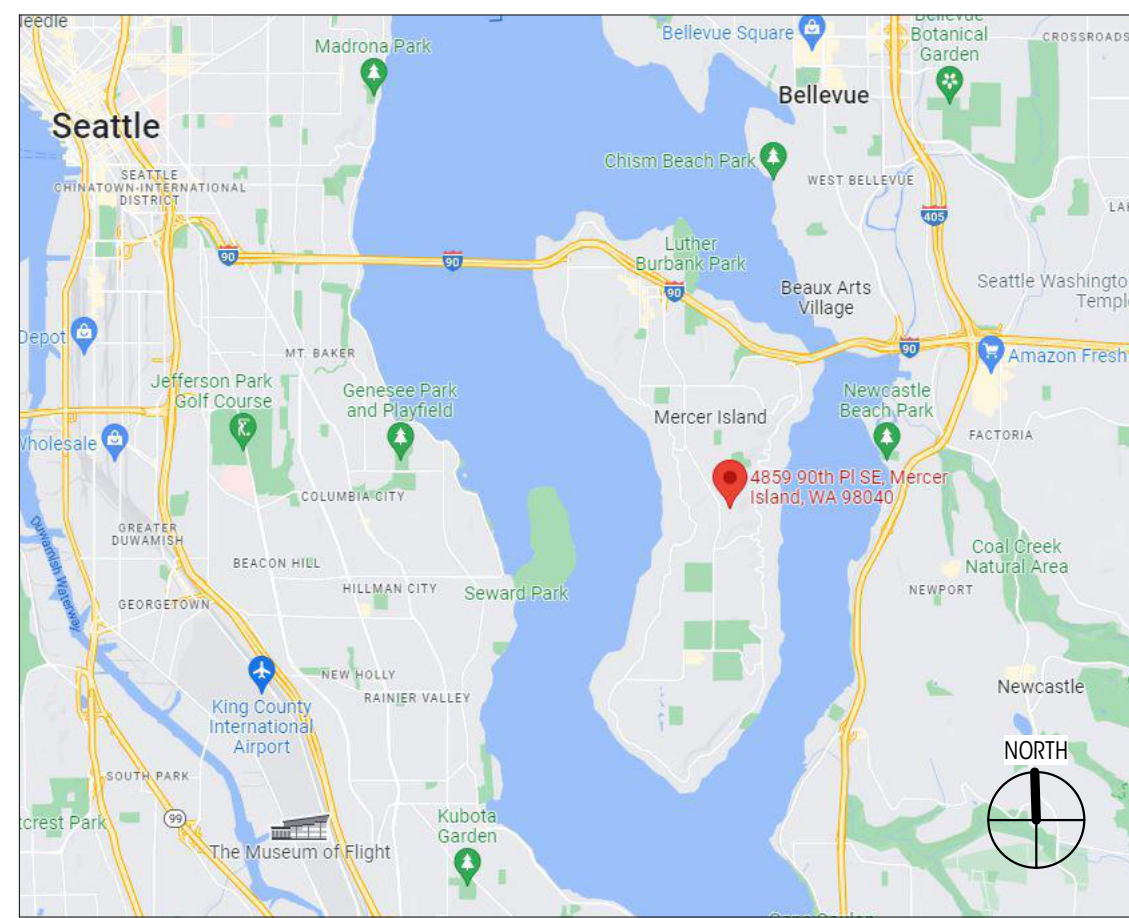
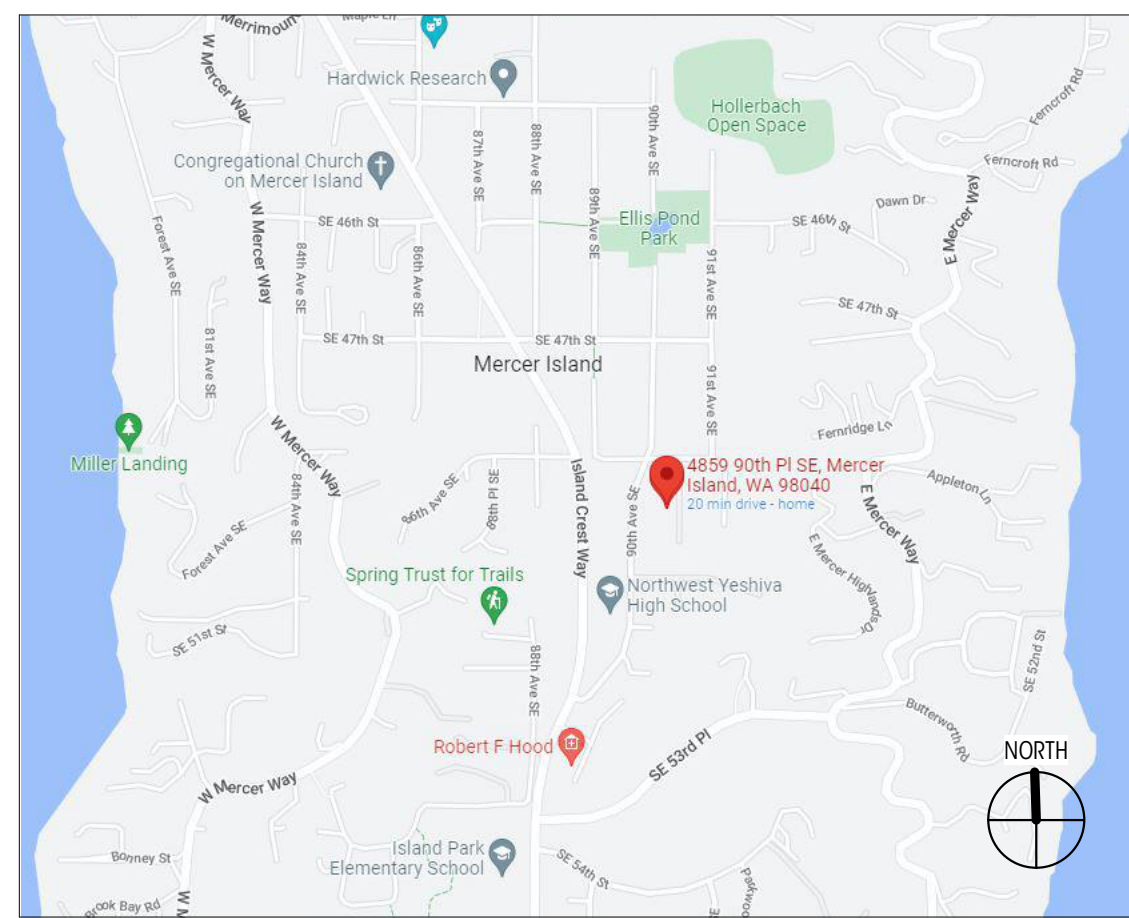


VICINITY PLAN



LOCATION PLAN



GENERAL NOTES

ALL WORK SHALL BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND MODIFIED BY THE CITY OF MERCER ISLAND, MERCER ISLAND 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 AS 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 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 REQUESTION.

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'S 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'-0" 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 WASHINGTON STATE ENERGY CODE.

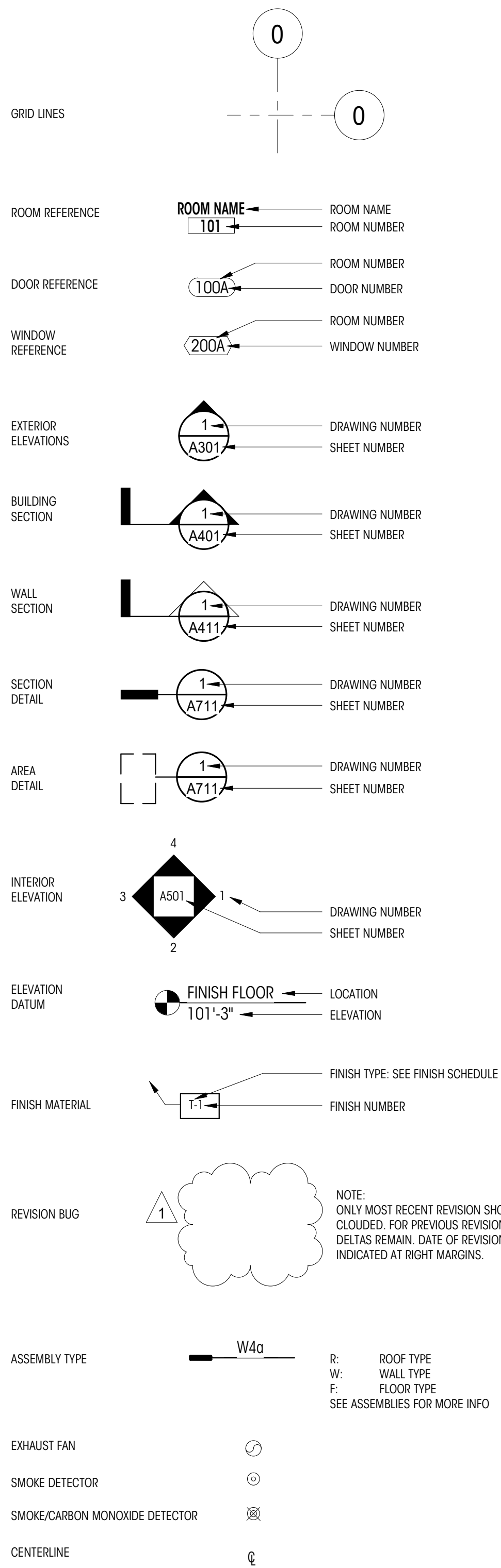
WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

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

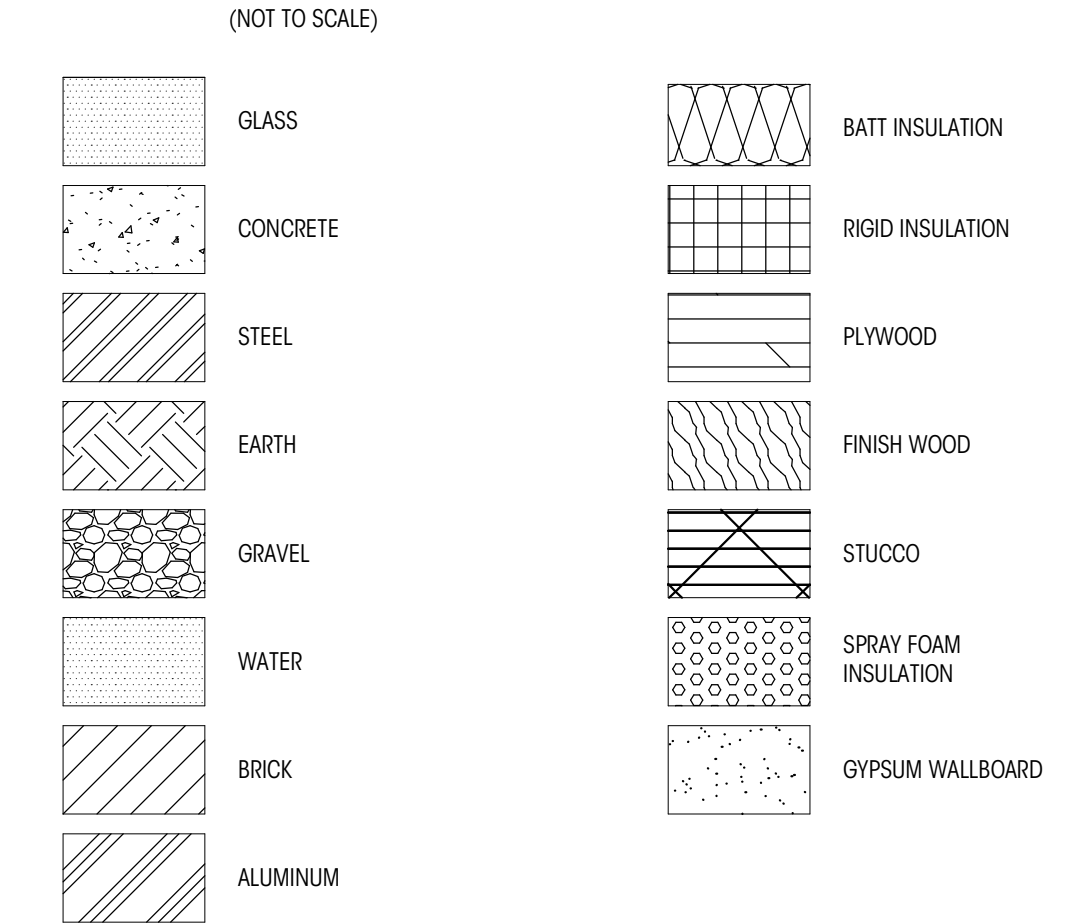
ABBREVIATIONS

ABV	ABOVE
AF	ABOVE FINISH FLOOR
ADDL	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
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DBL	DOUBLE
EA	EACH
ELEC	ELECTRIC, ELECTRICIAN
ELEV	ELEVATION
ENGR	ENGINEER
EQV	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
VERT	VERIFY IN FIELD
WP	WATERPROOF, WEATHERPROOF
WNDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOLS KEY



GRAPHIC KEY



GENERAL INFORMATION

PROJECT ADDRESS	4859 90TH PLACE SE MERCER ISLAND, WA 98040
PROJECT NUMBER	TBD
ASSESSOR'S PARCEL #	7582300060
LEGAL DESCRIPTION	SCHAEFER ESTATES LOT 6 & N 20 FT OF 7 TOW UND INT IN TR A
PROJECT DESCRIPTION	ADDITION TO EXISTING SINGLE FAMILY HOUSE
ZONE	R-8.4
BUILDING TYPE	SINGLE FAMILY RESIDENCE

PROJECT DATA

EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	12,548 SF (PER SURVEY)
ACCESS EASEMENTS	1,065 SF (PER SURVEY)
NET LOT AREA	11,483 SF
LOT SLOPE	5'-1 1/4" / 143'-9" = 3.5%
TREE REMOVAL	
(E) TREES TO BE REMOVED	0
(N) TREES TO BE PLANTED AS REPLACEMENT	0

LOT COVERAGE	
ALLOWED LOT COVERAGE	40% (4,593.2 SF)
EXISTING	
(E) RESIDENCE, GARAGE, AND OVERHANGS	3,040.25 SF
(E) DRIVING SURFACES	407 SF
(E) PORTABLE SHEDS	210 SF (ERECTED BETWEEN APRIL 2017 & SPRING 2019 PER MERCER ISLAND GIS)
(E) LOT COVERAGE	3,657.25 SF / 11,483 SF = 31.8% OF LOT AREA
PROPOSED	
(N) RESIDENCE ADDITION AND OVERHANGS	287.9 SF
(E) + (N) TOTAL OVERALL LOT COVERAGE	3,945.15 SF / 11,483 SF = 34.4% OF LOT AREA

HARDSCAPE	
ALLOWABLE HARDSCAPE	9% (1,033.47 SF) + 648.05 BORROWED FROM LOT COVERAGE = 1,681.52
* ALL HARDSCAPE WAS INSTALLED PRIOR TO THE HARDSCAPE CODE BEING CODIFIED IN 2017 AND CONSIDERED LEGAL NON-CONFORMING - NO NEW HARDSCAPE BEING PROPOSED	
EXISTING	
STAIRS	46 SF
PATIOS	690.02 SF (BUILT IN APPX. 2014 PER MI GIS)
WALKWAYS	241.8 SF (BUILT IN APPX. 2015 PER MI GIS)
HOT TUB DECK	118.5 SF (BUILT BEFORE 2015 PER MI GIS)
HOT TUB	254 SF
GRAVEL	1,390.7 SF (BUILT BEFORE APRIL 2017 PER MI GIS)
- GRAVEL IN UTILITY EASEMENT	
- GRAVEL ON-SITE	
ARTIFICIAL TURF (LEGAL NON CONFORMING)	174.46 SF
SITE WALLS	1216.2 SF
SITE WALLS (LEGAL NON CONFORMING)	1,484 SF (BUILT IN APPX. 2015 PER MI GIS)
TOTAL EXISTING	59.8 SF (BUILT IN APPX. 2014 PER MI GIS)
TOTAL EXISTING	4,310.3 SF / 11,483 SF = 37.5% OF LOT AREA

DEMOLISHED	
PATIOS	232.72 SF
HOT TUB DECK	3.47 SF
SITE WALLS	11.65 SF
GRAVEL	43.49 SF
TOTAL DEMOLISHED	291.33 SF
TOTAL OVERALL HARDSCAPE	4018.97 SF / 11,483 SF = 35% OF LOT AREA

GROSS FLOOR AREA	
ALLOWED GROSS FLOOR AREA	40% OF LOT AREA (4,593.2)

EXISTING BUILDING AREA SUMMARY (GFA)	
(E) MAIN LEVEL	1,935 SF
(E) ATTACHED GARAGE	570 SF
TOTAL EXISTING BUILDING AREA (GSF)	2,505 SF
EXISTING FLOOR AREA RATIO	2,505 / 11,483 = 21.8% OF LOT AREA

PROPOSED BUILDING AREA SUMMARY (GFA)	
40% ALLOWABLE GROSS FLOOR AREA:	11,483 SF x 0.40 = 4,593.2 SF
(N) MAIN LEVEL ADDITION:	287.9 SF
(E) + (N) TOTAL FLOOR AREA RATIO	2,736.8 / 11,483 = 23.8% OF LOT AREA

SETBACKS	
SIDE YARD (PER 19.02.20.C.1c)	PER 19.16.010, LOT WIDTH IS THE DISTANCE BETWEEN THE TWO MDPOINTS OF SIDE LOT LINES = 105'-0"
TOTAL: 17% OF LOT WIDTH	105' * 0.17 = 17'-7"
MINIMUM: 33% OF SIDE YARD TOTAL:	17'-7" * 0.33 = 5'-10 3/4"
PROVIDED:	5'-11" / 11'-8"
FRONT YARD	20'-0"
REAR YARD	25'-0"

OCCUPANCY SUMMARY	
EXISTING TYPE	R-8.4
ENERGY CODE SUMMARY (2018 WASHINGTON ENERGY CODE, RESIDENTIAL PROVISIONS)	
CLIMATE ZONE 4C PER TABLE R301.1	
PRESCRIPTIVE THERMAL ENVELOPE PER TABLE R402.1.1	
EFFICIENT ENVELOPE OPTION 1.3 (SECTION R406)	
FENESTRATION U-FACTOR (VERTICAL):	0.28
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-38
SLAB ON GRADE @ BASEMENT:	R-10

INSULATION UPGRADES
CONTRACTOR TO VERIFY CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING THE CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2x4 FRAMED 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 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

HEATING
INSTALLED PER INTERNATIONAL MECHANICAL CODE, WORK TO BE COMPLETED UNDER A SEPARATE PERMIT.

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.
* PLUMBING, MECHANICAL, ELECTRICAL WORK TO BE PERMITTED SEPARATELY.
SEE SHEET G002 FOR VENTILATION & ENERGY CALCULATIONS.

FIRE DEPARTMENT
A MONITORED NFPA 72 FIRE ALARM SYSTEM TO BE INSTALLED. SEPARATE PERMIT MUST BE OBTAINED AND SYSTEM TO BE INSTALLED AND INSPECTED PRIOR TO FINAL OCCUPANCY.

PROJECT DIRECTORY

OWNER	BRIAN AND DEBORAH LURIE 4859 90TH PLACE 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 206.595.9357 bree@brandtdesigninc.com
GENERAL CONTRACTOR	BRIAN AND DEBORAH LURIE 4859 90TH PLACE SE MERCER ISLAND, WA 98040
STRUCTURAL ENGINEER	BRETT MOZDEN SWENSON SAY FACET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WA 98121 206.443.6212 bmozden@sslengineers.com

SHEET INDEX

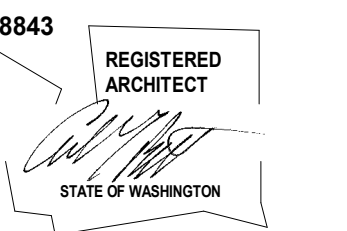
SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVERSHEET
G001	ENERGY CODE / VENTILATION CALCULATIONS
SURVEY	
S-1	TOPOGRAPHIC & BOUNDARY SURVEY
ARCHITECTURAL DEMOLITION	
AD101	SITE DEMOLITION PLAN
AD102	DEMOLITION LOT COVERAGE + HARDSCAPE
AD212	MAIN FLOOR DEMOLITION PLAN
AD214	ROOF DEMOLITION PLAN
AD301	DEMOLITION ELEVATIONS (N & E)
AD302	DEMOLITION ELEVATIONS (S & W)
ARCHITECTURAL	
A101	LOT COVERAGE + HARDSCAPE
A102	SITE PLAN
A123	MAIN FLOOR PLAN
A214	ROOF PLAN
A301	EXTERIOR ELEVATIONS (N & E)
A302	EXTERIOR ELEVATIONS (S & W)
A401	BUILDING SECTIONS
A411	WALL SECTIONS
A601	DOOR / WINDOW SCHEDULES, LEGENDS, & NOTES
A701	ASSEMBLY DETAILS
STRUCTURAL	
S1.1	GENERAL STRUCTURAL NOTES
S2.1	MAIN FLOOR FRAMING/FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S4.1	TYPICAL WOOD FRAMING DETAILS
S4.2	WOOD FRAMING DETAILS



66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com



LURIE RESIDENCE
4859 90th Place SE Mercer Island, WA 98040
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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

PLAN CHECK 06.12.23

DRAWN BY: MD
CHECKED BY:

COVERSHEET

SCALE: As indicated

G000

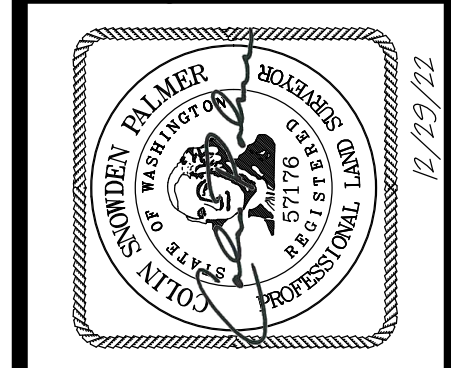
DEDICATED APPROVAL STAMP SPACE

TOPOGRAPHIC & BOUNDARY SURVEY

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 7582300060

LURIE RESIDENCE
4859 90TH PL SE
MERCER ISLAND, WA 98040



TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	222020
DATE:	12/29/22
DRAFTED BY:	TDB
CHECKED BY:	CSP/TLR
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

LEGAL DESCRIPTION

LOT 6 AND THE NORTH 20 FEET OF LOT 7 IN SCHAEFER ESTATE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 83 OF PLATS, PAGES 80 AND 81 IN KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASEIS OF BEARINGS

ACCEPTED THE BEARING OF N 88°11'03" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 48TH ST. PER REFERENCE NO. 1.

REFERENCES

- SCHAEFER ESTATES, VOL. 83 OF PLATS, PG. 80 & 81, RECORDS OF KING COUNTY, WASHINGTON.
- CITY OF MERCER ISLAND SHORT PLAT SUB12-006, VOL. 305, PG. 38-40, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY, REC. NO. 20170203900020, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 3064
DESCRIPTION: 3/8" BRASS PLUG W/ PUNCH IN CONC (DOWN 1.5")
LOCATION: 300FT S INTX ISLAND CREST WAY & SE 48TH ST
ELEVATION: 340.769'
SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ WASHER
LOCATION: SET ON E. SIDE OF 90TH PL SE, ACROSS FROM SITE
ELEVATION: 366.36'

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2022. 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.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 7582300060
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,548 S.F. (0.29 ACRES)
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY'S "ALTA COMMITMENT FOR TITLE INSURANCE" ORDER NO. 811325237, DATED DECEMBER 15, 2022. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT FOR TITLE INSURANCE". TERRANE, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-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.

SCHEDULE B ITEMS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPE LINE
RECORDING DATE: NOVEMBER 12, 1964
RECORDING NO.: 5810623
AFFECTS: EASTERLY PORTION OF SAID PREMISES PLOTTED
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF SCHAEFER ESTATE.
RECORDING NO: 6268313
PLOTTED EASEMENT - SETBACKS NOT PLOTTED
- SIDE SEWER EASEMENT
RECORDING DATE: FEBRUARY 13, 1968
RECORDING NO.: 6303726
WIDTH: 4 FEET
AFFECTS: AN UNDISCLOSED PORTION OF SAID LAND ALONG THE LINE AS CONSTRUCTED
SAID EASEMENT CONTAINS A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID SIDE SEWER BY THE COMMON USERS. NOT PLOTTED - AS CONSTRUCTED
- SIDE SEWER EASEMENT
RECORDING DATE: FEBRUARY 15, 1968
RECORDING NO.: 6305269
WIDTH: 4 FEET
AFFECTS: AN UNDISCLOSED PORTION OF SAID LAND ALONG THE LINE AS CONSTRUCTED
SAID EASEMENT CONTAINS A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID SIDE SEWER BY THE COMMON USERS. NOT PLOTTED - AS CONSTRUCTED

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2022. 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).

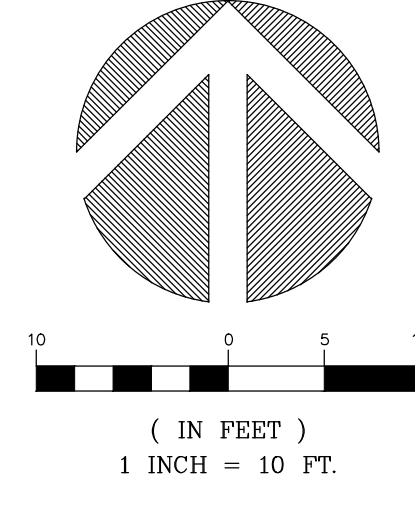
4. SUBJECT PROPERTY TAX PARCEL NO. 7582300060

5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 12,548 S.F. (0.29 ACRES)

6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY'S "ALTA COMMITMENT FOR TITLE INSURANCE" ORDER NO. 811325237, DATED DECEMBER 15, 2022. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT FOR TITLE INSURANCE". TERRANE, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

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 5-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.



