Nestler Spare Residence

OWNERS:
Laura Nestler & Jonathan Spare
8265 SE 61st St
Mercer Island, WA 98040
PROJECT ADDRESS:
8265 SE 61st St.
Mercer Island, WA 98040

TAX PARCEL NUMBER:
1922800210

LEGAL DESCRIPTION:
LOT 21, DAWN VILLA,
ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 87 OF PLATS, PAGE(S) 82 AND 83,
IN KING COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PERMIT NUMBER:
Pre-App: PRE21-009
Building Permit:
CAR2 :

PROJECT DESCRIPTION:
Selective demolition of an existing single family residence in order to implement an addition and remodel to existing with watercourse buffer reduction.
Site is subject to Critical Areas that include an NP watercourse on the neighboring property and construction in geologically hazardous area.

GOVERNING AUTHORITY:
City of Mercer Island, Development Services Group.

ZONING CODE INFORMATION:
Zone: R 15
Critical Area Review - 2 : See A1.3 and attached report
Lot Slope: 28% see sheet A1.1
Allowed Lot Coverage: 28% of lot area x 14,817sf =5,186sf
Proposed Lot Coverage: 4,926.84sf (33.25% of lot area) see Sht. A1.2a & A1.2b for calculations
Side Yard Calculation: see Sht. A1.1
Average Building Elevation: 276.2' +30' = Allowed height limit: 306.2'
See A1.2b for ABE Calculations & A3.1, A3.2, A3.3 A4.1 for representation
Allowed GFA: 40% x 14,817sf = 5926.8sf
Proposed GFA: 5635.3sf (38% of lot area) see Shts. A0.2, A2.4 for GFA detail
Allowed Hardscape: 9% of lot area x14,817sf = 1,333.53 sf
Gross Reduced Hardscape: (863.94sf) / Gross Increased Hardscape: 357.73sf
Proposed Hardscape: 2550.32sf (17.2% of lot area). see Sht A1.2a & A1.2b

BUILDING CODE INFORMATION:
Building Code: IRC 2021; Washington State Residential Code 2021
Occupancy: Group R-3 - Single Family Residence & Group U Garage
Construction Type: V - Wood Frame (VB)
Fire Protection: NFPA 13R Sprinkler System throughout. NFPA 72 - Chapter 29 Monitored Fire Alarm System see General Note **8**

ENERGY CODE INFORMATION: 2021 **WSEC & WSRC VENTILATION**
Energy Conservation: Component Performance per WSEC Table R402.1.3:
Conditioned Floor Area: 4,693.2SF
A2.0,A2.1, A2.2, A3.1, A3.2, A3.3, A4.1, A5.1, A9.0, A9.1, E2.0, E2.1, E2.2

Energy Credits - 8.0: Outlined below.

Energy Equalization option 4: Air to water heat pump configured to provide both heating and cooling and are rated in accordance with AHRI 550/590 (A2.0, E2.0)3.0 credit

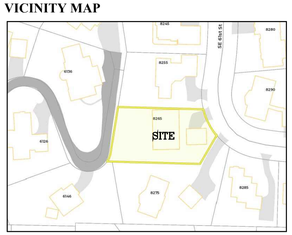
EC 1.2 -Efficient Building Envelope: Vertical Fenestration U=.25 (sht. A9.0/9.1);
Slab on grade R-10 perimeter and under entire new slabs. 1.0 credit (shts. A2.0, A2.1,A3.1-3.3, A4.1, A5.1)

EC3.7 - High Efficiency HVAC - Ductless split system heat pumps with no electric resistance heating in the primary living areas. Minimum HSPF of 10
Deferred submittal: HVAC sub shall submit necessary calculations and equipment specifications.
(shts. A2.0, E2.0) 2.0 credit

EC5.6 - Efficient Water Heating - Electric heat pump water heater meeting Tier III standard
Minimum UEF 2.9. Utilizing split system configuration with the air-to-refrigerant heat exchange located outdoors. All equipment shall meet Section 4 of NEEA standard Advanced Water Heating Specification with UEF noted above.
Deferred Submittal: Plumbing and HVAC subs shall submit necessary calculations and equipment specifications
(shts. A2.0, E2.0) 2.0 credits

Whole House Ventilation: Balanced Whole House Ventilation System per WSRC 1505.4.1.4
(see sheets E2.0, E2.1 & E2.2).

VICINITY MAP



PROJECT DIRECTORY:

Architect: **Ectypos Architecture**
Contact: Lucia Pirzio-Biroli, Architect
4212 W. Mercer Way Phone: (206) 232-9147
Mercer Island, WA 98040 Fax: (206) 275-0312

Surveyor: **Terrane**
Contact: Dana Hall
10801 Main Street, Ste. 102 Phone: (425) 458-4488
Bellevue, WA 98004

Geotechnical Engineer: **Geotech Consultants, Inc.**
Contact: Marc McGinnes
2401 10th Ave. E. Phone: (425) 747-5618
Seattle, WA 98199

Structural Engineer: **Carter Quinn Norlin, Inc.**
Contact: Nick Carter
2033 6th Ave, Suite 995
Seattle, WA 98121 Phone: (206) 264-7784

Ecologist: **Altmann Oliver Associates, LLC**
Contact: John Altmann
P.O. Box 578
Carnation, WA 98014 Phone: (425) 333-4535

Arborist: **Tree Solutions Inc.**
Contact: George White
7511 Greenwood Ave. N. PMB 809 Phone: (206) 528-4670
Seattle, WA 98103

General Contractor: **Mercer Builders**
Contact: Rob Christensen
3860 76th Ave SE
Mercer Island, WA 98040 Phone: (206) 275-1234

DOCUMENT LIST :
City of Mercer Island Coversheet

Drawing schedule:

A0.1 Cover Sheet / Project Information
A0.2 As-Built Plans/Demo/Calculations
A0.3 As-Built Elevations

1 of 2 Site Survey
2 of 2 Site Survey

A1.1 General Site Plan
A1.2a Exist. Impervious Site Calculations
A1.2b Proposed Impervious & ABE Calculations
A1.3 CAR 2 Site Plan & Tree Information
A1.4 Buffer Impact & Mitigation
A1.5 Planting Plan & Detail

A2.0 Basement Plan
A2.1 Main Floor Plan
A2.2 Upper Floor Plan
A2.3 Roof Plan
A2.4 GFA Calculations

A3.1 Elevations
A3.2 Elevations
A3.3 Elevations & Building Sections
A4.1 Building Section
A4.2 Building Sections

A5.1 Wall Section

A9.1 Window Schedule
A9.2 Door Schedule

E2.0 Lower Floor Electrical Plan
E2.1 Main Floor Electrical Plan
E2.2 Upper Floor Electrical Plan

S1.0 Structural General Notes
S1.1 Structural General Notes
S2.0 Foundation Plan
S2.1 Main Floor Framing Plan
S2.2 Upper Floor Framing Plan
S2.3 Roof Framing Plan
S3.0 Concrete Details
S3.1 Concrete Details
S5.0 Steel Details
S5.1 Steel Details
S6.0 Typical Wood Details
S6.1 Wood Details
S6.2 Wood Details
S6.3 Wood Details

Building Permit Forms & Reports:

Intake Screening Form
Building Permit Application
Single Family Plan Coversheet
Site Development Information
~~Small Project Stormwater Site Plan / Report~~ not required per email from Ruji Ding 4/12/24
Residential Water Meter Sizing Worksheet
Fire Area and Valuation Form
Tree Inventory and Replacement Submittal Information Form (included in Arborist's Report)
Energy Code Worksheet

Geotechnical Report
Structural Calculatioins
Arborist Report and tree inventory/replacement form

CAR 2 Forms, Memos, Reports and Drawings:
Development Application Form
Concurrent Review Form

Memo: Critical Area Review 2 (Narrative)
Foundation and Critical Area Considerations (Geotech Report)
Critical Area Study (Np Watercourse Study)
Title Report

Drawings: Survey
A1.3 CAR 2 Site Plan
A1.4 Buffer Impact Mitigation
A1.5 Planting Plan & Detail
Full Permit Drawing Set

SYMBOLS:

&	and
@	at
℄	centerline
X	by
ø	diameter
#	pound/number
##	degree
±	plus or minus
1 / A1	revisions / window designation
##	door designation
X / Y	material designation
El.	finish floor elevation

ABBREVIATIONS:

AB	anchor bolt
ADJ	adjustable
AFF	above finish floor
ARCH	architect/ural
BLDG	building
BM	beam
B.O.	bottom of
B.O.F.	bottom of footing
BTWN	between
CB	catch basin
CIP	cast in place
CJ	control joint
CLG	ceiling
CMU	concrete masonry unit
CO/SD	combined carbon monoxide/
COL	column
CONC	concrete
CONT	continuous
DIA	diameter
DIM	dimension
DN	down
DR(S)	door(s)
DS	downspout
DWG	drawing
EA	each
EL	elevation
ELEC	electrical
ELEV	elevations
EQ	equal
EXIST	existing
EXH	exhaust
EXT	exterior
FB	flat bar
FD	floor drain
FDC	Fire Department Connection
FDN	foundation
FE	fire extinguisher
FIN	finish
FOC	face of conc.
FOS	face of stud
FLR	floor
FOIC	furnished by owner installed
FPHB	frost proof hose bib
FRT	fire retardant treated
FS	full size
FT	foot
FTNG	footing
GA	gauge
GALV	galvanized
GL	glass
GWB	gypsum wallboard
HB	hose bib
HC	hollow core
HM	hollow metal
HOR	horizontal
HP	high point
HR	hour/handrail
HT	height
ID	inside diameter
IN	inch/inches
INSUL	insulation
INT	interior
JNT	joint
KD	kiln dried
LNDSPG	landscaping
LP	low point
LT	light
MAX	maximum
MDF	medium density fiberboard
MDO	medium density overlay
MECH	mechanical
MFGR	manufacturer
MISC	miscellaneous
MIN	minimum
MTL	metal
NIC	not in contract
NO	number
NOM	nominal
NTS	not to scale
OA	overall
OC	on center
OD	outside diameter
OFD	overflow drain
OPNG	opening
OS	overflow scupper
OVR	over
PAV	pavers, paving
PLYWD	plywood
PR	pair
PT	paint/point
RAD	radius
RB	reinforcing bar
RD	roof drain
REQ'D	required
RES	resilient
RL	rain leader
RO	rough opening
SCHED	schedule(s)
SD	smoke detector
SF	square feet
SHT	sheet
SIM	similar
SPEC	specification
SQ	square
SS	stainless steel
ST	stone
STL	steel
SAF	self adhering flashing
TG	tempered glass
T&G	tongue and groove
THK	thick
T.O.	top of
TYP	typical
V	variable
VERT	vertical
VG	vertical grain
VIN	vinyl
VTR	vent through roof
W/	with
WP	waterproof
W/O	without
WWF	welded wire fabric

GENERAL NOTES:

1. **Contractor shall verify all dimensions and conditions shown on drawings at the job site and shall notify the Architect of any omissions, discrepancies and/or conflicts before proceeding with the work.**

2. General Contractor to coordinate pre-construction site meeting w/ Owner, Architect, Structural Engineer, Civil Engineer, Geotechnical Engineer and City of Mercer Island Building Inspector

3. Plumbing, mechanical and electrical work shall be under separate permits according to prevailing codes. Contractor shall obtain such permits.

4. Special Inspections that are required by the City of Mercer Island Development Services shall be coordinated by Contractor.

5. Contractor shall verify existing grade conditions and height limits with Architect and surveyor on site prior to beginning work and shall notify Architect of any discrepancy in the site survey.

6. **Do not scale drawings, dimensions govern.** Large scale dimensions govern over small scale dimensions. Notify Architect of discrepancies in dimensions prior to proceeding with work.

7. Construction dimensions shown are to face of stud (F.O.S.) on exterior walls, top of (t.o.) slab or sub-floor at floor levels.

8. **Fire Protection:** an NFPA 13R Fire Sprinkler System and NFPA 72 – "Chapter 29" Fire Alarm System shall be installed per City of Mercer Island standards throughout the residence. UL Listings: Devices – UL 268; Control Panel – UL 985; CO Detectors: UL 2075. **FIRE DEPARTMENT REQUIREMENTS** outlined below in notes 9–11. A separate FIRE permit is required and may be deferred and obtained by Contractor.

9. **DWELLING/GARAGE SEPARATION** shall meet the requirements of IRC R302.6. All habitable rooms shall be separated on the garage side by not less than ⅝" Type "X" gwb or equivalent.
DWELLING/GARAGE OPENING/PENETRATION PROTECTION shall meet the requirements of IRC R302.5. Doors shall be minimum 20 minute fire rated doors equipped with a self-closing device.

10. **FIREBLOCKING** shall meet the requirements of IRC R302.11.
DRAFTSTOPPING shall meet the requirements of IRC R302.12
UNDER STAIR PROTECTION Enclosed under-stair space accessible by a door or panel shall be protected by a minimum of ½" type "x" gypsum wall board per IRC R302.7

11. **SMOKE ALARMS & HEAT DETECTION** See note 8 above, shall comply with IRC R314/WBC R314. Smoke alarms shall be listed and labeled in accordance with UL217. Combined smoke and carbon monoxide detectors shall be listed in accordance with UL217 AND UL 2034. Smoke alarms shall be located as follows: each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; on each floor of the dwelling; stairs leading from the basement near the entry to the stair. **Combination smoke alarms and carbon monoxide alarms** shall be permitted in lieu of smoke alarms where carbon monoxide alarms are also required.
CARBON MONOXIDE ALARMS shall meet the requirements of IRC R315. Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, on each floor level of the dwelling.
HEAT ALARM/DETECTION shall be installed in garage per WRC R314.2.2

12. **EMERGENCY EGRESS WINDOWS** shall meet the requirements of IRC R310. Each sleeping room shall have an operable rescue opening. **Emergency Escape minimum dimension** shall meet IRC R310.2 The sill height shall not be more than 44" from the finished floor to the bottom of the opening. Minimum net clear opening shall be 5.7 square feet; minimum clear width 20"; minimum clear height 24".

13. **STAIRWAYS** shall meet the requirements of IRC R311.7. Stairways shall have a minimum clear width of 36" above handrail, and be not less than 31½" in width below handrail. Minimum headroom shall not be less than 6'-8". Maximum riser 7¾" / minimum tread 10". Handrails shall be not less than 34" or more than 38" above the slope of the plane of the stairs and shall be continuous for the full run of the flight and shall have a minimum space of 1½" between wall and railing.

14. See specifications for required shop drawings. Contractor shall prepare and submit shop drawings to governing authority and Architect in a timely manner.

15. Provide mounting blocks at exterior walls behind all light fixtures, hose-bibs, structural steel connectors, guardrails and any other exterior mounted accessories. Verify type of mounting block with Architect prior to installation.

16. Provide damp-proofing on all below grade foundation walls per IRC R406. Provide all accessories required for a completely watertight installation, including but not necessarily limited to: flashing, counter-flashing, sealant, and caulking at all roof and wall penetrations; interlocking weather-stripping at all doors and windows; water-stops and other concrete inserts at below grade cold joints.

17. When a ventilated roof is required: Provide notching/ drilled holes according to Structural Engineer's recommendations or run roof furring strips perpendicular to roof joists to allow cross-ventilation of roof joist spaces. Maintain 1" minimum clear from top of insulation to bottom of decking where occurs.

18. Pressure treated lumber typical at all exterior applications and concrete surfaces.

19. Pursuant to MICC 19.02.020(F)(3)(d) all Japanese Knotweed and regulated Class A, B & C weeds identified on the King County Noxious Weed List as amended, shall be removed from the property. New landscaping associated with New Single Family Home shall not included any weeds identified on the KC Noxious Weed List.

20. Any excavation or foundation work performed between October 1st and April 1st shall be subject to wet season moratorium requirements per MICC 19.07.060(D)(4)

21. Per IRC R312 guards shall be installed on all open sided walking surfaces including stairs, ramps, landings, that are located more than 30 inches measured vertically to the floor or grade below. Guards shall have openings small enough that a 4"ø ball cannot pass. All guards shall have a minimum overturn resistance 200 lb. per IRC Table 301.5. See R311.7.8 for stair railing requirements.

22. At moist locations provide water resistant gypsum wall board (green board) on walls and ceiling. Rating and thickness shall match gwb throughout rest of structure.

ECTYPOS
ARCHITECTURE
4212 W. Mercer Way
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

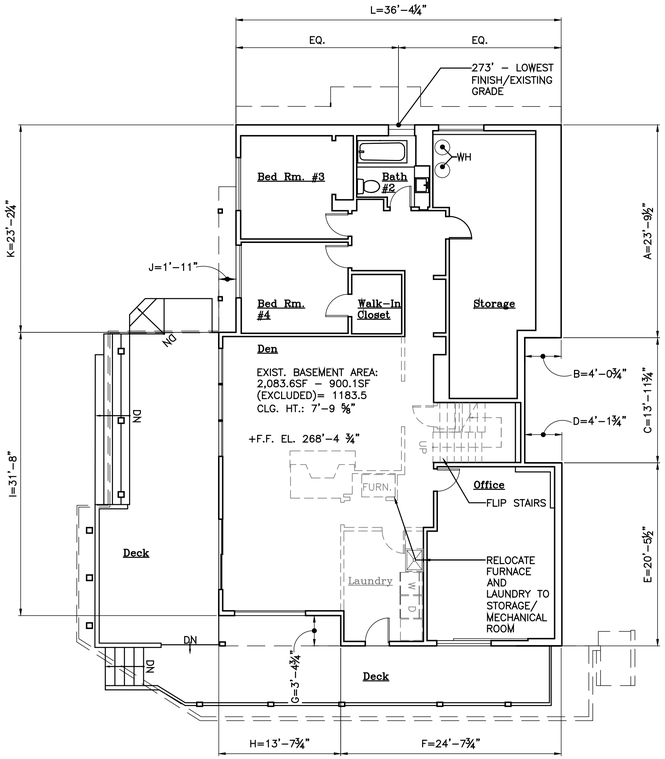
NESTLER-SPARE RESIDENCE
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

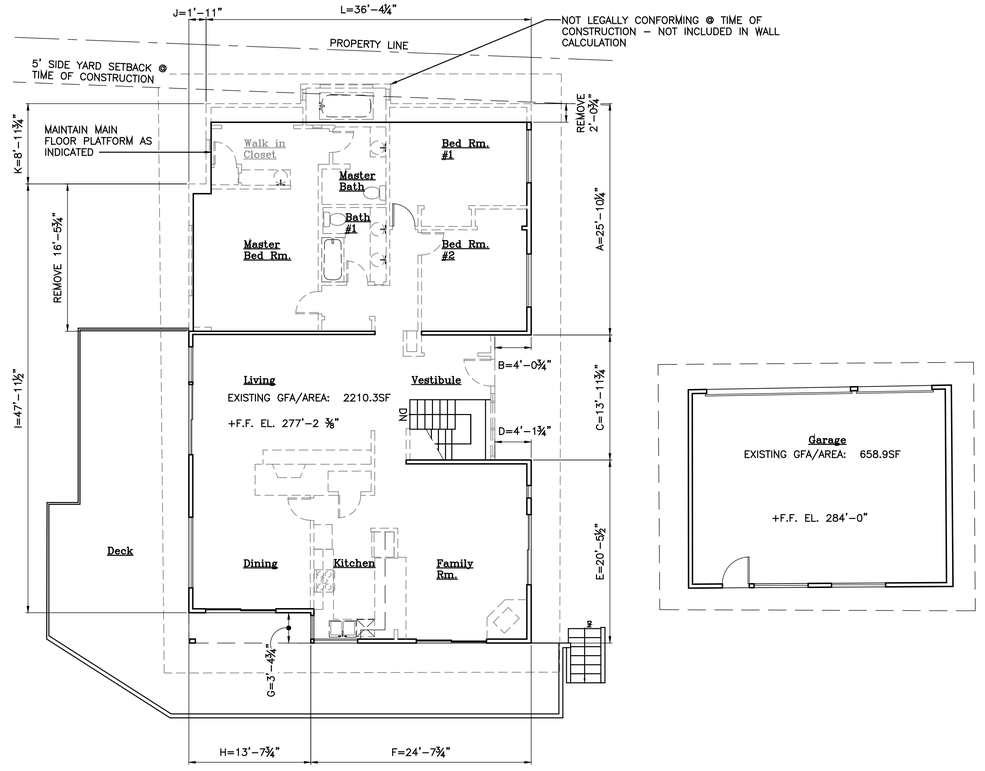
Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

Project Information
A0.1





1 As-Built/Demo Basement Plan
scale: 1/8"=1'-0"

2 As-Built/Demo Main Floor Plan
scale: 1/8"=1'-0"

3 As-Built/Demo Garage Plan
scale: 1/8"=1'-0"

MICC 19.01.050.D.1: Intentional Exterior Alteration or Enlargement of a Legally Non-Conforming Structure

40% Threshold Calculation:

Total wall existing length	405.89'
Total wall length maintained	340.87'
(304.87/405.89)x100=	83.98%

83.89% wall maintained. 16.11% altered<40% allowed

% EXTERIOR BASEMENT WALLS ALTERED CALCULATION

WALL SECTION	LENGTH X	% ALTERED	RESULT
A	23.8'	0%	23.8'
B	4.1'	0%	4.1'
C	13.9'	0%	13.9'
D	4.2'	0%	4.2'
E	20.5'	0%	20.5'
F	24.7'	0%	24.7'
G	3.4'	0%	3.4'
H	13.6'	0%	13.6'
I	31.6'	0%	13.6'
J	1.9'	0%	1.9'
K	23.2'	0%	23.2'
L	36.4'	0%	36.4'
TOTALS	201.3'		201.3'

Percentage of Existing Basement Walls to be Maintained: 100%

% EXTERIOR MAIN FLOOR WALLS ALTERED CALCULATION

WALL SECTION	LENGTH X	% REMOVED	RESULT
A	25.85'	2.06%	23.8'
B	4.06'	0%	4.06'
C	13.98'	0%	13.98'
D	4.15'	0%	4.15'
E	20.46'	0%	20.46'
F	24.65'	0%	24.65'
G	3.4'	0%	3.4'
H	13.65'	0%	13.65'
I	47.96'	34%	31.48'
J	1.92'	100%	0'
K	8.98'	100%	0'
L	36.35'	100%	0'
TOTALS	204.59		

Percentage of Existing Main Floor Walls to be Maintained: 68.2%

Drawing Legend

- DEMO EXISTING EXTERIOR WALL MAINTAIN PLATFORM
- DEMOLISHED EXISTING WALLS, DOORS, WINDOWS ETC...
- REMAINING EXISTING WALLS
- EXISTING SLIDING GLASS DOORS
- EXISTING WINDOWS
- EXISTING SWING DOORS

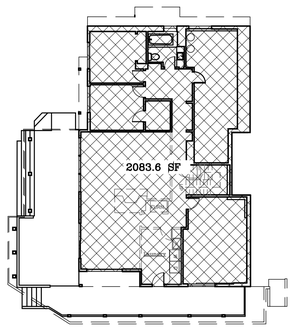
BASEMENT AREA CALC. FOR EXCLUSION

WALL SECTION	LENGTH X	COVERAGE =	RESULT
A	23.8'	100%	23.8%
B	4.1'	100%	4.1%
C	13.9'	100%	13.9%
D	4.2'	100%	4.2%
E	20.5'	100%	20.5%
F	24.7'	0%	0%
G	3.4'	0%	0%
H	13.6'	0%	0%
I	31.6'	0%	0%
J	1.9'	0%	0%
K	23.2'	0%	0%
L	36.4'	56%	20.4%
TOTALS	201.3'		86.9%

Percentage of Floor Area Excluded: 86.9/201.3=43.2%
Area of Basement Excluded: 2083.6sfx43.2%=900.1sf

See A0.3 for elevational information.

NOTE:
1. MAINTAIN MAIN FLOOR PLATFORM EXCEPT AREA DEMOLISHED AS INDICATED

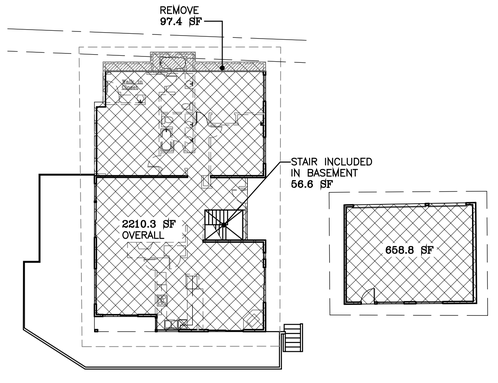


4 Existing Basement Plan GFA Calc
scale: 1"=16'

GFA Legend

- FLOOR AREA INCLUDED IN CALCULATION
- FLOOR AREA REMOVED

Percentage of Existing Garage Walls to be Maintained: 100% 0 alteration.



5 Existing Main Floor & Garage Plan GFA Calc
scale: 1"=16'

Existing GFA Breakdown:

BASEMENT: NO CHANGE IN PROPOSED

GROSS AREA:	2083.6 SF
BASEMENT EXCLUDED AREA	900.1 SF
NET EXIST. BASEMENT AREA:	1183.5

MAIN FLOOR:

GROSS AREA:	2210.3 SF
REMOVE STAIR:	56.6 SF
NET EXIST. AREA:	2153.7SF

MAIN FLOOR REMOVED AREA: 97.4 SF

GARAGE:

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Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

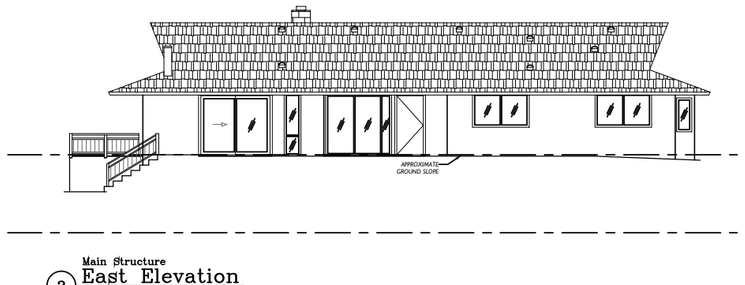
Date:
4/15/2024 Bldg. Permit Sub. 1

658.8 SF

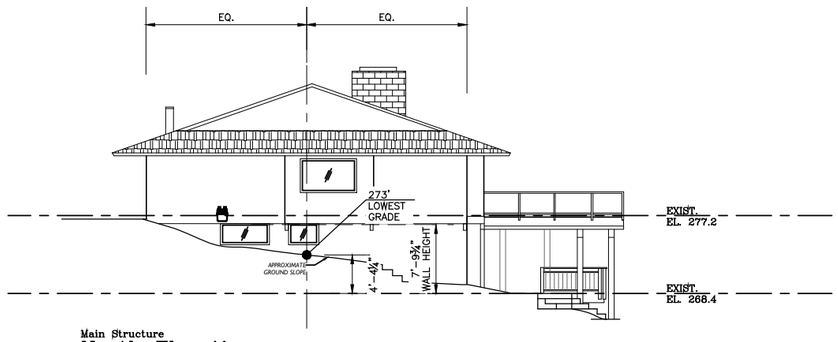
Scale:

Sheet:
As-Builts & Demo
A0.2

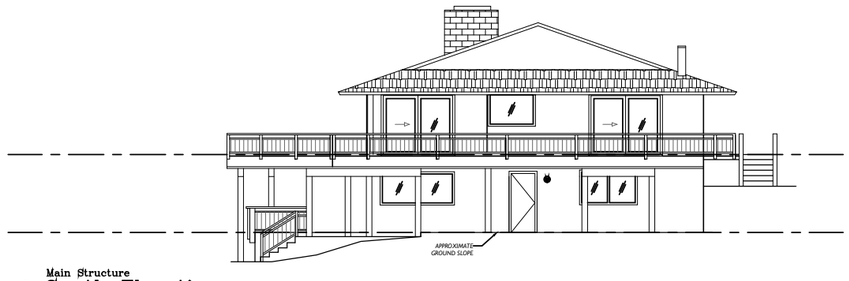
Main Structure
1 West Elevation
scale: 1/8"=1'-0"



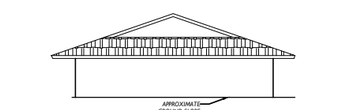
Main Structure
2 East Elevation
scale: 1/8"=1'-0"



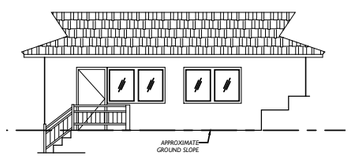
Main Structure
3 North Elevation
scale: 1/8"=1'-0"



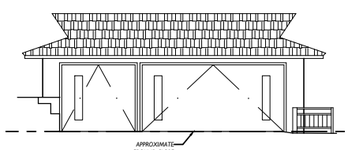
Main Structure
4 South Elevation
scale: 1/8"=1'-0"



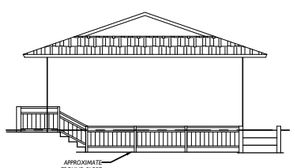
Garage
5 East Elevation
scale: 1/8"=1'-0"



Garage
6 South Elevation
scale: 1/8"=1'-0"



Garage
7 North Elevation
scale: 1/8"=1'-0"



Garage
8 West Elevation
scale: 1/8"=1'-0"

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NESTLER-SPARE RESIDENCE

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Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

As-Built Elevations
A0.3

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 21, DAWN VILLA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE(S) 82 AND 83, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A LINE COMPUTED PER REFERENCE NO. 1, BETWEEN FOUND MONUMENTS BEARS N 34°44'26" W , AS SHOWN HEREON.

