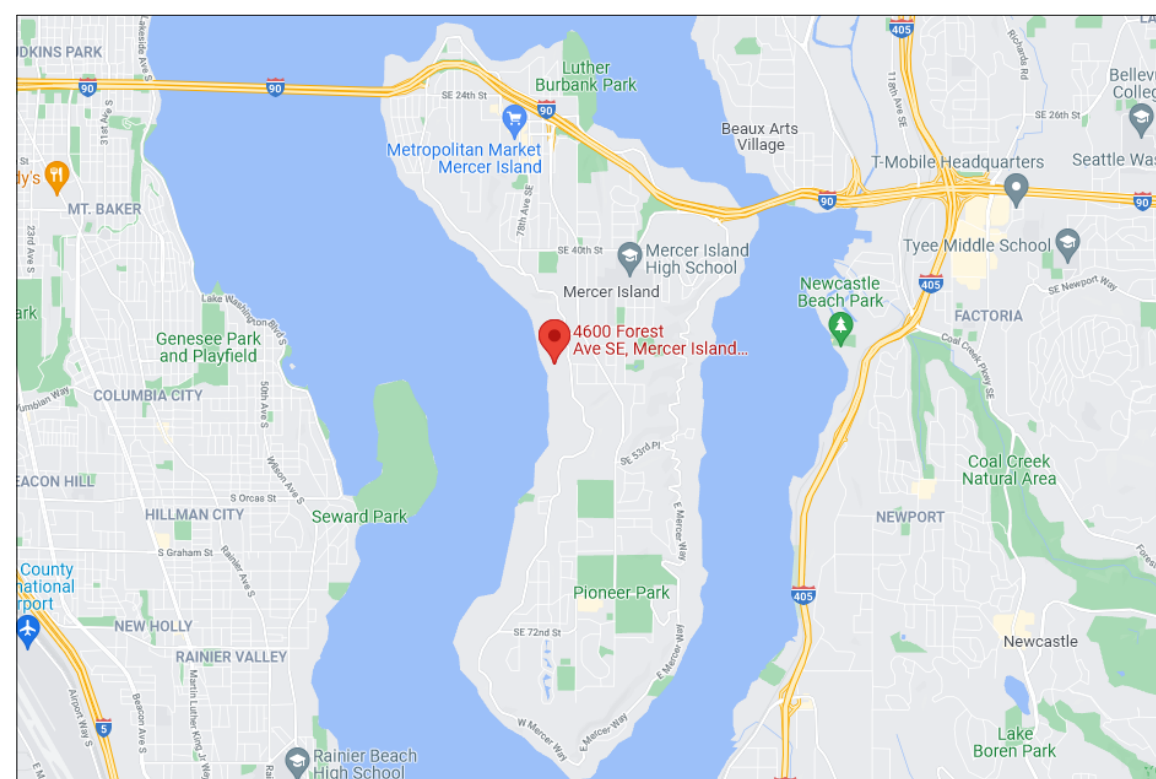
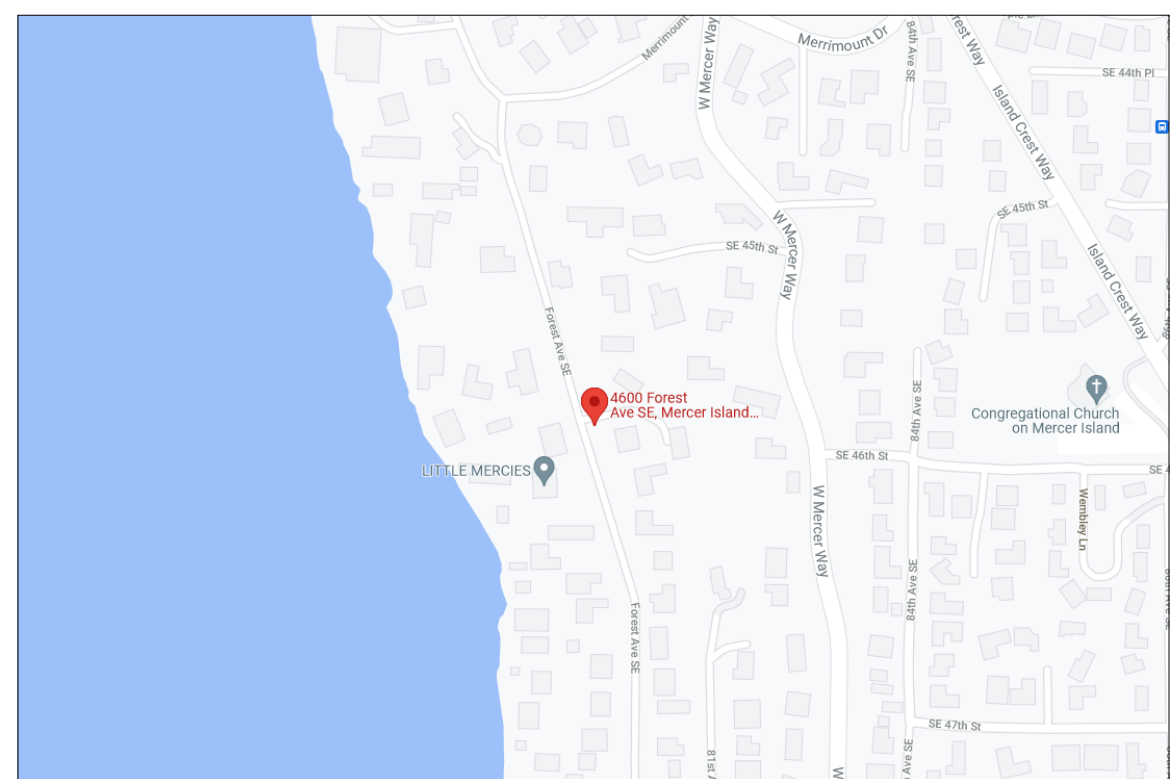


VICINITY PLAN



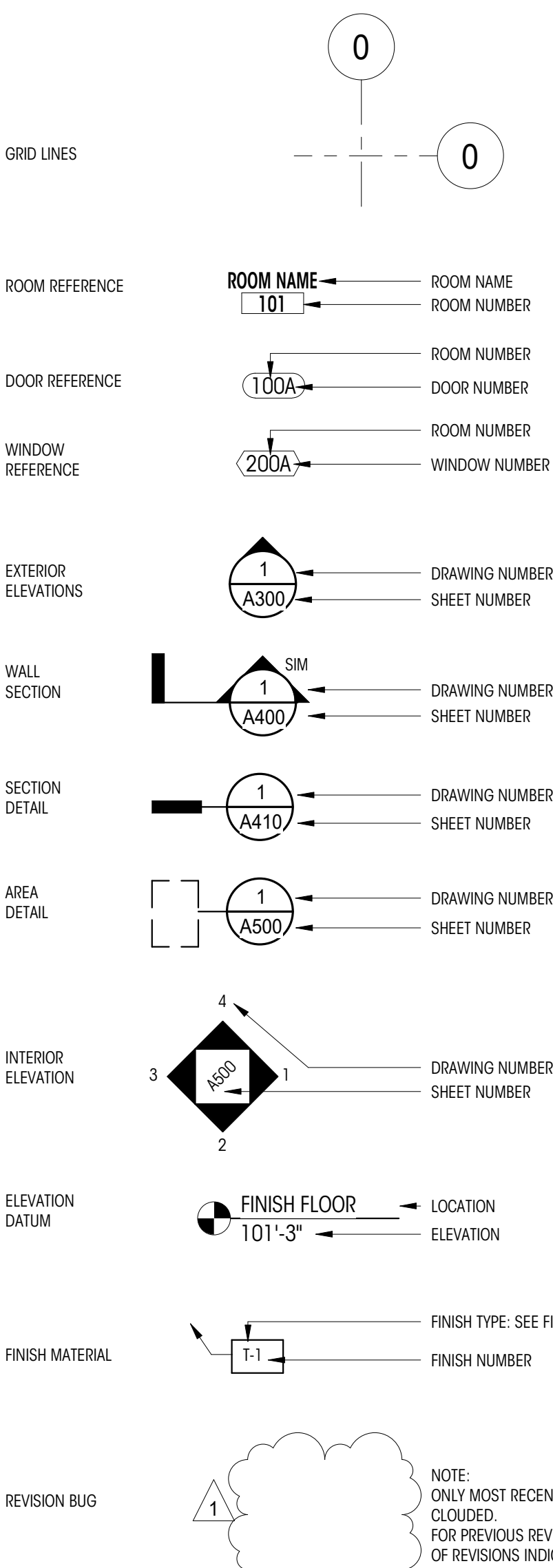
LOCATION PLAN



ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ADOL	ADDITIONAL
ADJ	ADJUSTABLE
ALT	ALTERNATE
ARCH	ARCHITECT, ARCHITECTURAL
BLW	BELOW
BSMT	BASEMENT
BTW	BETWEEN
BLD	BUILDING
CAB	CABINET
CALC	CALCULATION
CLG	CEILING
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONCST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DBL	DOUBLE
EA	EACH
ELEC	ELECTRIC, ELECTRICIAN
ELEV	ELEVATION
ENGR	ENGINEER
EQUV	EQUIVALENT
EXIST OR (E)	EXISTING
EXT	EXTERIOR
FF	FINISH FLOOR
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HDR	HEADER
HT	HEIGHT
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
LOC	LOCATE, LOCATION
MAX	MAXIMUM
MFR	MANUFACTURER
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
PLY	PLYWOOD
PRELIM	PRELIMINARY
PT	PRESSURE-TREATED
PL	PROPERTY LINE
RFR	REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SW	SHEARWALL
SIM	SIMILAR
SF	SQUARE FOOT
SPECS	SPECIFICATIONS
SSTL	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
TEMP	TEMPORARY
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VERT	VERTICAL
WP	WATERPROOF, WEATHERPROOF
WINDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOLS KEY



GENERAL NOTES

WORK SHALL BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTIONAL LAND USE CODE, AND ALL OTHER LAWS, CODES, ORDINANCES AND REGULATIONS OF THE COUNTY, STATE, AND FEDERAL JURISDICTIONS. (LATEST EDITION AND AMENDMENTS)

ALL UNDERGROUND UTILITIES MUST BE VERIFIED TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES BY THE METHODS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND DPD REPRESENTATIVE AT THE PRE-CONSTRUCTION SITE MEETING. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB CONDITIONS RELATED TO THIS WORK. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. WRITTEN DIMENSIONS ARE DRAWN TO THE FACE OF STUD. U.N.O. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BACKCUTS, BLOCKING, AND JACKS AS REQUIRED BY THE DRAWINGS AND OTHER TRADES. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE PROJECT MANAGER/DESIGNER FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY TO THE PROJECT MANAGER/DESIGNER, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNER'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE **BUILDING PERMIT**. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED OR NECESSARY FOR THE COMPLETION OF THE WORK FROM THE RESPECTIVE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES AS REQUIRED FOR SITE INSPECTIONS.

ALL TRADES SHALL REFER TO THE **ARCHITECTURAL DRAWINGS** REGARDING LOCATIONS OF WORK TO BE INSTALLED.

UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

GENERAL CONDITIONS
THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT.

PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION.

ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE DESIGNER/OWNER FOR APPROVAL PRIOR TO FABRICATION.

ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT, SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/DESIGNER AND THEIR STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES, BONDS AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER/DESIGNER PRIOR TO ANY CONSTRUCTION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.

THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPAIRATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

CONSTRUCTION SPECIFICATIONS
NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

WOOD SPECIFICATIONS TO CONFORM TO OUTLINE SPECIFICATIONS, STRUCTURAL PLANS, NOTES, AND GENERAL CONDITIONS.

CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL, SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-Ø" CLEAR OF UNDERSIDE OF FOOTING.

ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.

PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN, SPECIFIED AND IN ACCORDANCE WITH SEATTLE ENERGY CODE.

WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

INSULATE ALL ROUGH-IN PLUMBING IN WALLS, FLOORS, AND CEILINGS FOR SOUND TRANSMISSION.

GRAPHIC KEY

	GLASS		BATT INSULATION
	CONCRETE		RIGID INSULATION
	STEEL		PLYWOOD
	EARTH		FINISH WOOD
	GRAVEL		STUCCO
	WATER		SPRAY FOAM INSULATION
	BRICK		GYPSUM WALLBOARD
	ALUMINUM		

PROJECT DATA

EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	28,175 SF
ACCESS EASEMENTS	0 SF
NET LOT AREA	28,175 SF
LOT SLOPE	63' / 265' = 23.8%
TREE REMOVAL	
(E) TREES	13
(E) TREES TO BE REMOVED	1
(N) TREES TO BE PLANTED AS REPLACEMENT	1
(E) LOT COVERAGE	
(E) RESIDENCE AND OVERHANGS	2,528 SF
(E) SHED	30 SF
(E) DRIVING SURFACES	3,190 SF
(E) TOTAL LOT COVERAGE	5,748 SF
	20.4% OF LOT AREA
(N) LOT COVERAGE	
(N) DECK COVER	371 SF
PROPOSED TOTAL LOT COVERAGE	6,119 SF
MAX ALLOWED COVERAGE	28,175 * .35= 9,861.25 SF
(E) HARDSCAPE	
DECKS	719 SF
ARBOR	24 SF
STAIRS	150 SF
PATIOS/WALKWAY	208 SF
SITE WALLS	562 SF
TOTAL EXISTING	1,663 SF = 5.9% OF LOT AREA
DEMOLISHED HARDSCAPE	
DECK COVER CONVERTED TO LOT COVERAGE	371 SF
TOTAL DEMOLISHED	371 SF
(N) ADDED HARDSCAPE	
TOTAL ADDED	0 SF
TOTAL HARDSCAPE	(1,663-371) = 1,292 SF = 4.6% OF LOT AREA
MAX ALLOWED HARDSCAPE (9% OF LOT AREA)	28,175 SF * .09 = 2,535.75 SF
EXISTING BUILDING AREA SUMMARY (GFA)	
(E) UPPER LEVEL	1,485 SF
(E) MAIN LEVEL	1,778 SF
(E) 200% MODIFIER	430 SF
(E) BASEMENT AND GARAGE	1,917 SF
(E) BASEMENT SF REDUCTION	-496.62 SF
(E) STAIR DEDUCTION/ALLOWANCES	-109 SF
TOTAL EXISTING BUILDING AREA (GSF)	5,004 SF
EXISTING FLOOR AREA RATIO:	5,004/28,175 = 17.7% OF LOT AREA
PROPOSED BUILDING AREA SUMMARY (GFA)	
PROPOSED UPPER LEVEL	1,506 SF
PROPOSED MAIN LEVEL	1,778 SF
PROPOSED 200% MODIFIER	430 SF
PROPOSED BASEMENT AND GARAGE	1,917 SF
PROPOSED BASEMENT SF REDUCTION	-496.62 SF
PROPOSED STAIR DEDUCTION/ALLOWANCES	-109 SF
TOTAL PROPOSED BUILDING AREA (GSA)	5,025 SF
PROPOSED FLOOR AREA RATIO:	5,025/28,175 = 17.8% OF LOT AREA
ALLOWABLE GROSS FLOOR AREA:	28,175 SF * 0.40 = 11,270 SF
SETBACKS	
SIDE YARD	(DETERMINED USING LOT WIDTH CIRCLE PER MICC 19.1.6.010) LOT WIDTH CIRCLE DIAMETER= 100' ± 1/2" TOTAL SIDE YARDS WIDTH 100'-6 1/2" × 17% = 17'-1" MINIMUM SIDE YARD WIDTH (DETERMINED USING MICC 19.02.020.C.1.c.ii) MINIMUM SIDE YARD WIDTH MAY BE 33% OF THE AGGREGATE SIDE YARD TOTAL WIDTH 33% × 17.09' = 5.64' OR 5'-7 1/16"
FRONT YARD	20'
REAR YARD	25'
OCCUPANCY SUMMARY	
EXISTING TYPE:	R-15
OCCUPANT LOAD:	SINGLE FAMILY
ENERGY CODE SUMMARY (2018 WSEC, RESIDENTIAL PROVISIONS)	
CLIMATE ZONE 4C PER TABLE R301.1	A301
PRESCRIPTIVE THERMAL ENVELOPE PER TABLE R402.1.1	A302
EFFICIENT ENVELOPE OPTION XX (SECTION R406)	A303
FENESTRATION U-FACTOR (VERTICAL):	.30
SKYLIGHT U-FACTOR (OVERHEAD):	.50
CEILING:	R-49
VAULTED CEILING:	R-38
WALL ABOVE GRADE:	R-21
WALL BELOW GRADE (INT.):	R-21 (INT.) OR R-10 (EXT.)
FLOOR ABOVE GRADE:	R-30
SLAB ON GRADE @ BASEMENT:	R-10
VENTILATION	
FANS ON TIMERS, PER PLANS. VOLUME OF REQUIRED OUTDOOR VENTILATION AIR TO BE PROVIDED BASED ON TABLE 403.8.5.1 OF THE INTERNATIONAL MECHANICAL CODE.	
INSULATION UPGRADES	
EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAME WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.	
LIFE SAFETY UPGRADES	
CONTRACTOR SHALL VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.	
CONTRACTOR TO VERIFY SMOKE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.	

GENERAL INFORMATION

PROJECT ADDRESS	4600 FOREST AVE SE MERCER ISLAND, WA 98040
PROJECT NUMBER	TBD
ASSESSOR'S PARCEL #	7700100144
LEGAL DESCRIPTION	SEWARD ADD LOT B MI SP 87-07-13 (E-3) REC NO 8710199015 SD SP DAF - LOTS 24 AND 25 OF SD PLAT AS MEASURED P17 THE WEST LINE THCF - AKA "PARCEL A" OF MERCER ISLAND LOT LINE ADJUSTMENT NO. SUB 0006-003 REC NO. 20010125900006
PROJECT DESCRIPTION	INTERIOR REMODEL OF KITCHEN, DINING, MUDROOM, NEW DECK COVER AT REAR DECK. EXPANDING AREA OF FRONT DECK. REPLACE WINDOWS AT DINING ROOM. EXPAND TOP FLOOR CLOSET FOR LAUNDRY AREA.
ZONE	R-15
BUILDING TYPE	SINGLE FAMILY RESIDENCE

PROJECT DIRECTORY

OWNER	JANELLE & BRAD STEWART 4600 FOREST AVE SE MERCER ISLAND, WA 98040
ARCHITECT	COLIN BRANDT BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 colin@brandtdesigninc.com
OWNER'S AGENT/CONTACT	BREE MEDLEY BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 bree@brandtdesigninc.com
GENERAL CONTRACTOR	JAIME HSIU LAKEVILLE HOMES 1247 120TH AVE NE BELLEVUE, WA 98005 425.453.8388
STRUCTURAL ENGINEER	BRETT MOZDEN SVENSSON SAY FAGET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WA 98121 206.443.6212 bmozzden@sllengineers.com

SHEET INDEX

DISCIPLINE	SHEET NUMBER	SHEET NAME
GENERAL	G000	COVERSHEET
ARCHITECTURAL	A100	SITE PLAN
	AD210	LOWER FLOOR DEMOLITION PLAN
	AD211	MAIN FLOOR DEMOLITION PLAN
	AD212	UPPER FLOOR DEMOLITION PLAN
	AD213	ROOF DEMOLITION PLAN
	A210	BASEMENT FLOOR PLAN
	A211	MAIN FLOOR PLAN
	A212	UPPER FLOOR PLAN
	A213	ROOF PLAN
	A300	EXTERIOR ELEVATIONS - NORTH
	A301	EXTERIOR ELEVATIONS - EAST
	A302	EXTERIOR ELEVATIONS - SOUTH
	A303	EXTERIOR ELEVATIONS - WEST
	A400	BUILDING SECTIONS
	A401	BUILDING SECTIONS
	A402	BUILDING SECTIONS
	A410	WALL SECTIONS
	A411	WALL SECTIONS
	A600	DOOR & WINDOW SCHEDULES & LEGENDS & NOTES
	A700	ASSEMBLY DETAILS
STRUCTURAL	S1.1	GENERAL STRUCTURAL NOTES
	S2.1	FOUNDATION PLAN
	S2.2	MAIN FLOOR FRAMING PLAN
	S2.3	UPPER FLOOR FRAMING PLAN
	S2.4	ROOF FRAMING PLAN
	S3.1	FOUNDATION DETAILS
	S4.1	TYPICAL WOOD FRAMING DETAILS
	S4.2	WOOD FRAMING DETAILS
	S4.3	WOOD FRAMING DETAILS

Brandt
Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com

8843 REGISTERED ARCHITECT

STEWART RESIDENCE

4600 FOREST AVE SE
MERCER ISLAND, WA 98040

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PERMIT SET

DATE: 11.22.21

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

DRAWN BY:
CHECKED BY:

COVERSHEET

SCALE: As indicated

G000

DEDICATED APPROVAL STAMP SPACE



STEWART RESIDENCE

4600 FOREST AVE SE
MERCER ISLAND, WA 98040
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PERMIT SET

DATE: 11.22.21

SHEET SIZE: D (24x36)

REVISIONS
NO. DATE:

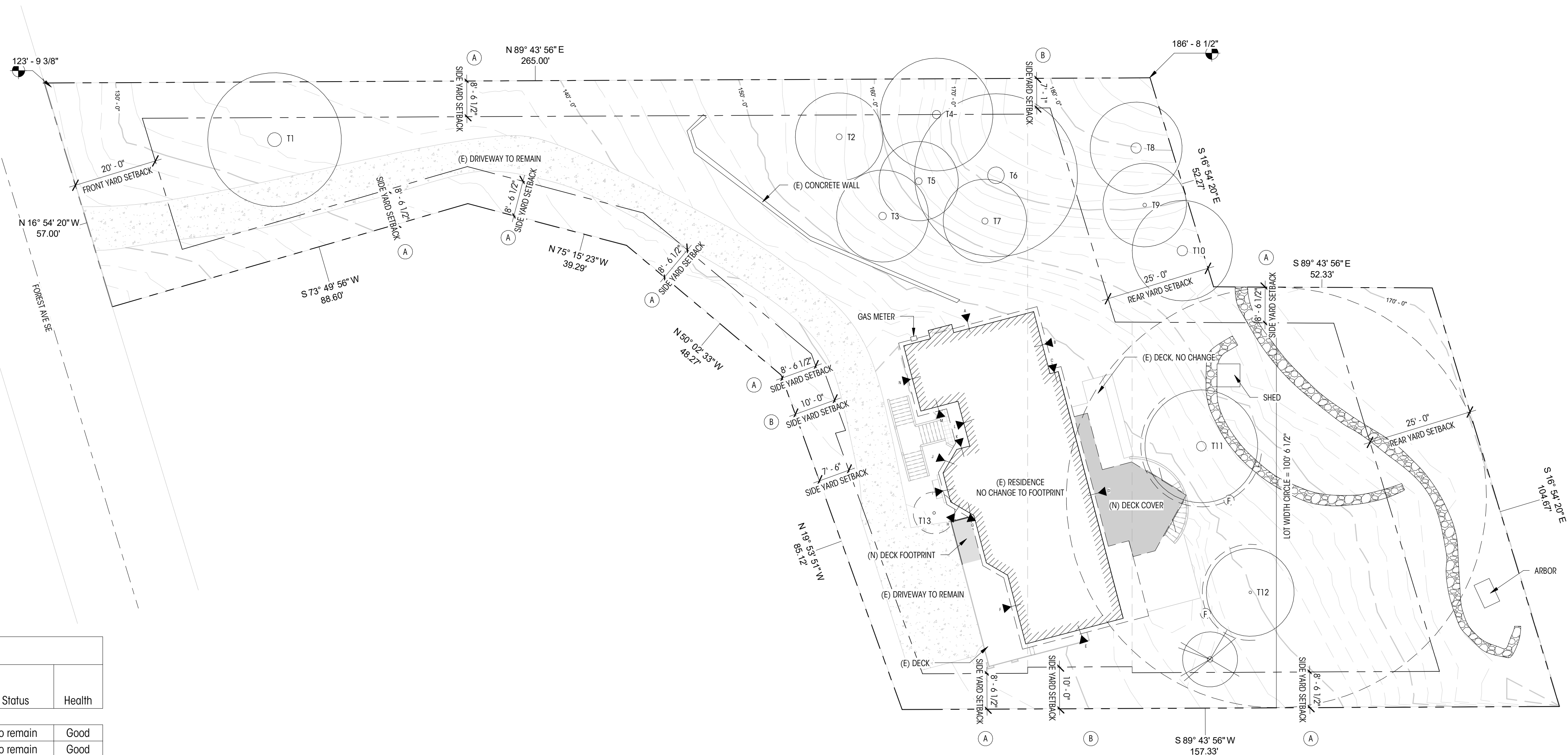
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SITE PLAN

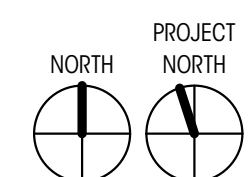
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A100

DEDICATED
APPROVAL
STAMP SPACE

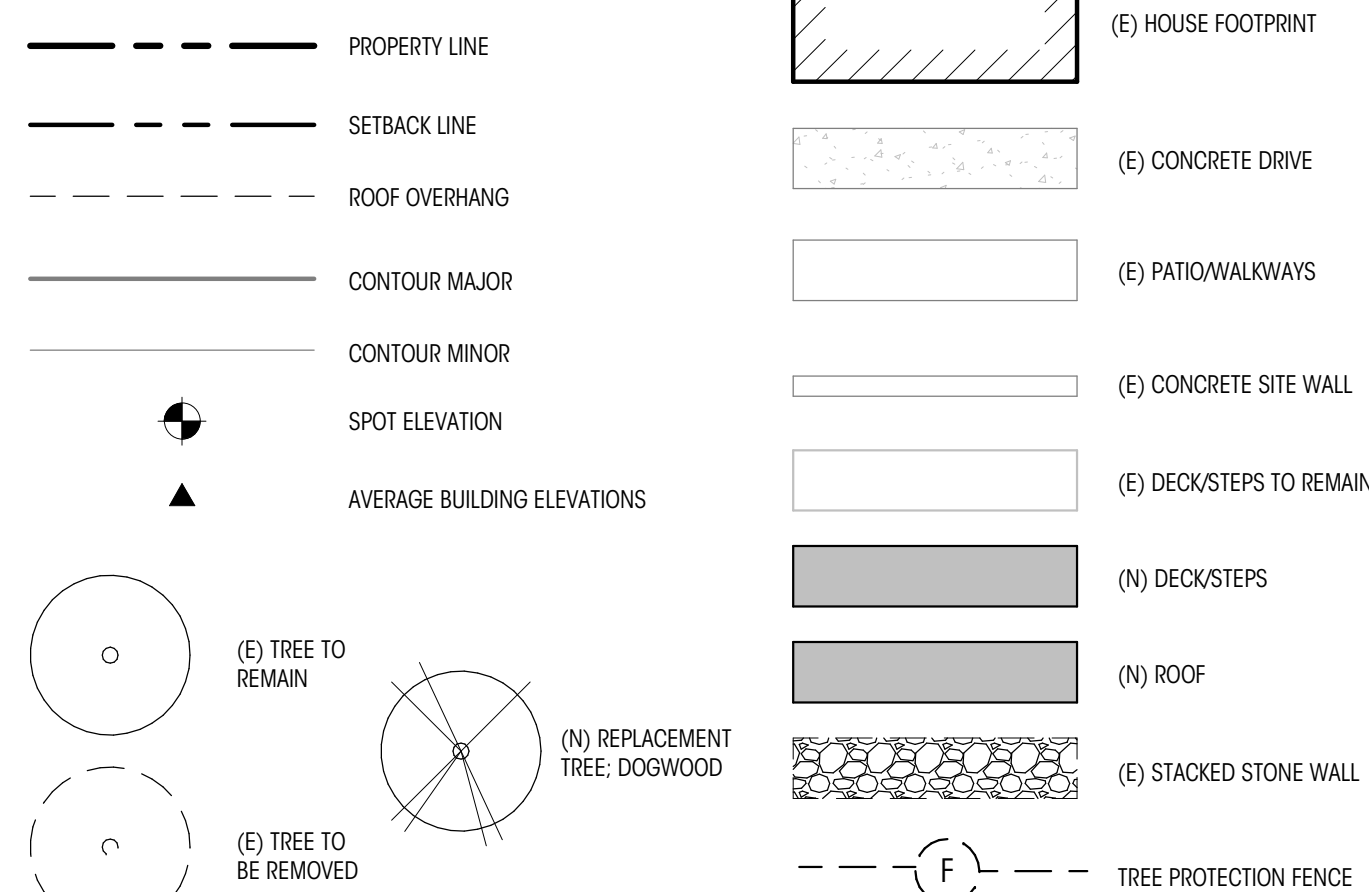


1 PROPOSED SITE PLAN
1/16" = 1'-0"



TREE SCHEDULE							
Threshold	Significant (Greater than 24")	Exceptional	Key Name	DBH Size	Species	Status	Health
30"	X	X	T1	5"	MC MAPLE	To remain	Good
30"			T2	17"	MAPLE	To remain	Good
30"	X		T3	24"	MAPLE	To remain	Good
30"	X		T4	24"	CEDAR	To remain	Good
30"			T5	20"	CEDAR	To remain	Good
30"	X	X	T6	48"	MC MAPLE	To remain	Good
30"			T7	18"	MAPLE	To remain	Good
30"	X	X	T8	30"	MAPLE	To remain	Good
30"			T9	11"	MAPLE	To remain	Good
	X	X	T10	30"	ALDER	To remain	Good
30"	X		T11	28"	WESTERN RED CEDAR	Trimmed	Good
			T12	8"	ALDER	To remain	Good
			T13	8"	ALDER	To be removed	Good

SITE PLAN LEGEND



NOTES

- PROPERTY LINE METES & BOUNDS ARE SHOWN PER KING COUNTY ASSESSOR
- TREES AND CONTOURS ARE BASED ON MERCER ISLAND GIS

SETBACK LEGEND

SIDE YARD SETBACK FOR 100'-6 1/2" (MEASURED FROM DIAMETER OF LOT WIDTH CIRCLE PER MMC 19.14.010)
17' (100.54) = 17.09' OR 17'-1" AGGREGATE SIDEYARD SETBACK
33' (17.09') = 5.64' OR 5'-7 11/16" MINIMUM SIDE YARD SETBACK

- (A) 8'-6 1/2" + 8'-6 1/2" = 17'-1"
- (B) 10'-0" + 8'-6 1/2" = 18'-6 1/2"

