LOT SLOPE:

Highest Elevation Point of Lot:	56	Feet
Lowest Elevation Point of Lot:	14.28	Feet
Elevation Difference:	41.72	Feet
Horizontal Distance Between High and Low Points:	168	Feet
Lot Slope*	24.8	%

**Lot slope is the elevation difference divided by horizontal distance multiplied by 100.*

LEGAL DESCRIPTION:

PORTION OF LOT 5, LELAND ADDITION AS PER PLATS, RECORDED IN VOLUM 32 OF PLATS, PAGE 19 RECORDS OF KING COUNTY WASHINGTON.

PARCEL NUMBER: 426600-0050

GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	242 Sq. Ft.	0 Sq. Ft.	224 (under ex. roof) Sq. Ft.	466 Sq. Ft.
Main Floor	3662 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	3662 Sq. Ft.
Gross Basement Area	3078 Sq. Ft.	0 (1249) Sq. Ft.	0 Sq. Ft.	3078 Sq. Ft. 1829 S.F. W/BSMT. DEDUCTION
Garage/ Carport	810 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	810 Sq. Ft.
Total Floor Area	7792 Sq. Ft.	0 Sq. Ft.	224 Sq. Ft.	8016 Sq. Ft. 6767 S.F. W/BSMT. DEDUCTION
Accessory Buildings	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.

LOT COVERAGE:

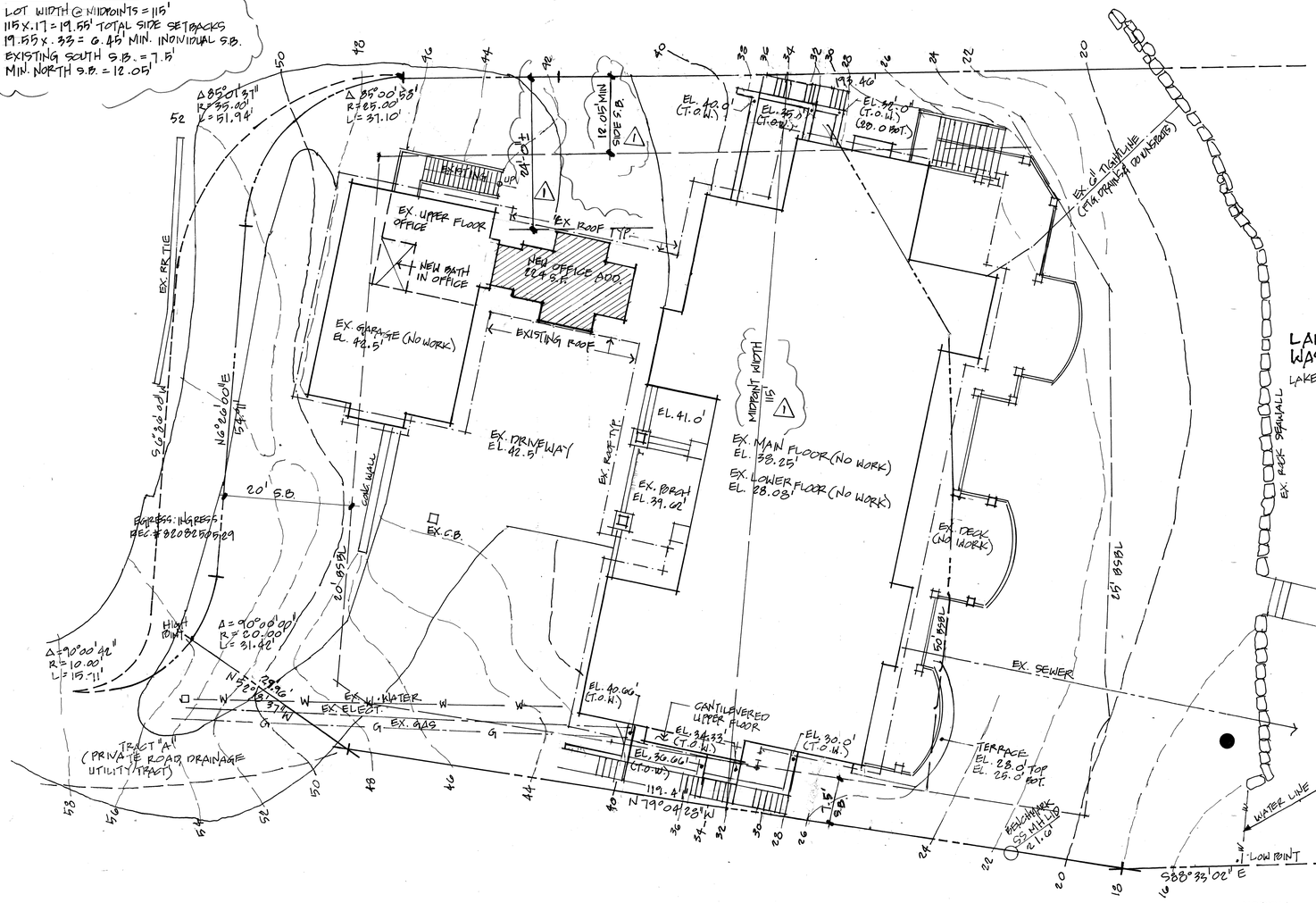
EXISTING - NO NEW LOT COVERAGE PROPOSED

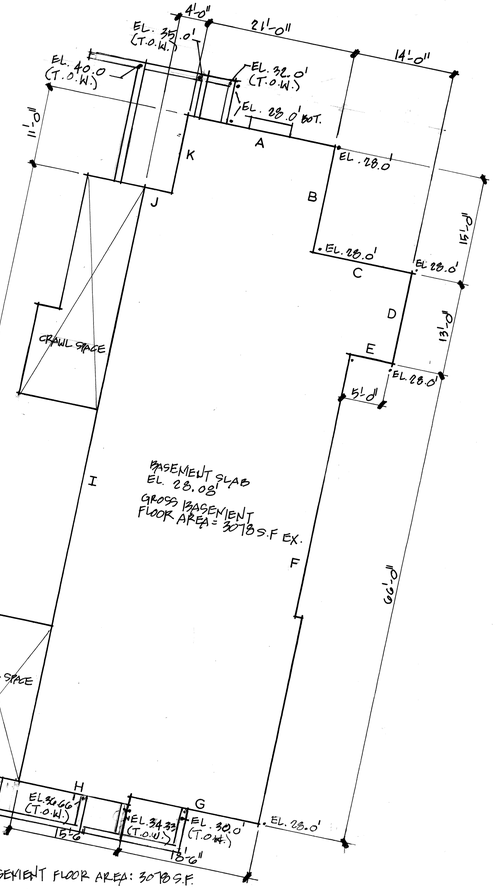
IMPERVIOUS SURFACE:

EXISTING - NO NEW IMPERVIOUS SURFACE PROPOSED

SIDE SETBACK:

LOT WIDTH @ MIDPOINTS = 115'
115 X .17 = 19.55' TOTAL SIDE SETBACKS
19.55 X .33 = 6.45' MIN. INDIVIDUAL S.B.
EXISTING SOUTH S.B. = 7.5'
MIN. NORTH S.B. = 12.05'





GROSS BASEMENT FLOOR AREA: 3078 S.F.