REFERENCES

R1. DAWN VILLA, VOL. 87, OF PLATS, PGS. 82-83, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

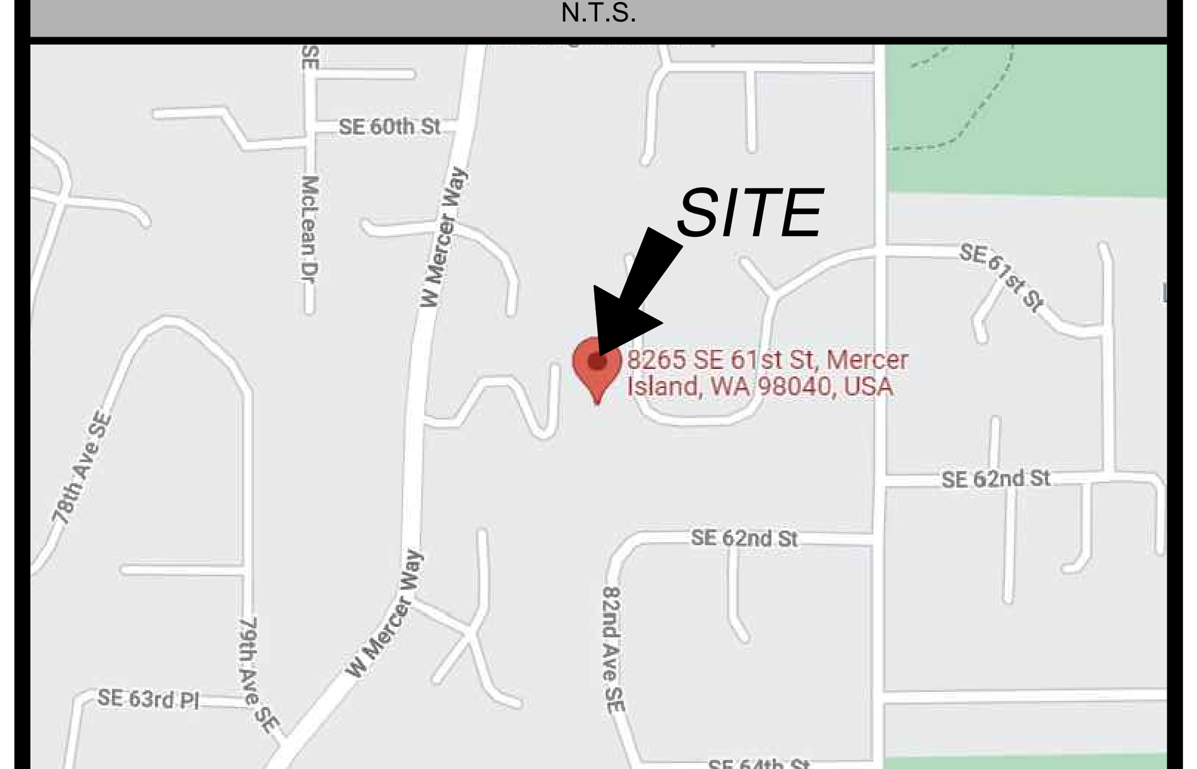
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022 & MAY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN 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. 1922800210.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,817± S.F. (0.34 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TICOR TITLE COMPANY, COMMITMENT NO. 70075346, WITH AN EFFECTIVE DATE OF AUGUST 2, 2017 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
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	STEEP SLOPE AREA
ASPHALT SURFACE	PAVER SURFACE
BAMBOO FOLIAGE LINE	POWER METER
BENCHMARK	POWER (OVERHEAD)
BUILDING	RETAINING WALL
CENTERLINE ROW	REBAR AS NOTED (FOUND)
CULVERT PIPE	REBAR & CAP (SET)
CONCRETE SURFACE	ROCKERY
DECK	SEWER LINE
FENCE LINE (CHAIN LINK)	SEWER MAINHOLE
FENCE LINE (WOOD)	STORM DRAIN LINE
FIRE HYDRANT	TELEPHONE SENTRY
GAS METER	TREE (AS NOTED)
GRAVEL SURFACE	WATER LINE
HOSE BIB RISER	WATER METER
INLET (TYPE 1)	OHW FLAG
MONUMENT IN CASE (FOUND)	5' UTILITY EASEMENT PER PLAT

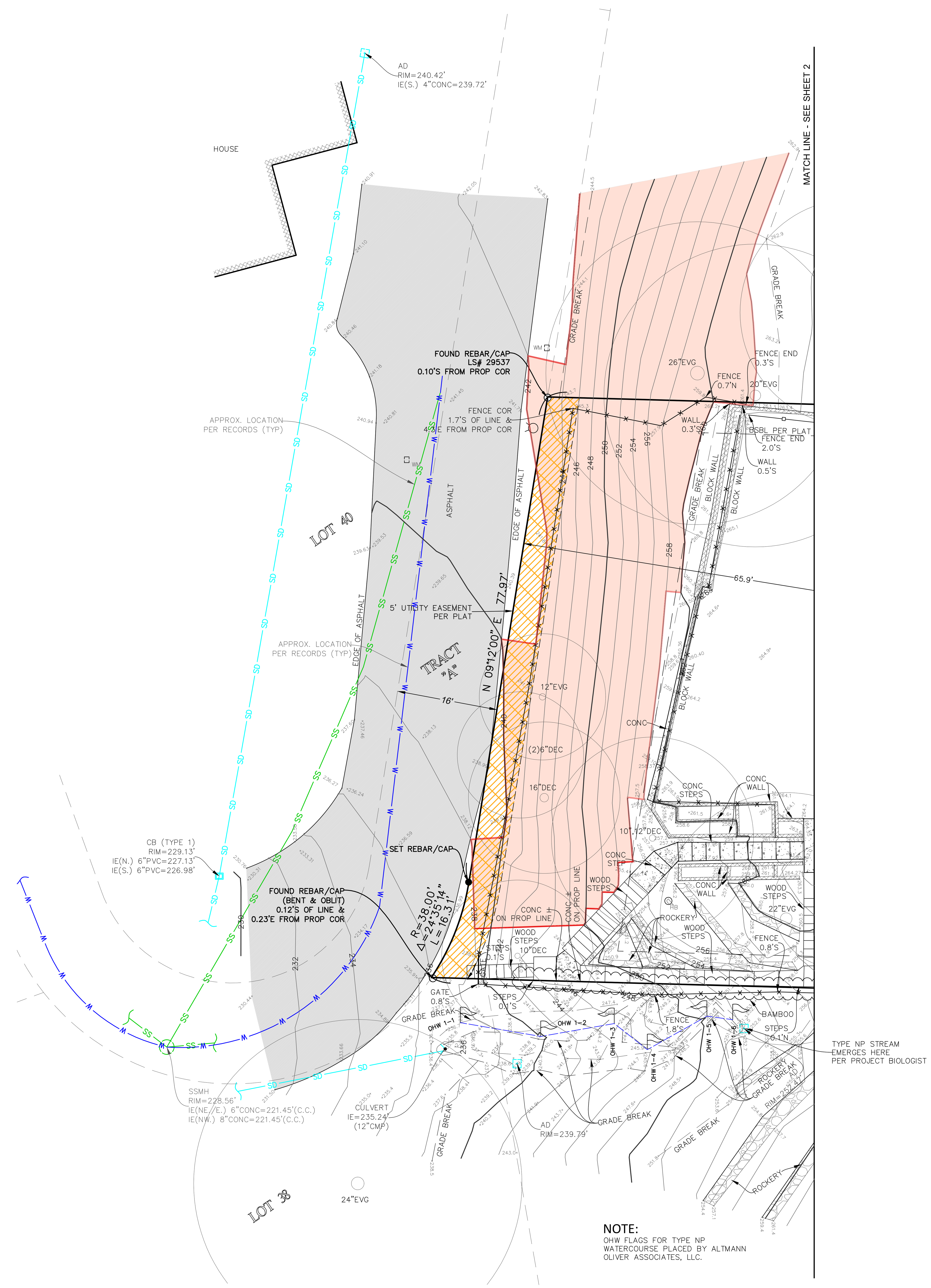
VICINITY MAP

N.T.S.

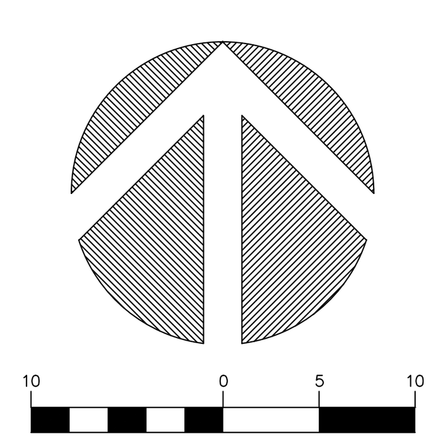


SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, 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 PALT OF DAWN VILLA.
(PLOTTED BLDG SETBACK LINES & UTILITY EASEMENT. ADDITIONAL RESTRICTIONS EXIST.)



NOTE:
OHW FLAGS FOR TYPE NP WATERCOURSE PLACED BY ALTMANN OLIVER ASSOCIATES, LLC.



(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

SE 1/4	SE 1/4
SECTION:	24
TOWNSHIP:	24N
RANGE:	04E, W.M.
COUNTY:	KING

STEEP SLOPE/BUFFER DISCLAIMER:

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

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 1922800210

NESTLER / SPARE RESIDENCE

8265 SE 61ST ST
MERCER ISLAND, WA 98040

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

JOB NUMBER:	220307
DATE:	03/17/2022
DRAFTED BY:	JAK
CHECKED BY:	JGM/TBH
SCALE:	1" = 10'

REVISION HISTORY	
10/11/22	CORRECTIONS
05/26/23	SOUTH SITE UPDATE
07/17/23	BIOLOGIST NOTES

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

AREA DRAIN	STEEP SLOPE AREA
ASPHALT SURFACE	PAVER SURFACE
BAMBOO FOLIAGE LINE	POWER METER
BENCHMARK	POWER (OVERHEAD)
BUILDING	RETAINING WALL
CENTERLINE ROW	REBAR AS NOTED (FOUND)
CULVERT PIPE	REBAR & CAP (SET)
CONCRETE SURFACE	ROCKERY
DECK	SEWER LINE
FENCE LINE (CHAIN LINK)	SEWER MAINHOLE
FENCE LINE (WOOD)	STORM DRAIN LINE
FIRE HYDRANT	TELEPHONE SENTRY
GAS METER	TREE (AS NOTED)
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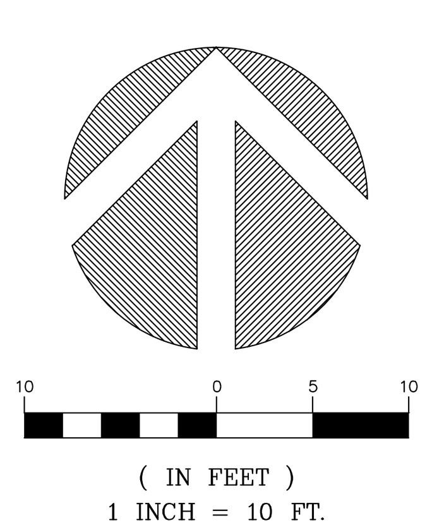
INLET (TYPE 1)	OHW FLAG
MONUMENT IN CASE (FOUND)	5' UTILITY EASEMENT PER PLAT



INDEXING INFORMATION

SE 1/4 SE 1/4
SECTION: 24
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

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TOPOGRAPHIC & BOUNDARY SURVEY
TAX PARCEL NO. 1922800210

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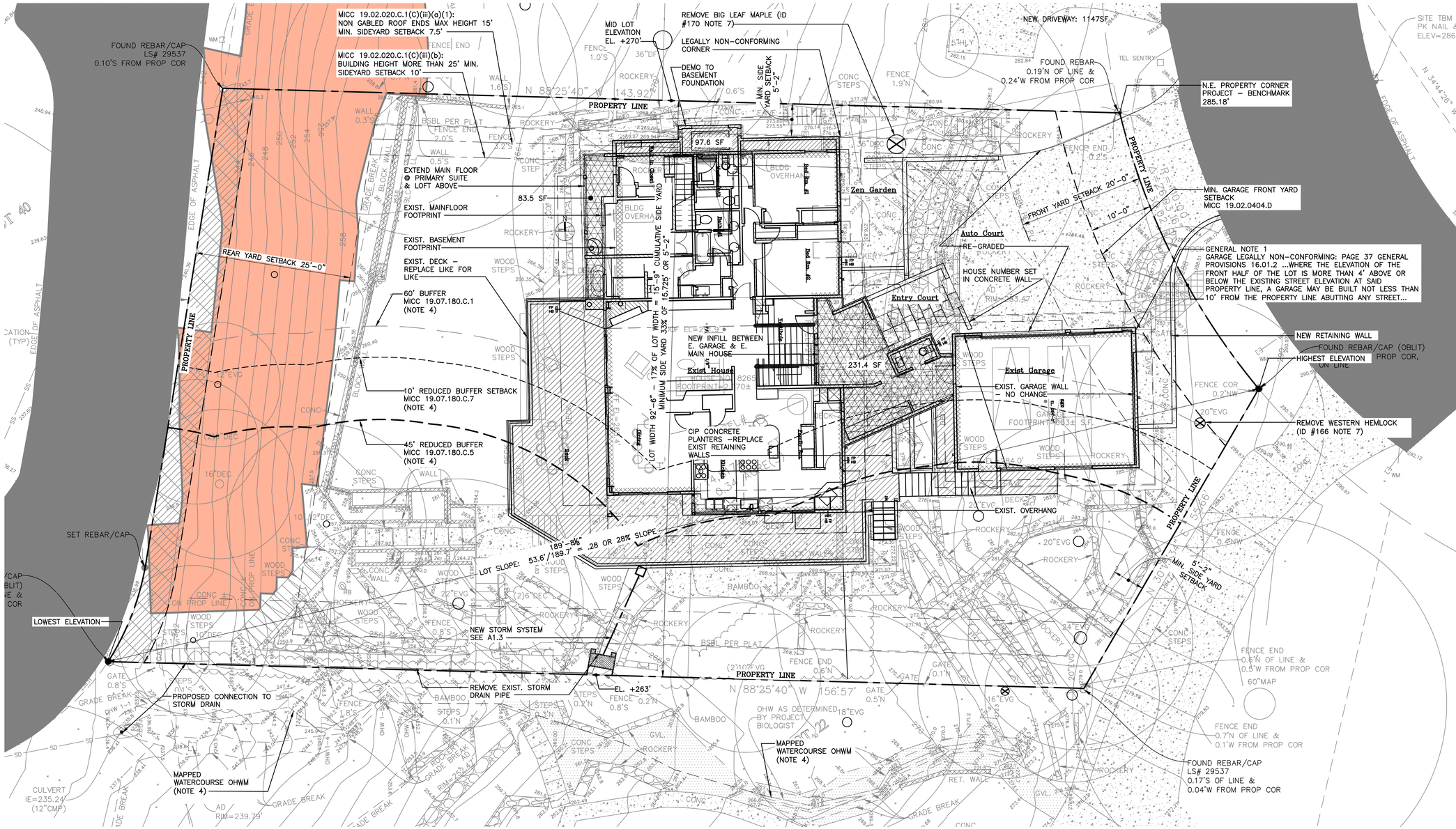

N

1'0 5' 10'

1 Site Plan

scale: 1"=10'

Drawing Legend

- NEW AREA
- NEW AREA IN 60' BUFFER
- DEMOLITION

Site Plan General Notes

1. LEGALLY NON-CONFORMING - ORIGINAL BUILDING PERMIT ISSUED 10/7/1970. CITY OF MERCER ISLAND ZONING ORDINANCE ADOPTED AUGUST 1970
2. SEE SHT. A1.2a AND A1.2b FOR HARD SURFACE CALCULATIONS
3. SEE SHT. A1.2b FOR ABE CALCULATION
4. SEE SHT. A1.3 FOR CRITICAL AREA REVIEW PLAN (CAR2)
5. SEE SHT. A0.2 FOR EXISTING LEGALLY CONFORMING EXTERIOR WALLS TO BE MAINTAINED CALCULATION
6. SEE SHT. A1.3 FOR MINIMUM LIMITS OF DISTURBANCE (MLOD)
7. SEE ATTACHED ARBORIST'S REPORT - ALL REPLACEMENT TREES ARE FEE IN LIEU OF

SIDE YARDS DETERMINATION

MID SITE WIDTH: 92.5' WIDTH X 17% = 15.725' (SUM OF THE SIDE YARDS)
15.725' X 33% = 5.19' (3) SIDE-YARD SETBACKS

ECTYPOS
ARCHITECTURE

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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

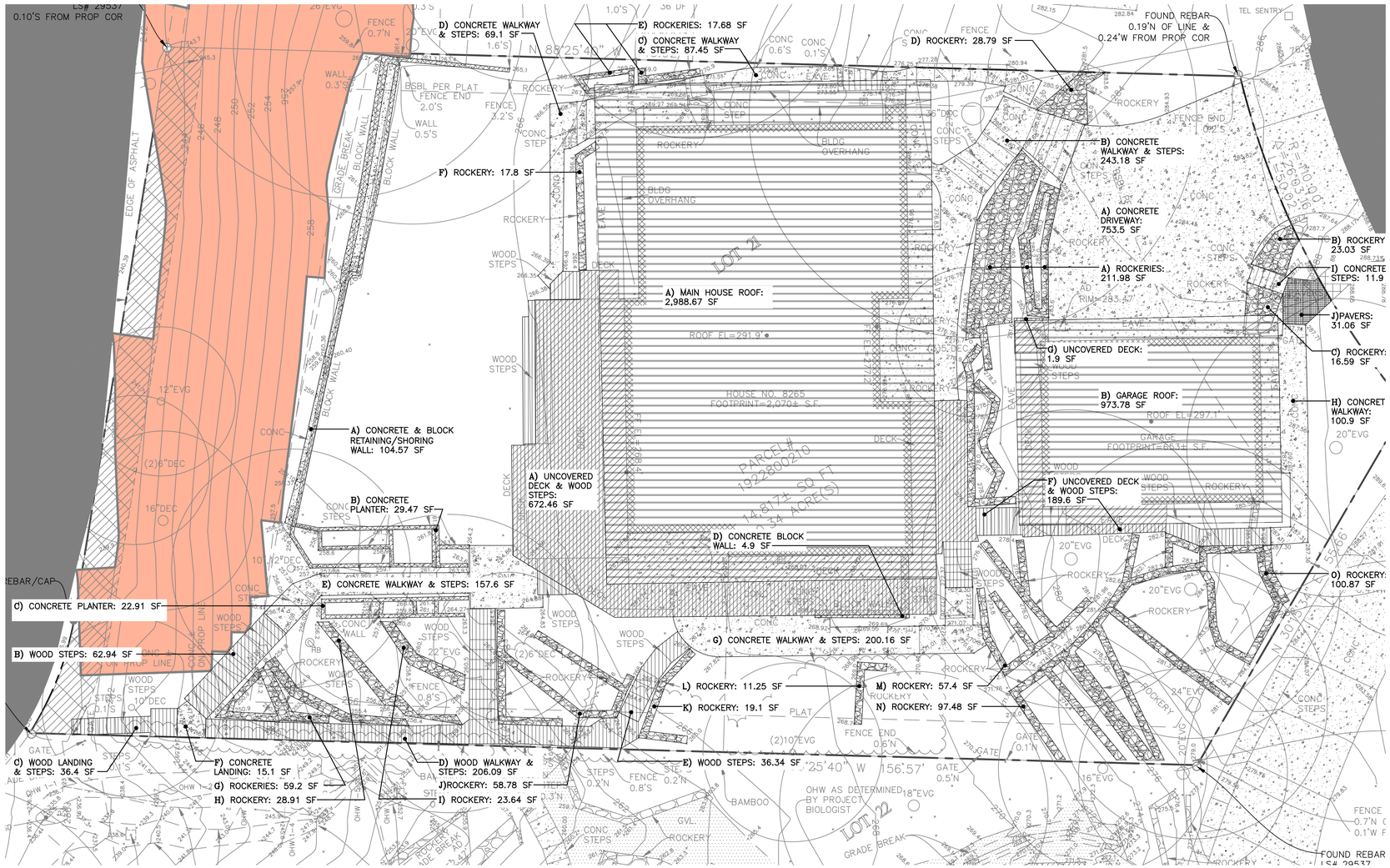
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date: Pre-App 29 August 2023
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

Site Plan
Pre-App
A1.1



N

1'0 5' 10'

Site Plan Existing Hard Surface General Notes:

1. LEGALLY NON-CONFORMING - ORIGINAL BUILDING PERMIT ISSUED 10/7/1970. CITY OF MERCER ISLAND ZONING ORDINANCE ADOPTED AUGUST 1970
2. SEE SHT. A1.2 FOR SITE CALCULATIONS
3. SEE SHT. A1.3 FOR CRITICAL AREA REVIEW PLAN

1 Site Plan - Existing Hard Surface

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

Drawing Legend

- EXISTING ROOF AREA
- EXISTING WOOD SURFACES: UNCOVERED DECKS, LANDINGS AND STAIRS
- EXISTING CONCRETE FLAT WORK: DRIVEWAY, WALKWAYS AND STEPS
- EXISTING CONCRETE & BLOCK WALLS: RETAINING/SHORING, PLANTERS
- EXISTING ROCKERIES
- EXISTING ROCKERIES

Existing Hard Surface Calculation

CATEGORY				LOT COVERAGE (LC) / HARDSCAPE (HS)	LOT AREA: 14,817 SF
MARK	TYPE	AREA (SF)	STATUS	ID'D IN SITE DEVELOPMENT WORKSHEET A2	NOTES
	Roof Area				
A	MAIN HOUSE ROOF	2,988.67	RECONFIG.	LC - ROOF	COMBINED - SEE A1.2B
B	GARAGE ROOF	973.78	RECONFIG.	LC - ROOF	COMBINED - SEE A1.2B
	SUB-TOTAL:	3962.45			
	Wood Surfaces				
A	DECK & WOOD STEPS	672.46	REDUCE	HS - UNCOVERED DECK	SEE A1.2B
B	WOOD STEPS	62.94	AS IS	HS - STAIRS	
C	WOOD LANDING & STEPS	36.40	AS IS	HS - STAIRS	
D	WOOD WALKWAY & STEPS	206.09	REDUCE	HS - STAIRS	SEE A1.2B
E	WOOD STEPS	36.34	REMOVE	HS - STAIRS	SEE A1.2B
F	DECK & WOOD STEPS	189.60	REDUCE	HS - UNCOVERED DECK	SEE A1.2B
G	DECK	1.90	REMOVE	HS - UNCOVERED DECK	SEE A1.2B
	SUB-TOTAL:	1205.73			
	Concrete Flatwork				
A	DRIVEWAY	753.50	INCREASE	LC - DRIVEWAY	SEE A1.2B
B	WALKWAY & STEPS	243.18	REMOVE	HS - WALKWAYS	SEE A1.2B
C	WALKWAY	87.45	INCREASE	HS - WALKWAYS	EXPOSED WHEN ROOF RECONFIG SEE A1.2B
D	WALKWAY & STEPS	69.10	AS IS	HS - WALKWAYS	
E	WALKWAY & STEPS	157.60	AS IS	HS - WALKWAYS	
F	LANDING	15.10	AS IS	HS - WALKWAYS	
G	WALKWAY & STEPS	200.16	AS IS	HS - WALKWAYS	
H	WALKWAY	100.90	REMOVE	HS - WALKWAYS	SEE A1.2B
I	STEPS	11.90	REMOVE	HS - WALKWAYS	SEE A1.2B
J	PAVERS	31.06	REMOVE	HS - WALKWAYS	SEE A1.2B
	SUB-TOTAL:	1669.95			
	Concrete & Block Walls				
A	RETAINING/SHORING WALL	104.57	AS IS	HS - RETAINING WALLS	
B	PLANTERS	29.47	AS IS	HS - RETAINING WALLS	
C	PLANTERS	22.91	AS IS	HS - RETAINING WALLS	
D	RETAINING WALL	4.90	AS IS	HS - RETAINING WALLS	
	SUB-TOTAL:	161.85			
	Rockeries				
A	ROCKERY	211.98	REMOVE	HS - ROCKERIES	
B	ROCKERY	23.03	REMOVE	HS - ROCKERIES	
C	ROCKERY	16.59	REMOVE	HS - ROCKERIES	
D	ROCKERY	28.79	REMOVE	HS - ROCKERIES	
E	ROCKERY	17.68	AS IS	HS - ROCKERIES	
F	ROCKERY	17.80	AS IS	HS - ROCKERIES	
G	ROCKERY	59.20	AS IS	HS - ROCKERIES	
H	ROCKERY	28.91	AS IS	HS - ROCKERIES	
I	ROCKERY	23.64	AS IS	HS - ROCKERIES	
J	ROCKERY	58.78	AS IS	HS - ROCKERIES	
K	ROCKERY	19.10	AS IS	HS - ROCKERIES	
L	ROCKERY	11.25	AS IS	HS - ROCKERIES	
M	ROCKERY	57.40	AS IS	HS - ROCKERIES	
N	ROCKERY	97.48	AS IS	HS - ROCKERIES	
O	ROCKERY	100.87	AS IS	HS - ROCKERIES	
	SUB-TOTAL:	772.50			
	TOTAL EXISTING HARD SURFACE	7772.48			
	TOTAL EXISTING HARDSCAPE	3056.53			% of lot area: 20.6
	TOTAL EXISTING LOT COVERAGE	4715.95			% of lot area: 31.8

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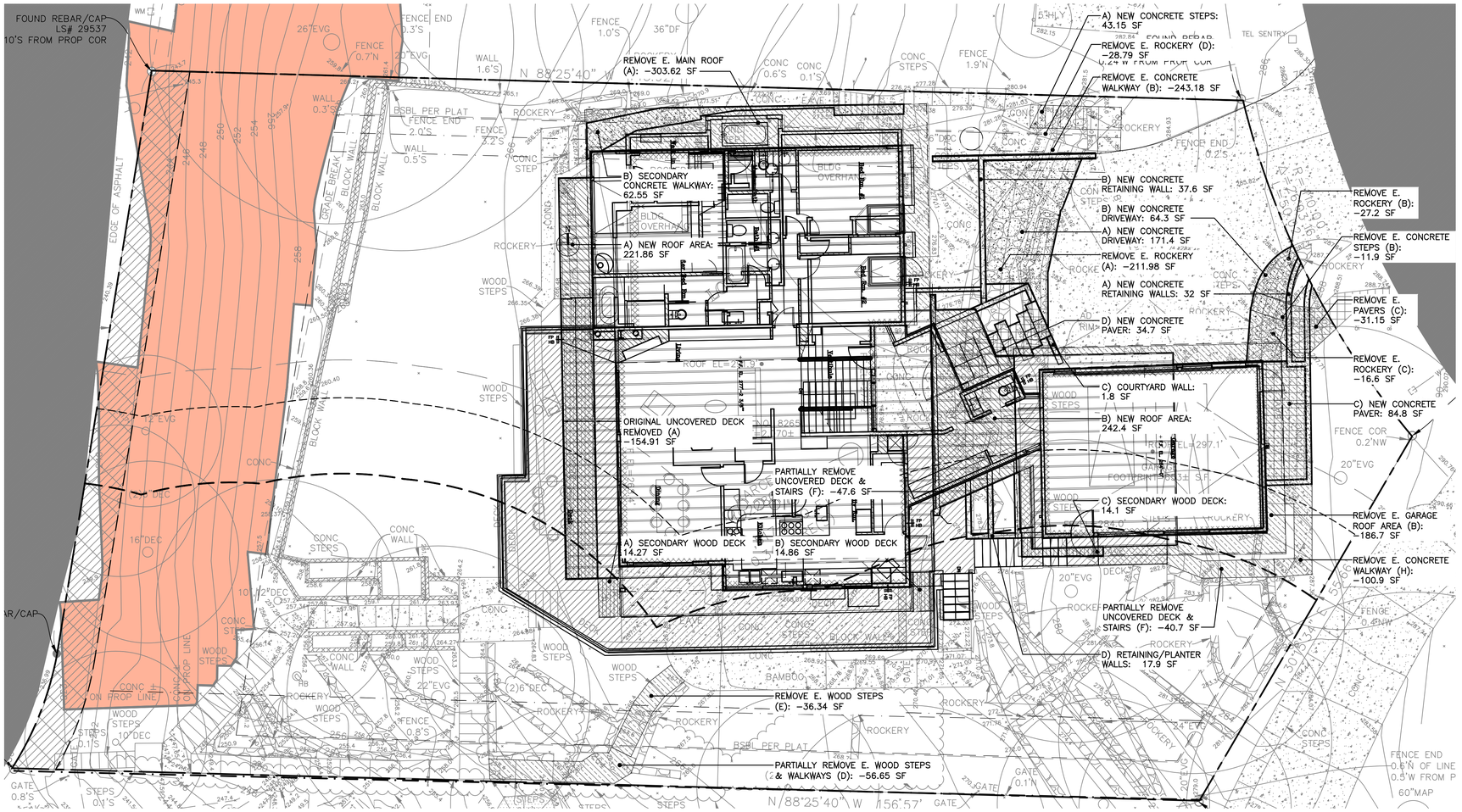
Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

Site Calc
Exist. Imperv
A1.2a



Proposed Hard Surface Calculation

CATEGORY				LOT COVERAGE (LC) / HARDSCAPE (HS)	LOT AREA: 14,817 SF
MARK	TYPE	AREA (SF)	STATUS	ID'D IN SITE DEVELOPMENT WORKSHEET A2	NOTES
	New Roof Area				
A	MAIN HOUSE ROOF	221.86	NEW	LC – ROOF	
B	MAIN HOUSE ROOF	242.40	NEW	LC – ROOF	
	SUB-TOTAL:	464.26	ADD		
	Remove Roof Area				
	E. MAIN ROOF	-303.62	REMOVE	LC – ROOF	(A) PARTIAL REMOVAL –NOTE 4
	E. GARAGE ROOF	-186.70	REMOVE	LC – ROOF	(B) PARTIAL REMOVAL –NOTE 4
	SUB-TOTAL:	-489.70	REMOVE		
	New Driveway Area				
A	CONCRETE	171.40	NEW	LC – DRIVEWAY	
B	CONCRETE	64.30	NEW	LC – DRIVEWAY	
	SUB-TOTAL:	235.70	NEW	LC – DRIVEWAY	
	TOTAL NEW LOT COVERAGE:	210.26			LOT COVERAGE = NEW ROOF + DRIVEWAY – REMOVED ROOF AREA
	Wood Surfaces				
A	DECK	14.27	SECONDARY	HS – UNCOVERED DECK	A) –NOTE 3
B	DECK	14.86	SECONDARY	HS – UNCOVERED DECK	A) –NOTE 3
C	LANDING, STEPS & DECK	14.10	SECONDARY	HS – UNCOVERED DECK	F) –NOTE 3
	SUB-TOTAL:	43.23	ADDED		
	E. DECK	-154.91	REMOVED	HS – UNCOVERED DECK	(A) PARTIAL REMOVAL–NOTE 4
	E. DECK	-88.30	REMOVED	HS – UNCOVERED DECK	(F) PARTIAL REMOVAL–NOTE 4
	E. DECK	-36.34	REMOVED	HS – UNCOVERED DECK	(E)
	E. DECK	-56.65	REMOVED	HS – UNCOVERED DECK	(D)
	SUB-TOTAL:	-336.20	REMOVED		
	Concrete Flatwork				
A	LANDING & STEPS	43.15	NEW	HS – WALKWAYS	
B	WALKWAY & STEPS	62.55	SECONDARY	HS – WALKWAYS	C)–NOTE 3
C	CONCRETE PAVERS	84.80	NEW	HS – WALKWAYS	
D	CONCRETE PAVERS	34.70	NEW	HS – WALKWAYS	
	SUB-TOTAL:	225.20	ADD		
	CONCRETE WALKWAY & STEPS	-243.18	REMOVE	HS – WALKWAYS	(B) COMPLETE REMOVAL –NOTE 4
	Concrete & Block Walls				
A	RETAINING WALLS	32.00	NEW	HS–CIP CONCRETE	
B	RETAINING/COURTYARD WALL	37.60	NEW	HS–CIP CONCRETE	
C	COURTYARD WALL	1.80	NEW	HS–CIP CONCRETE	
D	RETAINING/PLANTER WALLS	17.90	NEW	HS–CIP CONCRETE	REPLACE EXISTING FAILING
	SUB-TOTAL:	89.30	ADD		
	Rockeries				
	ROCKERY	-211.98	REMOVE	HS – ROCKERIES	(A) COMPLETE REMOVAL –NOTE 4
	ROCKERY	-27.20	REMOVE	HS – ROCKERIES	(B) COMPLETE REMOVAL –NOTE 4
	ROCKERY	-16.59	REMOVE	HS – ROCKERIES	(C) COMPLETE REMOVAL –NOTE 4
	ROCKERY	-28.79	REMOVE	HS – ROCKERIES	(D) COMPLETE REMOVAL –NOTE 4
	SUB-TOTAL:	-284.56			
	TOTAL GROSS NEW HARDSCAPE	357.73			
	TOTAL GROSS REMOVED HARDSCAPE	-863.94			
	TOTAL NET REDUCED HARDSCAPE	-506.21			
	TOTAL NET NEW LOT COVERAGE	210.26			
	TOTAL NET REDUCED IMPERVIOUS SURFACE	-295.95			