AVERAGE BUILDING HEIGHT CALCULATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A=147.38	A=32.17
B=149.33	B=15.33
C=148.83	C=2.00
D=147.21	D=61.00
E=140.63	E=24.08
F=139.08	F=32.83
G=139.67	G=4.17
H=139.67	H=6.58
I=141.25	I=6.92
J=141.38	J=6.58
K=141.46	K=3.17
L=141.46	L=11.08
M=141.79	M=9.17
N=141.33	N=16
TOTAL X WSL = 33.247	SUM= 231.1
AVERAGE BUILDING HEIGHT = 33,247/231.1=143.87'	

PROJECT DATA

EXISTING LOT AREA SUMMARY
GROSS LOT AREA 28,175 SF
ACCESS EASEMENTS 0 SF
NET LOT AREA 28,175 SF
LOT SLOPE 63' / 265' = 23.8%

TREE REMOVAL

- (E) TREES 13
- (S) TREES TO BE REMOVED 1
- (N) TREES TO BE PLANTED AS REPLACEMENT 1

(E) LOT COVERAGE

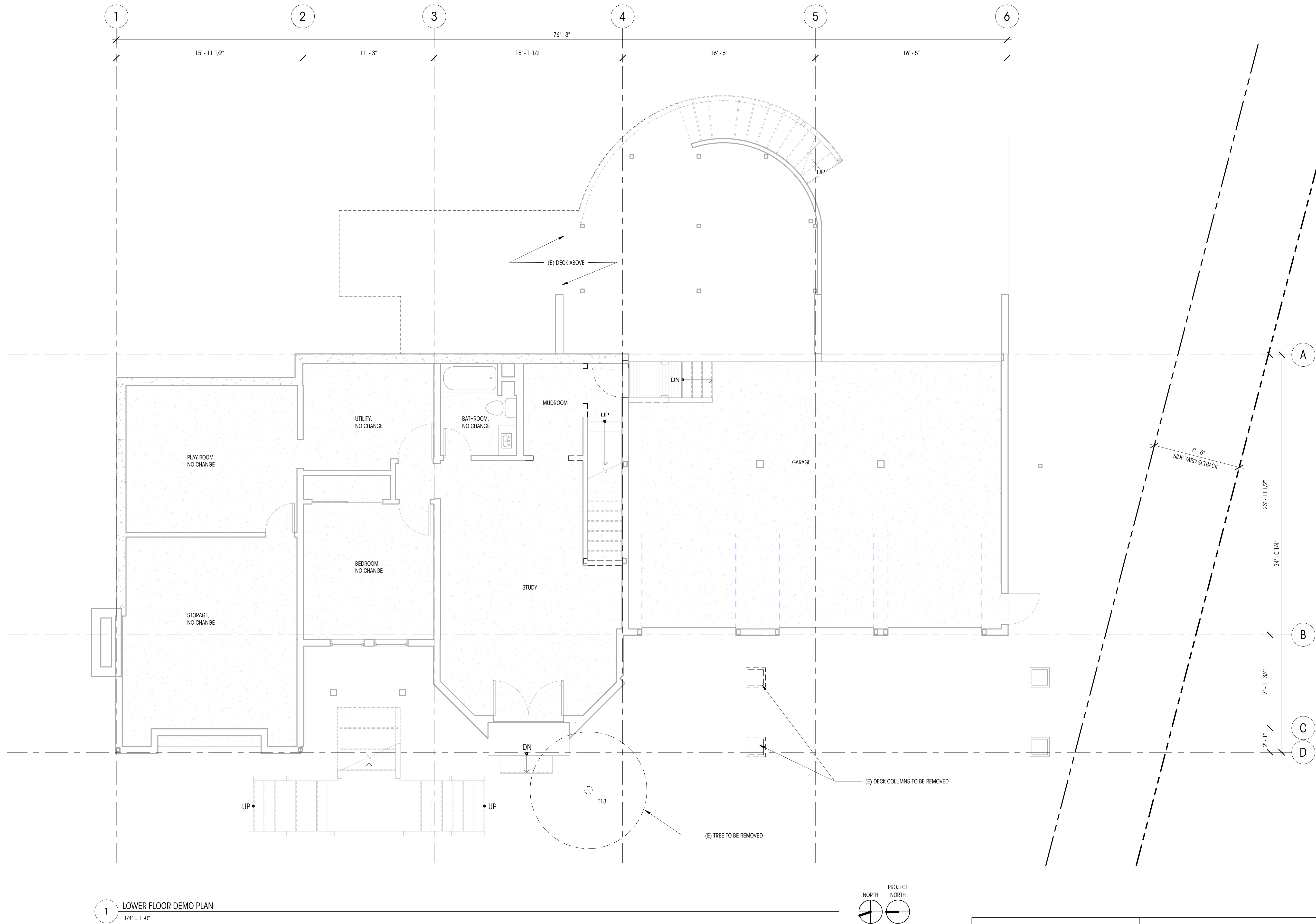
- (E) RESIDENCE AND OVERHANGS 2,528 SF
- (C) SHED 30 SF
- (E) DRIVING SURFACES 3,190 SF
- (E) TOTAL LOT COVERAGE 5,748 SF

(N) LOT COVERAGE

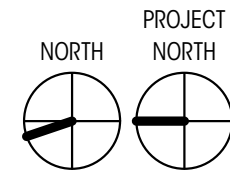
- (N) DECK COVER 371 SF
- PROPOSED TOTAL LOT COVERAGE 6,119 SF
- MAX ALLOWED COVERAGE 28,175 * .35= 9,861.25 SF

(E) HARDSCAPE

DECKS	719 SF
ARBOR	24 SF
STAIRS	150 SF
PATIOS/ WALKWAY	208 SF
SITE WALLS	562 SF
TOTAL EXISTING	1,663 SF = 5.9% OF LOT AREA
DEMOLISHED HARDSCAPE	
DECK COVER CONVERTED TO LOT COVERAGE	371 SF
TOTAL DEMOLISHED	371 SF
(N) ADDED HARDSCAPE	
TOTAL ADDED	0 SF
TOTAL HARDSCAPE	(1,663+371) = 1,292 SF = 4.6% OF LOT AREA
MAX ALLOWED HARDSCAPE (9% OF LOT AREA)	28,175 SF * .09 = 2,535.75 SF



1 LOWER FLOOR DEMO PLAN
1/4" = 1'-0"

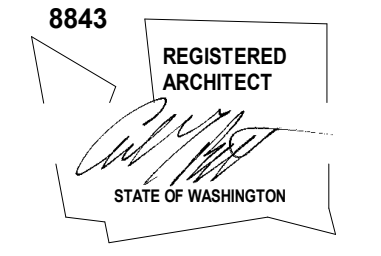


LEGEND

- EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- GRIDLINE
- WALL TO REMAIN
- TO BE REMOVED
- PROPERTY LINE

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
4. CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS
5. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



STEWART RESIDENCE
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MERCER ISLAND, WA 98040
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PERMIT SET

DATE: 11.22.21

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

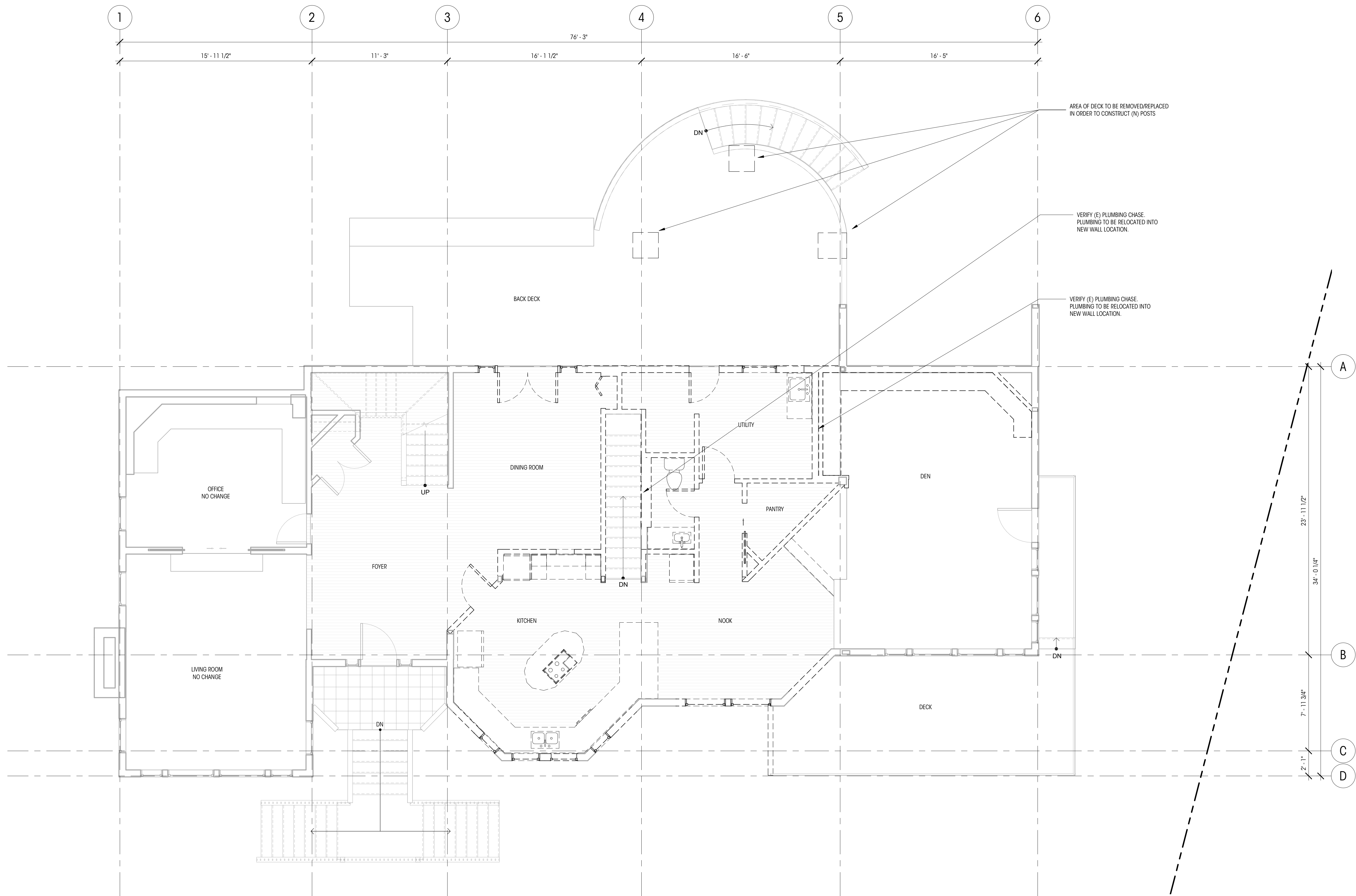
DRAWN BY:
CHECKED BY:

LOWER FLOOR
DEMOLITION PLAN

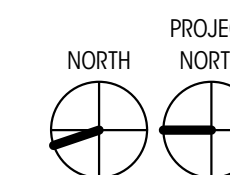
SCALE: As indicated

AD210

DEDICATED
APPROVAL
STAMP SPACE



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

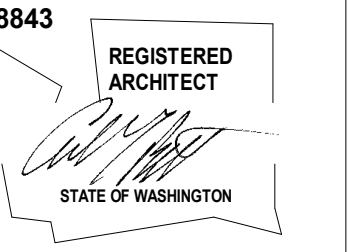


LEGEND

- EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- 0 GRIDLINE
- WALL TO REMAIN
- TO BE REMOVED
- PROPERTY LINE

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
4. CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS
5. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



STEWART RESIDENCE

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REVISIONS
NO. DATE:

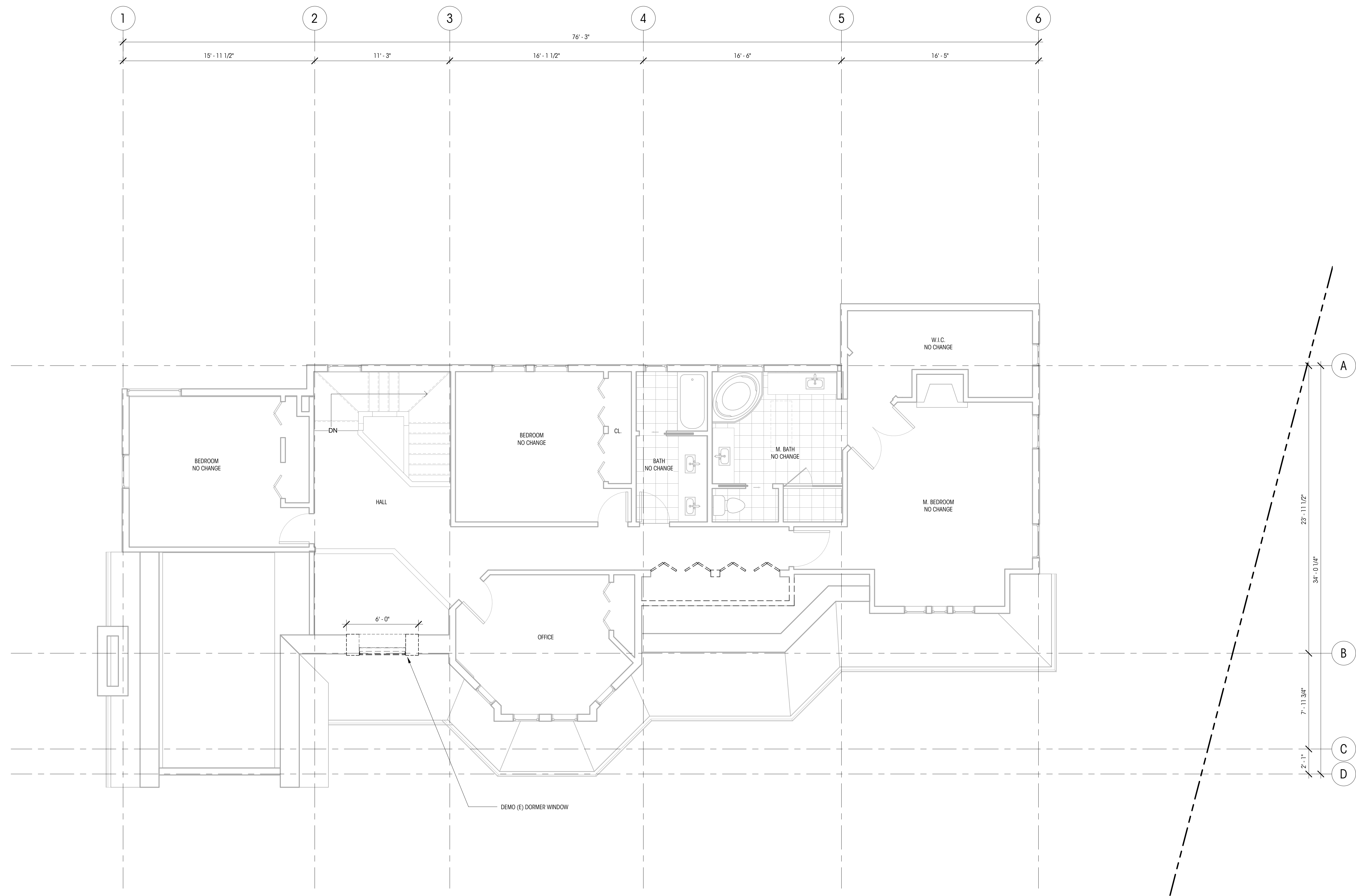
DRAWN BY:
CHECKED BY:

UPPER FLOOR
DEMOLITION PLAN

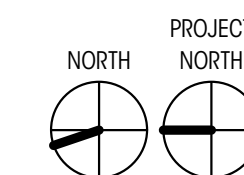
SCALE: As indicated

AD212

DEDICATED
APPROVAL
STAMP SPACE



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

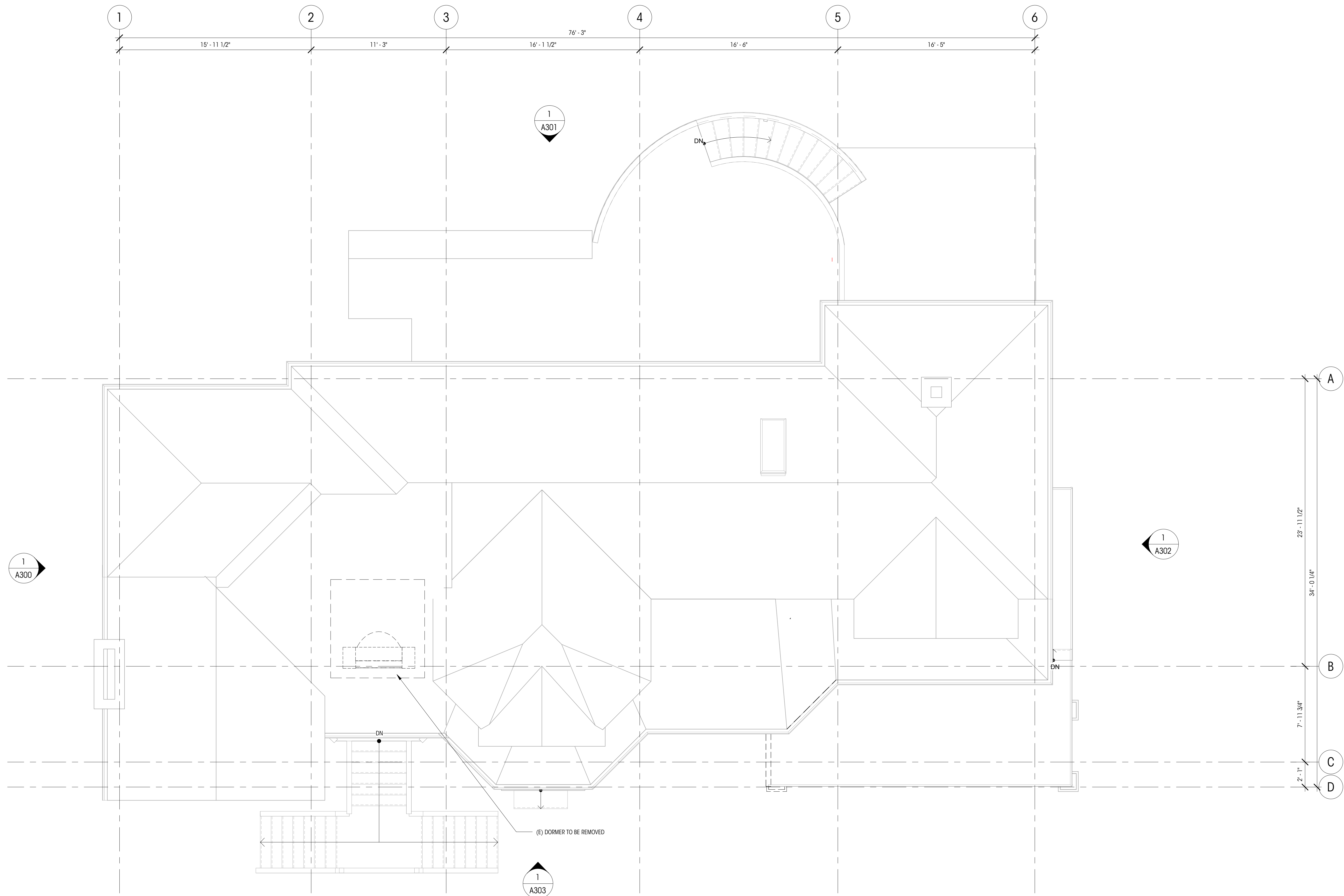


LEGEND

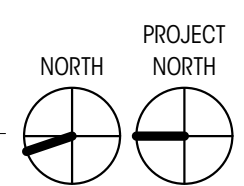
- EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- GRIDLINE
- WALL TO REMAIN
- TO BE REMOVED
- PROPERTY LINE

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
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1 ROOF PLAN DEMO
1/4" = 1'-0"

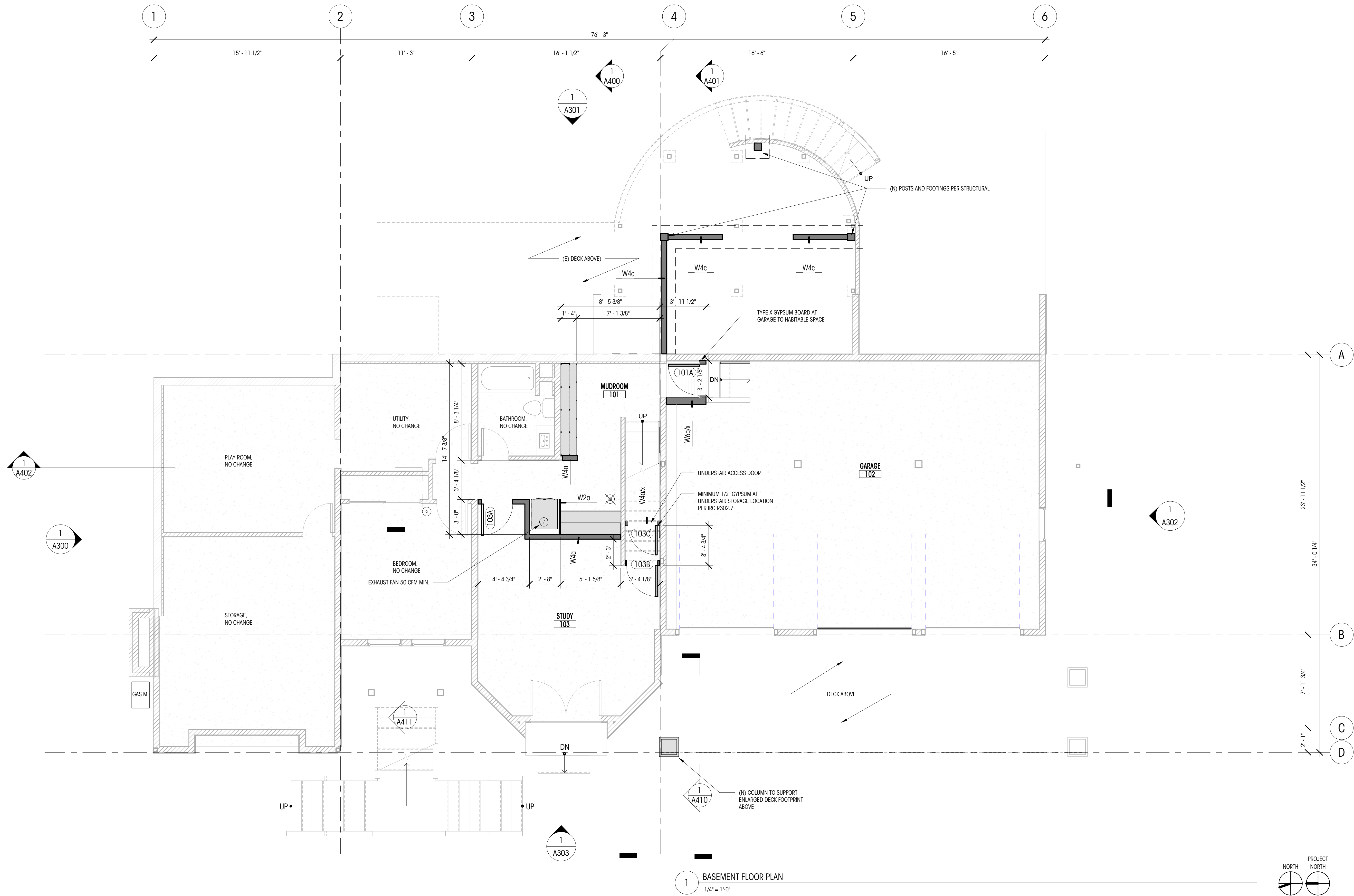


LEGEND

- EL = 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- GRIDLINE
- WALL TO REMAIN
- TO BE REMOVED
- PROPERTY LINE

NOTES

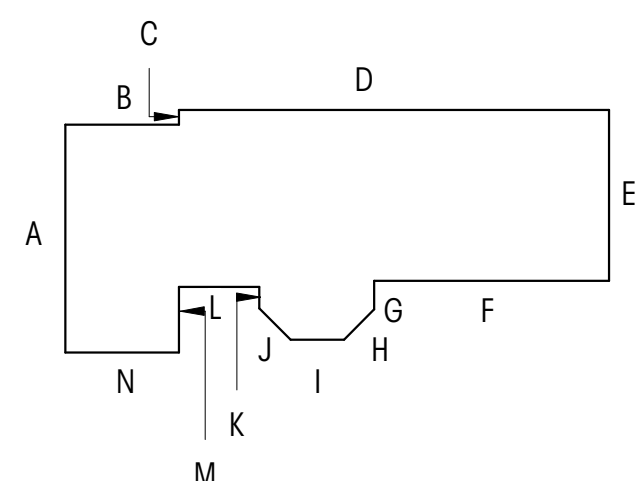
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BASEMENT LEVEL BELOW GRADE AREA CALC

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	32.17'	79%	25.54'
B	15.33'	83%	12.78'
C	2'	99%	1.98'
D	61'	25%	15.55'
E	24.08'	17%	4.01'
F	32.83'	0%	0'
G	4.17'	0%	0'
H	6.58'	0%	0'
I	6.92'	0%	0'
J	6.58'	0%	0'
K	3.17'	0%	0'
L	11.08'	0%	0'
M	9.17'	0%	0'
N	16'	0%	0'
TOTAL	231.08'		59.87'

TOTAL BASEMENT GSF = 1,917 SF
 PORTION OF EXCLUDED BASEMENT FLOOR AREA:
 (59.87/231.08) X 1917 = **496.62 SF**
 NET BASEMENT GFA: (1917 - 496.6) = **1420.38 SF**



INSULATION UPGRADES
 EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAME WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

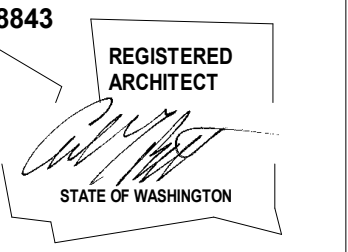
LIFE SAFETY UPGRADES
 CONTRACTOR SHALL VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.
 CONTRACTOR TO VERIFY SMOKE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.

LEGEND

- 200A WINDOW ID
- 100A DOOR ID
- 100A FINISH ID
- SMOKE DETECTOR
- ⊗ SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.
- El= 148.5' (+0'-0") MAIN FIN. FLR. ELEVATION DATUM
- GRIDLINE
- NEW FLOOR
- NEW WALL
- WALL TO REMAIN
- TO BE REMOVED
- 1-HOUR RATED ASSEMBLY

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
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7. CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.



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NO. DATE:

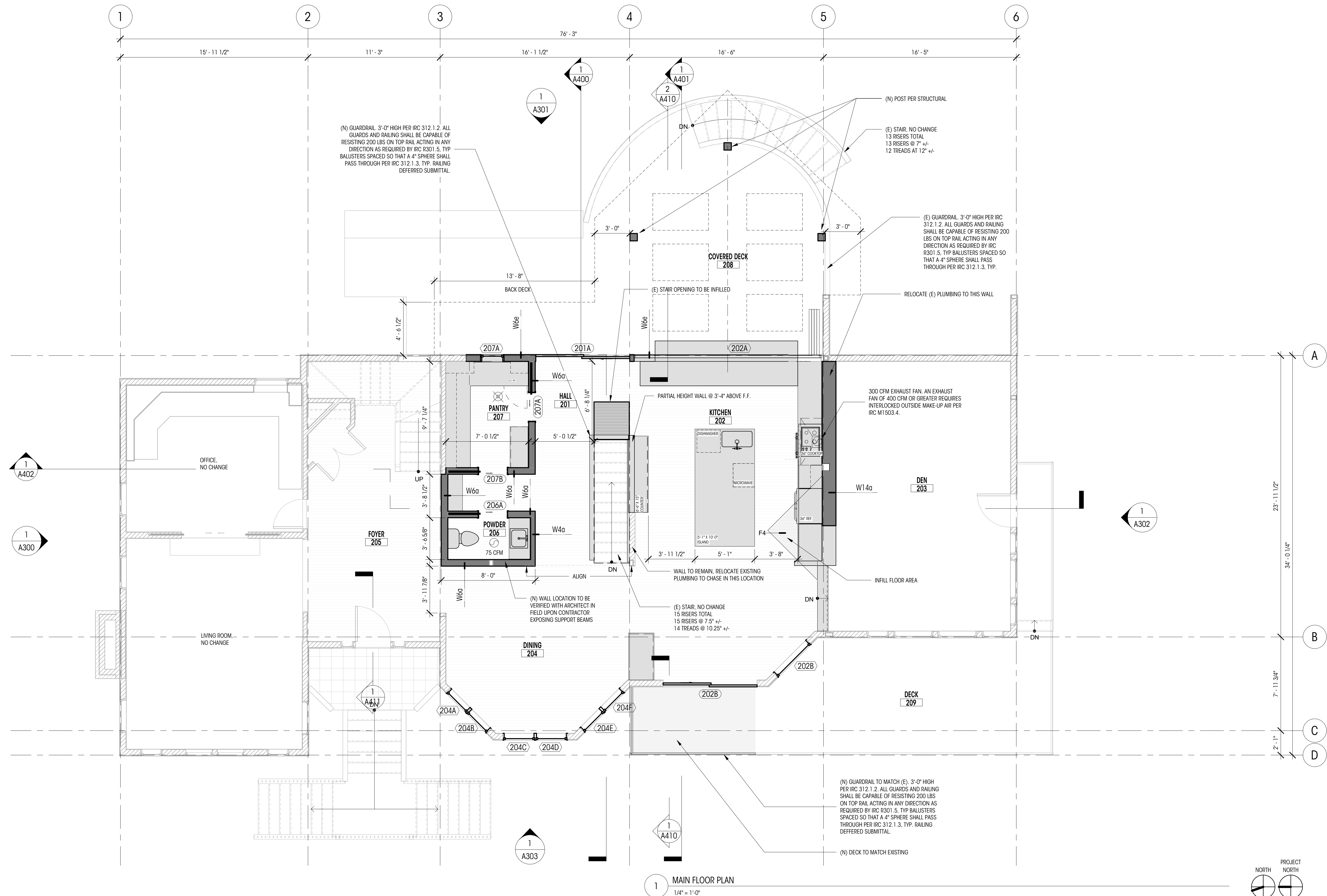
DRAWN BY:
CHECKED BY:

MAIN FLOOR PLAN

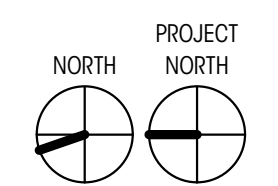
SCALE: As indicated

A211

DEDICATED
APPROVAL
STAMP SPACE



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



INSULATION UPGRADES
EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAME WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

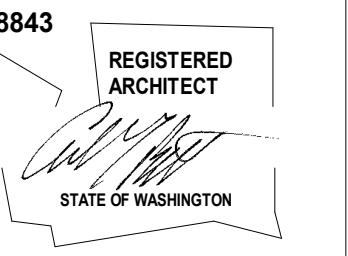
LIFE SAFETY UPGRADES
CONTRACTOR SHALL VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.
CONTRACTOR TO VERIFY SMOKE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.