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	21'-0"	0	0'
B	15'-0"	0	0'
C	14'-0"	0	0'
D	13'-0"	0	0'
E	5'-0"	0	0'
F	66'-0"	0	0'
G	18'-6"	0	0'
H	15'-6"	90%	13.95'
I	84'-0"	100%	84.00'
J	4'-0"	70%	2.8'
K	11'-0"	70%	7.7'
TOTALS:	267'	NA	108.45'

108.45 ÷ 267' = .406 OR 40.6%
.406 X 3078 = 1,249 S.F. EXCLUDED FROM GROSS FLOOR AREA
3078 - 1249 S.F. = 1,829 GROSS BASEMENT AREA W/EXCLUSION

SITE PLAN

SCALE 1" = 10'-0"

0 5 10 20 40

NELSON ARCHITECTURE

Mark L. Nelson AIA
Principal

1233 Evergreen Point Road
Medina, Washington 98039
Telephone (206) 617-8069
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Email Mark@Nelsonarchitecture.net

REGISTERED ARCHITECT
MARK L. NELSON
STATE OF WASHINGTON

Additions and Alterations For:

LOSH RESIDENCE

9700 SE 61ST. PLACE MERCER ISLAND, WA 98040

Drawing Title: SITE PLAN

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date: 7/29/21

Revisions:

No.	Description	Date
1	PERMIT	10/28/21

Scale: 1" = 10'-0"

Sheet No. A1

NELSON
ARCHITECTURE

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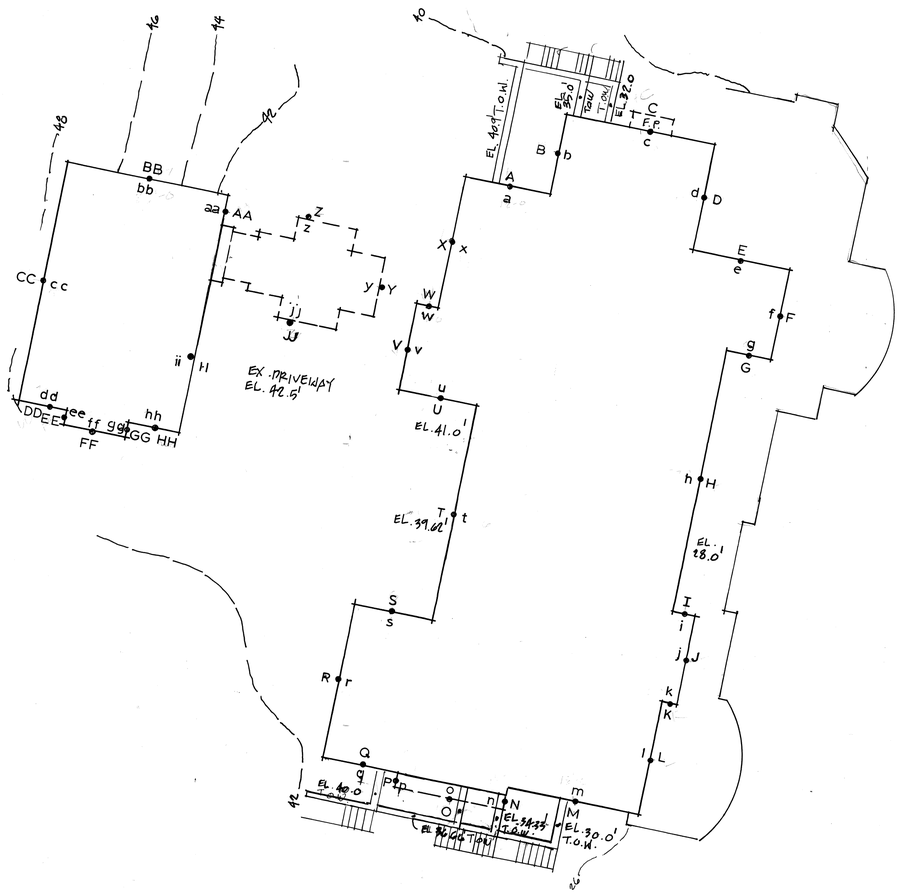
BUILDING HEIGHT: ⚠

MIDPOINT ELEVATION	WALL SEGMENT LENGTH	
A = 35 feet	a = 12 feet	A x a = 420
B = 35 feet	b = 11 feet	B x b = 385
C = 28 feet	c = 21 feet	C x c = 588
D = 28 feet	d = 15 feet	D x d = 420
E = 28 feet	e = 13.5 feet	E x e = 378
F = 28 feet	f = 13 feet	F x f = 364
G = 28 feet	g = 6 feet	G x g = 168
H = 28 feet	h = 37 feet	H x h = 1036
I = 28 feet	i = 3 feet	I x I = 84
J = 28 feet	j = 13 feet	J x j = 364
K = 28 feet	k = 2 feet	K x k = 56
L = 28 feet	l = 16 feet	L x l = 448
M = 29.5 feet	m = 18.5 feet	M xm = 546
N = 30 feet	n = 3 feet	N x n = 90
O = 36.66 feet	o = 15.5 feet	O x o = 568.23
P = 36.66 feet	p = 2 feet	P x p = 73.32
Q = 40.66 feet	q = 11 feet	Q x q = 447.26
R = 41.5 feet	r = 22 feet	R x r = 913
S = 39.62 feet	s = 11 feet	S x s = 435.82
T = 39.62 feet	t = 30.5 feet	T x t = 1208.41
U = 41 feet	u = 11 feet	U x u = 451
V = 42.5 feet	v = 12.5 feet	V x v = 531.25
W = 42.5 feet	w = 3 feet	W x w= 127.5
Y = 42.5 feet	y = 14 feet	Y x y = 595
Z = 42.5 feet	z = 23 feet	Z x z = 977.5
AA = 42.5 feet	aa = 4 feet	AA x aa = 170
BB = 45 feet	bb = 23 feet	BB x bb = 1035
CC = 47.5 feet	cc = 34 feet	CC x cc = 1615
DD = 47 feet	dd = 7 feet	DD x dd = 329
EE = 46.5 feet	ee = 2 feet	EE x ee = 93
FF = 46 feet	ff = 9 feet	FF x ff = 414
GG = 42.5 feet	gg = 2 feet	GG x gg = 85
HH = 42.5 feet	hh = 7 feet	HH x hh = 297.5
II = 42.5 feet	ii = 22 feet	II x ii = 935
JJ = 42.5 feet	jj = 23	J x j = 977.5
TOTAL	491.5 feet	1,9414.29

19,414.29 = 39.5 feet Average Building Elevation (ABE)
491.5



NORTH

Additions and Alterations For:

LOSH RESIDENCE

9700 SE 61ST. PLACE
MERCER ISLAND, WA 98040

Drawing Title:
BUILDING HEIGHT

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date:

Revisions:

No.	Description	Date
⚠1	PERMIT	10/28/21

Scale:

Sheet No.

A1.1

GENERAL NOTES

CODE

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE 2018 EDITION OF THE I.B.C. / I.R.C. BUILDING CODE REQUIREMENTS AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.

BUILDING

TYPE: VB
OCCUPANCY GROUP: R-3

SITE CLASS: D2
WIND EXPOSURE: B

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED. IF IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES OR CONFUSIONS TO THE DESIGNER AT THE TIME THEY ARE NOTED.

FOUNDATION

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 1'-6" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED PER SPECIFICATIONS. PROVIDE 2 #4 (MINIMUM) CONTINUOUS BOTTOM OF ALL WALLS AND FOOTINGS.

CONCRETE

CLASS AND USE	PSI f'c	MINIMUM SLUMP	SACKS/C.Y.
A - FOOTINGS AND FOUNDATIONS	3000	3 - 4	5-1/2
B - SLABS ON GRADE	2500	3 - 4	5-1/2

NOTE: 3000 PSI CONCRETE IS FOR WEATHERING PURPOSES ONLY. NO SPECIAL INSPECTION REQUIRED.

1. AIR-ENTRAINING AGENT (5% TO 7%) TO BE USED IN ALL CONCRETE FLATWORK EXPOSED TO WEATHER.
2. POZZOLITH 300 SERIES (4 OZ. PER 100# OF CEMENT) TO BE USED IN ALL CONCRETE.
3. MIX MAY BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS THE IBC/IRC.
4. WATER - CEMENT RATIO PER IBC/IRC.

REINFORCING STEEL

ASTM A615 GRADE 40, REINFORCING STEEL DETAILS SHALL BE PREPARED BY AN EXPERIENCED DETAILER APPROVED BY THE DESIGNER AND CONFORM TO STANDARD PRACTICE OUTLINED IN ACI 318-14.
NOTE: GRADE 40 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER.

CONCRETE COVER OF REINFORCING

3" CONCRETE POURED AGAINST EARTH.

2" FORMED CONCRETE WITH EARTH BACKFILL.

1-1/2" BEAMS AND COLUMNS (STIRRUPS, TIES) WALLS EXPOSED TO WEATHER, SLABS ON MOISTURE BARRIER.

1" WALLS, INSIDE FACE.

LAP COLUMN VERTICALS, CLASS "A" CONCRETE AND MASONRY COLUMN AND WALL VERTICALS 40 DIAMETERS (2' MIN.). LAP ALL OTHER REINFORCING 30 DIAMETERS (2' MIN). SPLICES AT TENSION REGIONS SHALL NOT BE PERMITTED.