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N
1'0 5' 10'

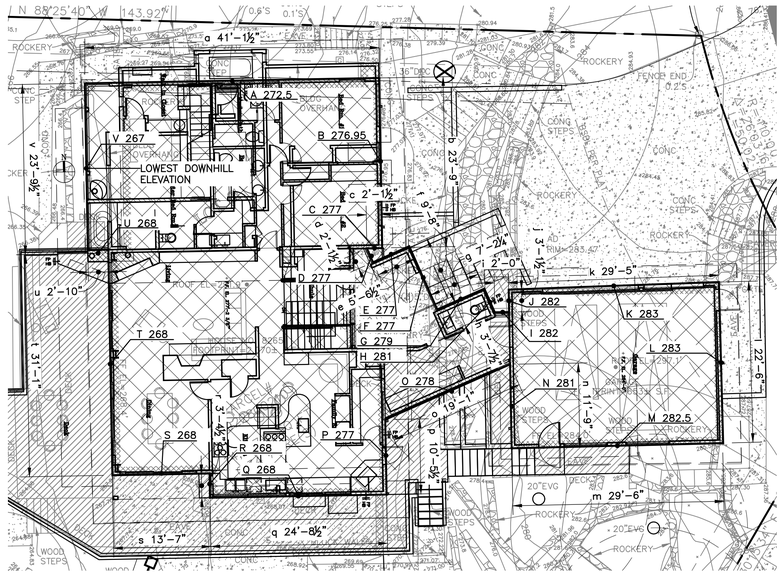
1 Site Plan – Proposed Hard Surface
scale: 1/8"=1'-0"

Drawing Legend

- NEW LOT COVERAGE – ROOF AREA
- NEW LOT COVERAGE – DRIVEWAY
- REMOVED LOT COVERAGE – ROOF AREA
- REMOVED HARDSCAPE – DECK COVERED WITH NEW ROOF AREA
- SECONDARY HARDSCAPE – CONCRETE WALKWAY AND STEPS REVEALED WHEN ROOF AREA REMOVED.
- SECONDARY HARDSCAPE – REVEALED WHEN ROOF REMOVED
- NEW HARDSCAPE – CONCRETE RETAINING WALLS

Site Plan Proposed Hard Surface General Notes:

1. ALL LOT COVERAGE AND HARDSCAPE LEGALLY NON–CONFORMING. HOUSE WAS BUILT IN 1970 AND PURCHASED BY THE CURRENT OWNERS IN 2017. CURRENT HARDSCAPE AND LOT COVERAGE EXISTED PRIOR TO PURCHASE.
2. SEE SHT. A1.2a FOR EXISTING LOT COVERAGE AND HARDSURFACE CALCULATION.
3. "SECONDARY HARDSCAPE" REFERS TO EXISTING HARDSCAPE REVEALED BY THE REMOVAL EXISTING ROOF/BUILIDNG AREA. SEE SHT. A1.2a FOR REFERENCE OF AREA REVEALED. A).
4. "PARTIAL REMOVAL" REFERS TO HARDSURFACE REMOVED FROM EXISTING SURFACE. SEE SHEET A1.2a FOR REFERENCE TO AREA (A).
5. SEE SHT. A1.3 FOR CRITICAL AREA REVIEW PLAN



N
2 Partial Site Plan – ABE Calculation
scale: 1"=10'

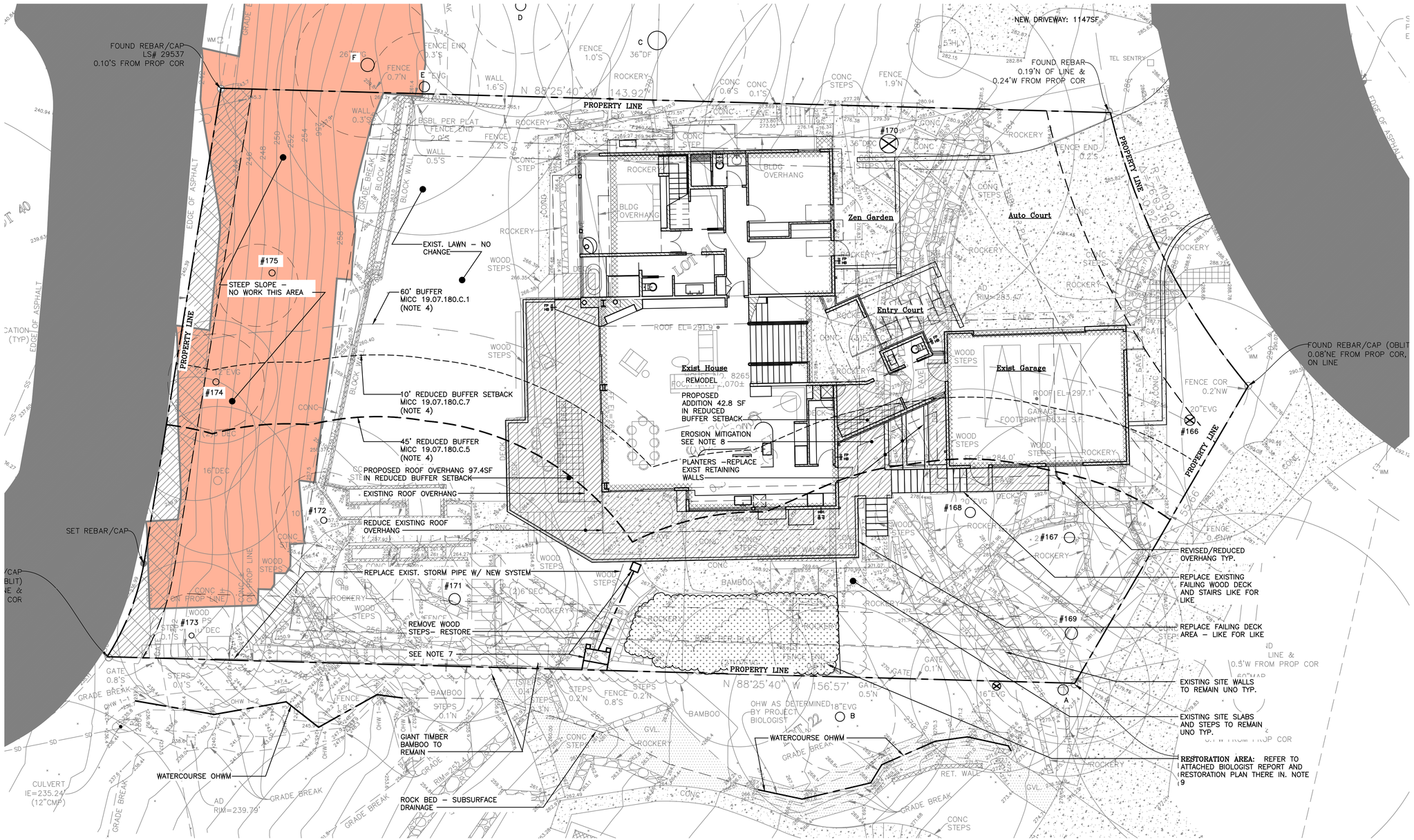
AVERAGE BUILDING ELEVATION								
Mid–point Elev.				Wall Segment Length				Elev x Length
A=	272.5	ft	*	a=	41.1	ft	=	11199.8
B=	276.9	ft	*	b=	23.8	ft	=	6576.4
C=	277	ft	*	c=	2.1	ft	=	581.7
D=	277	ft	*	d=	2.1	ft	=	588.6
E=	277	ft	*	e=	5.5	ft	=	1523.5
F=	277	ft	*	f=	9.6	ft	=	2659.2
G=	279	ft	*	g=	7.2	ft	=	2008.8
H=	281	ft	*	h=	3.6	ft	=	1011.6
I=	282	ft	*	i=	2.0	ft	=	564.0
J=	282	ft	*	j=	3.1	ft	=	881.3
K=	283	ft	*	k=	29.4	ft	=	8320.2
L=	283	ft	*	l=	22.5	ft	=	6367.5
M=	282.5	ft	*	m=	29.5	ft	=	8333.8
N=	281	ft	*	n=	11.8	ft	=	3301.8
O=	278	ft	*	o=	19.1	ft	=	5309.8
P=	277	ft	*	p=	10.5	ft	=	2897.4
Q=	268	ft	*	q=	24.7	ft	=	6619.6
R=	268	ft	*	r=	3.4	ft	=	911.2
S=	268	ft	*	s=	13.6	ft	=	3639.4
T=	268	ft	*	t=	31.1	ft	=	8334.8
U=	268	ft	*	t=	2.8	ft	=	750.4
V=	267	ft	*	t=	23.8	ft	=	6354.6
					total=			total=
					295.6	ft.		81630.3
Avg. Building Elevation =					276.2	ft.		
Allowed Building Height =					306.2	ft.		

Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

Site Calculations
A1.2b



N

1'0 5' 10'

1 Site Plan – Critical Area Review
scale: 1"=10'

Drawing Legend

- NEW AREA IN BUFFER SETBACK
- RESTORATION AREA BOUNDARY / RESTORED AREA – RESTORATION AREA –
- REMOVED TREE
- #/A REGULATED TREE
- MLOD / TREE TRUNK – MINIMUM LIMIT OF DISTURBANCE (MLOD)

Site Plan – Critical Area Review General Notes

1. SEE ATTACHED CAR 2 PROJECT MEMO DESCRIBING EXISTING CRITICAL AREAS AND PROPOSED WORK WITHIN.
2. SEE SHTS. A1.1, A1.2a AND A1.2b FOR NOTES IN COMMON AND NOTED MICC LANDUSE REQUIREMENTS AND CALCULATIONS INCLUDING GENERAL DIMENSIONS; YARD SETBACKS; LEGALLY NON-CONFORMING CONDITIONS; HARD-SURFACE, LOT COVERAGE, HARDSCAPE AND ABE CALCULATIONS ETC...
3. SITE IS IDENTIFIED AS GEOLOGICALLY HAZARDOUS. SEE ATTACHED GEO-TECHNICAL REPORT: ALL FOUNDATION WORK WILL BE DESIGNED AND EXECUTED PER GEO-TECHNICAL RECOMMENDATIONS.
4. EXIST. Np WATER-COURSE ON SOUTHERLY NEIGHBOR'S PROPERTY – SEE ATTACHED BIOLOGIST'S REPORT: (3) SEGMENTS EASTERLY ABOVE GRADE; MIDDLE SECTION BELOW GRADE; WESTERLY SEGMENT ABOVE GRADE CONNECTS TO CITY STORM DRAIN. SEE DRAWING FOR REDUCED BUFFER AND WORK EXECUTED WITHIN.
5. NO WORK TO EXISTING WATER COURSE HAS BEEN PERFORMED BY CURRENT OWNERS SINCE THE PROPERTY WAS PURCHASED IN 1996. THE EASTERLY ABOVE GRADE WATERCOURSE ENTERS A PIPE AS SHOWN ON SURVEY.
6. FAILING DECKS, STAIRS, RETAINING WALLS ETC...IMPACTED DURING CONSTRUCTION TO BE REPLACED KIND FOR KIND
7. NEW STORM DRAIN (REPLACE EXISTING): (1) CATCH BASIN LINKED BY 6" DIA. HDPE PIPE TERMINATING AT A 2'X4'X1'H. GABION MATTRESS W/ FILTER FABRIC UNDERLAYMENT.
   INLET ELEV. 267.6'
   OUTLET ELEV. 264.0'
8. SITE DISTURBANCE IS LIMITED SEE GEO-TECH REPORT FOR EROSION MITIGATION RECOMMENDATIONS
9. SEE SHEETS A1.4 AND A1.5 FOR RESTORATION DETAIL

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STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

Remodel/Addition

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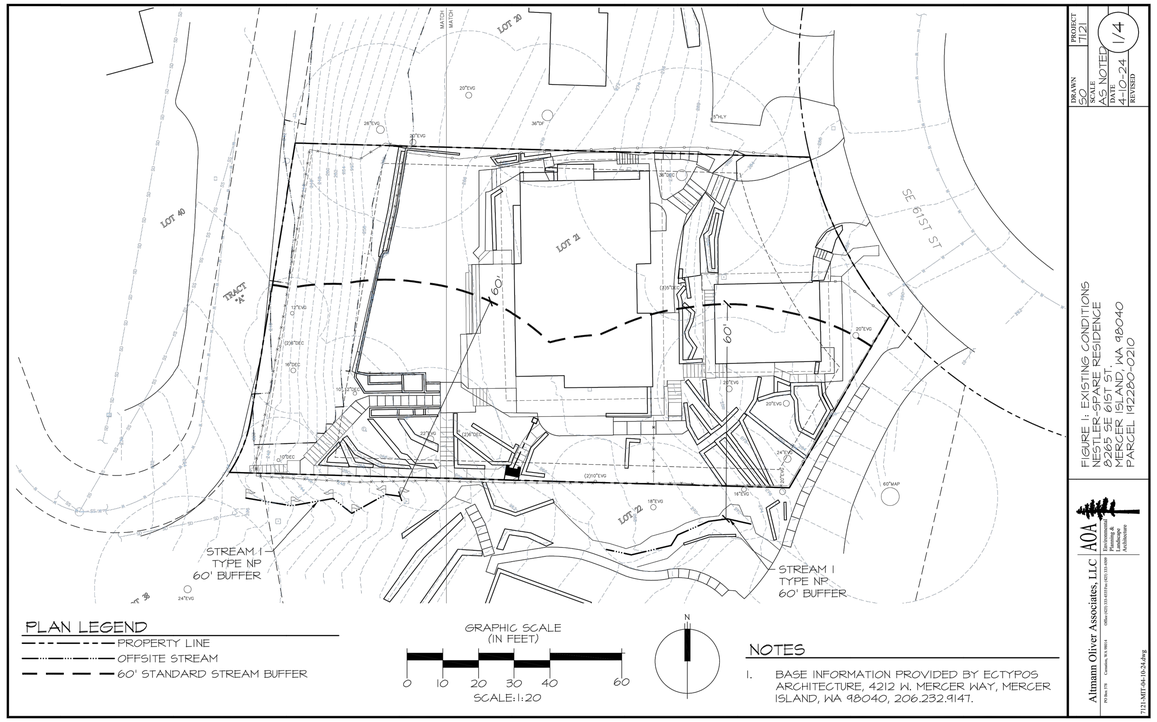
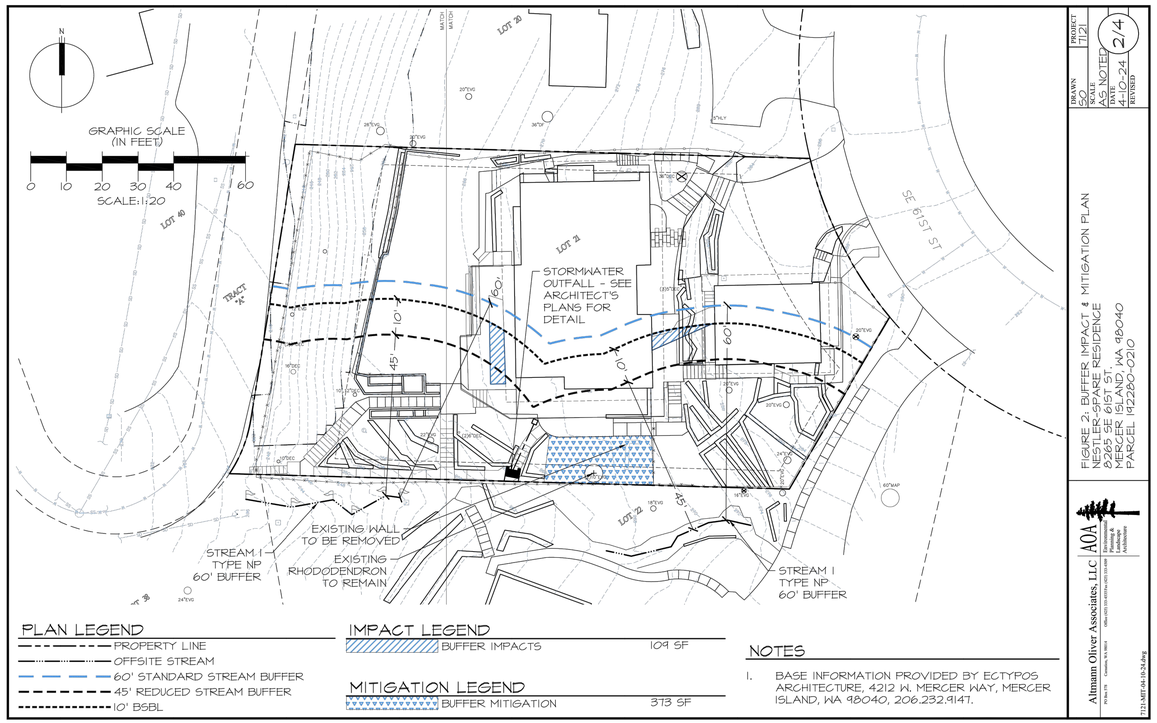
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

CAR 2
Site Plan
A1.3





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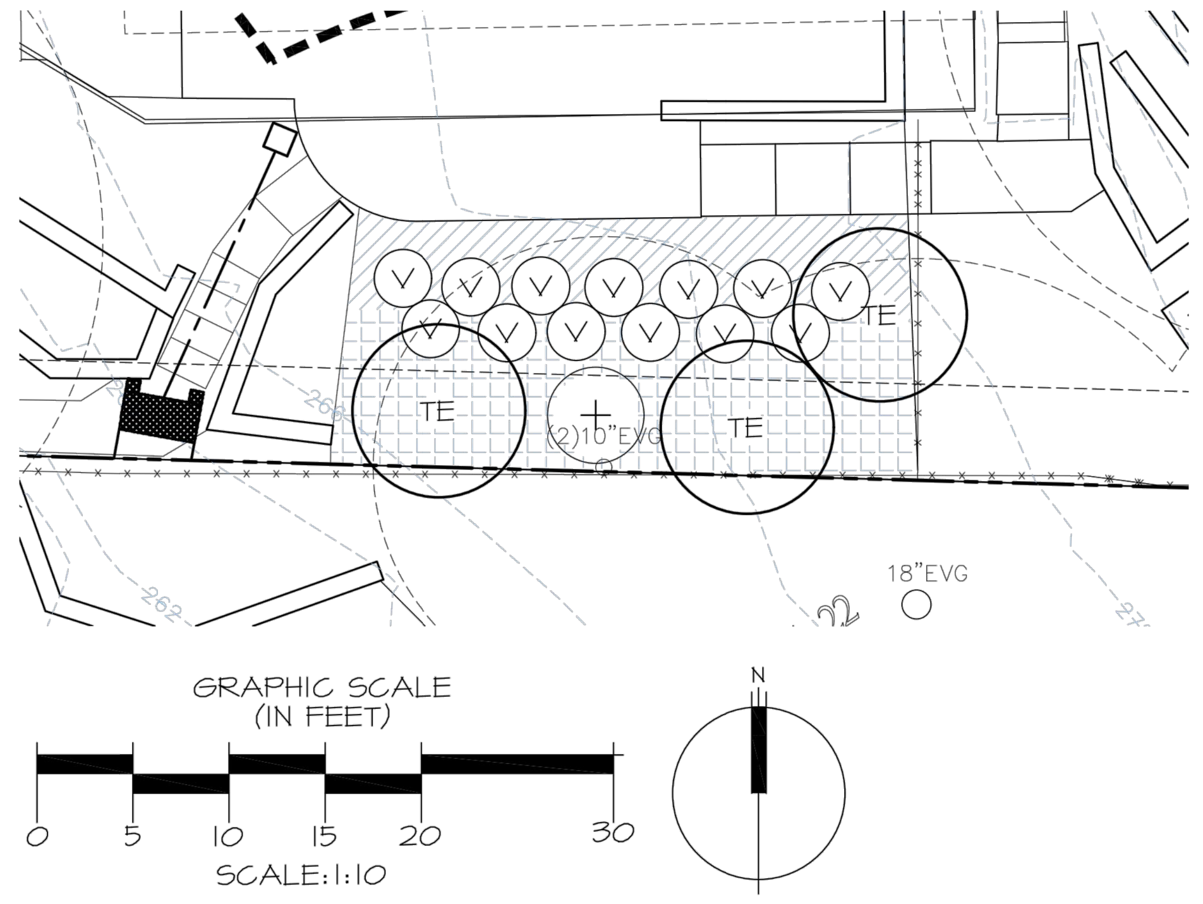
BUFFER IMPACT
& MITIGATION

A1.4



PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
TE	THUJA PLICATA 'EXCELSA'	EXCELSA CEDAR	9' O.C.	3	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	13	1 GAL.	FULL & BUSHY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
	BLECHNUM SPICANT	DEER FERN	2' O.C.	24	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	22	1 GAL.	FULL & BUSHY

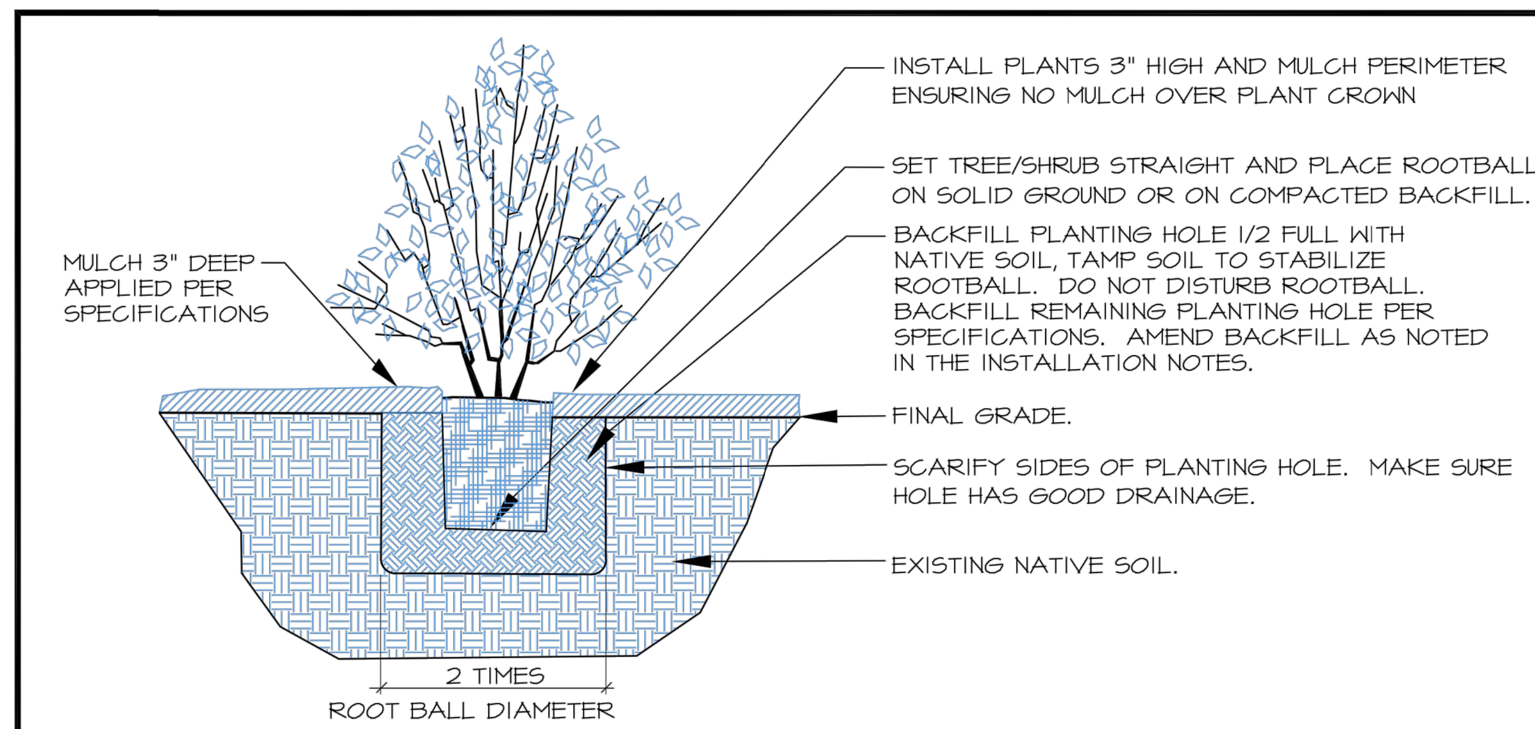
NOTES

1. BASE INFORMATION PROVIDED BY ECTYPOS ARCHITECTURE, 4212 W. MERCER WAY, MERCER ISLAND, WA 98040, 206.232.9147.

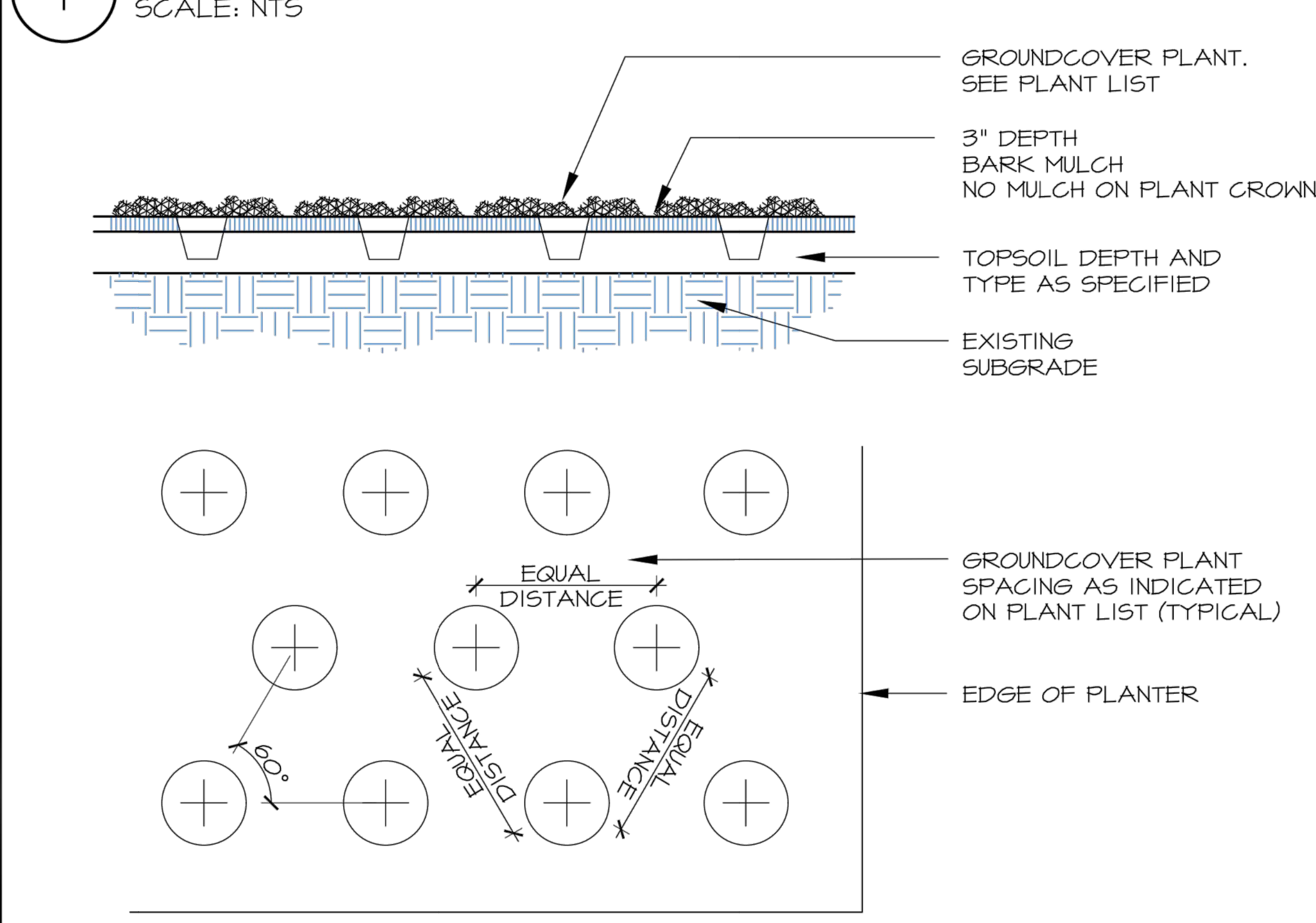
PROJECT 7121 | DRAWN SO | SCALE AS NOTED | DATE 4-10-24 | REVISED | 3/4

FIGURE 3: PLANTING PLAN
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 192280-0210

AOA Altmann Oliver Associates, LLC
7121-MIT-04-10-24.dwg



1 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

SPECIFICATIONS

1. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION (BAMBOO AND IVY) SHALL BE REMOVED AND EXPORTED OFF SITE. EXISTING RHODODENDRON SHALL BE PRUNED BACK. IRRIGATION SHALL BE ADJUSTED TO COVER MITIGATION AREA.
2. PRIOR TO PLANTING, ROOT BARRIER SHALL BE INSTALLED ALONG THE WEST AND SOUTH PERIMETER OF THE MITIGATION AREA TO KEEP OUT IVY AND BAMBOO. IT SHALL BE 18" DEEP AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED IN THE RESTORATION AREA TO A DEPTH OF 3" PRIOR TO PLANTING AND MULCHING.
4. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
5. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
6. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
7. ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF ½" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE ½" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AFTER 2 YEARS.
8. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
9. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1			1		
GENERAL MAINT.			1		1		1			1		
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:
1. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID.
4. THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.