LEGEND

- 200A WINDOW ID
- 100A DOOR ID
- 100A FINISH ID
- SMOKE DETECTOR
- ⊗ SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.
- EL= 148.5' (+0'-0") ELEVATION DATUM
- MAIN LEVEL FIN. FLR.
- GRIDLINE
- NEW FLOOR
- NEW WALL
- ▨ WALL TO REMAIN
- - - TO BE REMOVED
- - - 1-HOUR RATED ASSEMBLY

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
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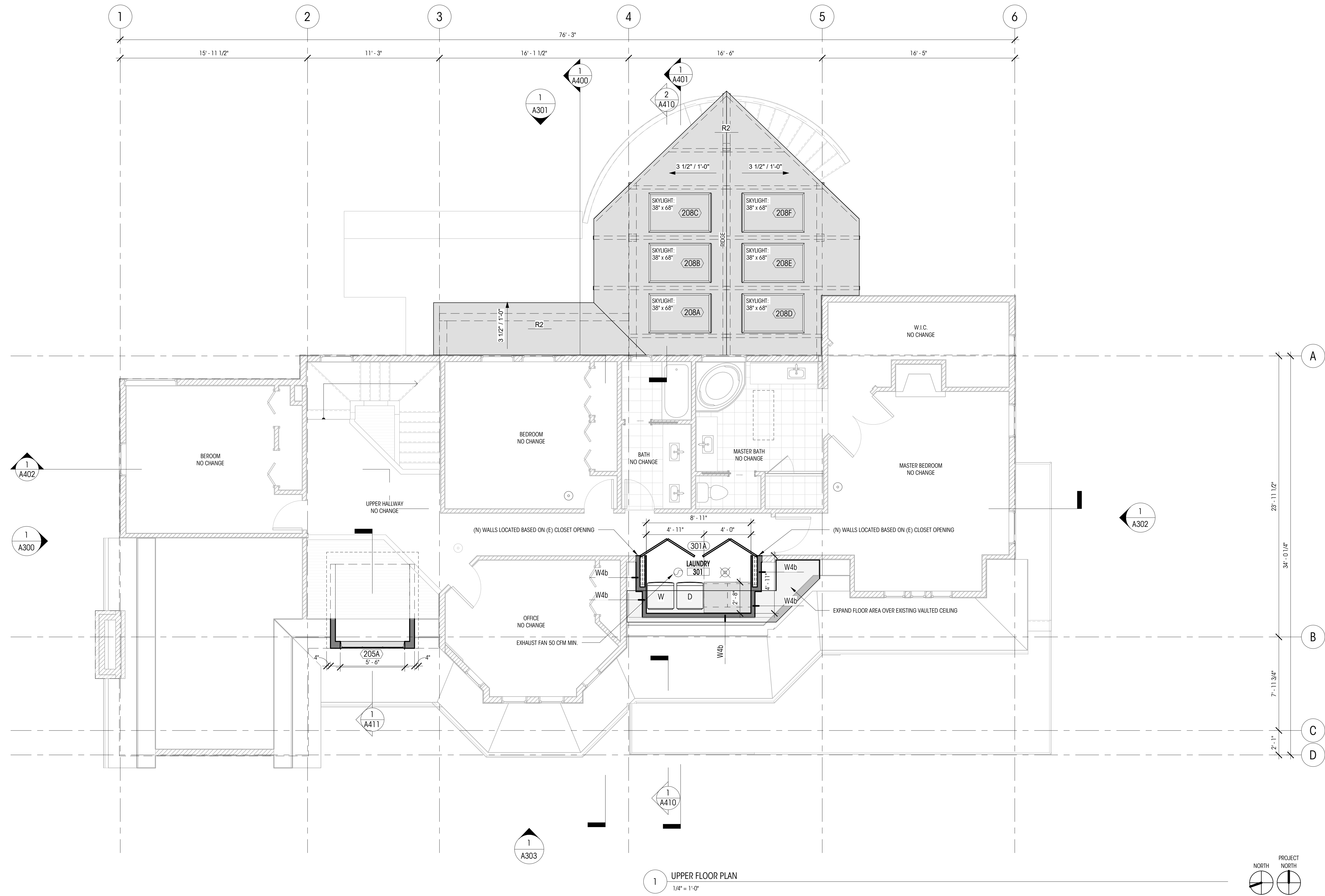
DRAWN BY:
CHECKED BY:

UPPER FLOOR PLAN

SCALE: As indicated

A212

DEDICATED
APPROVAL
STAMP SPACE



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

INSULATION UPGRADES
EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAME WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

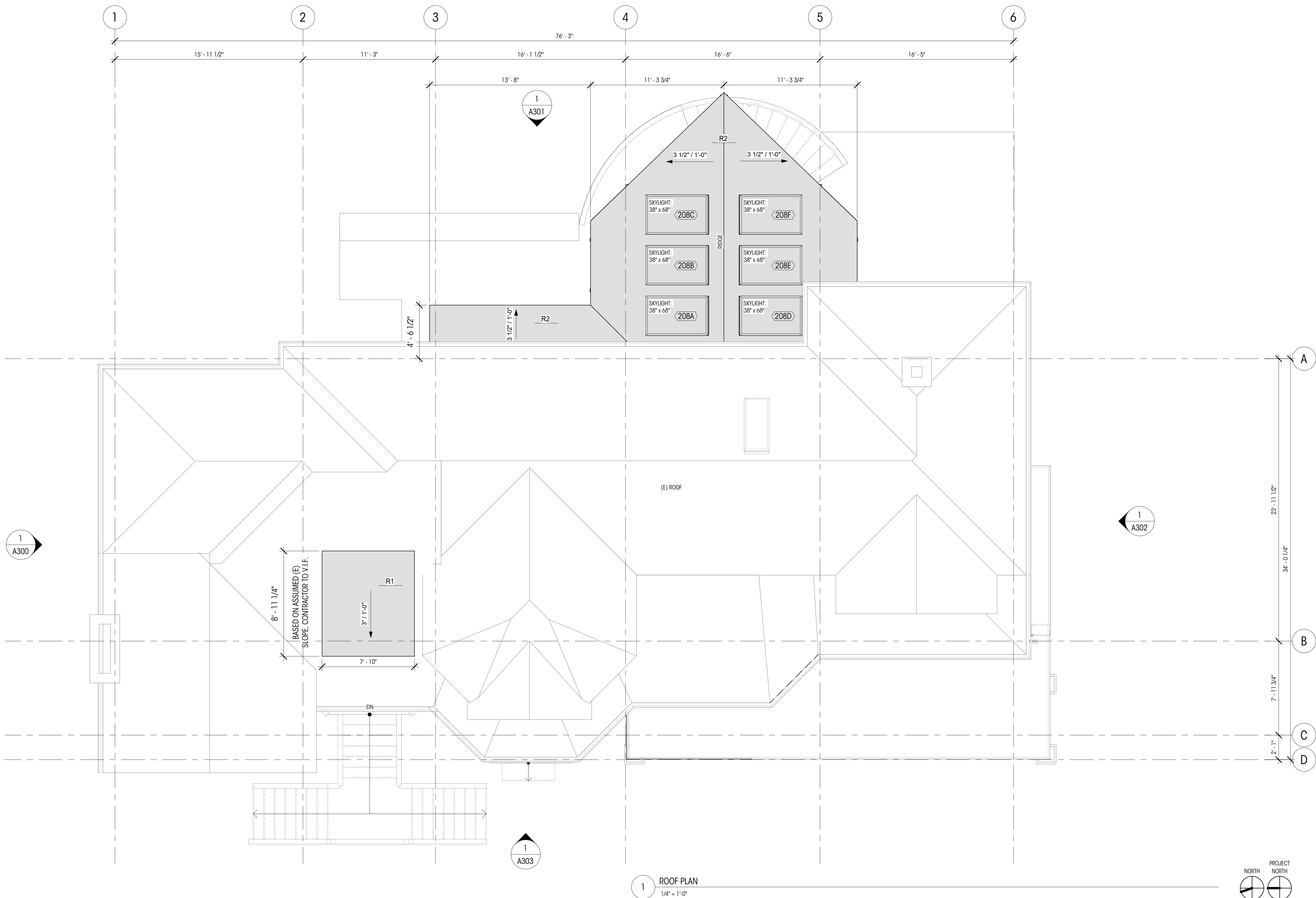
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LEGEND

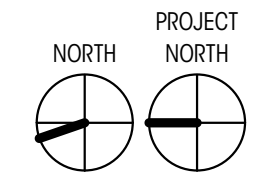
- 200A WINDOW ID
- 100A DOOR ID
- 100A FINISH ID
- SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.
- El= 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- 0 GRIDLINE
- NEW FLOOR
- NEW WALL
- WALL TO REMAIN
- TO BE REMOVED
- 1-HOUR RATED ASSEMBLY

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
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1 ROOF PLAN
1/4" = 1'-0"



INSULATION UPGRADES
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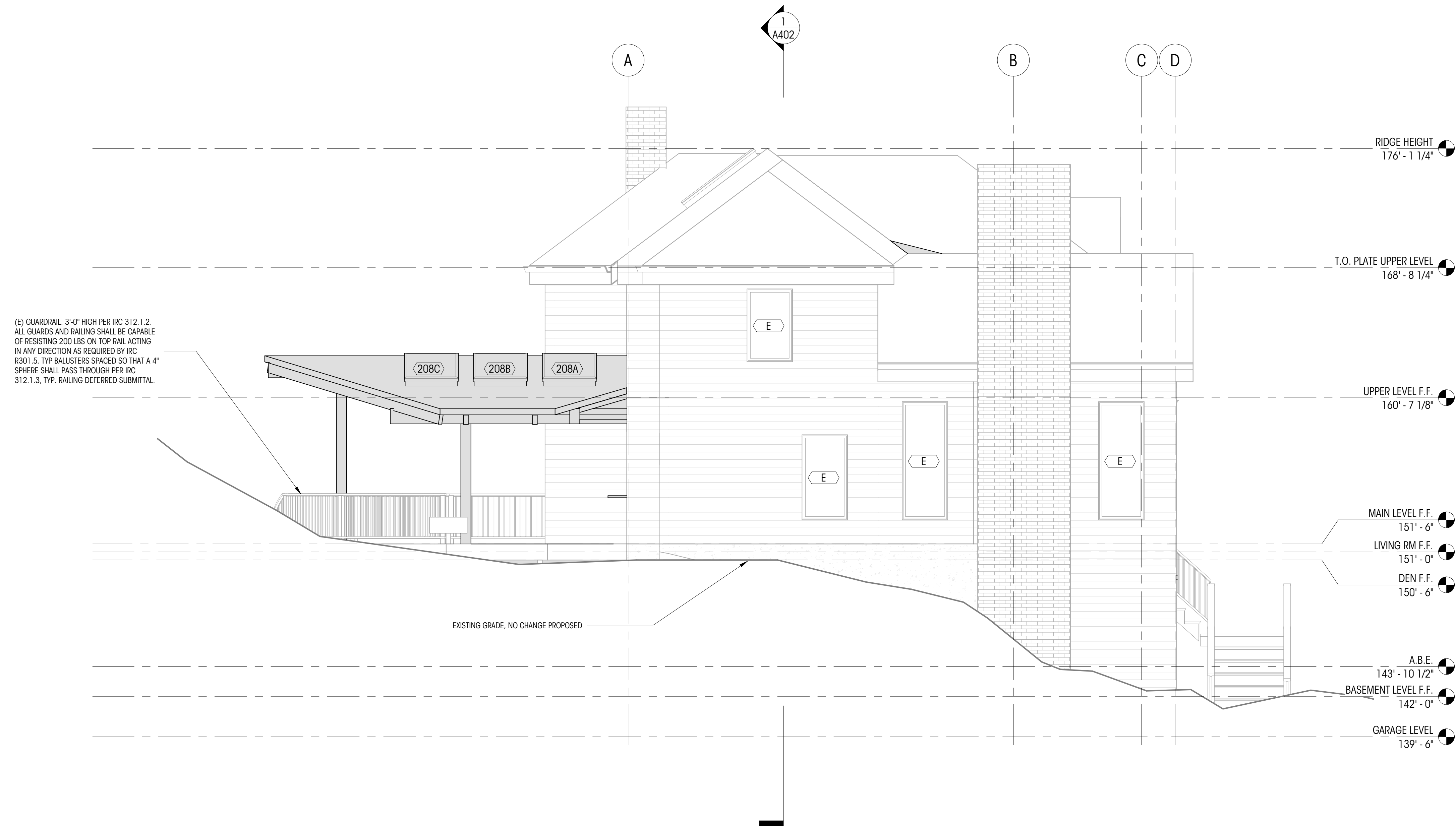
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CONTRACTOR TO VERIFY SMOKE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.

LEGEND

200A	WINDOW ID	El= 148.5' (+0'-0")	ELEVATION DATUM
100A	DOOR ID	0	GRIDLINE
100A	FINISH ID	[Solid Grey Box]	NEW FLOOR
○	SMOKE DETECTOR	[Solid Black Line]	NEW WALL
⊗	SMOKE/CARBON MONOXIDE DETECTOR	[Hatched Box]	WALL TO REMAIN
○	FAN - 100 CFM U.N.O.	[Dashed Box]	TO BE REMOVED
		[Dashed Line]	1-HOUR RATED ASSEMBLY

NOTES

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

LEGEND

	WINDOW ID		NEW CONSTRUCTION ELEMENTS
	DOOR ID		EXISTING ELEMENTS TO REMAIN
	GRIDLINE		

NOTES

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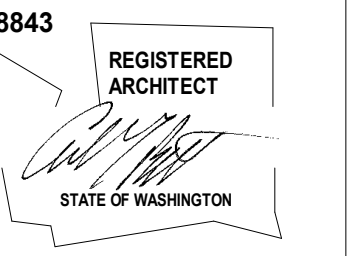
AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A=147.38	A=32.17
B=149.33	B=15.33
C=148.83	C=2.00
D=147.21	D=61.00
E=140.63	E=24.08
F=139.08	F=32.83
G=139.67	G=4.17
H=139.67	H=6.58
I=141.25	I=6.92
J=141.38	J=6.58
K=141.46	K=3.17
L=141.46	L=11.08
M=141.79	M=9.17
N=141.33	N=16

TOTAL X WSL = 33,247

SUM= 231.1

AVERAGE BUILDING HEIGHT = 33,247/231.1=143.87'



STEWART RESIDENCE
4600 FOREST AVE SE
MERCER ISLAND, WA 98040

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NO. DATE:

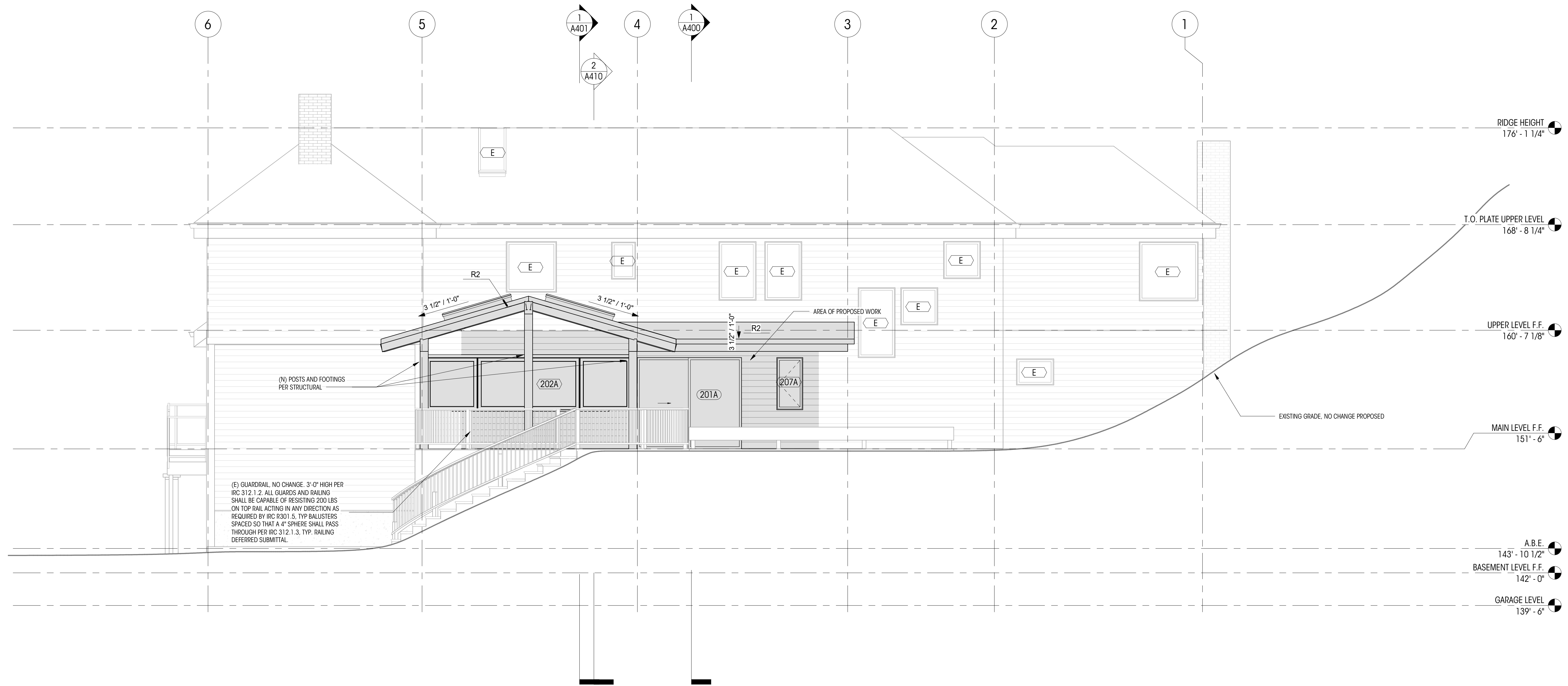
DRAWN BY:
CHECKED BY:

EXTERIOR ELEVATIONS
- EAST

SCALE: As indicated

A301

DEDICATED
APPROVAL
STAMP SPACE



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

LEGEND

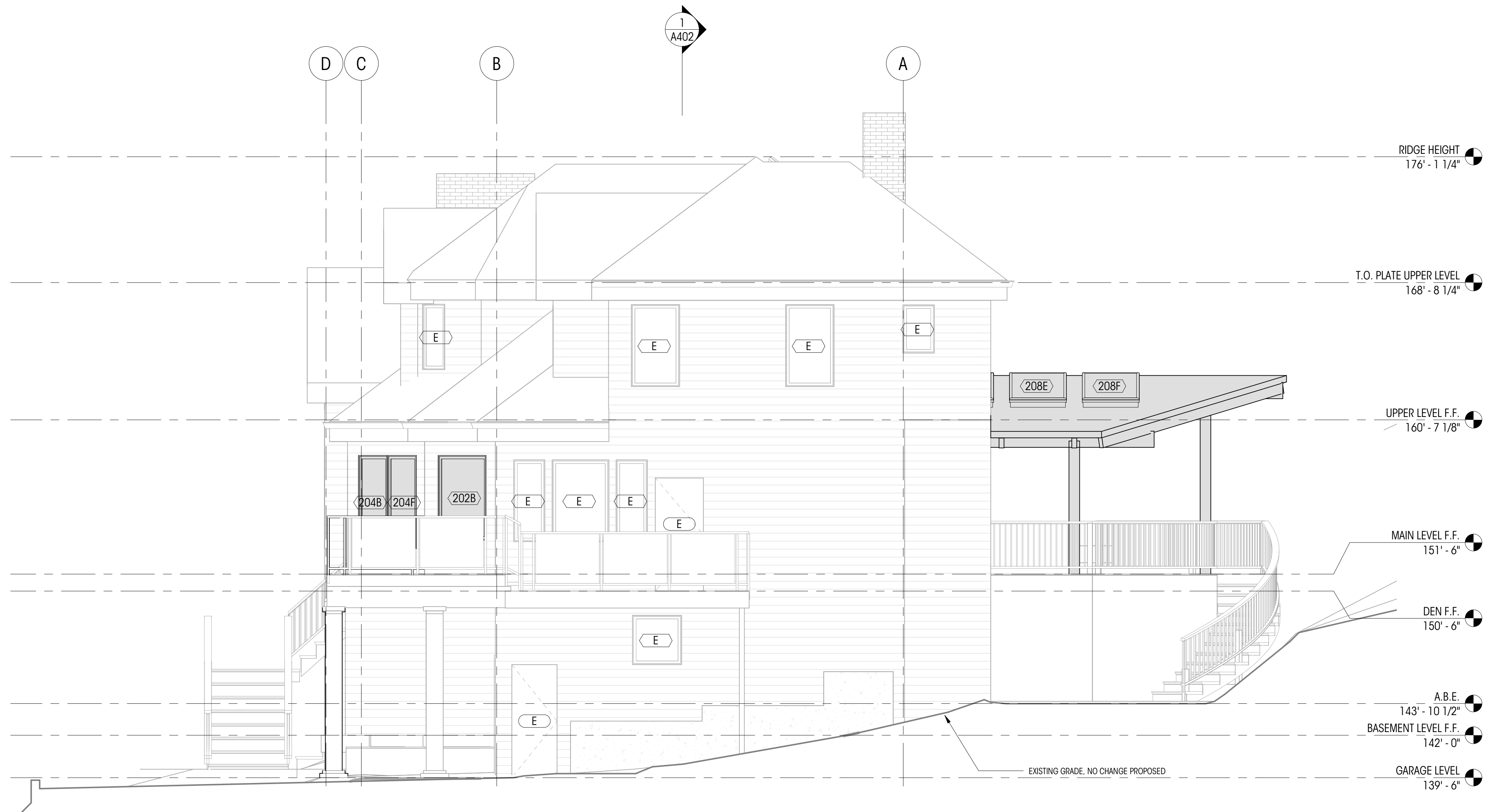
	WINDOW ID		NEW CONSTRUCTION ELEMENTS
	DOOR ID		EXISTING ELEMENTS TO REMAIN
	GRIDLINE		

NOTES

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- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS

AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A=147.38	A=32.17
B=149.33	B=15.33
C=148.83	C=2.00
D=147.21	D=61.00
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F=139.08	F=32.83
G=139.67	G=4.17
H=139.67	H=6.58
I=141.25	I=6.92
J=141.38	J=6.58
K=141.46	K=3.17
L=141.46	L=11.08
M=141.79	M=9.17
N=141.33	N=16
TOTAL X WSL = 33,247	SUM= 231.1
AVERAGE BUILDING HEIGHT = 33,247/231.1=143.87'	



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

LEGEND

	WINDOW ID		NEW CONSTRUCTION ELEMENTS
	DOOR ID		EXISTING ELEMENTS TO REMAIN
	GRIDLINE		

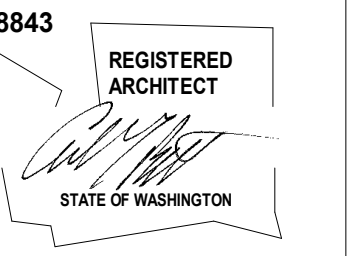
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AVERAGE BUILDING ELEVATION

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A=147.38	A=32.17
B=149.33	B=15.33
C=148.83	C=2.00
D=147.21	D=61.00
E=140.63	E=24.08
F=139.08	F=32.83
G=139.67	G=4.17
H=139.67	H=6.58
I=141.25	I=6.92
J=141.38	J=6.58
K=141.46	K=3.17
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TOTAL X WSL = 33,247	SUM= 231.1

AVERAGE BUILDING HEIGHT = 33,247/231.1=143.87'



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DATE: 11.22.21

SHEET SIZE: D (24x36)

REVISIONS
NO. DATE:

DRAWN BY:
CHECKED BY:

EXTERIOR ELEVATIONS
- WEST

SCALE: As indicated

A303

DEDICATED
APPROVAL
STAMP SPACE



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

LEGEND

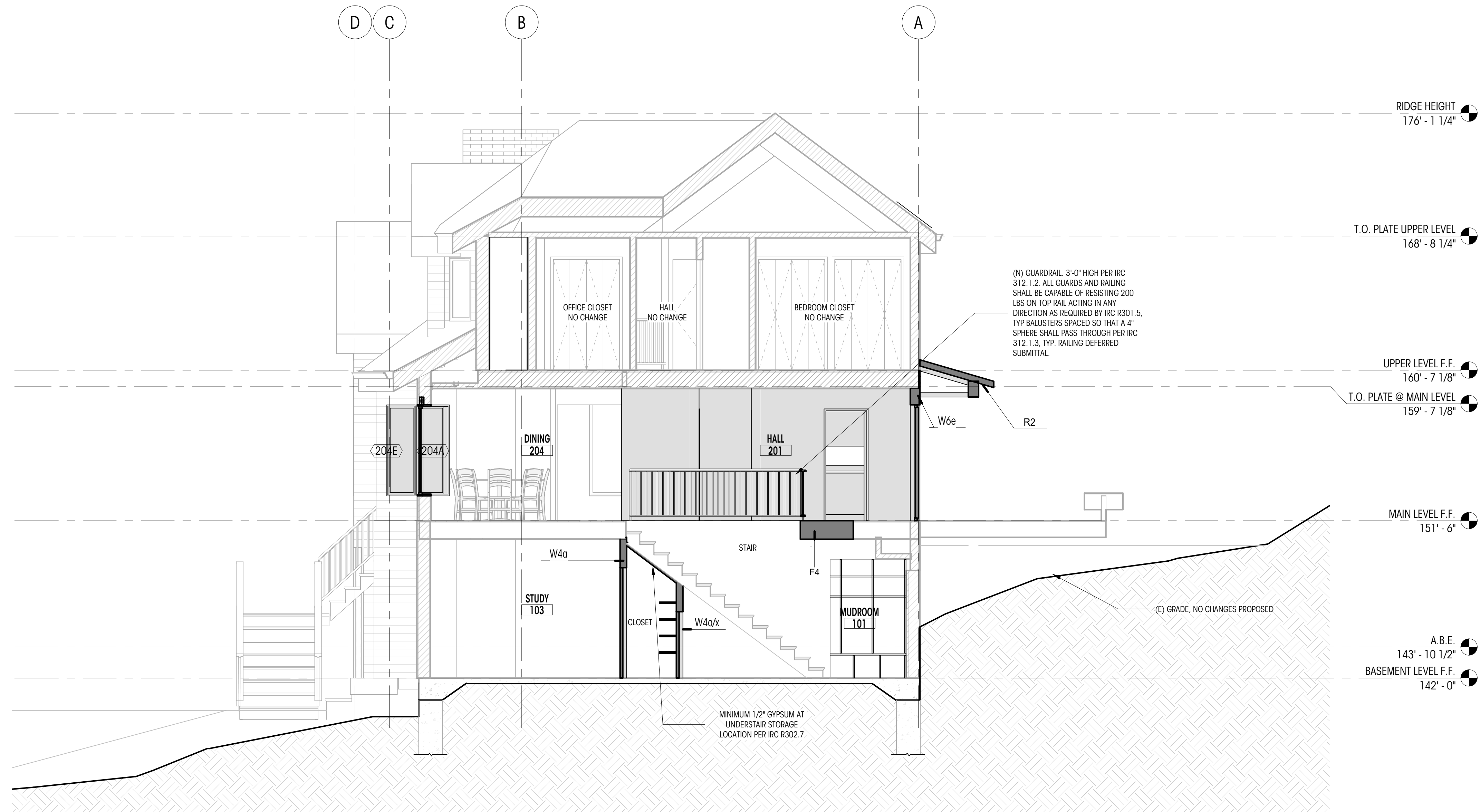
	WINDOW ID		NEW CONSTRUCTION ELEMENTS
	DOOR ID		EXISTING ELEMENTS TO REMAIN
	GRIDLINE		

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
- ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- CONTRACTOR TO VERIFY IN FIELD EXISTING SMOKE DETECTORS

AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A=147.38	A=32.17
B=149.33	B=15.33
C=148.83	C=2.00
D=147.21	D=61.00
E=140.63	E=24.08
F=139.08	F=32.83
G=139.67	G=4.17
H=139.67	H=6.58
I=141.25	I=6.92
J=141.38	J=6.58
K=141.46	K=3.17
L=141.46	L=11.08
M=141.79	M=9.17
N=141.33	N=16
TOTAL X WSL = 33.247	SUM= 231.1
AVERAGE BUILDING HEIGHT = 33.247/231.1=143.87'	



1 Section AA
1/4" = 1'-0"

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PERMIT SET

DATE: 11.22.21

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

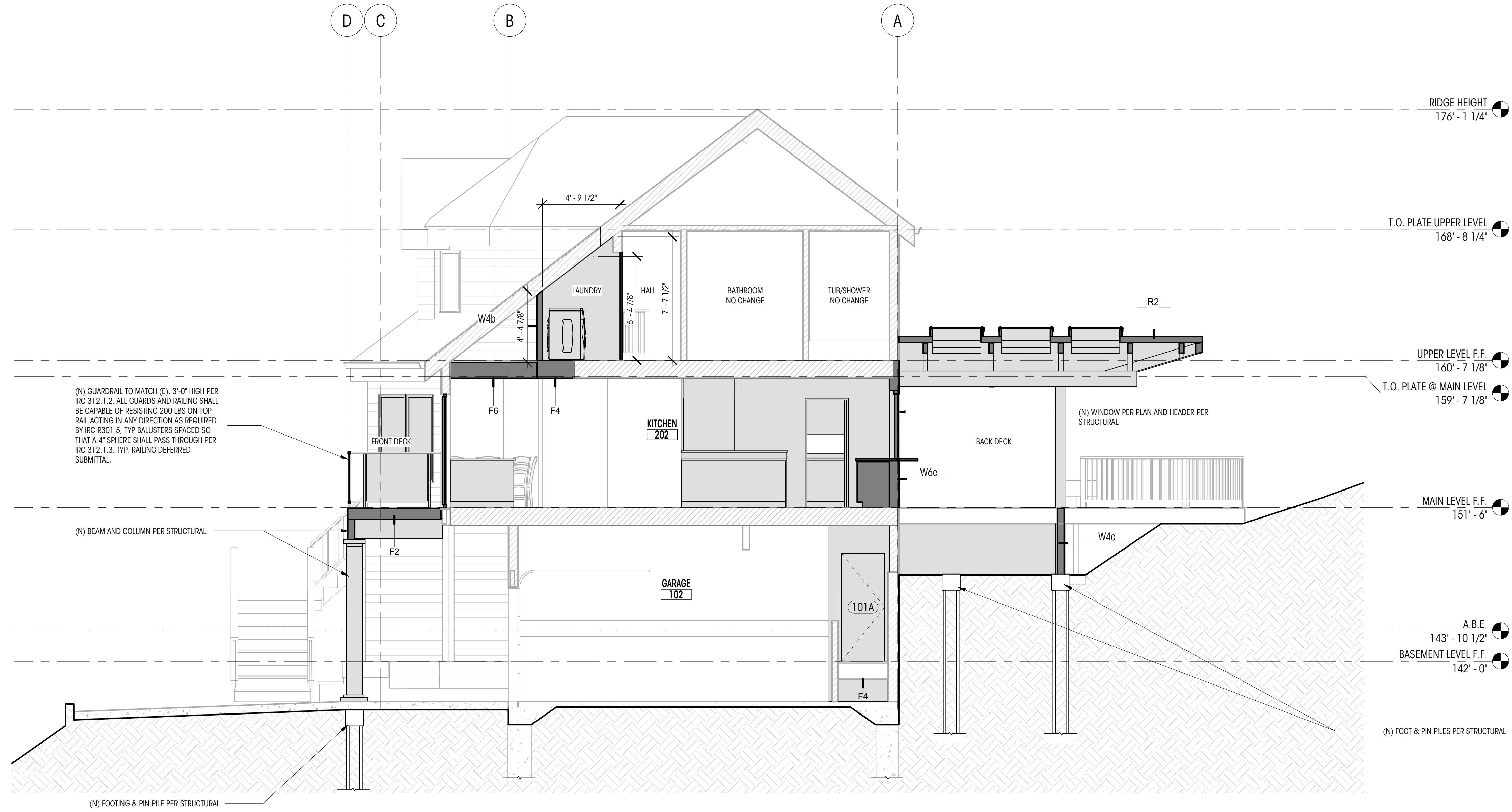
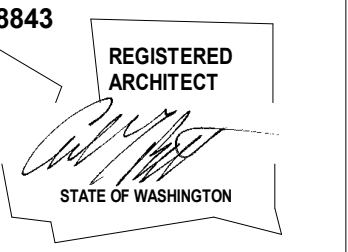
DRAWN BY:
CHECKED BY:

BUILDING SECTIONS

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

A400

DEDICATED
APPROVAL
STAMP SPACE



1 Section BB
1/4" = 1'-0"

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DATE: 11.22.21

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

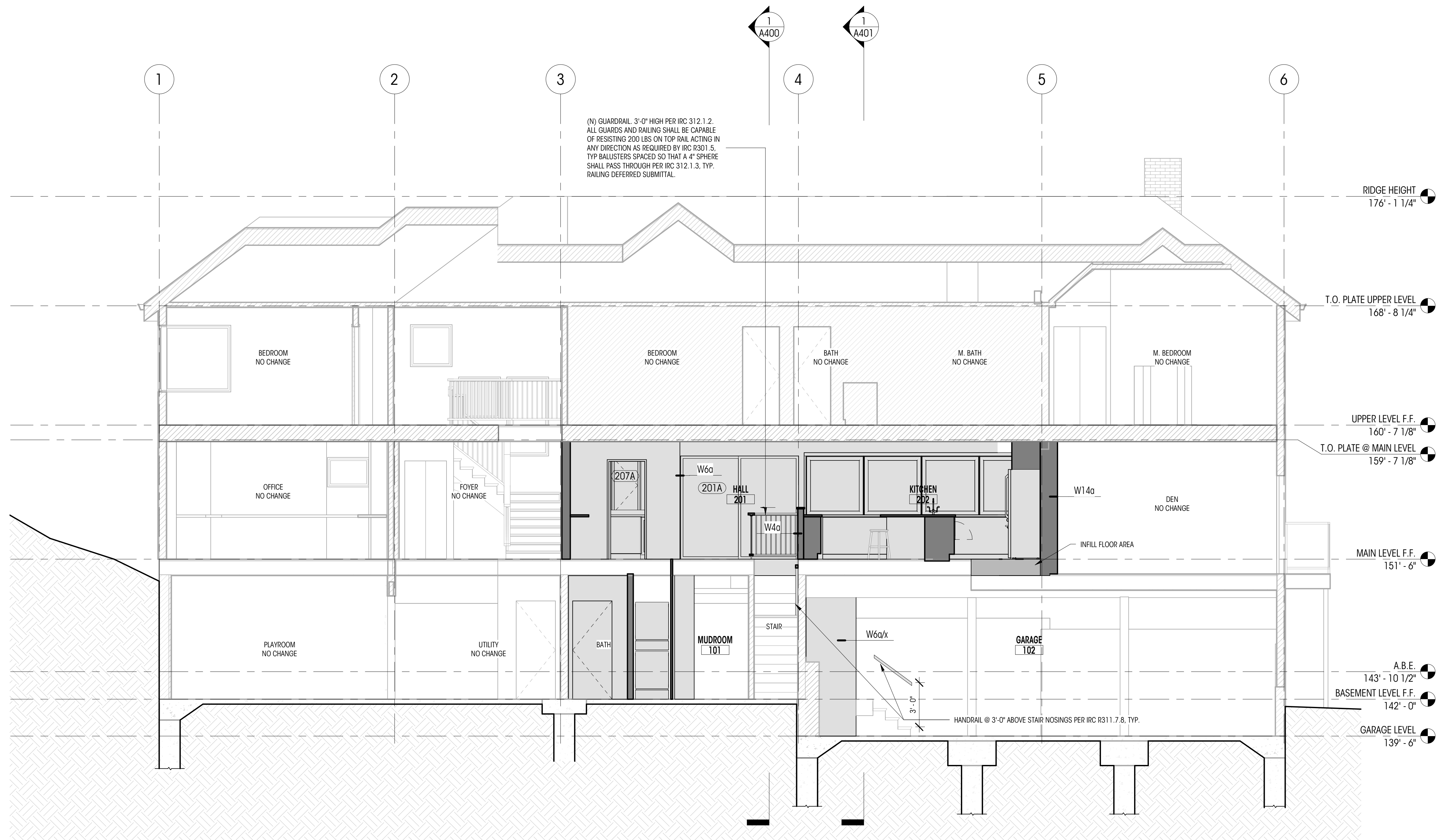
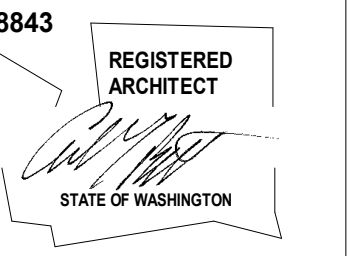
DRAWN BY:
CHECKED BY:

BUILDING SECTIONS

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

A401

DEDICATED
APPROVAL
STAMP SPACE



1 Section CC
1/4" = 1'-0"

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DATE: 11.22.21

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

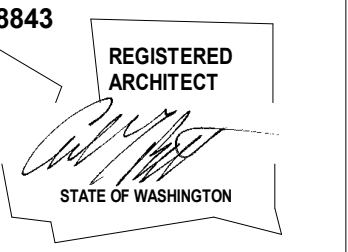
DRAWN BY:
CHECKED BY:

BUILDING SECTIONS

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

A402

DEDICATED
APPROVAL
STAMP SPACE



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PERMIT SET

DATE: 11.22.21

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

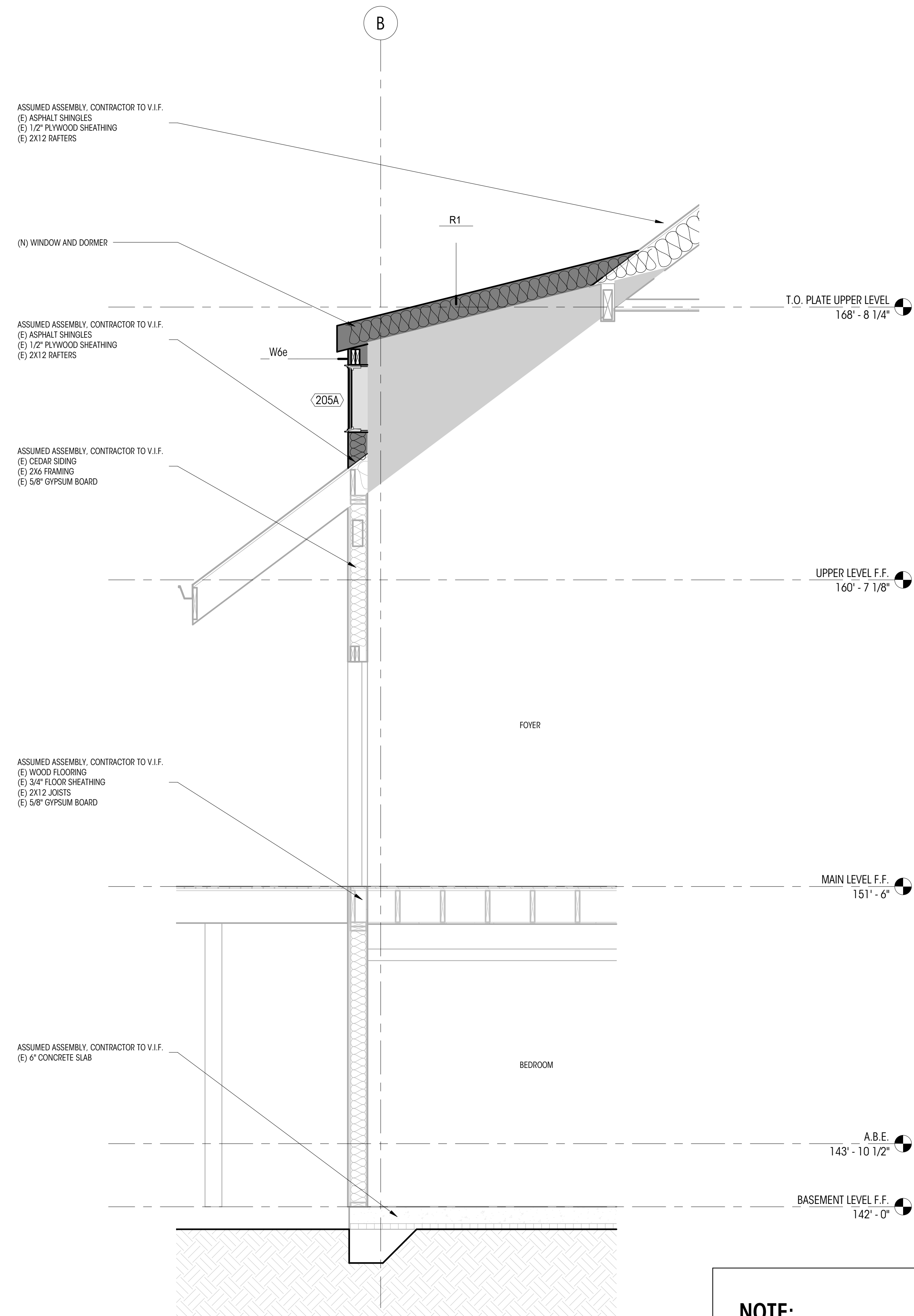
DRAWN BY:
CHECKED BY:

WALL SECTIONS

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

A411

DEDICATED
APPROVAL
STAMP SPACE



1 FRONT ENTRY WALL SECTION
1/2" = 1'-0"

NOTE:

CONTRACTOR TO VERIFY THE PRESENCE OF INSULATION IN COMPLIANCE WITH WASHINGTON STATE ENERGY CODES AT ALL LOCATIONS OF DEMOLITION AND PARTIAL REPLACEMENT.

INSULATION UPGRADES
EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION, PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2 X 4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2 X 6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

LIFE SAFETY UPGRADES
CONTRACTOR TO VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.
CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.

WINDOW SCHEDULE

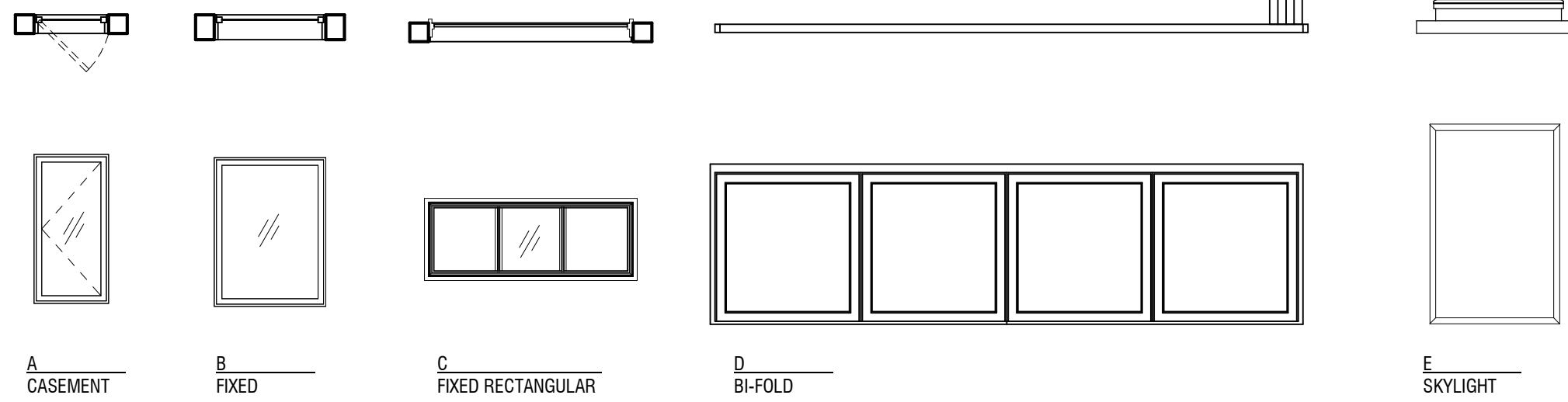
PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	HEAD HT	UNIT AREA (sf)	U VALUE	UA	NOTES
202A	H	15'-11"	4'-0"	7'-0"	64 SF			
202B	A	4'-0"	5'-0"	7'-0"	20 SF			
204A	A	2'-5"	5'-6"	7'-0"	13 SF			
204B	A	2'-5"	5'-6"	7'-0"	13 SF			
204C	A	2'-9"	5'-6"	7'-0"	15 SF			
204D	A	2'-9"	5'-6"	7'-0"	15 SF			
204E	A	2'-5"	5'-6"	7'-0"	13 SF			
204F	A	2'-5"	5'-6"	7'-0"	13 SF			
205A	Fixed	5'-6"	2'-0"	6'-4 5/8"	11 SF			
207A	A	2'-0"	4'-0"	7'-0"	8 SF			4.5
208A	E	3'-0"	5'-1 1/2"		15 SF			1.3
208B	E	3'-0"	5'-1 1/2"		15 SF			1.3
208C	E	3'-0"	5'-1 1/2"		15 SF			1.3
208D	E	3'-0"	5'-1 1/2"		15 SF			1.3
208E	E	3'-0"	5'-1 1/2"		15 SF			1.3
208F	E	3'-0"	5'-1 1/2"		15 SF			1.3

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR.
- CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH OWNER BEFORE ORDERING.
- ALL NEW WINDOWS TO BE NFRC CERTIFIED.
- ALL WINDOW WALL IS TEMPERED GLASS.
- REFER TO PLANS AND TAGS FOR LOCATION AND SWINGS.
- ALL ELEVATIONS ARE FROM THE EXTERIOR.
- ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES
- PER IRC 603.10.2 ALL EGRESS OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF, NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20".
- THE WINDOW SILL SHALL HAVE HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR
- PER IRC R308.4.3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL NEEDS TO BE TEMPERED GLASS / SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36". MEASURE HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING.

SPECIFIC NOTES

- TEMPERED GLASS/SAFETY GLAZING
- SILLS FLUSH WITH COUNTERTOP
- SKYLIGHT
- HEAD HEIGHT BASED ON SECOND FLOOR LEVEL
- WIDTH TO MATCH DOOR + SIDELIGHTS BELOW



WINDOW TYPES

1/4" = 1'-0"

DOOR SCHEDULE

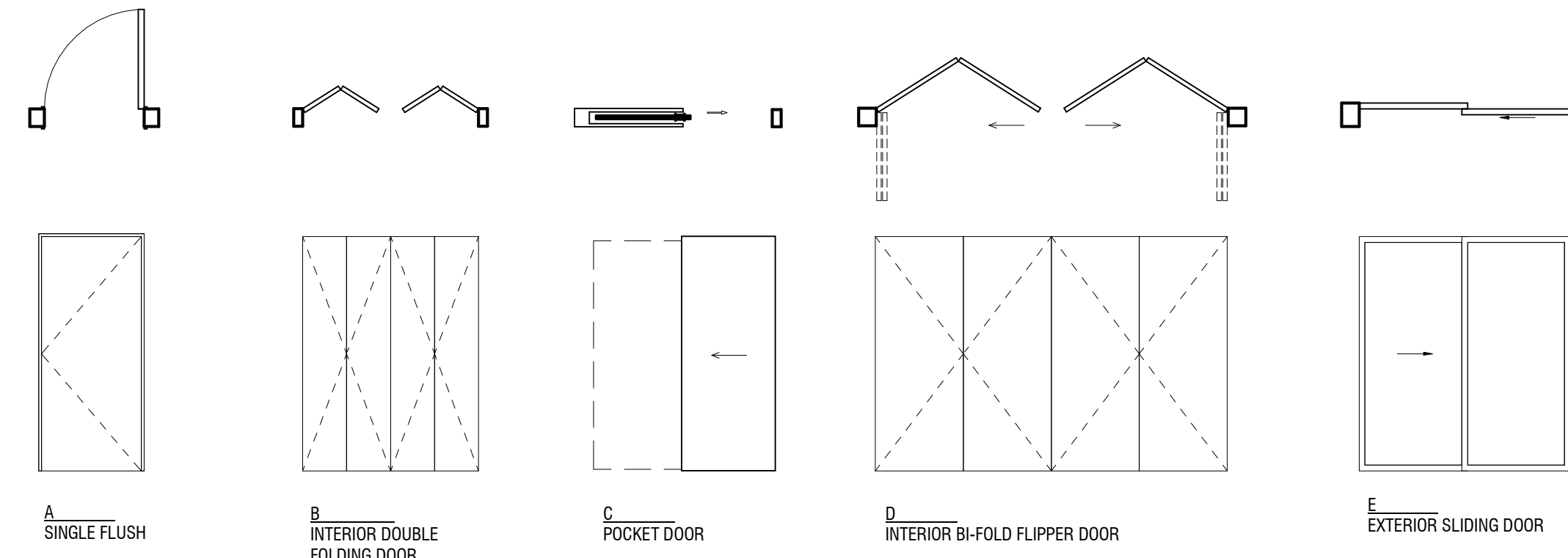
PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	AREA (sf)	U VALUE	UA	NOTES
101A	A	2'-8"	6'-8"	18 SF			3
103A	A	2'-8"	6'-8"	18 SF			
103B	A	2'-8"	6'-8"	18 SF			7
103C	F	2'-6"	4'-0"	10 SF			7
201A	E	8'-0"	7'-0"	56 SF	0.3	17 SF	1.6
202B	E	8'-0"	7'-0"	56 SF	0.3	17 SF	1.6
206A	C	2'-6"	6'-8"	17 SF			
207A	C	2'-6"	6'-8"	17 SF			
207B	C	2'-6"	6'-8"	17 SF			
301A	D	10'-0"	6'-8"	67 SF			

GENERAL NOTES

- ALL NEW DOORS TO BE NFRC CERTIFIED
- ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES
- ALL NEW DOORS TO BE SOLID-CORE/ MATCH (E) STYLE

SPECIFIC NOTES

- TEMPERED GLASS/SAFETY GLAZING
- EGRESS
- 20-MINUTE RATED W/SELF-CLOSURE
- OVERHEAD DOOR
- SOLID CORE DOOR TO UNDER STAIR STORAGE
- SLIDER
- UNDERSTAIR STORAGE



DOOR TYPES

1/4" = 1'-0"

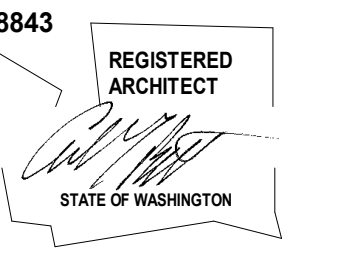
Brandt

Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com



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DATE: 11.22.21

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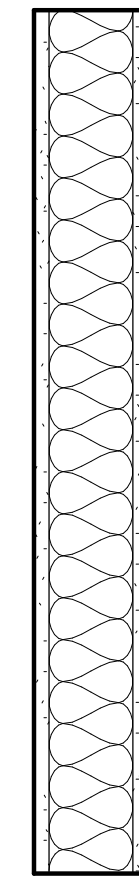
DOOR & WINDOW
SCHEDULES &
LEGENDS & NOTES

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

A600

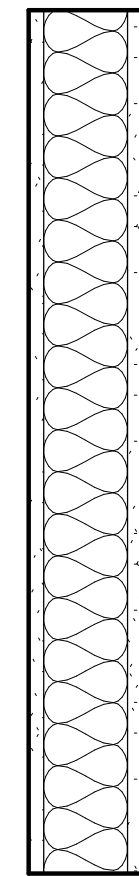
DEDICATED
APPROVAL
STAMP SPACE

VERTICAL ASSEMBLIES



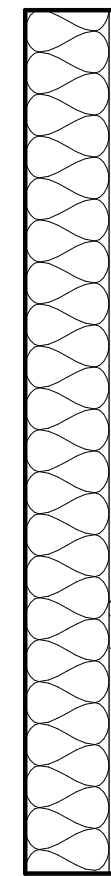
5/8" GWB TO MATCH (E)
2X4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB PAINTED TO MATCH (E)

W4a



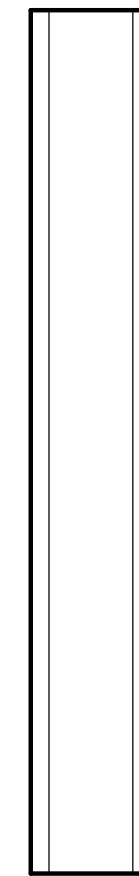
5/8" GWB TO MATCH (E)
2X4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB TYPE "X"

W4a/x



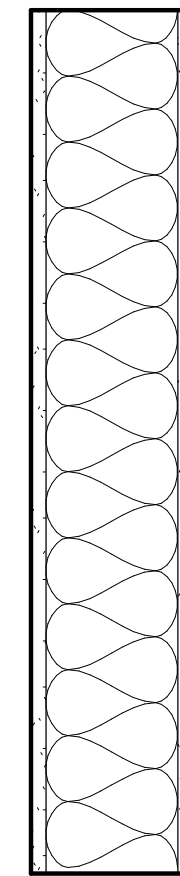
2X4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB PAINTED TO MATCH (E)

W4b



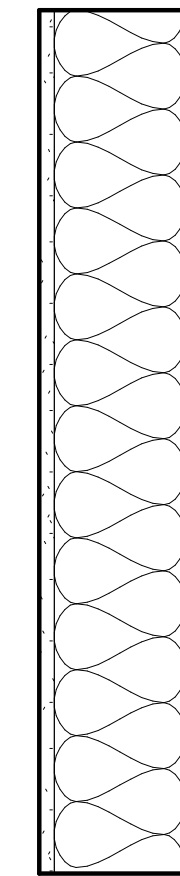
1/2" P.T. PLYWOOD SHEATHING PER STRUCTURAL
2X4 P.T. FRAMING PER STRUCTURAL
1/2" P.T. PLYWOOD SHEATHING PER STRUCTURAL

W4c



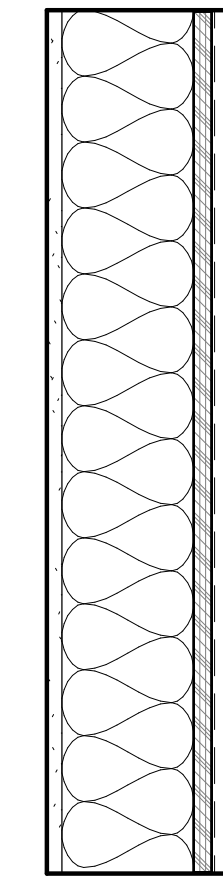
5/8" GWB TO MATCH (E)
2X6 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB PAINTED TO MATCH (E)

W6a



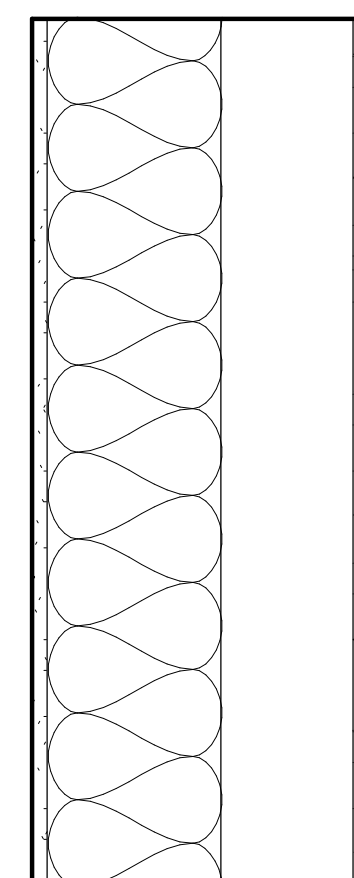
5/8" GWB TO MATCH (E)
2X6 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB TYPE "X"

W6a/x



5/8" GWB TO MATCH (E)
2X6 FRAMING
R-21 MIN INSULATION
1/2" PLYWOOD SHEATHING TO MATCH (E)
WRB PER CONTRACTOR
SIDING TO MATCH (E)

W6e



5/8" GWB TO MATCH (E)
2X6 FRAMING
2X6 FRAMING - CONTRACTOR TO VERIFY STRUCTURAL AND PLUMBING REQUIREMENTS FOR THIS WALL DEPTH
5/8" GWB PAINTED TO MATCH (E)

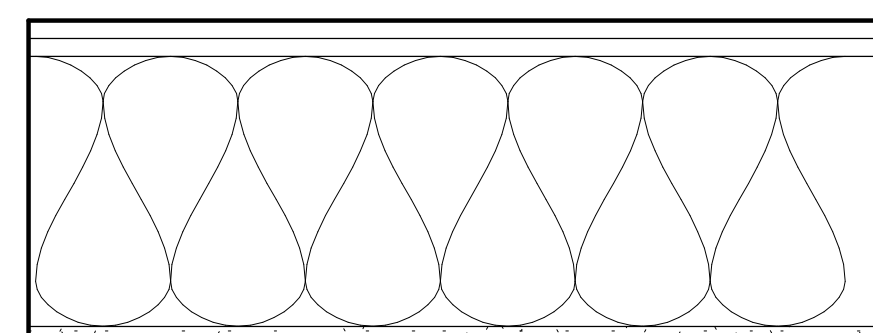
W14a

HORIZONTAL ASSEMBLIES



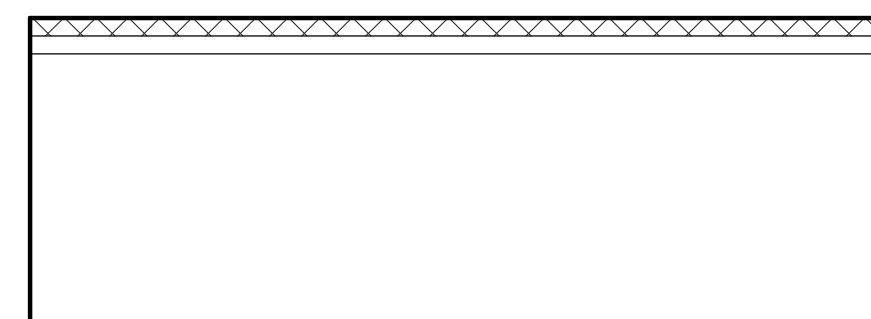
3/4" FINISH DECKING TO MATCH (E)
2X8 JOIST

F2



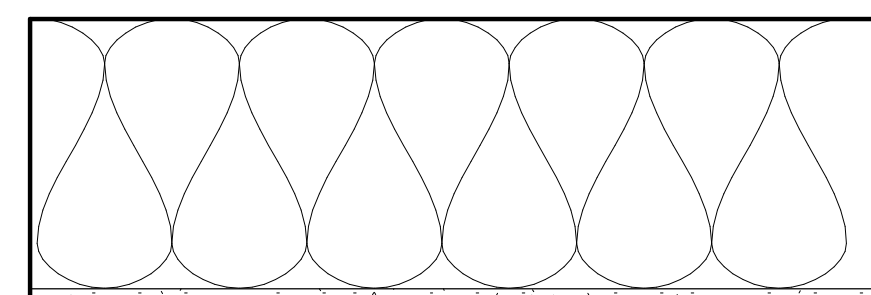
FINISH FLOORING TO MATCH (E); 3/4" ASSUMED, CONTRACTOR V.I.F.
3/4" SHEATHING PER STRUCTURAL
2X12 JOIST ASSUMED, CONTRACTOR V.I.F.
ROCKWOOL INSULATION
GWB TO MATCH (E)

F4



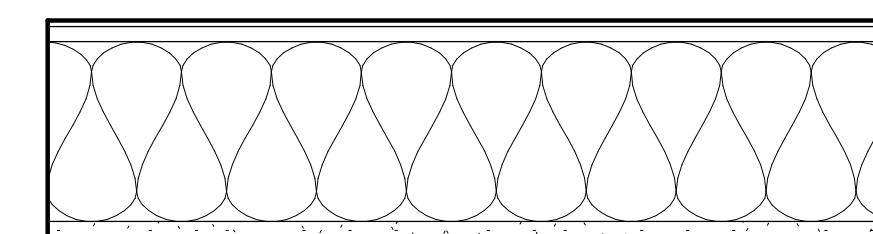
FINISH FLOORING TO MATCH (E); 3/4" ASSUMED, CONTRACTOR V.I.F.
3/4" SHEATHING PER STRUCTURAL
FLOOR FRAMING OVER (E) FLOOR TO RAISE UP TO MEET ADJACENT F.F.
ROCKWOOL INSULATION

F6



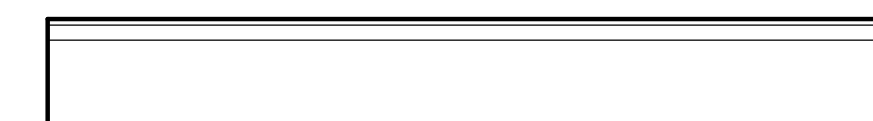
3/4" SHEATHING PER STRUCTURAL
2X12 JOIST ASSUMED, CONTRACTOR V.I.F.
ROCKWOOL INSULATION
GWB TO MATCH (E)

F8



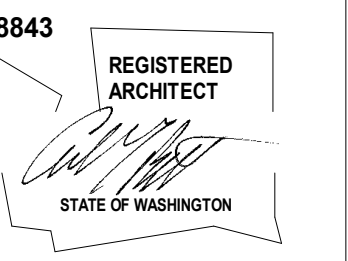
ROOFING TO MATCH (E)
WATERPROOF MEMBRANE PER CONTRACTOR
3/4" SHEATHING PER STRUCTURAL
FRAMING PER STRUCTURAL
RIGID INSULATION TO FILL CAVITY
5/8" GWB PAINTED, MATCH (E)

