall be laid up with grain (strength axis) perpendicular to supports (joists, trusses, etc.) and in a staggered pattern. Nails shall be @ 6"oc to framed panel edges, @ 4"oc over shear walls and @ 12"oc to intermediate supports. See notes above for nail sizes. All sub-flooring edges shall have approved tongue-and-groove joints or shall be supported with solid blocking/framing. Plywood clips are recommended at all roof sheathing edges (solid blocking/framing is not required at panel edges unless specifically noted in the structural drawings ore required by the roofing manufacturer). Glue sub-flooring to all supports with adhesive conforming to APA spec. AFG-01 in accordance with the manufacturer's recommendations. Allow 1/8" gap at all panel edges and ends of floor and roof sheathing.

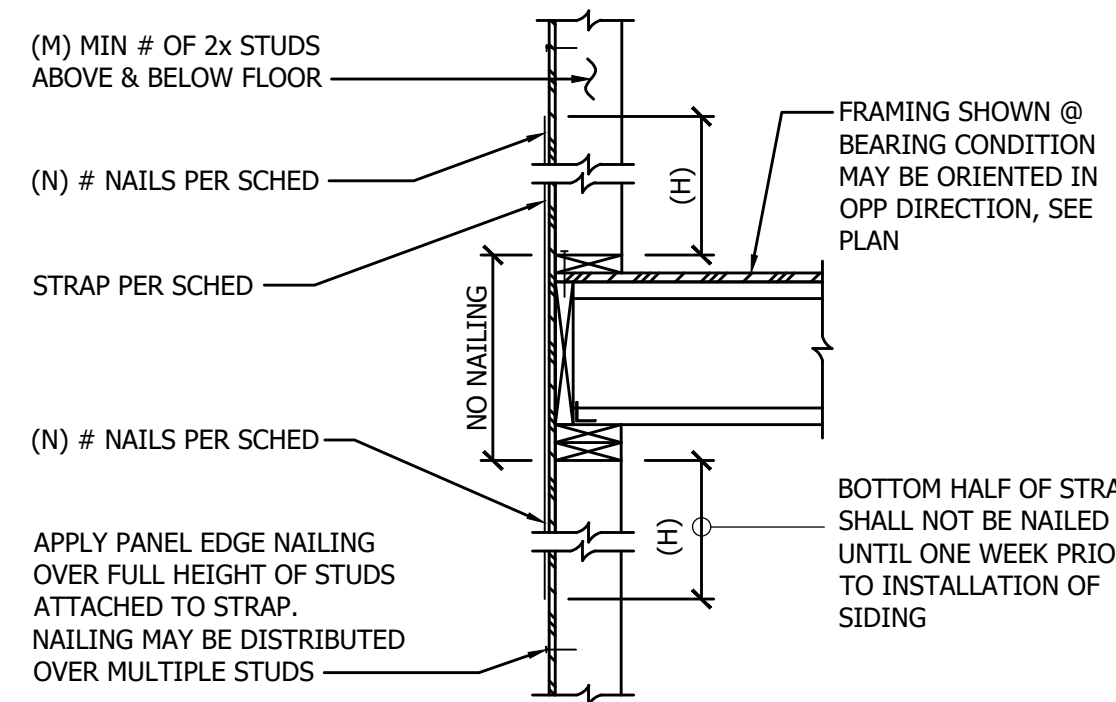
SHEAR WALL SCHEDULE								
MARK	SHEATHING	PANEL EDGE NAILING (A)	TOP PLATE NAILING (B)	A35 CLIPS (C)	MUSSILL TO CONCRETE (D)		CAPACITY (PLF)	
					2x6 P.T.	3x6 P.T.	SEISMIC	WIND
SW6	1/2" PLYWOOD	0.131" @ 6"oc	0.131" @ 6"oc	A35 @ 24"oc	5/8" AB @ 48"oc	5/8" AB @ 64"oc	260	270
SW4	1/2" PLYWOOD	0.131" @ 4"oc	0.131" @ 4"oc	A35 @ 16"oc	5/8" AB @ 32"oc	5/8" AB @ 48"oc	350	398

- NOTES:
- ALL EXTERIOR WALLS SHALL BE SW6 (TYP, UNO). WALL FRAMING SHALL BE 2x HF (UNO) STUDS @ 16"oc BLOCK ALL PANEL EDGES WITH 2x LAID FLAT. ALL STUDS ATTACHED TO STRAPS OR HOLDOWNS SHALL BE PANEL-EDGE NAILED. NAIL TO ALL INTERMEDIATE SUPPORTS WITH 0.131" @ 12"oc SHEATHING SHALL BE 1/2" STRUCT-1 OR 1/2" OSB.
 - PANEL EDGE NAILS SHALL BE A MINIMUM OF 2 3/4" IN LENGTH, 0.131" @ 12"oc SHEATHING SHALL BE A MINIMUM OF 3" IN LENGTH.
 - LTP4 OR LSS0 CLIPS MAY BE SUBSTITUTED FOR A35 CLIPS.
 - EMBED ANCHOR BOLTS 7" MIN. ALL BOLTS SHALL HAVE 3x3x1/4" PLATE WASHERS (EDGE OF WASHER SHALL BE WITHIN 1/2" OF SHEATHING). EACH MUSSILL SHALL HAVE A MINIMUM OF (2) ANCHOR BOLTS WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4 1/2" TO EACH END. SIMPSON TITEN HD SCREWS, SIMPSON STRONG-BOLT OR HILTI KWIK-BOLT TZ EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS w/ 3-3/4" MIN EMBED.