FRAMING

ALL FRAMING TO COMPLY WITH IBC CHAPTER 23. NAIL SIZES AND SPACING TO CONFORM TO IBC TABLE 2304.10.1

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. ALL METAL FASTENERS, HANGERS, STRAPS, AND MISCELLANEOUS HARDWARE THAT COMES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE "SIMPSON Z MAX" OR EQUAL (G185), HOT DIPPED GALVANIZED PER ASTM A-153 OR BE STAINLESS STEEL

STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ALLOWABLE STRESSES (UNITS IN PSI):

TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR LATEST CATALOG.

IF THE CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS OR STAPLES THEY SHALL SUBMIT SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONTSTRUCTION) FOR REVIEW AND APPROVAL.

LUMBER STRENGTHS

	Fv	Fb	E
JOIST, RAFTERS:			
HEM-FIR #2	150	850	1,300,000
BEAMS, HEADERS, LINTELS, GIRDERS			
4" NOMINAL HEM-FIR #2	150	850	1,300,000
4" NOMINAL DOUG-FIR #2	180	900	1,600,000
6" NOMINAL DOUG-FIR #1	180	1,000	1,700,000
GLUE LAMINATED TIMBERS:			
DOUG-FIR LARCH (24F-V3)	165	2400	1,800,000
(22F-V3)	165	2200	1,700,000
(20F-V3)	165	2000	1,600,000
"PARALAM" (2.0E)	290	2900	2,000,000

LOADING:

ROOF:	15 PSF DEAD LOAD + 25 PSF LIVE LOAD	= 40 PSF
FLOOR:	10 PSF DEAD LOAD + 40 PSF LIVE LOAD	= 50 PSF
CEILING:	5 PSF DEAD LOAD + 5 PSF LIVE LOAD	= 10 PSF
DECK:	5 PSF DEAD LOAD + 60 PSF LIVE LOAD	= 65 PSF
INTERIOR PARTITION:		10 PSF
EXTERIOR PARTITION:		10 PSF

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH FLAT CUT WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2" THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDE BLOCKING OR APPROVED BRIDGING AT 8'-0" O.C. FOR FLOOR JOISTS, 10'-0" FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 4'-0" O.C., EMBED 10". ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE "STRONG TIE CONNECTORS" AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.

ANCHOR BOLTS (J-BOLTS) TO HAVE 3"X3"X.224" PLATE WASHERS, 7" MIN. EMBEDMENT.

WOOD TRUSSES

SHALL BE FACTORY FABRICATED TRUSSES. DESIGN AND FABRICATION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. ENGINEERING DESIGN AND SHOP DRAWINGS BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON AND SHOWING ALL DETAILS OF CONSTRUCTION INCLUDING BRACING.

TRUSSES SHALL BE DESIGNED FOR UNIFORM LOADING AS FOLLOWS:

TOP CHORD 33 PSF OF TRIBUTARY AREA

BOTTOM CHORD 7 PSF OF TRIBUTARY AREA

FABRICATOR SHALL BE APPROVED BY THE DESIGNER.

STRUCTURAL GLUE-LAMINATED TIMBER

GLUE LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN A. I. T. C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A. I. T. C. CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, FB=2,400 PSI. FV=165 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, FB=2400 PSI, FV=165 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON PLANS. GLULAM COLUMNS SHALL BE DOUGLAS FIR COMBINATION NO. 5, FC=2400 PSI, E=2,000,000 PSI.

PLYWOOD

EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL GRADING SHALL CONFORM TO PS 1. USE THICKNESS AND NAILING AS SHOWN ON THE DRAWINGS. ALL PLYWOOD SHALL BE C-D INTERIOR GRADE WITH EXTERIOR GLUE. EXCEPT AS OTHERWISE SHOWN OR NOTED, PROVIDE 8D AT 6" ON CNETER @ SUPPORTED PANEL EDGES AND 8D AT 12" ON CENTER ON OTHER SUPPORTING MEMBERS FOR WALLS, ROOF AND FLOORS.

ROOF DIAPHRAGM: 1/2" PLYWOOD (PANEL INDEX = 24/16), WITH 8D NAILS AT 6" O.C. AT SUPPORTED PANEL AND AT 12" O.C. AT FIELD (TYPICAL UNLESS NOTED OTHERWISE).

FLOOR DIAPHRAGM: 3/4" PLYWOOD (PANEL INDEX = 24/16) WITH 10D NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND AT 12" O.C. AT FIELD (TYPICAL UNLESS NOTED OTHERWISE ON PLAN).
OPTIONAL TO USE 0.148 DIAMETER P-NAILS IN LIEU OF 10D NAILS.

STRUCTURAL STEEL

STRUCTURAL GRADE ASTM A36, FY = 36,000 PSI. PIPE COLUMNS ASTM A53, GRADE B, FY = 35,000 PSI. STRUCTURAL TUBING COLUMNS ASTM A500, GRADE B, FY = 46,000 PSI. ALL STEEL EXCEPT STEEL EMBEDDED IN CONCRETE SHALL BE GIVEN ONE SHOP COAT OF APPROVED PAINT. WELDS TO BE 3/16" MINIMUM CONTINUOUS FILLET BY A.W.S. CERTIFIED WELDERS. FIELD CONNECTIONS NOT SHOWN SHALL BE BOLTED FRAMED BEAM CONNECTIONS PER AISC. ALL BOLTS TO BE A325. DURING ERECTION, STRUCTURAL STEEL SHALL BE SECURED FROM COLLAPSING WITH TEMPORARY BRACING. WHERE EXPANSION ANCHORS ARE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE STRUCTURAL ENGINEER A SAMPLE OF THE ANCHOR TO BE USED WITH LABORATORY DATA OF PULL-OUT AND SHEAR STRENGTH.
SPECIAL INSPECTIONS SHALL BE REQUIRED FOR ALL WELDING.

FIREPLACES

MASONRY FIREPLACES AND CHIMNEYS ARE TO BE CONSTRUCTED TO CONFORM TO ALL APPLICABLE PORTIONS OF THE IBC SECTION 2111 AND IRC SECTION R1003. FLUE LINER MINIMUM 5/8" FIRE CLAY (OR EQUIV.) PER IBC SECTION R1001.9 AND TABLE R1001.12. FLUE AREA PER IBC TABLE R1001.11. CHIMNEYS SHALL SUPPORT ONLY THEIR OWN WEIGHT UNLESS SPECIFICALLY DESIGNED TO SUPPORT ADDITIONAL LOADS.

ALL FIREPLACES ARE TO BE PROVIDED WITH TIGHTLY-FITTING FLUE DAMPERS, OPERATED WITH A READILY-ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL, AND AN OUTSIDE SOURCE OF COMBUSTION AIR, MINIMUM DUCT SIZE OF 6 SQUARE INCHES IN AREA, PROVIDED WITH READILY-OPERABLE DAMPER; LOCATED IN FRONT PART OF FIREBOX.

PREFABRICATED FIREPLACES, CHIMNEYS AND RELATED COMPONENTS TO BEAR U.L., HAVE WASHINGTON STATE CERTIFICATION SEAL OF APPROVAL AND BE INSTALLED PER ANY CONDITIONS OF APPROVAL.

DOORS AND WINDOWS

ALL GLAZING TO BE DOUBLE GLAZING, WITH MAXIMUM "U" VALUE OF 0.30. ALL SKYLIGHTS TO BE DOUBLE GLAZING, MAXIMUM "U" VALUE OF 0.50. FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.3 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY STANDARD ASTM E 283.73. SITE BUILT AND MILL WORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER-STRIPPED OR CAULKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER INFILTRATION OF 1.0 CFM PER SQUARE FOOT OF DOOR AREA.

CAULK OR WEATHER-STRIP WINDOWS, DOORS AND PENETRATIONS.

GLAZING IN DOORS, AND GLAZING IN HAZARDOUS LOCATIONS DESCRIBED IN IBC SECTION 2406, TO BE SAFETY GLAZING.

INSULATION & FENESTRATION REQUIREMENTS

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON:

ALL CLIMATE ZONES (TABLE R402.1.1)

	R-VALUE (a)	U-FACTOR (a)
FENESTRATION U-FACTOR (b)	N/A	0.28
SKYLIGHT U-FACTOR (b)	N/A	0.50
GLAZED FENESTRATION SHGC (b,e)	N/A	N/A
CEILING (c)	49	0.026
WOOD FRAME WALL (g,h)	21 INT.	0.056
FLOOR	38	0.026
BELOW GRADE WALL (c,h)	10/15/21 INT. + 5TB	0.042
SLAB (d, f) R-VALUE & DEPTH	10, 2 FT	N/A

FOOTNOTES:

(a) R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF INSULATION, THE COMPRESSED R-VALUE OF THE INSULATION FROM APPENDIX TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

(b) THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS.