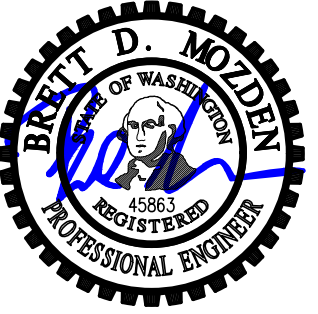
R1



ROOFING TO MATCH (E)
WATERPROOF MEMBRANE PER CONTRACTOR
3/4" SHEATHING PER STRUCTURAL
2X4 FRAMING
2X CLEAR VG DOUG FIR T & G

R2





DESIGN: JWJ
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:
Stewart Residence
 4600 Forest Ave SE
 Mercer Island, WA 98040

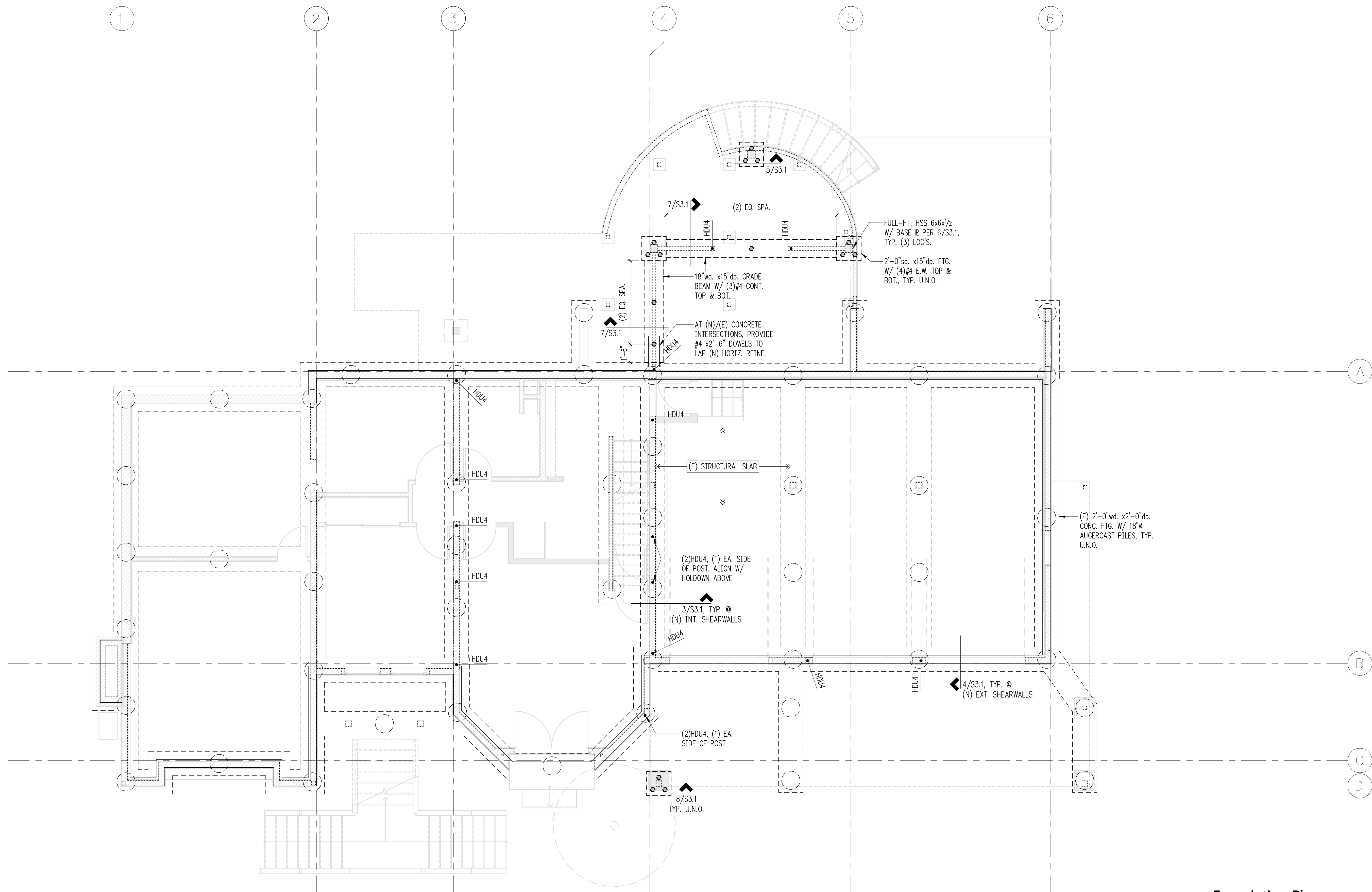
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2021
 PROJECT NO: 01519-2021-08
 SHEET NO:

S2.1



Plan Notes

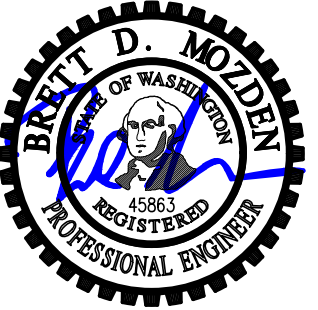
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR EXISTING STRUCTURE AS REQUIRED UNTIL ALL FINAL CONNECTIONS OF STRUCTURE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS.
- EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- ALL NEW FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOILS AT A MINIMUM DEPTH OF 18" BELOW FINISH GRADE.
- PROVIDE CORNER BARS AT ALL CONCRETE WALL INTERSECTIONS PER DETAIL 2/S3.1.
- PROVIDE AC, ACE, PC, EPC, LPC, LCE, OR RPBZ COLUMN CAP AND BASE AT ALL NEW BEAM TO ISOLATED COLUMN CONNECTIONS U.N.O.
- ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- NEW STRUCTURAL WALL OR POST ABOVE
- EXISTING STRUCTURAL WALL OR POST ABOVE
- EXISTING STEM WALL & FOOTING
- NEW STEM WALL & FOOTING
- HOLDOWN PER 12/S3.1
- 2" # PIN PILE DRIVEN TO REFUSAL PER GENERAL STRUCTURAL NOTES (15 total this sheet)

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





DESIGN: JWJ
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:
Stewart Residence
4600 Forest Ave SE
Mercer Island, WA 98040

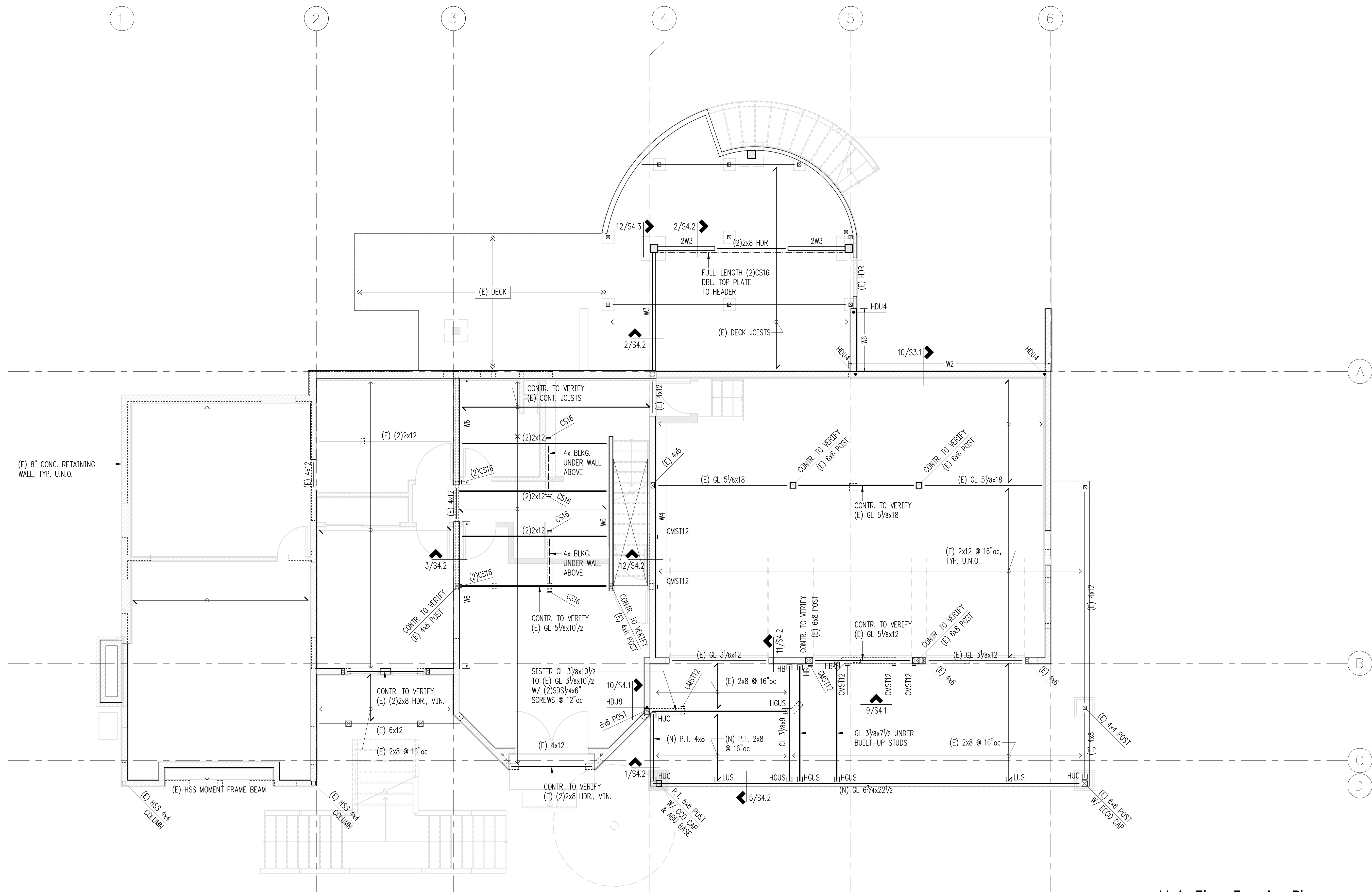
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850
brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Main Floor Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: November 30, 2021
PROJECT NO: 01519-2021-08
SHEET NO:

S2.2



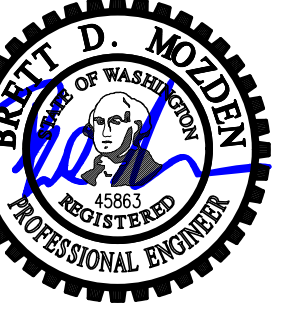
Main Floor Framing Plan
Scale: 1/4" = 1'-0"

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR EXISTING STRUCTURE AS REQUIRED UNTIL ALL FINAL CONNECTIONS OF STRUCTURE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS.
- EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- TYPICAL WOOD FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 80 AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
- NEW MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- "W_" INDICATES NEW PLYWOOD SHEAR WALL BELOW FRAMING SHOWN. REFER TO SHEAR WALL SCHEDULE DETAIL 12/S4.1 FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
- PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN NEW FLOOR FRAMING.
- ALL NEW WOOD HEADERS SHALL BE (2) 2X8, U.O.N. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS U.O.N., REFER TO DETAIL 5/S4.1 FOR TYPICAL HEADER INSTALLATION.
- PROVIDE AC, ACE, PC, EPC, LPC, LCE, OR RPBZ COLUMN CAP AND BASE AT ALL NEW BEAM TO ISOLATED COLUMN CONNECTIONS U.O.N.
- ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- | | | | |
|--|--|--|--------------------------|
| | NEW STRUCTURAL WALL OR POST BELOW | | HANGER |
| | NEW STRUCTURAL WALL OR POST ABOVE | | INVERTED HANGER |
| | EXISTING STRUCTURAL WALL OR POST ABOVE | | HOLDOWN STRAP PER 1/S4.1 |
| | NON-STRUCTURAL WALL BELOW | | |
| | EXISTING WALL OR POST BELOW | | |
| | SHEARWALL PER 12/S4.1 | | |
| | SPAN DIRECTION | | |
| | EXTENT OF JOISTS | | |
| | NEW HEADER/BEAM PER PLAN | | |
| | EXISTING HEADER/BEAM | | |



DESIGN: JWJ
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:
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 4600 Forest Ave SE
 Mercer Island, WA 98040

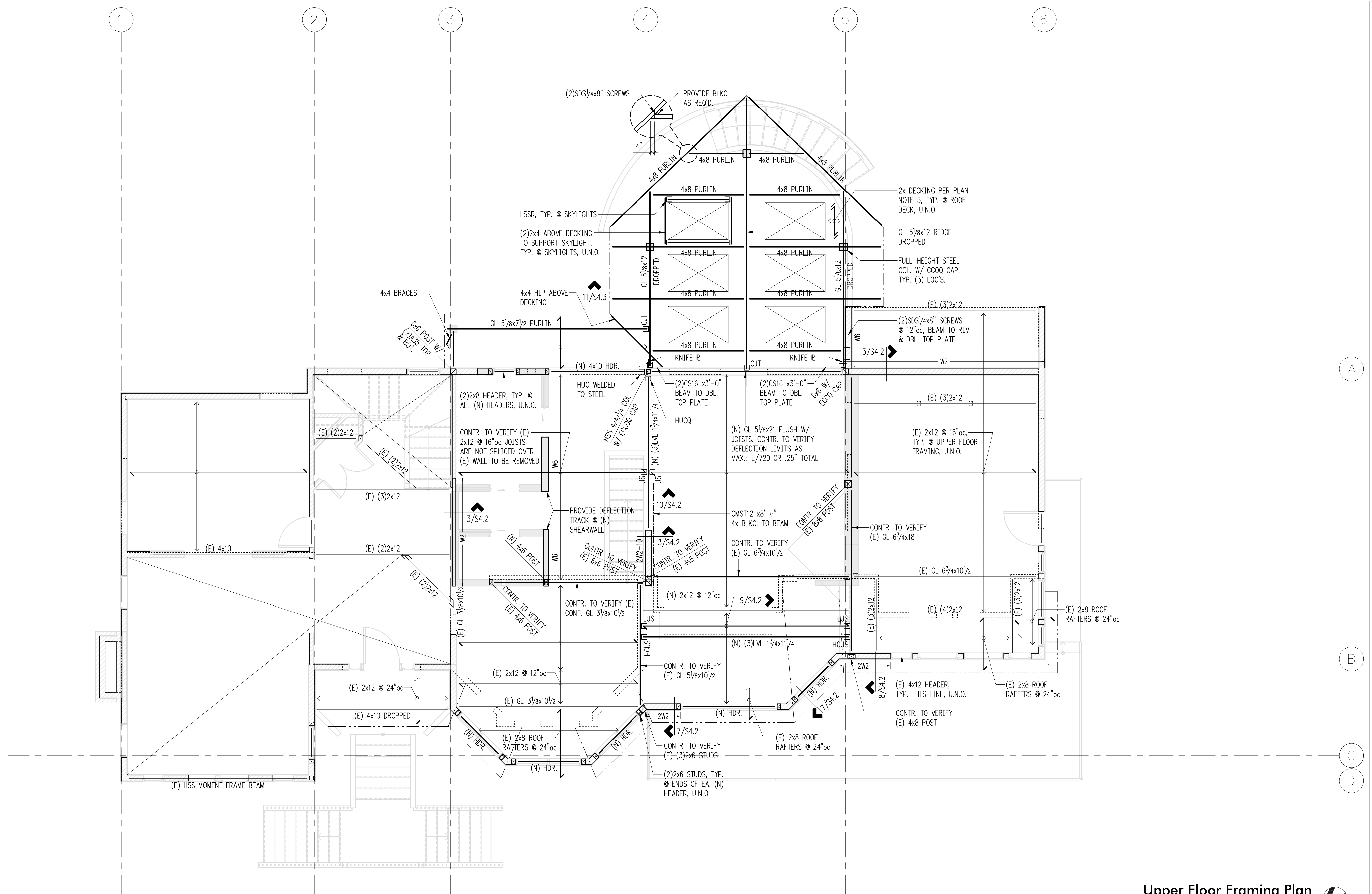
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Upper Floor Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2021
 PROJECT NO: 01519-2021-08
 SHEET NO:

S2.3



Upper Floor Framing Plan
 Scale: 1/4" = 1'-0"

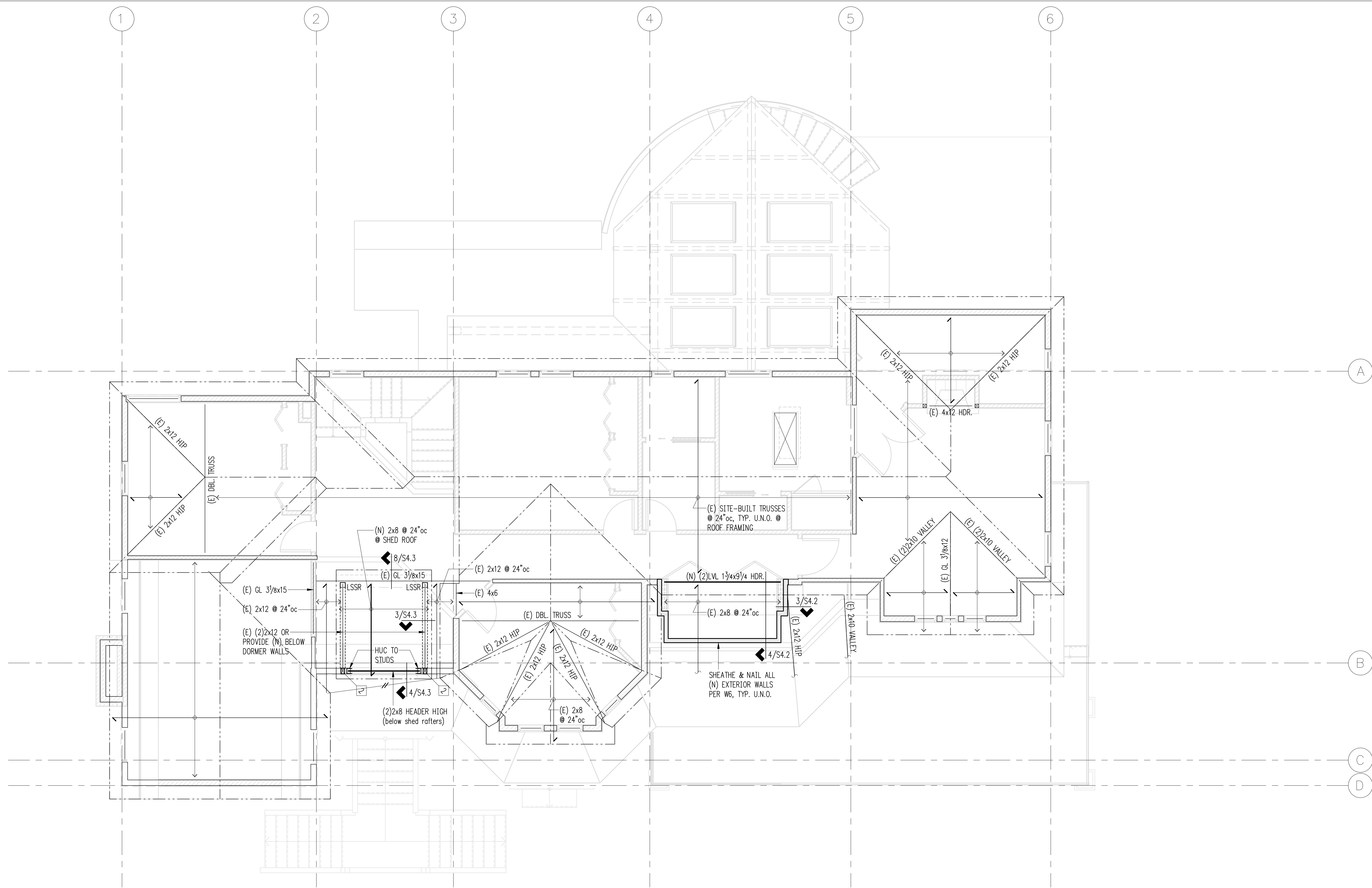
Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR EXISTING STRUCTURE AS REQUIRED UNTIL ALL FINAL CONNECTIONS OF STRUCTURE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE STRUCTURAL PLANS.
- EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- TYPICAL WOOD FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 80 AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
- TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" APA RATED SHEATHING (EXPOSURE 1) OVER 2X T&G DECKING, PLACE SHEATHING FACE GRAIN PERPENDICULAR TO 2X DECKING PER PLAN. DECKING SHALL BE INSTALLED IN A CONTROLLED RANDOM LAYOUT WITH A MINIMUM OF (3) SUPPORTS PER BOARD. NAIL SHEATHING TO DECKING WITH 16D @ 6" O.C. OVER SHEARWALLS AND TIMBER FRAMES. NAIL SHEATHING TO DECKING WITH 10D X 1-1/2" NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. FIELD. NAIL DECKING AT EACH SUPPORT WITH 16D FACE NAIL AND 16D TOENAIL THRU TONGUE.

- NEW MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- "W" INDICATES NEW PLYWOOD SHEAR WALL BELOW FRAMING SHOWN. REFER TO SHEAR WALL SCHEDULE DETAIL 12/S4.1 FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
- PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN NEW FLOOR FRAMING.
- ALL NEW WOOD HEADERS SHALL BE (2) 2X8, U.O.N. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS U.O.N., REFER TO DETAIL 5/S4.1 FOR TYPICAL HEADER INSTALLATION.
- PROVIDE AC, ACE, PC, EPC, LPC, LCE, OR RPBZ COLUMN CAP AND BASE AT ALL NEW BEAM TO ISOLATED COLUMN CONNECTIONS U.O.N.
- ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

	NEW STRUCTURAL WALL OR POST BELOW		HANGER
	NEW STRUCTURAL WALL OR POST ABOVE		INVERTED HANGER
	EXISTING STRUCTURAL WALL OR POST ABOVE		
	NON-STRUCTURAL WALL BELOW		
	EXISTING WALL OR POST BELOW		
	Wx SHEARWALL PER 12/S4.1		
	SPAN DIRECTION		
	EXTENT OF JOISTS		
	NEW HEADER/BEAM PER PLAN		
	EXISTING HEADER/BEAM		



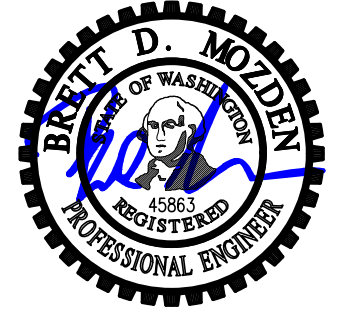
Roof Framing Plan
Scale: 1/4" = 1'-0"

Plan Notes

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- EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
- TYPICAL WOOD ROOF FRAMING CONSISTS OF 1/2" CDX PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
- NEW MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
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- PROVIDE AC, ACE, PC, EPC, LPC, LCE, OR RPBZ COLUMN CAP AND BASE AT ALL NEW BEAM TO ISOLATED COLUMN CONNECTIONS U.O.N.
- PROVIDE H1 AT ENDS OF ALL NEW RAFTERS, U.O.N.
- ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- NEW STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- EXISTING WALL OR POST BELOW
- SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- NEW HEADER/BEAM PER PLAN
- EXISTING HEADER/BEAM
- HANGER
- NO. OF STUDS IN MULTI-STUD COLUMN



DESIGN: JWJ
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:
Stewart Residence
4600 Forest Ave SE
Mercer Island, WA 98040

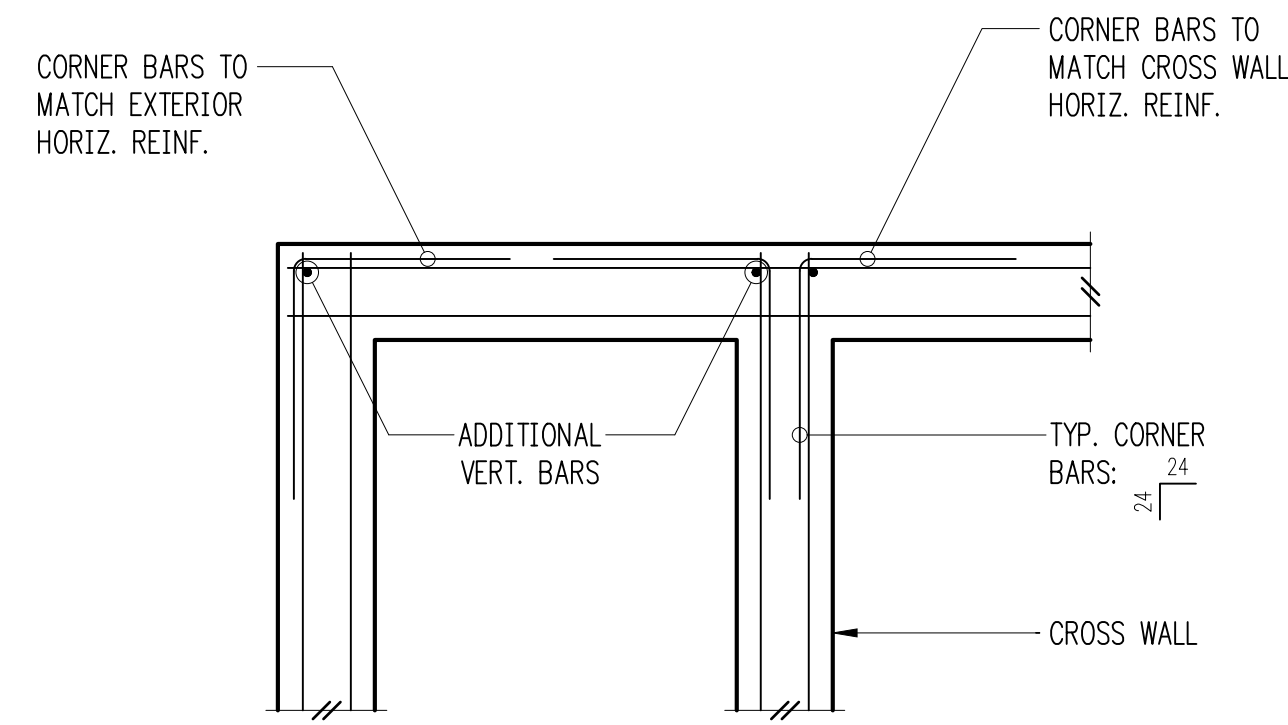
ARCHITECT:
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Seattle, WA 98121
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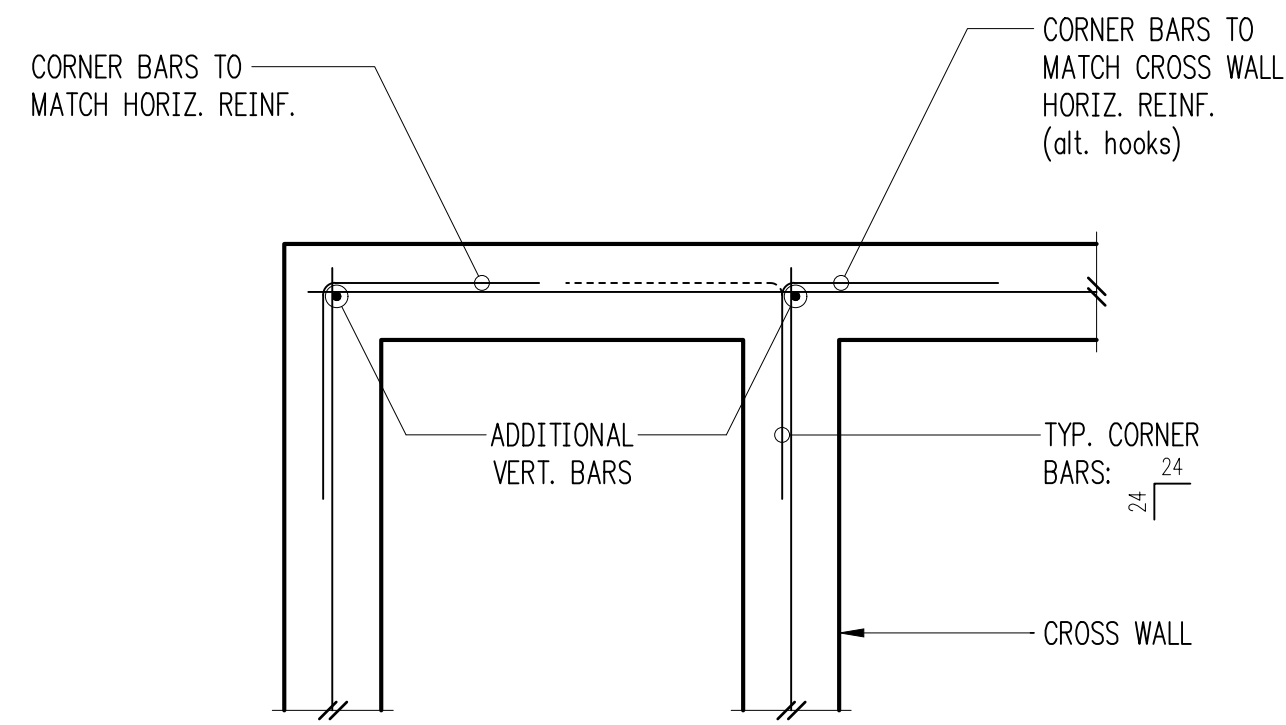
SHEET TITLE:
Roof Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: November 30, 2021
PROJECT NO: 01519-2021-08
SHEET NO:

S2.4

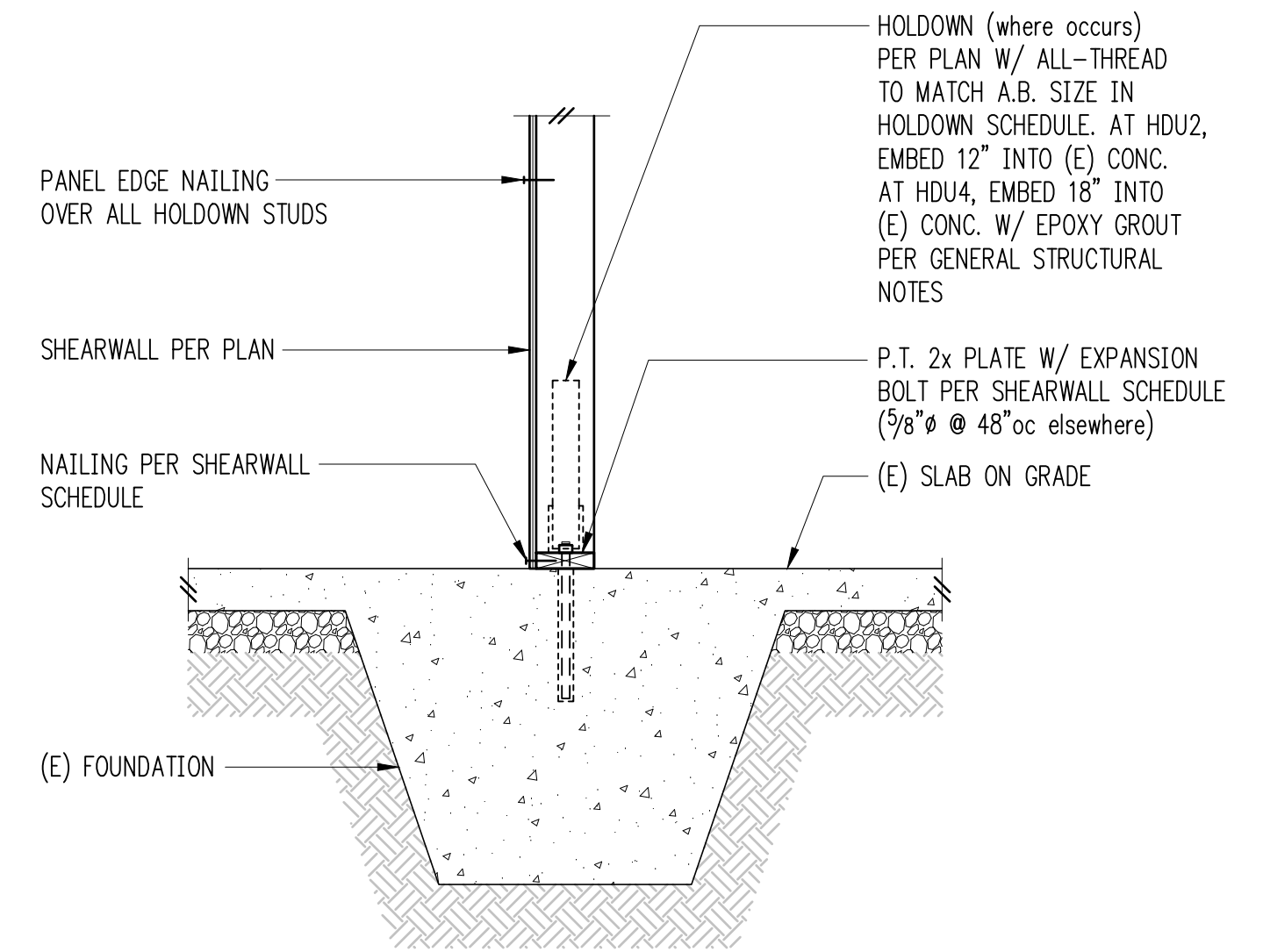


Double Curtain



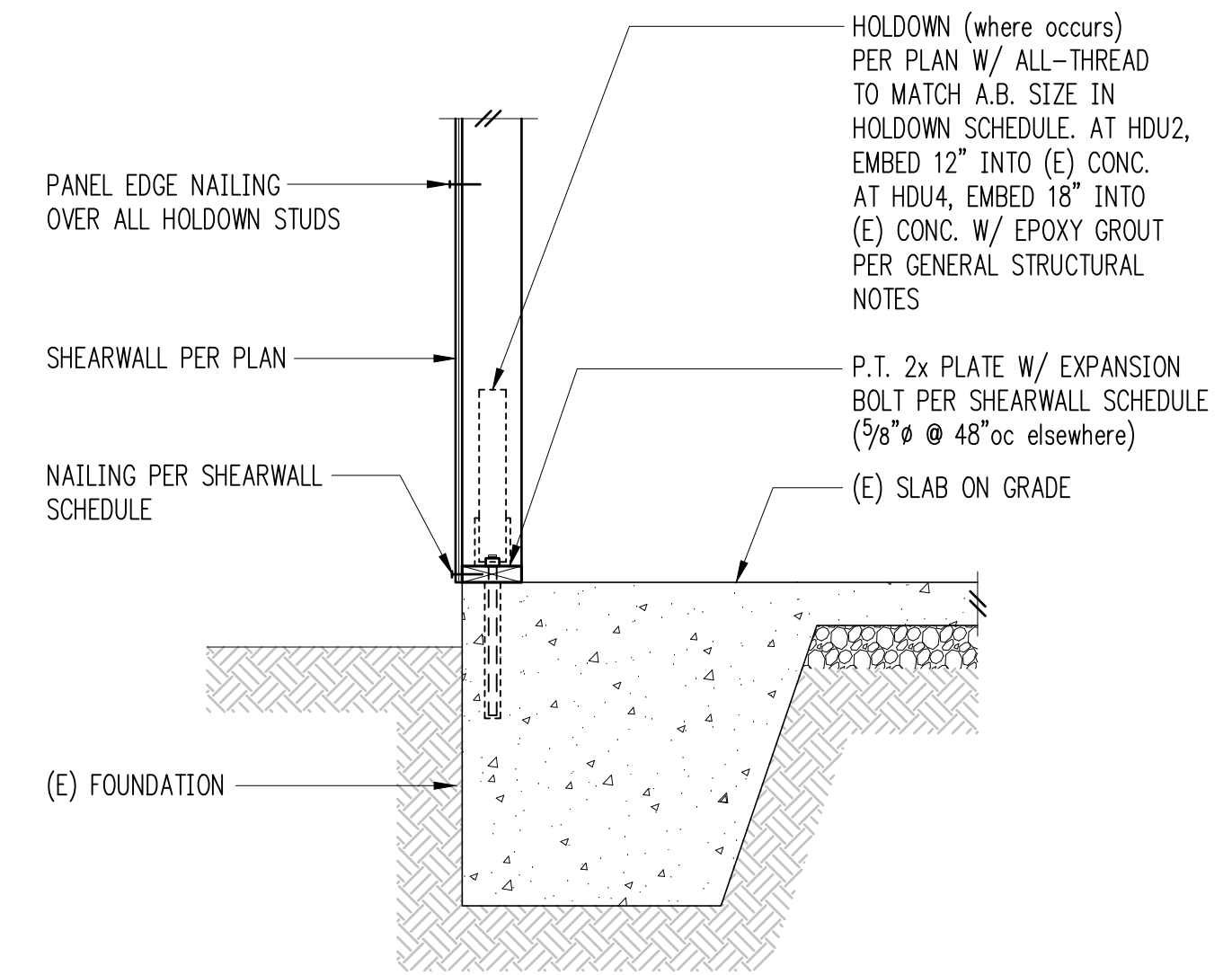
Single Curtain

Typical Corner Bars at Concrete Walls and Footings 2



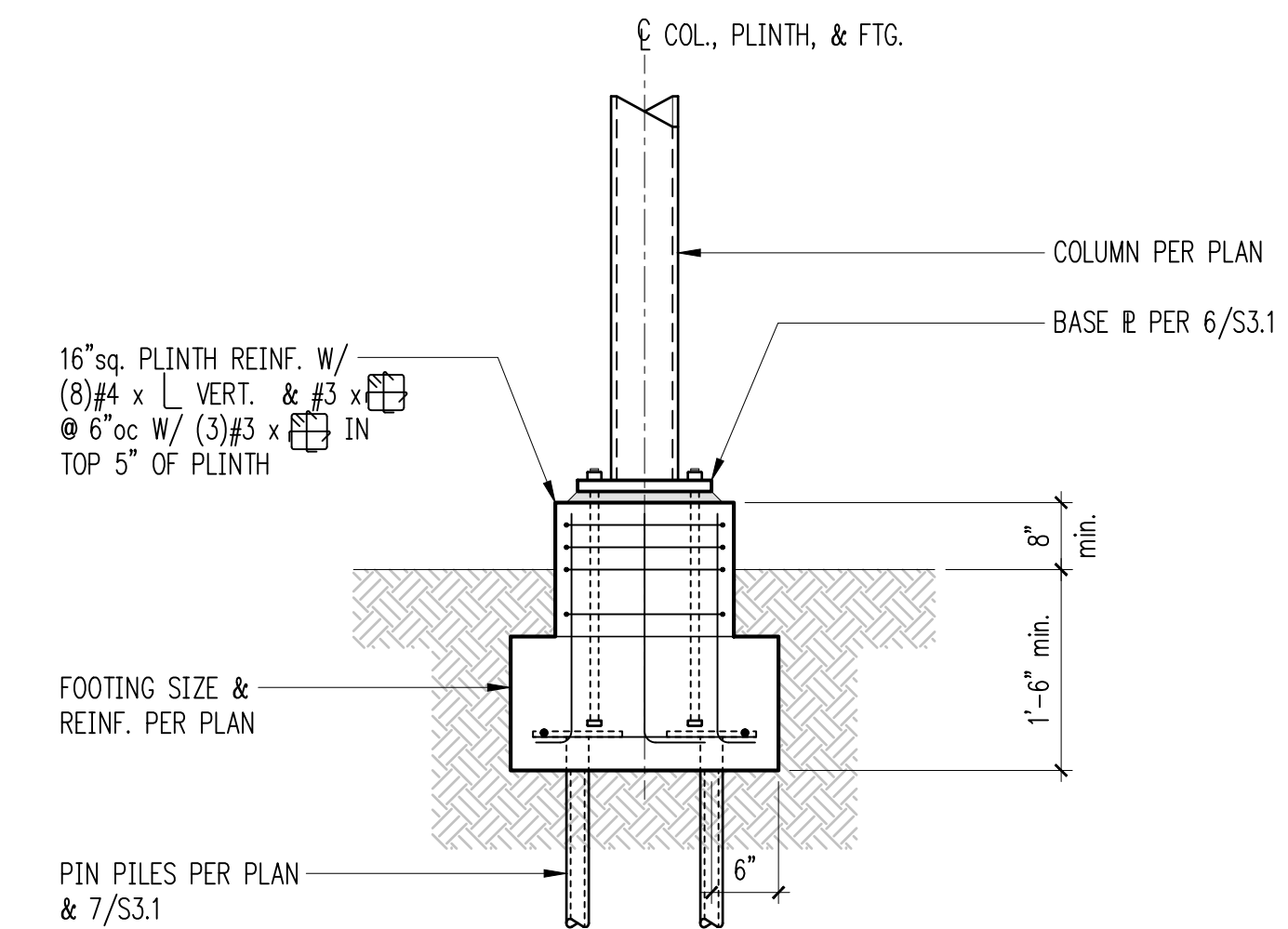
ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

Exterior Wall w/ Slab on Grade 3

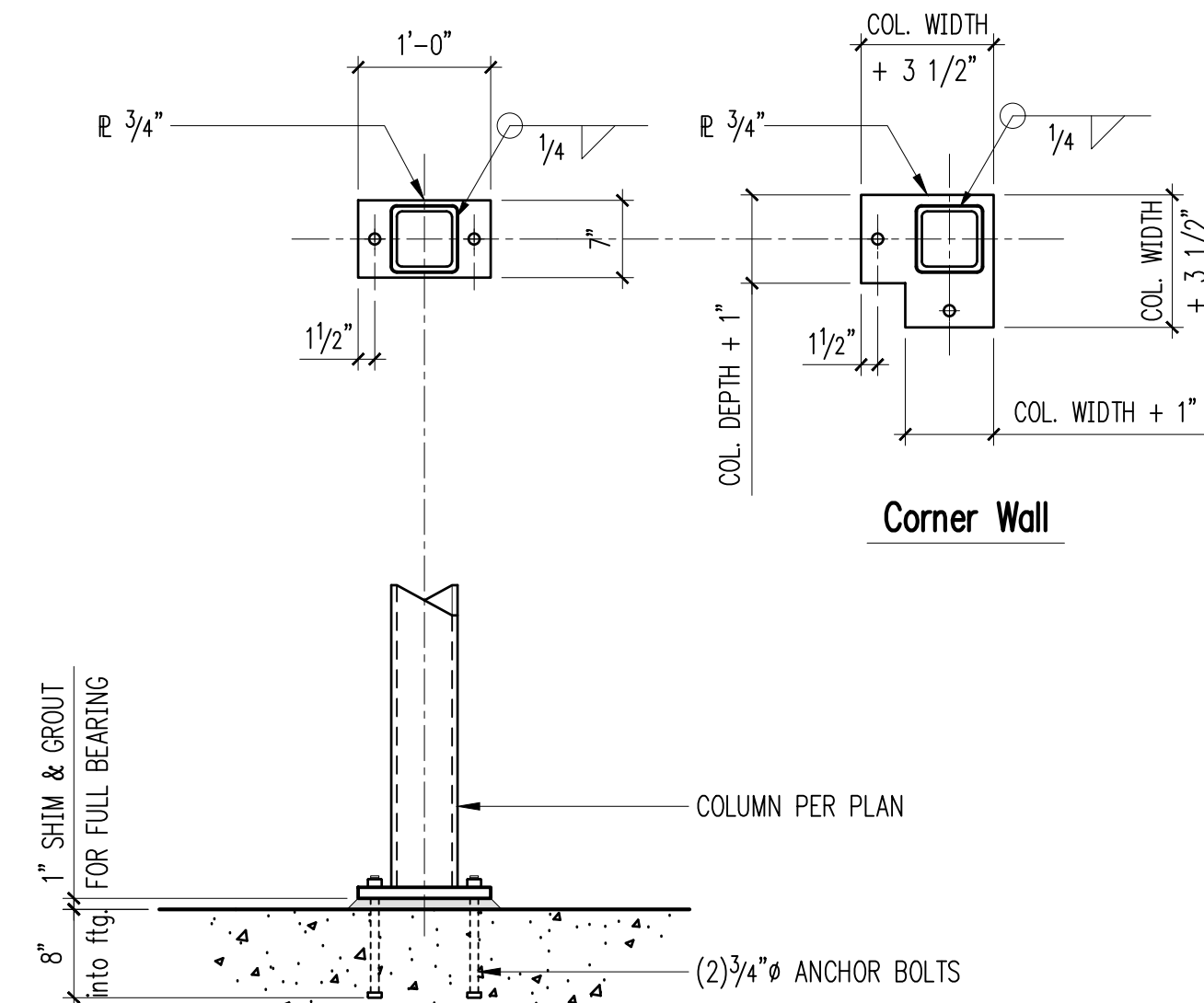


ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

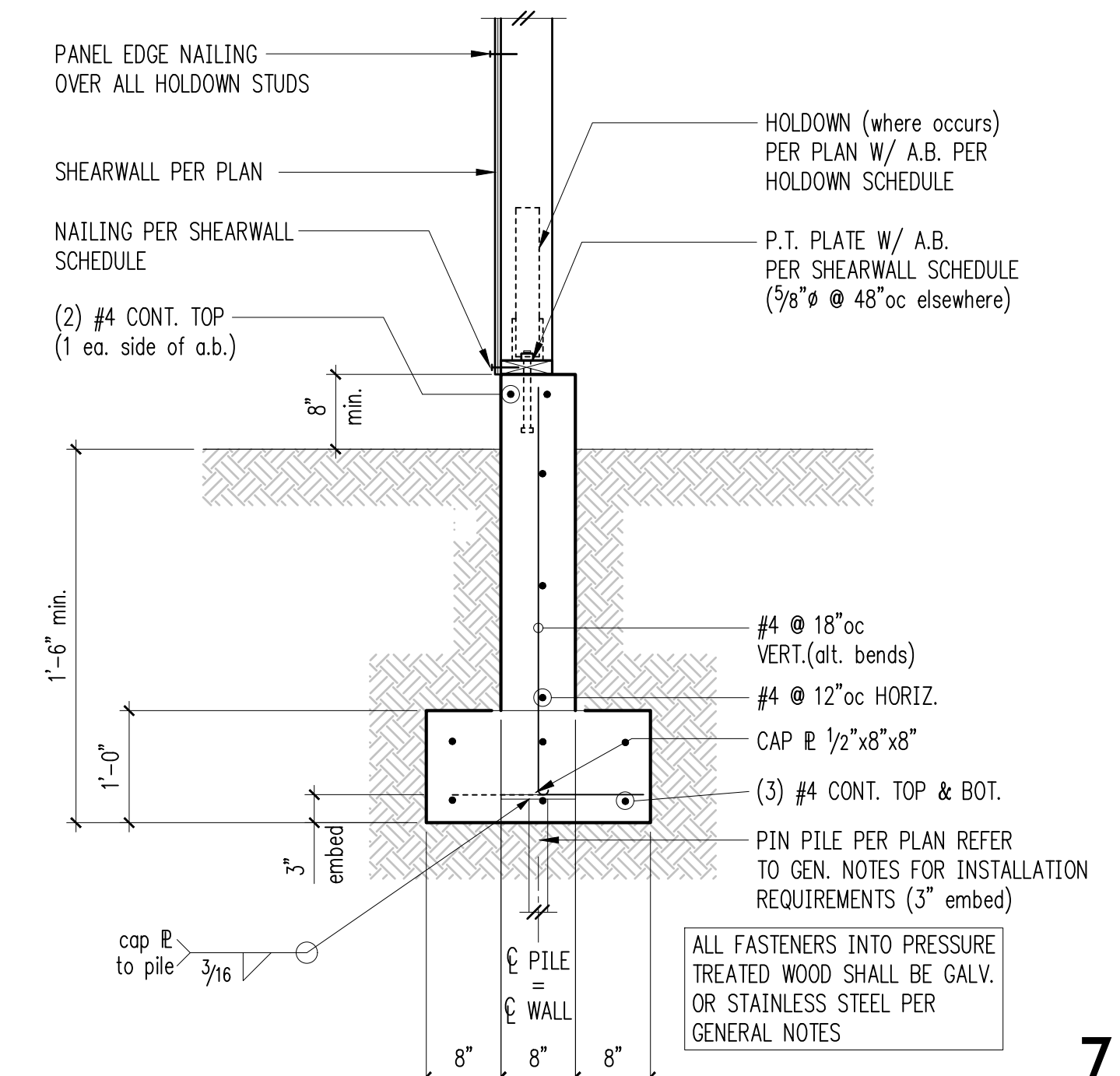
Exterior Wall w/ Slab on Grade 4



Deck or Canopy Post Footing - Square Plinth 5

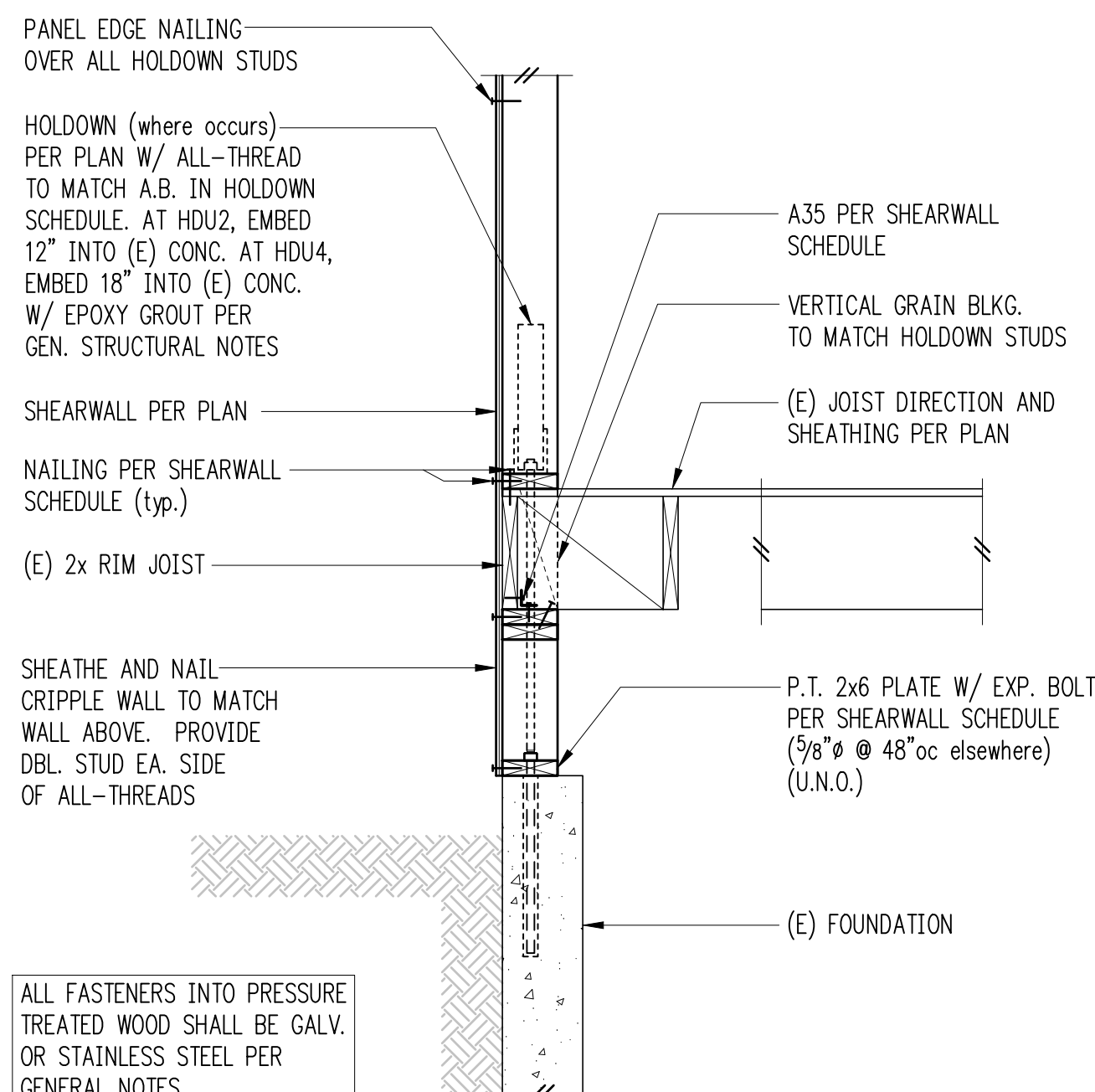


Baseplate - HSS Column 6



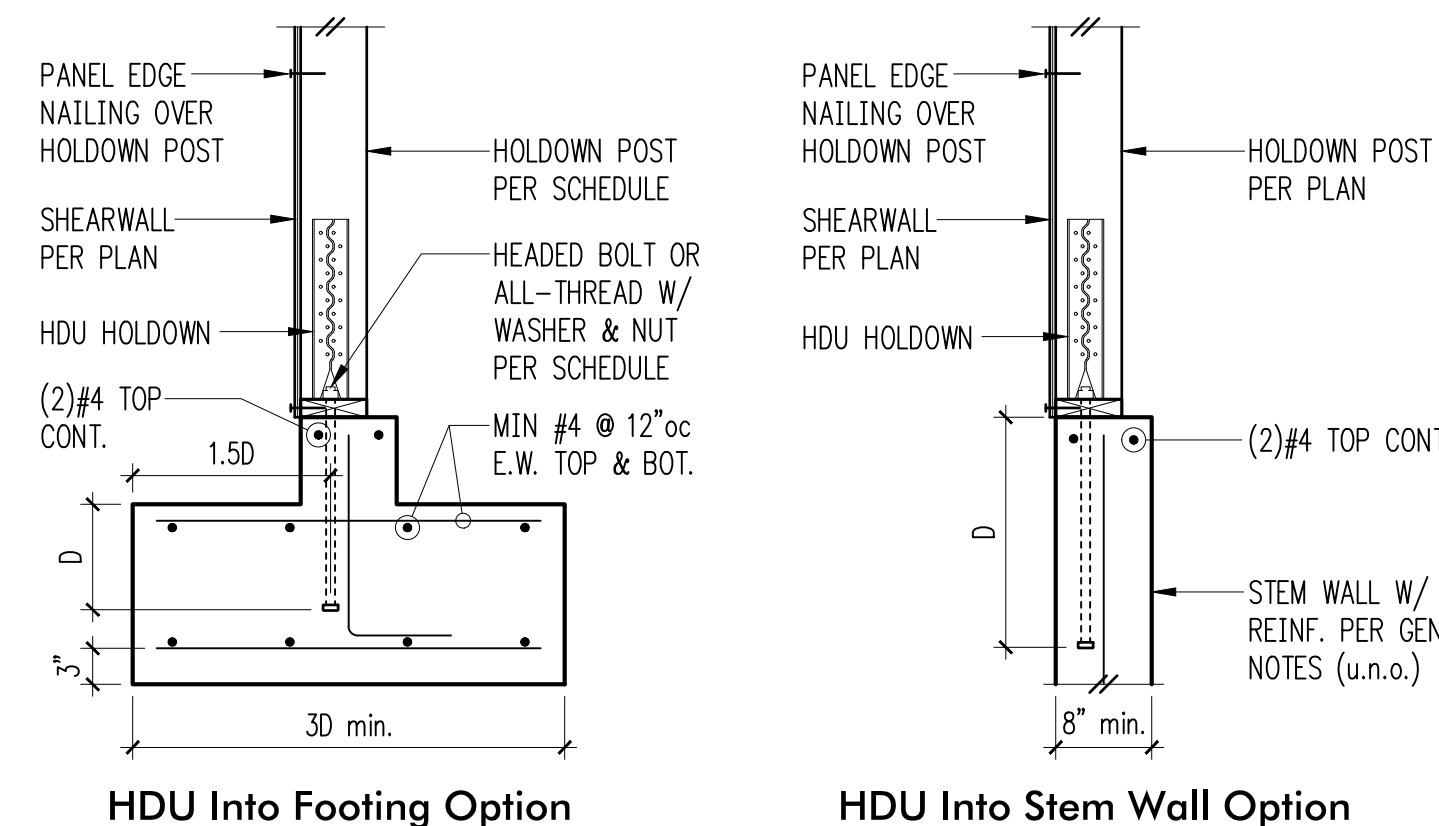
ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

Deck or Canopy Post Footing - Square Plinth 8



ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES

Exterior Framing at Basement w/ Pony Wall 10



HDU Into Footing Option

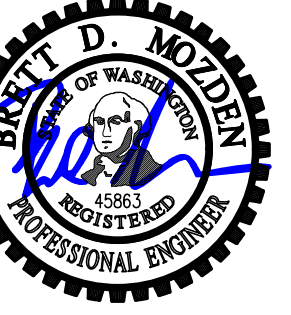
HDU Into Stem Wall Option

Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"Ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"Ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"Ø	S87x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"Ø	S87x28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"Ø	S81x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"Ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown 12



DESIGN: JWJ
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

NO.	DATE	DESCRIPTION

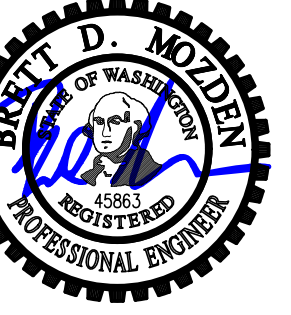
PROJECT TITLE:
Stewart Residence
4600 Forest Ave SE
Mercer Island, WA 98040

ARCHITECT:
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66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850
brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: November 30, 2021
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DESIGN: JWJ
DRAWN: NHD
CHECKED: BDM
APPROVED: BDM

REVISIONS:

DPD:

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ISSUE:

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SHEET TITLE:

**Wood Framing
Details**

SCALE:

3/4" = 1'-0" U.N.O.