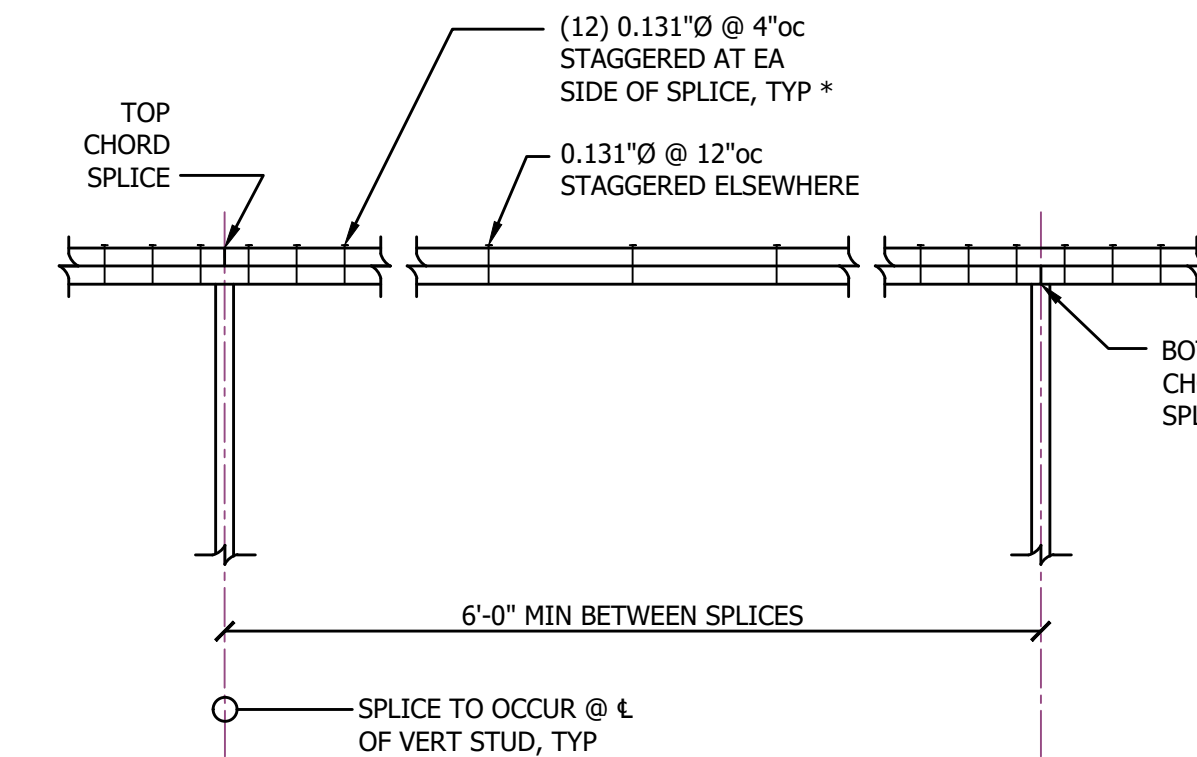


1 Shear Wall Schedule
3/4" = 1'-0"

STRAP SCHEDULE				
MARK	H	N	M	HF CAPACITY
CS16	14"	(13) 0.131"	1	1,705#



2 Strap Schedule
3/4" = 1'-0"

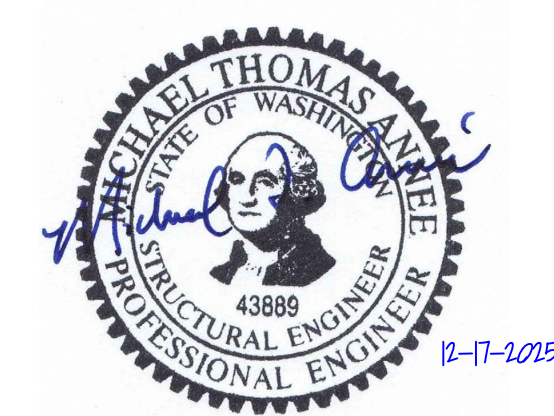
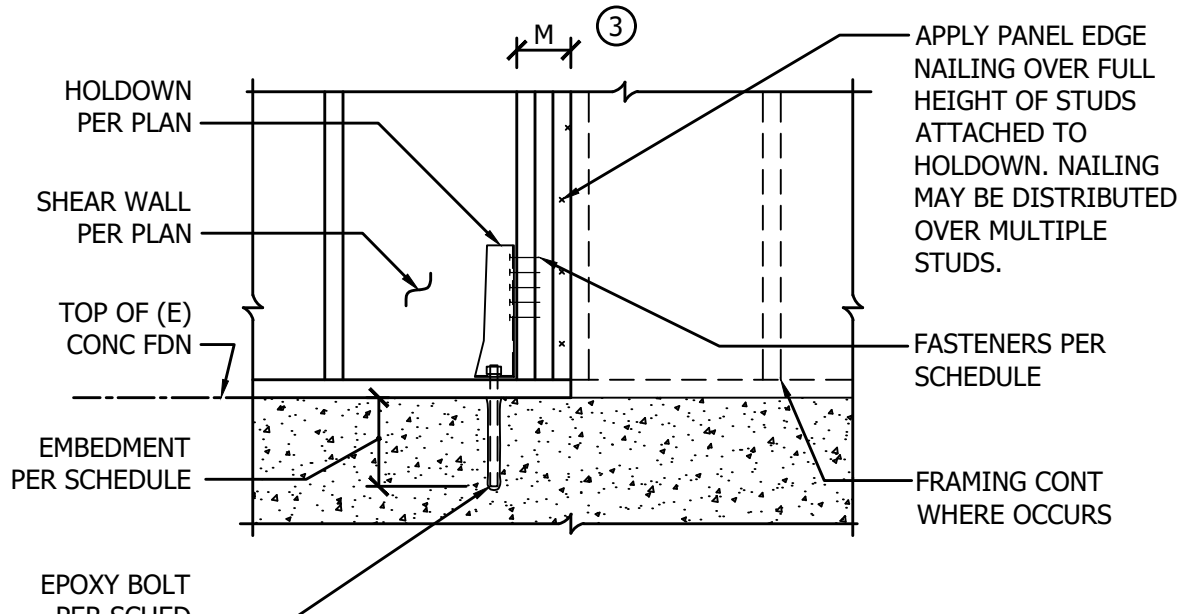


3 Top Plate Splice, Typ.
3/4" = 1'-0"

HOLDOWN SCHEDULE ① ② ③								
MARK	FASTENERS	M ③	STEM WALL			FOOTING/STRUCT. SLAB		CAPACITY
			ANCHOR ROD	EMBEDMENT	EDGE DISTANCE	EMBEDMENT	EDGE DISTANCE	
HDU2	(6) SDS 3/4"x2 1/2"	3"	3/8"Ø	12"	3"	5"	7"	2,645#

- PLACEMENT OF ANCHOR ROD IS BASED ON SIMPSON SET-XP EPOXY.
- INSTALL ALL HOLDOWNS AND EPOXY PER MANUFACTURER'S INSTRUCTIONS.
- DEPTH OF WOOD FRAMING MEMBER ATTACHED TO HOLDOWN. MEMBERS SHALL BE HEM-FIR UNLESS NOTED OTHERWISE NOTED.
- MIN 6" CONCRETE WALL THICKNESS REQUIRED

4 Retrofit Holdown Schedule
3/4" = 1'-0"

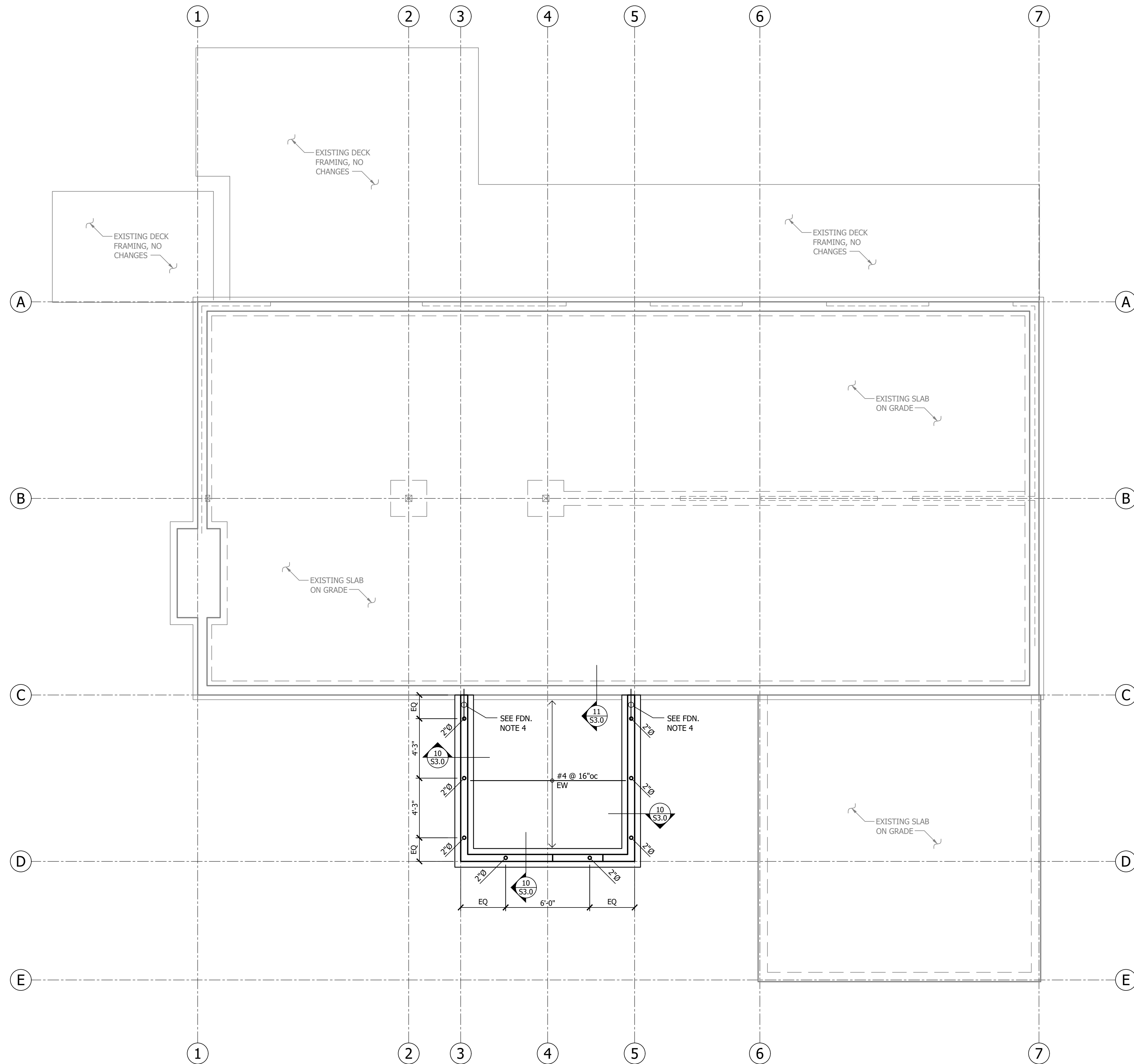


GENERAL FRAMING NOTES:

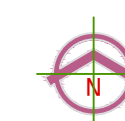
- ALL 14" BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS, TYP. UNO.
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- ☒ - DENOTES (2) 2x BEARING STUDS UNLESS OTHERWISE NOTED. WHERE NO SYMBOL IS SHOWN AT BEARING PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc. UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SW-X INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW, EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

FOUNDATION NOTES:

- STRUCTURAL SLAB ON GRADE SHALL BE MIN. 6" THICK w/ #4 @ 16"oc IN EACH DIRECTION.
- ⚓ - INDICATES ANCHOR ROD/HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.
- ⊙ - INDICATES 2" DIAMETER, SCHEDULE 80, PIN PILE (3 TON). THE GEOTECHNICAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND TESTING.
- EMBED ALL HORIZONTAL REINFORCEMENT MIN OF 4" INTO (E) CONCRETE w/ SIMPSON SET-XP EPOXY. EXTEND REINFORCEMENT 24" OR HOOK.