(c) "10/15/21+5TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN TEH SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21 +5TB" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL "5TB" MEANS R-5 THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.

(d) R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE SECTION R402.2.9.1.

(e) FOR SINGLE RAFTER OR JOIST VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38 IF THE FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL.

(f) R-7.5 CONTINUOUS INSULATION INSTALLED OVER AN EXISTING SLAB IS DEEMED TO BE EQUIVALENT TO THE REQUIRED PERIMETER SLAB INSULATION WHEN APPLIED TO EXISTING SLABS COMPLYING WITH SECTION R503.1.1. IF FOAM PLASTIC IS USED, IT SHALL MEET THE REQUIREMENTS FOR THERMAL BARRIERS PROTECTING FOAM PLASTICS.

(g) FOR LOG STRUCTURES DEVELOPED IN COMPLIANCE WITH STANDARD ICC 400, LOG WALLS SHALL MEET THE REQUIREMENTS FOR CLIMATE ZONE 5 OF ICC 400.

(h) INT. (INTERMEDIATE FRAMING) DENOTES FRAMING AND INSULATION AS DESCRIBED IN SECTION A103.2.2 INCLUDING STANDARD FRAMING 16 INCHES ON CENTER, 78% OF THE WALL CAVITY INSULATED AND HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION.

LIGHTING EFFICIENCY

1. A MIN. OF 75% OF ALL LIGHT FIXTURES WILL BE HIGH EFFICACY. (WSEC 505.1)
2. PERMANENTLY MOUNTED LIGHT FIXTURES PROVIDING OUTDOOR LIGHTING WILL BE HIGH EFFICACY UNLESS EQUIPPED WITH BUILT IN PHOTO CONTROL PHOTO SENSOR. (WSEC 505.2)

GENERAL NOTES

1. COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. ALL WORK SHALL CONFORM TO IRC / IBC (2018 EDITION).
2. THE ARCHITECT SHALL BE THE INTERPRETER OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND THE JUDGE OF THE PERFORMANCE THEREUNDER BY BOTH THE OWNER AND THE CONTRACTOR.
3. THESE DRAWINGS COVER THE FURNISHING AND INSTALLATION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS WHICH ARE BOUND SEPARATELY AND ARE PART OF THIS CONTRACT. STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CHECKING WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEER(S) DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION BY NOTIFICATION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
4. DRAWINGS SHALL NOT BE USED FOR SCALING DIMENSIONS. CONTRACTORS SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENT. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
5. VERIFY ALL ROUGH IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT OR BY OTHERS, PRIOR TO INSTALLATION. NOTIFY ARCHITECT IF CONFLICT IS DISCOVERED.
6. VERIFY SIZE AND LOCATION OF AND PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, ANCHORS, INSERTS, ROUGH BUCKS AND BACKING FOR SURFACE MOUNTING ITEMS.
7. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL IN ALL FINISHED AREAS.
8. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES, SCHEDULES AND SYMBOLS.
9. THROUGHOUT THE PLANS ARE ABBREVIATIONS WHICH ARE COMMON USE. THE LIST OF ABBREVIATIONS PROVIDED IS NOT INTENDED TO BE COMPLETE OR REPRESENTATIVE OF CONDITIONS OR MATERIALS ACTUALLY USED ON THE PROJECT. THE ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
10. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO SECURE COMPLIANCE OF DRAWING AND SPECIFICATIONS AND THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT.
11. IN CASE OF CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT PROCEED WITH WORK RELATION TO DISCREPANCIES UNTIL DISCREPANCIES ARE RESOLVED THEN APPROVED BY THE ARCHITECT.
13. CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERROR. OMISSIONS OR CHANGES ON PLANS BEFORE PROCEEDING WITH WORK.
14. REPETITIVE FEATURES ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
15. ALL PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS, ETC., U.N.O.
16. PLANS ARE DRAWN ASSUMING THE FOLLOWING ROUGH OPENINGS:
    SWINGING DOORS: NOMINAL SIZE +2"
    BIFOLD DOORS: NOMINAL SIZE +1 1/2"
    BI-PASS DOORS: NOMINAL SIZE +0"
    WINDOWS: NOMINAL SIZE +0"
17. VERIFY ALL ROUGH-IN DIMENSIONS.
18. FLOOR LINE REFERS TO TOP OF PLYWOOD SUBFLOOR.
19. ALL FOUNDATION FOOTINGS ARE TO REST ON FIRM UNDISTURBED SOIL.
20. PROVIDE ADEQUATE BRACING AND/OR BLOCKING IN WALLS TO SUPPORT COUNTER, CABINETS, SHELVES, AND EQUIPMENT, ETC., AS REQUIRED.
21. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR MATERIALS.
22. THE JUNCTION OF THE ROOF AND VERTICAL SURFACES SHALL BE FLASHED AND COUNTER FLASHED IN A MANNER TO MAKE THEM WEATHERPROOF.
23. ALL EXTERIOR WALL OPENINGS, FLASHING, EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH MANNER AS TO MAKE THEM WEATHERPROOF.
24. WHERE FLOOR DRAINS OR FLOOR SINKS OCCUR, ALL FINISH FLOORS SHALL SLOPE TO DRAIN. THE BASE OF WALLS AT ALL SLOPING FLOORS SHALL BE LEVEL.
25. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS APPROVED OR NOTED OTHERWISE AS EXPOSED CONSTRUCTION ON DRAWINGS.
26. SPRINKLER SYSTEM REQUIREMENTS AS PER THE IFC (2018 EDITION).
27. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR AS WELL AS SHOP DRAWINGS AS APPROVED BY ARCHITECT BEFORE PROCEEDING WITH THE WORK.
28. CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.
29. PROVIDE CAULKING BETWEEN SOLE PLATES AND SUBFLOOR AND BETWEEN RIM JOISTS AT BOTH TOP PLATE AND SUBFLOOR.
30. SAFETY GLAZING: WINDOW MANUFACTURER SHALL PROVIDE TEMPERED SAFETY GLAZING WHERE REQUIRED BY W.S.B.C. SECTION 2406.
31. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, TRAVEL, OR OCCUPANCY BY ANY PERSON.
32. THE ARCHITECT HAS USED THAT DEGREE OF CARE SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF THE PROFESSION IN THIS LOCALE, AND NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED IS MADE IN CONNECTION WITH RENDERING OF PROFESSIONAL SERVICES.
33. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
34. ALL EGRESS WINDOWS (E.) TO HAVE NET 24" CLEAR OPENING HT., 20" MIN. NET CLEAR OPENING WIDTH, MIN. NET CLEAR OPENING AREA OF 5.7 S.F. AND 44" MAX. SILL HT. TYP.

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STATE OF WASHINGTON

Additions and Alterations For:

LOSH RESIDENCE

9700 SE 61ST. PLACE
MERCER ISLAND, WA 98040

Drawing Title: NOTES

Drawn By: MD
Checked By: MLN
Approved By:

Issue Date: 7/29/21

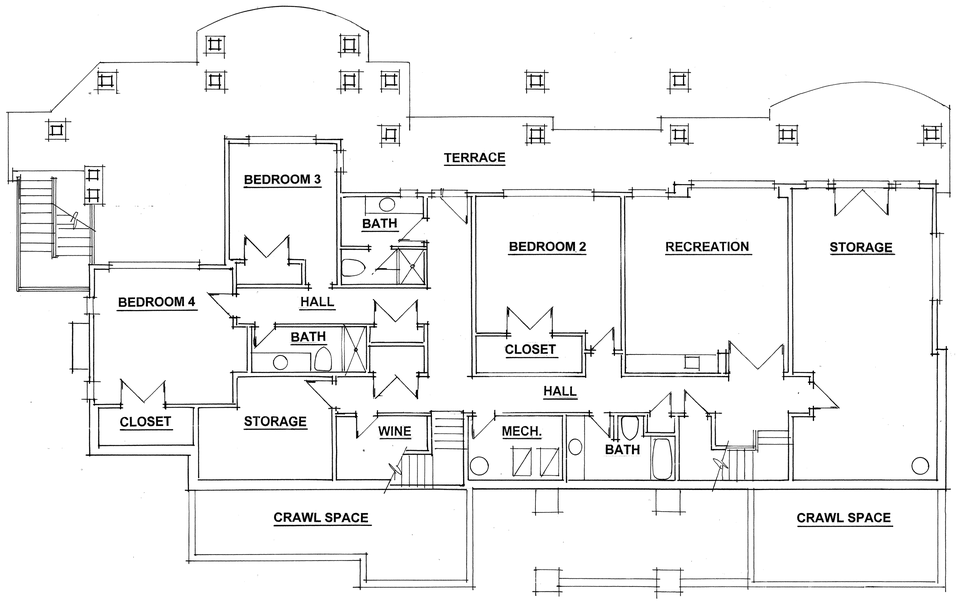
Revisions:

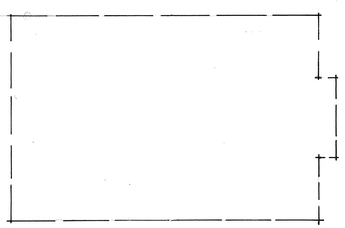
No.	Description	Date

Scale:

Sheet No.