PROJECT 7121 | DRAWN SO | SCALE AS NOTED | DATE 4-10-24 | REVISED | 4/4

FIGURE 4: PLANTING DETAILS & SPECIFICATIONS
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MERCER ISLAND, WA 98040
PARCEL 192280-0210

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Remodel/Addition
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Mercer Island, WA 98040

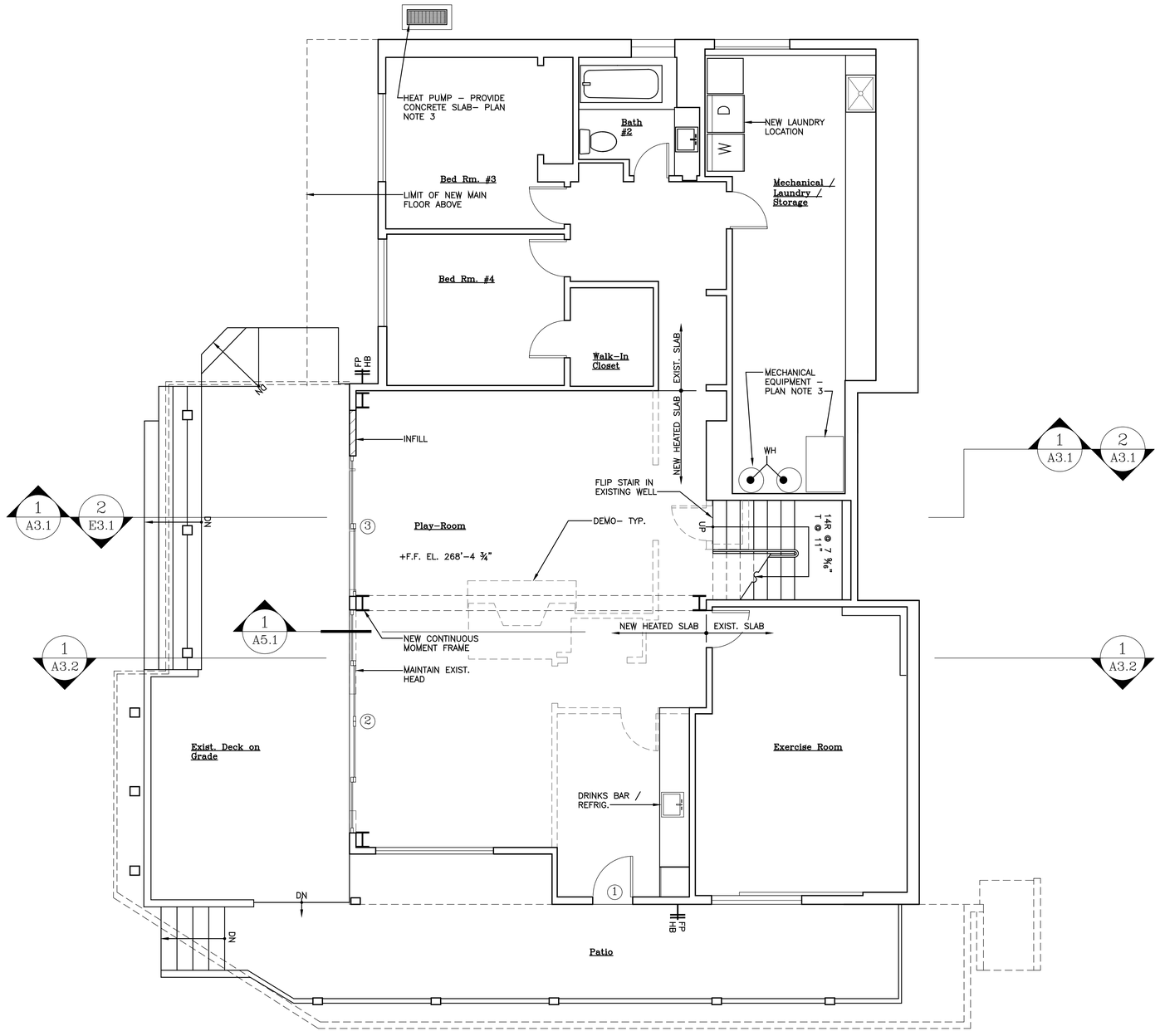
Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

Restoration & Detail

A1.5



N

CONDITIONED FLOOR AREA: 1904 SF

FIRE AREA:

EXISTING INTERIOR CONDITIONED:	1904.11SF
EXISTING COVERED DECK:	788.65SF
TOTAL:	2692.76SF

1 Basement Floor Plan

scale: 1/4"=1'–0"

0' 2' 4' 8' 20'

1'

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. **Fire Protection:** NFPA 13R Sprinkler System throughout. See General Note A0.1.
3. **Energy Compliance:** See sht. A0.1 For General Comments.
   WSEC 2021 TABLE 402.1.3 With the following exception: Minimum ceiling insulation R–38 with full depth insulation extending over top plate.
   ENERGY EQUALIZATION OPTION 4: Air to water heat pump configured to provide both heating and cooling and are rated in accordance with AHRI 550/590
   EC 1.2 – Efficient Building Envelope: R–10 at perimeter and under entire slab.
   EC 3.7 – High Efficiency HVAC: Deferred submittal. HVAC Sub–Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3
   EC 5.6 – Efficient Water Heating: Deferred submittal. HVAC Sub–Contractor in conjunction with Plumbing Sub–Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7

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Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:

Basement Plan
A2.0

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. **Fire Protection:** NFPA 13R Sprinkler System throughout. See General Note A0.1.
3. **Energy Compliance:** See sht. A0.1 For General Comments.
   WSEC 2021 TABLE 402.1.3 With the following exception: Minimum ceiling insulation R-38 with full depth insulation extending over top plate.
   EC 1.2 – Efficient Building Envelope: R-10 at perimeter and under entire slab.
   EC 3.7 – High Efficiency HVAC: Deferred submittal. HVAC Sub-Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3
   EC 5.6 – Efficient Water Heating: Deferred submittal. HVAC Sub-Contractor in conjunction with Plumbing Sub-Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7

PROPERTY LINE
41'-1½"
10'-0" SIDE YARD SETBACK
7'-6" SIDE YARD SETBACK
5'-2" MINIMUM SIDE YARD SETBACK
17'-3½"
8'-1¼"
13'-2¼"
13'-8¾"
10'-0¾"
HEAT PUMP BELOW
DEMO
16 R @ 7 ½" T @ 10"
BASEMENT FOOTPRINT BELOW – NO CHANGE
FIREPLACE
PROPOSED ROOF OVERHANG
TUB PRIVACY SCREEN
Primary Bedroom
Walk in Closet
5'-3¾"
Bath 1
SHWR.
TILE
WD
6'-4¾"
5'-2"
11'-3¼"
Bed Rm. #1
Zen Garden
CL.
Hall
3'-6"
9'-0"
Bed Rm. #2
ROOF OVERHANG
PLANTER
FP
HB
5'-0"
4'-11"
6'-6"
Primary Bath
BATH
LINEN CL.
TUB
SHWR.
6'-7"
22'-10¼"
15'-9¾"
58'-2¾"
13'-8"
30'-7¼"
15'-11"
4'-3"
3'-6"
dn
3'-3"
1'-0"
SLAB ON GRADE
3'-5¼"
13'-0½"
5'-0"
9'-0"
Entry Court
10'-1¼"
11 R @ 7 3/16"
10 T @ 11"
STEEL
NO
Vestibule
+ F.F. EL. 284'-0"
Pwdr.
Exist. Garage
+ F.F. EL. 284'-0"
UN-CONDITIONED
E 21'-4¾"
GAS FIREPLACE
CAT WALK ABOVE – STEEL & WOOD STRUCTURE
Living
MOMENT FRAME
+ F.F. EL. 277'-2 3/8"
23'-10"
SLAB ON GRADE
E. SOG
BENCH/SHOE STORAGE
Mud-Room
+ F.F. EL. 284'-0"
HEATED
4'-2¼"
DUMBWAITER– DOORS BY MANUF.
COAT CLOSET
6'-10½"
11'-1"
TERRACED CONCRETE PLANTERS – REPLACE EXISTING FAILING RETAINING WALLS
Deck
Dining
PANTRY
COFFEE/ TOAST
REFRIG.
ISLAND
3'-0"
7'-3"
6'-8¼"
4'-2"
3'-1¼"
12'-2"
3'-6"
4'-5"
Kitchen
REPLACE EXISTING DECK
DW
OVENS
BBQ
PASS-THROUGH
17'-7"
E 28'-4½"
REPLACE EXISTING STAIRS AND LANDING
EXIST. DECK – REPAIR/REPLACE LIKE FOR LIKE – MATCH EXIST. FOOTPRINT FOR PORTION IN BUFFER
23'-9¾"
24'-8¾"
38'-3½"

CONDITIONED FLOOR AREA: 2369 SF
FIRE AREA:

Existing Main House:	2005.10sf
Add to Main House:	367.47sf
Total Main House:	2372.57sf
Covered Main Deck:	543.10sf
Existing Garage:	611.00sf

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

0' 2' 4' 8' 20'
1'

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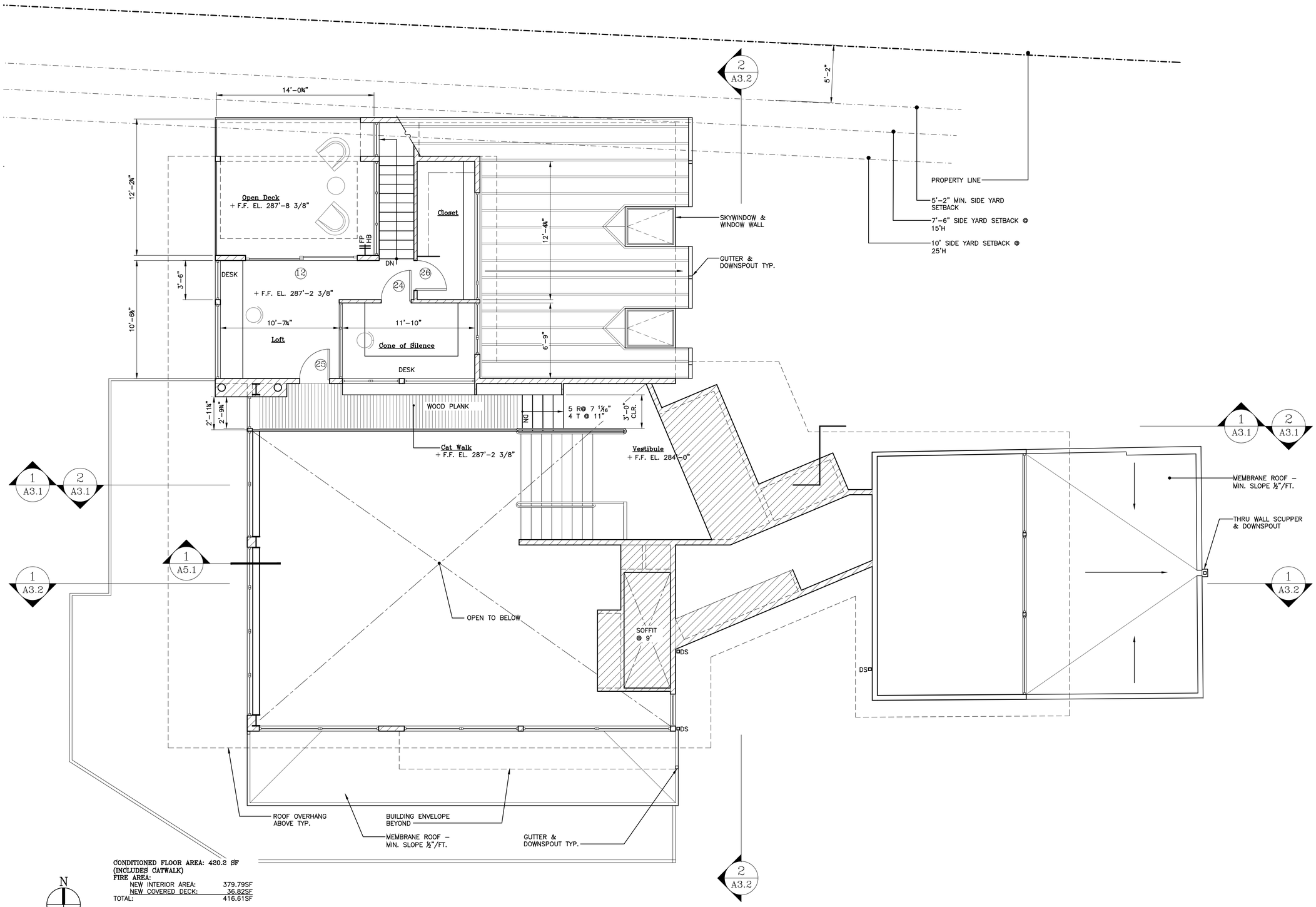
Scale:

Sheet: Main Floor Plan
A2.1



CONDITIONED FLOOR AREA: 420.2 SF
(INCLUDES CATWALK)
FIRE AREA:

NEW INTERIOR AREA:	379.79SF
NEW COVERED DECK:	36.82SF
TOTAL:	416.61SF

N

1 Upper Floor Plan

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

0' 2' 4' 8' 20'

1'

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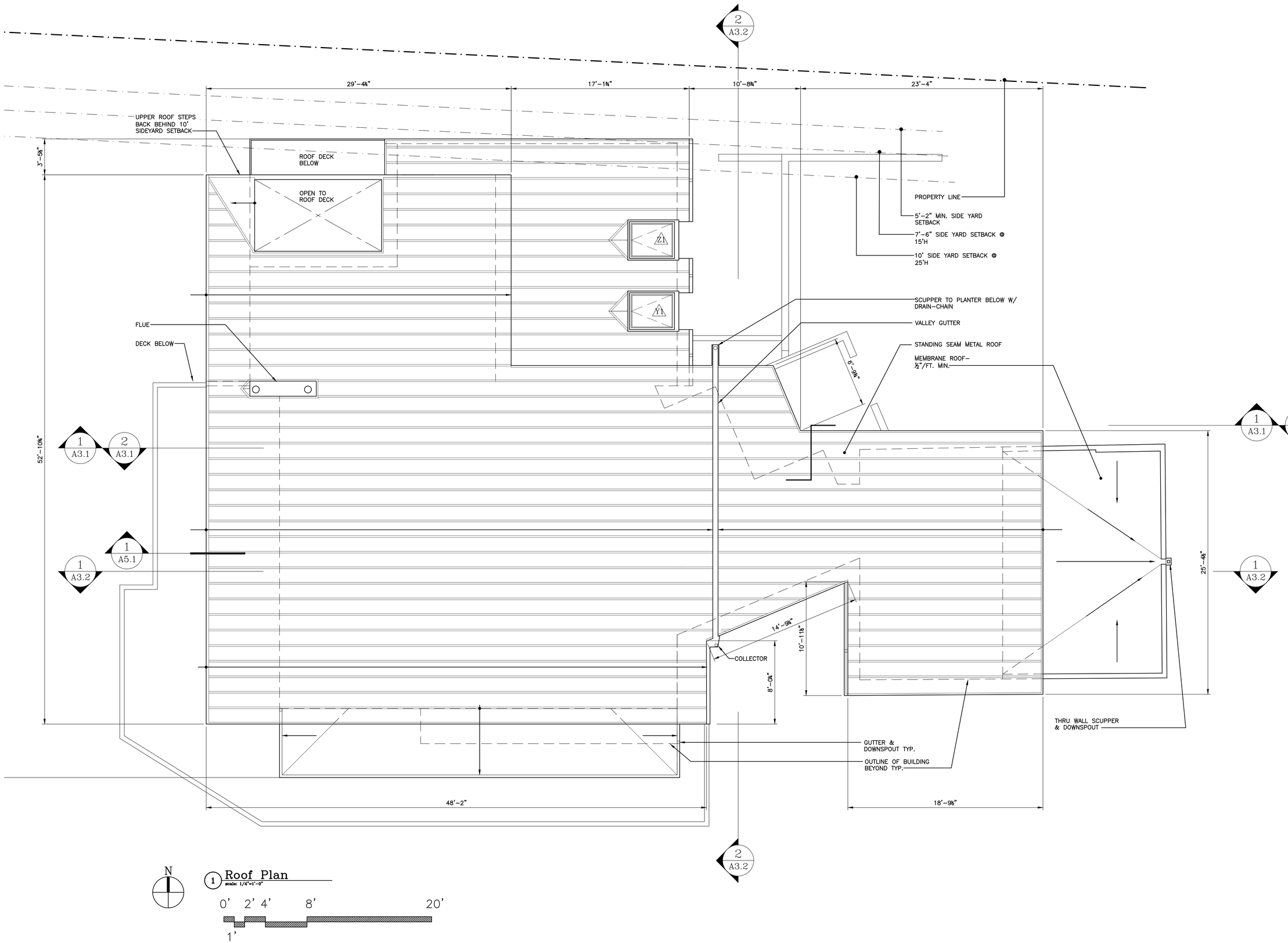
Scale:

Sheet:
Upper Floor Plan
A2.2



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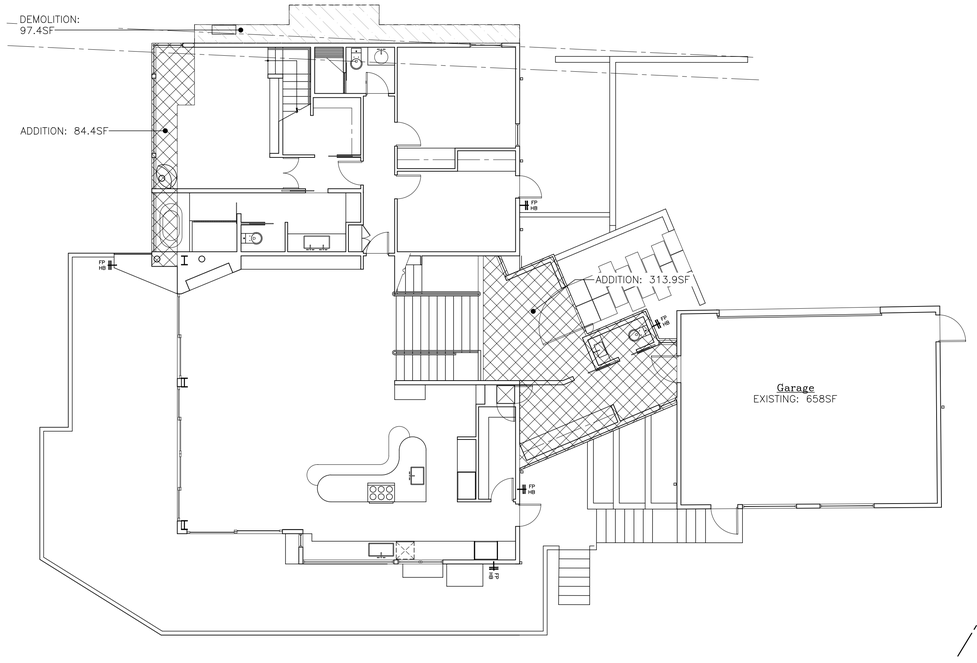
Scale:

Sheet:
Roof Plan
A2.3



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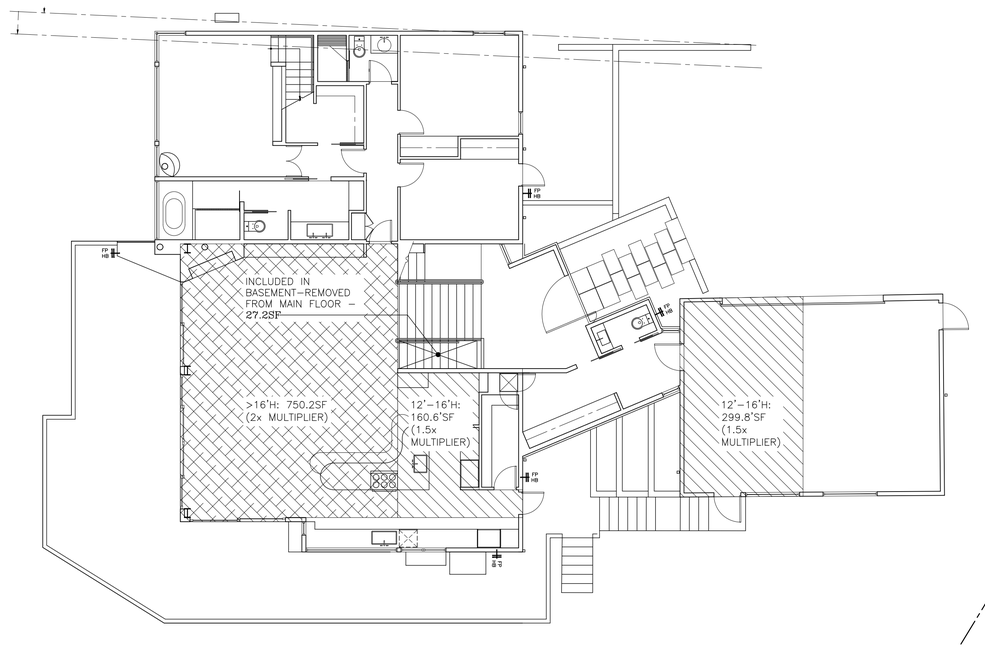
1 Main Floor – New Addition

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



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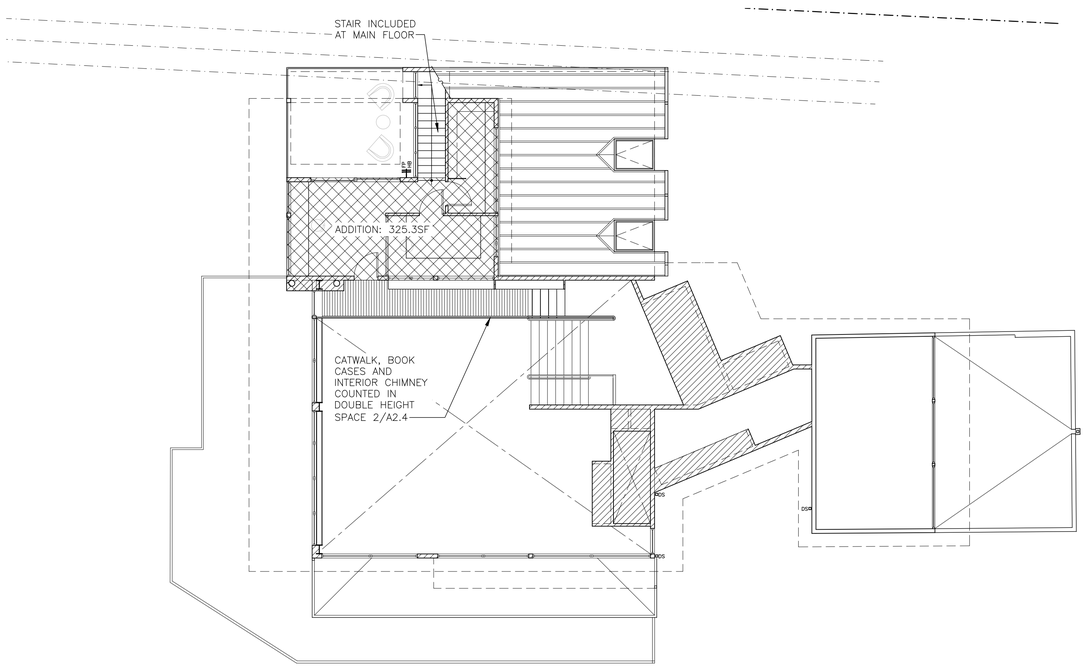
2 Main Floor – GFA Modifiers

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



N

3 Upper Floor Addition

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

GFA NOTES:
1. SEE A0.2 FOR EXISTING GFA AND EXCLUDED PORTION OF BASEMENT CALCULATIONS.
2. NO CHANGE IN AREA TO BASEMENT FROM EXISTING.
3. EXPOSED PORTION OF STAIR TO BASEMENT NOT INCLUDED IN MAIN FLOOR CALCULATION (MICC 19.02.020.D02(c))

GFA CALCULATION:

BASEMENT: NO CHANGE

GROSS AREA:	2083.6 SF
BASEMENT EXCLUDED AREA	-900.1 SF
NET EXIST. BASEMENT AREA:	1183.5 SF

MAIN FLOOR:

GROSS AREA:	2210.3 SF
REMOVED AREA:	-97.4 SF
NOT INCLUDED PART. STAIR (NOTE 3):	-27.2 SF
NET EXIST. AREA :	2085.7 SF
ADDITION/NEW:	398.3 SF
H: >16' 200% (750.2x1):	750.2 SF
MAIN FLOOR AREA H: >12'/<16' 150% (160.6X.5):	80.3 SF
MAIN FLOOR GFA:	3314.5 SF

NEW/ADDITION UPPER FLOOR: 325.3 SF

GARAGE:

BASE AREA OF GARAGE:	658.8 SF
h: >12'/<16' 150% (306.4X.5):	153.2 SF
GARAGE GFA:	812.0 SF

PROPOSED TOTAL GFA 38%: 5635.3 SF

ALLOWED GFA: 14,817 x 40% = 5926.8 SF

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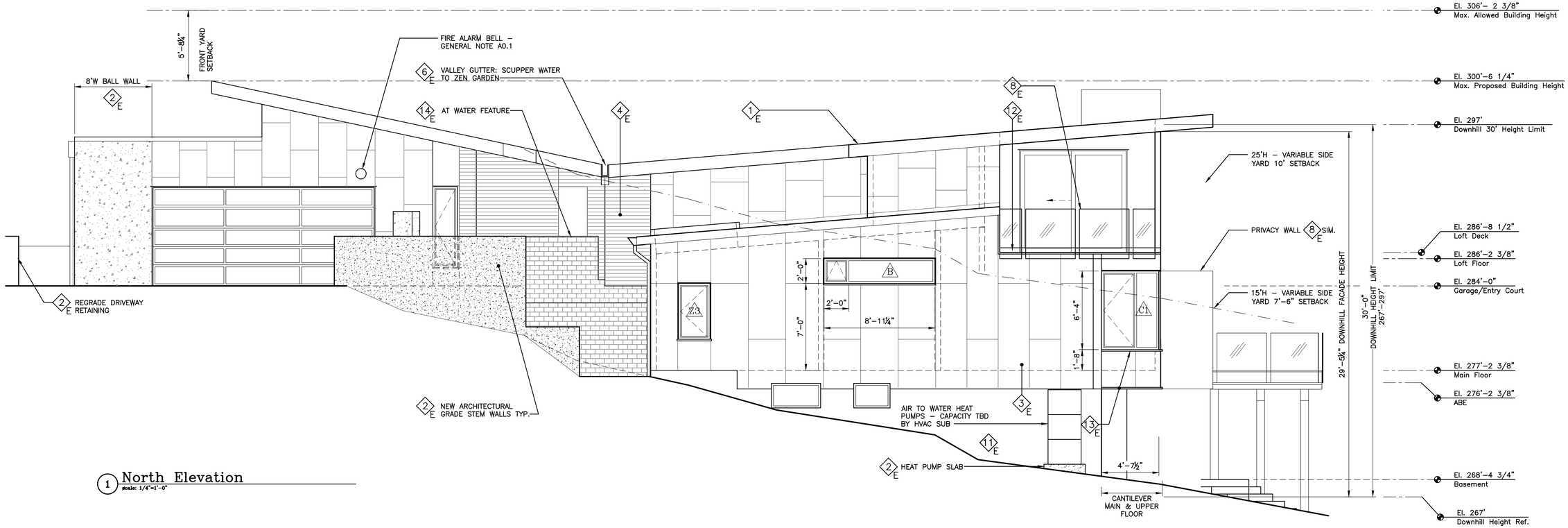
Scale:

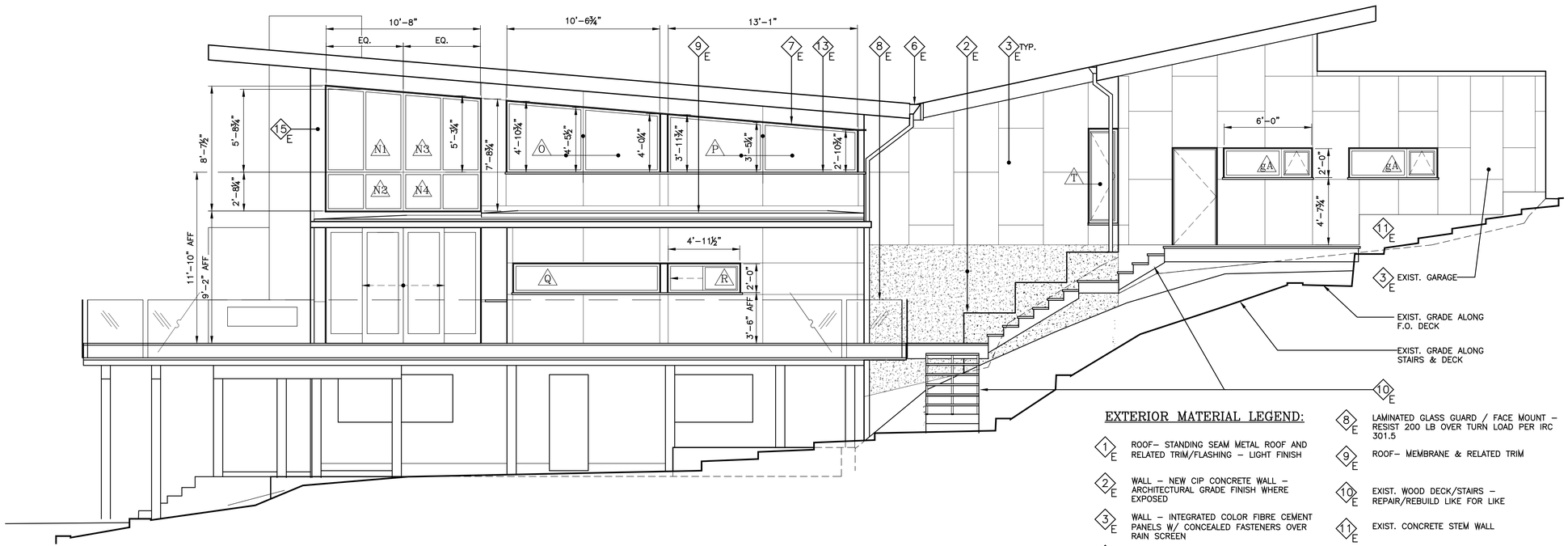
Sheet:

GFA Calculation

A2.4



1 North Elevation
scale: 1/4"=1'-0"



2 South Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1 E ROOF– STANDING SEAM METAL ROOF AND RELATED TRIM/FLASHING – LIGHT FINISH

2 E WALL – NEW CIP CONCRETE WALL – ARCHITECTURAL GRADE FINISH WHERE EXPOSED

3 E WALL – INTEGRATED COLOR FIBRE CEMENT PANELS W/ CONCEALED FASTENERS OVER RAIN SCREEN

4 E WALL – STAINED T&G CLEAR CEDAR SIDING OVER RAIN SCREEN

5 E SOFFIT – STAINED T&G CEDAR MATCH SIDING WIDTH

6 E ROOF – GUTTERS, DOWNSPOUTS, MISCELLANEOUS FLASHING MATCH STANDING SEAM ROOF

7 E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

8 E LAMINATED GLASS GUARD / FACE MOUNT – RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9 E ROOF– MEMBRANE & RELATED TRIM