DATE:

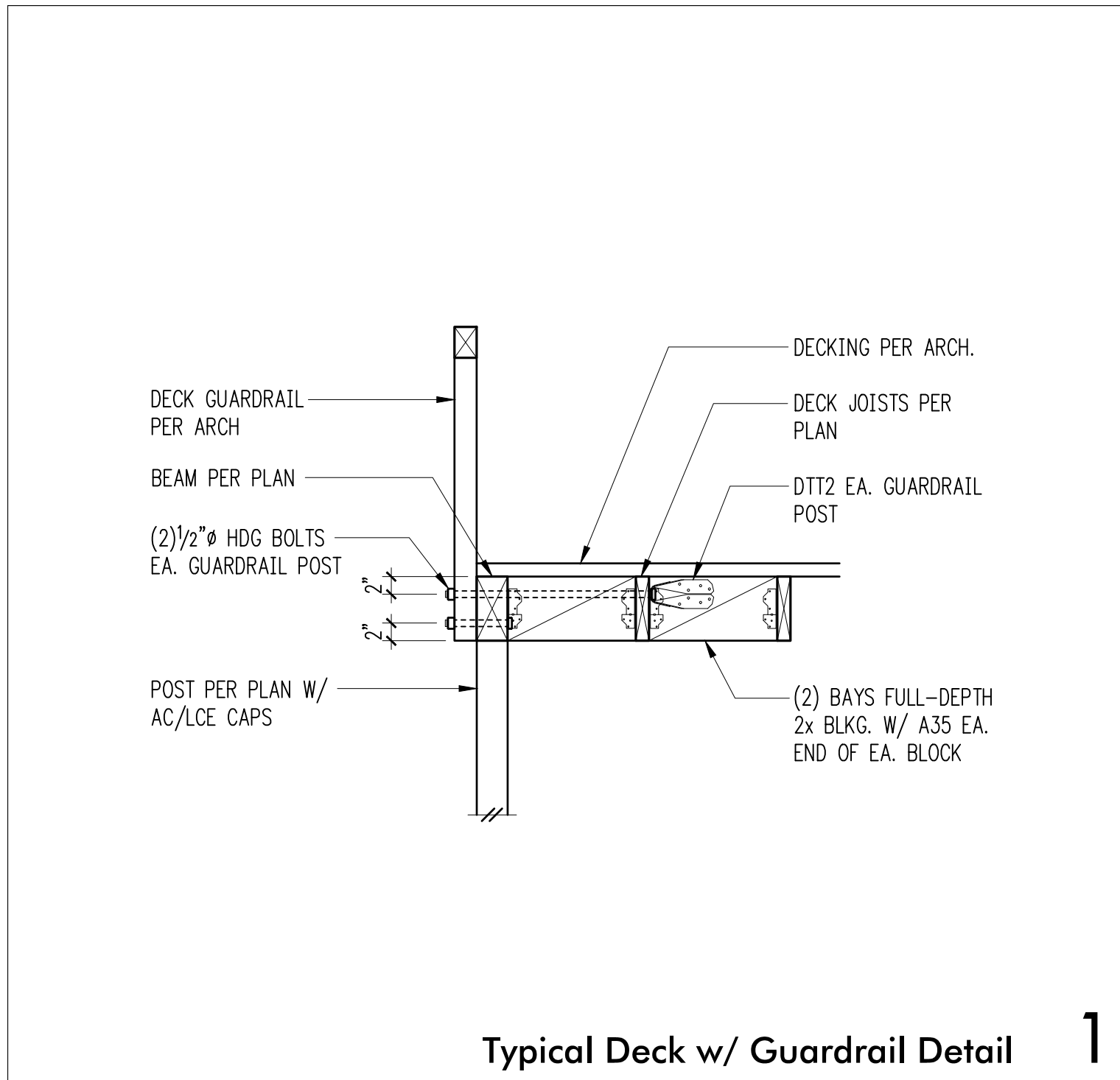
November 30, 2021

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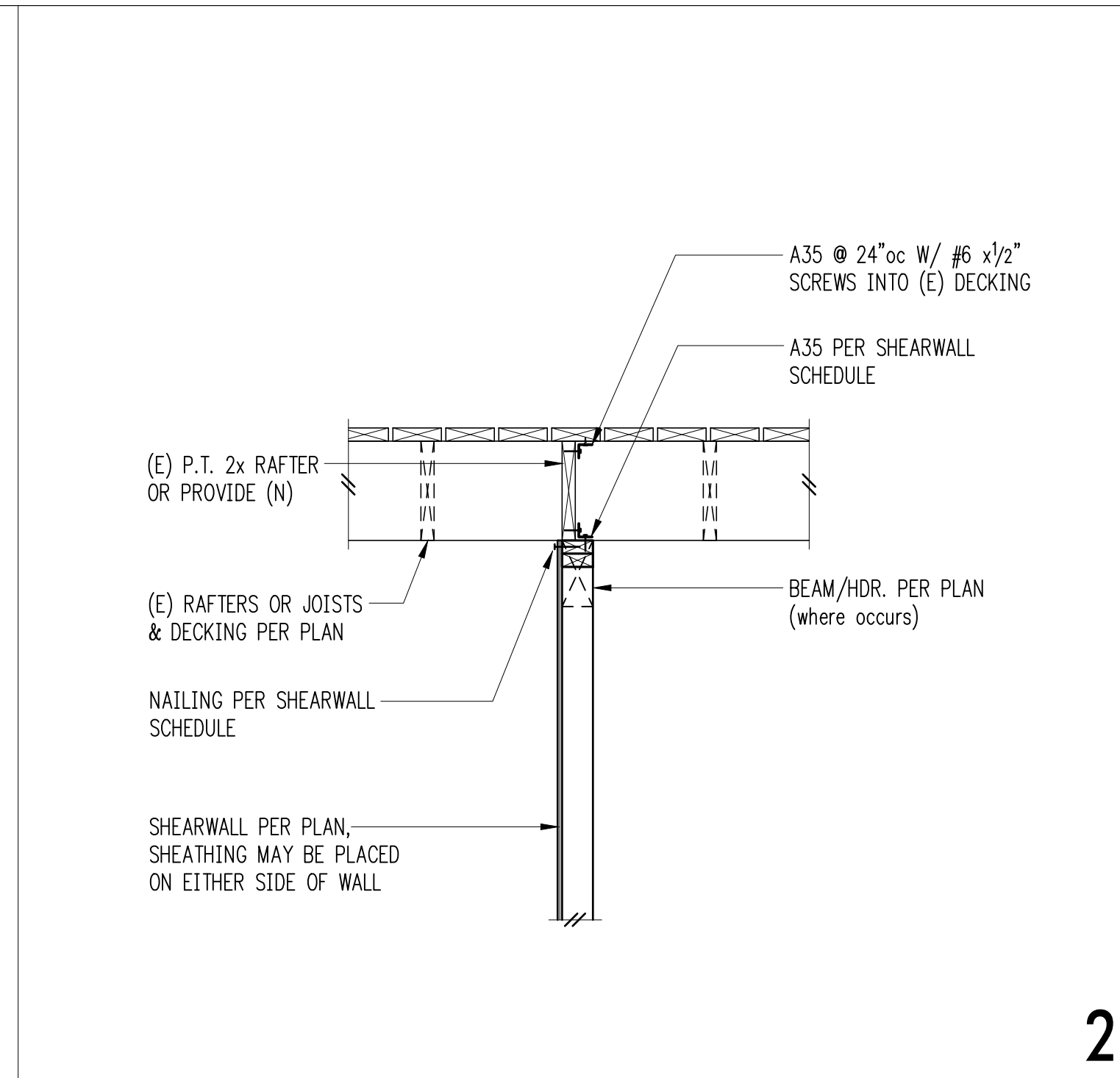
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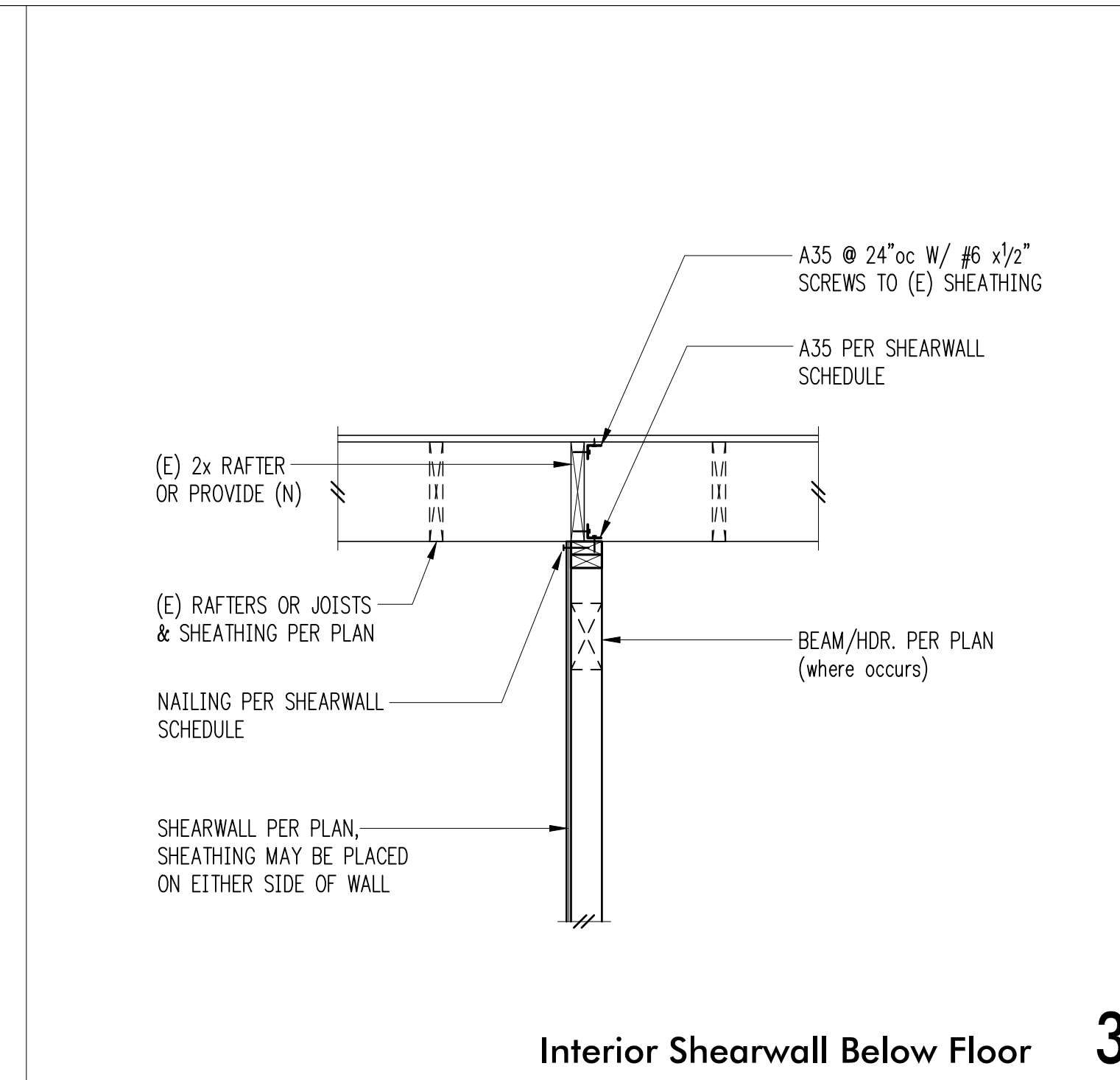
S4.2



Typical Deck w/ Guardrail Detail 1

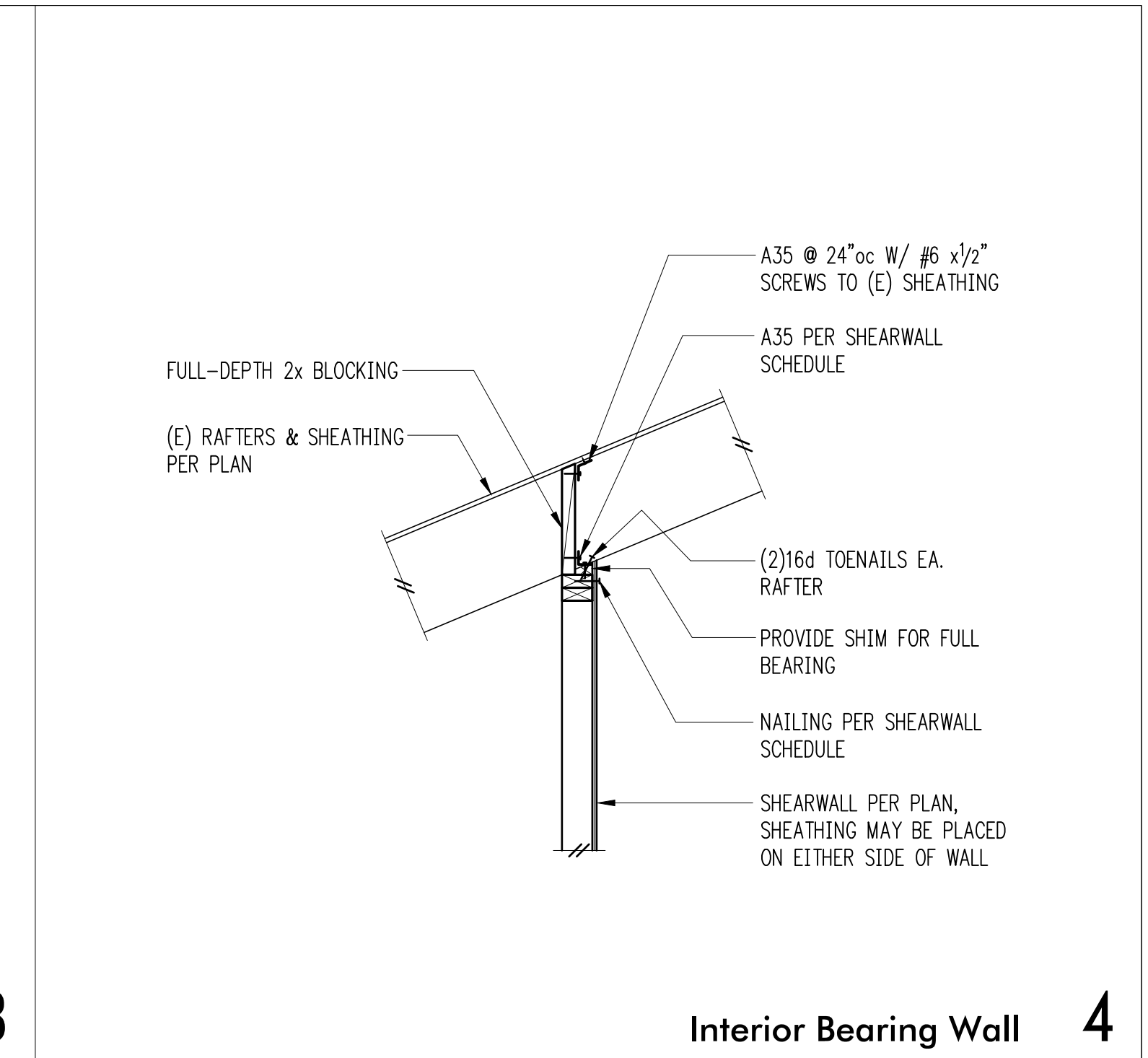


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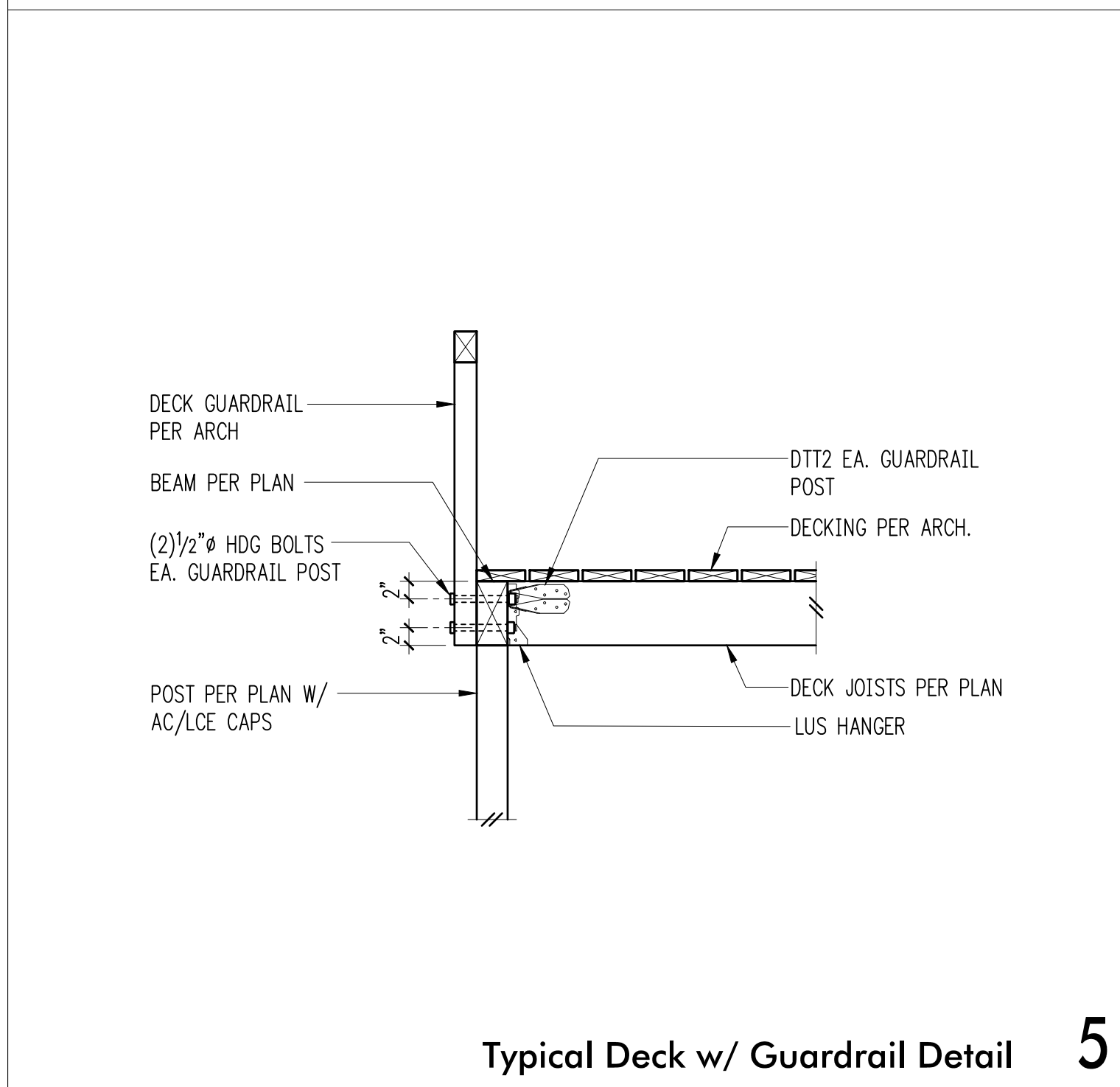
Interior Shearwall Below Floor 3

3

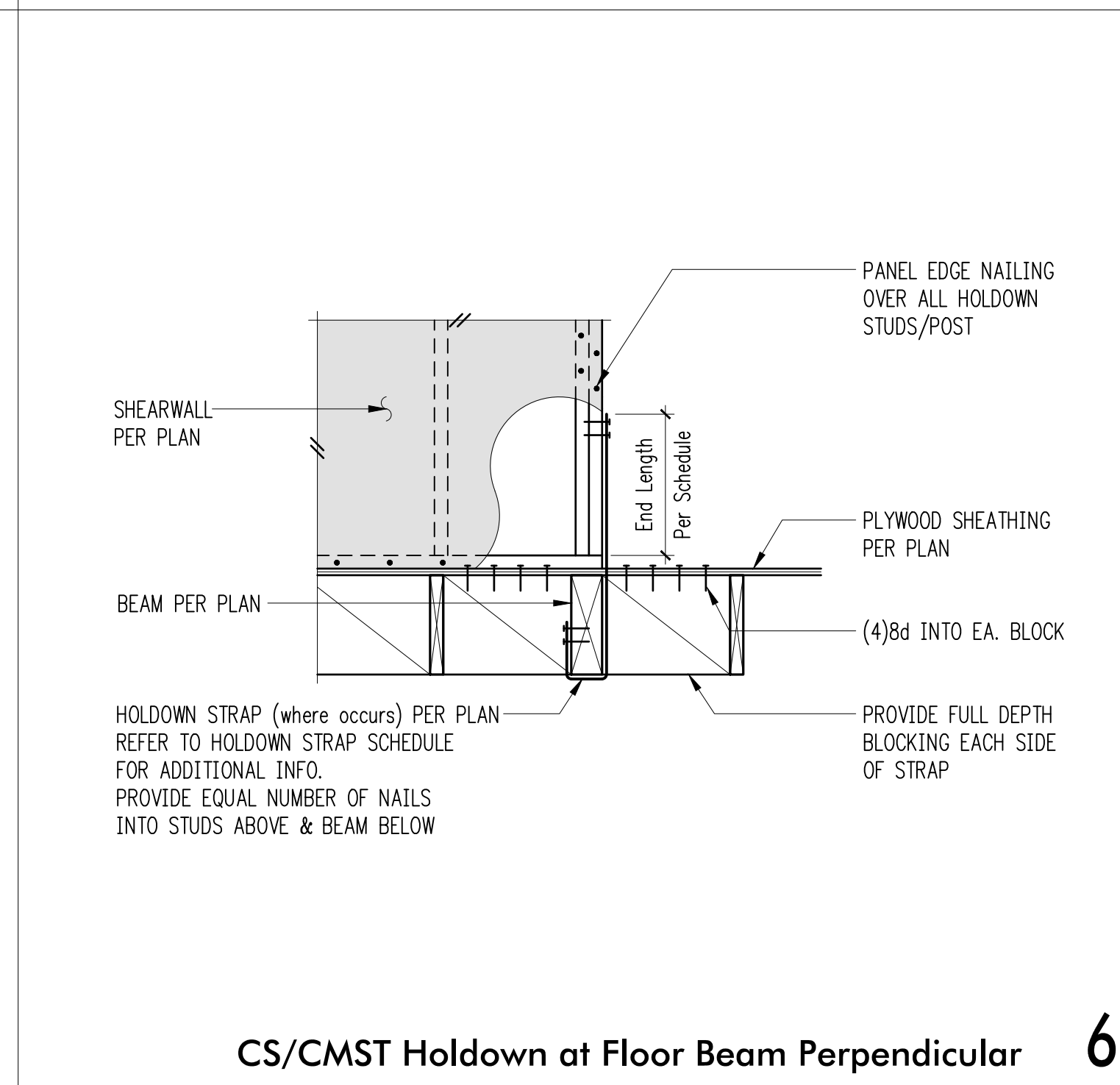


Interior Bearing Wall 4

4

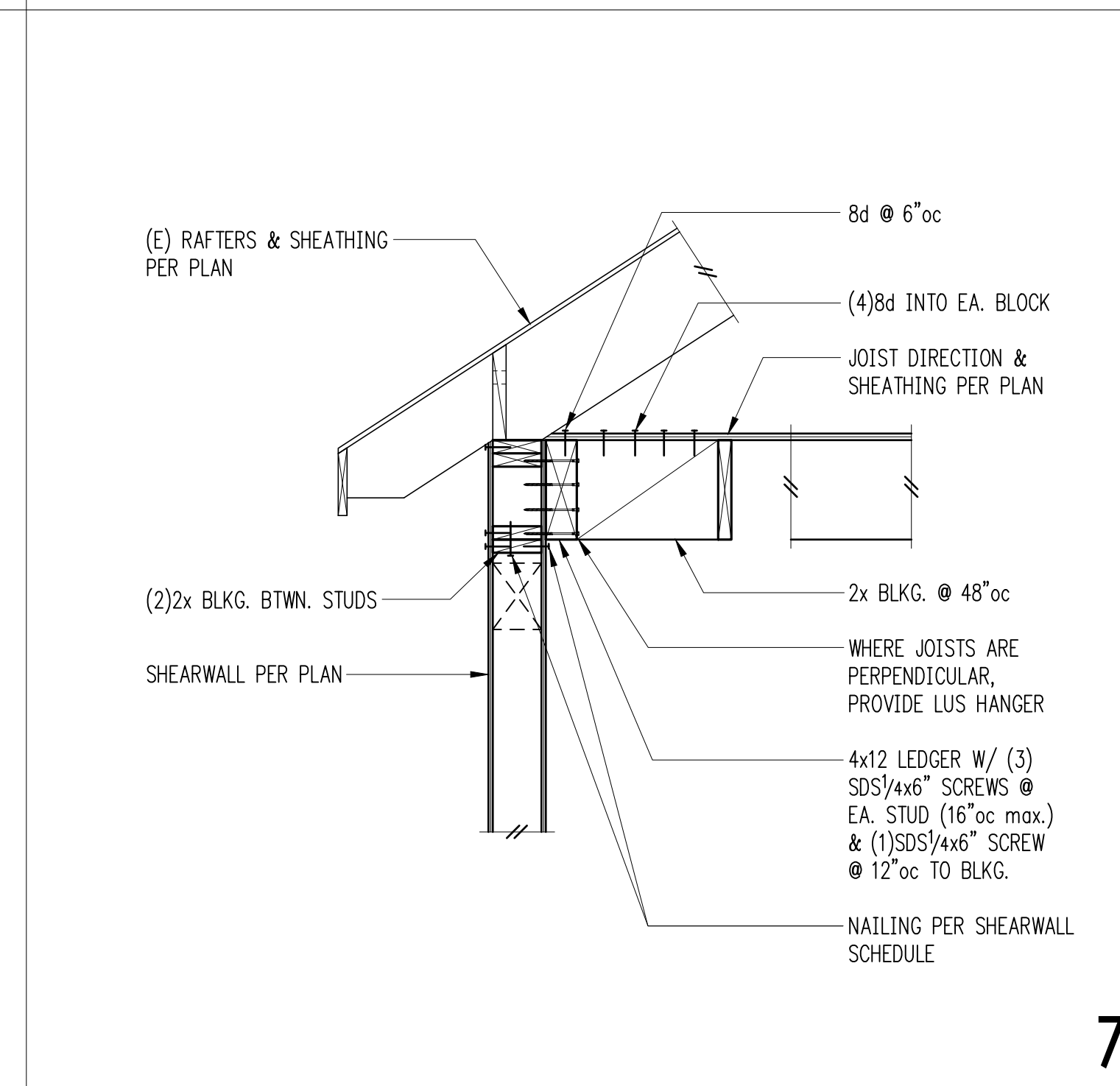


Typical Deck w/ Guardrail Detail 5



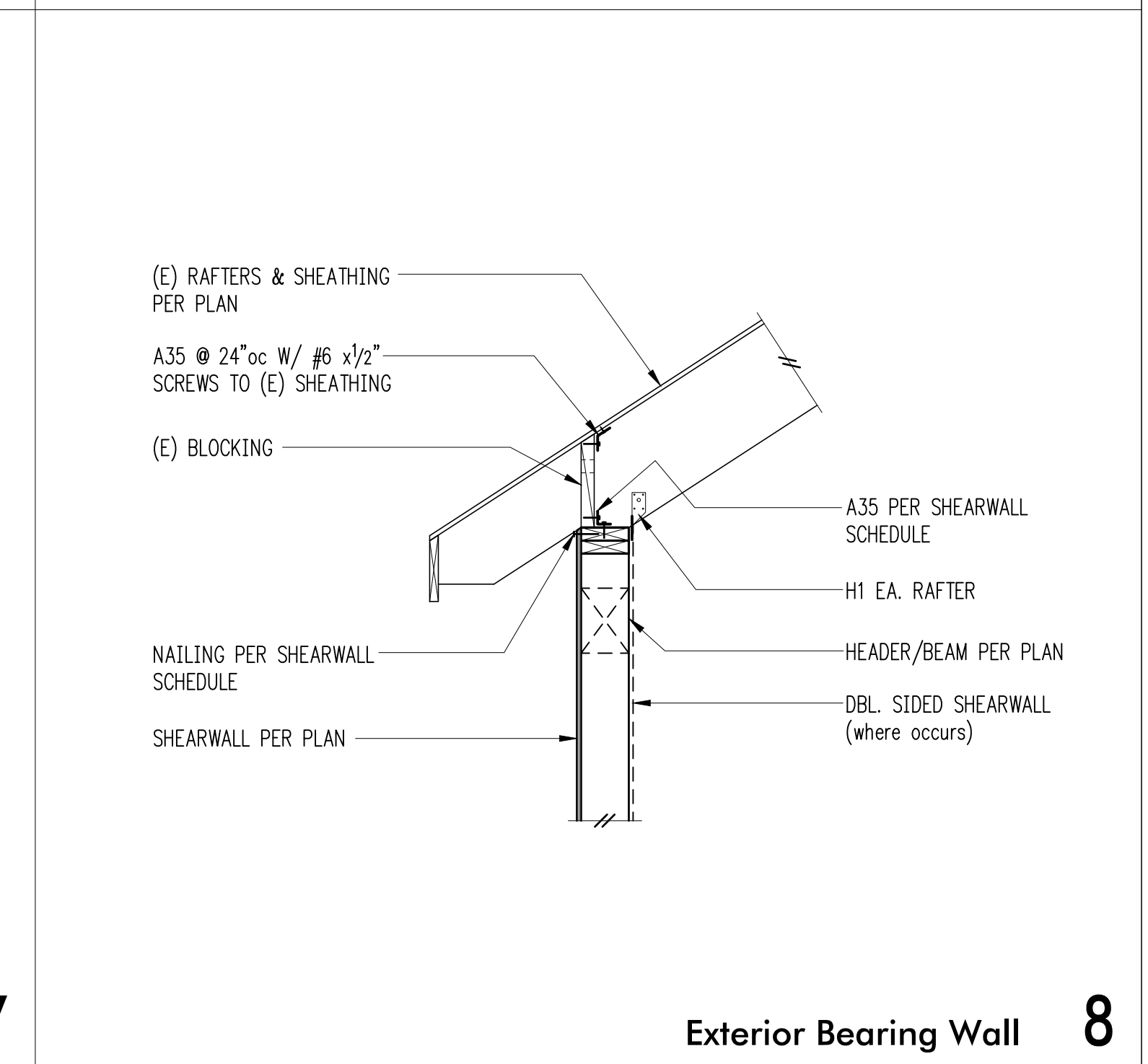
CS/CMST Holddown at Floor Beam Perpendicular 6