A2



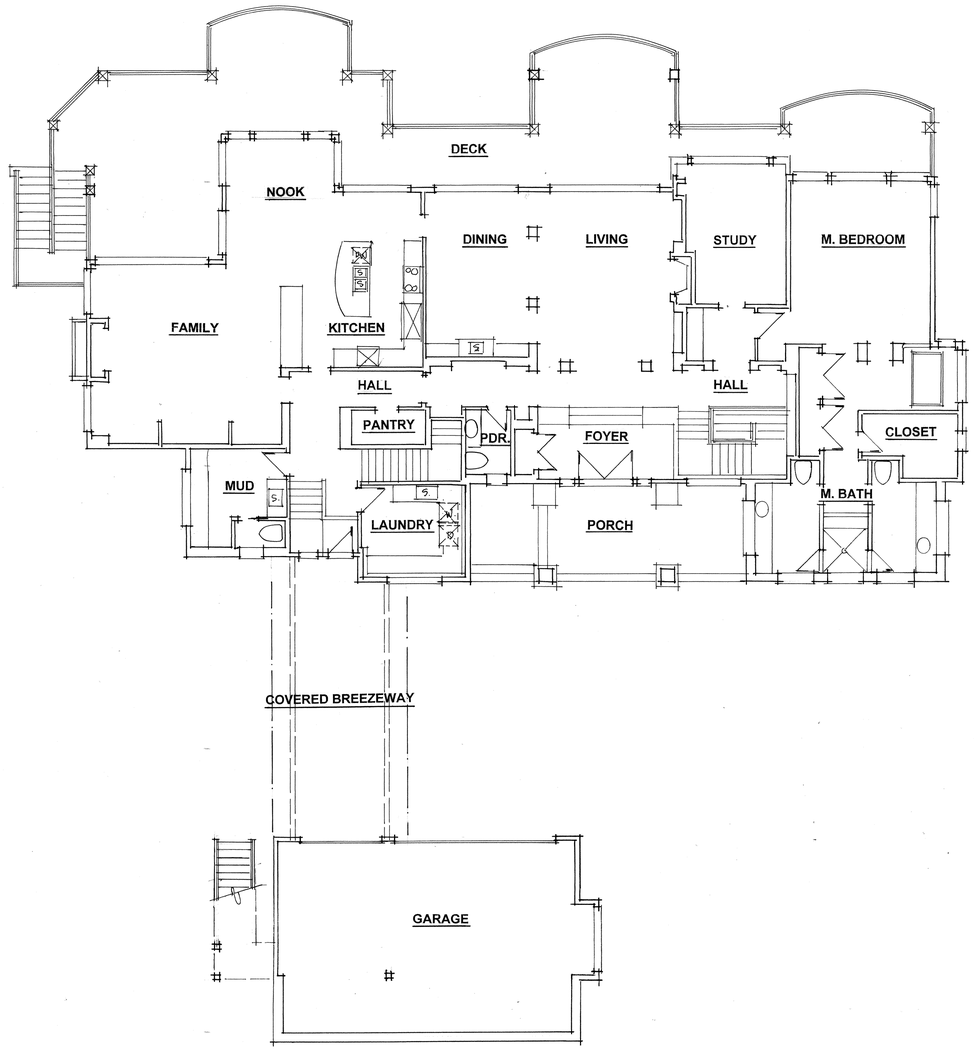


EXISTING LOWER FLOOR PLAN

SCALE 1/8"=1'-0"

EXISTING LOWER FLOOR: 3078 S.F.

NORTH



EXISTING MAIN FLOOR PLAN

SCALE 1/8"=1'-0"

EXISTING MAIN FLOOR: 3662 S.F.

NORTH

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Additions and Alterations For:

LOSH RESIDENCE

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MERCER ISLAND, WA 98040

Drawing Title: EXISTING MAIN FLOOR PLAN, EXISTING LOWER FLOOR PLAN

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date: 7/29/21
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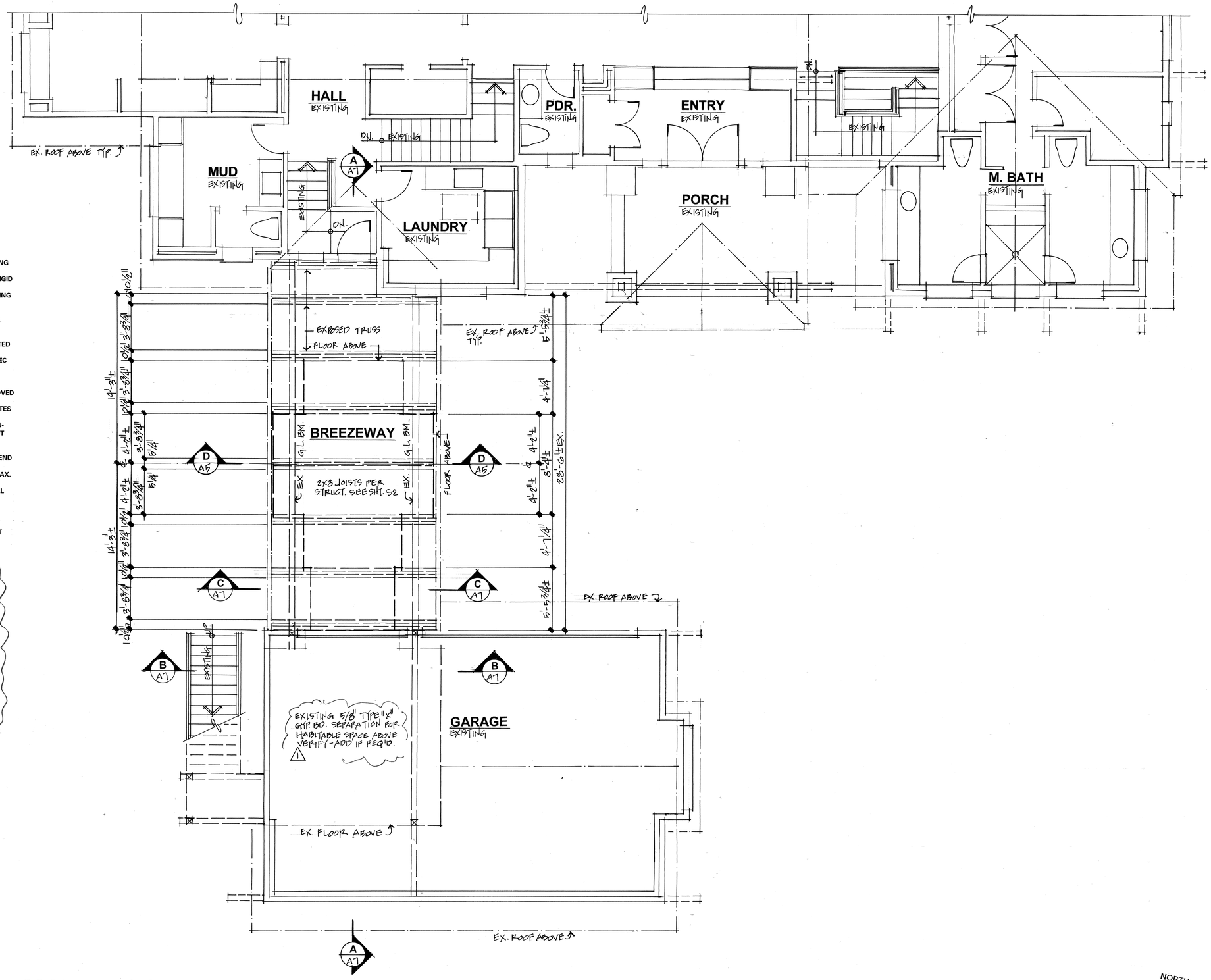
No.	Description	Date

Scale: 1/8"=1'-0"

Sheet No.