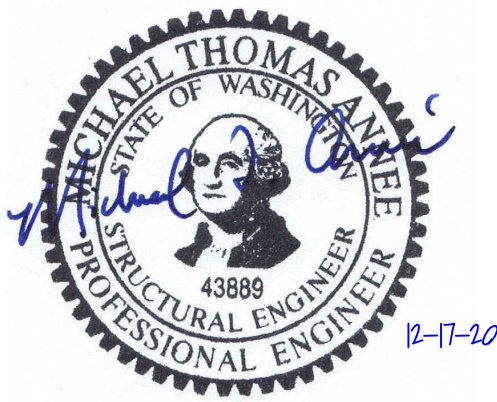


Foundation Plan
SCALE: 1/4" = 1'-0"



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Revision Issue Date Drawing Set

12/17/2025 Permit Set

Foundation Plan

S2.0

GENERAL FRAMING NOTES:

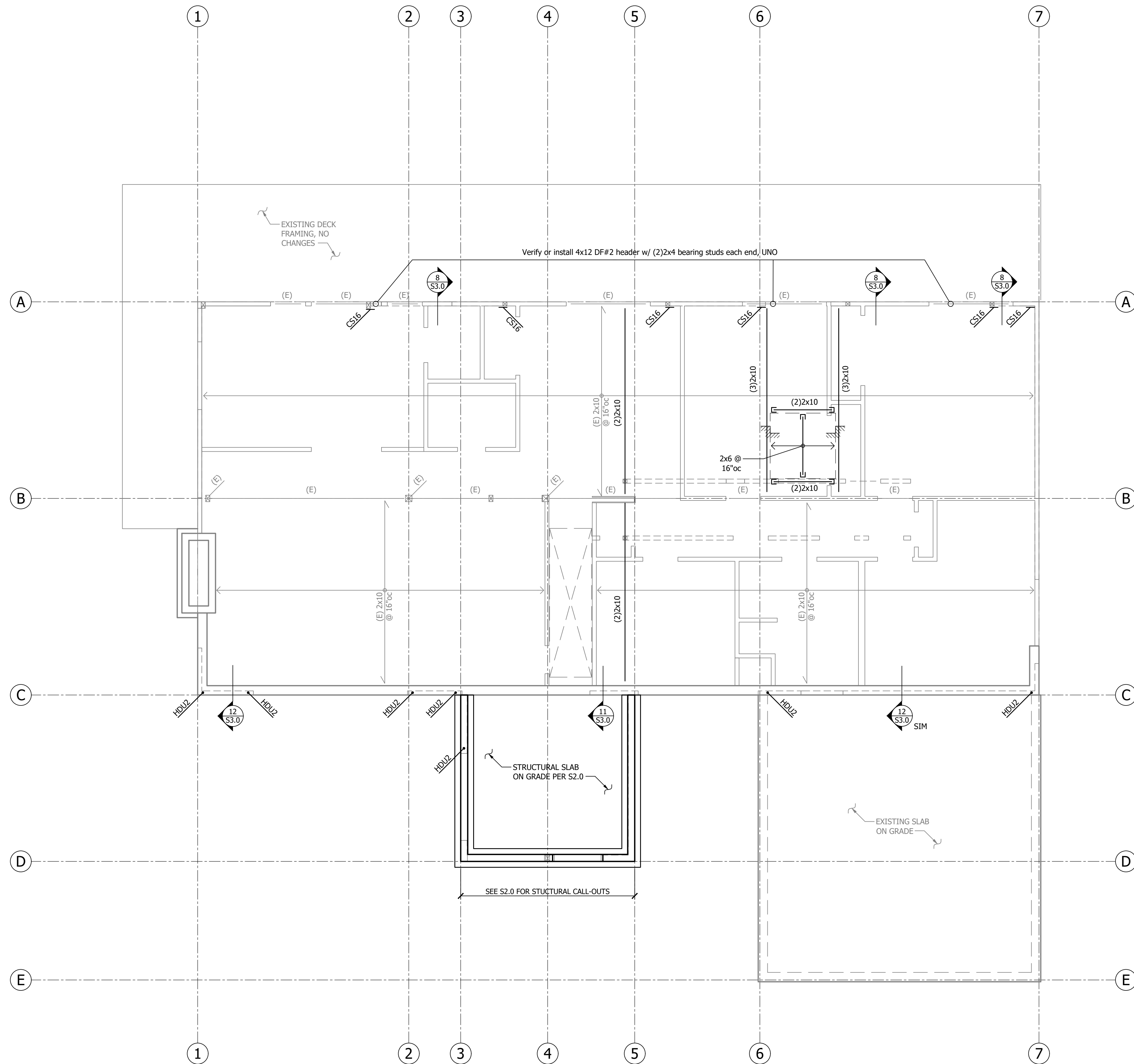
- ALL 9-1/2" BEAMS SHALL BE FLUSH AND ALL 4x AND GLB HEADERS TO BE DROPPED, UNO.
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 9/S3.0 FOR INSTALLATION.
- ☒ - DENOTES (2) 2x BEARING STUDS UNLESS OTHERWISE NOTED. WHERE NO SYMBOL IS SHOWN AT BEARING PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SW-X INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW, EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

FLOOR FRAMING NOTES:

- NEW FLOOR SHEATHING SHALL BE MIN. 3/4" APA RATED SHEATHING (48/24). NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/0.113" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- EXISTING FLOOR FRAMING IS 2x10 JOISTS @ 16"oc, DIRECTION PER PLAN.
- ⌋ - INDICATES HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULES ON 4/S1.1.
- ⌋ - INDICATES STRAP AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 2/S1.1.

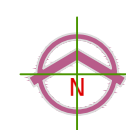
FOUNDATION NOTES:

- STRUCTURAL SLAB ON GRADE SHALL BE MIN. 6" THICK w/ #4 @ 16"oc IN EACH DIRECTION.
- ⌋ - INDICATES ANCHOR ROD/HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.
- ⊙ - INDICATES 2" DIAMETER, SCHEDULE 80, PIN PILE (3 TON). THE GEOTECHNICAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND TESTING.
- EMBED ALL HORIZONTAL REINFORCEMENT MIN OF 4" INTO (E) CONCRETE w/ SIMPSON SET-XP EPOXY. EXTEND REINFORCEMENT 24" OR HOOK.