6



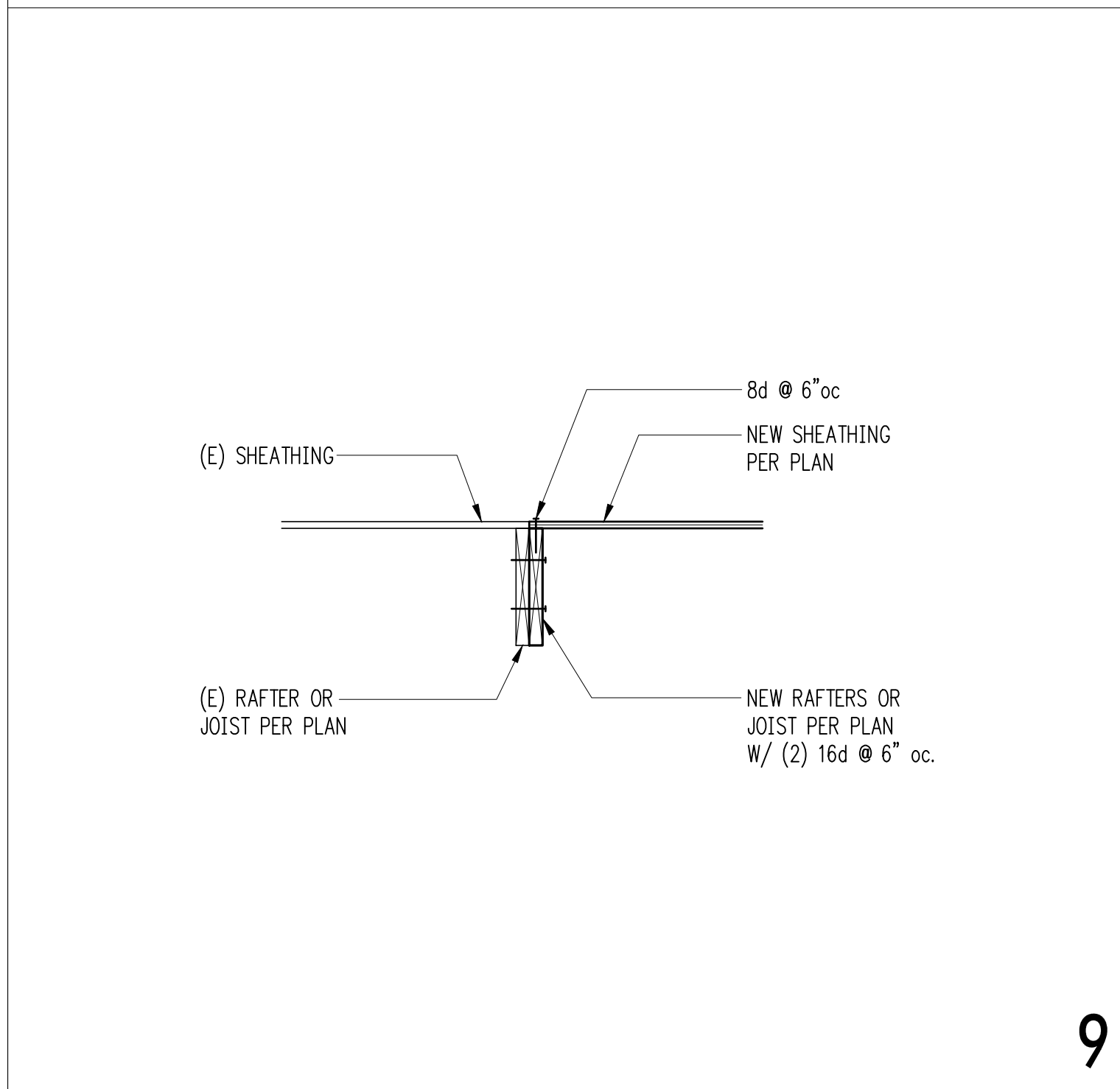
Exterior Bearing Wall 7

7



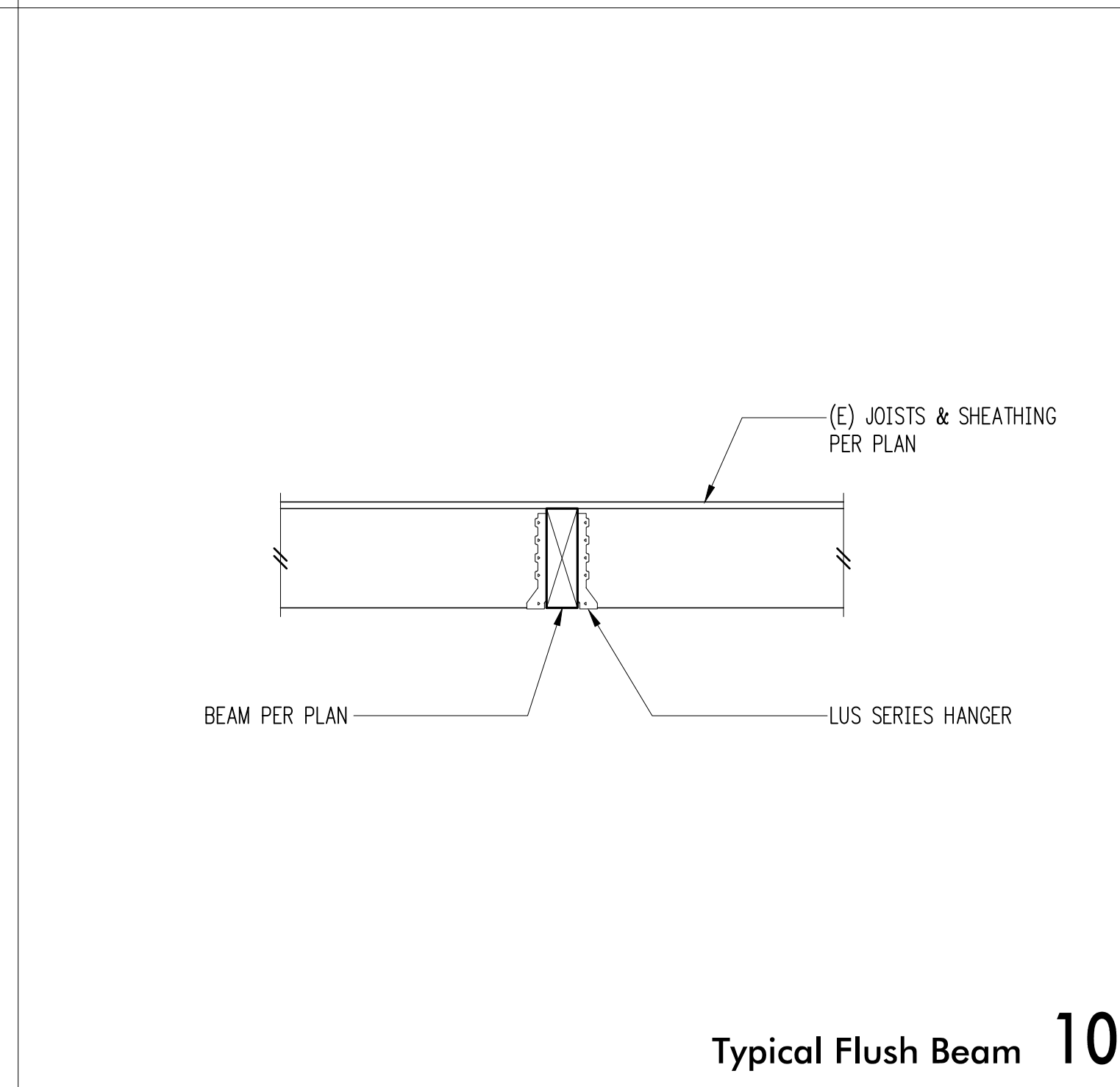
Exterior Bearing Wall 8

8



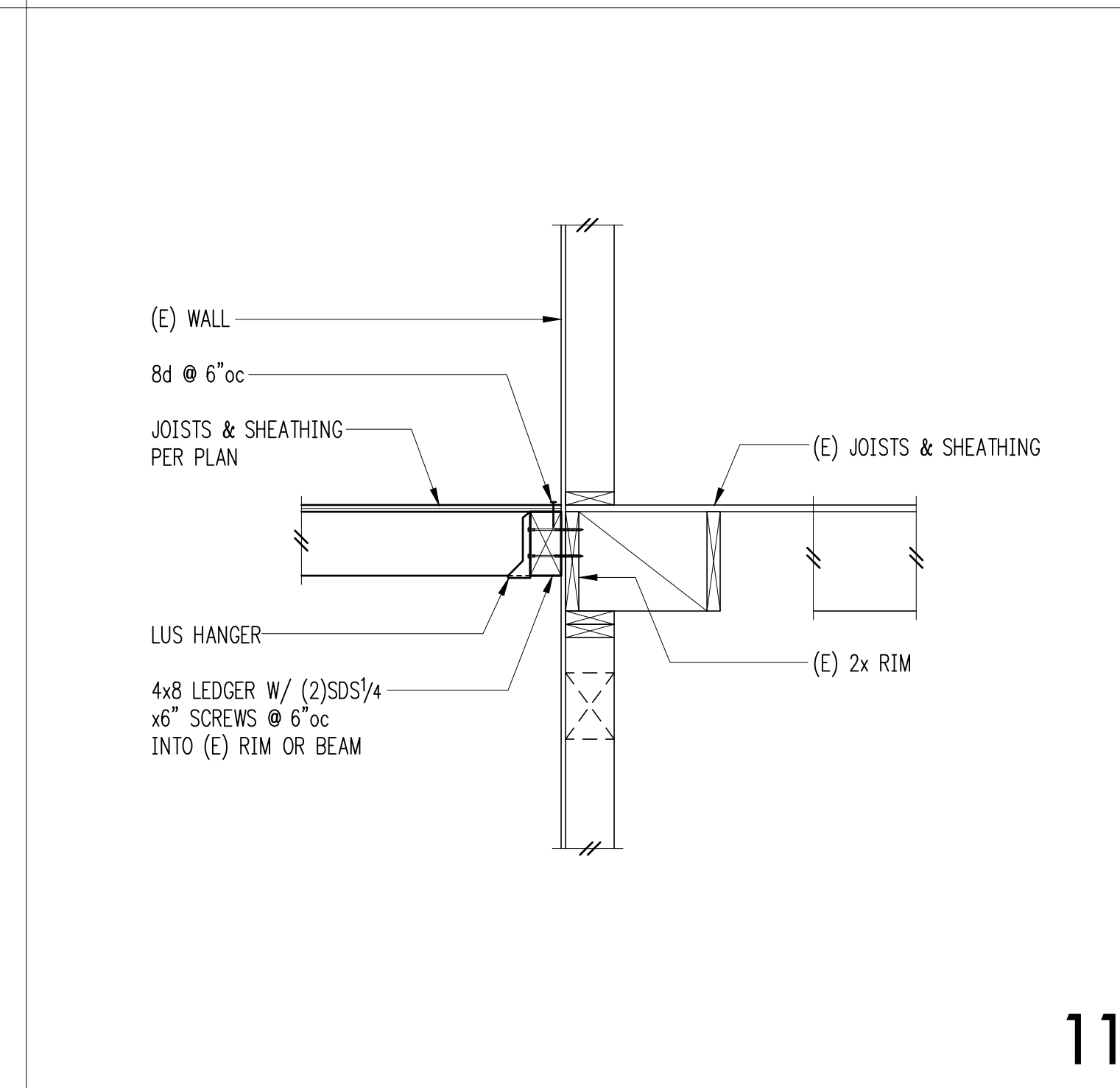
Typical Flush Beam 9

9



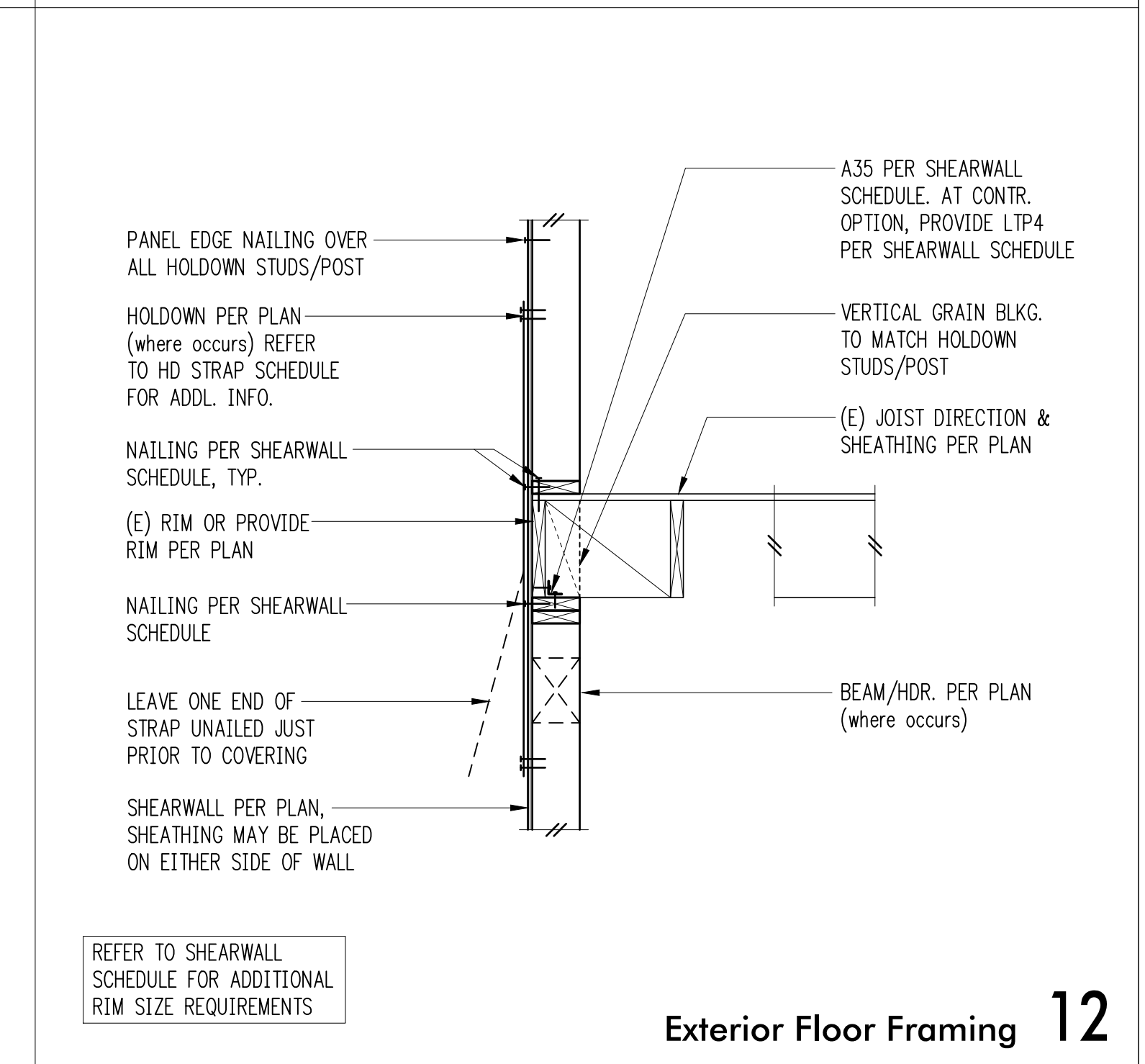
Typical Flush Beam 10

10



Exterior Floor Framing 11

11



REFER TO SHEARWALL SCHEDULE FOR ADDITIONAL RIM SIZE REQUIREMENTS

Exterior Floor Framing 12

12



DESIGN:	JWJ
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	BDM

REVISIONS:

DPD:

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SHEET TITLE:

Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.

DATE: November 30, 2021

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S4.3

1

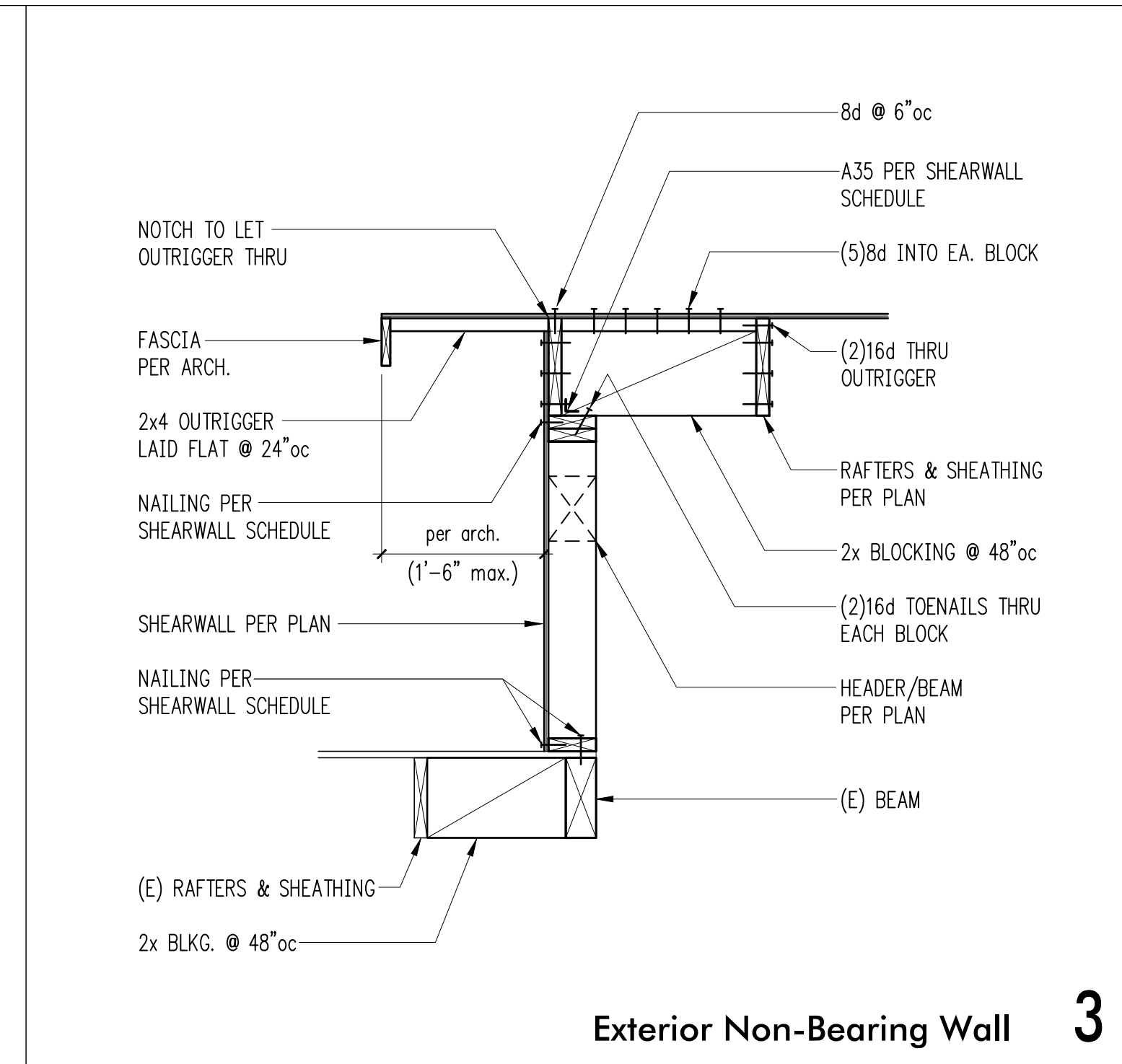
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9

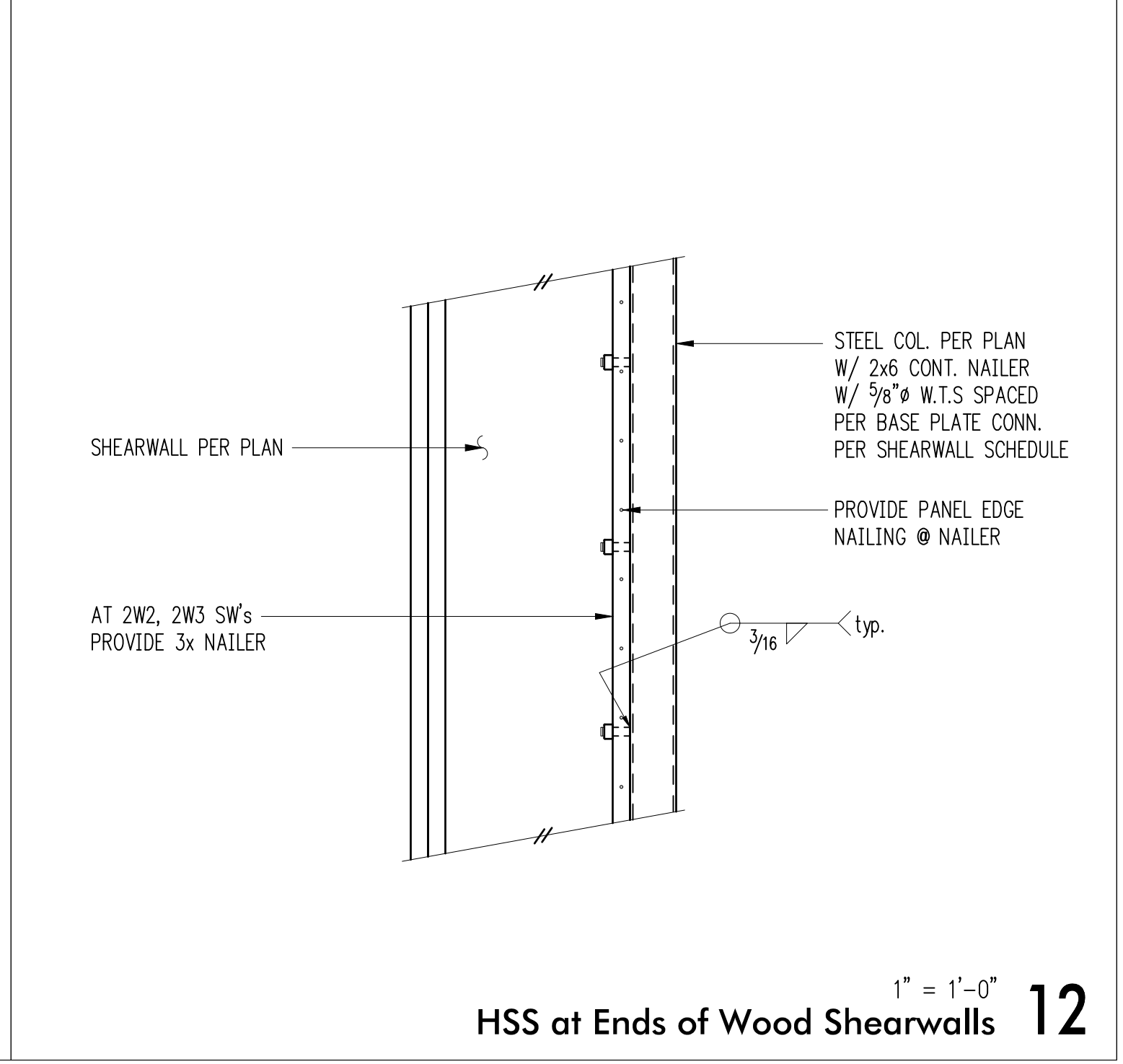
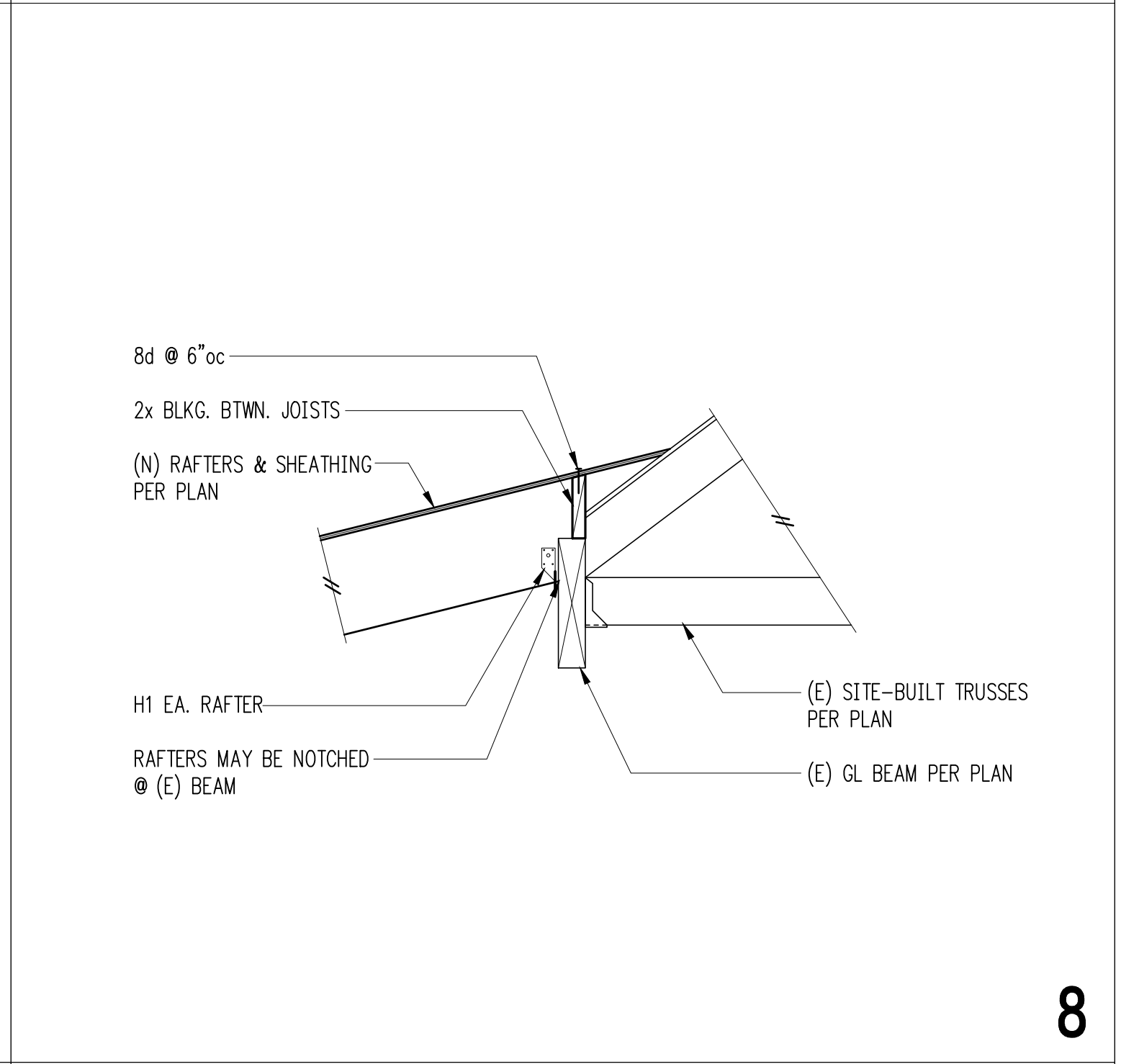
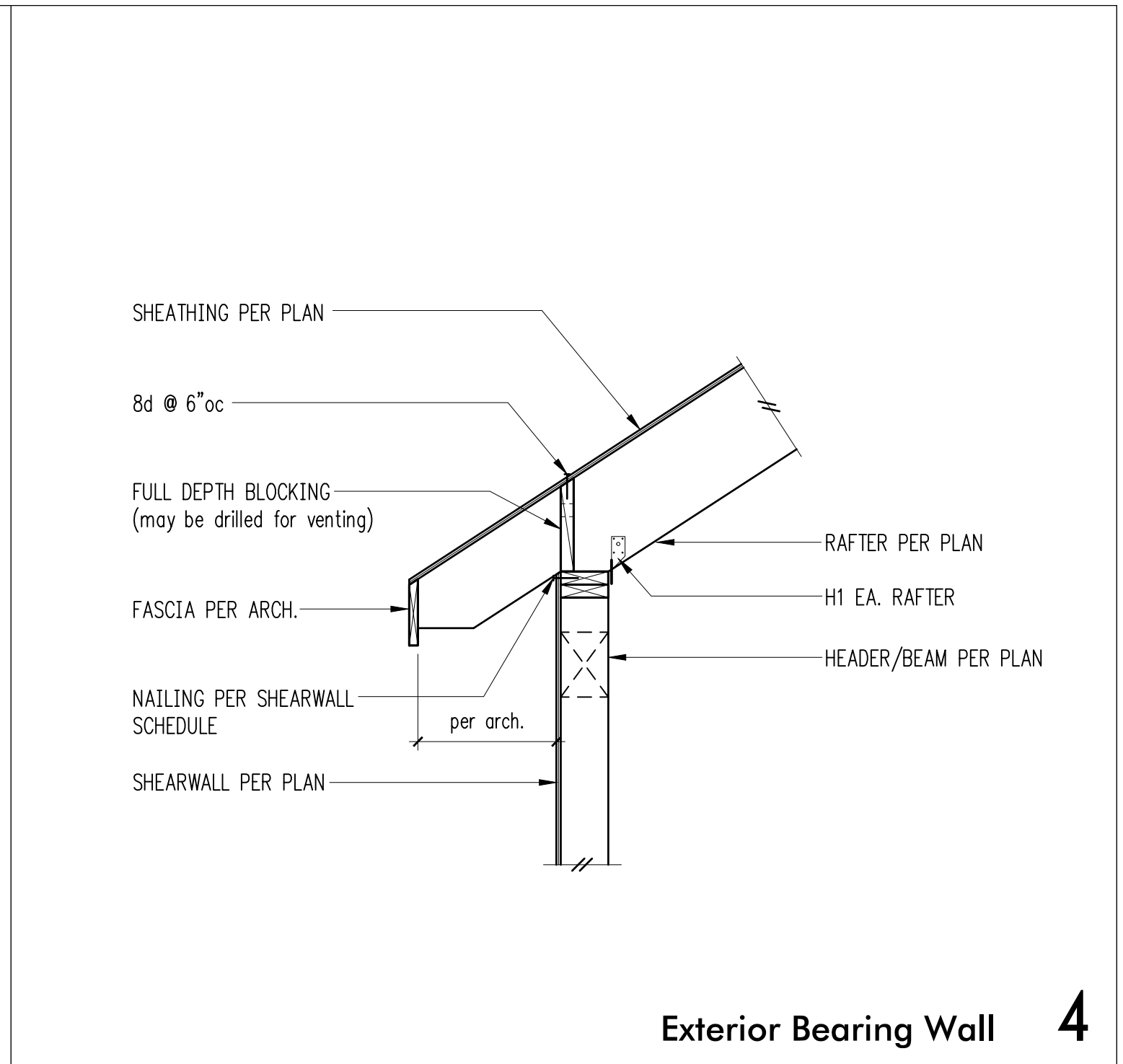
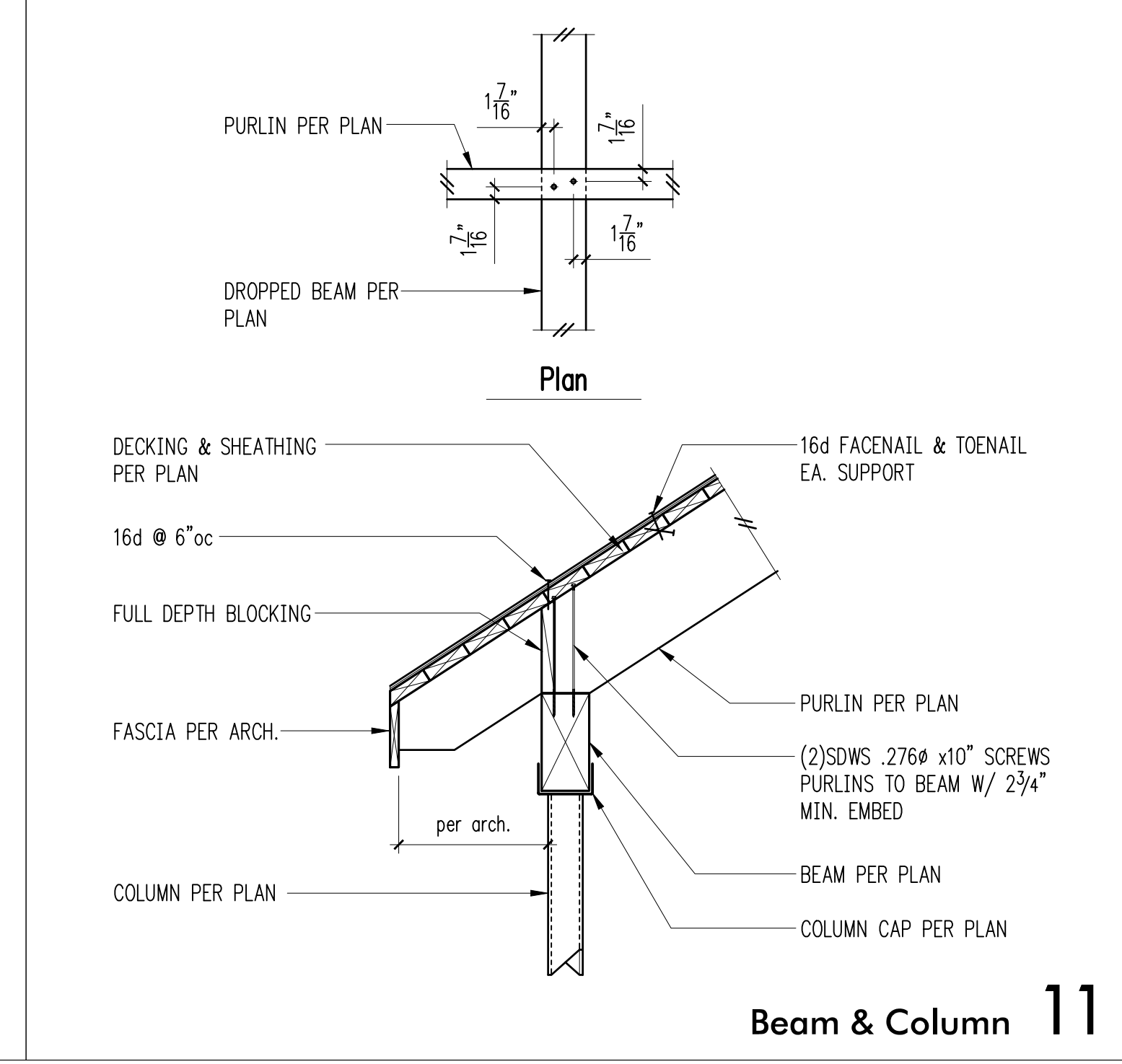
2

6

10



3



4

8

12

1" = 1'-0"