A3



FLOOR PLAN NOTES:

- CONTRACTOR SHALL VERIFY TO INSPECTOR THAT ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING A 200lb. LOAD ON TOP OF RAILING ACTING IN ANY DIRECTION AS REQUIRED BY IRC.
- ALL HEADERS 4X8 MIN. U.N.O.- SEE FRAMING PLANS
- ALL EGRESS WINDOWS (E.) TO HAVE A NET 24" CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, MIN. NET CLEAR OPENING AREA OF 5.7 S.F. AND 44" MAX. SILL HEIGHT TYPICAL
- ALL HEADERS IN EXTERIOR WALLS TO BE INSULATED WITH R10 RIGID INSULATION
- FILL ALL EXISTING FRAMING CAVITIES WHICH ARE EXPOSED DURING CONSTRUCTION TO THE FULL DEPTH WITH BATT INSULATION OR INSULATION HAVING AN EQUIVALENT R-VALUE
- ALL WINDOWS ARE NOMINAL NOMINAL R.O. WIDTH AND HEIGHT, VERIFY WINDOW SIZES WITH MANUFACTURER
- UNIFORM RISERS AT ALL STAIRS
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- FIREBLOCKING AT ALL PLUMBING PENETRATIONS
- CAULK AND WEATHERSTRIP ALL JOINTS AND OPENINGS PER WSEC
- ● DENOTES SOLID BEARING UNDER CONCENTRATED LOAD, SEE FRAMING PLANS
- ALL DIMENSIONS TO FACE OF STUD
- PROVIDE 26 GA. GALVANIZED SHEET METAL FLASHING OR APPROVED ABOVE WINDOW AND DOORS TYPICAL, LAP W.R.B. OVER
- SEE SHEET A2 FOR LUMBER GRADES, STRUCTURAL FRAMING NOTES
- KITCHEN RANGE, DRYER, BATHROOM AND LAUNDRY ROOM VENTILATION DUCTS TO HAVE SMOOTH NON-COMBUSTIBLE NON-ABSORBENT SURFACE AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS
- CLOTHER DRYER EXHAUST DUCTS SHALL NOT BE ASSEMBLED WITH METAL SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO THE DUCT
- ALL SHOWERS SHALL FLOW RESTRICTORS TO LIMIT WATER TO MAX. 1.75 GPM PER WSEC
- PROVIDE "DENSHIELD" TILE BACKER BOARD OR APPROVED TO ALL AREAS SUBJECT TO WATER SPLASH
- ALL TOILETS TO BE MAX. 1.6 GALLONS/FLUSH OR LESS
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED W/BATTERY BACKUP
- THE POINT OF DISCHARGE OF EXHAUST FANS SHALL BE AT LEAST 3' FROM ANY OPENING IN THE BUILDING

Exposed wall cavities must be insulated:

2 x 4 wall studs require R-15 insulation

2 x6 wall studs require R-21 insulation

Exposed roof/ceiling cavities or attic must be insulated:

Vaulted ceilings: Insulate to the full depth of the framing member while allowing for the min. 1" ventilated space

Flat ceilings: Install R-49 insulation or what the attic space can accommodate based on the roof pitch

Exposed floor framing cavities must be insulated to:

Exposed floor cavities must be insulated to R-30

1

LEGEND:

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION
- SHEAR WALL (SEE SCHED. SHT. S1)
- P1-6
- 90 EXHAUST FAN
- ⊙ 110 V. SMOKE DETECTOR W/ BATTERY BACKUP INTERCONNECTED
- CO COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- (S.G.) SAFETY GLASS
- (E.) EGRESS
- H.B. HOSE BIB
- 1 CCSPF CLOSED CELL SPRAY FOAM INSUL.
- WRB WATER RESISTANCE BARRIER

MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

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Additions and Alterations For:

LOSH RESIDENCE

9700 SE 61ST. PLACE

MERCER ISLAND, WA 98040

Drawing Title: MAIN FLOOR PLAN

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date: 7/29/21

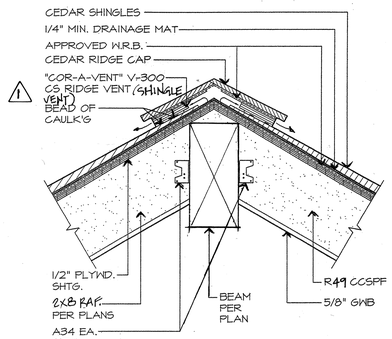
Revisions:

No.	Description	Date
1	PERMIT	10/28/21

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

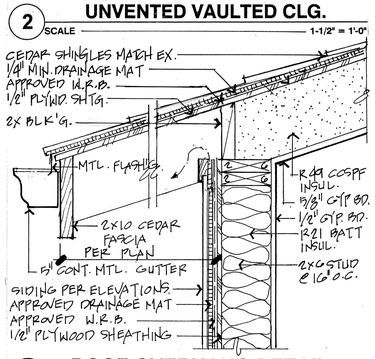
Sheet No.

A4



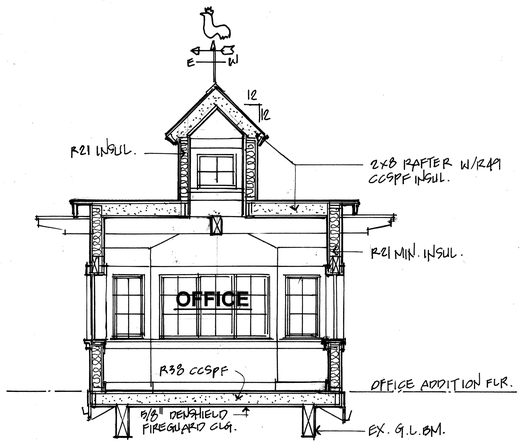
2 UNVENTED VAULTED CLG.

SCALE — 1-1/2" = 1'-0"