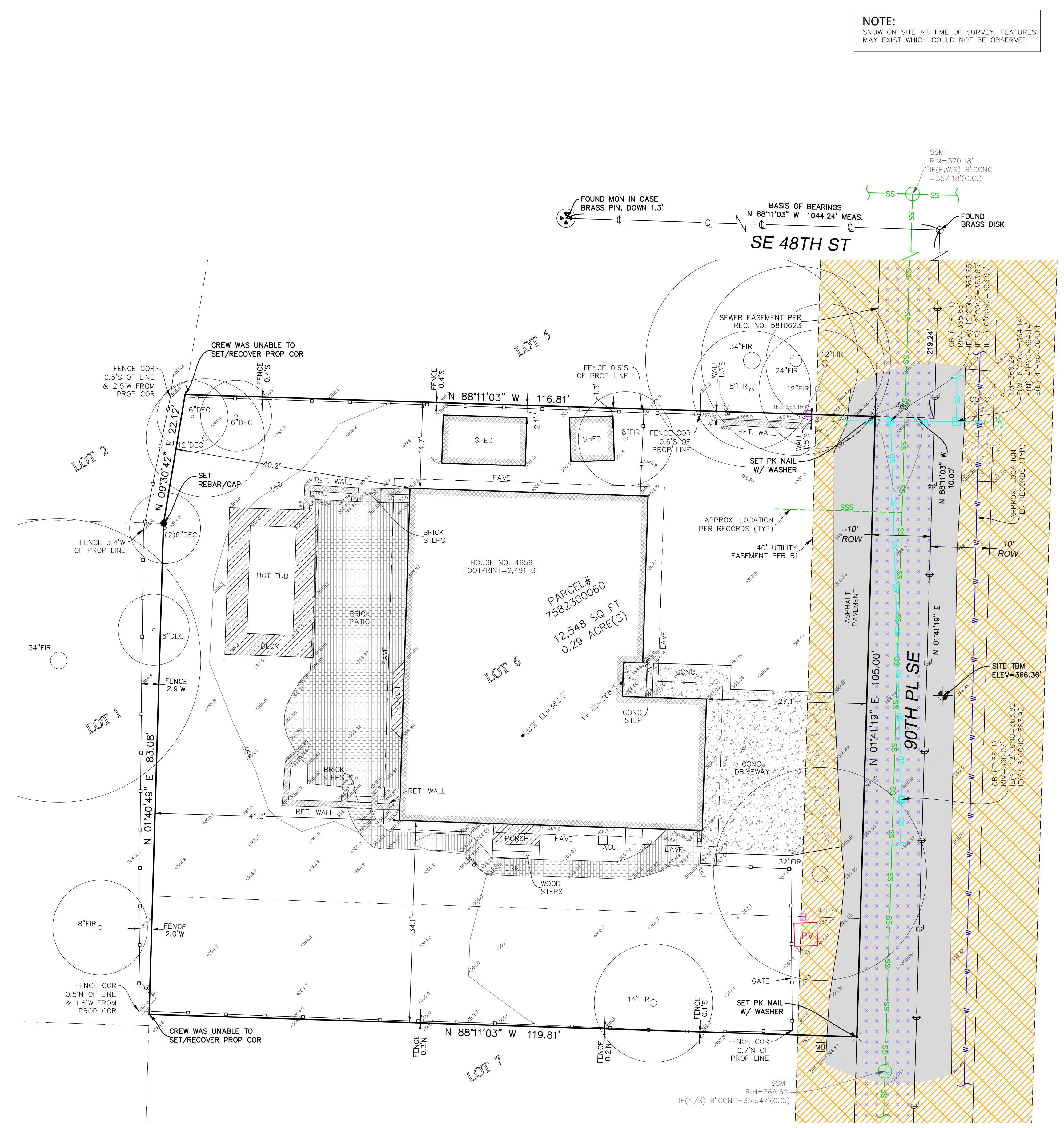
LEGEND

	AREA DRAIN		TELEPHONE SENTRY
	ASPHALT SURFACE		WATER LINE
	BENCHMARK		AIR CONDITION UNIT
	BRASS DISC (FOUND)		BUILDING
	BRICK SURFACE		C.C.
	BUILDING		CALC'D
	CENTERLINE ROW		CATCH BASIN
	CONCRETE SURFACE		CONCRETE
	DECK		CORNER
	FENCE LINE (WOOD)		DECIDUOUS
	INLET (TYPE 1)		ELEVATION
	MAILBOX (RESIDENTIAL)		EVERGREEN
	MONUMENT (IN CASE, FOUND)		FINISH FLOOR
	NAIL AS NOTED		MEASURED
	POWER VAULT		MONUMENT
	PROPERTY LINE (SUBJECT)		PROPERTY SERVICE DRAIN
	PROPERTY LINE (ADJACENT)		SANITARY SEWER MANHOLE
	REBAR & CAP (SET)		SQUARE FEET
	RETAINING WALL		SEWER LINE
	RIGHT-OF-WAY LINES		SEWER EASEMENT PER R1
	SEWER LINE		SEWER EASEMENT PER REC. NO. 5810623
	SEWER MANHOLE		
	STORM DRAIN LINE		
	STORM MANHOLE		

VICINITY MAP



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.



NOTE:
SNOW ON SITE AT TIME OF SURVEY. FEATURES MAY EXIST WHICH COULD NOT BE OBSERVED.

INDEXING INFORMATION	
	NE 1/4 NW 1/4
	SECTION: 19
	TOWNSHIP: 24N
	RANGE: 05E, W.M.
	COUNTY: KING

LURIE RESIDENCE

4859 90th Place SE Mercer
Island, WA 98040

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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:
PLAN CHECK 06.12.23

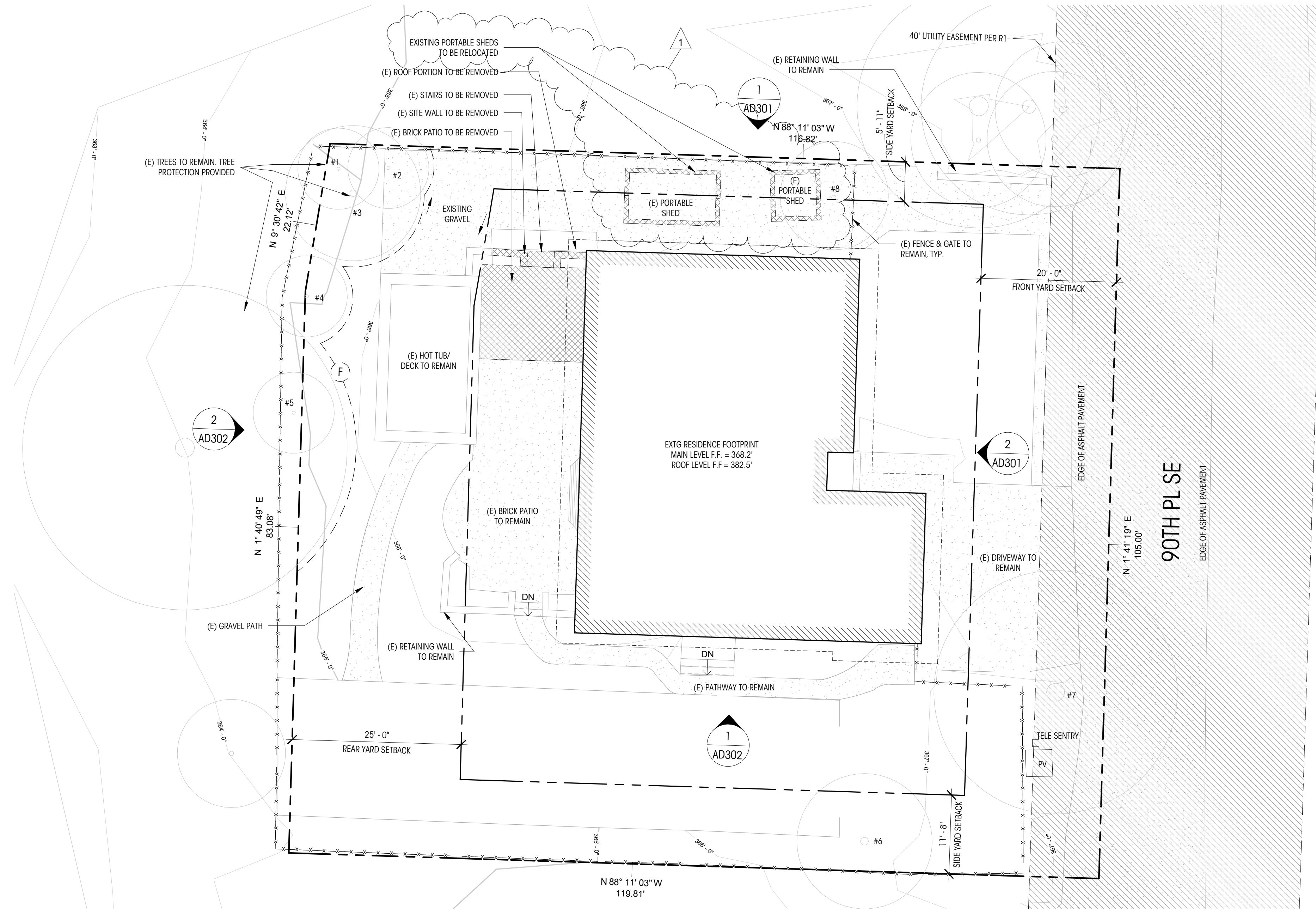
DRAWN BY: MD
CHECKED BY:

SITE DEMOLITION PLAN

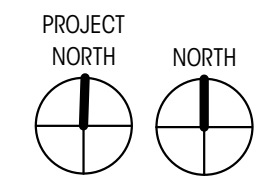
SCALE: 1" = 10'-0"

AD101

DEDICATED APPROVAL STAMP SPACE



1 DEMOLITION SITE PLAN
1" = 10'-0"



LEGEND		NOTES	
EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM	CONTOUR MAJOR	1. PROPERTY LINE METES & BOUNDS ARE SHOWN PER TOPOGRAPHIC SURVEY BY TERRANE DATED 12/29/22
	PROPERTY LINE	CONTOUR MINOR	
	SETBACK LINE	(E) HOUSE FOOTPRINT	2. TREES AND CONTOURS ARE BASED ON TOPOGRAPHICS SURVEY BY TERRANE DATED 12/29/22
	ROOF OVERHANG	(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING	
(F)	TREE PROTECTION FENCE	(E) SITE ELEMENTS TO BE DEMOLISHED	(E) TREE TO REMAIN
	(E) SITE WALL		(E) EASEMENT
			(E) TREE TO BE REPLACED



LURIE RESIDENCE

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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

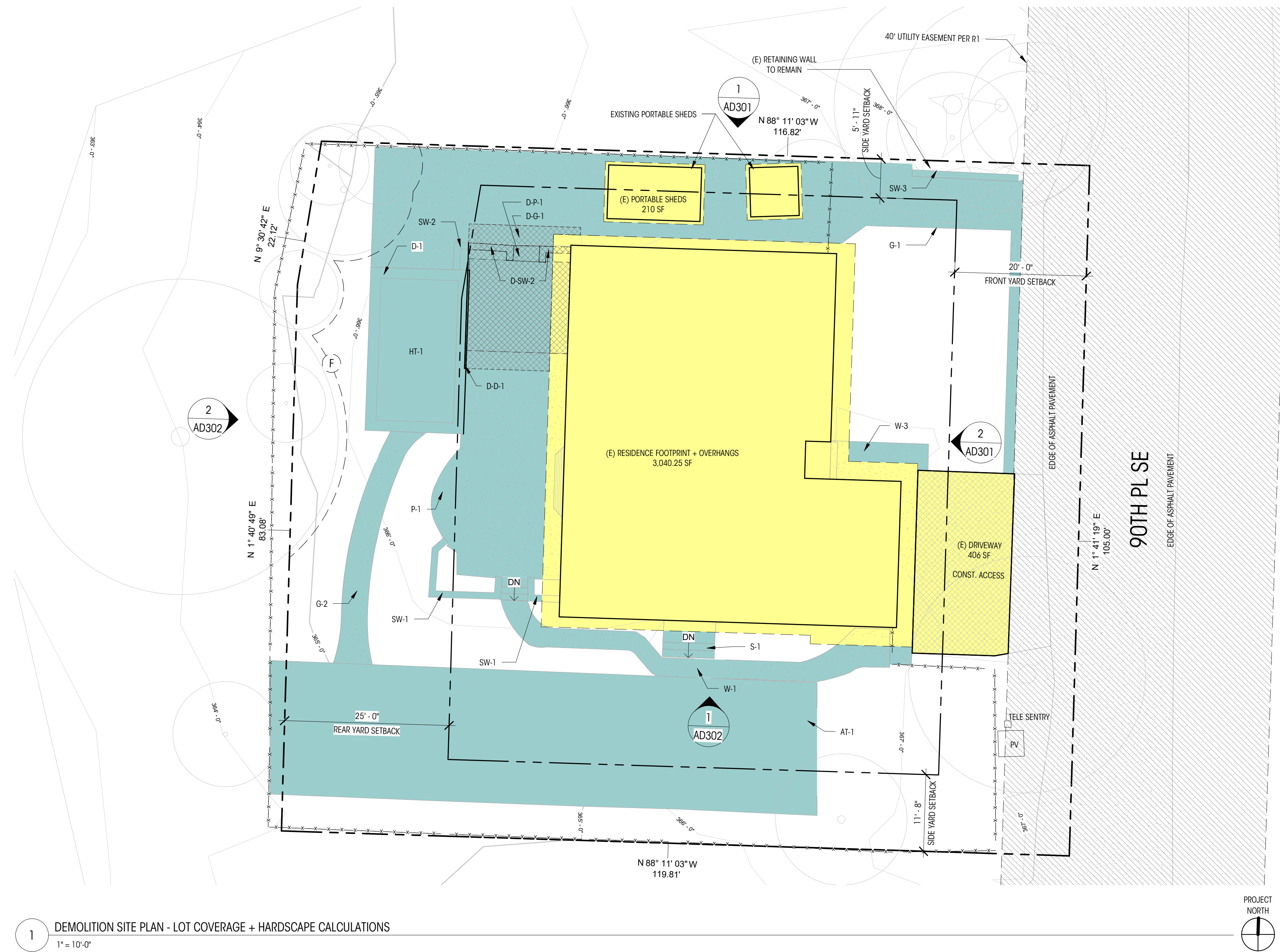
DRAWN BY: MD
CHECKED BY:

**DEMOLITION LOT
COVERAGE +
HARDSCAPE**

SCALE: 1" = 10'-0"

AD102

DEDICATED
APPROVAL
STAMP SPACE



1 DEMOLITION SITE PLAN - LOT COVERAGE + HARDSCAPE CALCULATIONS
1" = 10'-0"

CALCULATIONS

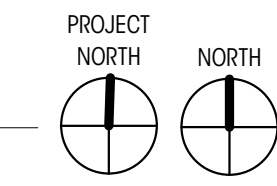
EXISTING LOT COVERAGE	
(E) RESIDENCE, GARAGE, AND OVERHANGS	3,040.25 SF
(E) DRIVING SURFACES	407 SF
(E) PORTABLE SHEDS	210 SF
TOTAL	3,657.25 SF (31.8%)
(E) HARDSCAPE TO REMAIN	
STAIRS	46 SF
S-1	46 SF
PATIOS	457.3 SF
P-1	457.3 SF
WALKWAYS	241.8 SF
W-1	203.5 SF
W-2	38.3 SF
HOT TUB DECK	115 SF
D-1	115 SF
SITE WALLS	48.14 SF
SW-1	26.63 SF
SW-2	5.34 SF
SW-3	16.17 SF
HOT TUB	254 SF
HT-1	254 SF
GRAVEL ON-SITE	1,172.72 SF
G-1	1,025.12 SF
G-2	147.6 SF
ARTIFICIAL TURF	1,684 SF
AT-1	1,684 SF
TOTAL	4,018.96 SF (35%)
HARDSCAPE TO BE DEMOLISHED	
PATIOS	232.72 SF
D-P-1	232.72 SF
HOT TUB DECK	3.47 SF
D-D-1	3.47 SF
SITE WALLS	11.65 SF
D-SW-2	11.65 SF
GRAVEL	43.49 SF
D-G-1	43.49 SF
TOTAL	291.33 SF
TOTAL HARDSCAPE EXISTING ON SITE:	
(E) TO REMAIN	4,018.96 SF
(E) TO BE REMOVED	291.33 SF
TOTAL EXISTING	4,310.29 SF (37.5%)

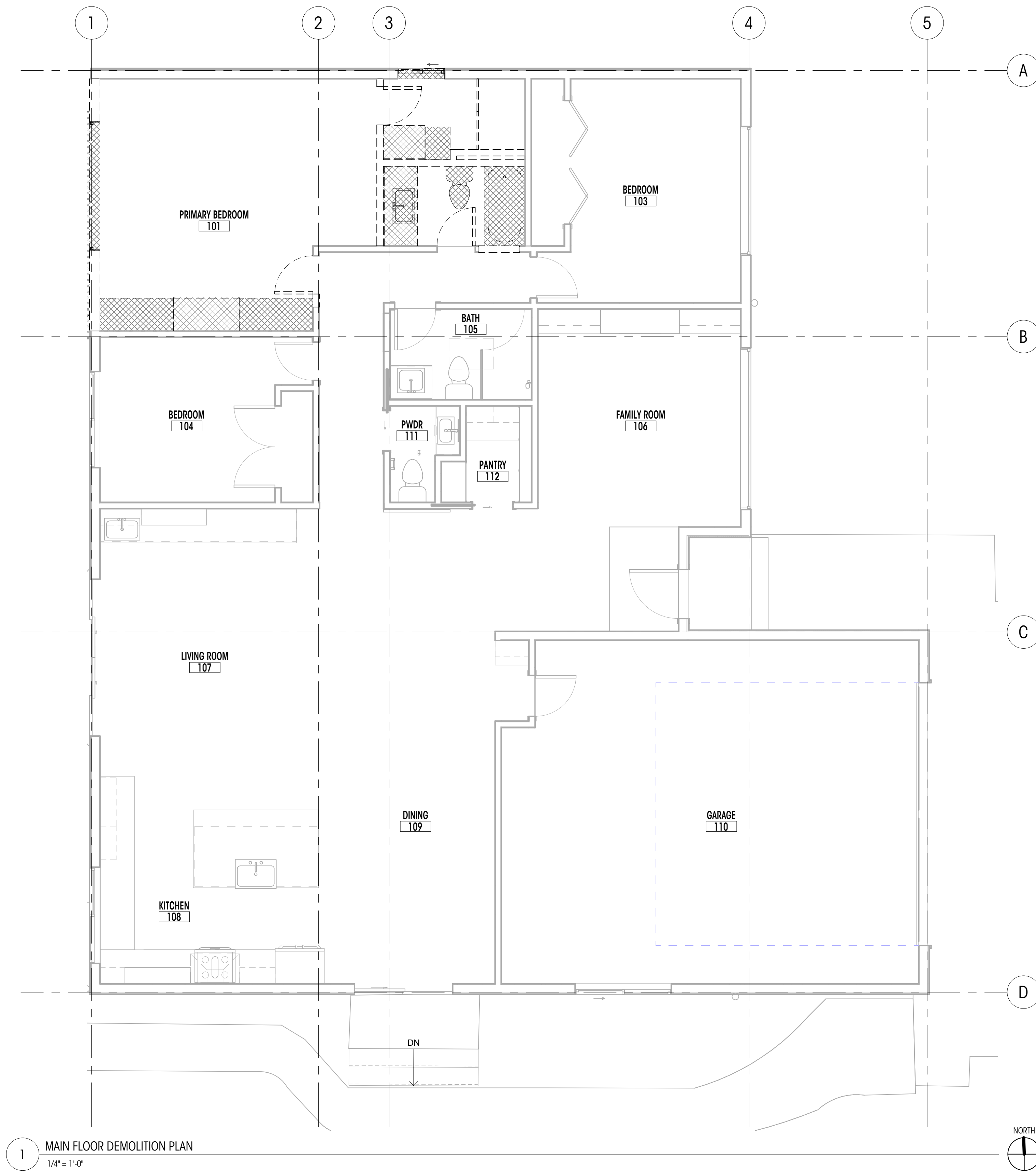
NOTES

- PROPERTY LINE METES & BOUNDS ARE SHOWN PER TOPGRAPHIC SURVEY BY TERRANE DATED 12/29/22
- TREES AND CONTOURS ARE BASED ON TOPOGRAPHICS SURVEY BY TERRANE DATED 12/29/22

LEGEND

	PROPERTY LINE		LOT COVERAGE TO REMAIN		(E) TREE TO REMAIN
	SETBACK LINE		HARDSCAPE TO REMAIN		
	ROOF OVERHANG		DEMOLISHED HARDSCAPE		
	CONTOUR MAJOR				
	CONTOUR MINOR				
	(E) UTILITY EASEMENT				
	(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING				
	CONSTRUCTION ACCESS				





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

LEGEND

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

- PROPERTY LINE
- SETBACK LINE
- FLOOR TO BE REMOVED

NOTES

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



LURIE RESIDENCE

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Island, WA 98040

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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

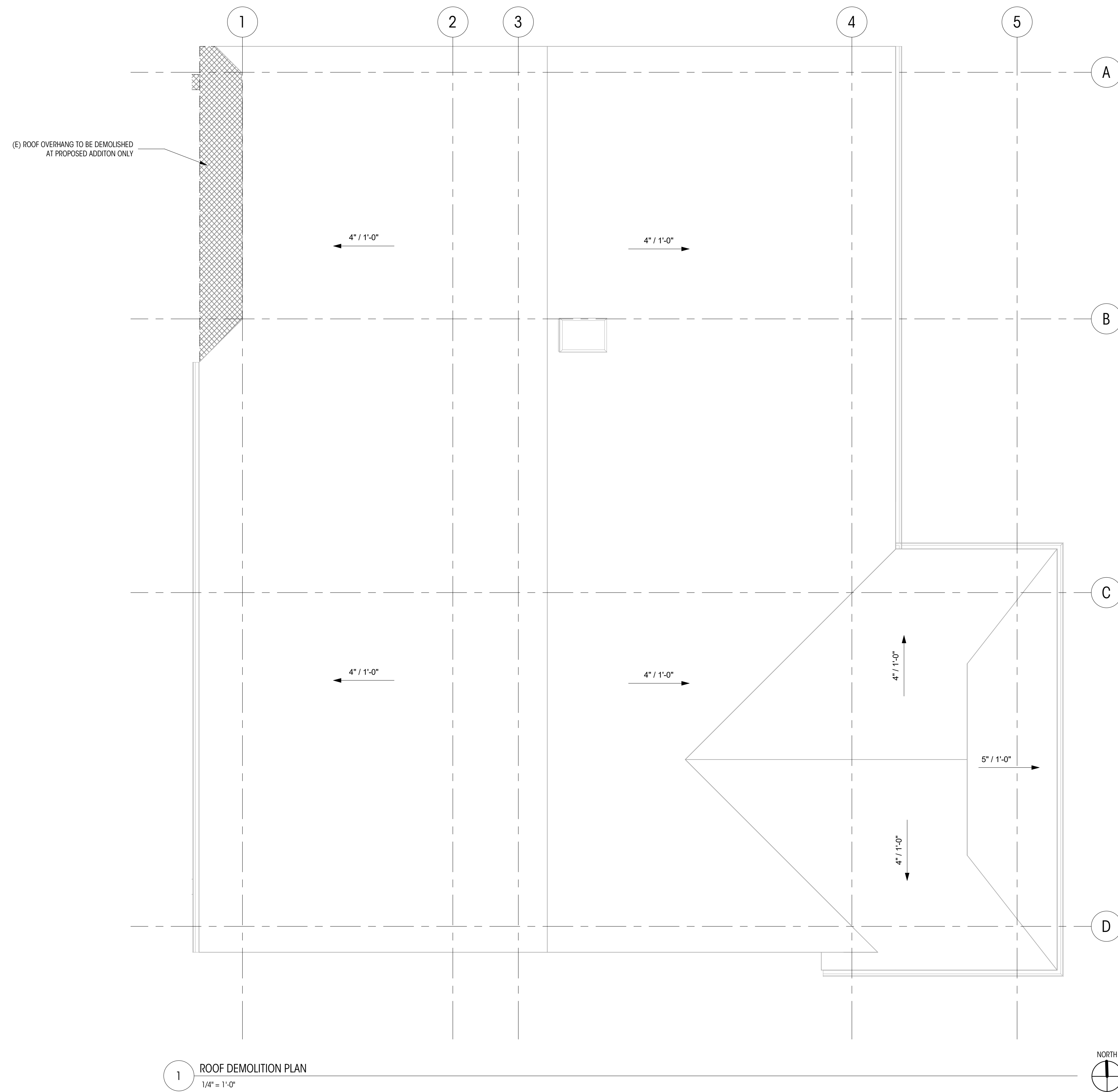
DRAWN BY: MD
CHECKED BY:

ROOF DEMOLITION PLAN

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

AD214

DEDICATED
APPROVAL
STAMP SPACE



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

LEGEND		NOTES	
	EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM	
	0	GRIDLINE	
		ROOF TO BE REMOVED	1. ALL DIMENSIONS AT WALLS TO FACE OF FRAMING OR TO FACE OF CONCRETE, U.N.O.
		EXISTING ROOF TO REMAIN	2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL) OR TO FACE OF CONCRETE, U.N.O.
		EXISTING WALL TO REMAIN	3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
			4. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



LURIE RESIDENCE

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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

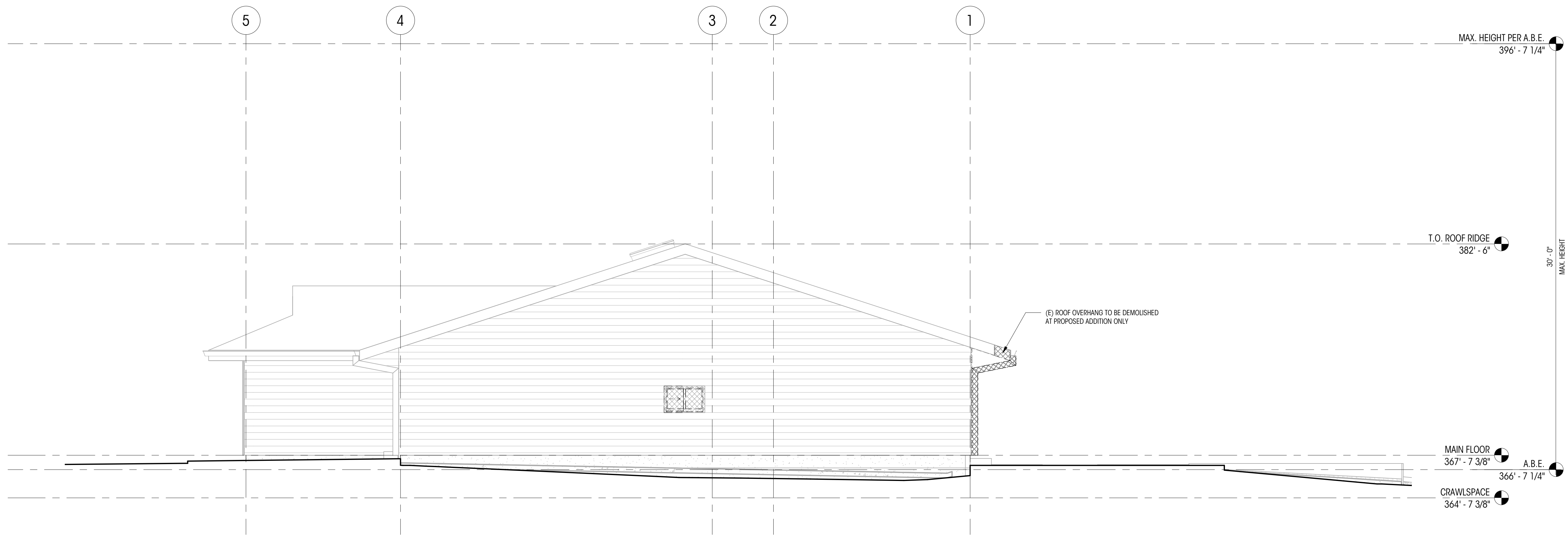
DRAWN BY: MD
CHECKED BY:

DEMOLITION
ELEVATIONS (N & E)

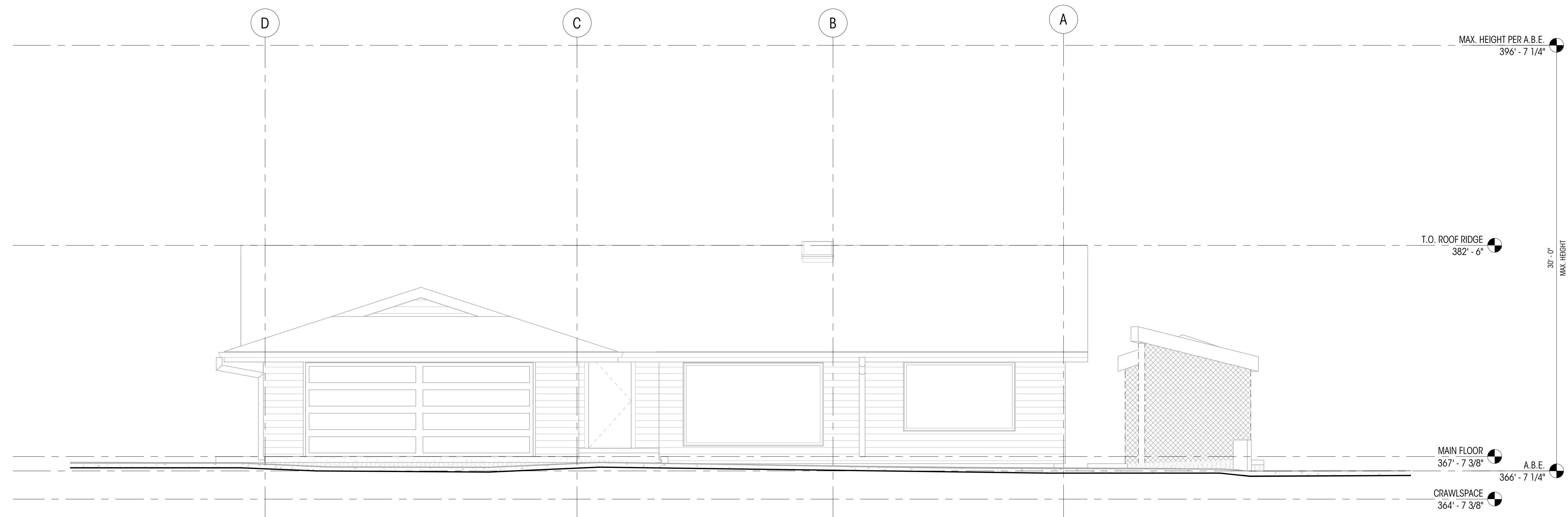
SCALE: 1/4" = 1'-0"

AD301

DEDICATED
APPROVAL
STAMP SPACE

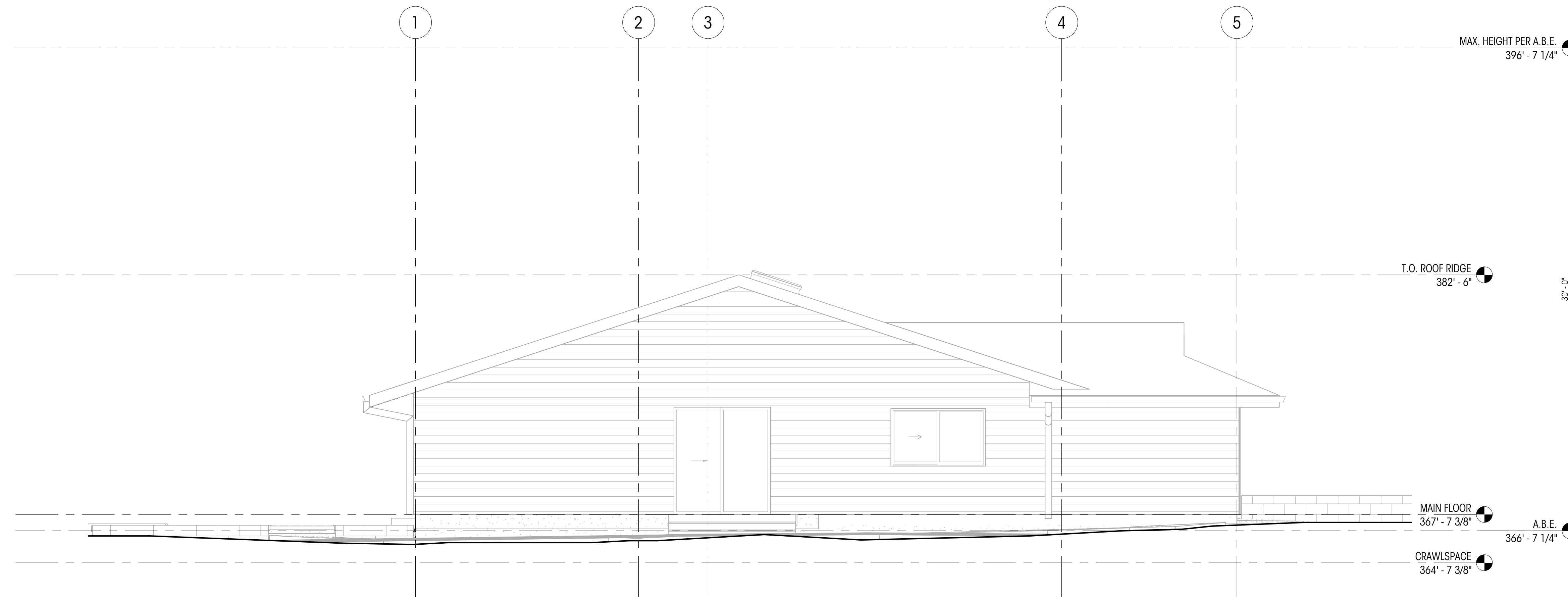


1 NORTH DEMOLITION ELEVATION
1/4" = 1'-0"

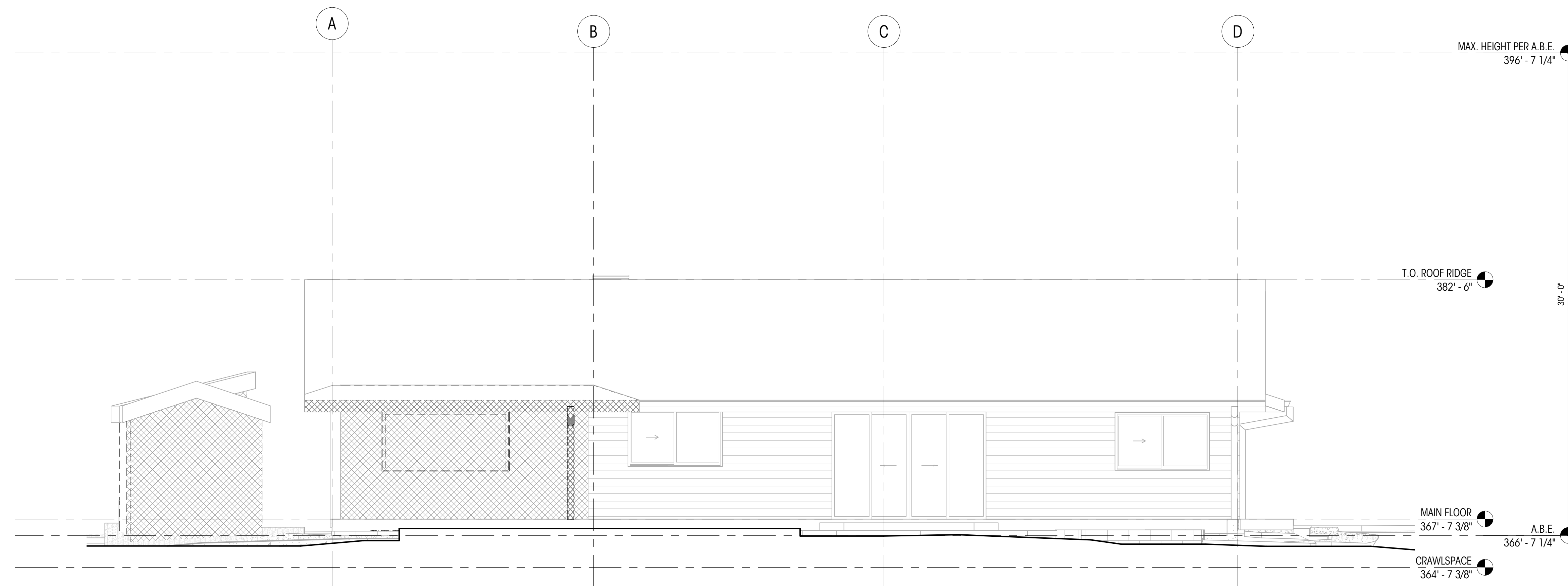


2 EAST DEMOLITION ELEVATION
1/4" = 1'-0"

LEGEND		NOTES	
	GRIDLINE	1.	ALL DIMENSIONS AT WALLS TO FACE OF FRAMING OR TO FACE OF CONCRETE, U.N.O.
	EXISTING ELEMENT TO BE DEMOLISHED	2.	ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
	EXISTING ELEMENT TO REMAIN		



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



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

LEGEND		NOTES	
	GRIDLINE	1.	ALL DIMENSIONS AT WALLS TO FACE OF FRAMING OR TO FACE OF CONCRETE, U.N.O.
	EXISTING ELEMENT TO BE DEMOLISHED	2.	ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
	EXISTING ELEMENT TO REMAIN		

LURIE RESIDENCE

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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

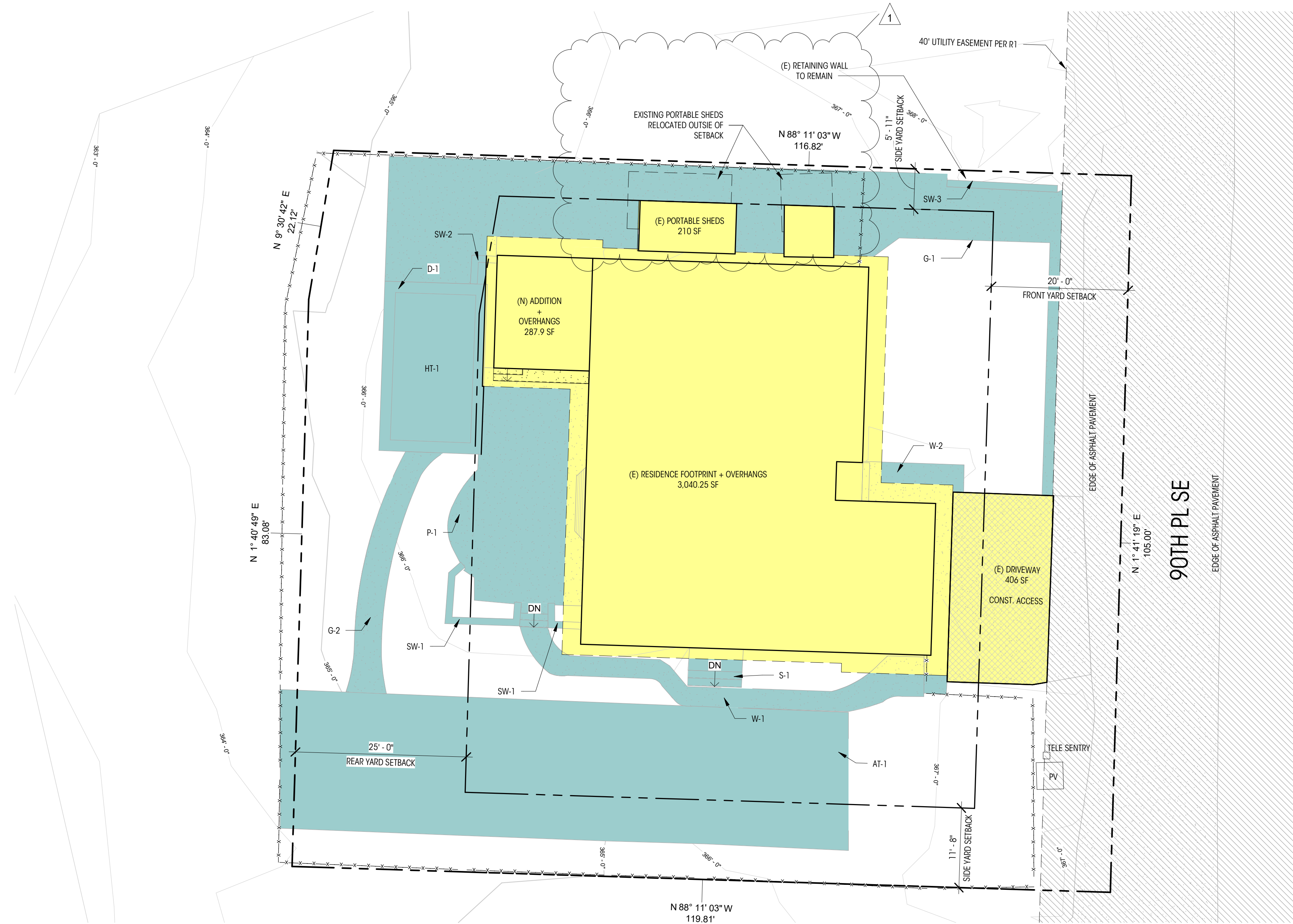
REVISIONS
NO. DATE:

DRAWN BY: MD
CHECKED BY:
DEMOLITION ELEVATIONS (S & W)

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

AD302

DEDICATED APPROVAL STAMP SPACE



1 PROPOSED SITE PLAN - LOT COVERAGE + HARDSCAPE CALCULATIONS
1" = 10'-0"

CALCULATIONS

LOT COVERAGE	
ALLOWED LOT COVERAGE	4,593.2 SF (40%)
EXISTING	
(E) RESIDENCE, GARAGE, AND OVERHANGS	3,040.25 SF
(E) DRIVING SURFACES	407 SF
(E) PORTABLE SHEDS	210 SF
TOTAL	3,657.25 SF (31.8%)
PROPOSED (LOT COVERAGE REPLACING HARDSCAPE PER MIC 19.01.050.F.3.B)	
(N) MAIN FLOOR ADDITION	287.9 SF
TOTAL (E) + (N)	3,945.15 SF (34.4%)

* ALL HARDSCAPE WAS INSTALLED PRIOR TO THE HARDSCAPE CODE BEING CODIFIED IN 2017 AND CONSIDERED LEGAL NON-CONFORMING - NO NEW HARDSCAPE BEING PROPOSED

HARDSCAPE TO REMAIN (NO ADDED HARDSCAPE)

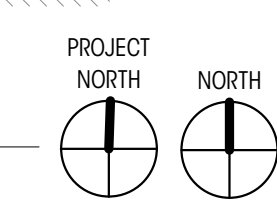
STAIRS	S-1	46 SF
PATIOS	P-1	457.3 SF
WALKWAYS	W-1	241.8 SF
	W-2	203.5 SF
	W-2	38.3 SF
HOT TUB DECK	D-1	115 SF
	D-1	115 SF
SITE WALLS	SW-1	48.14 SF
	SW-1	26.63 SF
	SW-2	5.34 SF
	SW-3	16.17 SF
HOT TUB	HT-1	254 SF
	HT-1	254 SF
GRAVEL ON-SITE	G-1	1,172.72 SF
	G-2	1025.12 SF
	G-2	147.6 SF
ARTIFICIAL TURF	AT-1	1,684 SF
	AT-1	1,684 SF
TOTAL		4,018.96 SF (35%)

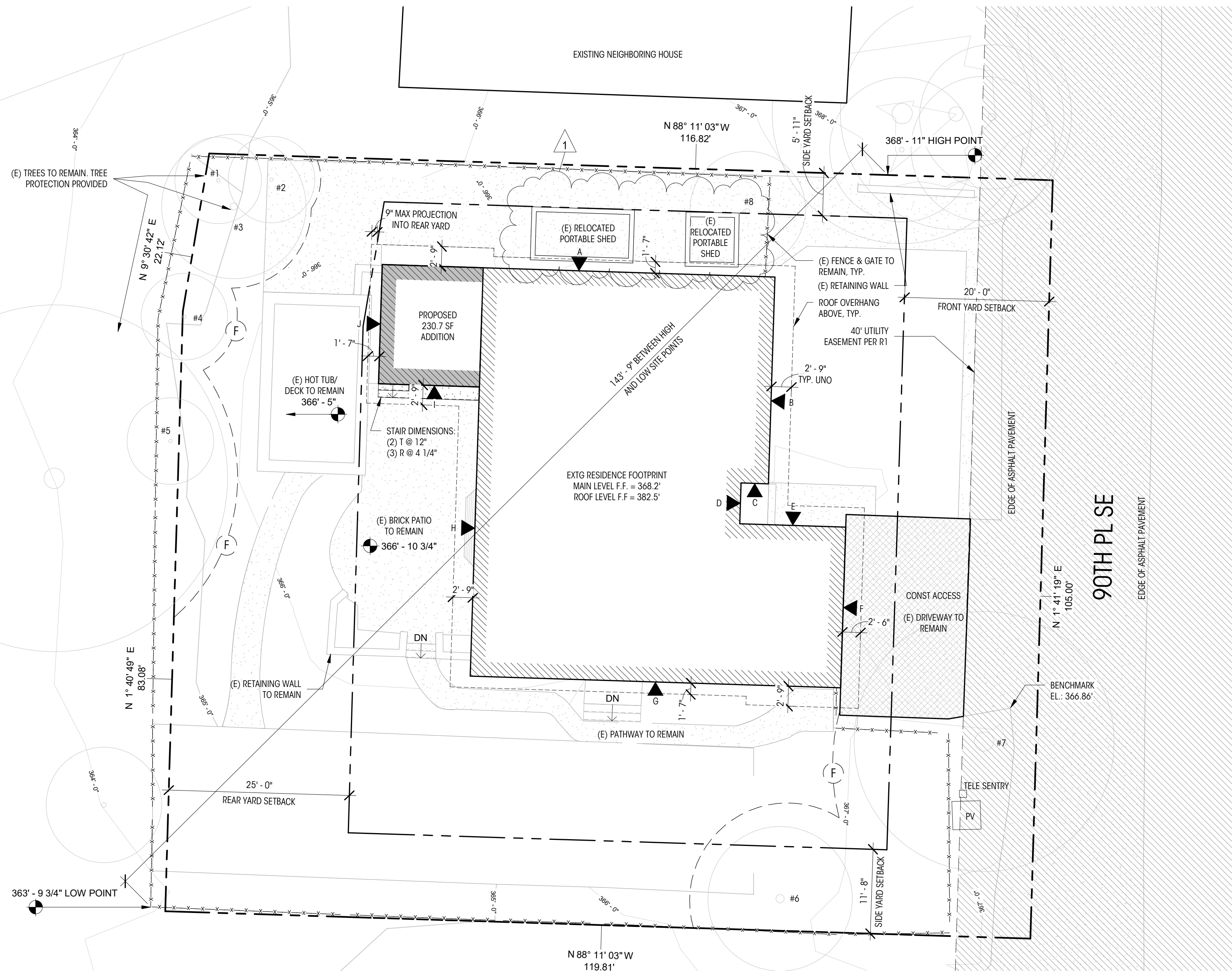
NOTES

- PROPERTY LINE METES & BOUNDS ARE SHOWN PER TOPOGRAPHIC SURVEY BY TERRANE DATED 12/29/22
- TREES AND CONTOURS ARE BASED ON TOPOGRAPHICS SURVEY BY TERRANE DATED 12/29/22

LEGEND

	PROPERTY LINE		LOT COVERAGE TO REMAIN		(E) TREE TO REMAIN
	SETBACK LINE		HARDSCAPE TO REMAIN		
	ROOF OVERHANG		DEMOLISHED HARDSCAPE		
	CONTOUR MAJOR				
	CONTOUR MINOR				
	(E) UTILITY EASEMENT				
	(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING				
	CONSTRUCTION ACCESS				





1 PHASE 2 SITE PLAN
1" = 10'-0"

LEGEND

	ELEVATION DATUM		(E) HOUSE FOOTPRINT		(E) TREE TO REMAIN
	PROPERTY LINE		(N) HOUSE FOOTPRINT		(N) TREE
	SETBACK LINE		(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING		SPOT ELEVATION
	ROOF OVERHANG		(N) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING		AVERAGE BUILDING ELEVATIONS
	TREE PROTECTION FENCE		(E) UTILITY EASEMENT		CONSTRUCTION ACCESS
	(E) SITE WALL				
	(N) SITE WALL				
	CONTOUR MAJOR				
	CONTOUR MINOR				

NOTES

- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING OR TO FACE OF CONCRETE, U.N.O.
- PROPERTY LINES, COUNTOURS, TREES, ETC. ARE SHOWN PER SURVEY
- PROPERTY LINE METES & BOUNDS ARE SHOWN PER TOPOGRAPHIC SURVEY BY TERRANE DATED 12/29/22
- TREES AND COUNTOURS ARE BASED ON TOPOGRAPHICS SURVEY BY TERRANE DATED 12/29/22

AVERAGE BUILDING ELEVATION CALC

MIDPOINT ELEVATION	WALL SEGMENT LENGTH	PRODUCT
A = 366.25'	A = 54.3'	19887.38
B = 366.8'	B = 34.25'	12562.9
C = 368.1'	C = 3.8'	1398.78
D = 368.18'	D = 5.6'	2061.8
E = 367.3'	C = 14.66'	5384.6
F = 366.9'	D = 22.25'	8163.5
G = 366.25'	E = 51.25'	18770.3
H = 366.8'	F = 40'	14672
I = 366.8'	G = 12.5'	4585
J = 366.8'	H = 16.5'	6052.2
TOTALS	255.11'	93,528.5

AVERAGE BUILDING HEIGHT = 93,528.5 / 255.11' = 366.6'
 MAXIMUM BUILDING ELEVATION = 366.6' + 30' MAXIMUM BUILDING HEIGHT = 396.6'

PROJECT DATA

EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	12,548 SF (PER SURVEY)
ACCESS EASEMENTS	1,065 SF (PER SURVEY)
NET LOT AREA	11,483 SF
LOT SLOPE	5'-1 1/4" / 143'-9" = 3.5%

TREE REMOVAL	
(E) TREES TO BE REMOVED	0
(N) TREES TO BE PLANTED AS REPLACEMENT	0

LOT COVERAGE	
ALLOWED LOT COVERAGE	40% (4,593.2 SF)

EXISTING	
(E) RESIDENCE, GARAGE, AND OVERHANGS	3,040.25 SF
(E) DRIVING SURFACES	407 SF
(E) PORTABLE SHEDS	210 SF (ERECTED BETWEEN APRIL 2017 & SPRING 2019 PER MERCER ISLAND GIS)
(E) LOT COVERAGE	3,657.25 SF / 11,483 SF = 31.8% OF LOT AREA

PROPOSED	
(N) RESIDENCE ADDITION AND OVERHANGS	287.9 SF
(E) + (N) TOTAL OVERALL LOT COVERAGE	3,945.15 SF / 11,483 SF = 34.4% OF LOT AREA

HARDSCAPE	
ALLOWABLE HARDSCAPE	9% (1,033.47 SF) + 648.05 BORROWED FROM LOT COVERAGE = 1,681.52
* ALL HARDSCAPE WAS INSTALLED PRIOR TO THE HARDSCAPE CODE BEING CODIFIED IN 2017 AND CONSIDERED LEGAL NON-CONFORMING - NO NEW HARDSCAPE BEING PROPOSED	

EXISTING	
STAIRS	46 SF
PATIOS	690.02 SF (BUILT IN APPX. 2014 PER MI GIS)
WALKWAYS	241.8 SF (BUILT IN APPX. 2015 PER MI GIS)
HOT TUB DECK	118.5 SF (BUILT BEFORE 2015 PER MI GIS)
HOT TUB	254 SF
GRAVEL	1,390.7 SF (BUILT BEFORE APRIL 2017 PER MI GIS)
- GRAVEL IN UTILITY EASEMENT	174.46 SF
- GRAVEL ON-SITE	1216.2 SF
ARTIFICIAL TURF (LEGAL NON CONFORMING)	1,684 SF (BUILT IN APPX. 2015 PER MI GIS)
SITE WALLS	59.8 SF (BUILT IN APPX. 2014 PER MI GIS)
TOTAL EXISTING	4,310.3 SF / 11,483 SF = 37.5% OF LOT AREA

DEMOLISHED	
PATIOS	232.72 SF
HOT TUB DECK	3.47 SF
SITE WALLS	11.65 SF
GRAVEL	43.49 SF
TOTAL DEMOLISHED	291.33 SF
TOTAL OVERALL HARDSCAPE	4018.97 SF / 11,483 SF = 35% OF LOT AREA