10 E EXIST. WOOD DECK/STAIRS – REPAIR/REBUILD LIKE FOR LIKE

11 E EXIST. CONCRETE STEM WALL

12 E DECK – PAVERS ON PEDESTAL

13 E TRIM – CEDAR CONFIGURATION PER DETAIL

14 E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15 E METAL PANEL OVER RAIN SCREEN

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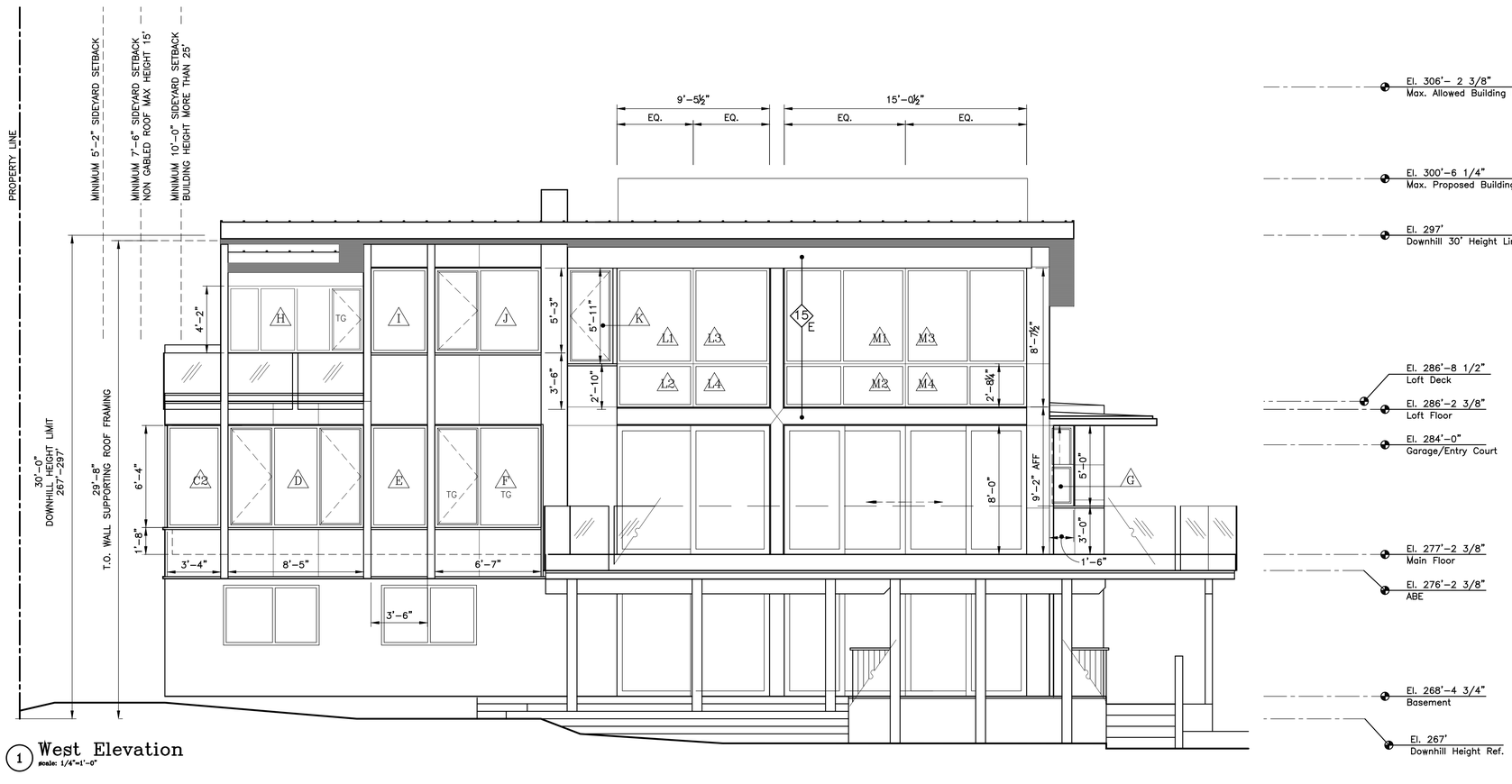
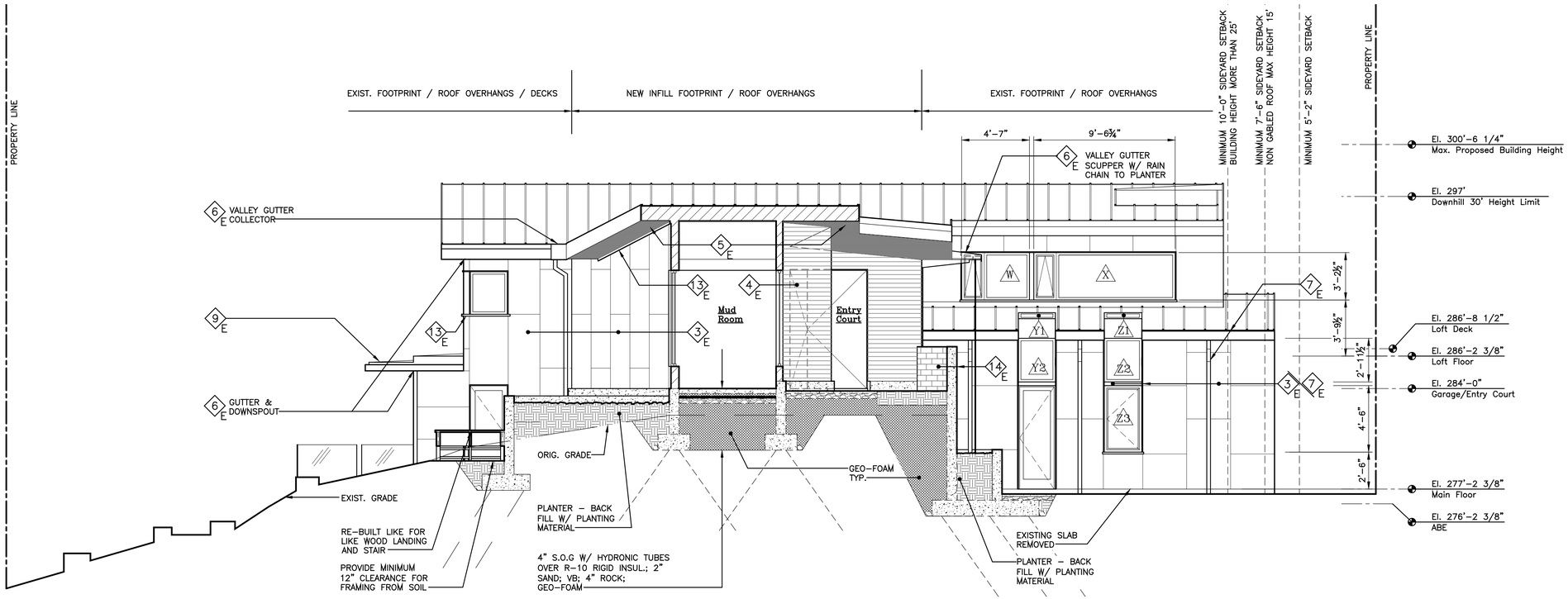
Scale:

Sheet:
Elevations
A3.1



1 West Elevation
scale: 1/4"=1'-0"



2 Partial Section / Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1 E ROOF- STANDING SEAM METAL ROOF AND RELATED TRIM/FLASHING - LIGHT FINISH

2 E WALL - NEW CIP CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED

3 E WALL - INTEGRATED COLOR FIBRE CEMENT PANELS W/ CONCEALED FASTENERS OVER RAIN SCREEN

4 E WALL - STAINED T&G CLEAR CEDAR SIDING OVER RAIN SCREEN

5 E SOFFIT - STAINED T&G CEDAR MATCH SIDING WIDTH

6 E ROOF - GUTTERS, DOWNSPOUTS, MISCELLANEOUS FLASHING MATCH STANDING SEAM ROOF

7 E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

8 E LAMINATED GLASS GUARD / FACE MOUNT - RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9 E ROOF- MEMBRANE & RELATED TRIM

10 E EXIST. WOOD DECK/STAIRS - REPAIR/REBUILD LIKE FOR LIKE

11 E EXIST. CONCRETE STEM WALL

12 E DECK - PAVERS ON PEDESTAL

13 E TRIM - CEDAR CONFIGURATION PER DETAIL

14 E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15 E METAL PANEL OVER RAIN SCREEN

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f. (206) 275-0312

7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

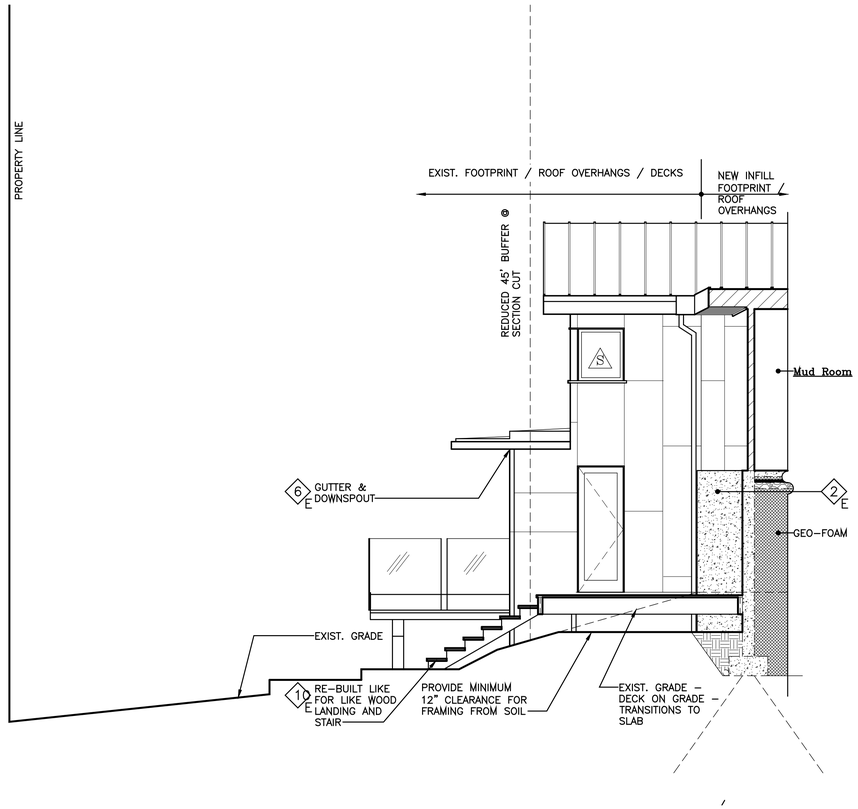
NESTLER-SPARE RESIDENCE

Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

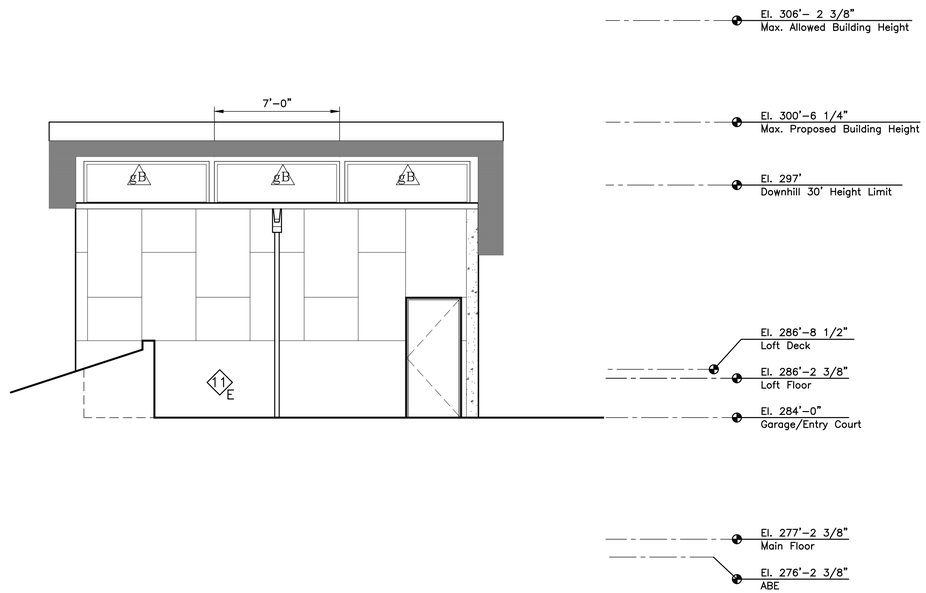
Date:
4/15/2024 Bldg. Permit Sub. 1

Scale:

Sheet:
Elevations/ Sections
A3.2



1 Partial East Elevation/Section @ Kitchen Door
scale: 1/4"=1'-0"



2 East Garage Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1 E ROOF- STANDING SEAM METAL ROOF AND RELATED TRIM/FLASHING - LIGHT FINISH

2 E WALL - NEW CIP CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED

3 E WALL - INTEGRATED COLOR FIBRE CEMENT PANELS W/ CONCEALED FASTENERS OVER RAIN SCREEN

4 E WALL - STAINED T&G CLEAR CEDAR SIDING OVER RAIN SCREEN

5 E SOFFIT - STAINED T&G CEDAR MATCH SIDING WIDTH

6 E ROOF - GUTTERS, DOWNSPOUTS, MISCELLANEOUS FLASHING MATCH STANDING SEAM ROOF

7 E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

8 E LAMINATED GLASS GUARD / FACE MOUNT - RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9 E ROOF- MEMBRANE & RELATED TRIM

10 E EXIST. WOOD DECK/STAIRS - REPAIR/REBUILD LIKE FOR LIKE

11 E EXIST. CONCRETE STEM WALL

12 E DECK - PAVERS ON PEDESTAL

13 E TRIM - CEDAR CONFIGURATION PER DETAIL

14 E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15 E METAL PANEL OVER RAIN SCREEN

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Elevations/ Sections
A3.3

EXTERIOR MATERIAL LEGEND:

1E ROOF– STANDING SEAM METAL ROOF AND RELATED TRIM/FLASHING – LIGHT FINISH

2E WALL – NEW CIP CONCRETE WALL – ARCHITECTURAL GRADE FINISH WHERE EXPOSED

3E WALL – INTEGRATED COLOR FIBRE CEMENT PANELS W/ CONCEALED FASTENERS OVER RAIN SCREEN

4E WALL – STAINED T&G CLEAR CEDAR SIDING OVER RAIN SCREEN

5E SOFFIT – STAINED T&G CEDAR MATCH SIDING WIDTH

6E ROOF – GUTTERS, DOWNSPOUTS, MISCELLANEOUS FLASHING MATCH STANDING SEAM ROOF

7E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

8E LAMINATED GLASS GUARD / FACE MOUNT – RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9E ROOF– MEMBRANE & RELATED TRIM

10E EXIST. WOOD DECK/STAIRS – REPAIR/REBUILD LIKE FOR LIKE

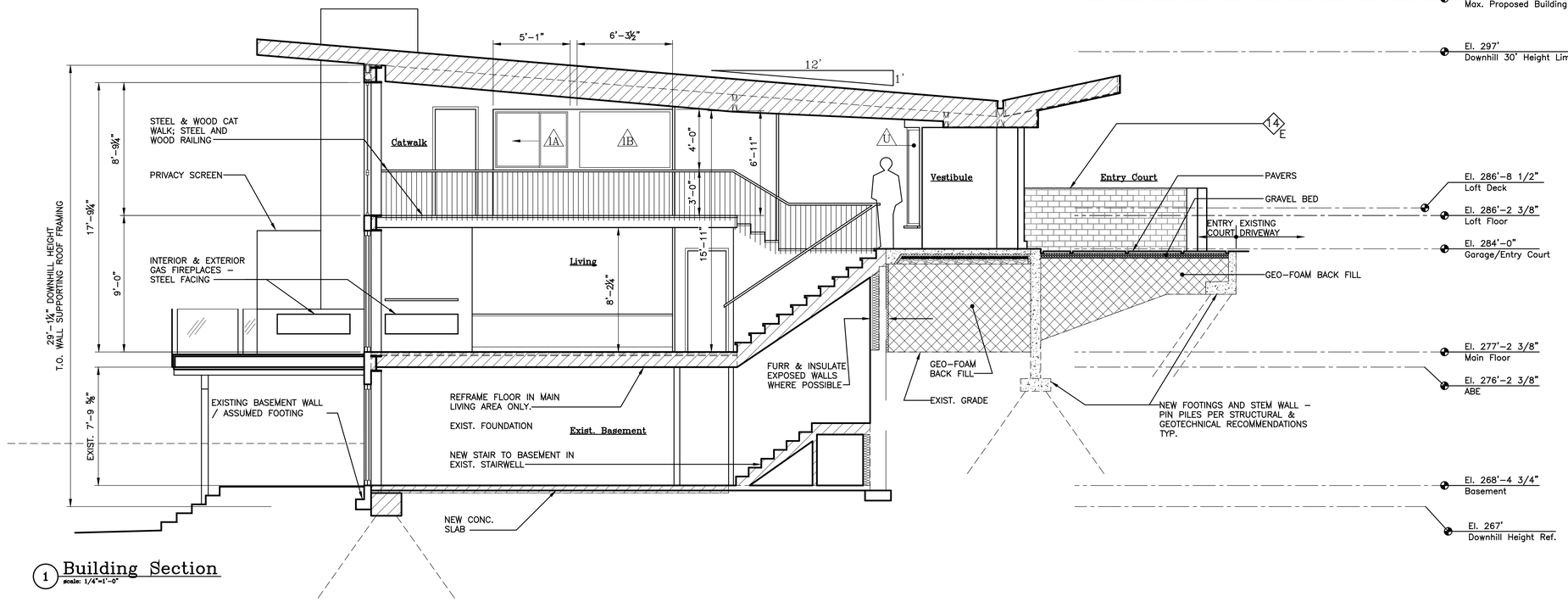
11E EXIST. CONCRETE STEM WALL

12E DECK – PAVERS ON PEDESTAL

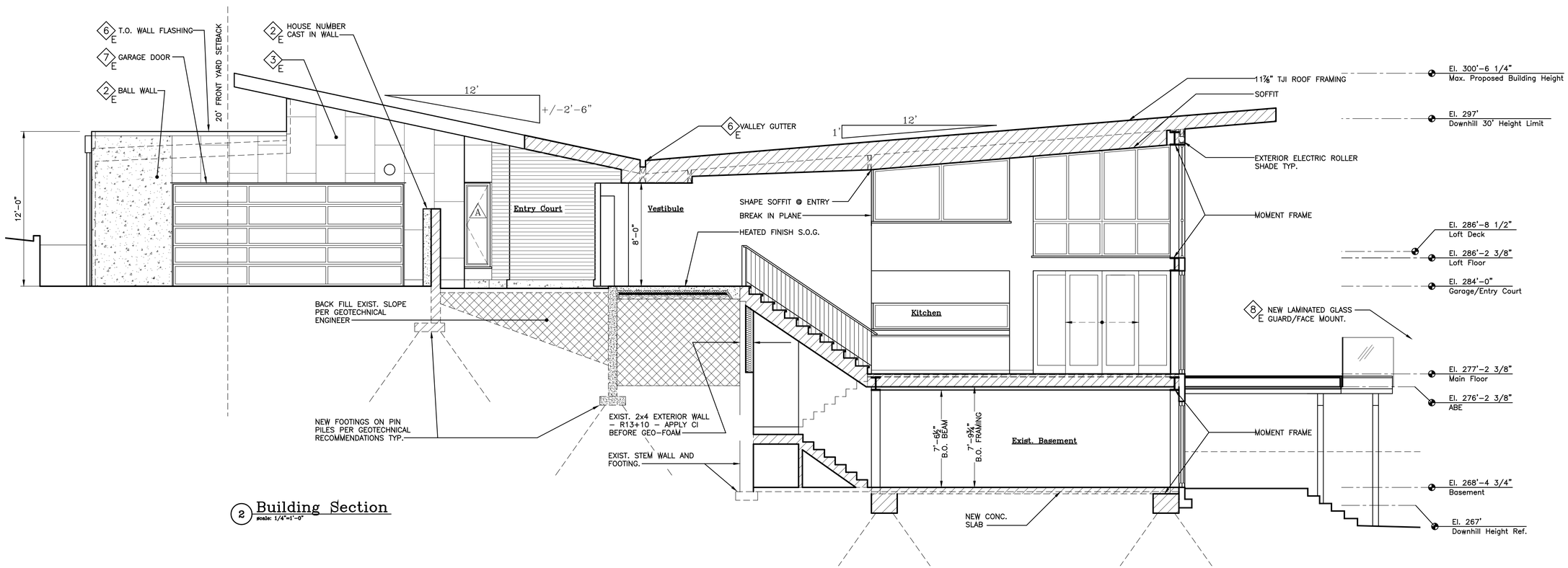
13E TRIM – CEDAR CONFIGURATION PER DETAIL

14E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15E METAL PANEL OVER RAIN SCREEN



1 Building Section
scale: 1/4"=1'–0"



2 Building Section
scale: 1/4"=1'–0"

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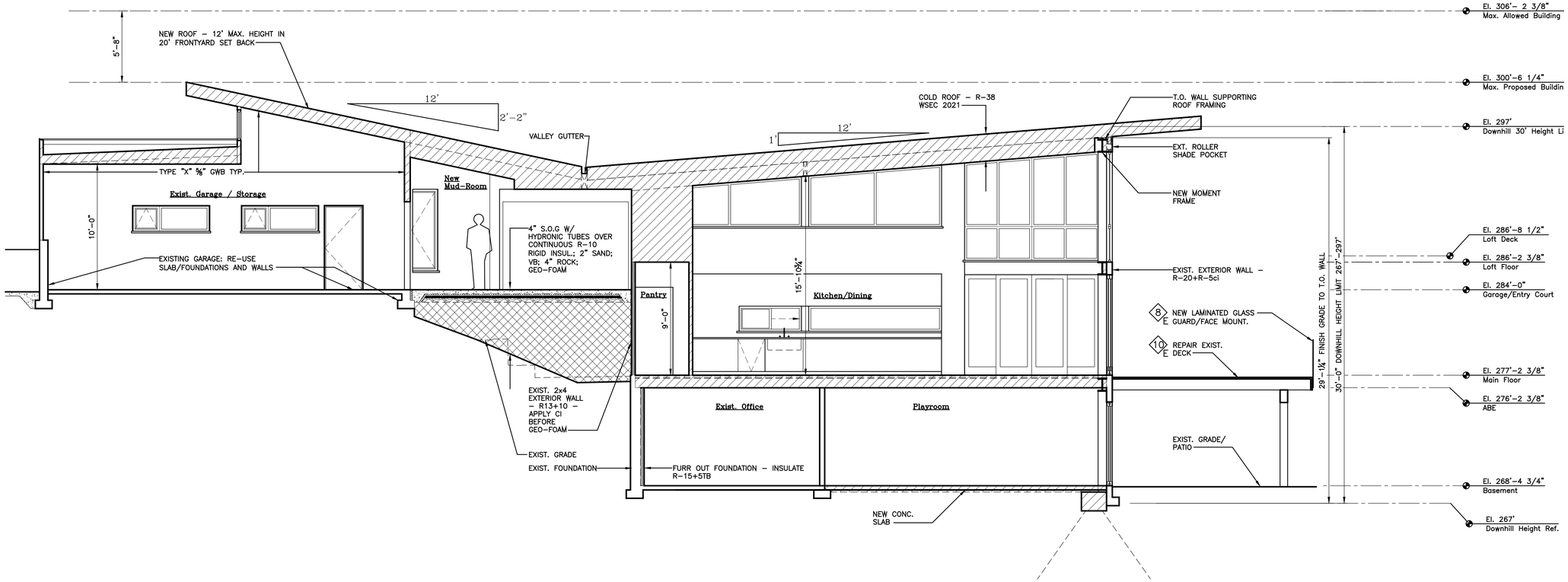
Scale:

Sheet:
Sections
A4.1



1 Building Section
scale: 1/4"=1'-0"

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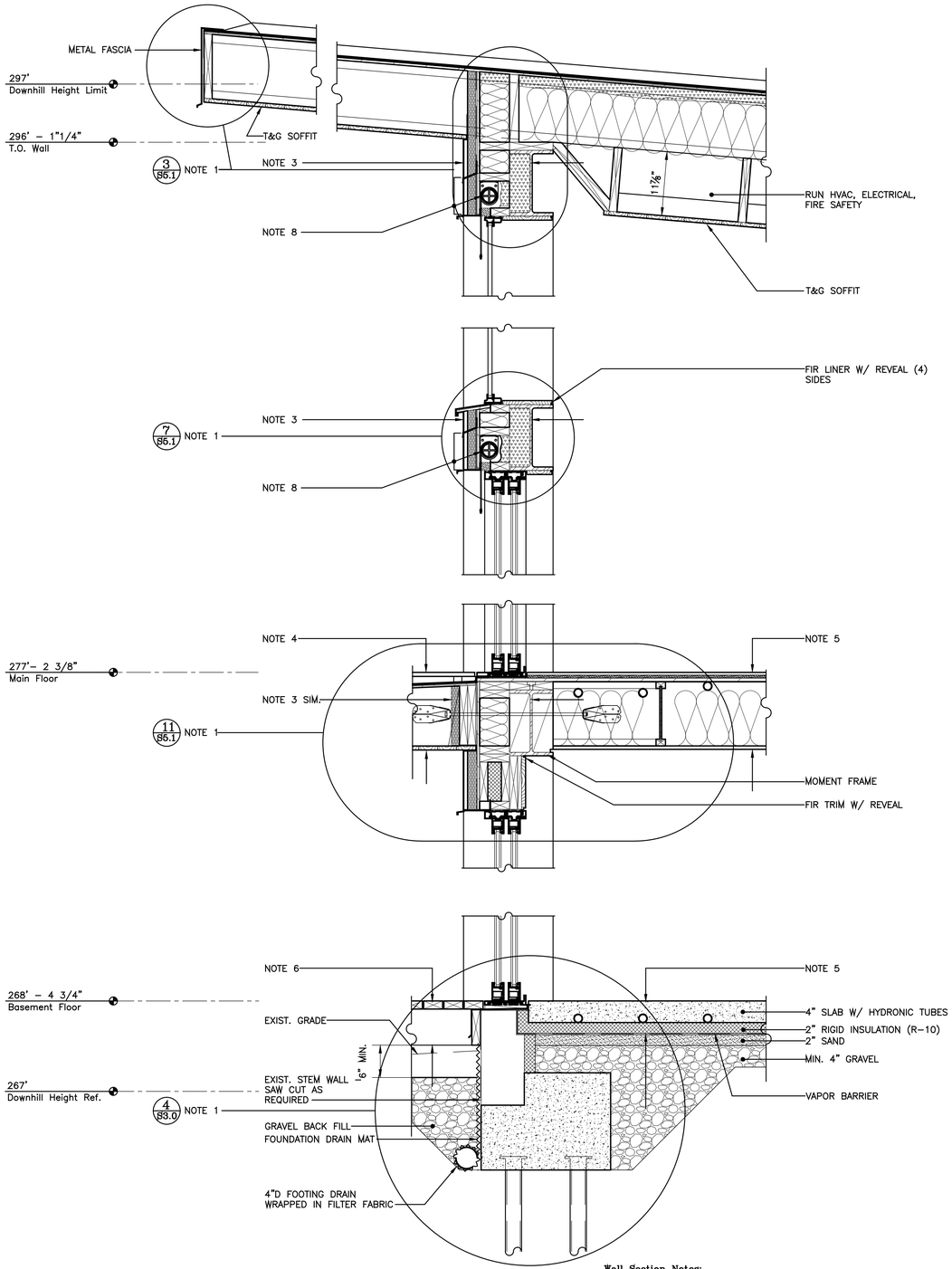
A4.2



1 Wall Section @ Moment Frame
scale: 1"=1'-0"

Wall Section Notes:

1. SEE FOR STRUCTURAL REQUIREMENTS
2. COLD ROOF: STEEL STANDING SEAM ROOF; UNDERLAYMENT; SHEATHING PER STRUCTURAL; FRAMING PER STRUCTURAL W/ 2" SPRAY FOAM INSULATION (R–7 PER INCH) & BATT INSULATION MIN. R–30. NOTE PER WSEC TABLE 402.1.3 R–38 MIN REQ. W/ FULL R–VALUE OVER TOP PLATE.
3. TYPICAL EXTERIOR RAINSCREEN WALL @ MOMENT FRAME: METAL PANEL; ¾" VERTICAL FURRING; 1 ½" ROCKWOOL COMFORT BOARD 110 (R–VALUE 4.0/INCH); VAPOR BARRIER – VAPROSHIELD SA SELF–ADHERED; SHEATHING PER STRUCTURAL; FRAMING W/ R–21 BATT WHERE REASONABLE, SPRAY FOAM ELSEWHERE; BACKFILL STEEL W/ SPRAY FOAM; WHERE OCCURS ⅝" GWB W/ LOW VOC VP TINTED PRIMER; LATEX PAINT.
4. REBUILD EXISTING DECK "LIKE FOR LIKE" DECKING ON PEDESTAL SYSTEM; MEMBRANE & UNDERLAYMENT; SHEATHING PER STRUCTURAL; FRAMING PER STRUCTURAL SLOPE MIN. ¼"/FT.; T&G SOFFIT
5. MAIN FLOOR @ LIVING AREA: LARGE FORMAT TILE ON THIN SET; SHEATHING PER STRUCTURAL; FRAMING PER STRUCTURAL; HYDRONIC TUBS ATTACHED TO UNDER SIDE OF SHEATHING, FULLY INSULATE CAVITY UNDER TUBING; ⅝" GWB PRIMED AND PAINTED.
6. ENERGY CREDIT 1.2 – NEW HEATED SLAB ON GRADE: CONTINUOUS R–10 UNDER AND AT PERIMETER.
7. REBUILD EXISTING DECK "LIKE FOR LIKE": 2X DECKING OVER FRAMING; REVISE EXISTING GRADE TO MAINTAIN MINIMUM 6" BETWEEN GRADE AND FRAMING
8. ELECTRIC ROLLER SHADE – PROVIDE ACCESS FOR INSTALLATION, MAINTENANCE AND REPAIR WITH COVER BUILT TO REFLECT NOTE 3 "TYPICAL EXTERIOR RAINSCREEN WALL @ MOMENT FRAME."