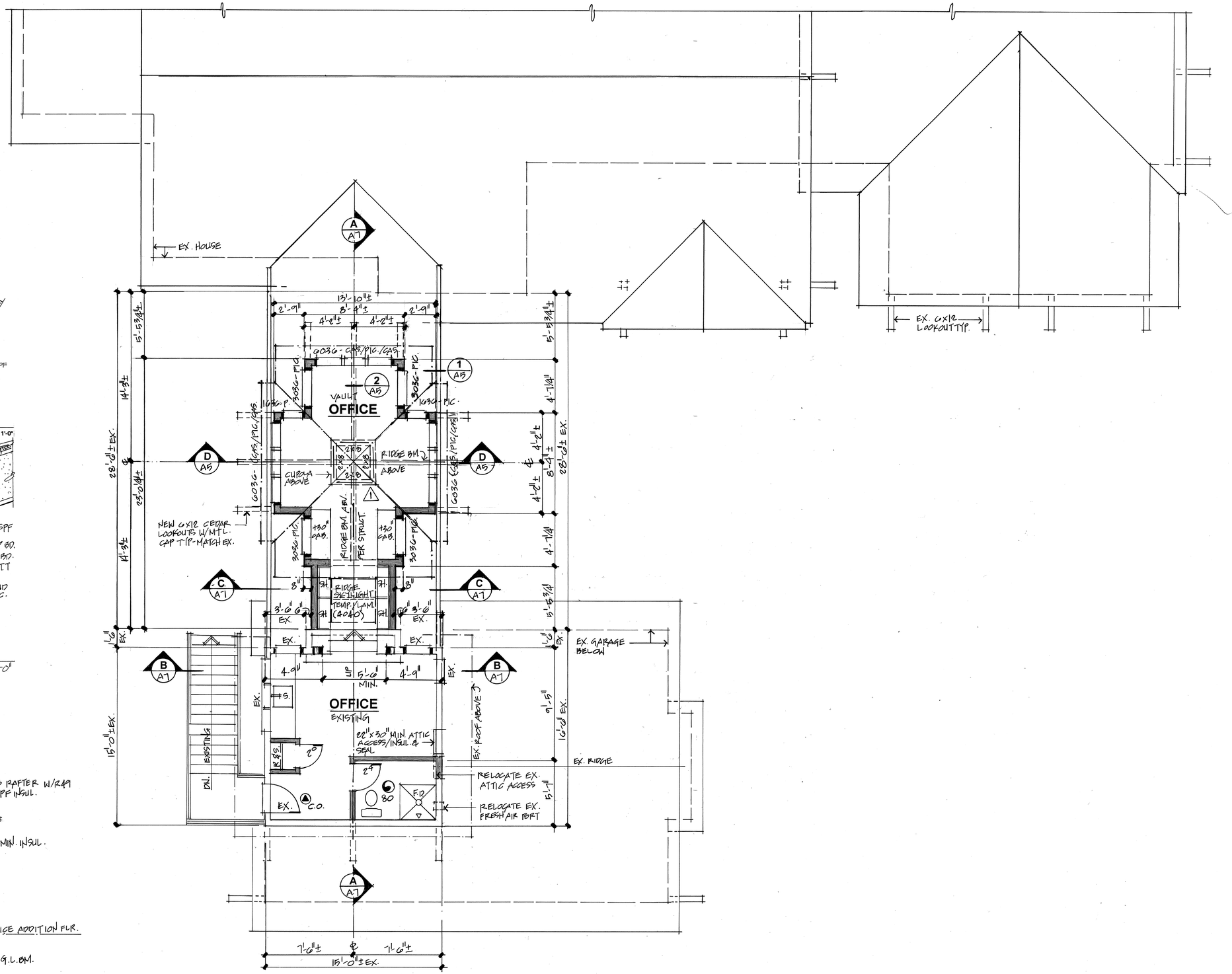
1 ROOF OVERHANG DETAIL

SCALE — 1½" = 1'-0"



SECTION DD

SCALE — 1/4" = 1'-0"



UPPER FLOOR PLAN

SCALE — 1/4" = 1'-0"

EXISTING OFFICE: 237 S.F. (EX. HTG. SYSTEM)
NEW OFFICE ADDITION: 230 S.F.

2018 ENERGY CREDITS: table 406.3

Heat Pump Heating Option:	1.0 credit
1.3 Efficient Building Envelope:	0.5 credit
TOTAL:	1.5 credits

NORTH

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Additions and Alterations For:

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9700 SE 61ST. PLACE
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Drawing Title: UPPER FLOOR PLAN

Drawn By: T.D.
Checked By: MLN
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Issue Date: 7/29/21

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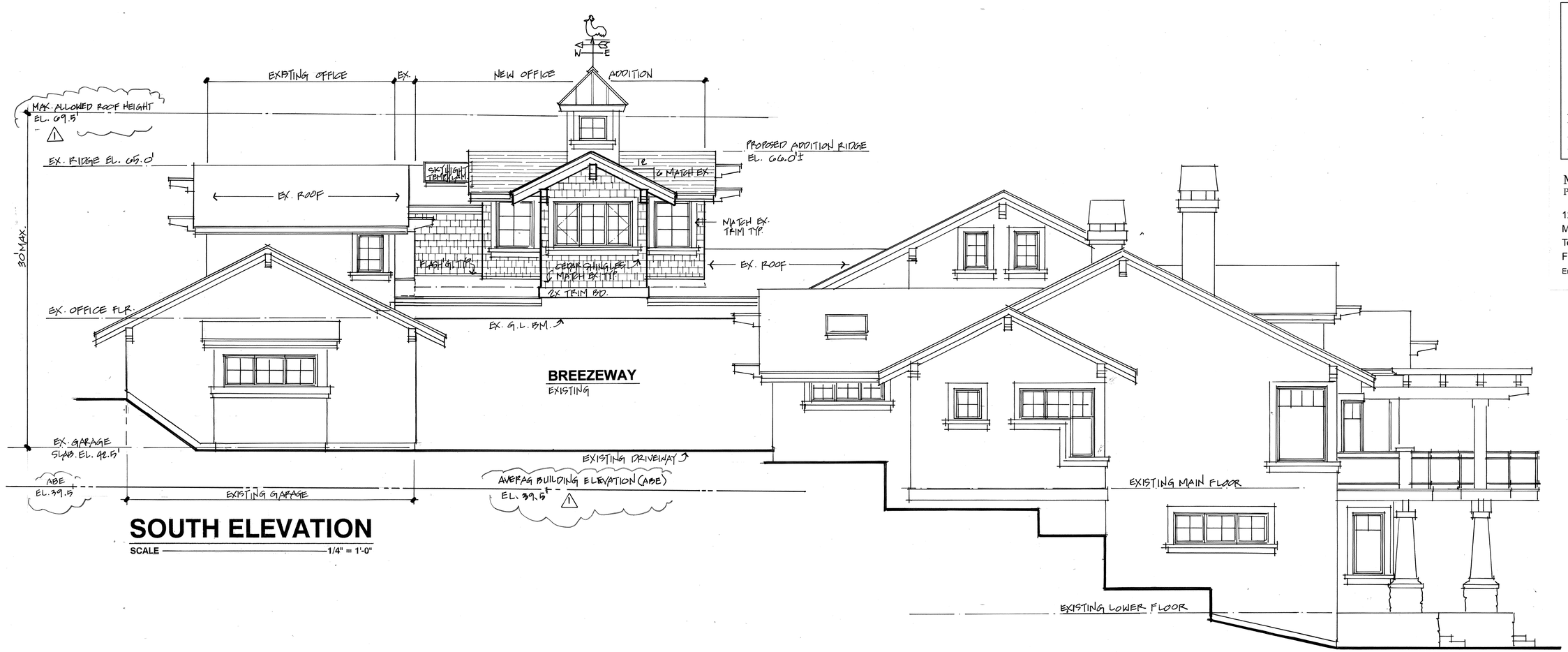
Scale: 1/4"=1'-0"

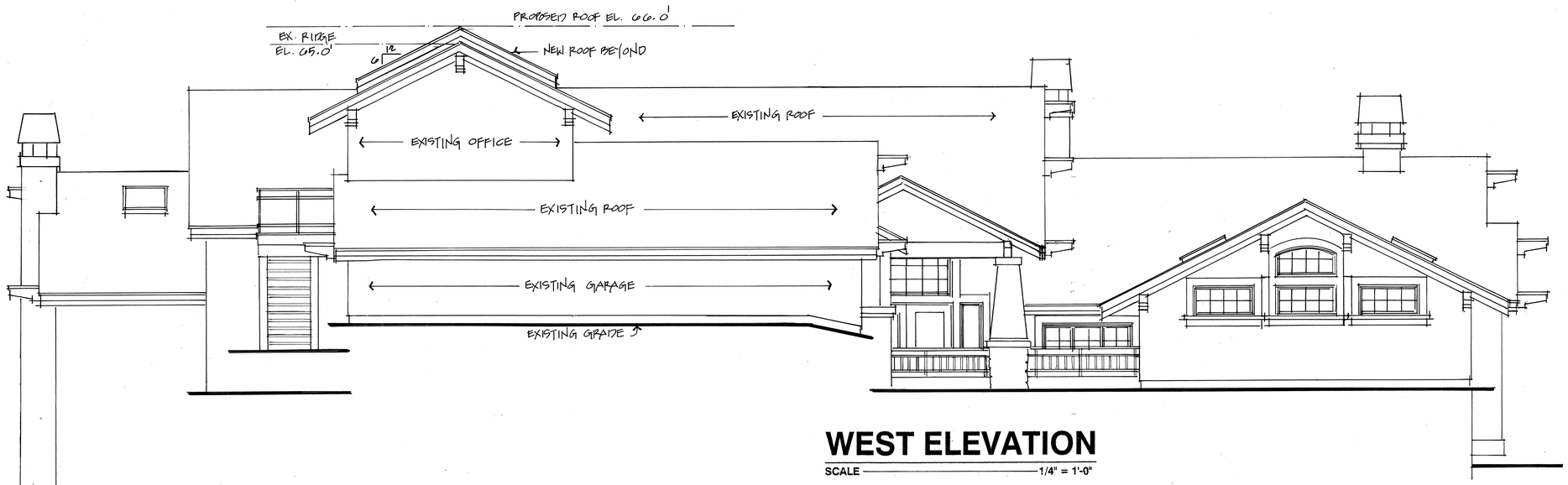
Sheet No.