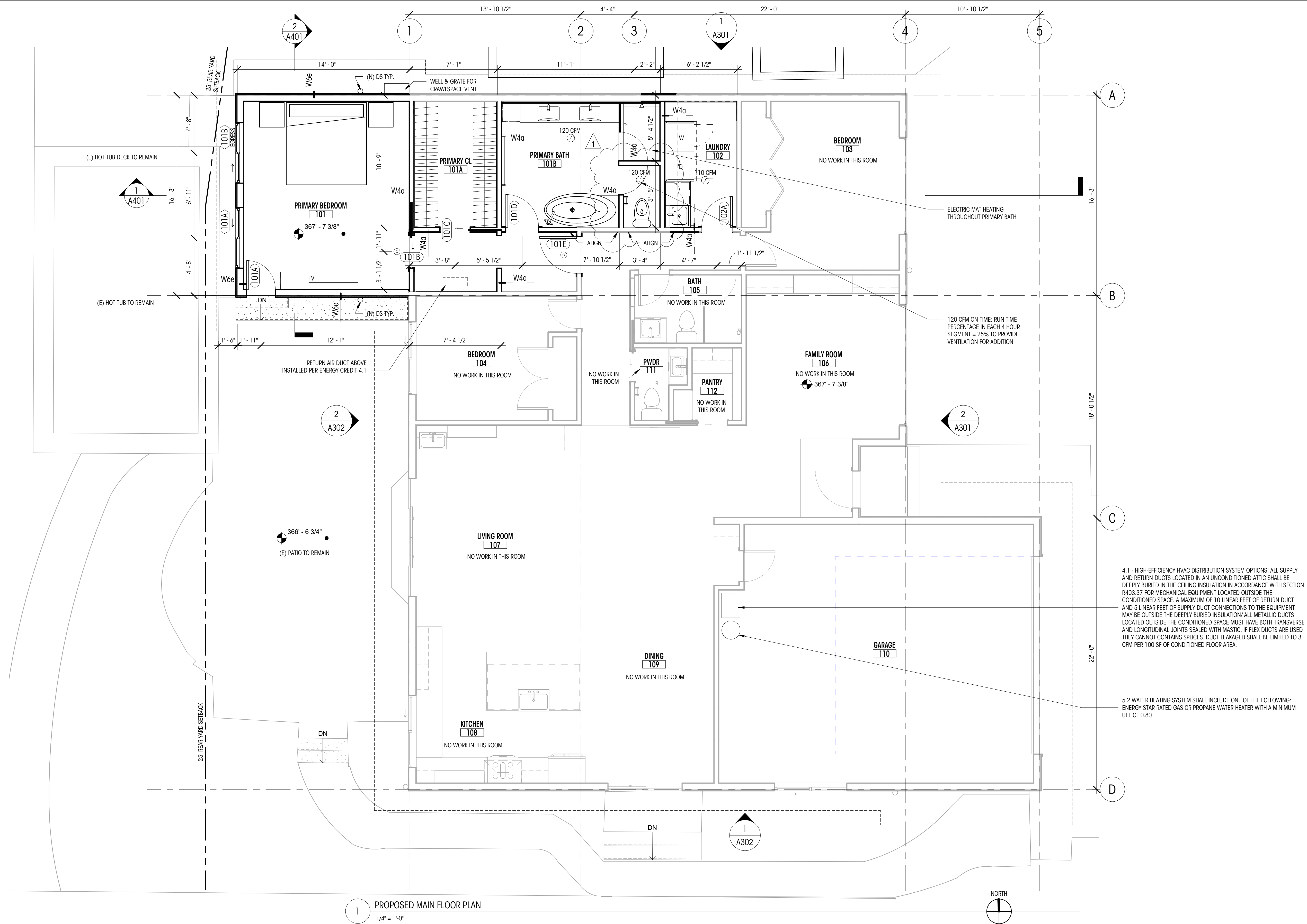
GROSS FLOOR AREA	
ALLOWED GROSS FLOOR AREA	40% OF LOT AREA (4,593.2)

EXISTING BUILDING AREA SUMMARY (GFA)	
(E) MAIN LEVEL	1,935 SF
(E) ATTACHED GARAGE	570 SF
TOTAL EXISTING BUILDING AREA (GSF)	2,505 SF
EXISTING FLOOR AREA RATIO	2,505 / 11,483 = 21.8% OF LOT AREA

PROPOSED BUILDING AREA SUMMARY (GFA)	
40% ALLOWABLE GROSS FLOOR AREA:	11,483 SF x 0.40 = 4,593.2 SF
(N) MAIN LEVEL ADDITION	231.8 SF
(E) + (N) TOTAL FLOOR AREA RATIO	2,736.8 / 11,483 = 23.8% OF LOT AREA

SETBACKS	
SIDE YARD (PER 19.02.20 C.1c)	PER 19.16.010, LOT WIDTH IS THE DISTANCE BETWEEN THE TWO MIDPOINTS OF SIDE LOT LINES = 105'-0"
TOTAL: 17% OF LOT WIDTH	105' * 0.17 = 17'-7"
MINIMUM: 33% OF SIDE YARD TOTAL PROVIDED:	17'-7" * 0.33 = 5'-10 3/4"
FRONT YARD	5'-11" / 11'-8"
REAR YARD	20'-0"
	25'-0"

OCCUPANCY SUMMARY	
EXISTING TYPE	R-8.4
PROPOSED TYPE	SINGLE-FAMILY



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

LEGEND	
200A	WINDOW ID
100A	DOOR ID
100A	FINISH ID
101	ROOM ID
W4a	ASSEMBLY ID
	FAN - 100 CFM U.N.O.
	NEW WALL
	WALL TO REMAIN
	ELEVATION DATUM EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.
	GRIDLINE
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	PROPERTY LINE
	SETBACK LINE
	ROOF OVERHANG ABOVE
	NEW FLOOR

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL OR TO EXT. FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL) OR TO FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- SEE RCP FOR SMOKE / CARBON MONOXIDE DETECTOR AND EXHAUST FAN LOCATIONS
- ALL NEW WALLS TYPE W4A UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY CARBON MONOXIDE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.
- CONTRACTOR TO VERIFY SMOKE ALARMS ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.
- FLOOR, CEILING, AND WALL ASSEMBLIES ARE LISTED ON SHEETS A701.

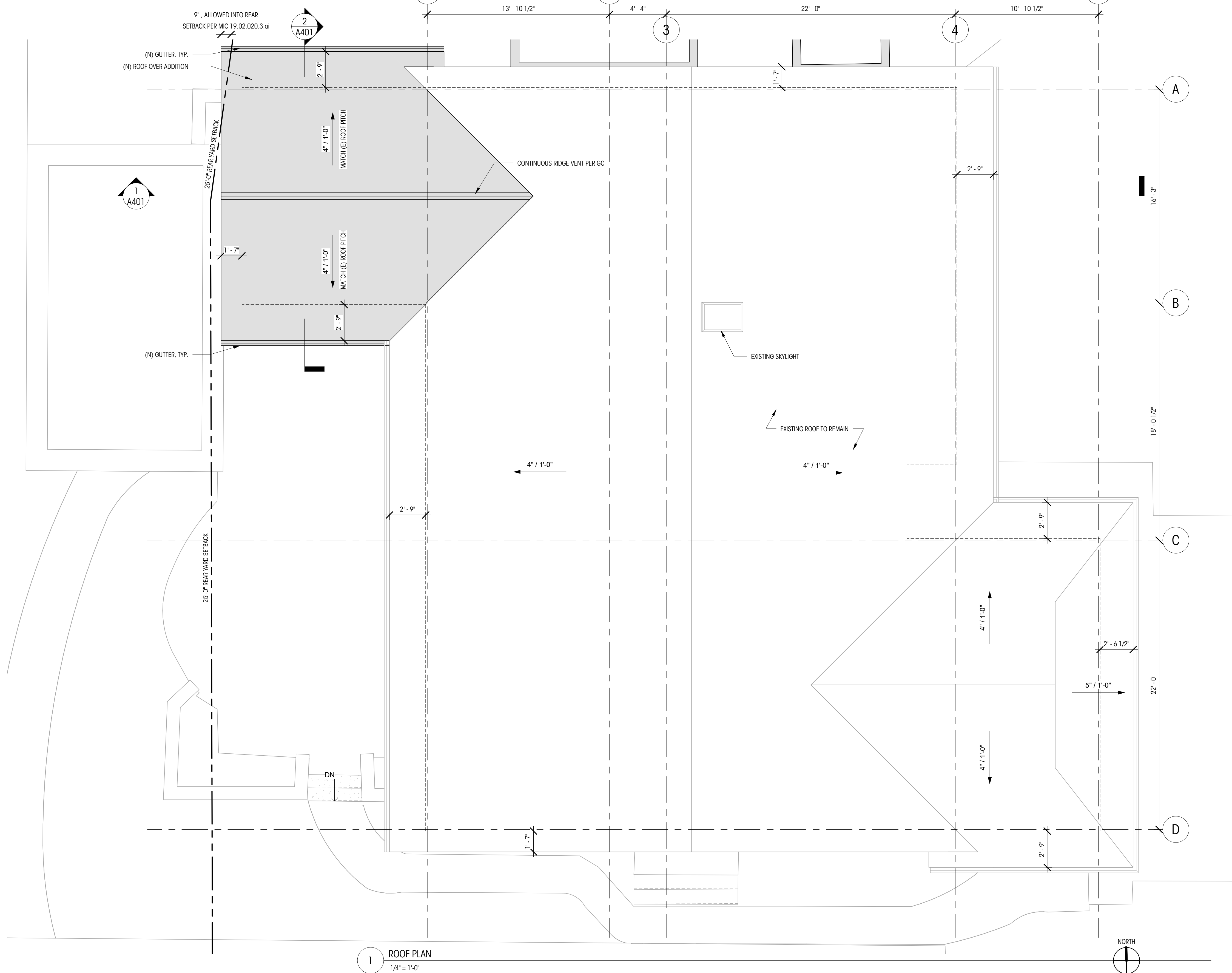
CRAWLSPACE VENT CALCULATION
1 SF OF VENTING / 300 SF OF CRAWLSPACE REQUIRED
198.6 SF / 300 SF = 0.7 SF OF VENTING REQUIRED
(2) 0.5 SF CRAWLSPACE VENTS PROVIDED

ENERGY CODE COMPLIANCE SELECTIONS
1.3 - EFFICIENT BUILDING ENVELOPE OPTIONS:
PRESCRIPTIVE COMPLIANCE BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.28; FLOOR R-38

4.1 - HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS:
ALL SUPPLY AND RETURN DUCTS LOCATED IN AN UNCONDITIONED ATTIC SHALL BE DEEPLY BURIED IN THE CEILING INSULATION IN ACCORDANCE WITH SECTION R403.3.7 FOR MECHANICAL EQUIPMENT LOCATED OUTSIDE THE CONDITIONED SPACE. A MAXIMUM OF 10 LINEAR FEET OF RETURN DUCT AND 5 LINEAR FEET OF SUPPLY DUCT CONNECTIONS TO THE EQUIPMENT MAY BE OUTSIDE THE DEEPLY BURIED INSULATION. ALL METALLIC DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED THEY CANNOT CONTAIN SPLICES. DUCT LEAKAGE SHALL BE LIMITED TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA.

5.1 - DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED, WHICH CAPTURES WASTE WATER HEAT FROM ALL AND ONLY THE SHOWERS AND HAS A MINIMUM EFFICIENCY OF 40%. IF INSTALLED FOR EQUAL FLOW OR A MINIMUM EFFICIENCY OF 54% IF INSTALLED FOR UNEQUAL FLOW. SUCH UNITS SHALL BE RATED IN ACCORDANCE WITH CSA B551, OR IAPMO IGC 346-2017 AND BE SO LABELLED

5.2 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.80



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

LEGEND

- 200A WINDOW ID
- NEW ROOF AREA
- EXISTING ROOF TO REMAIN
- BUILDING FOOTPRINT
- 0 GRIDLINE
- ELEVATION DATUM
EL= 148.5' (+0'-0")
MAIN LEVEL FIN. FLR.
- SPOT SLOPE
4" / 11'-0"

- NOTES**
1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL OR TO EXT. FACE OF CONCRETE, U.N.O.
 2. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 3. ROOF ASSEMBLIES ARE LISTED ON SHEET A701.
 4. NEW ROOF PITCH TO MATCH (E) ROOF PITCH. CONTRACTOR TO VERIFY (E) PITCH IN FIELD.

ROOF VENTILATION CALC

NEW ROOF
PER IRC R806

REQUIRED VENTILATION : 1 SF/300 SF OF TOTAL ROOF AREA

TOTAL ATTIC/CONDITIONED AREA = 299 SF
 REQUIRED VENTILATION = 299/300 = 0.99.6 SF = 143.52 SQ.IN.

1.5" HOLE = 1.77 SQ. IN.; 143.52 SQ.IN./1.77 SQ.IN. = 81 REQUIRED
 22.25' LF/ 81 HOLES = 1 HOLE PER 3.3' = 3.3' O.C.

PROPOSED VENTILATION - 81 HOLES @ 3.3' O.C.

SOFFIT VENTING:
 TOTAL VENTING LINEAR FEET = 25.5'
 VENTS @ 12 SQ.IN. / FT NFVA : 25.5' X 12 = 306 SQ.IN.

COR-A-VENT REVOLUTION RIDGE VENT PROVIDES 12 SQ.IN. NFVA PER LINEAR FOOT

PERMIT SET

DATE: 04/03/2023
SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

DRAWN BY: MD
CHECKED BY:

ROOF PLAN

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

A214

DEDICATED APPROVAL STAMP SPACE

MAX. HEIGHT PER A.B.E.
396' - 7 1/4"

30'-0" MAX. HEIGHT

T.O. ROOF RIDGE
382' - 6"

TOP PLATE
375' - 2 7/8"

MAIN FLOOR
367' - 7 3/8"

CRAWLSPACE
364' - 7 3/8"

A.B.E.
366' - 7 1/4"

2
A401

CONTINUOUS RIDGE VENT PER GC
(N) ROOF PROPOSED

PROPOSED ADDITION, AREA OF WORK
EXIST. PATIO
EXIST. POOL DECK
LINE OF (E) GRADE

WELL AND GRATE FOR
CRAWLSPACE VENT

INFILL EXISTING WINDOW

MAX. HEIGHT PER A.B.E.
396' - 7 1/4"

30'-0" MAX. HEIGHT

T.O. ROOF RIDGE
382' - 6"

TOP PLATE
375' - 2 7/8"

MAIN FLOOR
367' - 7 3/8"

CRAWLSPACE
364' - 7 3/8"

A.B.E.
366' - 7 1/4"

EXIST. SHEDS TO REMAIN

LEGEND

200A WINDOW ID

100A DOOR ID

0 GRIDLINE

NEW CONSTRUCTION ELEMENT

EXISTING ELEMENT TO REMAIN

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL OR TO EXT. FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

1 NORTH ELEVATION

1/4" = 1'-0"

2 EAST ELEVATION

1/4" = 1'-0"



LURIE RESIDENCE

4859 90th Place SE Mercer
Island, WA 98040
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PERMIT SET

DATE: 04/03/2023

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

DRAWN BY: MD

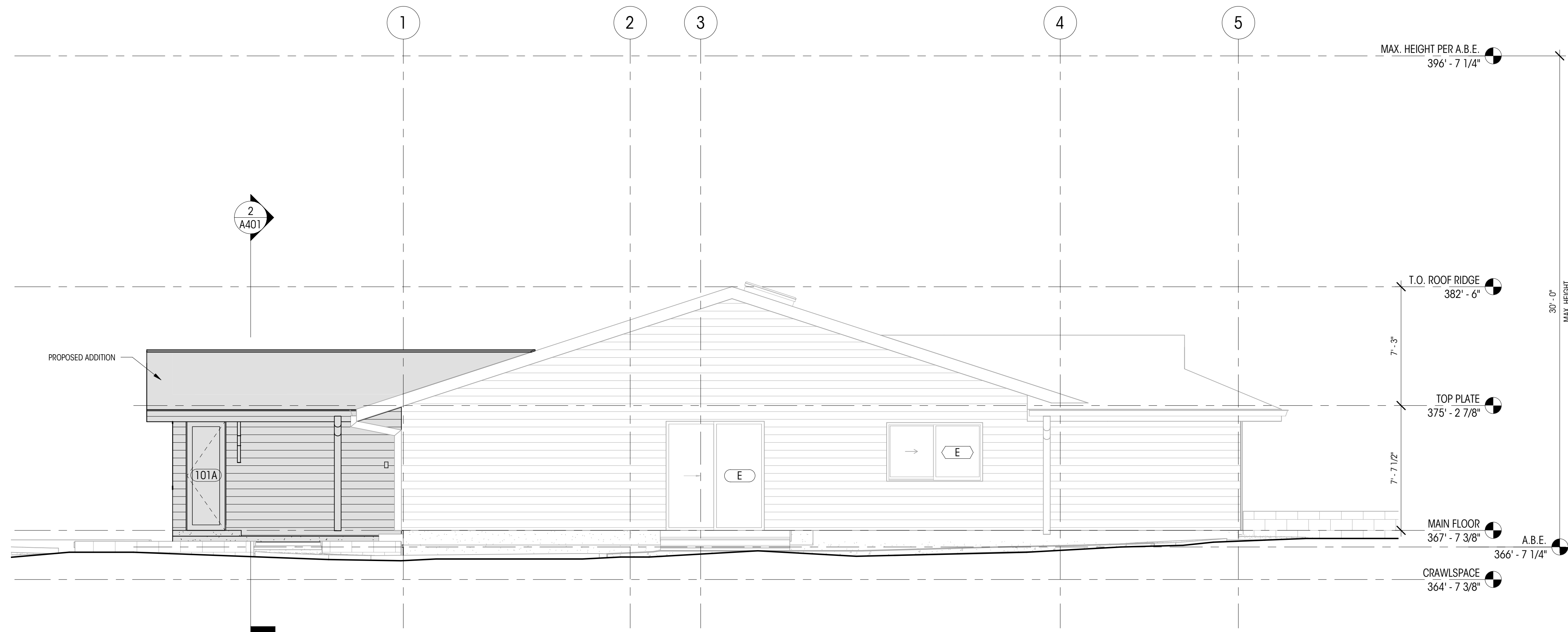
CHECKED BY:

**EXTERIOR
ELEVATIONS (S &
W)**

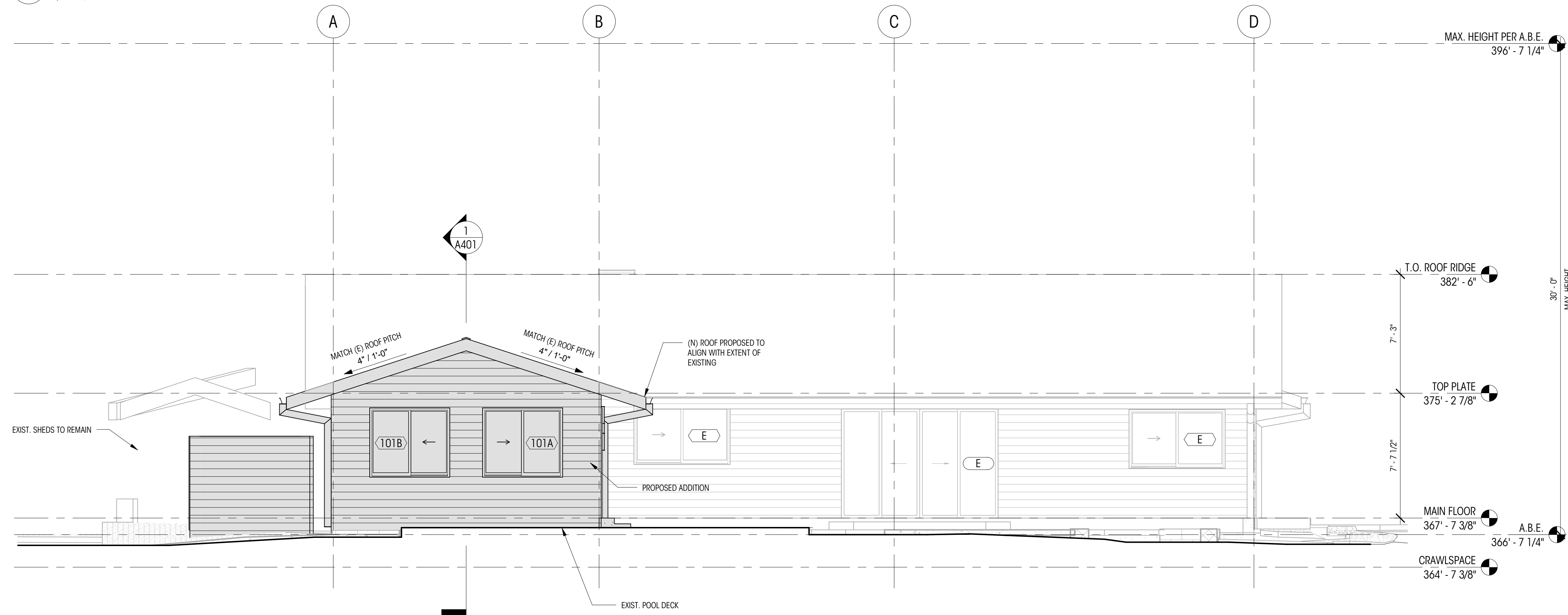
SCALE: 1/4" = 1'-0"

A302

DEDICATED
APPROVAL
STAMP SPACE



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



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

LEGEND

200A WINDOW ID

100A DOOR ID

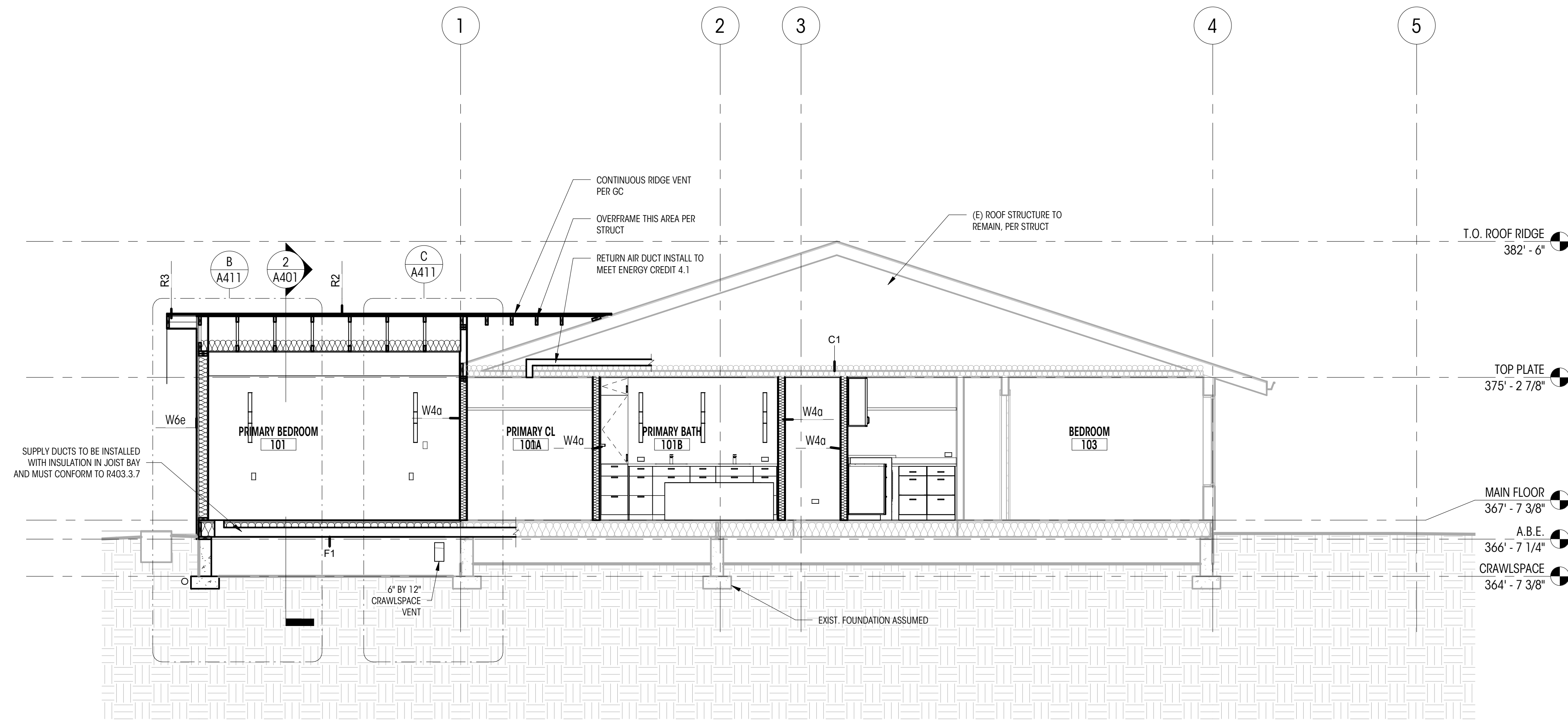
0 GRIDLINE

NEW CONSTRUCTION ELEMENT

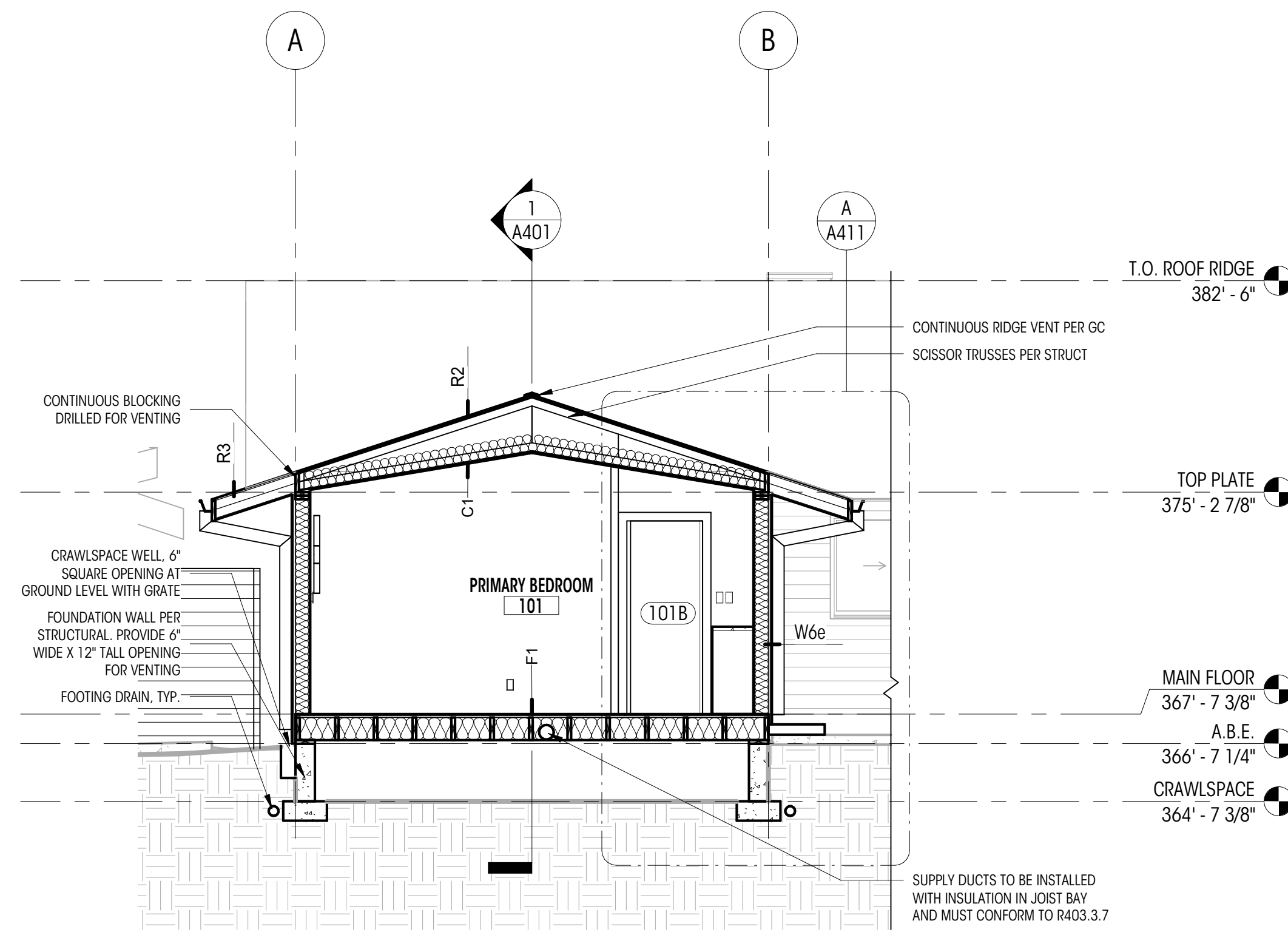
EXISTING ELEMENT TO REMAIN

NOTES

- 1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL OR TO EXT. FACE OF CONCRETE, U.N.O.
- 2. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION



1 SECTION LOOKING NORTH
1/4" = 1'-0"



2 SECTION LOOKING EAST
1/4" = 1'-0"

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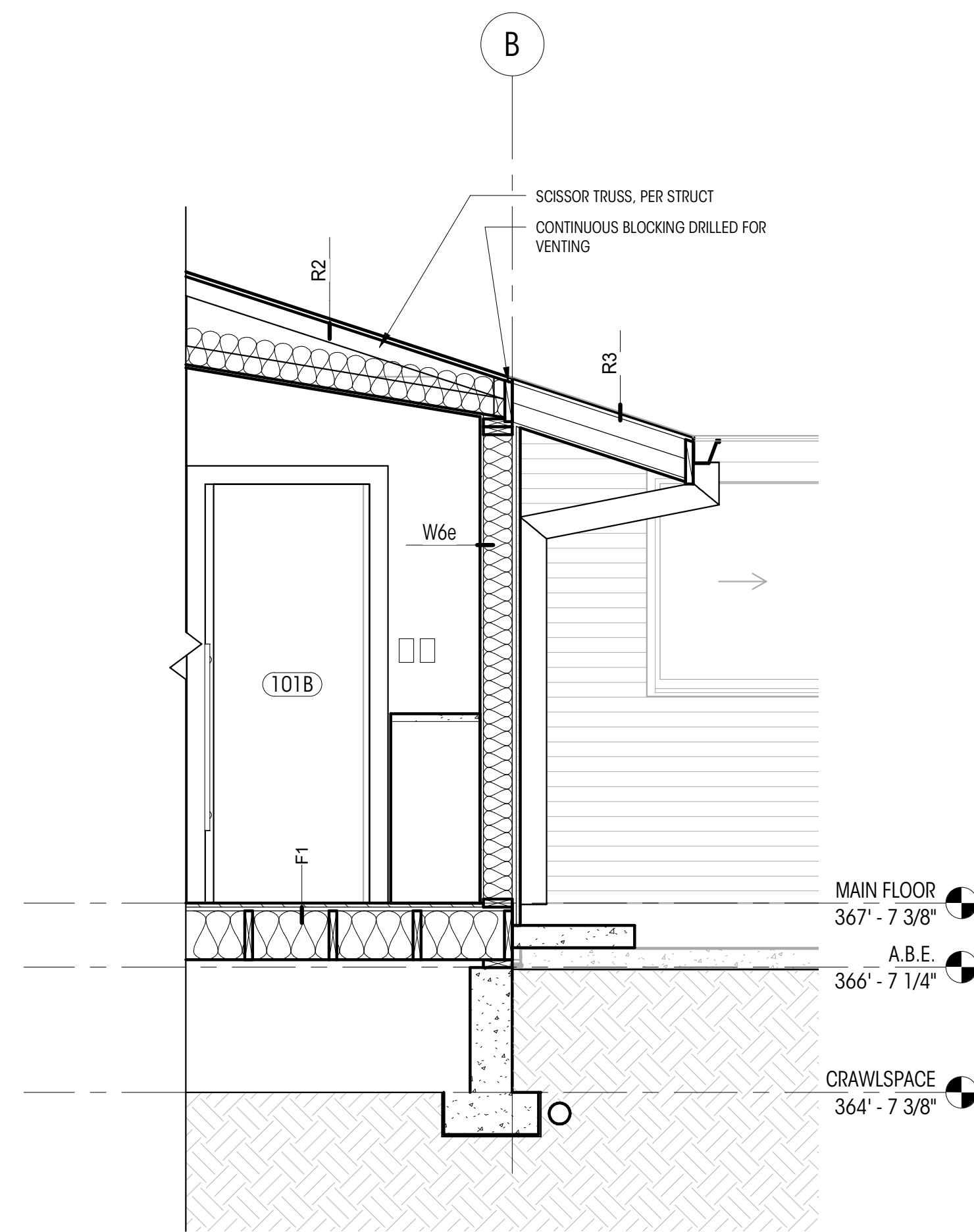
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BUILDING SECTIONS

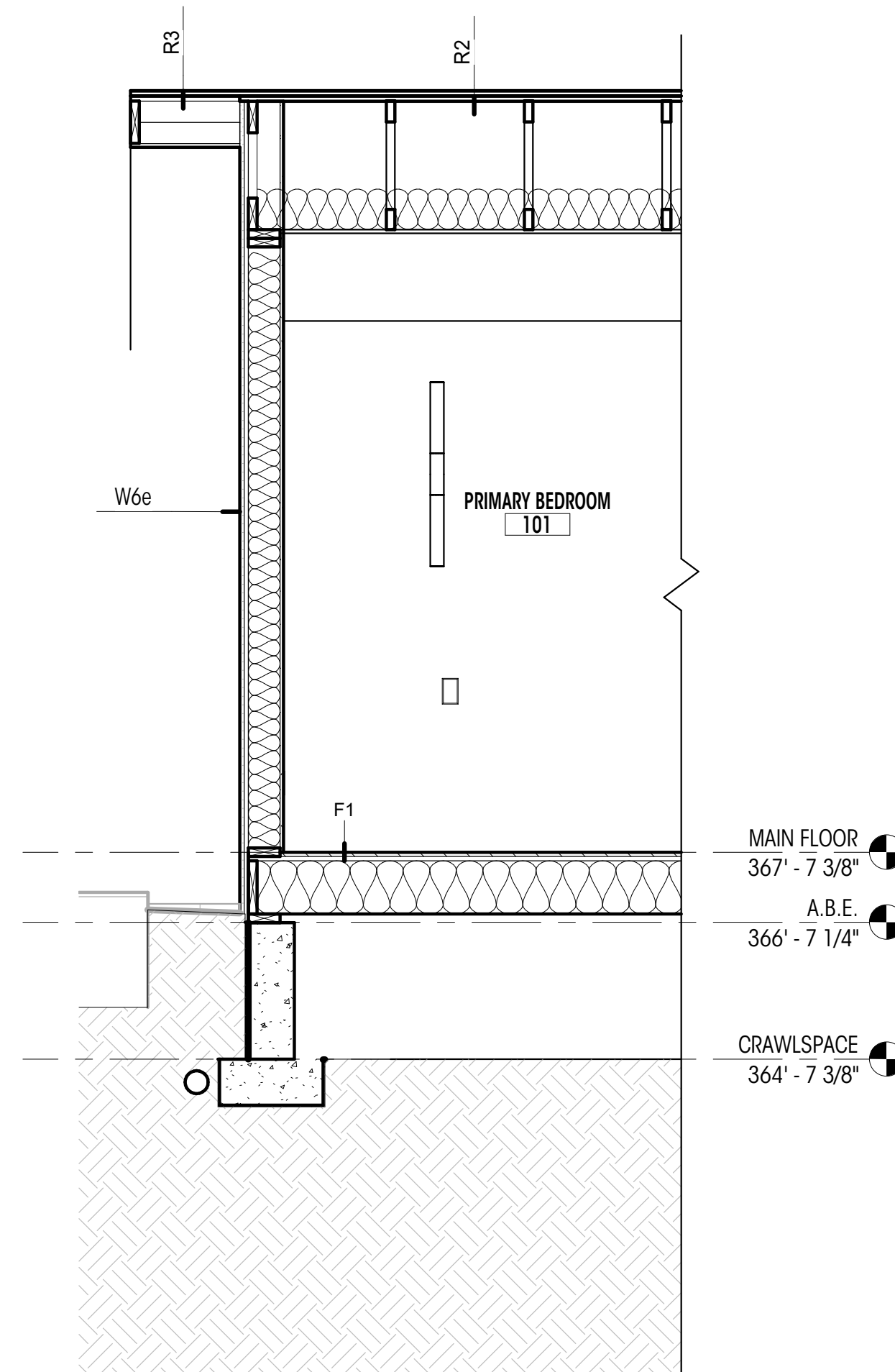
SCALE: 1/4" = 1'-0"

A401

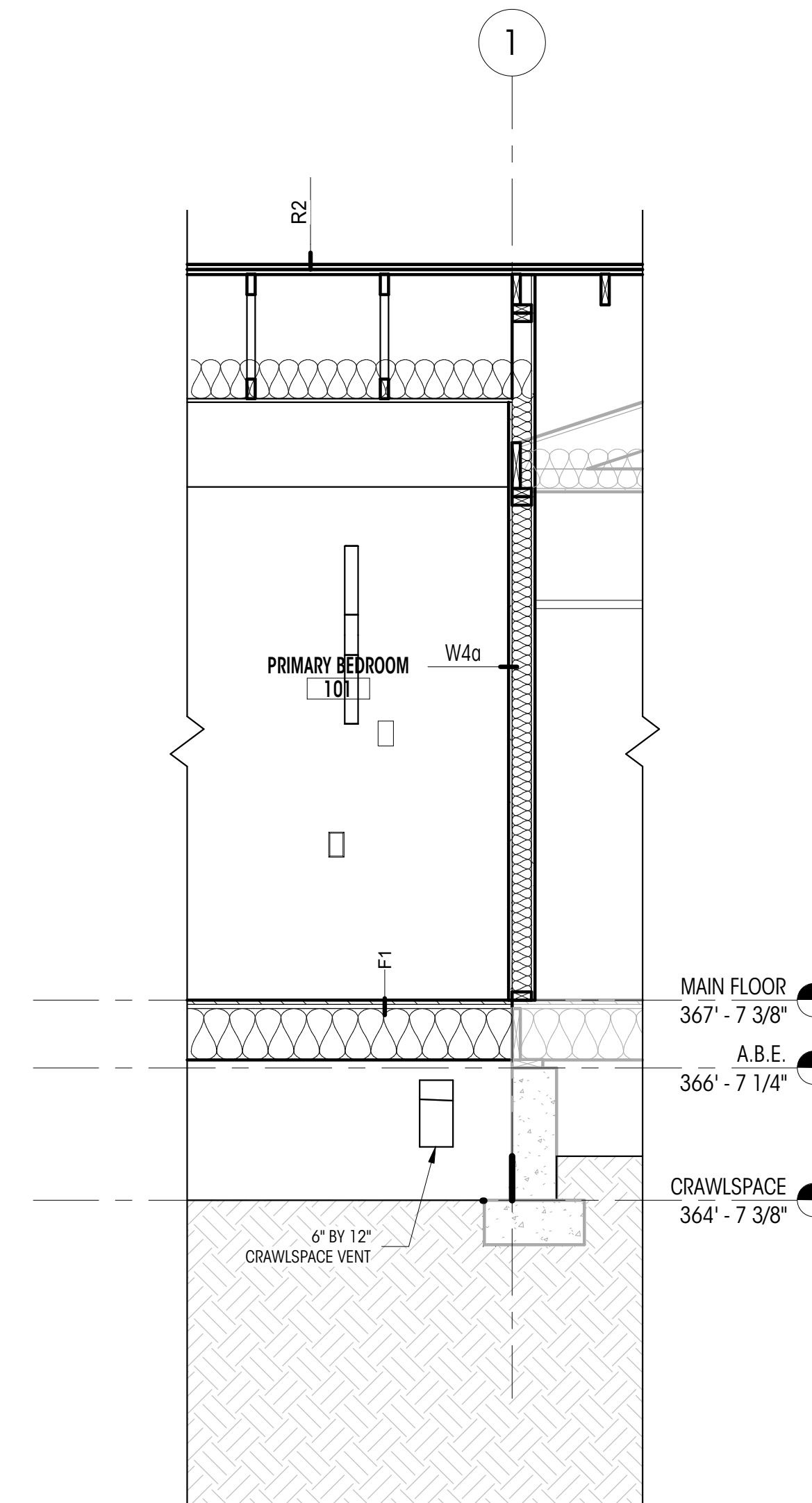
DEDICATED
APPROVAL
STAMP SPACE



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



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



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

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WALL SECTIONS

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

A411

DEDICATED
APPROVAL
STAMP SPACE

WINDOW SCHEDULE

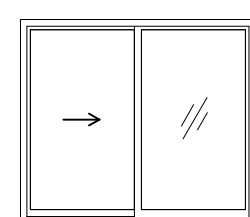
PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	HEAD HT	UNIT AREA (sf)	U VALUE	UA	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	SAFETY GLAZING	EGRESS	NOTES
101A	A	4' - 10 3/4"	4' - 2 3/4"	6' - 8 3/4"	21 SF	0.28	6 SF					●	
101B	A	4' - 10 3/4"	4' - 2 3/4"	6' - 8 3/4"	21 SF	0.28	6 SF						

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 FOR **EFFICIENT BUILDING ENVELOPE OPTION 1A**
- PER IRC 8310.2 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 8308.4.3, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL NEEDS TO BE TEMPERED GLASS / SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS:
 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF.
 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND
 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36"; MEASURE HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING.

SPECIFIC NOTES

1. FROSTED / OPAQUE GLAZING



A
FIXED

ARCH - WINDOW TYPES

1/4" = 1'-0"

DOOR SCHEDULE

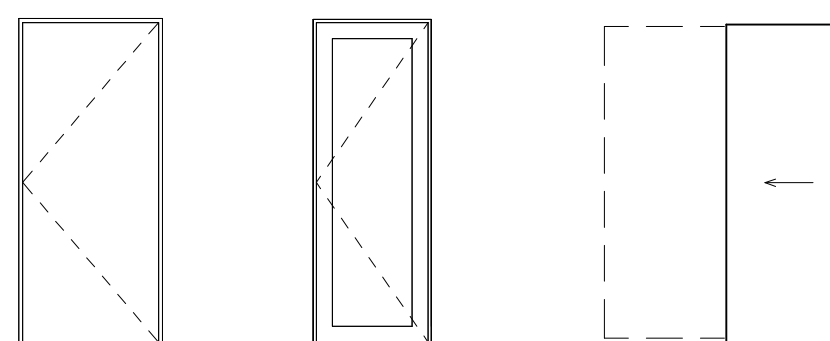
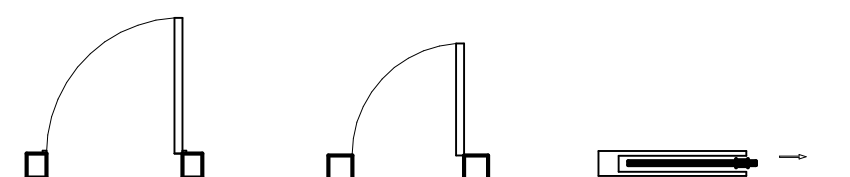
PLAN ID	ROOM NAME	TYPE	WIDTH (ft.)	HEIGHT (ft.)	AREA (sf.)	U VALUE	UA	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	EGRESS	CLOSER	RATED	NOTES
	PRIMARY BATH	11	2'-4"	6'-8"	16 SF									
	PRIMARY BATH	11	2'-4"	6'-4"	15 SF									
101A	PRIMARY BEDROOM	B	2'-4"	6'-8"	16 SF	0.28	5 SF							
101B	PRIMARY BEDROOM	C	2'-8"	6'-8"	18 SF									
101C	PRIMARY CL.	C	2'-6"	6'-8"	17 SF									
101D	PRIMARY BATH	A	2'-8"	6'-8"	18 SF									
101E	PRIMARY BEDROOM	A	3'-0"	6'-8"	20 SF									
102A	LAUNDRY	A	2'-6"	6'-8"	17 SF									

GENERAL NOTES

- ALL NEW DOORS TO BE NFRC CERTIFIED
- ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES FOR **EFFICIENT BUILDING ENVELOPE OPTION 1A**
- ALL DOORS TO BE SOLID-CORE WOOD VENEER FLAT PANELS UNO
- ALL GLAZED DOORS TO RECEIVE TEMPERED / SAFETY GLAZING

SPECIFIC NOTES

1. FROSTED / OPAQUE GLAZING



A
SINGLE FLUSH

B
SINGLE FLUSH
GLASS

C
POCKET DOOR

ARCH - DOOR TYPES

1/4" = 1'-0"

Brandt

Design Group

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98121

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8843



LURIE RESIDENCE

4859 90th Place SE
Mercer Island, WA 98040

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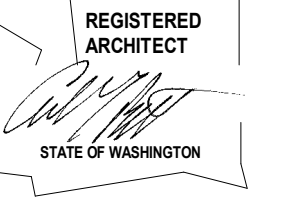
CHECKED BY:

DOOR / WINDOW
SCHEDULES,
LEGENDS, & NOTES

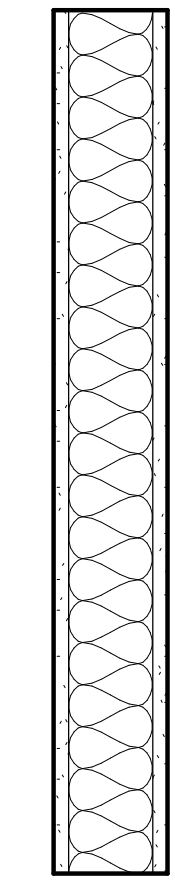
SCALE: 1/4" = 1'-0"

A601

DEDICATED
APPROVAL
STAMP SPACE

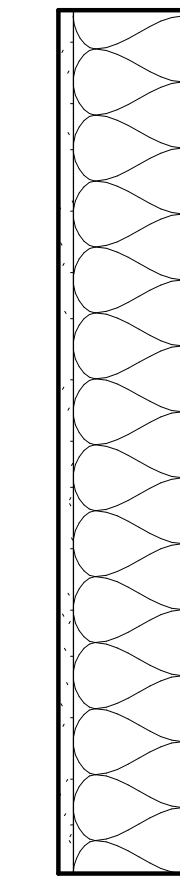


VERTICAL ASSEMBLIES



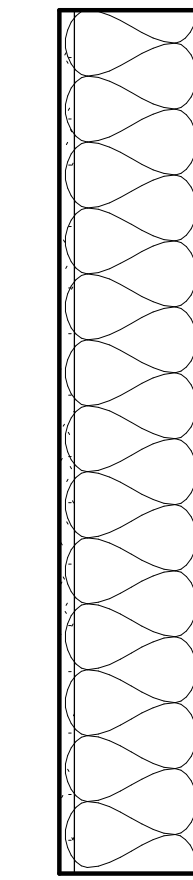
5/8" GWB
SOUND BATT INSULATION
2X4 FRAMING
5/8" GWB

W4a



5/8" GWB
SOUND BATT INSULATION
2X6 FRAMING
5/8" GWB

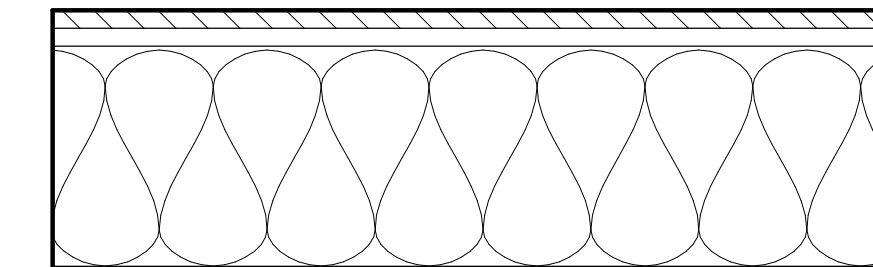
W6a



5/8" GWB
2X6 FRAMING
R-21 MIN INSULATION
3/4" PLYWOOD SHEATHING
GWB
1X VERTICAL FURRING STRIP, PNT BLACK
SIDING

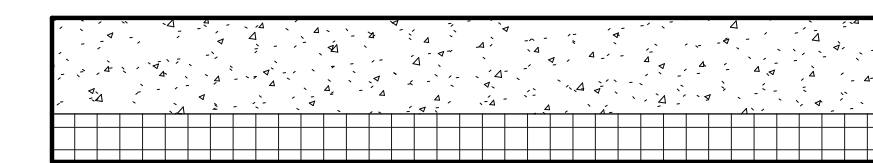
W6e

HORIZONTAL ASSEMBLIES



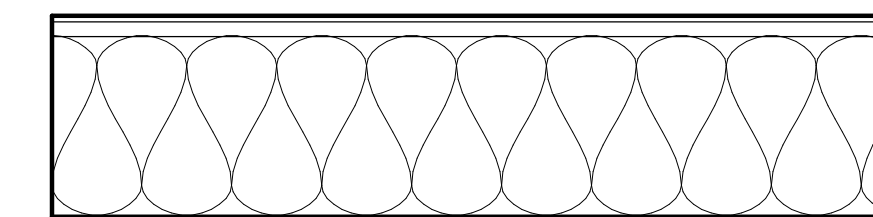
WOOD FINISH T&B
SHEATHING PER STRUCT
FLOOR JOISTS PER STRUCT
VAPOR BARRIER PER GC

E1



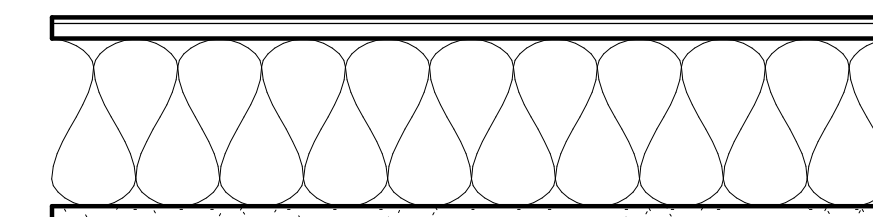
4" CONCRETE PER STRUCT
VAPOR BARRIER PER GC
2" RIGID INSULATION PER GC

F2



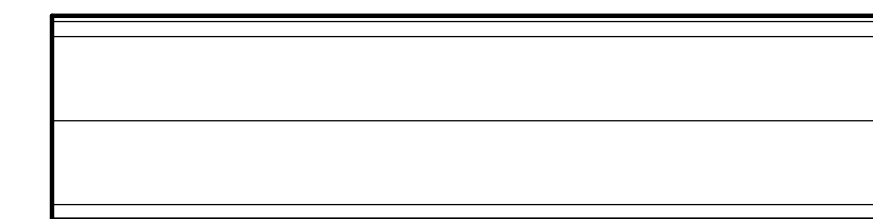
ASPHALT SHINGLES PER GC
ROOFING MEMBRANE PER GC
SHEATHING PER STRUCT
R-38 INSULATION PER GC
FRAMING PER STRUCT
* PROVIDE 1" AIRGAP AT VAULTED CEILING
CONDITIONS FOR ROOF VENTING

R1



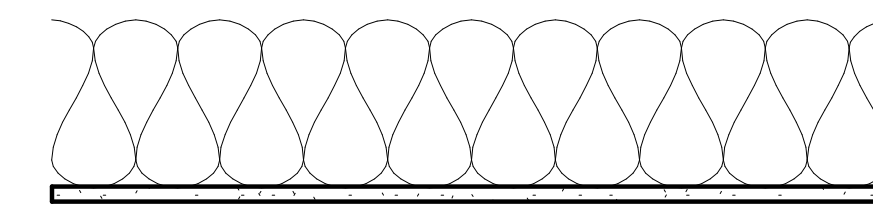
ASPHALT SHINGLES PER GC
ROOFING MEMBRANE PER GC
SHEATHING PER STRUCT
R-38 INSULATION PER GC
ROOF TRUSSES PER STRUCT
5/8" GWB, PAINTED
* PROVIDE 1" AIRGAP AT VAULTED CEILING
CONDITIONS FOR ROOF VENTING

R2



ASPHALT SHINGLES PER GC
ROOFING MEMBRANE PER GC
SHEATHING PER STRUCT
FRAMING PER STRUCT
EAVE SHEATHING PER GC

R3



R-49 MIN. BATT INSULATION PER GC
5/8" GWB, PAINTED

C1

REVISIONS

NO. DATE:

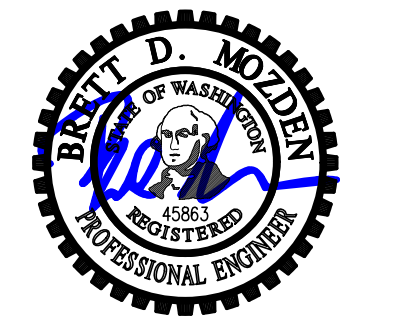
DRAWN BY: MD
CHECKED BY:

ASSEMBLY DETAILS

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

A701

DEDICATED
APPROVAL
STAMP SPACE



DESIGN:	LAN
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	BDM
JURISDICTIONAL APPROVAL STAMP:	
REVISIONS:	

PROJECT TITLE:

Lurie Residence

4859 90th PI SE
Mercer Island, WA 98040

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

ISSUE:

PERMIT

SHEET TITLE:

General Structural Notes

SCALE:

DATE: **March 31, 2023**

PROJECT NO: **01519-2023-02**

SHEET NO:

S1.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- DESIGN LOADING CRITERIA:
RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD 40 PSF
ENVIRONMENTAL LOADS
SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, P_g=25 PSF, P_f=20 PSF
WIND G_{CFI}=0.18, 100 MPH, RISK CATEGORY II, EXPOSURE "B"
EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, SITE CLASS=D,
S_s=1.437, S_{ds}=1.15, S₁=0.499, S_{D1}=0.60, C_s=0.177
SDC D (DEFAULT), I_e=1.0, R=6.5

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

- PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

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

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

- ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

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

CONNECTOR PLATE WOOD ROOF TRUSSES

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT'S AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS.

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

- SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

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

ALLOWABLE SOIL PRESSURE. 1500 PSF

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

- EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

- ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE OVERTCUT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING.
- WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 6" EMBED, UNLESS OTHERWISE NOTED ON PLANS.

- CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, F_y = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, F_y = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, F_y = 60,000 PSI.

- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) 2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . 1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2"
SLABS AND WALLS (INT. FACE) GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

- CONCRETE WALL REINFORCING—PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

- CAS-T-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAS-T-IN-PLACE AND PRECAST.

ANCHORAGE

- EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

- CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, F _b = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _b = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _b = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, F _c = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, F _c = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F_b = 2,400 PSI, F_v = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F_b = 2400 PSI, F_v = 265 PSI.

- MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	F _b = 2900 PSI, E = 2000 KSI, F _v = 290 PSI
LVL (2.0E-2600FB WS)	F _b = 2600 PSI, E = 2000 KSI, F _v = 285 PSI
LSL (1.55E)	F _b = 2325 PSI, E = 1550 KSI, F _v = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS 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%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF

WIND UPLIFT (TOP CHORD) 29 PSF
BOTTOM CHORD LIVE LOAD 10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

- PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWP A STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWP UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWP UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWP UC4B.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- 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 ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TIS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

- WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND INSTALLED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

- NOTCHES AND HOLES IN WOOD FRAMING:

- NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

- IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

- NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

- WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

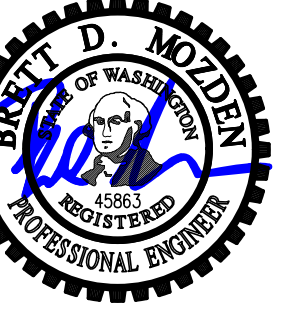
- WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 x 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

- FLOOR AND ROOF FRAMING: 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 BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULT JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND



DESIGN:	LAN
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	BDM

REVISIONS:	

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lurie Residence
 4859 90th PI SE
 Mercer Island, WA 98040

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

ISSUE:
PERMIT

SHEET TITLE:
**Main Floor Framing/
 Foundation Plan**

SCALE:
 1/4" = 1'-0" U.N.O.
 DATE:
 March 31, 2023
 PROJECT NO:
 01519-2023-02
 SHEET NO:

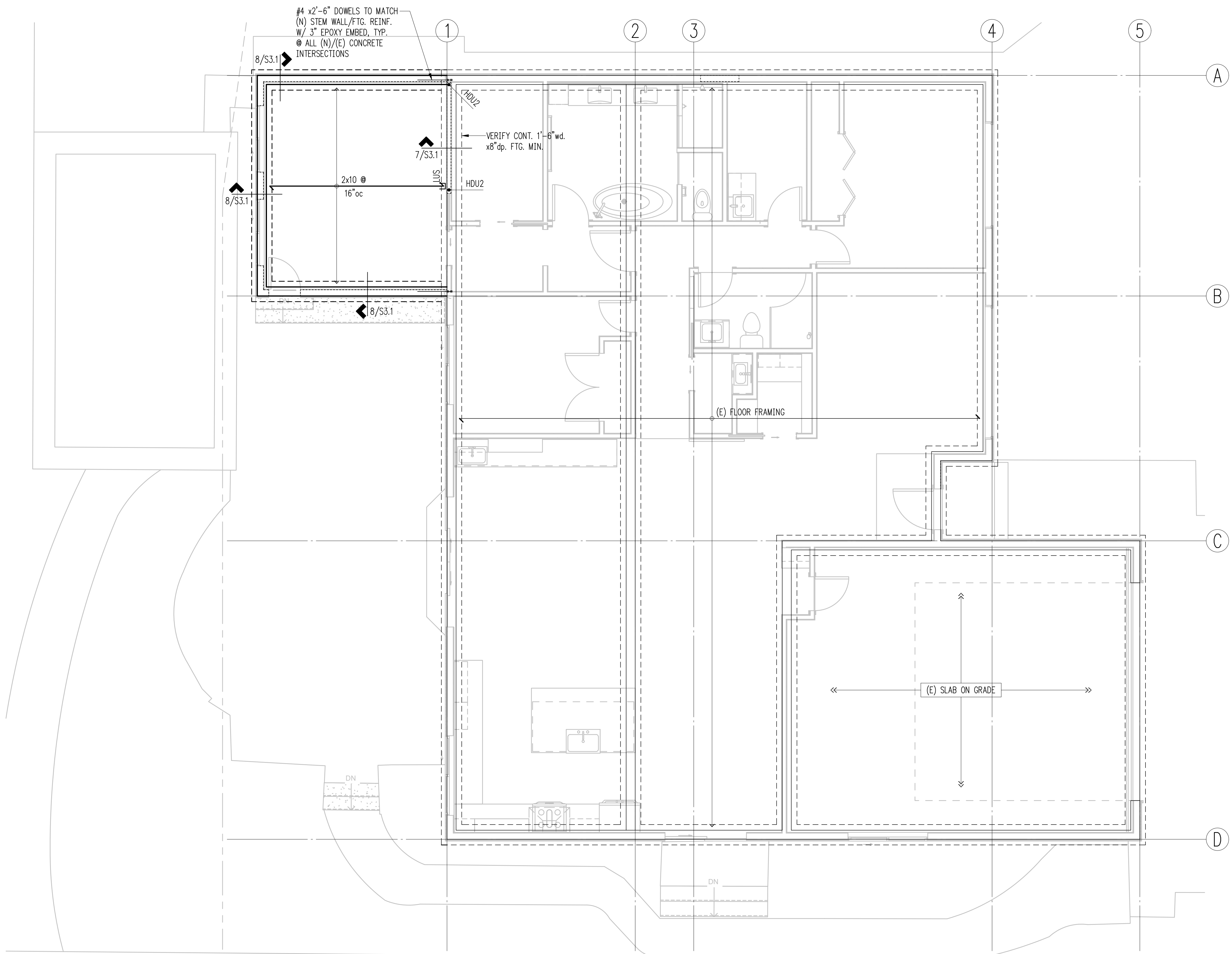
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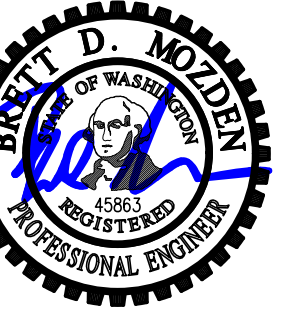
- STRUCTURAL WALL OR POST ABOVE
- EXISTING STRUCTURAL WALL OR POST ABOVE
- STEM WALL & FOOTING
- EXISTING STEM WALL & FOOTING
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- EXISTING HEADER/BEAM
- HANGER
- HDUx HOLDOWN PER 12/S3.1

Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
4. THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
5. TYPICAL NEW FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" T&G APA RATED PLYWOOD FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.N.O. NAIL FLOOR SHEATHING W/ 80 AT 6" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS AND COLLECTORS, AND AT 12" OC IN FIELD.



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



DESIGN: LAN
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
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 Mercer Island, WA 98040

ARCHITECT:
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ISSUE:
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SHEET TITLE:
Roof Framing Plan

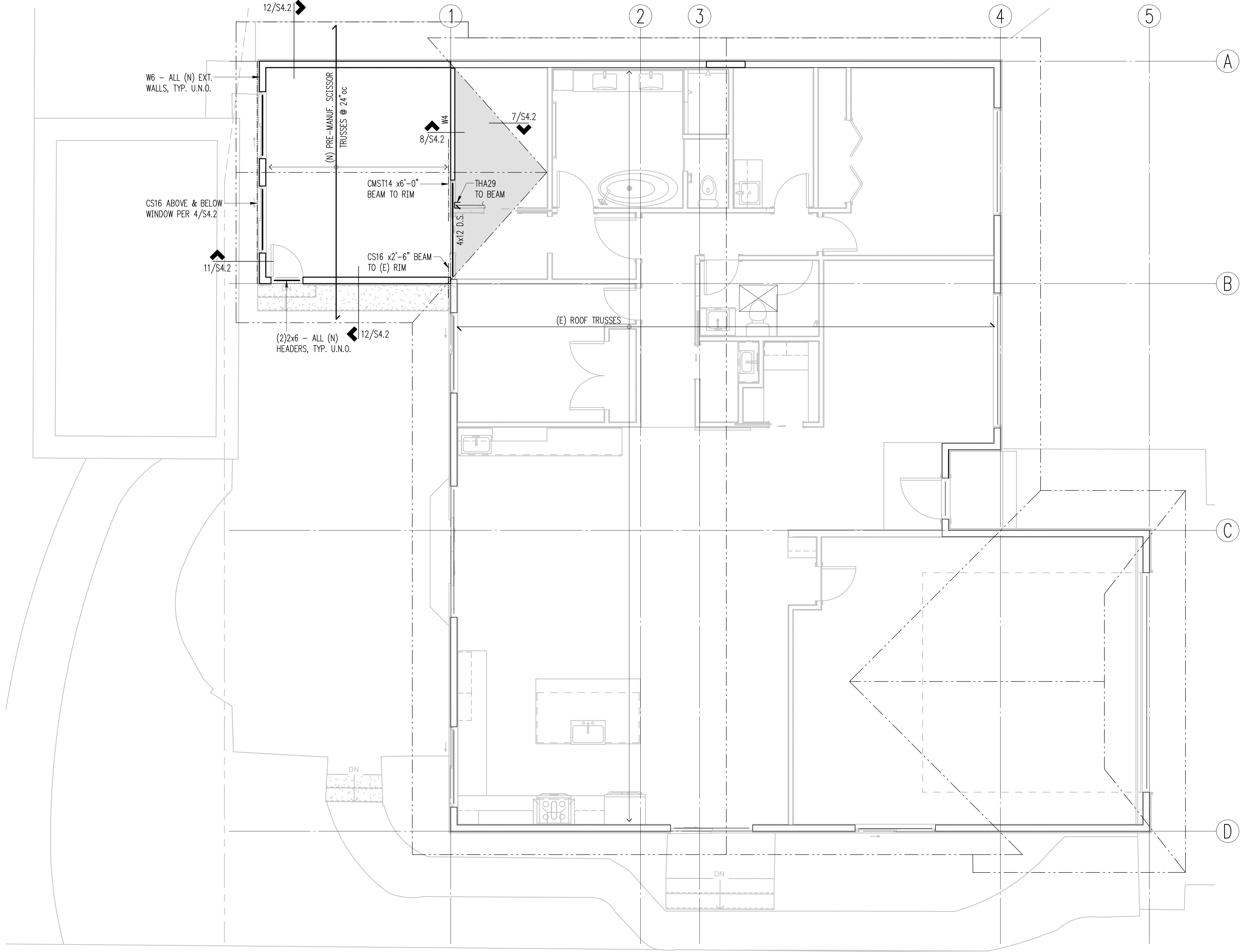
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 PROJECT NO: 01519-2023-02
 SHEET NO:

S2.2

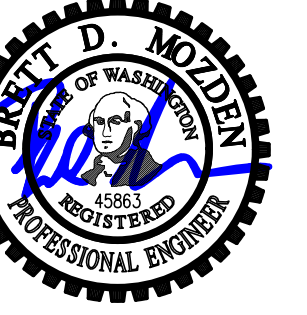
Legend

- NEW STRUCTURAL WALL OR POST BELOW
- EXISTING WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- NEW HEADER/BEAM PER PLAN
- EXISTING HEADER/BEAM
- HANGER
- DRAG STRUT/COLLECTOR: NAIL W/ 8d @ 6"oc THRU SHEATHING
- OVERFRAME W/ 2x6 @ 24"oc. POST DOWN TO FRAMING BELOW @ 4'-0"oc

- Plan Notes**
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 3. EXISTING FRAMING ON PLANS IS ASSUMED. CONTRACTOR TO VERIFY DIRECTIONS AND EXTENTS. NOTIFY ARCHITECT AND ENGINEER IF DIFFERENT.
 4. ALL NEW POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
 5. PROVIDE (2) BEARING STUDS AT EACH END OF ALL NEW HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.N.O.
 6. "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL NEW EXTERIOR WOOD FRAMED WALLS ARE W6, U.N.O.
 7. TYPICAL NEW ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.N.O. NAIL ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS AND COLLECTORS, AND AT 12" O.C. FIELD.



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



DESIGN: LAN
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

1

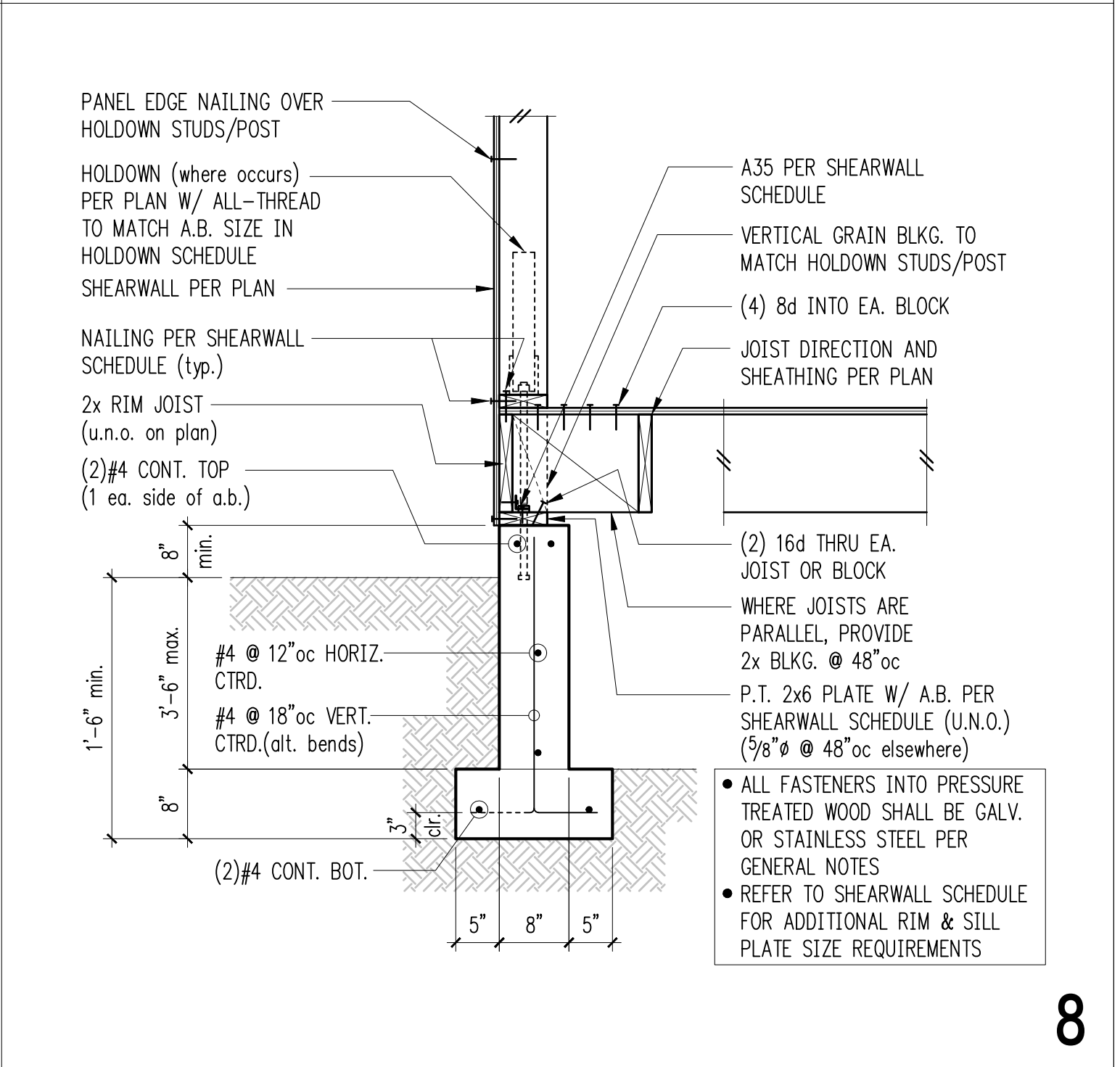
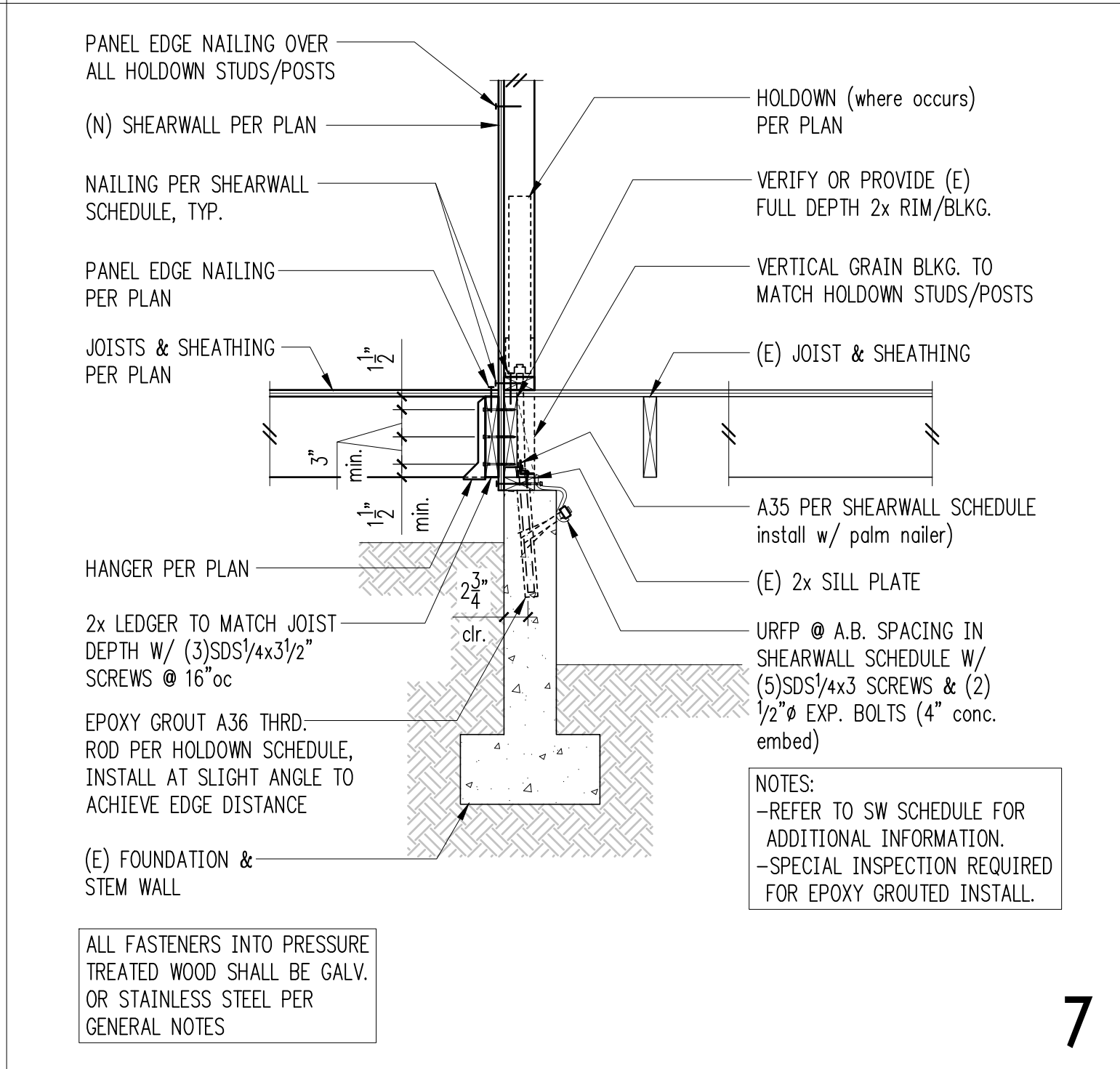
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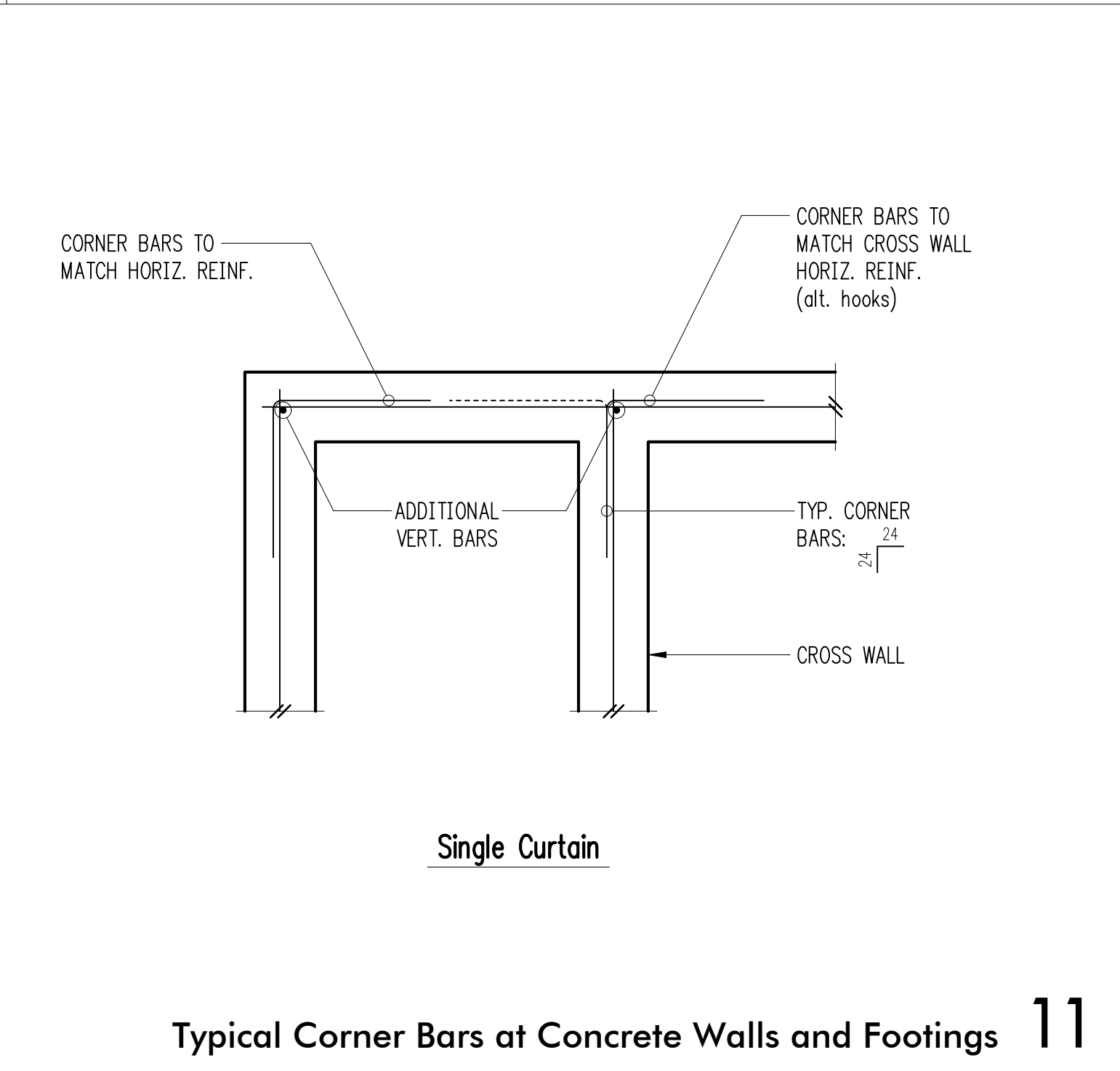
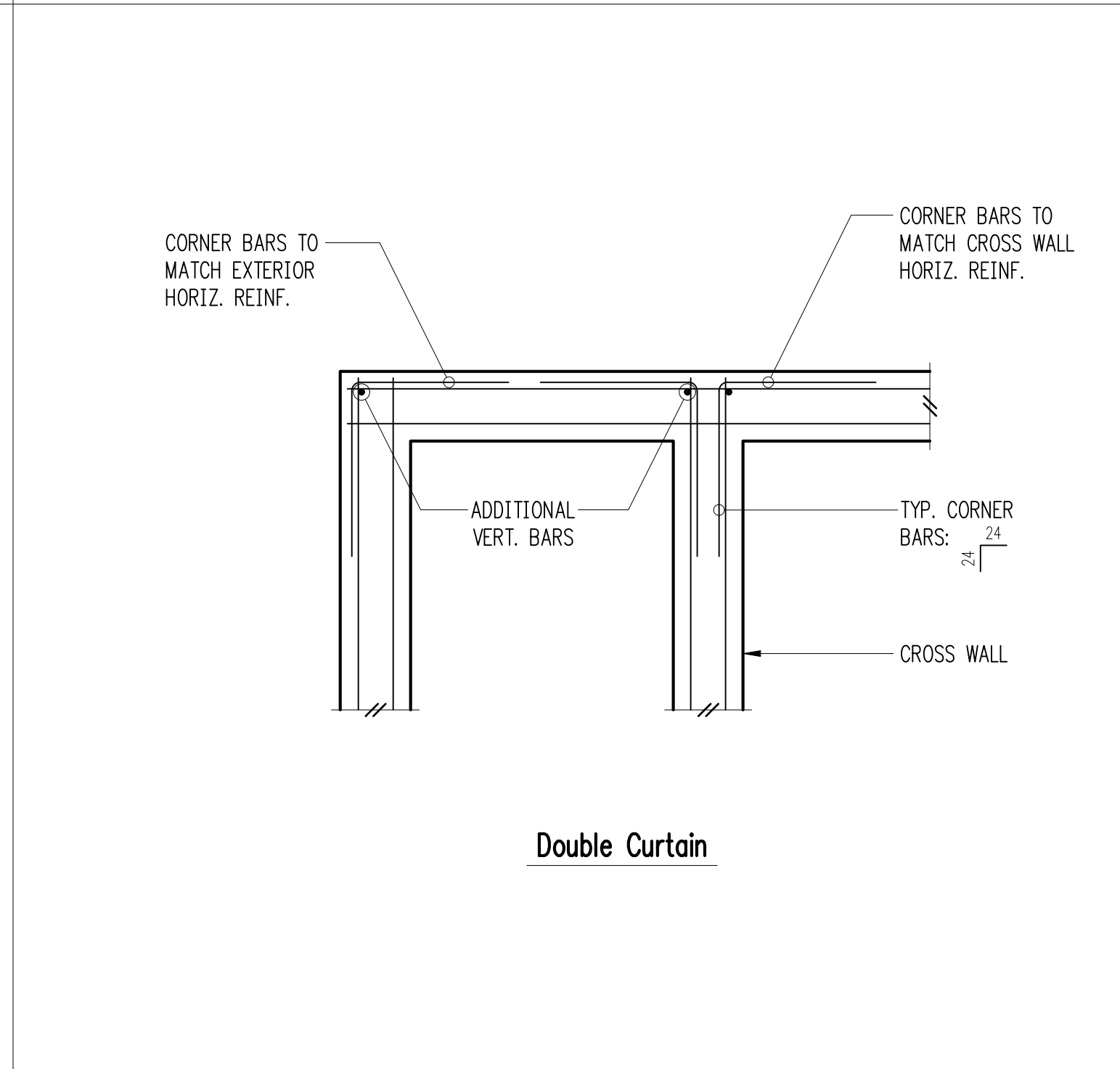


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Holdown Schedule

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ① if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2/2"	5/8"Ø	12"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2/2"	5/8"Ø	16"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2/2"	5/8"Ø	20"	4x6	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2/2"	7/8"Ø	24"	4x8	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2/2"	1"Ø	24"	4x10	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2/2"	1"Ø	24"	4x12	6x8

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

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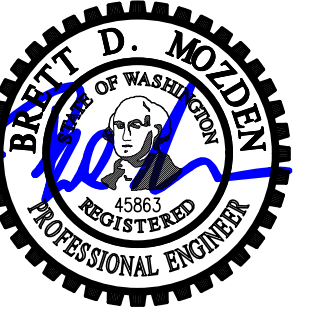
ISSUE:
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 SHEET TITLE:

Foundation Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 31, 2023
 PROJECT NO: 01519-2023-02
 SHEET NO:

S3.1

Typical Corner Bars at Concrete Walls and Footings 11

Typical HDU Holdown 12



DESIGN: LAN
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

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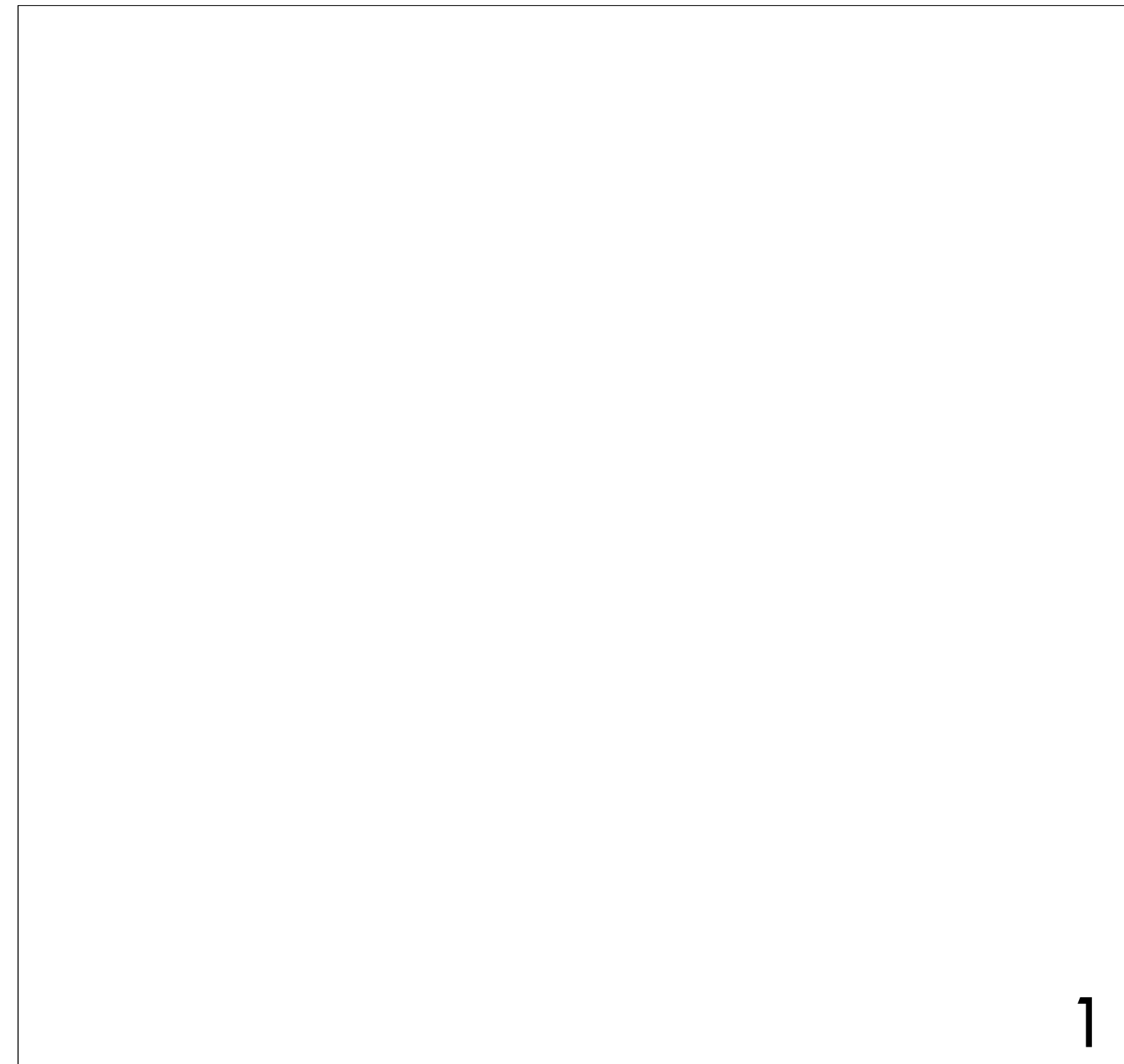
ARCHITECT:
Brandt Design Group
 66 Bell Street Unit 1
 Seattle, WA 98121
 PH 206.239.0850

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SHEET TITLE:
Typical Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 31, 2023
 PROJECT NO: 01519-2023-02
 SHEET NO:

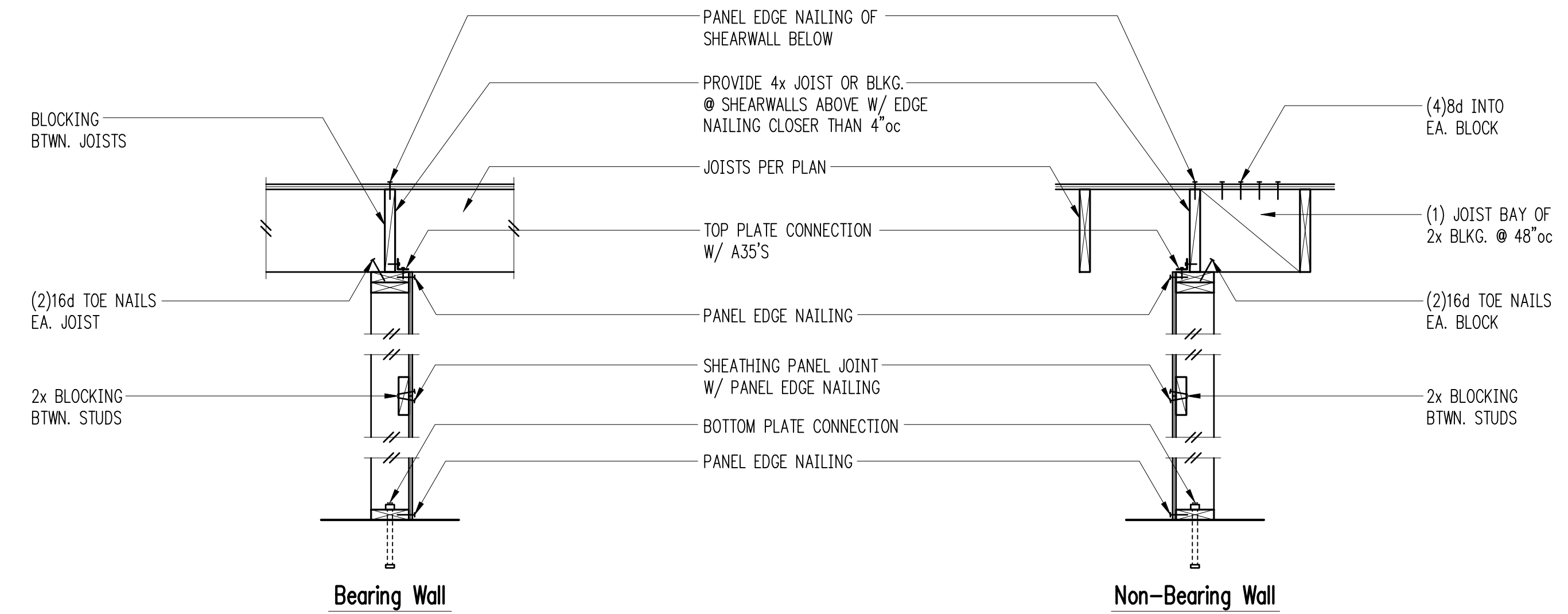
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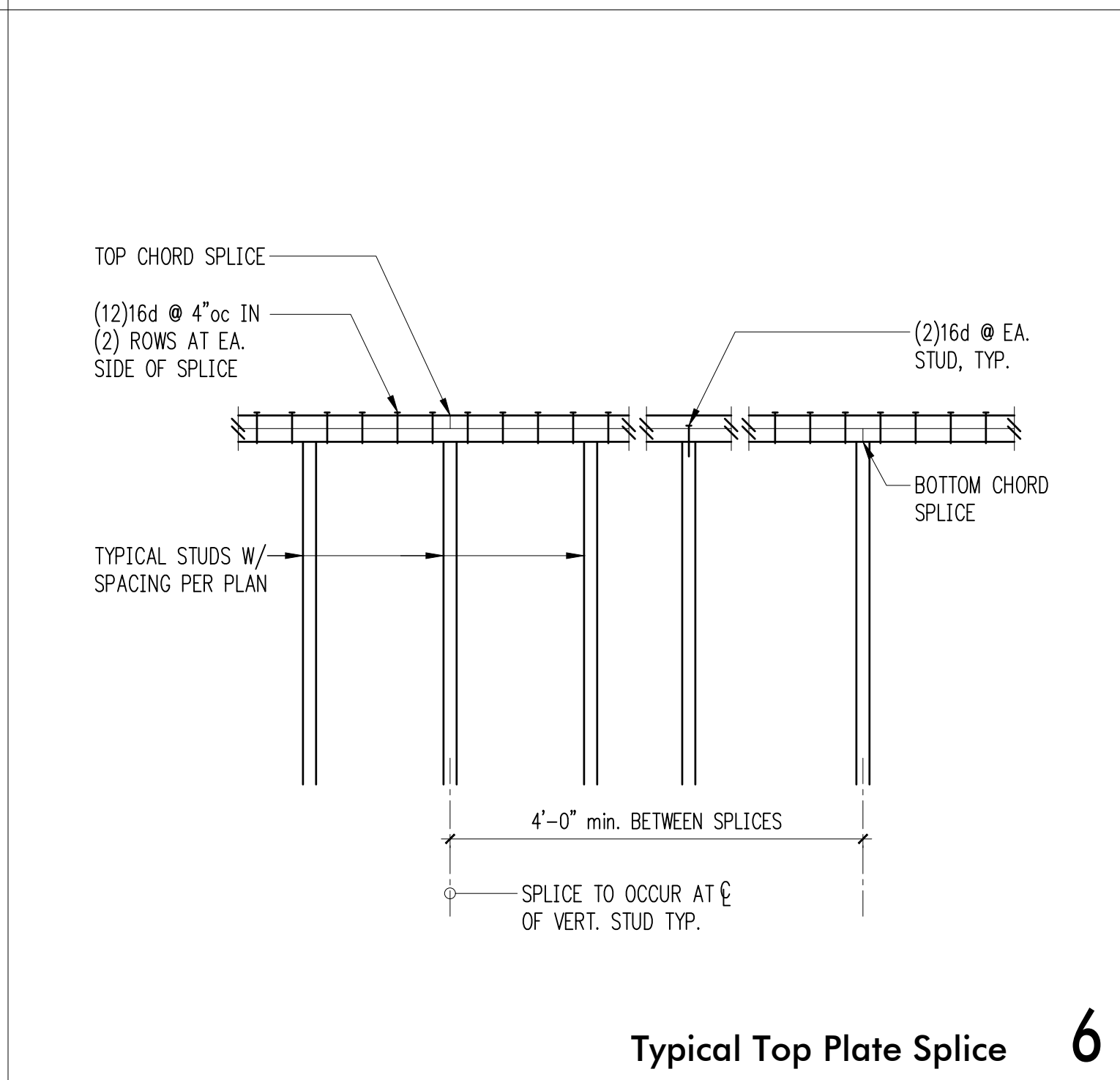


NOTE:
 SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction 4



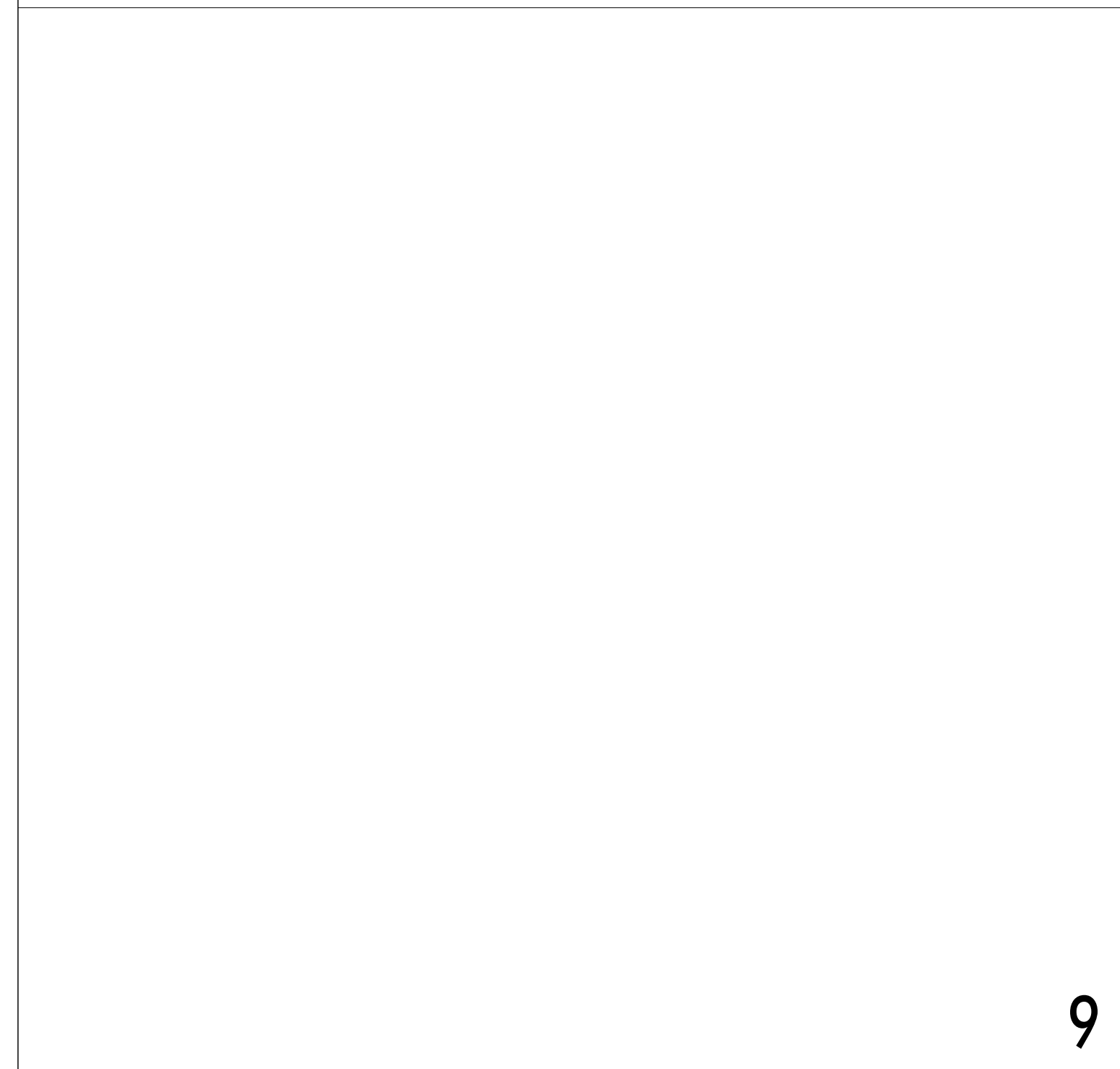
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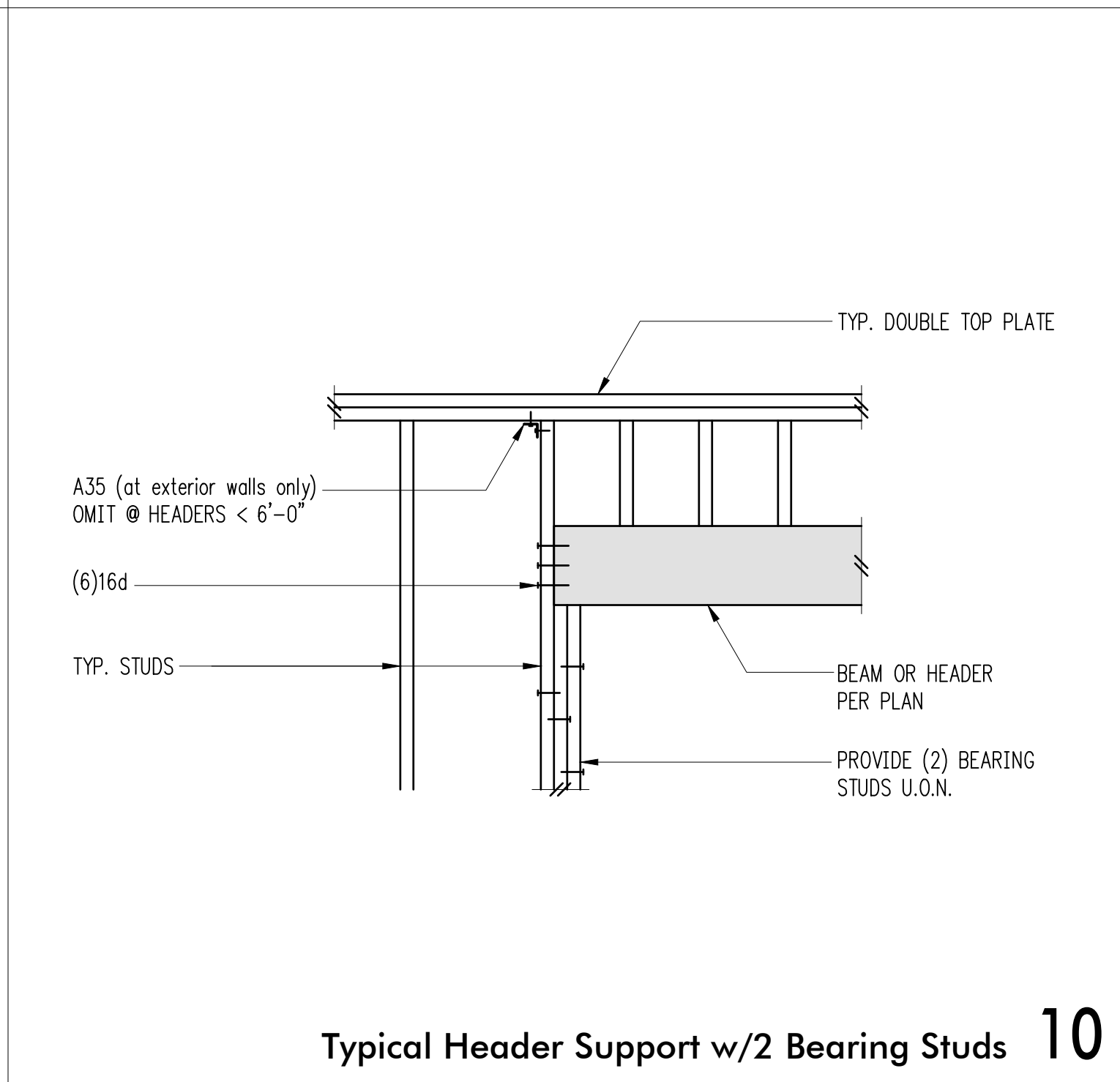
- 1 PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- 2 BASE PLATE NAILING PER SHEARWALL SCHEDULE
- 3 16d @ 8'oc

Typical Top Plate Splice 6

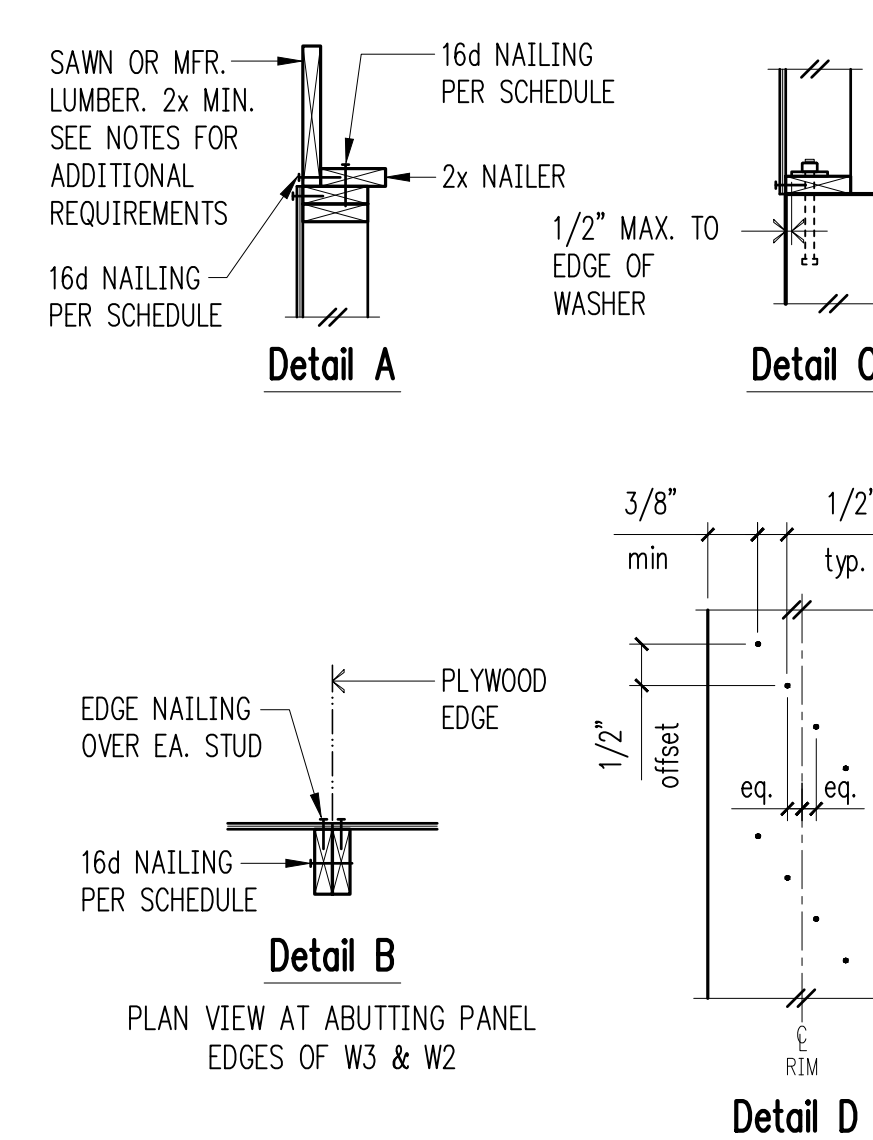
Typical Shearwall Intersections 8



9



Typical Header Support w/2 Bearing Studs 10

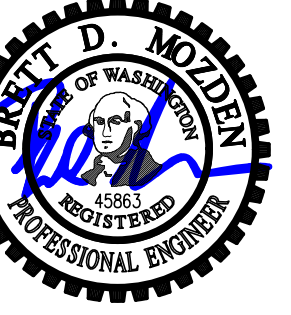


Shearwall Schedule ①②③④⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑧	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8" A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8" A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8" A.B. @ 24"oc
W2 ⑤	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	5/8" A.B. @ 16"oc

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
- ② 8d NAILS SHALL BE 0.131"Ø x 2 1/2" (common) - 16d NAILS SHALL BE 0.135"Ø x 3 1/2" (box)
- ③ EMBED ANCHOR BOLTS AT LEAST 7". DRILLED AND EPOXIED THREADED ROD MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 6" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
- ⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule 12



DESIGN: LAN
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

REVISIONS:

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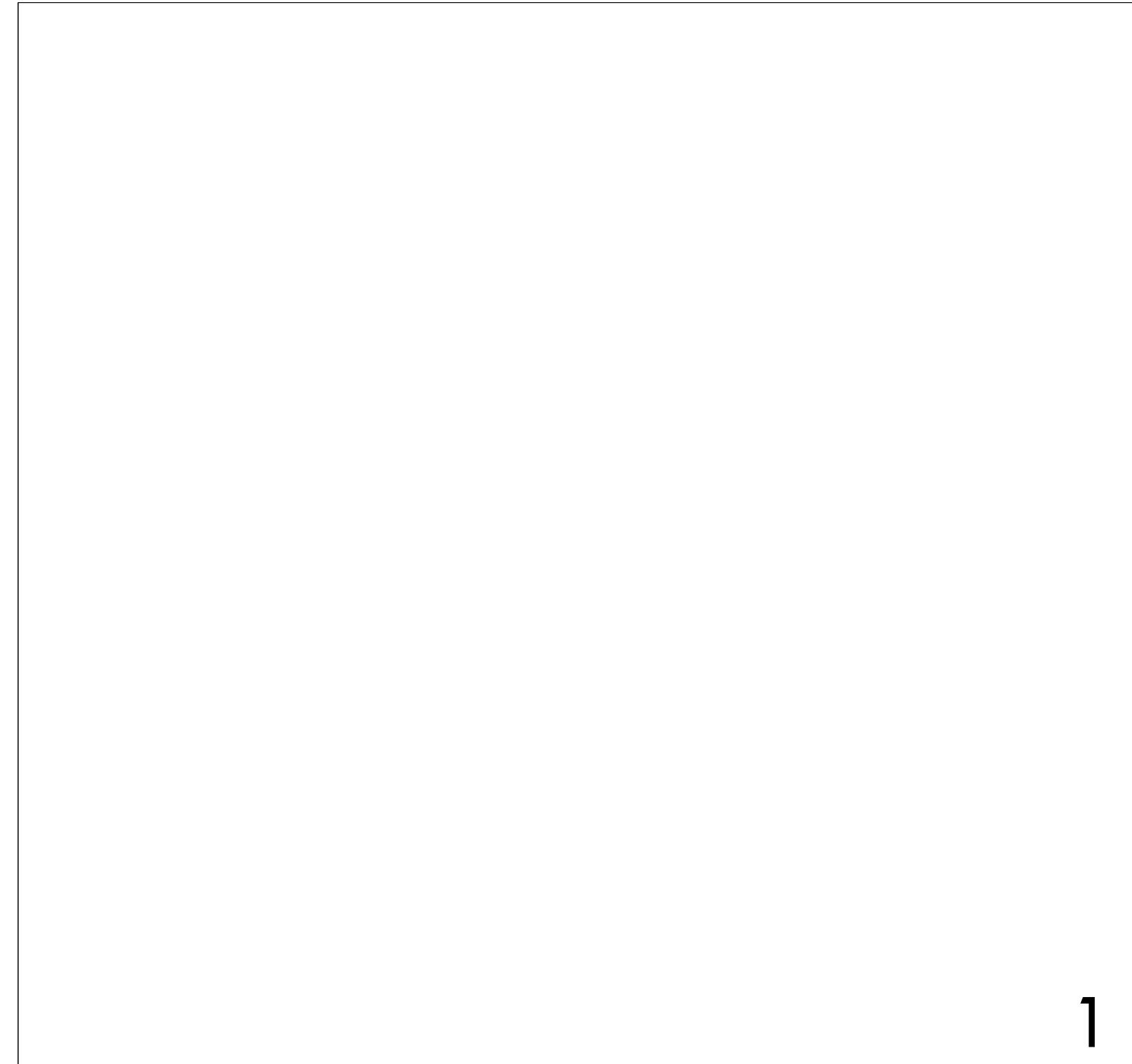
PROJECT TITLE:
Lurie Residence
 4859 90th PI SE
 Mercer Island, WA 98040