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Scale:

Sheet:
Wall Section
A5.1

Exterior Window Schedule

TAG	WINDOW R.O. Notes 1, 2 & 9 width		height	UNIT AREA square ft.	QTY.	TOTAL window area	MAX U-VALUE NOTE 6	UA VALUE	SILL HEIGHT (AFF)	TYPE OPERATION NOTES 3&5	SCREEN NOTE 8	TYPE	FRAME / FINISH	GLASS NOTES 4,7,12 MIN. REQUIREMENTS	MANUF.	NOTES
A	2'-0"	x	6'-6"	13.0 SQ. FT.	1	13.0 SQ. FT.	0.25	3.3 SQ. FT.	1'-6"	CASE	X		FIBERGLASS/BLACK	LO-E2/ARGON	TBD	NOTE 10 / MIN. SILL HEIGHT 18" A.F.F.
B	8'-11"	x	2'-0"	17.8 SQ. FT.	1	17.8 SQ. FT.	0.25	4.5 SQ. FT.	7'-0"	FIX/AWN	X	MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	UNIT = ROOM WIDTH VIF
C1	4'-7 ½"	x	6'-4"	29.3 SQ. FT.	1	29.3 SQ. FT.	0.25	7.3 SQ. FT.	1'-8"	CASE/FIX	X	CORNER	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS / COORD. W/ "C2"
C2	3'-4"	x	6'-4"	21.1 SQ. FT.	1	21.1 SQ. FT.	0.25	5.3 SQ. FT.	1'-8"	FIX		CORNER	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	COORD. W/ "C1"
D	8'-5"	x	6'-4"	53.3 SQ. FT.	1	53.3 SQ. FT.	0.25	13.3 SQ. FT.	1'-8"	FIX/CASE	X	MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	
E	3'-6"	x	6'-4"	22.2 SQ. FT.	1	22.2 SQ. FT.	0.25	5.5 SQ. FT.	1'-8"	FIX			FIBERGLASS/BLACK	LO-E3/ARGON	TBD	
F	6'-7"	x	6'-4"	41.7 SQ. FT.	1	41.7 SQ. FT.	0.25	10.4 SQ. FT.	1'-8"	CASE/FIX	X	MULLED	FIBERGLASS/BLACK	LO-E3/ARGON/TG	TBD	BOTH UNITS TEMPERED
G	1'-6"	x	5'-0"	7.5 SQ. FT.	1	7.5 SQ. FT.	0.25	1.9 SQ. FT.	3'-0"	DBL. HUNG	X		FIBERGLASS/BLACK	LO-E3/ARGON	TBD	COORD. W/ COUNTERS
H	8'-5"	x	4'-2"	35.1 SQ. FT.	1	35.1 SQ. FT.	0.25	8.8 SQ. FT.	3'-6"	FIX/CASE	X	MULLED	FIBERGLASS/BLACK	LO-E3/ARGON/TG	TBD	TEMPERED GLASS @ OPERABLE UNIT
I	3'-6"	x	5'-3"	18.4 SQ. FT.	1	18.4 SQ. FT.	0.25	4.6 SQ. FT.	3'-6"	FIX			FIBERGLASS/BLACK	LO-E3/ARGON	TBD	COORDINATE W/ OVERHEAD DOOR
J	6'-7"	x	5'-3"	34.6 SQ. FT.	1	34.6 SQ. FT.	0.25	8.6 SQ. FT.	3'-6"	FIX/CASE	X	MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	
K	2'-10"	x	5'-11"	16.8 SQ. FT.	3	50.3 SQ. FT.	0.25	12.6 SQ. FT.	2'-10"	CASE	X		FIBERGLASS/BLACK	LO-E3/ARGON	TBD	ALIGN SILL W/ "L" SERIES MULLION
L1	4'-8 ¾"	x	5'-11"	28.0 SQ. FT.	1	28.0 SQ. FT.	0.25	7.0 SQ. FT.		FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/ALIGN SILL W/ "K" / MIRROR "M"
L2	4'-8 ¾"	x	2'-8"	12.7 SQ. FT.	1	12.7 SQ. FT.	0.25	3.2 SQ. FT.	9'-2"	FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/ALIGN SILL W/ "K" / MIRROR "M"
L3	4'-8 ¾"	x	5'-11"	28.0 SQ. FT.	1	28.0 SQ. FT.	0.25	7.0 SQ. FT.		FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/ALIGN SILL W/ "K" / MIRROR "M"
L4	4'-8 ¾"	x	2'-8"	12.6 SQ. FT.	1	12.6 SQ. FT.	0.25	3.2 SQ. FT.	9'-2"	FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/ALIGN SILL W/ "K" / MIRROR "M"
M1	7'-6 ¼"	x	5'-11"	44.5 SQ. FT.	1	44.5 SQ. FT.	0.25	11.1 SQ. FT.		FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/MIRROR "L"
M2	7'-6 ¼"	x	2'-8"	20.1 SQ. FT.	1	20.1 SQ. FT.	0.25	5.0 SQ. FT.	9'-2"	FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/MIRROR "L"
M3	7'-6 ¼"	x	5'-11"	44.5 SQ. FT.	1	44.5 SQ. FT.	0.25	11.1 SQ. FT.		FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/MIRROR "L"
M4	7'-6 ¼"	x	2'-8"	20.1 SQ. FT.	1	20.1 SQ. FT.	0.25	5.0 SQ. FT.	9'-2"	FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	EGRESS/MIRROR "L"
N1	5'-4"	x	5'-8 3/4"	30.6 SQ. FT.	1	30.6 SQ. FT.	0.25	7.6 SQ. FT.		FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	WINDOW HEAD FOLLOWS CLG. HEIGHT @ MIDPOINT / COORD. W/ N3
N2	5'-4"	x	2'-8 1/4"	14.3 SQ. FT.	1	14.3 SQ. FT.	0.25	3.6 SQ. FT.	9'-2"	FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	COORD W/ "L", "M", "N" SERIES
N3	5'-4"	x	5'-3 1/4"	28.1 SQ. FT.	1	28.1 SQ. FT.	0.25	7.0 SQ. FT.		FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	WINDOW HEAD FOLLOWS CLG. HEIGHT @ MIDPOINT / COORD. W/ N1
N4	5'-4"	x	2'-8 1/4"	14.3 SQ. FT.	1	14.3 SQ. FT.	0.25	3.6 SQ. FT.	9'-2"	FIX		MULLED	FIBERGLASS/BLACK	LO-E3/ARGON	TBD	COORD W/ "L", "M", "N" SERIES
O	10'-6 ¾"	x	4'-5 ½"	47.1 SQ. FT.	1	47.1 SQ. FT.	0.25	11.8 SQ. FT.	11'-10"	FIX		MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	WINDOW HEAD FOLLOWS CLG. HEIGHT @ MIDPOINT / COORD. W/ "N" SERIES
P	13'-1"	x	3'-5"	45.0 SQ. FT.	1	45.0 SQ. FT.	0.25	11.2 SQ. FT.	11'-10"	FIX		MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	WINDOW HEAD FOLLOWS CLG. HEIGHT @ MIDPOINT / COORD. W/ "N" SERIES
Q	10'-6 ¾"	x	2'-0"	21.1 SQ. FT.	1	21.1 SQ. FT.	0.25	5.3 SQ. FT.	3'-6" VIF	FIX			FIBERGLASS/BLACK	LO-E2/ARGON	TBD	COORD. WIDTH W/ "O"
R	4'-11 ½"	x	2'-0"	9.9 SQ. FT.	1	9.9 SQ. FT.	0.25	2.5 SQ. FT.	3'-6" VIF	FIX/SLIDE	X		FIBERGLASS/BLACK	LO-E2/ARGON	TBD	COORD. HEIGHT W/ "Q"
S	2'-10 ½"	x	2'-6 ½"	7.3 SQ. FT.	1	7.3 SQ. FT.	0.25	1.8 SQ. FT.	11'-10"	FIX			FIBERGLASS/BLACK	LO-E2/ARGON	TBD	COORD. W/ "P" / ALIGN W/ DOOR
T	2'-0"	x	6'-6"	13.0 SQ. FT.	1	13.0 SQ. FT.	0.25	3.3 SQ. FT.	1'-6"	CASE	X		FIBERGLASS/BLACK	LO-E2/ARGON	TBD	
U	2'-10 5/8"	x	6'-6"	18.8 SQ. FT.	1	18.8 SQ. FT.	0.25	4.7 SQ. FT.	1'-6"	FIX			FIBERGLASS/BLACK	LO-E2/ARGON	TBD	
V	4'-7"	x	3'-2 1/2"	14.7 SQ. FT.	1	14.7 SQ. FT.	0.25	3.7 SQ. FT.	3'-9 1/2"	FIX/AWN	X	MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	
W	9'-6 3/4"	x	3'-2 1/2"	30.7 SQ. FT.	1	30.7 SQ. FT.	0.25	7.7 SQ. FT.	3'-9 1/2"	FIX/AWN	X	MULLED	FIBERGLASS/BLACK	LO-E366/TG/LAM	TBD	
X1	2'-6 1/2"	x	4'-6"	11.4 SQ. FT.	1	11.4 SQ. FT.	0.50	5.7 SQ. FT.	NA	"FRESH AIR"	X	SKYLIGHT	FIBERGLASS/BLACK	LO-E366/TG/LAM	VELUX	MODEL M08: ELECTRIC OPERATION & SHADE / COORD. W/X2 & X3
X2	2'-6 1/2"	x	2'-11 1/2"	7.5 SQ. FT.	1	7.5 SQ. FT.	0.25	1.9 SQ. FT.	7'-3"	FIX/TRANSOM		SITE MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	COORD. W/X1 & X3
X3	2'-6 1/2"	x	2'-10 5/8"	7.3 SQ. FT.	1	7.3 SQ. FT.	0.25	1.8 SQ. FT.	2'-6"	CASE	X	SITE MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	EGRESS / COORD. W/X2 & X3
Y1	2'-6 1/2"	x	4'-6"	11.4 SQ. FT.	1	11.4 SQ. FT.	0.50	5.7 SQ. FT.	NA	"FRESH AIR"	X	SKYLIGHT	FIBERGLASS/BLACK	LO-E366/TG/LAM	VELUX	MODEL M08: ELECTRIC OPERATION & SHADE / COORD. W/Y2 & DOOR #10
Y2	2'-6 1/2"	x	2'-10 5/8"	7.3 SQ. FT.	1	7.3 SQ. FT.	0.25	1.8 SQ. FT.	7'-3"	FIX/TRANSOM		SITE MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	COORD. W/Y1 & DOOR #10
WINDOW UA:				WINDOW AREA		894.5 SQ. FT.	TOTAL UA	229.4 SQ. FT.								

Window Schedule: Garage

TAG	WINDOW R.O. Notes 1, 2 & 9 width		height	UNIT AREA square ft.	QTY.	TOTAL window area	SILL HEIGHT (AFF)	TYPE OPERATION NOTES 3&5	SCREEN NOTE 8	TYPE	FRAME / FINISH	GLASS NOTES 4,7,12	MANUF.	NOTES
gA	6'-0"	x	2'-0"	12.0 SQ. FT.	2	24.0 SQ. FT.	4'-7 ¾"	AWN/FIX	X	MULLED	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	INFILL EXIST. OPENING
gB	7'-0"	x	2'-5"	16.9 SQ. FT.	3	50.8 SQ. FT.	±11'-10"	FIX		CLERESTORY	FIBERGLASS/BLACK	LO-E2/ARGON	TBD	

WINDOW NOTES:

1. CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
2. WINDOW MANUFACTURER: MARVIN EXCEPT AS NOTED OTHERWISE
3. WINDOW MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING - COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
4. TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS; WITHIN 18" OF FLOOR; IN WET LOCATIONS SUCH AS SHOWERS, TUBS, SPAS AND OTHER SLIPPERY LOCATIONS WITHIN 60" OF FINISHED FLOOR; OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4. SEE ELEVATIONS FOR TEMPERED LIGHTS.
5. EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310.2
6. EC 1.2: **EFFICIENT BUILDING ENVELOPE** ALL NEW VERTICAL EXTERIOR WINDOWS SHALL MEET U-25 MINIMUM COMPLIANCE.
7. OBSCURED GLASS AS NOTED.
8. SCREENS ON ALL OPERABLE WINDOWS.
9. ALL OPERABLE WINDOWS CONNECTED TO WHOLE-HOUSE SECURITY SYSTEM
10. THE HEIGHT MEASUREMENT OF ALL WINDOWS THAT FOLLOW THE SLOPE OF THE CEILING HAVE BEEN MEASURED FROM THE CENTER OF THE OPENING TO AVERAGE THE HEIGHT ON BOTH JAMBS FOR SCHEDULING PURPOSES. MEASURE FRAMED OPENING FOR ACCURATE SIZING ON SITE.
11. SITE MULL MULTIPLE UNITS
12. PROVIDE 1'X1' SAMPLES OF LO-E2 AND LO-E3 FOR COLOR COMPARISON

ABBREVIATIONS

AWN	AWNING
CASE	CASEMENT
CLR	CLEAR
DBL	DOUBLE GLAZING
FIX	FIXED
HC	HOLLOW CORE
LAM	LAMINATED
LO-E	LOW-EMISSIVITY
MIN	MINUTE
OBS	OBSCURE
R.O.	ROUGH OPENING
SC	SOLID CORE
SLD	SLIDING
SL	SKYLIGHT
STORE	STOREFRONT
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
UA	U-VALUE AREA
WD	WOOD

ECTYPOS ARCHITECTURE

4212 W. Mercer Way
Mercer Island, WA 98040
t. (206) 232-9147
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1

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Window Schedule
A9.1

Exterior Door to Conditioned Space

TAG	PANEL SIZE width		height	UNIT AREA square ft.	PANEL QTY.	TOTAL door area	MAX U-VALUE	UA VALUE	Thickness	Location	TYPE	HARDWARE NOTE 3	MATERIAL/FINISH	FRAME/FINISH	GLASS	MANUF.	COLOR	NOTES
1	2'-8"	x	6'-8"	17.8 SQ. FT.	1	17.8 SQ. FT.	.25	4.4 SQ. FT.	0'-1 3/4"	BASEMENT PATIO	STORE/INSULATED	DEADBOLT/LEVER	FIBERGLASS	FIBERGLASS	LOW-E2/ARGON/TG	TBD	TBD	
2	3'-9"	x	6'-8"	25.0 SQ. FT.	4	100.0 SQ. FT.	.25	25.0 SQ. FT.	0'-1 3/4"	BASEMENT PATIO	STORE/INSULATE/ SLIDING/FIXED	MULTI POINT	FIBERGLASS	FIBERGLASS	LOW-E3/ARGON/TG	TBD	TBD	
3	4'-9"	x	6'-8"	31.7 SQ. FT.	2	63.3 SQ. FT.	.25	15.8 SQ. FT.	0'-1 3/4"	BASEMENT PATIO	STORE/INSULATED/ SLIDING	MULTI POINT	FIBERGLASS	FIBERGLASS	LOW-E3/ARGON/TG	TBD	TBD	
4	4'-9"	x	8'-0"	38.0 SQ. FT.	2	76.0 SQ. FT.	.25	19.0 SQ. FT.	0'-1 3/4"	MAIN LIVING	STORE/INSULATED/ SLIDING	MULTI POINT	FIBERGLASS	FIBERGLASS	LOW-E3/ARGON/TG	TBD	TBD	
5	3'-9"	x	8'-0"	30.0 SQ. FT.	4	120.0 SQ. FT.	.25	30.0 SQ. FT.	0'-1 3/4"	MAIN DINING	STORE/INSULATE/ SLIDING/FIXED	MULTI POINT	FIBERGLASS	FIBERGLASS	LOW-E3/ARGON/TG	TBD	TBD	
6	5'-4"	x	8'-0"	42.7 SQ. FT.	2	85.3 SQ. FT.	.25	21.3 SQ. FT.	0'-1 3/4"	MAIN DINING	STORE/INSULATED/ SLIDING	MULTI POINT	FIBERGLASS	FIBERGLASS	LO-E3/ARGON/TG	TBD	TBD	
7	2'-6"	x	7'-0"	17.5 SQ. FT.	1	17.5 SQ. FT.	.25	4.4 SQ. FT.	0'-1 3/4"	KITCHEN	STORE/INSULATED	DEADBOLT/LEVER	FIBERGLASS	FIBERGLASS	LO-E2/ARGON/TG	TBD	TBD	
8	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.46	9.7 SQ. FT.	0'-1 3/4"	MUD-ROOM/ GARAGE	WOOD SOLID CORE	DEADBOLT/LEVER/ SELF-CLOSING & LATCHING	WOOD	WOOD	NA	TBD	TBD	20 MINUTE DOOR-PROVIDE SELF CLOSING & SELF LATCHING HARDWARE
9	6'-0"	x	8'-0"	48.0 SQ. FT.	1	48.0 SQ. FT.	.46	22.1 SQ. FT.	0'-1 3/4"	ENTRY	WOOD SOLID CORE/ PIVOT	3 POINT	WOOD	WOOD	NA	TBD	TBD	
10	3'-6"	x	7'-0"	24.5 SQ. FT.	1	24.5 SQ. FT.	.25	6.1 SQ. FT.	0'-1 3/4"	BED #2	STORE/INSULATED	DEADBOLT/LEVER	FIBERGLASS	FIBERGLASS	LO-E2/ARGON/TG	TBD	TBD	COORD. WITH TRANSOM/SKYLIGHT
11	5'-0"	x	8'-0"	40.0 SQ. FT.	2	80.0 SQ. FT.	.25	20.0 SQ. FT.	0'-1 3/4"	LOFT/DECK	STORE/INSULATED/ SLIDING/FIXED	MULTI POINT	FIBERGLASS	FIBERGLASS	LO-E2/ARGON/TG	TBD	TBD	
AREA DOORS IMPACTING UA:				EXT. DOOR AREA		462.4 SQ. FT.	TOTAL UA	115.6 SQ. FT.										

EXTERIOR DOOR NOTES:
1. CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
2. UNIT BREAK DOWN W/ IN ROUGH OPENING
3. (3) MINIMUM HEAVY DUTY CONCEALED HINGES MIN. AT ALL EXTERIOR SWING DOORS
4. 3 POINT LOCKING SYSTEM MINIMUM
5. MANUFACTURER: TBD
6. MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING – COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
7. TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS, WITHIN 18" OF FLOOR, IN SHOWERS AND OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4
8. GLASS – LO-E2/ARGON GAS ALL WINDOWS AND STOREFRONT DOORS EXCEPT AS OTHERWISE NOTED
9. EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310. NOTED ON ELEVATIONS
10. EC 1.2: **EFFICIENT BUILDING ENVELOPE** ALL NEW EXTERIOR WINDOWS AND GLAZED DOORS SHALL MEET MINIMUM U-25 MINIMUM COMPLIANCE.
11. OBSCURED GLASS AS NOTED.
12. SCREENS ON ALL OPERABLE WINDOWS, SLIDING GLASS DOORS AND SWING DOORS .
13. ALL EXTERIOR DOORS AND SCREENS CONNECTED TO WHOLEHOUSE SECURITY SYSTEM.

Interior Door Schedule & Doors From Un-conditioned Space to Exterior

TAG	PANEL SIZE (NOTE #4) width		height	PANEL QTY.	UNIT AREA square ft.	Thickness	TYPE	LOCATION	MATERIAL/ FINISH	GLASS	HARDWARE NOTES 2&3	MANUF.	NOTES
12	2'-2"	x	7'-0"	1	15.2 SQ. FT.	0'-1 3/8"	SC/SLAB/PKT	MUD/PWDR	WOOD/TBD	NA	FLUSH PULL/PRIVACY	TBD	
13	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	VESTIBULE/MUD	WOOD/TBD	N/A	FLUSH PULL	TBD	
14	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	PANTRY	WOOD/TBD	N/A	PULL/RC	TBD	
15	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	BATH 1	WOOD/TBD	N/A	LEVER/PRIVACY	TBD	
16	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	LIVING/HALL	WOOD/TBD	N/A	LEVER	TBD	
17	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	BATH 1	WOOD/TBD	N/A	LEVER/PRIVACY	TBD	
18	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	BATH 1	WOOD/TBD	N/A	LEVER/PRIVACY	TBD	
19	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	SC/SLAB	BATH 1	WOOD/TBD	N/A	LEVER/PRIVACY	TBD	
20	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	SC/SLAB/PKT	PRIMARY BATH	WOOD/TBD	N/A	FLUSH PULL	TBD	
21	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	HC/SLAB	WALK IN CLOSET	WOOD/TBD	N/A	FLUSH PULL	TBD	
22	1'-9"	x	7'-0"	2	12.3 SQ. FT.	0'-1 3/8"	HC/SLAB	PRIMARY BED	WOOD/TBD	N/A	PULL/RC	TBD	
23	2'-4"	x	7'-0"	1	16.3 SQ. FT.	0'-1 3/8"	SC/SLAB/PKT	PRIMARY BATH WC	WOOD/TBD	N/A	FLUSH PULL/PRIVACY	TBD	
24	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	STORE	CONE OF SILENCE	WOOD/TBD	TG	LEVER	TBD	
25	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	STORE	CATWALK/LOFT	WOOD/TBD	TG	LEVER	TBD	
26	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	HC/SLAB	LOFT/CLOSET	WOOD/TBD	N/A	PULL/RC	TBD	
27	2'-4"	x	7'-0"	1	16.3 SQ. FT.	0'-1"	SHOWER	PRIMARY SHOWER/TUB	GLASS	TG	OVERHEAD TRACK	TBD	BARN DOOR HARDWARE / VERIFY DOOR HEIGHT
28	2'-4"	x	7'-0"	1	16.3 SQ. FT.	0'-1"	SHOWER	PRIMARY SHOWER/TUB	GLASS	TG	OVERHEAD TRACK	TBD	BARN DOOR HARDWARE / VERIFY DOOR HEIGHT
29	18'-0"	x	8'-0"	1	144.0 SQ. FT.	0'-1 3/4"	OVERHEAD	GARAGE OVERHEAD	ALUMINUM/GLASS	TG/OBS	OVERHEAD TRACK/REMOTE	TBD	VERIFY TRACK CLEARANCE
30	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/4"	SC/SLAB	GARAGE MAN DOOR	WOOD/TBD	N/A	LEVER/DEADBOLT	TBD	
31	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/4"	STORE	GARAGE MAN DOOR	WOOD/TBD	TG/OBS	LEVER/DEADBOLT	TBD	

INTERIOR DOOR NOTES:
1. ALL NON-CLOSET FLUSH DOORS – SOLID CORE UNO
2. (3) HINGES MINIMUM
3. HANDLE LEVER UNO
4. UNDERCUT DOORS ½" TO HABITABLE SPACES AS NECESSARY TO MEET WHOLE HOUSE VENTILATION REQUIREMENTS
5. MEASURE PRIOR TO ORDERING DOORS.

ABBREVIATIONS

AWN	AWNING
CASE	CASEMENT
CLR	CLEAR
DBL	DOUBLE GLAZING
FIX	FIXED
HC	HOLLOW CORE
LAM	LAMINATED
LO-E	LOW-EMISSIVITY
MIN	MINUTE
OBS	OBSCURE
R.C.	ROLLER CATCH
R.O.	ROUGH OPENING
SC	SOLID CORE
SLD	SLIDING
SL	SKYLIGHT
STORE	STOREFRONT
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
TRPL	TRIPLE
UA	U-VALUE AREA
WD	WOOD

ECTYPOS
ARCHITECTURE
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE
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8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1

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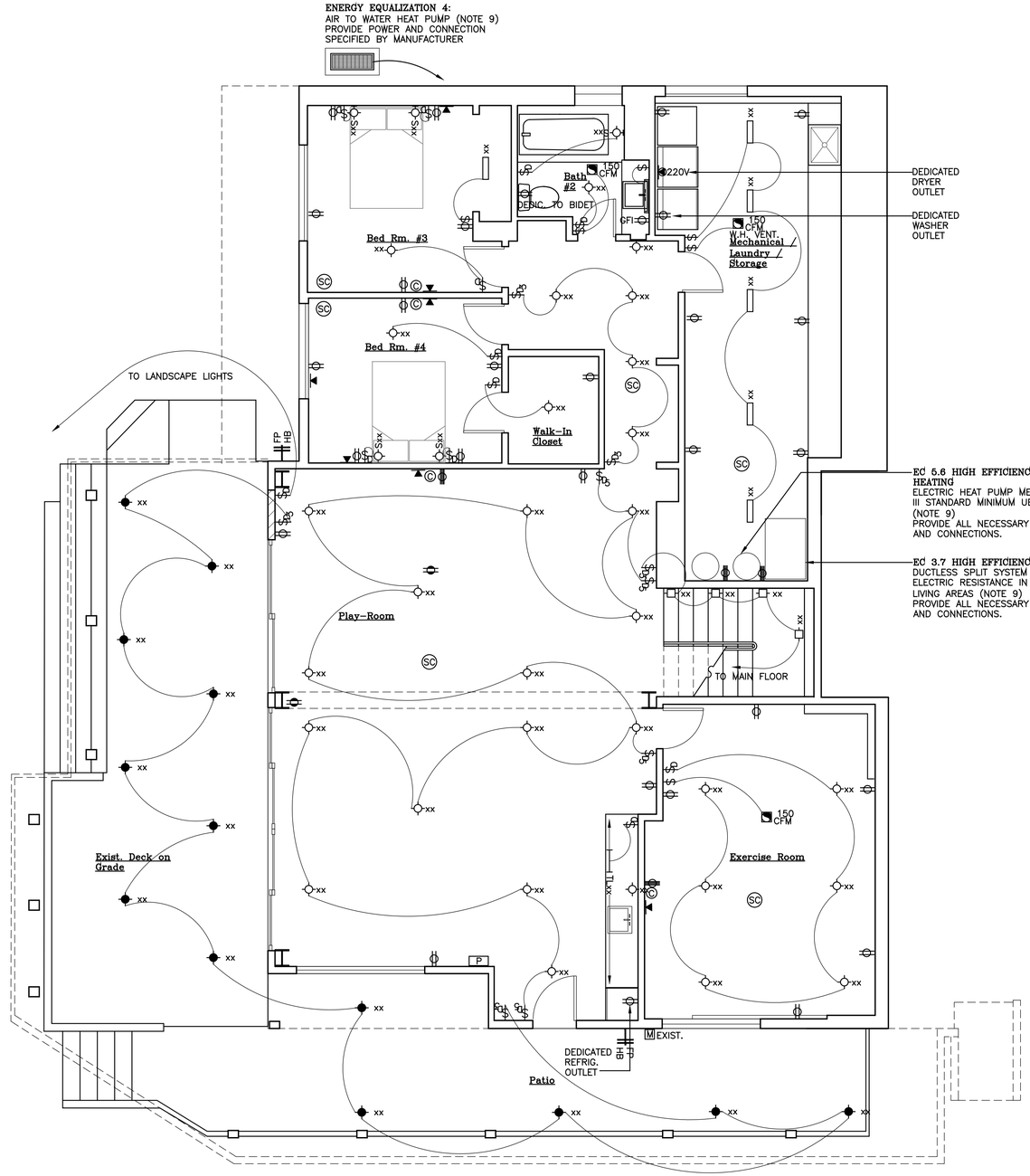
Door Schedule
A9.2

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
C	Cable Connection
C	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
	Switch
3	Switch, Multi–way
D	Switch, Dimmer
D 3	Switch, Dimmer/Multi–way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four–plex Outlet
	Floor Mounted Duplex Outlet
	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
xx	Recessed Ceiling Mounted LED Downlight
xx	Recessed Ceiling Mounted LED Wallwasher
xx	Surface Ceiling Mounted LED Downlight
Sxx	Surface Mounted Wall LED Sconce
TLxx	Surface Mounted Track LED Lighting
UCxx	Surface Mounted Undercabinet Strip LED Lighting
RLxx	Ribbon LED linear light
Pxx	Pendant Fixture
Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight
xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
	Mirror w/ LED Light & Defogger
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger
	Ceiling Fan with Light
SC	Security Camera w/ Night Vision Capability
DB	Door Bell w/ Security Camera

NOTES:

1. INSTALL MONITORED FIRE ALARM (NFPA72 – CHAPTER 29 MONITORED FIRE ALARM)
2. INSTALL COMPREHENSIVE SECURITY SYSTEM PER SPECIFICATIONS
3. **WHOLE HOUSE VENTILATION SYSTEM**: BALANCED WHOLE HOUSE VENTILATION SYSTEM PER WSRC 1505.4.1.4. DEFERRED SUBMITTAL: CALCULATIONS, EQUIPMENT SPECIFICATION AND INSTALLATION BY HVAC SUB–CONTRACTOR.
4. EXHAUST HOOD SYSTEM GREATER THAN CFM OF 400 SHALL MEET THE REQUIREMENTS OF WSRC M1503.6 FOR MAKE UP AIR.
5. PROVIDE KITCHEN AND LAUNDRY OUTLET VOLTAGE PER ACCORDING TO APPLIANCE MANUFACTURER SPECIFICATIONS
6. ELECTRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH WSEC SECTION 404. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCES, SHALL CONTAIN ONLY HIGH–EFFICACY LIGHTING SOURCES.
7. CONTRACTOR TO COORDINATE WITH OWNER (2) WALK–THROUGHS WHILE LOCATING FIXTURES, OUTLETS, AND SWITCHES AND PRIOR TO FINALIZATION.
8. OUTLETS SHALL BE LOCATED PER IRC E3901
9. HVAC AND DOMESTIC HOT WATER EQUIPMENT ARE A **DEFERRED SUBMITTAL**: SUB CONTRACTORS TO PROVIDE NECESSARY CALCULATIONS AND EQUIPMENT SPECIFICATIONS



N

1 Basement Electric Plan

scale: 1/4"=1'–0"

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Basement Electric Plan

E2.0

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
C	Cable Connection
C	Floor Mounted Cable Connection
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SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger
	Ceiling Fan with Light
SC	Security Camera w/ Night Vision Capability
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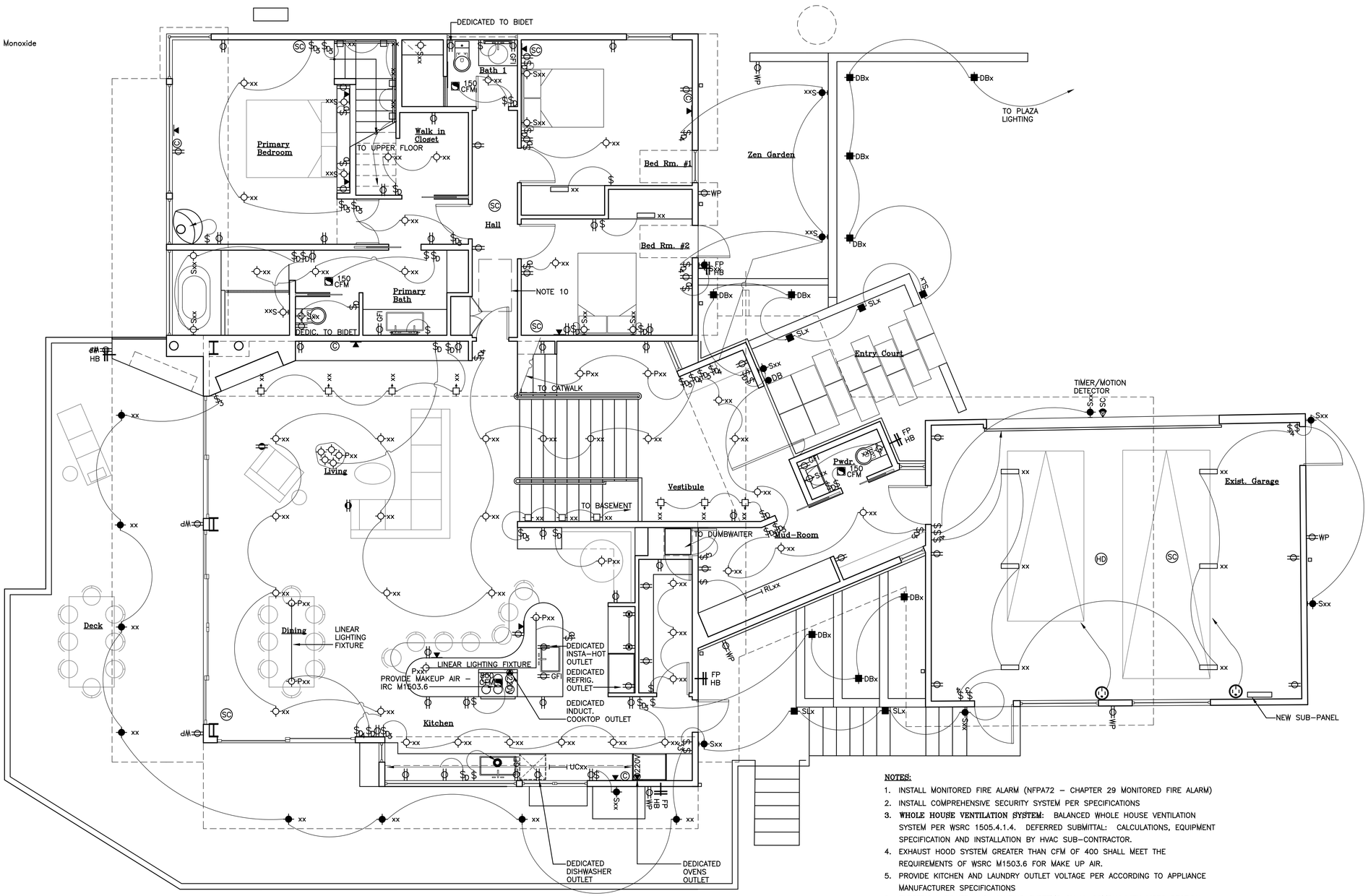

N

1 Main Floor Electric Plan

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

NOTES:

1. INSTALL MONITORED FIRE ALARM (NFPA72 – CHAPTER 29 MONITORED FIRE ALARM)
2. INSTALL COMPREHENSIVE SECURITY SYSTEM PER SPECIFICATIONS
3. **WHOLE HOUSE VENTILATION SYSTEM:** BALANCED WHOLE HOUSE VENTILATION SYSTEM PER WSRC 1505.4.1.4. DEFERRED SUBMITTAL: CALCULATIONS, EQUIPMENT SPECIFICATION AND INSTALLATION BY HVAC SUB-CONTRACTOR.
4. EXHAUST HOOD SYSTEM GREATER THAN CFM OF 400 SHALL MEET THE REQUIREMENTS OF WSRC M1503.6 FOR MAKE UP AIR.
5. PROVIDE KITCHEN AND LAUNDRY OUTLET VOLTAGE PER ACCORDING TO APPLIANCE MANUFACTURER SPECIFICATIONS
6. ELECTRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH WSEC SECTION 404. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.
7. CONTRACTOR TO COORDINATE WITH OWNER (2) WALK-THROUGHS WHILE LOCATING FIXTURES, OUTLETS, AND SWITCHES AND PRIOR TO FINALIZATION.
8. OUTLETS SHALL BE LOCATED PER IRC E3901
9. HVAC AND DOMESTIC HOT WATER EQUIPMENT ARE A **DEFERRED SUBMITTAL:** SUB CONTRACTORS TO PROVIDE NECESSARY CALCULATIONS AND EQUIPMENT SPECIFICATIONS
10. LOCATE **BALANCED WHOLE HOUSE VENTILATION SYSTEM** PER WSRC M1505.4.1.4 IN ATTIC SPACE ABOVE HALL. PROVIDE ADEQUATE ACCESS TO INSTALL AND SERVICE UNIT. DEFERRED SUBMITTAL: SUB-CONTRACTOR SHALL PROVIDE ALL CALCULATIONS AND EQUIPMENT SPECIFICATION.