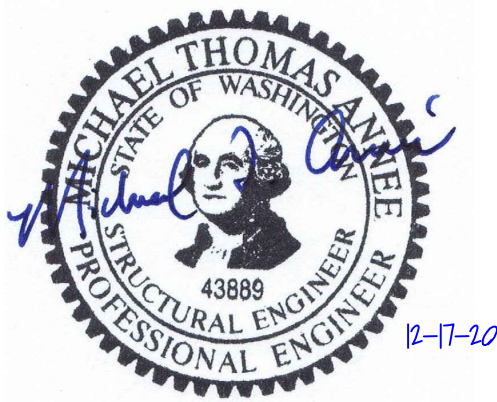
Main Floor Framing Plan

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



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Main Floor Framing Plan

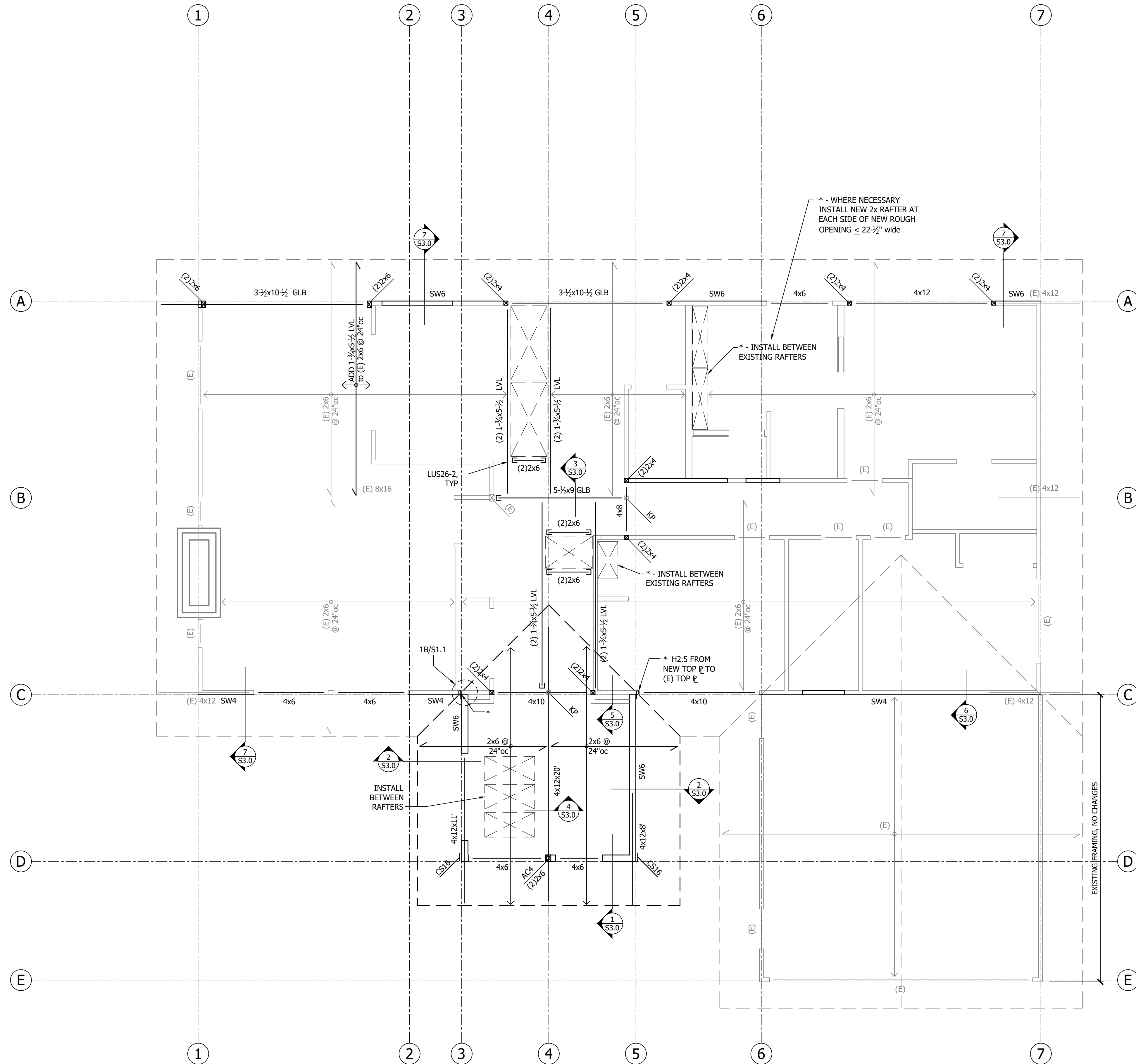
S2.1

GENERAL FRAMING NOTES:

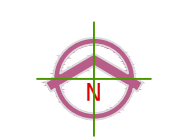
- ALL 2x AND LVL BEAMS SHALL BE FLUSH AND ALL 4x HEADERS DROPPED, UNO.
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 9/S3.0 FOR INSTALLATION.
- ⊠** - DENOTES (2) 2x BEARING STUDS UNLESS OTHERWISE NOTED. WHERE NO SYMBOL IS SHOWN AT BEARING PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SW-X INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW, EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

ROOF FRAMING NOTES:

- ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING (32/16). NAIL @ ALL FRAMED PANEL EDGES AND OVER ALL SHEAR WALLS w/0.131" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- TYPICAL ROOF FRAMING SHALL BE 2x12 HF#2 RAFTERS @ 24"oc UNO. SEAT CUT RAFTERS TO BEAR IN LUS HANGERS WHERE APPLICABLE.
- ⊠** - INDICATES 4x4 KING POST w/ AC4 POST CAP @ TOP & BTM.

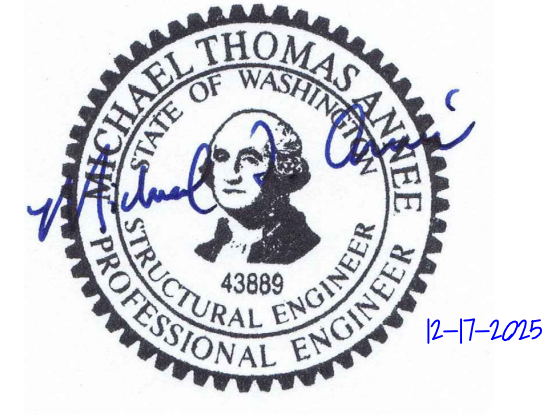


Roof Framing Plan
SCALE: 1/4" = 1'-0"



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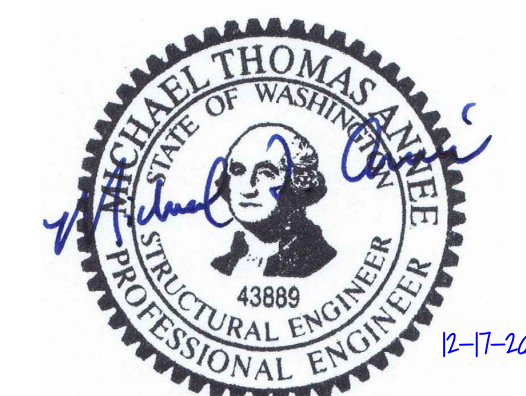
Roof Framing Plan

S2.2



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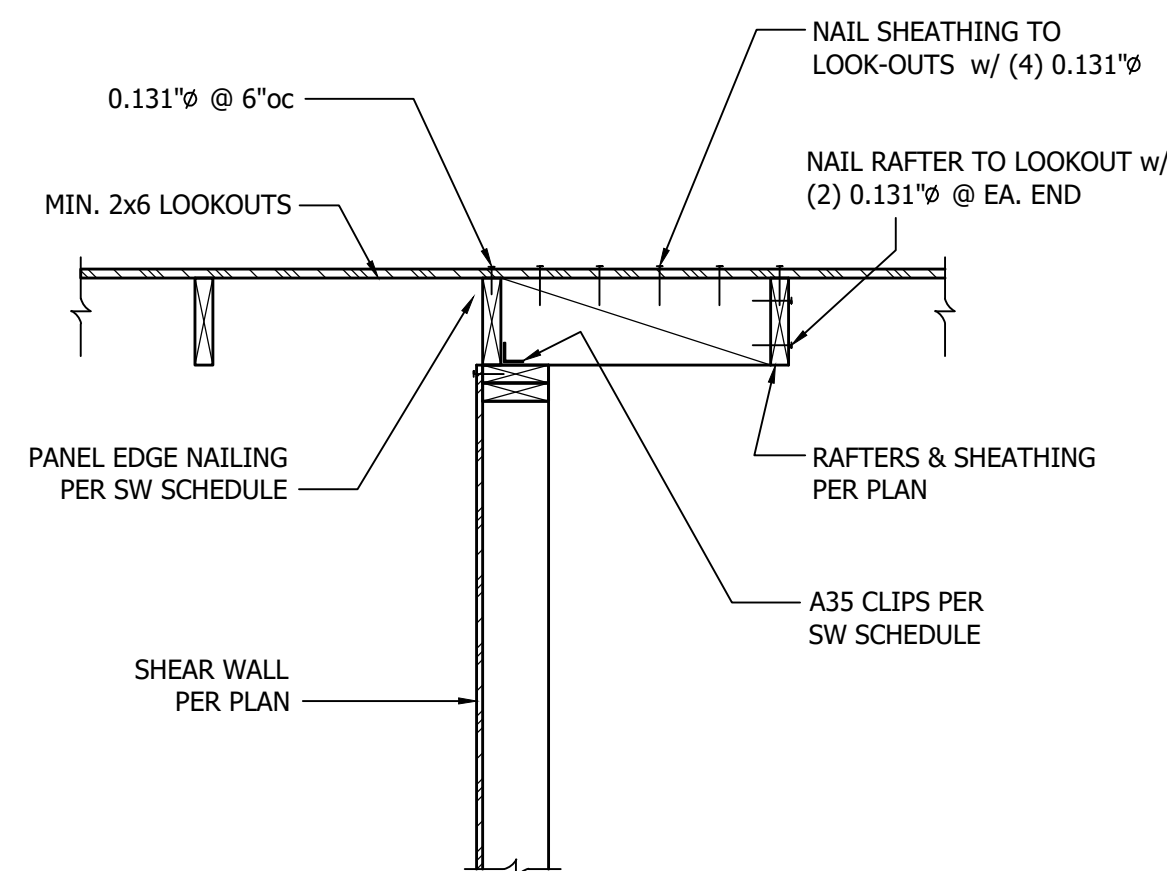
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Revision Issue Date Drawing Set