A5



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

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Additions and Alterations For:

LOSH RESIDENCE

9700 SE 61ST. PLACE
MERCER ISLAND, WA 98040

Drawing Title:
EXTERIOR ELEVATIONS

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date: 7/29/21

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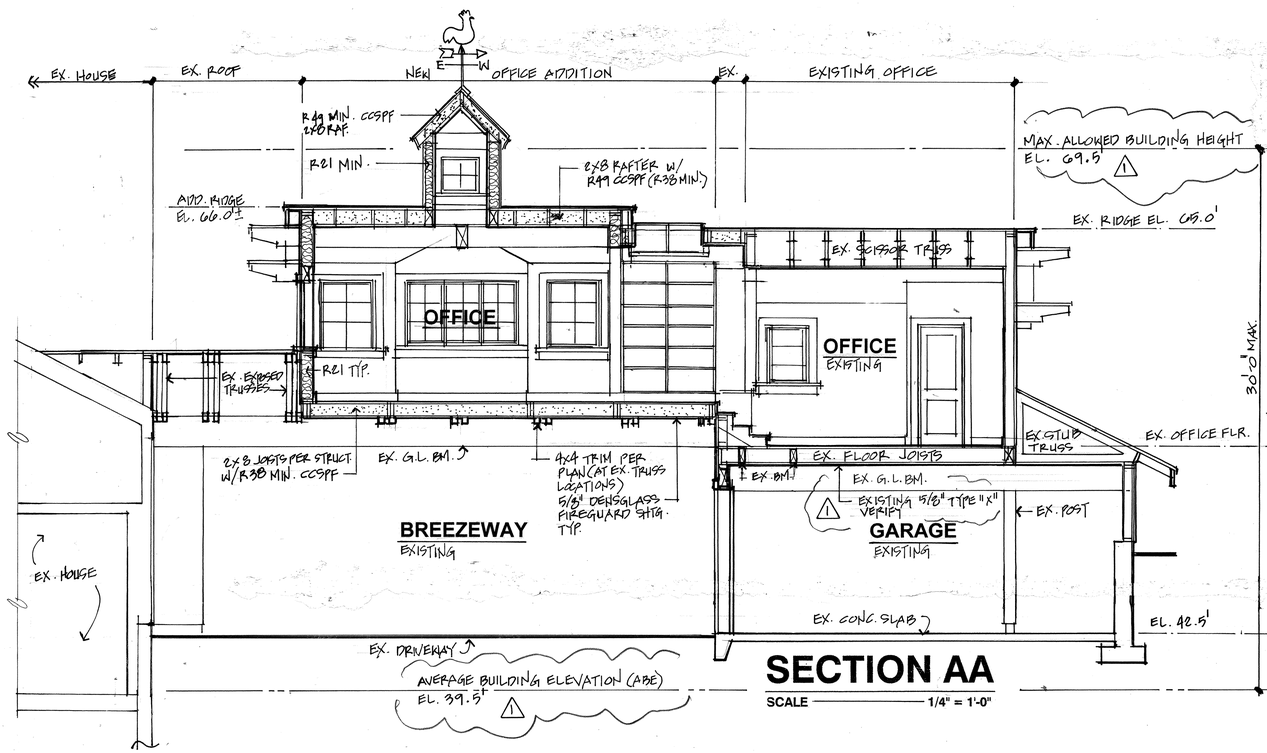
No.	Description	Date
1	PERMIT	10/28/21

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

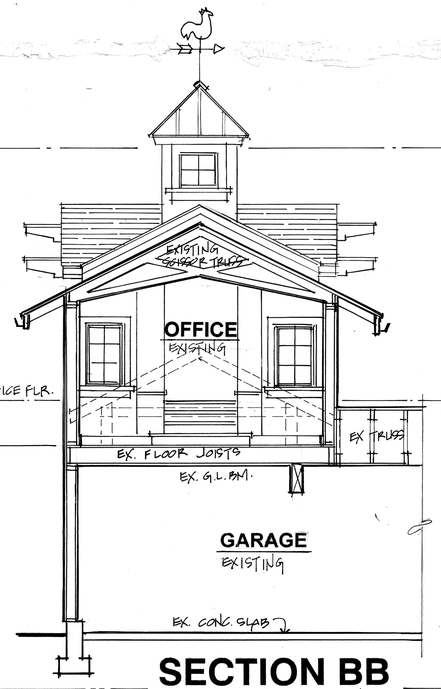
Sheet No.

A6



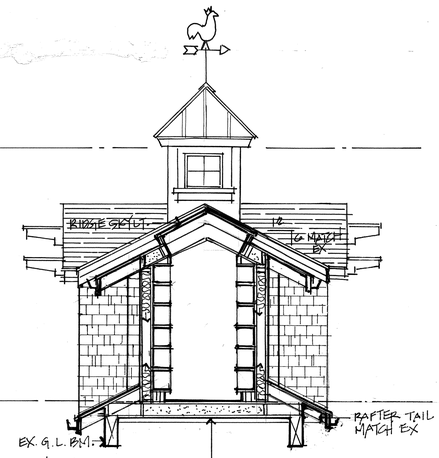
SECTION AA

SCALE 1/4" = 1'-0"



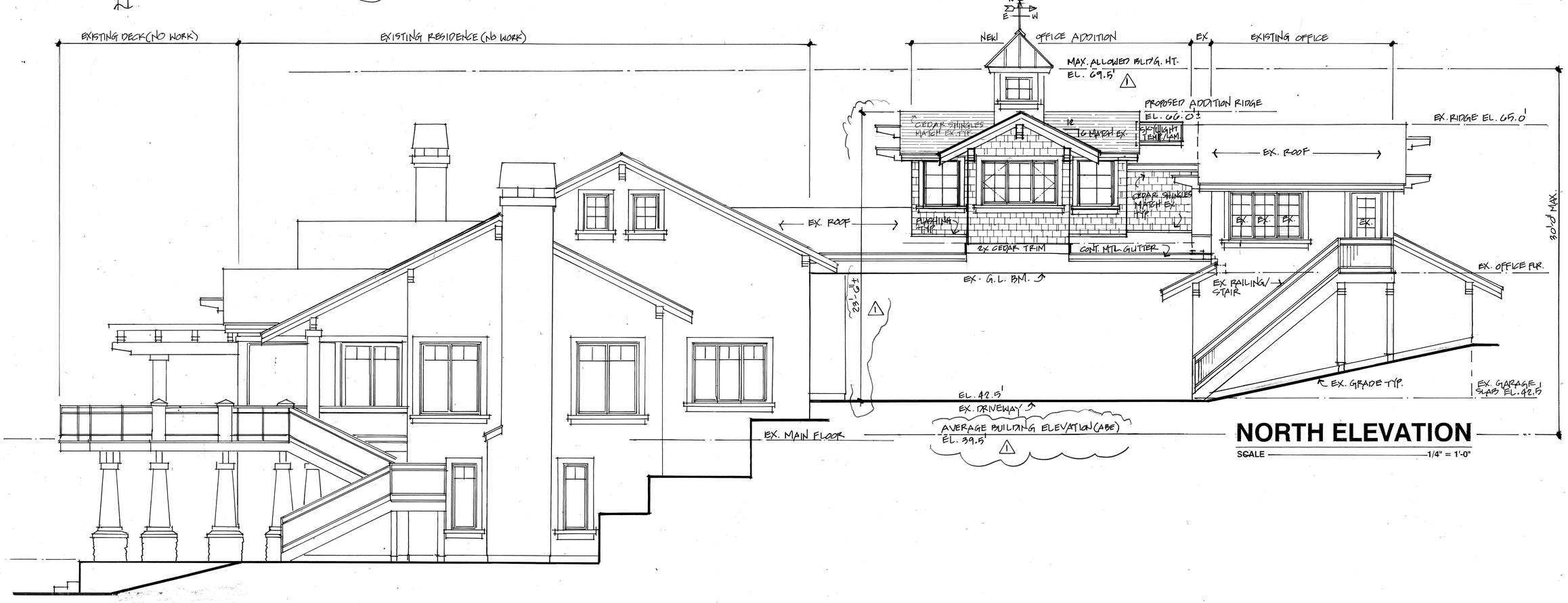
SECTION BB

SCALE 1/4" = 1'-0"



SECTION CC

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

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Additions and Alterations For:

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Drawing Title:
NORTH ELEVATION
SECTIONS AA, BB, CC

Drawn By: T.D.
Checked By: MLN
Approved By:

Issue Date: 7/29/21

Revisions:

No.	Description	Date
1	PERMIT	10/28/21

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

Sheet No.

A7