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4/15/2024 Bldg. Permit Sub. 1

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Main Floor Electric Plan

E2.1

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
©	Cable Connection
©	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
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	Switch, Dimmer
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	Level 2 240V EV Charger
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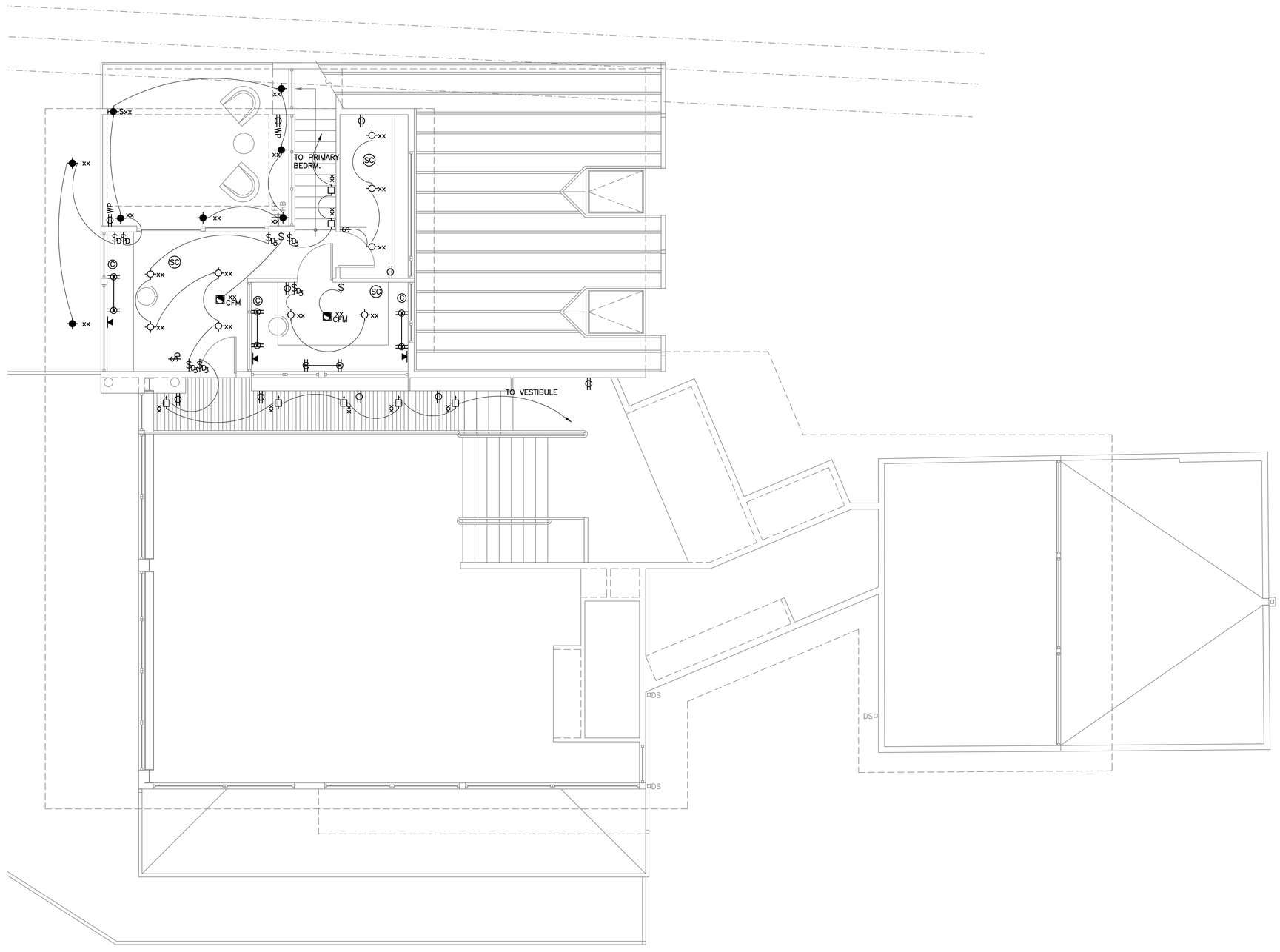

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4. EXHAUST HOOD SYSTEM GREATER THAN CFM OF 400 SHALL MEET THE REQUIREMENTS OF WSRC M1503.6 FOR MAKE UP AIR.
5. PROVIDE KITCHEN AND LAUNDRY OUTLET VOLTAGE PER ACCORDING TO APPLIANCE MANUFACTURER SPECIFICATIONS
6. ELECTRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH WSEC SECTION 404. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.
7. CONTRACTOR TO COORDINATE WITH OWNER (2) WALK-THROUGHS WHILE LOCATING FIXTURES, OUTLETS, AND SWITCHES AND PRIOR TO FINALIZATION.
8. OUTLETS SHALL BE LOCATED PER IRC E3901
9. HVAC AND DOMESTIC HOT WATER EQUIPMENT ARE A **DEFERRED SUBMITTAL:** SUB CONTRACTORS TO PROVIDE NECESSARY CALCULATIONS AND EQUIPMENT SPECIFICATIONS

N

1 Upper Floor Electric Plan
scale: 1/4"=1'-0"

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Upper Floor Electric Plan
E2.2

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC) INCLUDING WASHINGTON STATE MODIFICATIONS.

2. DESIGN LOADING CRITERIA

SNOW LOAD	GROUND SNOW LOAD, P_g = PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES AND DECKS)	60 PSF
WIND (MAIN WIND FORCE RESISTING SYSTEM)	BASIC WIND SPEED = 98 MPH ALLOWABLE STRESS DESIGN WIND SPEED = 76 IMPORTANCE FACTOR, I_w= 1.0 RISK CATEGORY = II TOPOGRAPHIC FACTOR, K_{zt} = 1.6 EXPOSURE CATEGORY = C INTERNAL PRESSURE COEFFICIENT, (GC_{pi})= 0.18/-0.18 WIND BASE SHEAR = 29.0 KIPS
EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)	S_s=1.464 S_{ds} =0.976 S_1=0.508 S_{d1} = 0.610 IMPORTANCE FACTOR, I_e= 1.0 SITE CLASS D SEISMIC DESIGN CATEGORY= D RISK CATEGORY = II R = 6.5 FOR *WOOD SHEAR WALLS* / 3.5 FOR STEEL ORDINARY MOMENT FRAME OVER STRENGTH FACTOR, Ω_o = 2.5 / 3.0 (OMF) DEFLECTION AMPLIFICATION FACTOR, C_d =4.0 / 3.0 (OMF) REDUNDANCY FACTOR = 1.0 SEISMIC RESPONSE COEFFICIENT, C_s = 0.150 / 0.279 (OMF) SEISMIC BASE SHEAR = 28.1k / 52.1k (OMF)

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

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

7. 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.

8. 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.

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

10. SUBMITTAL REVIEW PERIOD: SUBMITTALS SHALL BE MADE IN TIME TO ALLOW MINIMUM OF TWO WEEKS FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.

11. GENERAL CONTRACTOR'S PRIOR REVIEW OF SUBMITTALS: PRIOR TO SUBMISSION TO THE ARCHITECT/ENGINEER THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR COMPLETENESS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER AND THEREFORE MUST BE VERIFIED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY DIMENSIONAL INFORMATION REQUESTED BY THE DETAILER AND SHALL PROVIDE THE GENERAL CONTRACTOR'S REVIEW STAMP AND SIGNATURE PRIOR TO FORWARDING THE SUBMITTAL TO THE ARCHITECT/ENGINEER.

12. SHOP DRAWINGS FOR:
    A. STRUCTURAL STEEL

    SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. CONTRACTOR SHALL ALSO SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT AS REQUIRED. SHOP DRAWINGS FOR CONNECTOR PLATE WOOD ROOF TRUSSES SHALL ALSO BE SUBMITTED TO THE MECHANICAL ENGINEER FOR COORDINATION.

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

13. 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.

    SHOP DRAWINGS 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.

    DEFERRED SUBMITTALS FOR BUILDING COMPONENTS INCLUDING, BUT NOT IMITATED TO, STAIRS, PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES, AND EXTERIOR CLADDING SHALL INCLUDE THE ENGINEER'S STAMP FOR THE STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL.

14. STATEMENT SPECIAL INSPECTIONS**:**
    THE FOLLOWING CONSTRUCTION TYPES ARE TO BE REVIEWED BY A SPECIAL INSPECTOR DESIGNATED BY THE OWNER OR ARCHITECT. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. SPECIAL INSPECTION SHALL CONFORM TO SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE. SPECIAL INSPECTION AGENCY SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

    SOILS: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.6 AND AS DIRECTED IN THE GEOTECHNICAL REPORT.

    HELICAL PILE FOUNDATIONS: PROVIDE CONTINUOUS SPECIAL INSPECTIONS DURING INSTALLATION AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.9.

    STEEL CONSTRUCTION AND WELDING: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.2, AISC 360-16, AISC 341-16, AWS D1.1, AND AWS D1.8.

    WOOD CONSTRUCTION: SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE SECTION 1705.5 AS FOLLOWS:
    1. PERIODIC SPECIAL INSPECTION OF NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE LATERAL-LOAD-RESISTING SYSTEM WHERE NAIL SPACING IS 4 INCHES OR LESS. THIS INCLUDES SHEAR WALLS, DIAPHRAGMS, BRACES, HOLD-DOWNS, AND SHEAR PANELS.

    POST INSTALLED ANCHORS**:** PERIODIC SPECIAL INSPECTION IN ACCORDANCE WITH THE PRODUCTS APPROVED ICC-ES REPORT.

15. THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED WIND OR SEISMIC SYSTEM, OR SEISMIC FORCE RESISTING COMPONENT SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK AS REQUIRED BY SECTION 1704.4 OF THE INTERNATIONAL BUILDING CODE.

GEOTECHNICAL

16. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

LATERAL EARTH PRESSURE (UNRESTRAINED)	40 PCF / 5 PCF (GEOFOAM BACKFILL)
LATERAL EARTH PRESSURE (SEISMIC)	8H (ULTIMATE LOAD)
PASSIVE EARTH PRESSURE (INCLUDES FACTOR OF SAFETY = 1.5)	300 PCF

SOILS REPORT REFERENCE: PROJECT NO. JN 23440, PREPARED BY GEOTECH CONSULTANTS, INC, DATED DECEMBER 21, 2023

17. ALL PILE SIZES, EXCEPT 2-INCH DIAMETER PILES, SHALL BE SUBJECT TO ASTM LOAD TESTING ON A MINIMUM OF 3% OF PILES, UP TO 5 PILES MAXIMUM (1 MINIMUM). TESTING SHALL BE IN ACCORDANCE WITH ASTM STANDARD D1143-81 FOR PILES UNDER STATIC AXIAL COMPRESSIVE LOAD.

    AS INDICATED IN THE GEOTECHNICAL REPORT PIPE PILES DRIVEN USING HAMMERS AND DRIVING RATES SHOWN BELOW MAY BE ASSIGNED THE FOLLOWING COMPRESSIVE CAPACITIES.

PILE DIAMETER	FINAL DRIVING RATE	JACKHAMMER WEIGHT	CAPACITY
3-INCH DIAMETER PILE (COMPRESSION)	10 SEC/INCH	850 POUND HAMMER	6 TONS
2-INCH DIAMETER PILE (COMPRESSION)	60 SEC/INCH	90 POUND HAMMER	3 TONS

IF 140 POUND HAMMER IS USED TO INSTALL 2-INCH DIAMETER PIPE PILES THE CONTRACTOR SHALL VERIFY THE REQUIRED REFUSAL CRITERIA USING A 90 POUND HAMMER IF REQUIRED BY THE GEOTECHNICAL ENGINEER. THE DRIVING CRITERIA, FOR 3-INCH DIAMETER PILES, IS VALID ONLY FOR HYDRAULIC HAMMERS MOUNTED ON SLIDING LEADS THAT ALLOW THE HAMMER TO SIT ON TOP OF THE PILE DURING INSTALLATION.

MINIMUM PILE EMBEDMENT SHALL NOT BE LESS THAN 6'-0" AND FINAL LENGTH OF 2-INCH DIAMETER PIPE PILES SHALL NOT EXCEED 30'-0". INDIVIDUAL PILE SECTIONS SHALL BE CONNECTED USING SLEEVE COUPLERS INSTALLED BY WABO CERTIFIED WELDERS. ALTERNATE COUPLING METHODS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

STEEL PIPE SHALL CONFORM TO ASTM A_53, TYPE E OR S, GRADE B, Fy = 35 KSI. MINIMUM PILE WEIGHT FOR 2-INCH DIAMETER PIPE SHALL BE EXTRA-STRONG (SCHEDULE 80) AS NOTED IN THE AISC STEEL CONSTRUCTION MANUAL. MINIMUM PIPE WEIGHT FOR ALL OTHER PILES SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL REPORT. PIPE PILES SHALL BE GALVANIZED.

8" DIAMETER HELICAL PILES HAVE A TYPICAL 12 KIPS COMPRESSION / 10 KIPS TENSION CAPACITY. PER THE GEOTECHNICAL REPORT, AT LEAST ONE HELICAL PILE SHOULD BE LOAD TESTED TO AT LEAST 200 PERCENT OF THE DESIGN LOAD TO VERIFY THE ALLOWABLE CAPACITY. REFER TO THE GEOTECHCNIAL REPORT FOR ADDITIONAL INFORMATION.

PILE INSTALLATION AND TESTING SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER.

RENOVATION

18. 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. 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. 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.

    a. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. OVERCUTTING AT CORNERS SHALL NOT BE PERMITTED.
    b. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
    c. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
    d. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, THREADED BARS INTO THREADED EXPANSION INSERTS IN EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

19. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER.

20. 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 BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

CONCRETE

21. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-14 AND ACI 301-16. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f'c) OF 3500 PSI BASED ON EXPOSURE CLASS F1, SHALL CONTAIN NO LESS THAN 5-1/2 SACKS OF CEMENT, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45, MAXIMUM AGGREGATE OF ¾-INCH, AND A SLUMP OF 5 INCHES OR LESS. CONCRETE HAS BEEN DESIGNED BASED ON A CONCRETE STRENGTH (f'c) OF 2500 PSI PER INTERNATIONAL BUILDING CODE SECTION 1705.3 EXCEPTION 2.3 TO AVOID SPECIAL INSPECTIONS AND MATERIAL TESTING.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT SHALL BE 5%. AIR CONTENT SHALL BE SAMPLED IN ACCORDANCE WITH ASTM C172 AND AIR CONTENT MEASURED IN ACCORDANCE WITH ASTM C231 OR C173.

22. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, Fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, Fy = 40,000 PSI.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

23. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-14 CHAPTER 25. LAP ALL REINFORCEMENTS AS FOLLOWS:

BAR SIZE	MINIMUM LAP LENGTH	MINIMUM HOOK EMBEDMENT
#3	24-INCHES	6-INCHES
#4	31-INCHES	8-INCHES
#5	39-INCHES	11-INCHES

PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. 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. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
ALL OTHER CASES	1-1/2E

25. SLABS-ON-GRADE: UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 10 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

26. CAST-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. TOLERANCES FOR ALL STRUCTURAL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 117-10 AND ACI 117.1R-14.

27. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

POST INSTALLED ANCHORS

28. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER—OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC-ES REPORT. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. SUBSTITUTIONS SHALL HAVE CURRENT ICC-ES APPROVAL.

    A. CONCRETE ANCHORS
        1. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
            a. SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
            b. SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
            c. HILTI "KWIK BOLT TZ" (ICC-ES ESR-1917)

        2. ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
            a. SIMPSON STRONG-TIE "SET-3G" (ICC-ES ESR-4057)
            b. SIMPSON STRONG-TIE "AT-3G" (ICC-ES ESR-4057)
            c. HILTI "HIT-RE 500-V3" (ICC-ES ESR-3814)
            d. HILTI "HIT-HY 200" (ICC-ES ESR-3187)

STEEL

29. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES AS FOLLOWS:

    1. AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
    2. AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
    3. AISC 341-16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
    4. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
    5. AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE D1.1 AND D1.4

30. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER		ASTM SPECIFICATION	Fy
A.	PLATES, ANGLES, AND RODS	A36	36 KSI
B.	WIDE FLANGE SHAPES AND CHANNELS	A992	50 KSI
C.	STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
D.	ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	A307	
E.	CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	
F.	THREADED RODS FOR EPOXY GROUTED CONNECTIONS	A36 OR A307 GRADE C	36 KSI

31. ALL BEAM PENETRATIONS NOT SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

32. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC 303-10. ANY STRUCTURAL STEEL THAT IS EXPOSED TO VIEW UPON COMPLETION OF THE PROJECT SHALL BE CONSIDERED ARCHITECTURALLY EXPOSED. SEE PROJECT SPECIFICATIONS FOR SPECIFIC FABRICATION AND ERECTION REQUIREMENTS.

33. ALL A-325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER AISC SPECIFICATIONS. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

34. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES UNLESS OTHERWISE NOTED. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

35. ORDINARY MOMENT RESISTING FRAME SYSTEMS

    A. SUBMITTALS: IN ADDITION TO THE REQUIRED SHOP DRAWINGS THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION:
        a. WELDING PROCEDURE SPECIFICATIONS
        b. COPIES OF MANUFACTURE'S TYPICAL CERTIFICATE OF CONFORMANCE FOR ALL ELECTRODES, FLUXES, AND SHIELDING GASSES.
        c. MANUFACTURER'S CERTIFICATION THAT THE FILLER METAL MEETS THE SUPPLEMENTAL NOTCH TOUGHNESS REQUIREMENTS FOR DEMAND CRITICAL WELDS.
        d. MANUFACTURERS PRODUCT DATA SHEETS OR CATALOG DATA FOR SMAW, FCAW, AND GMAW COMPOSITE FILLER METALS.
    C. WELD MATERIAL SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-POUNDS AT ZERO DEGREES FAHRENHEIT. WHERE WELDS ARE DESIGNATED AS DEMAND CRITICAL WELD MATERIAL SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-POUNDS AT -20 DEGREES FAHRENHEIT AND 40 FT-POUNDS AT 70 DEGREES FAHRENHEIT. IN ADDITION, WELDS SHALL CONFORM TO THE REQUIREMENTS OF AISC 341-16, AWS D1.1, AND AWS D1.8.
    E. AGENCY RESPONSIBLE FOR QUALITY ASSURANCE SHALL SUBMIT THE FOLLOWING DOCUMENTS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT:
        a. AGENCY'S WRITTEN PRACTICES FOR MONITORING AND CONTROL OF THE AGENCY'S OPERATIONS. WRITTEN PRACTICES SHALL INCLUDE THE AGENCY'S PROCEDURES FOR THE SELECTION AND ADMINISTRATION OF INSPECTION PERSONNEL, DESCRIPTION OF TRAINING, EXPERIENCE AND EXAMINATION REQUIREMENTS, AND AGENCY INSPECTION PROCEDURES.
        b. QUALIFICATIONS OF MANAGEMENT AND INSPECTION PERSONNEL DESIGNATED TO THE PROJECT.
        c. QUALIFICATION RECORDS FOR INSPECTORS AND NON-DESTRUCTIVE TESTING TECHNICIANS DESIGNATED TO THE PROJECT.
        d. NON-DESTRUCTIVE TESTING PROCEDURES AND EQUIPMENT CALIBRATION RECORDS FOR TESTING TO BE PERFORMED AND EQUIPMENT TO BE USED FOR THIS PROJECT.
        e. DAILY OR WEEKLY INSPECTION REPORTS.
        f. NON-CONFORMANCE REPORTS.

WOOD

36. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS: (2X, 3X, AND 4X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, F_b = 850 PSI
BEAM AND STRINGERS: (6 X AND LARGER MEMBERS)	DOUGLAS FIR LARCH NO. 1 MINIMUM BASIC DESIGN STRESS, F_b = 1,350 PSI
POSTS AND TIMBERS: (6 X AND LARGER MEMBERS)	DOUGLAS FIR LARCH NO. 1 MINIMUM BASIC DESIGN STRESS, F_b = 1,200 PSI, F_C = 1,000 PSI
STUDS PLATES & MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR LARCH OR HEM-FIR NO. 2, MINIMUM BASIC DESIGN STRESS F_b = 850 PSI, F_C = 1,300 PSI
2X AND 3X TONGUE AND GROOVE DECKING	HEM-FIR COMMERCIAL DEX, F_b = 1,350 PSI

37. PARALLEL STRAND LUMBER (PSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2900 PSI, E = 2000,000 PSI, Fv = 290 PSI.

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Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:

Scale:

Sheet: General Notes

S1.0

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

38. LAMINATED VENEER LUMBER (LVL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

39. LAMINATED STRAND LUMBER (LSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2325 PSI, Fv = 310 PSI, E = 1,550,000 PSI,

LSL RIM JOISTS SHALL CONFORM TO ANSI/APA PRR 410 AND SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

40. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

41. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-09 OR PS 2-18 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

42. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A AS INDICATED BELOW OR HAVE EQUIVALENT ICC-ES APPROVAL.

PROPOSED USE		AWPA USE CATEGORY
RESIDENTIAL DECKS	DECKING	3B
	JOISTS ABOVE GROUND	3B
	JOISTS IN CONTACT WITH GROUND	4A
	POSTS	4A
	RAILING	3B
	LEDGERS	3B
SAWN LUMBER	ABOVE GROUND	3B
	GROUND CONTACT	4A
PLYWOOD	DAMP ABOVE GROUND	2
	EXTERIOR ABOVE GROUND	3B
	GROUND CONTACT	4A
SILL PLATES	IN CONTACT WITH CONCRETE OR MASONRY	2
INTERIOR LEDGERS	IN CONTACT WITH CONCRETE OR MASONRY	2

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

A. IDENTIFICATION OF TREATING MANUFACTURER
B. TYPE OF PRESERVATIVE USED
C. MINIMUM PRESERVATIVE RETENTION (PCF)
D. END USE FOR WHICH THE PRODUCT IS TREATED
E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
F. STANDARD TO WHICH THE PRODUCT IS TREATED

43. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. 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 TO ACHIEVE THE MAXIMUM PUBLISHED ALLOWABLE LOAD. ALL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.

UNLESS NOTED OTHERWISE ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS.

ALL CONNECTIONS/FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

44. 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	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

B. NAILS — PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 12.1.3 AND 12.1.4 OF THE 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.12 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID_HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8E	1-3/8E
2X6	1-3/8E	2-1/8E

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

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

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'..0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT_UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 8d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. 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 AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL 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 MULTI_JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE INDICATED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND ATTACHED WITH 10d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE_AND_GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND FASTEN SHEATHING TO FRAMING/BLOCKING AS SPECIFIED.

TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS:

B. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40d NAIL AND FACE NAILED WITH ONE 60d NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O.C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES.