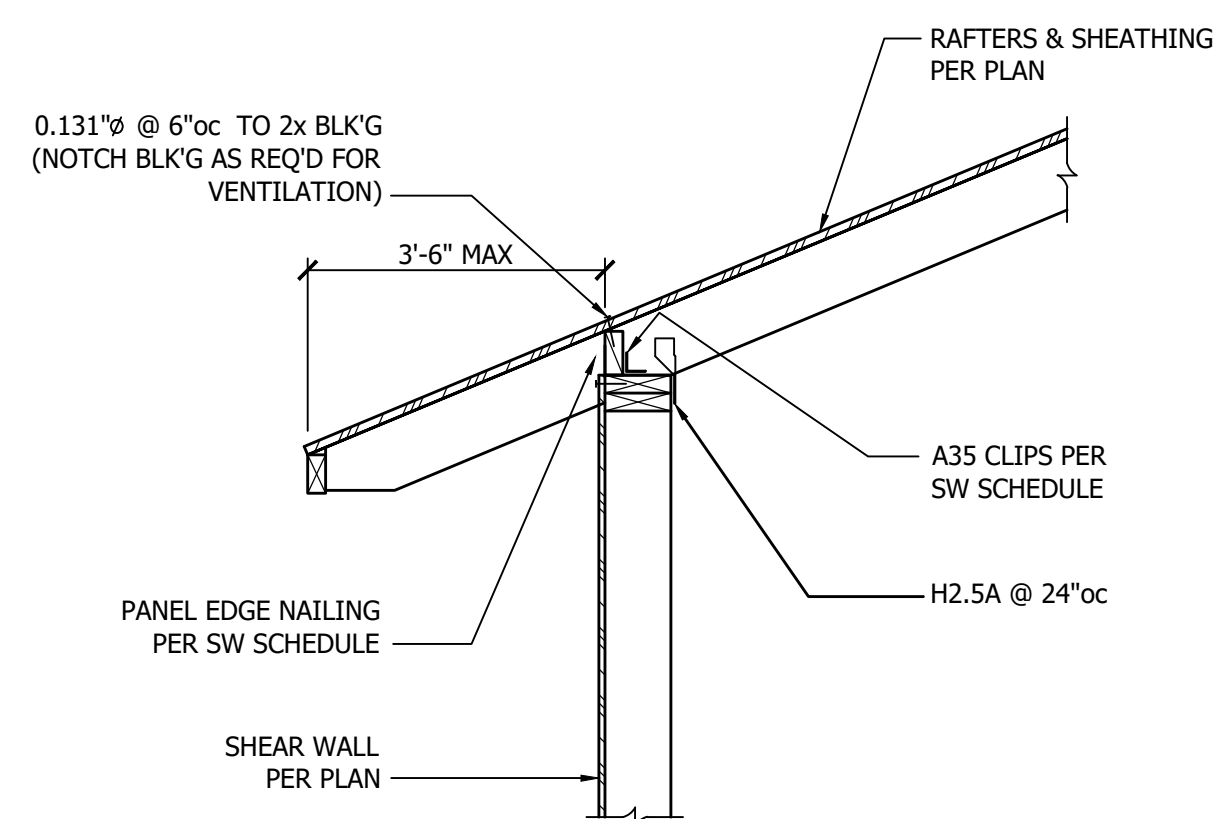
12/17/2025 Permit Set

Structural Details

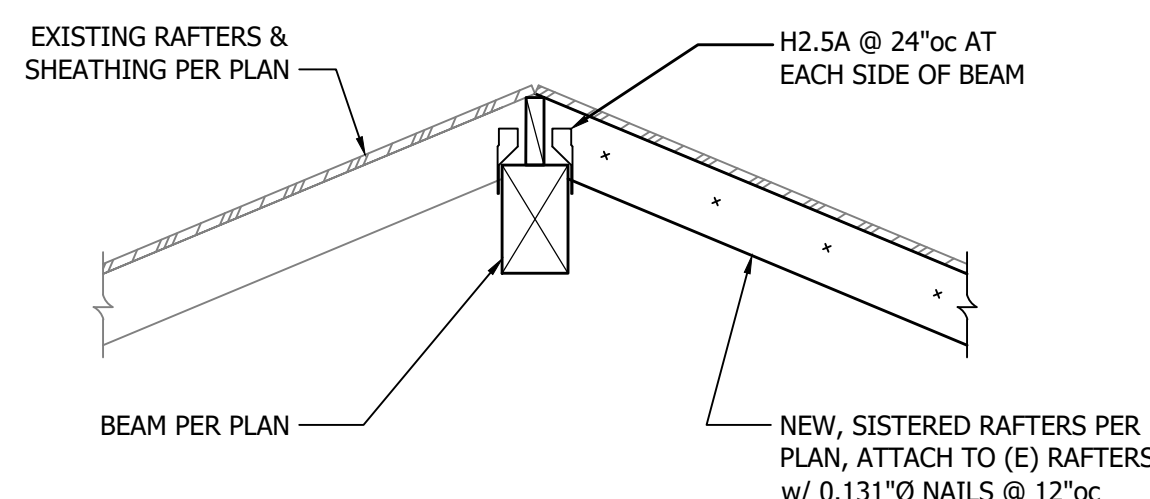
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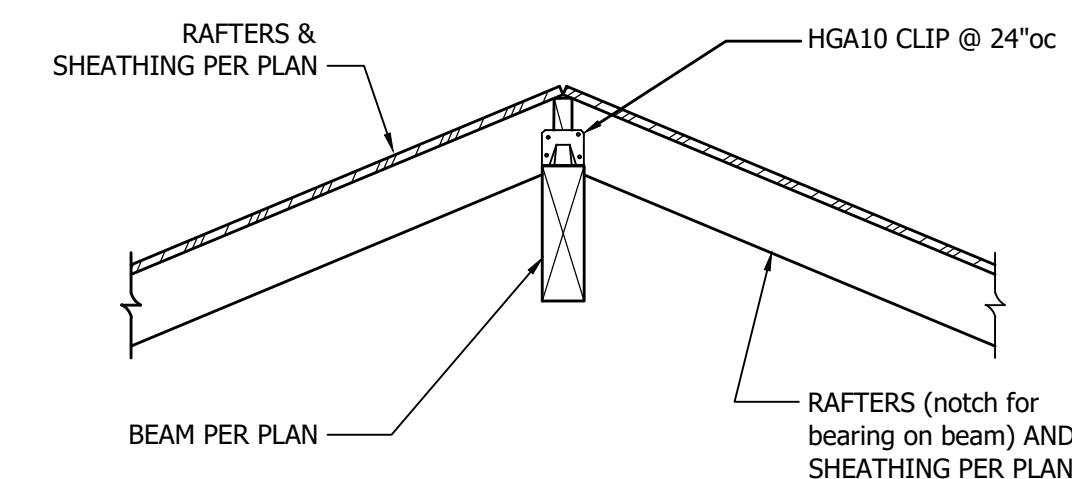
1 2x Rafters Parallel to Exterior Wall
3/4" = 1'-0"