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

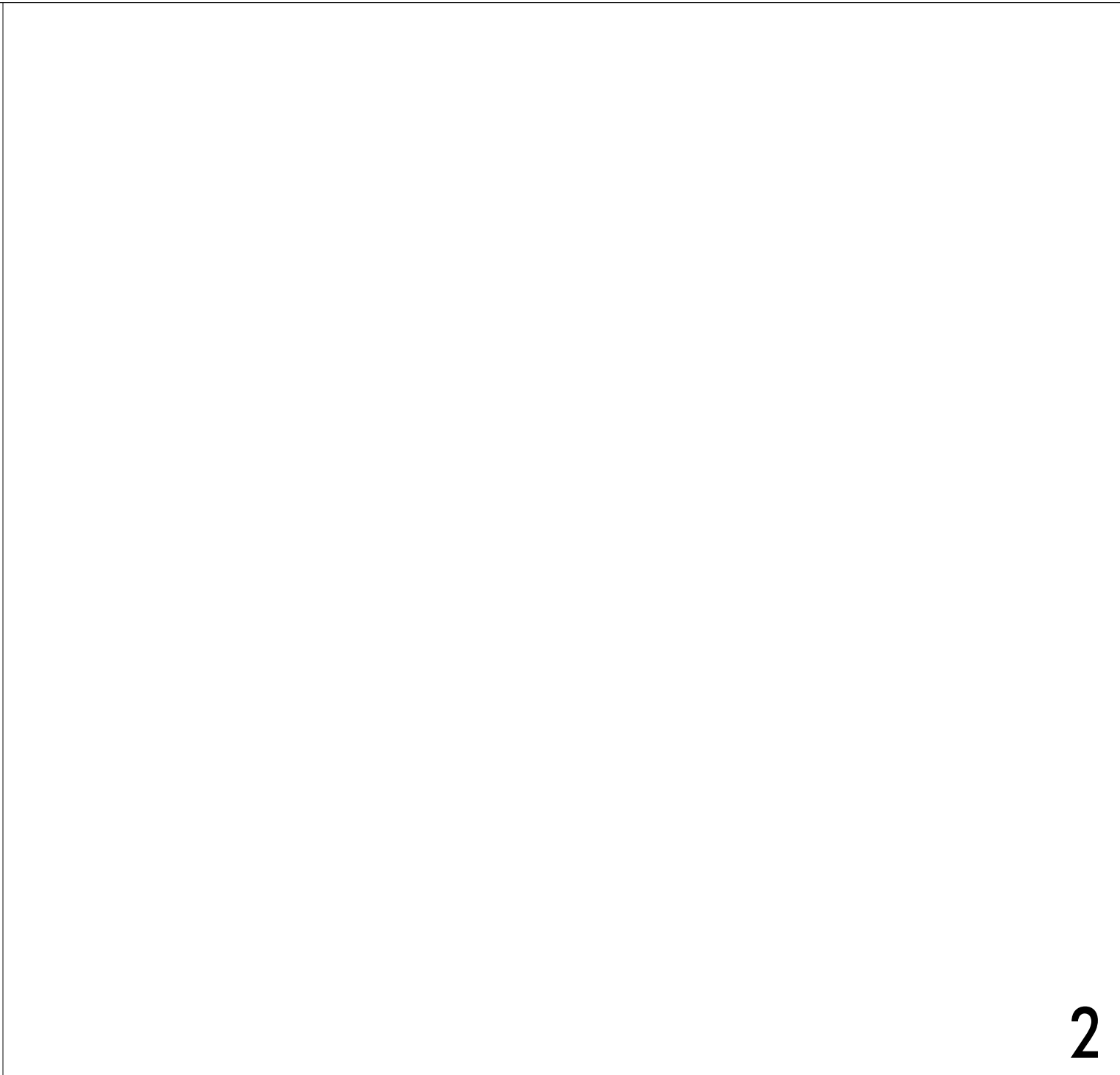
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PERMIT

SHEET TITLE:
Wood Framing Details

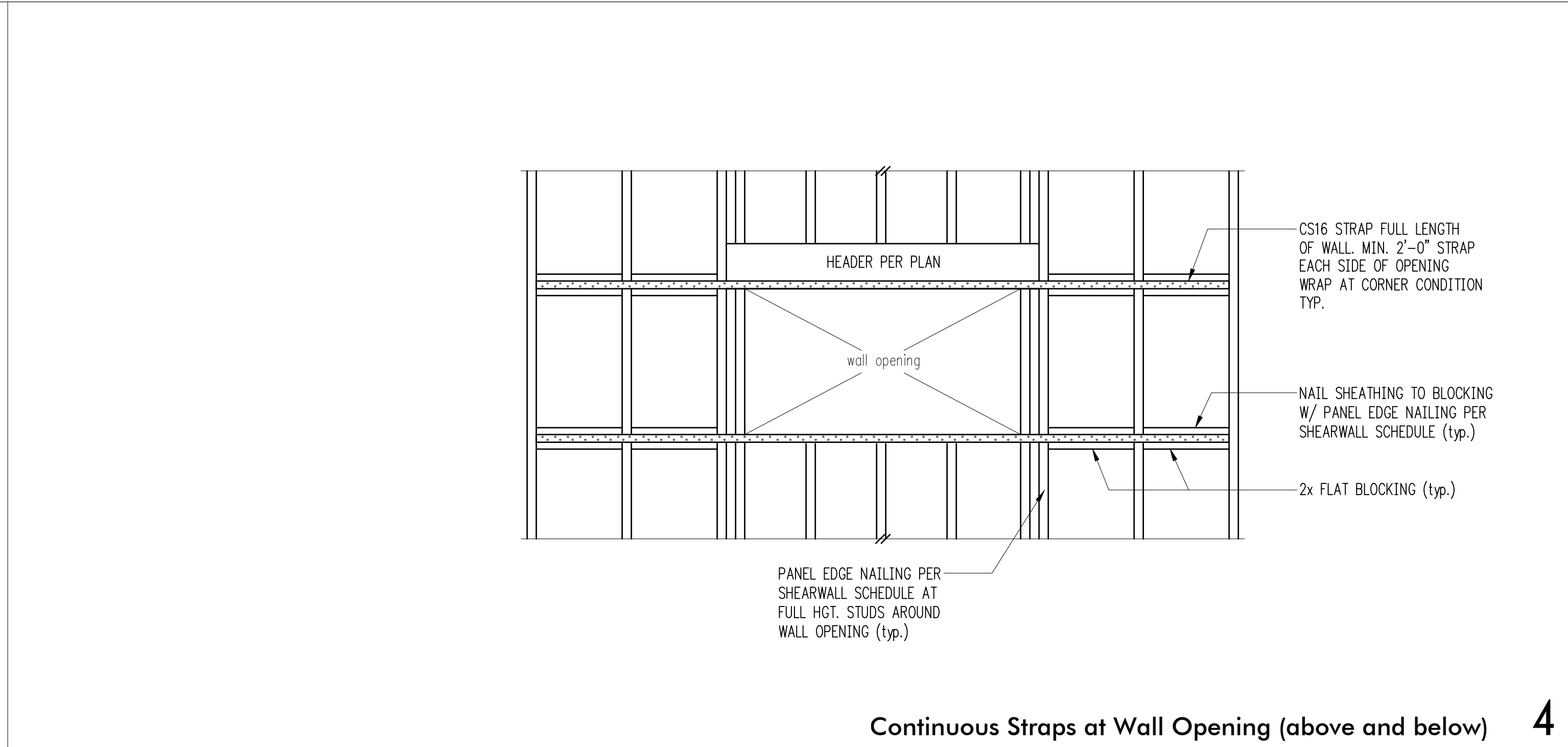
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 PROJECT NO: 01519-2023-02
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1



2



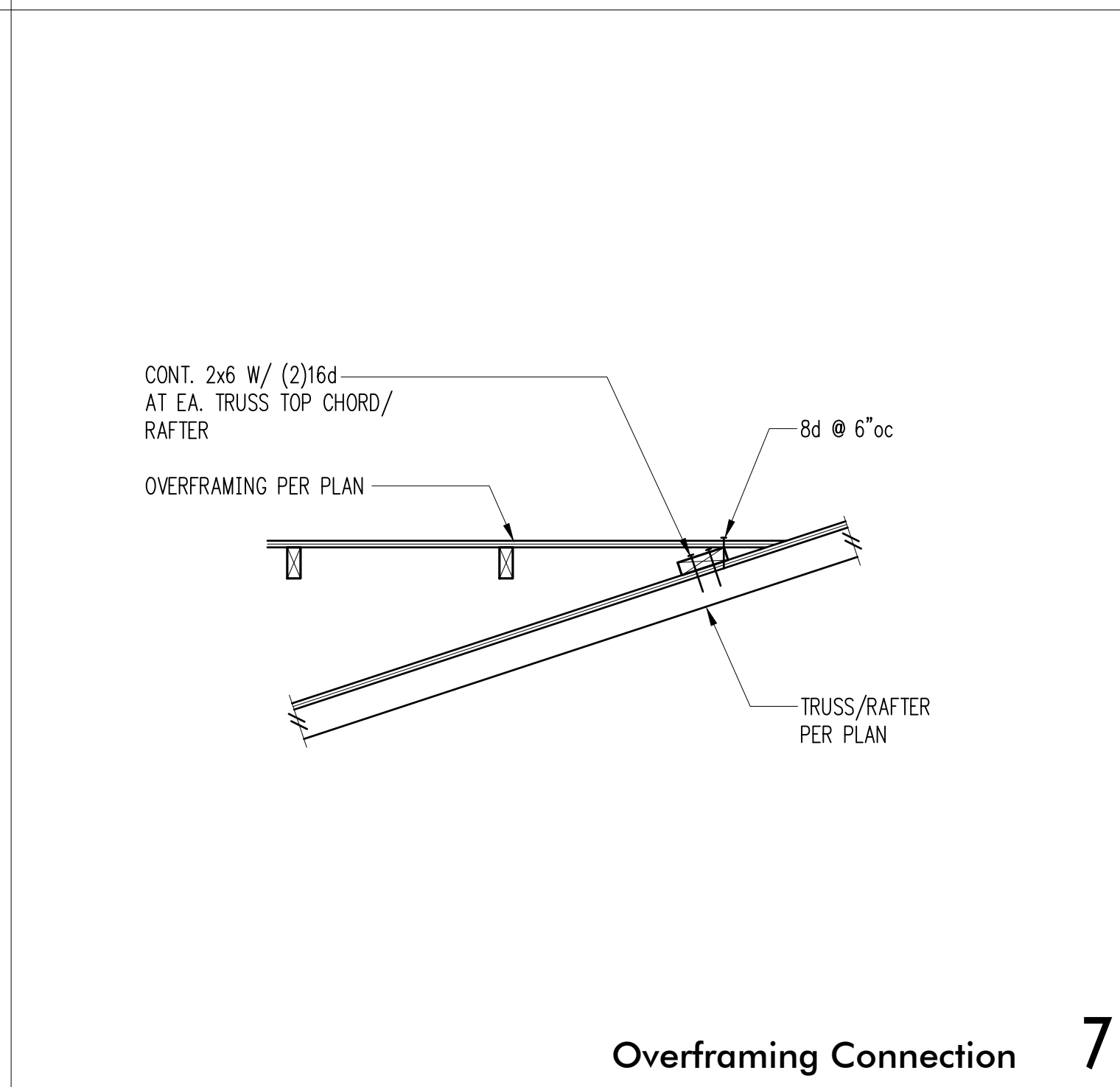
Continuous Straps at Wall Opening (above and below) 4



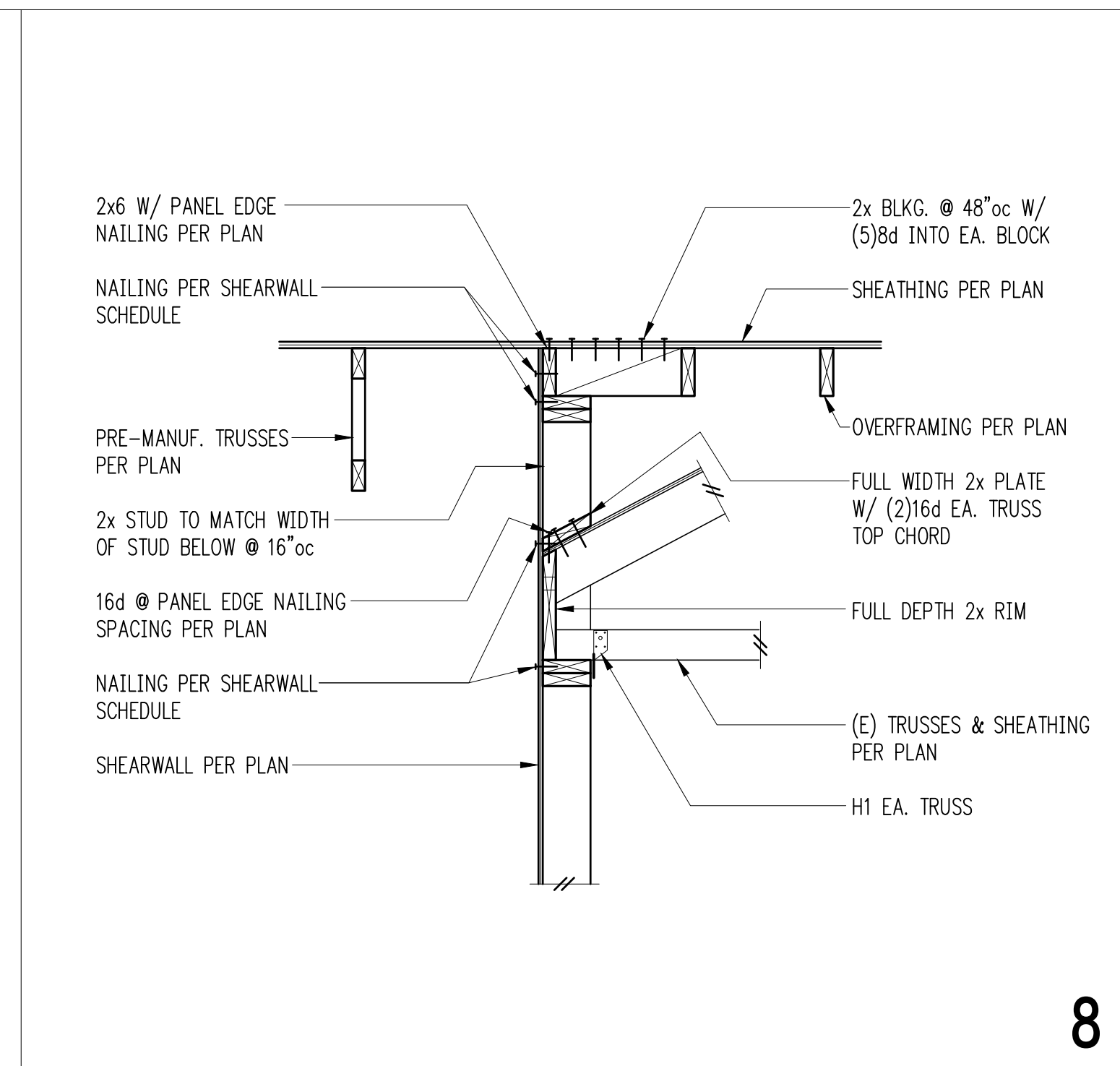
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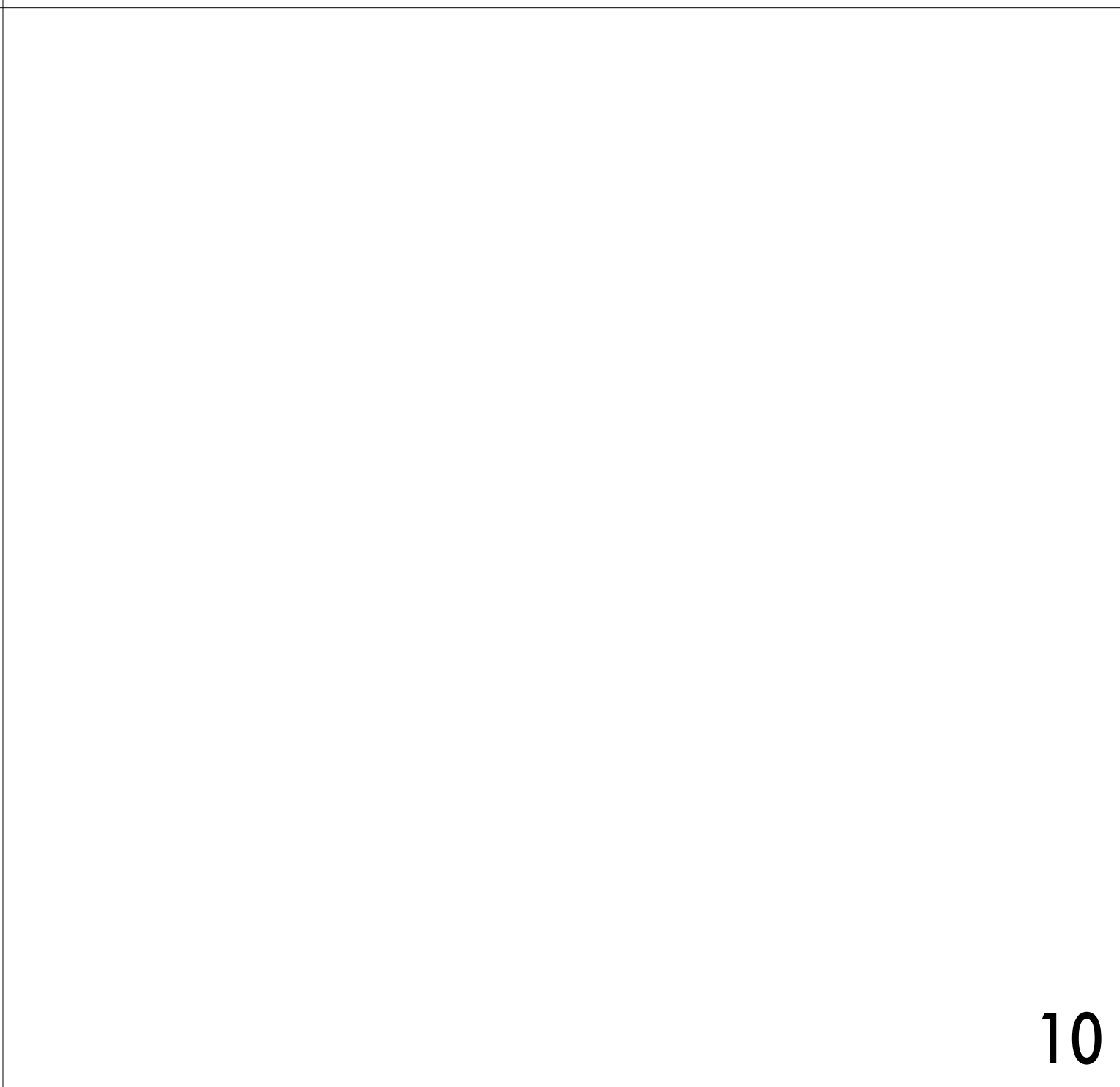
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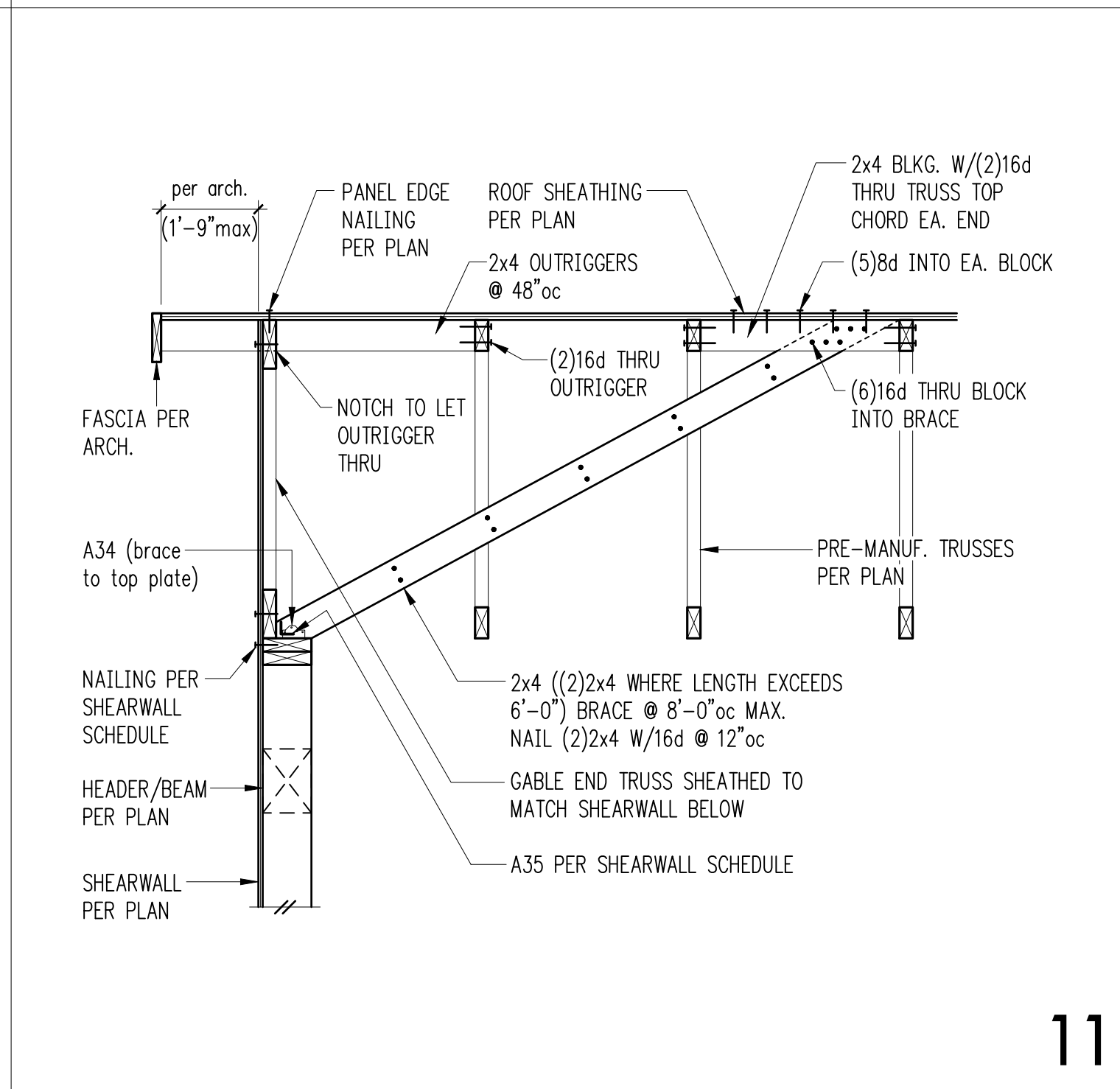
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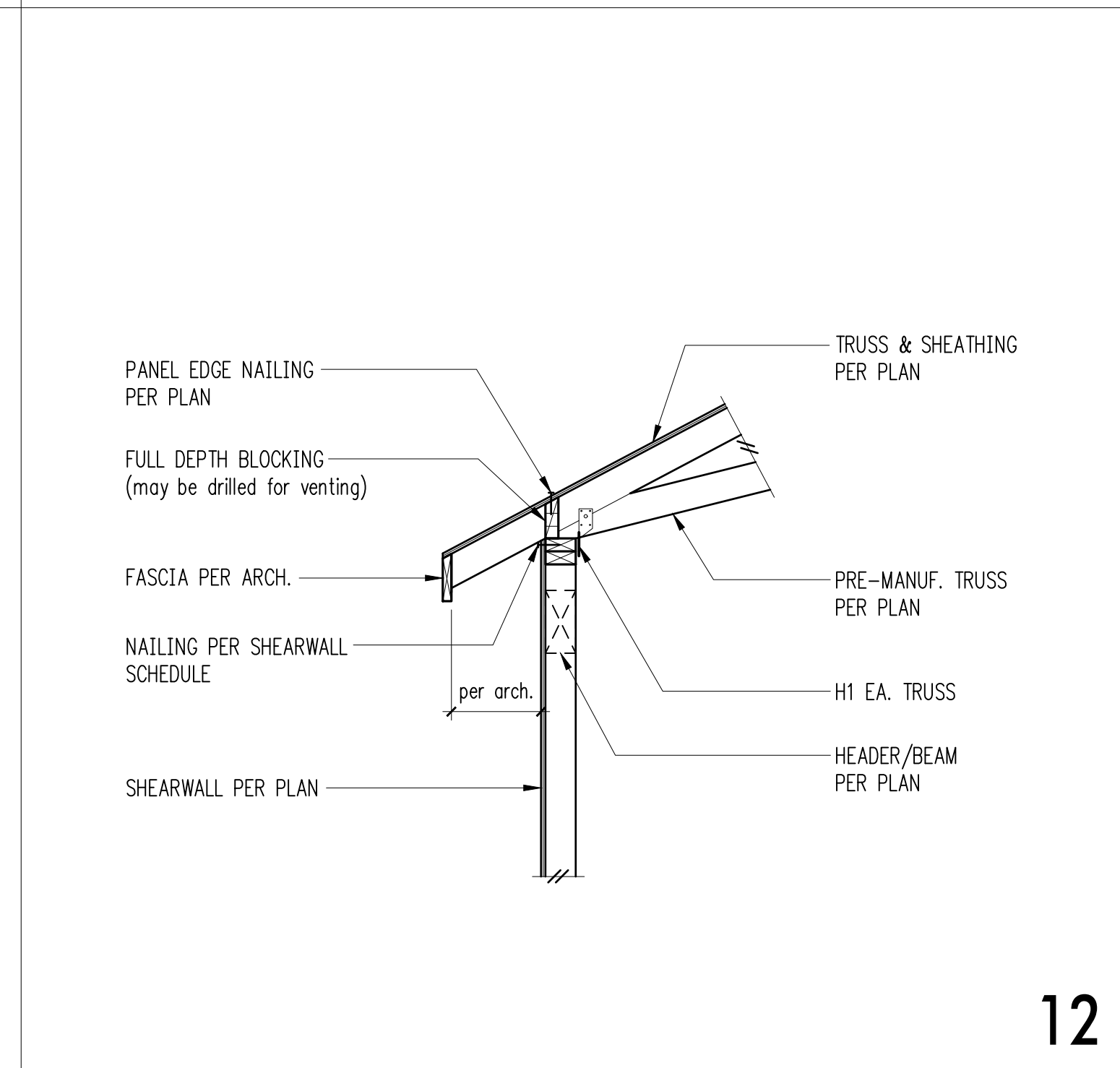
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10



11



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