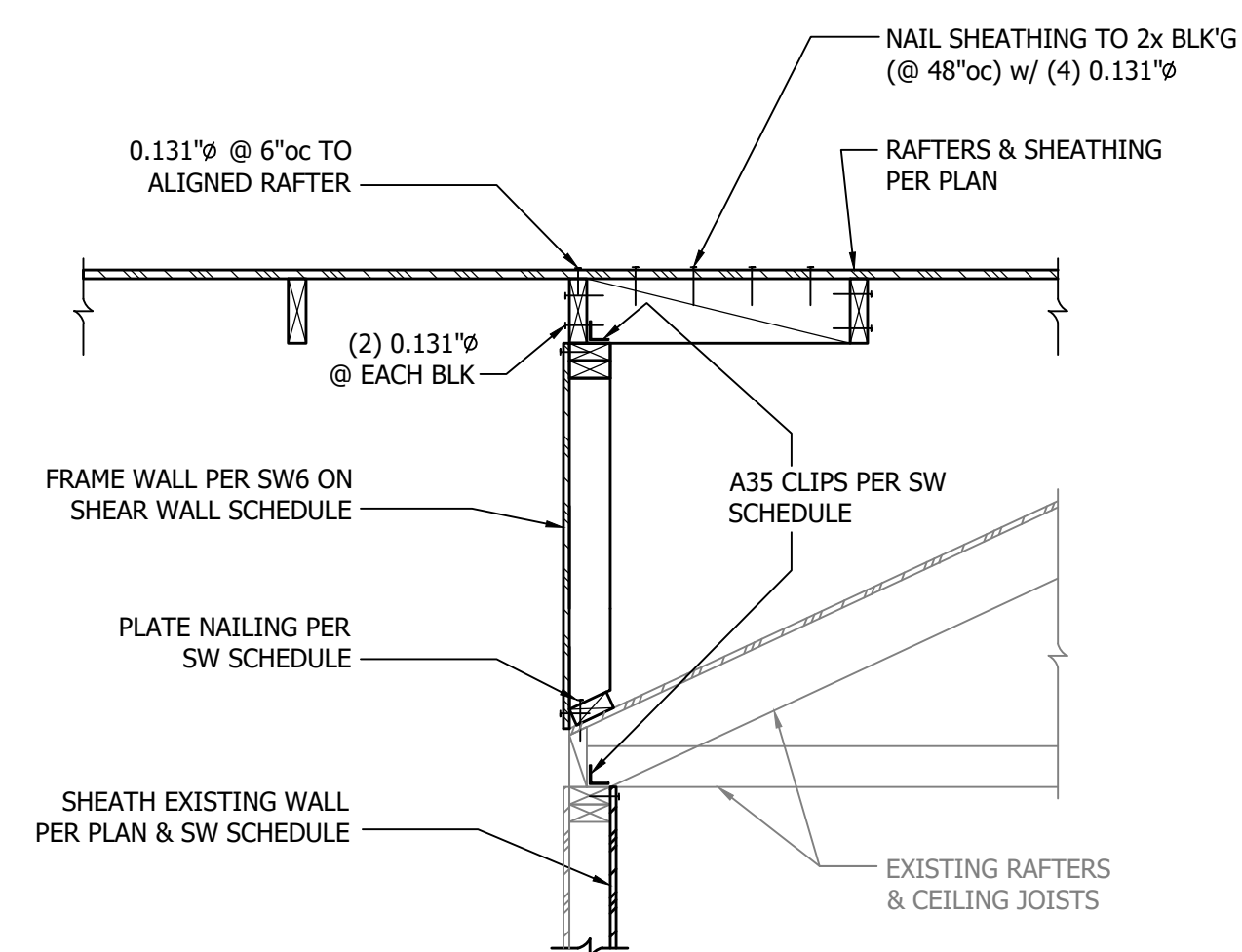
2 2x Rafters Perp. to Exterior Wall
3/4" = 1'-0"



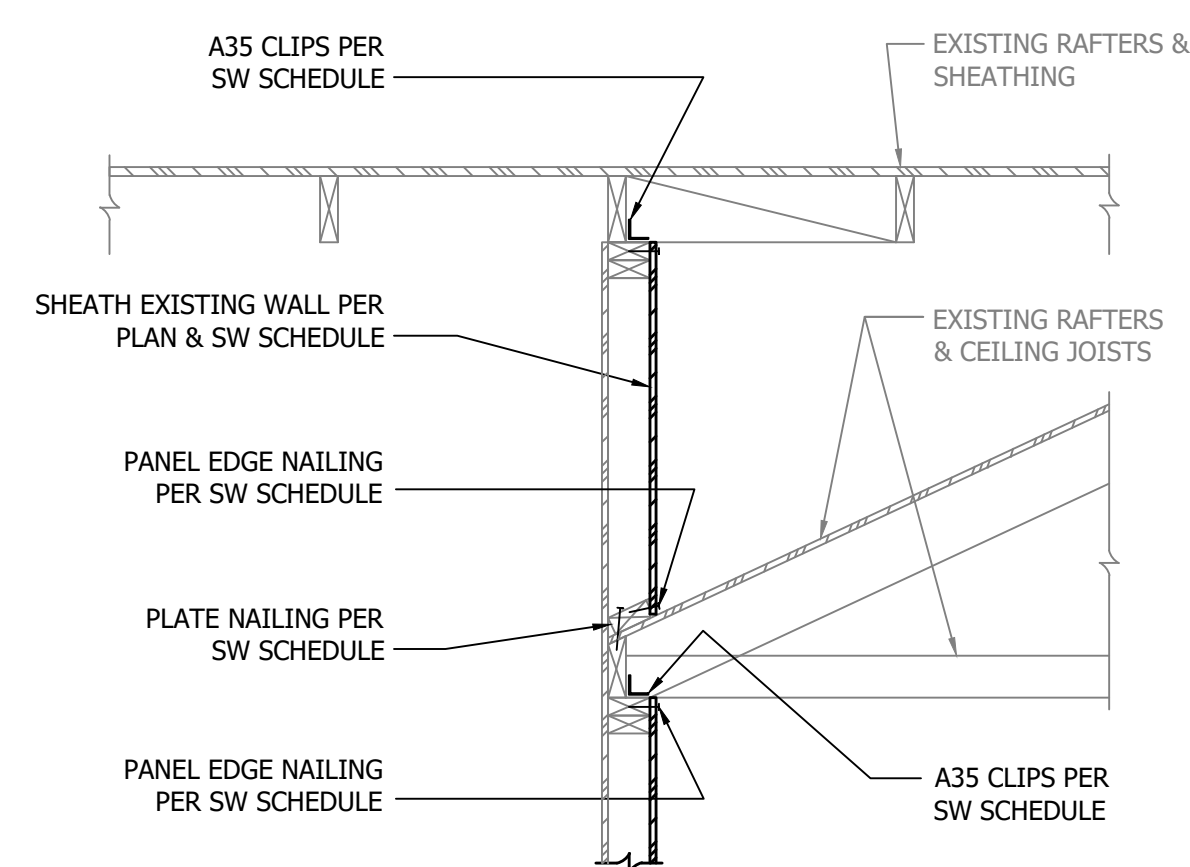
3 Existing Roof Framing at New Beam
3/4" = 1'-0"



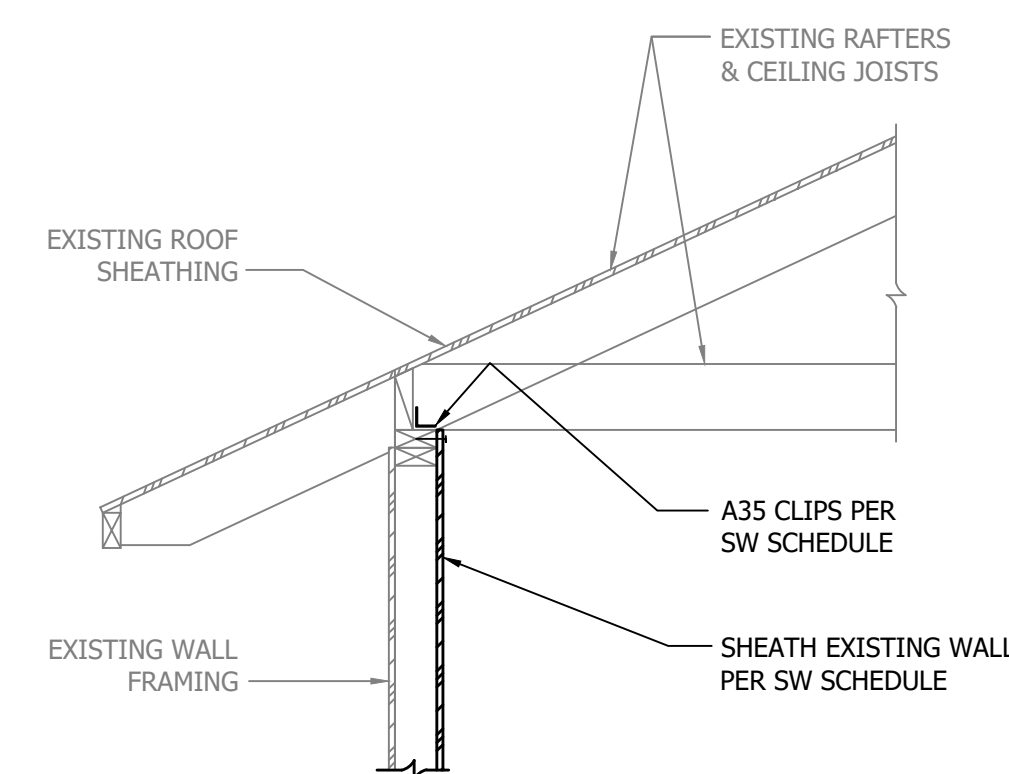
4 New Roof Framing at Ridge Beam
3/4" = 1'-0"



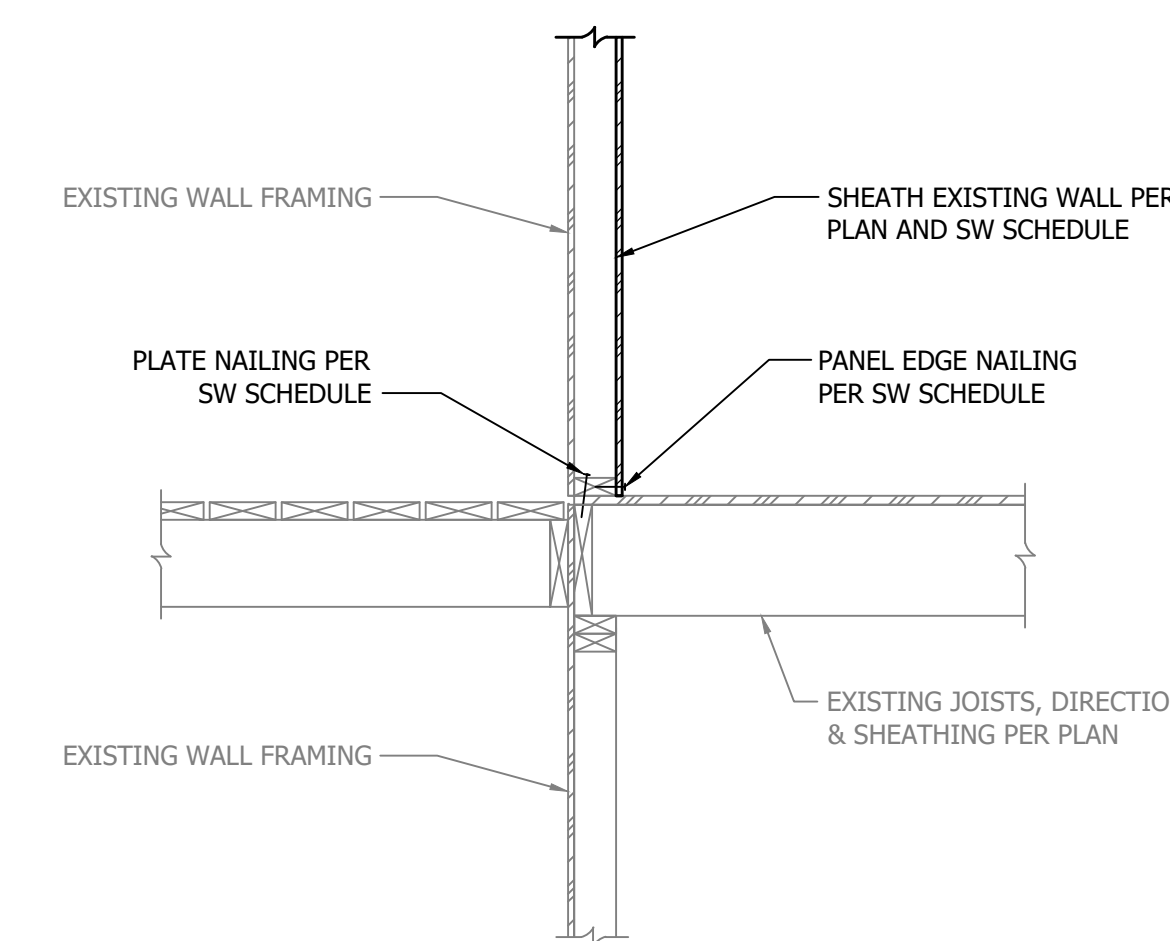
5 New Gable Roof Framing at Existing
3/4" = 1'-0"



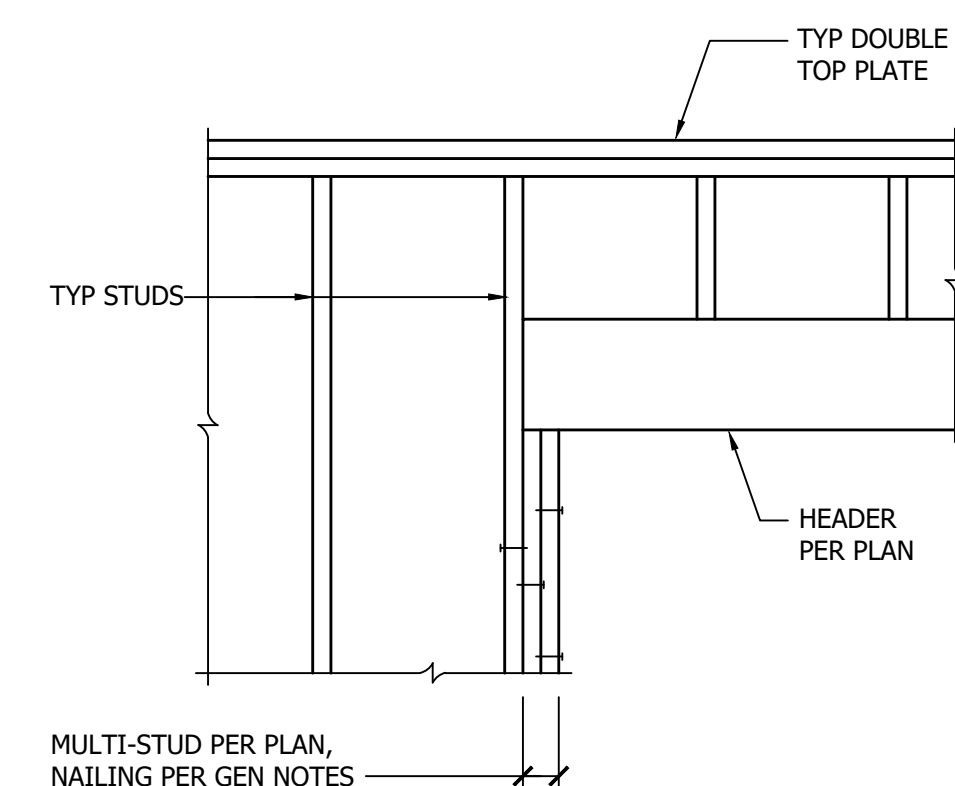
6 New Shear Wall Sheathing at Garage Wall
3/4" = 1'-0"



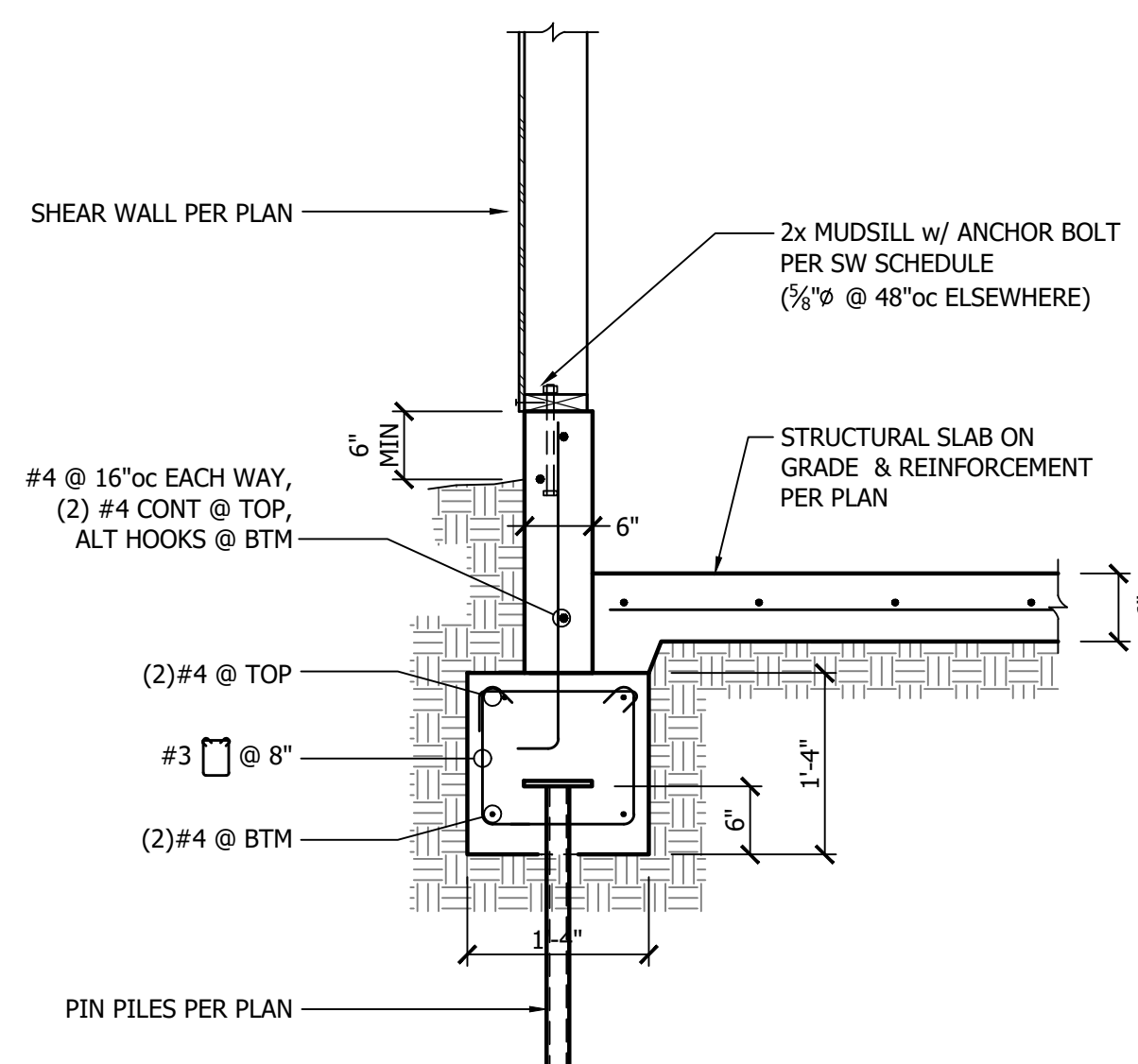
7 Shear Wall Perp. to Existing Roof Framing
3/4" = 1'-0"



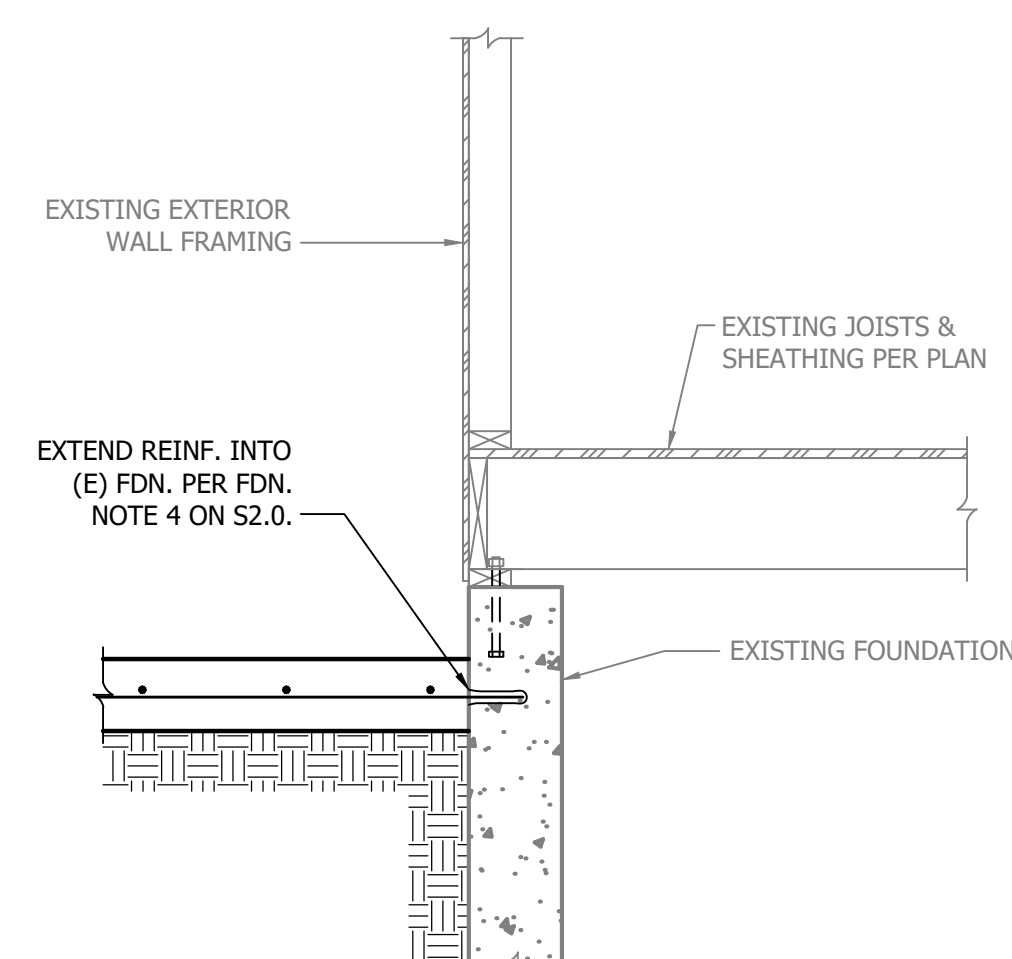
8 New Shear Wall Sheathing at Exterior Walls
3/4" = 1'-0"



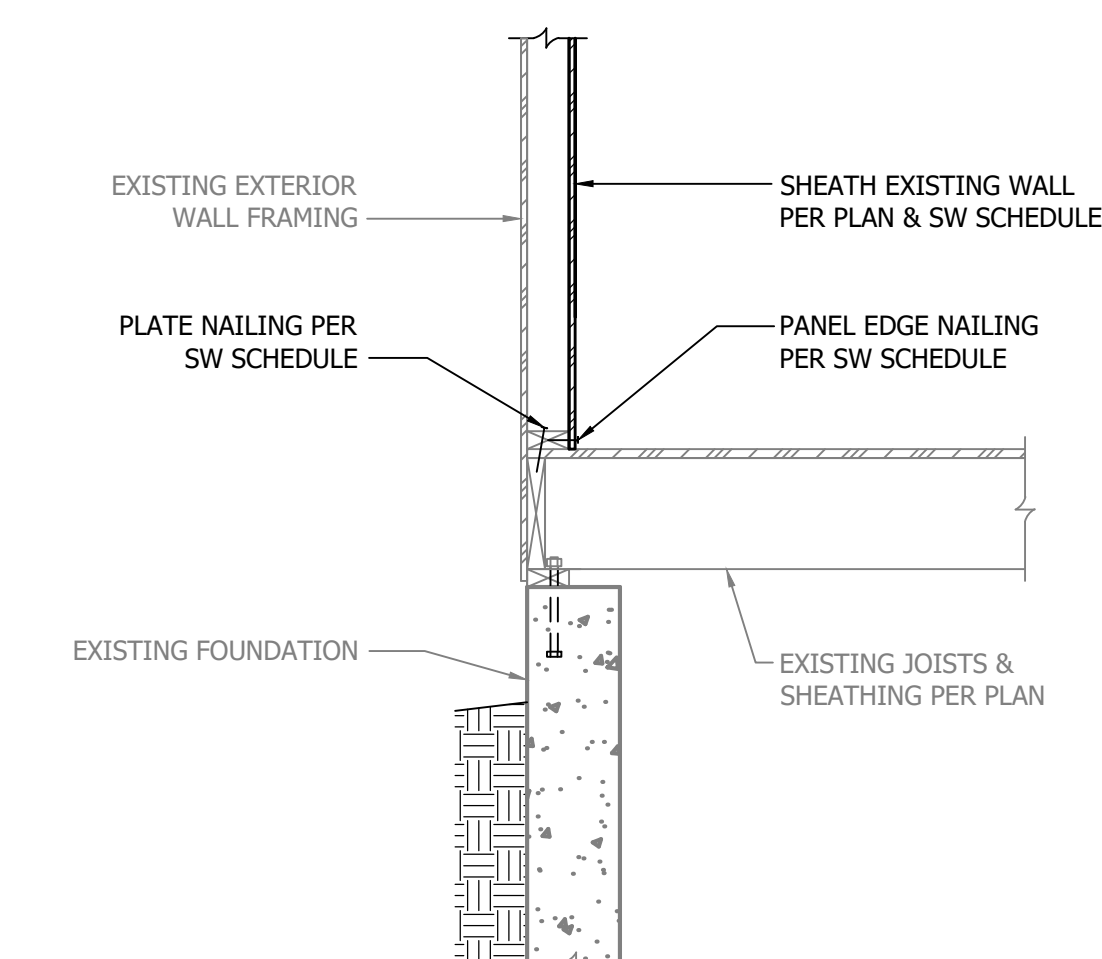
9 Header Support, Typ.
3/4" = 1'-0"



10 Grade Beam Foundation at Exterior Walls
3/4" = 1'-0"



11 New Structural Slab Adjacent to Existing Fdn.
3/4" = 1'-0"



12 New Shear Wall Sheathing at Existing Floor
3/4" = 1'-0"