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CQN CARTER QUINN NORLIN
STRUCTURAL ENGINEERING

NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

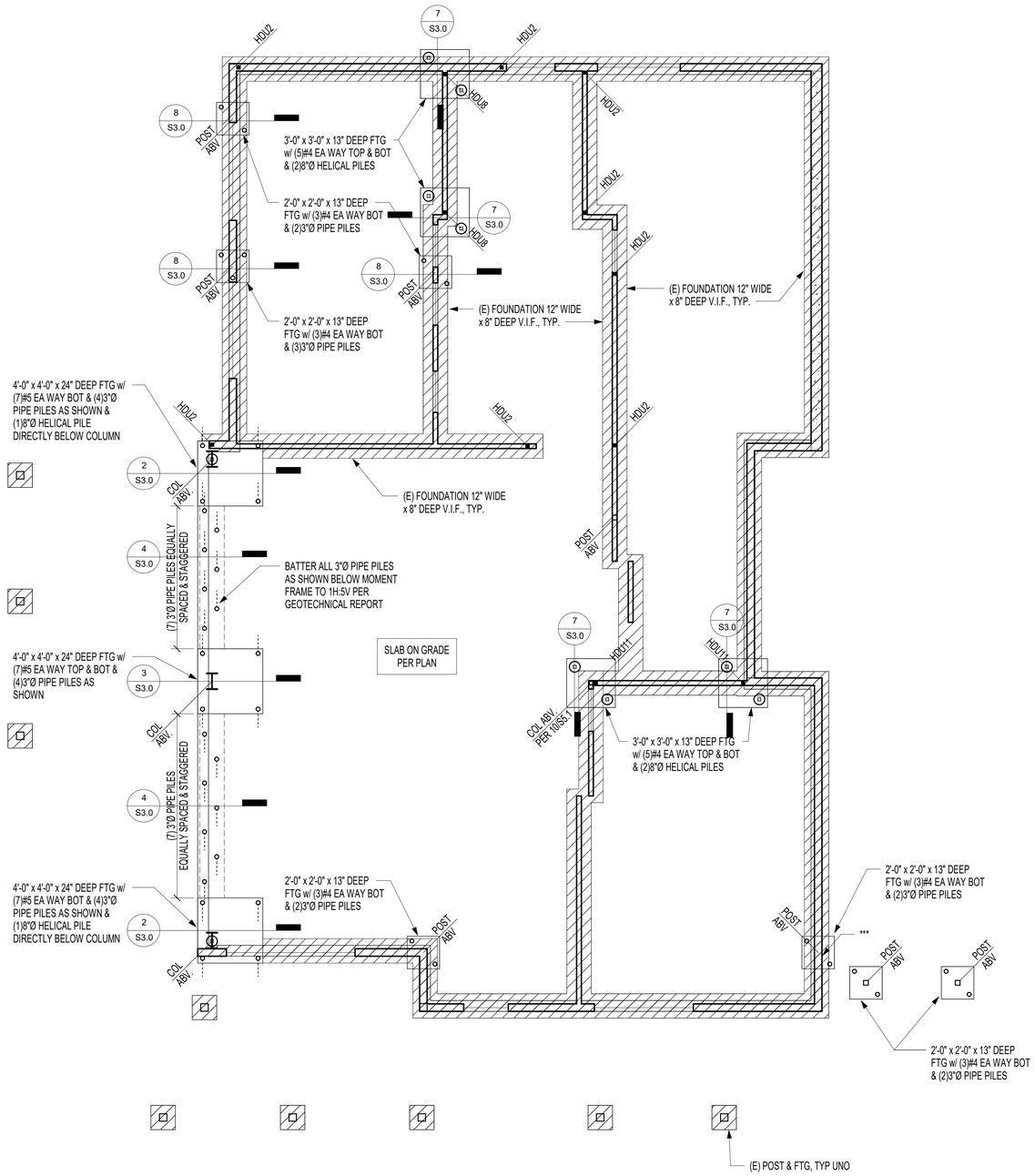
Mercer Island, WA 98040

Date:

Scale:

Sheet: General Notes

S1.1



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

FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- INDICATES EXISTING FOUNDATION
- INDICATES NEW FOUNDATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- HDUX — INDICATES SIMPSON HOLDOWN. REFER TO DETAIL 10/S3.0 & FOUNDATION PLAN NOTES FOR ANCHOR AND STUD STACK REQUIREMENTS.
- △ 2"Ø PIPE PILE
- ○ 3"Ø PIPE PILE
- Ⓗ 8"Ø HELICAL PILE
- *** EPOXY EMBED (2)#4x2'-0" BOT INTO (E) FOUNDATION 4" MIN USING SET-3G EPOXY

FOUNDATION PLAN NOTES

1. SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM CENTERED, U.N.O. PREPARED SOILS AND PROVIDE MINIMUM 6-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND TOP OF SLAB ELEVATIONS.
3. ALL HOLDOWNS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. REFER TO HOLDOWN SCHEDULE 10/S3.0.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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8265 SE 61ST ST

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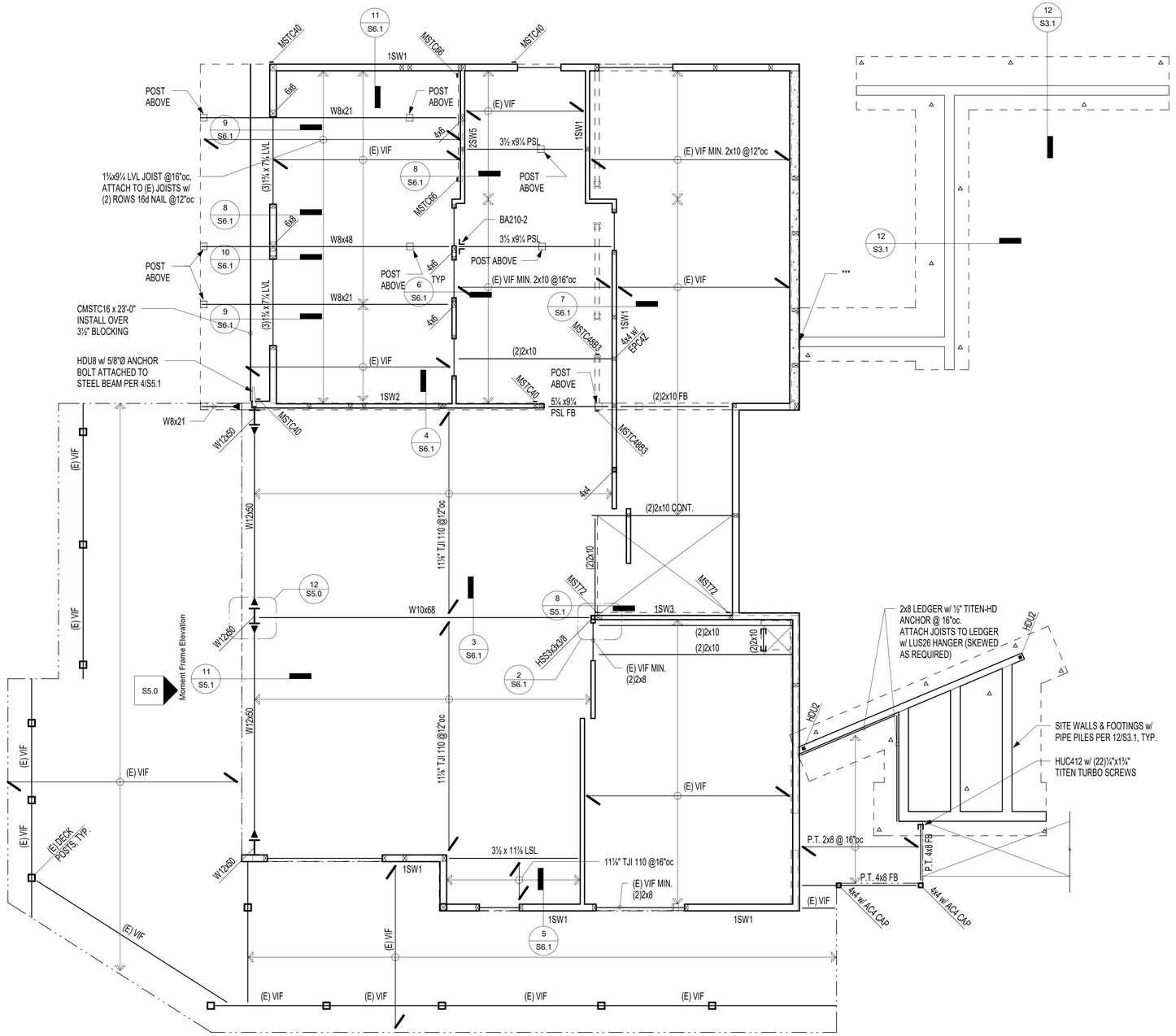
Date:

Scale:

Sheet: Foundation Plan

S2.0



1 Main Framing Plan
1/4" = 1'-0"

FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- INDICATES EXISTING FOUNDATION
- INDICATES NEW FOUNDATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
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- *** — EPOXY EMBED (2)#4x2'-0" BOT INTO (E) FOUNDATION 4" MIN USING SET-3G EPOXY

FOUNDATION PLAN NOTES

1. SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM CENTERED, U.N.O. PREPARED SOILS AND PROVIDE MINIMUM 6-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND TOP OF SLAB ELEVATIONS.
3. ALL HOLDOWNS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. REFER TO HOLDOWN SCHEDULE 10/S3.0.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

FRAMING PLAN LEGEND

- WALLS BELOW
- COLUMNS BELOW
- HANGER
- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- FRAMING SPAN AND EXTENTS

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

1. FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEAR WALLS w/ 10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING
2. ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING (SPAN RATING 24/0). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/ 8d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING.
3. 1SWX INDICATES SHEAR WALL PER SCHEDULE 12/S6.0.
4. 2SWX INDICATES DOUBLE SIDED SHEAR WALL PER SCHEDULE 12/S6.0.
5. ALL HEADERS SHALL BE (2)2x8 U.N.O. REFER TO NOTE 5 FOR SUPPORT REQUIREMENTS.
6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
7. WHERE FULL HEIGHT LSL STUDS ARE CALLED OUT, INSTALL 1.3E 1⅛" x 3½" LSL STUDS @ 16"oc.

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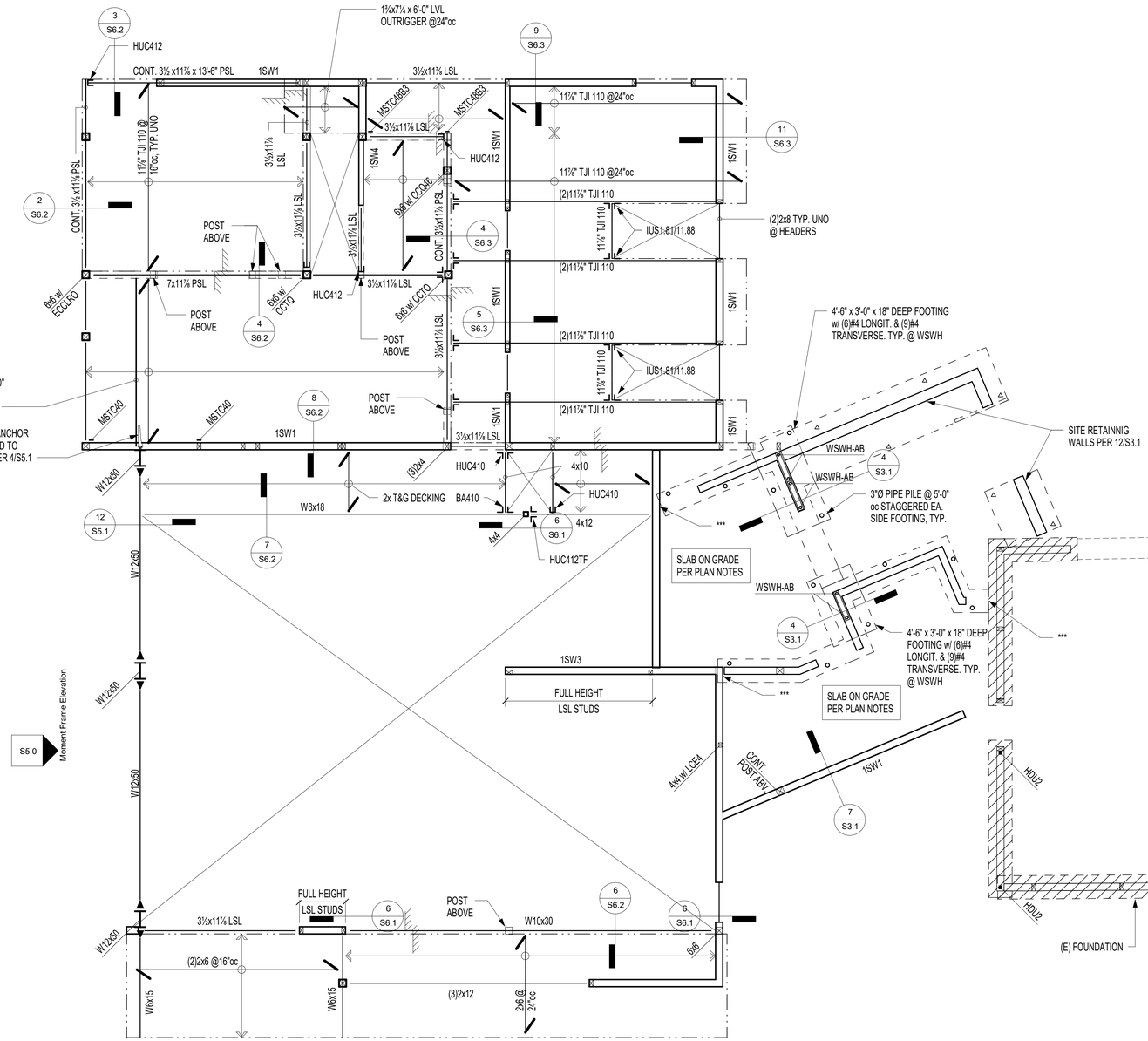
8265 SE 61ST ST
Mercer Island, WA 98040

Date:

Scale:

Sheet: Main Floor Framing Plan

S2.1



FRAMING PLAN LEGEND

- WALLS BELOW
- COLUMNS BELOW
- HANGER
- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- FRAMING SPAN AND EXTENTS

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

1. FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEAR WALLS w/ 10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING
2. ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING (SPAN RATING 24/0). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/ 8d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING.
3. 1SWX INDICATES SHEAR WALL PER SCHEDULE 12/S6.0.
4. 2SWX INDICATES DOUBLE SIDED SHEAR WALL PER SCHEDULE 12/S6.0.
5. ALL HEADERS SHALL BE (2)2x8 U.N.O. REFER TO NOTE 5 FOR SUPPORT REQUIREMENTS.
6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
7. WHERE FULL HEIGHT LSL STUDS ARE CALLED OUT, INSTALL 1.3E 1½" x 3½" LSL STUDS @ 16"oc.

FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- INDICATES EXISTING FOUNDATION
- INDICATES NEW FOUNDATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- HDUX — INDICATES SIMPSON HOLDOWN. REFER TO DETAIL 10/S3.0 & FOUNDATION PLAN NOTES FOR ANCHOR AND STUD STACK REQUIREMENTS.
- 2"Ø PIPE PILE
- 3"Ø PIPE PILE
- 8"Ø HELICAL PILE
- *** EPOXY EMBED (2)#4x2'-0" BOT INTO (E) FOUNDATION 4" MIN USING SET-3G EPOXY

FOUNDATION PLAN NOTES

1. SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM CENTERED, U.N.O. PREPARED SOILS AND PROVIDE MINIMUM 6-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND TOP OF SLAB ELEVATIONS.
3. ALL HOLDOWNS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. REFER TO HOLDOWN SCHEDULE 10/S3.0.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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

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CQN CARTER QUINN NORLIN STRUCTURAL ENGINEERING

NESTLER-SPARE RESIDENCE

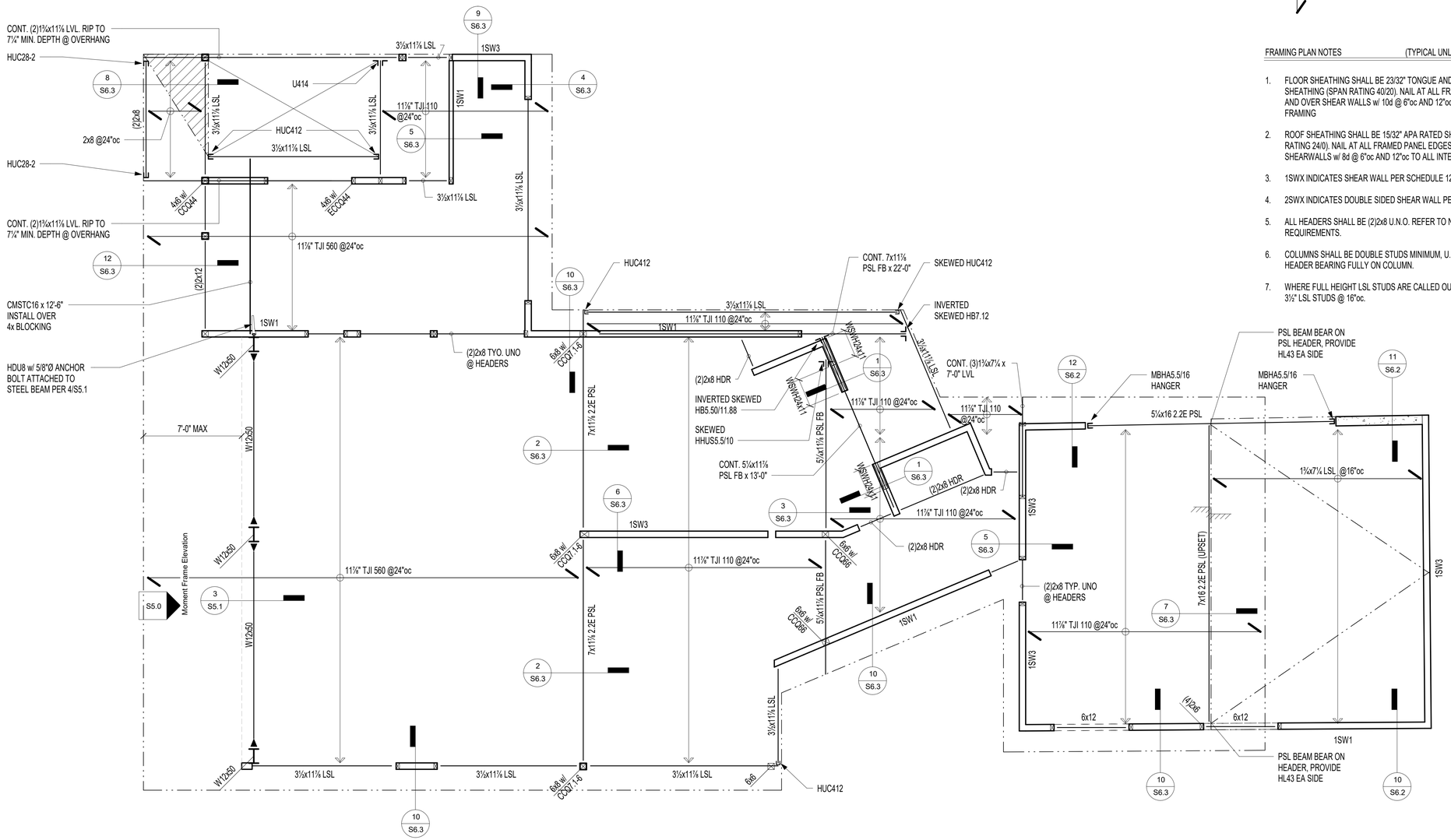
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:

Scale:

Sheet: Upper Floor Framing Plan

S2.2



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

FRAMING PLAN LEGEND

- WALLS BELOW
- COLUMNS BELOW
- HANGER
- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
- FRAMING SPAN AND EXTENTS

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

1. FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEAR WALLS w/ 10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING
2. ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING (SPAN RATING 24/0). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/ 8d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING.
3. 1SWX INDICATES SHEAR WALL PER SCHEDULE 12/S6.0.
4. 2SWX INDICATES DOUBLE SIDED SHEAR WALL PER SCHEDULE 12/S6.0.
5. ALL HEADERS SHALL BE (2)2x8 U.N.O. REFER TO NOTE 5 FOR SUPPORT REQUIREMENTS.
6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
7. WHERE FULL HEIGHT LSL STUDS ARE CALLED OUT, INSTALL 1.3E 1½" x 3½" LSL STUDS @ 16"oc.

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NICHOLAS V.H. CARTER — STATE OF WASHINGTON — 21770 — STRUCTURAL — PROFESSIONAL ENGINEER

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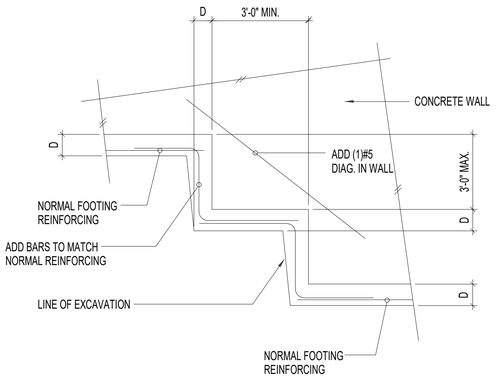
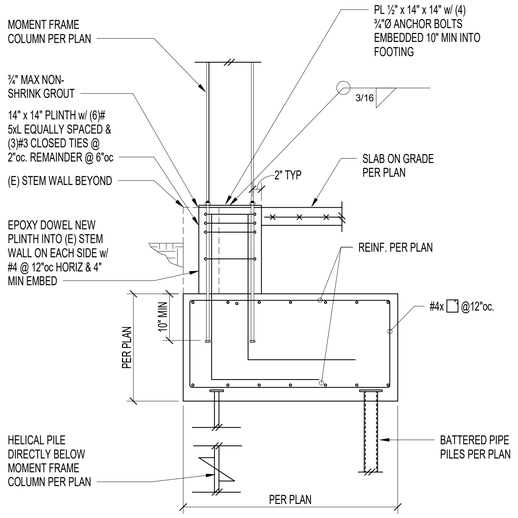
Sheet: Roof Framing Plan

S2.3



Typical Stepped Footing 5



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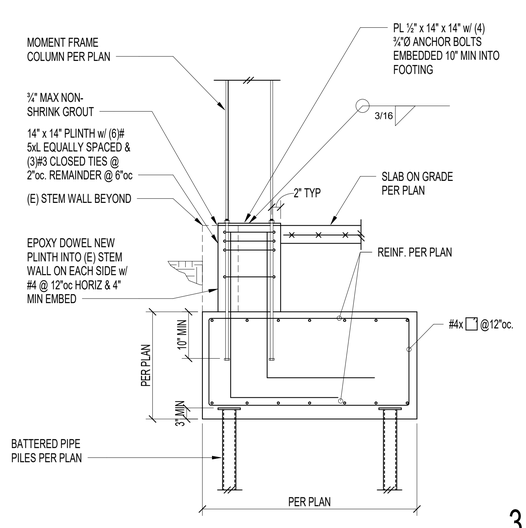

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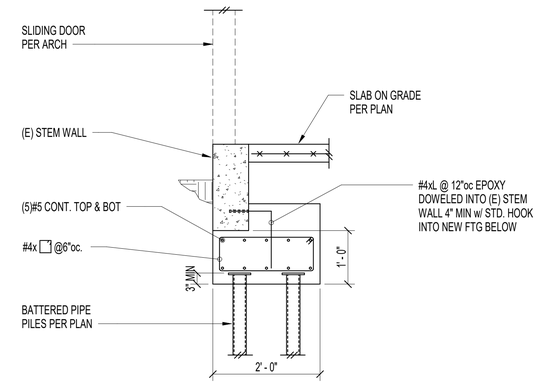

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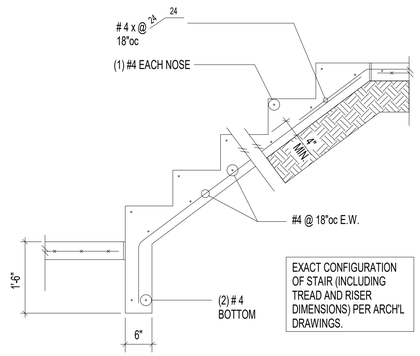
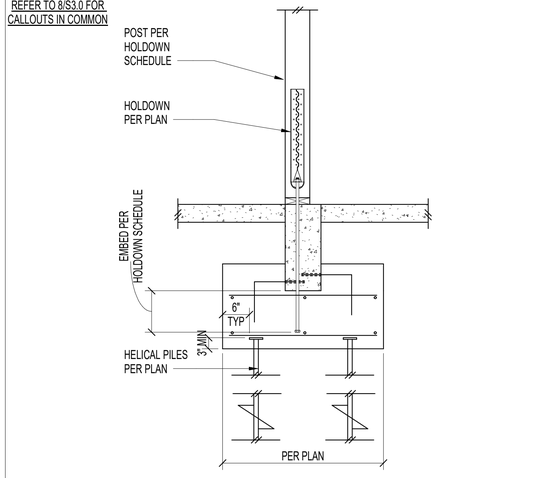


Stair On Grade 6



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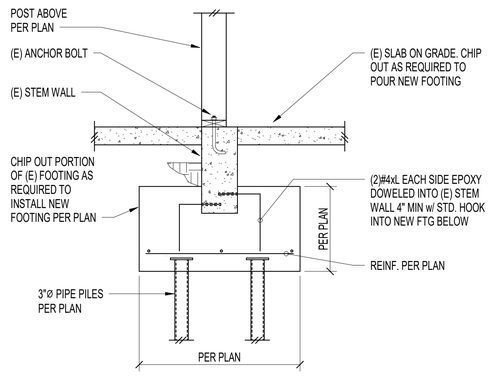

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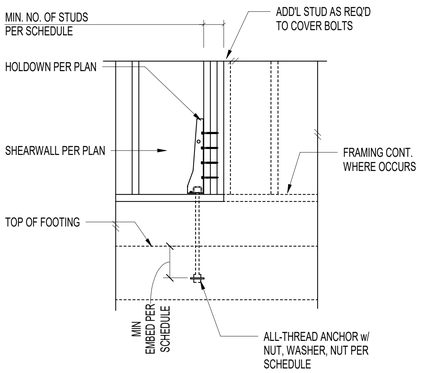


Typical Hold-down Anchor 10

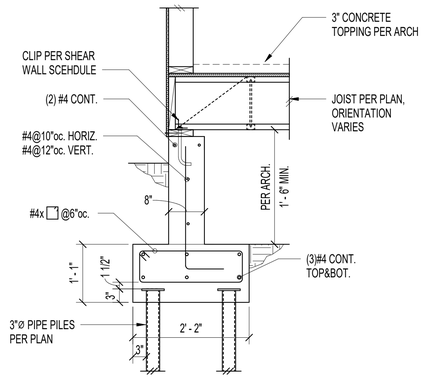
HOLDOWN SCHEDULE

PLAN MARK	ANCHOR BOLT	EPOXY EMBED	CAST-IN-PLACE ②	MIN. NO. OF END STUDS ①
HDU2	⅝"ø	10"	7"	2
HDU8	PAB7	-	7" ③	3
HDU11	PAB8	-	10" ③	4

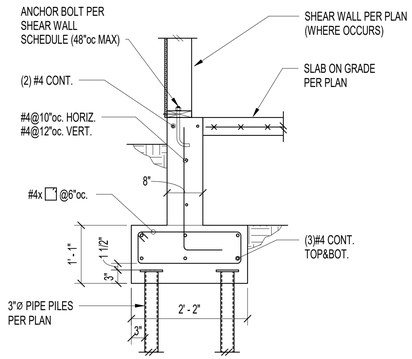
① MINIMUM NO. OF STUDS AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

② CAST IN PLACE ALL THREAD w/ NUT/ WASHER/ NUT EMBEDDED IN CONCRETE. PLATE WASHER 1¼"x1¼"x¼" MIN.

③ HDU8 & HDU11 SHALL BE EMBEDDED INTO NEW FOOTING PER 7/S3.0



Grade Beam @ Crawl Space 11



Grade Beam @ Slab 12

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S3.0

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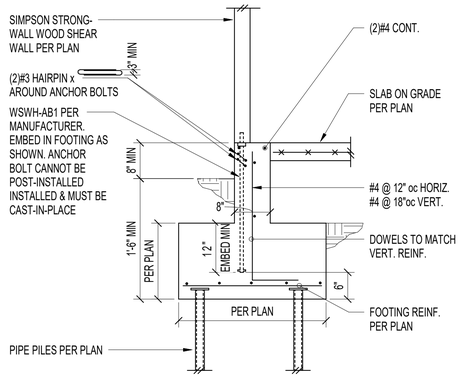

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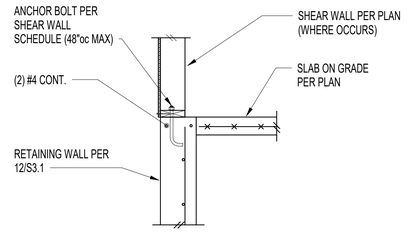

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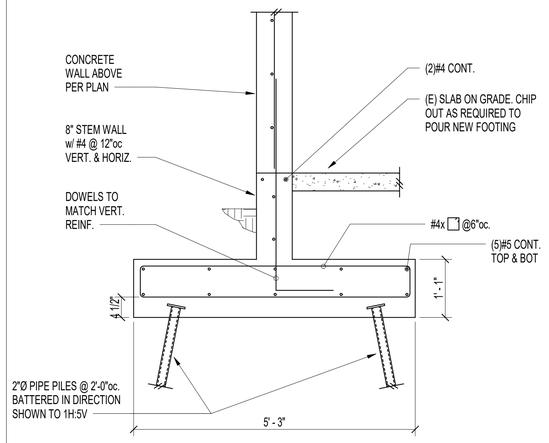

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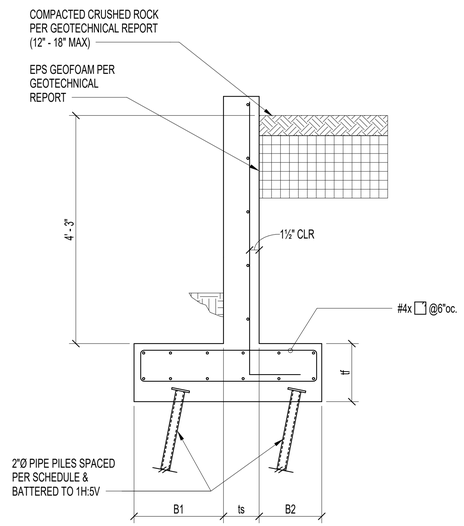

RETAINING WALL SCHEDULE									
					STEM REINFORCING		FOOTING REINFORCING		PILE SPACING (EACH SIDE FOOTING)
H (Ft.)	B1	ts	B2	tf	VERT.	HORIZ.	TOP	LONGIT.	
4'	1'-0"	8"	6"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(4)#4	8'-0" oc
5'	1'-6"	8"	6"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(4)#4	8'-0" oc
6'	2'-0"	8"	6"	13"	#4 @ 10"	#4 @ 12"	#4 @ 10"	(5)#4	8'-0" oc
7'	2'-0"	8"	1'-0"	13"	#5 @ 12"	#4 @ 12"	#5 @ 12"	(6)#4	4'-0" oc
8'	2'-6"	8"	1'-0"	13"	#5 @ 12"	#4 @ 12"	#5 @ 12"	(6)#4	3'-0" oc

NOTE TO ENGINEER:

EQUIVALENT FLUID PRESSURE = 10 PCF (FOR EPS GEOFOAM)

Site Retaining Wall Schedule

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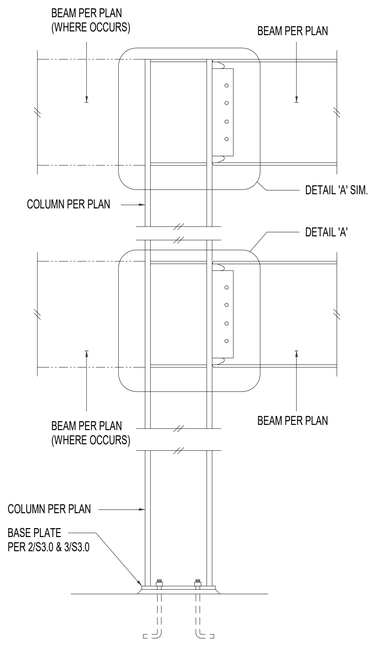
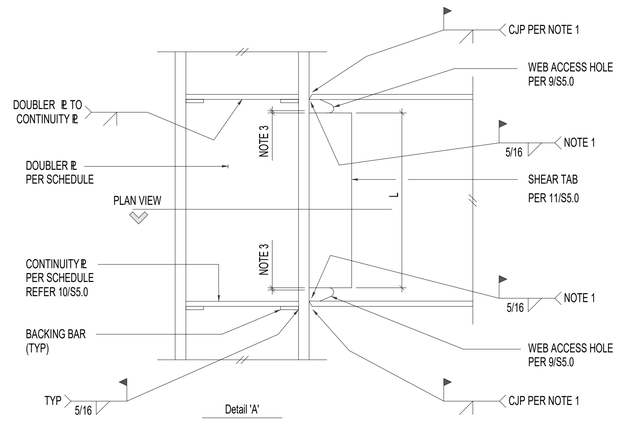
S3.1

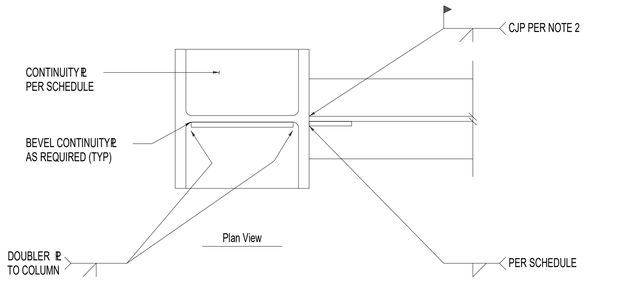
CONNECTION NOTES :

1. REMOVE WELD BACKING, BACKGOUGE AND ADD 5/16" FILLET WELD AS SHOWN.
2. COMPLETE JOINT PENETRATION GROOVE WELD BETWEEN WEB ACCESS HOLES. PROVIDE NON-FUSIBLE WELD TABS. REMOVE WELD TABS AFTER WELDING AND GRIND END OF WELD SMOOTH AT WEB ACCESS HOLE.
3. SHEAR TABS SHALL HAVE SUFFICIENT LENGTH TO OVERLAP 1/8" WITH WEB ACCESS HOLE TOP & BOTTOM.
4. ALL PLATES AND SHAPES SHALL BE ASTM A572 GRADE 50, Fy = 50 ksi MATERIAL
5. REFER TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

WELD INSPECTION REQUIREMENTS :
REFER TO GENERAL NOTES



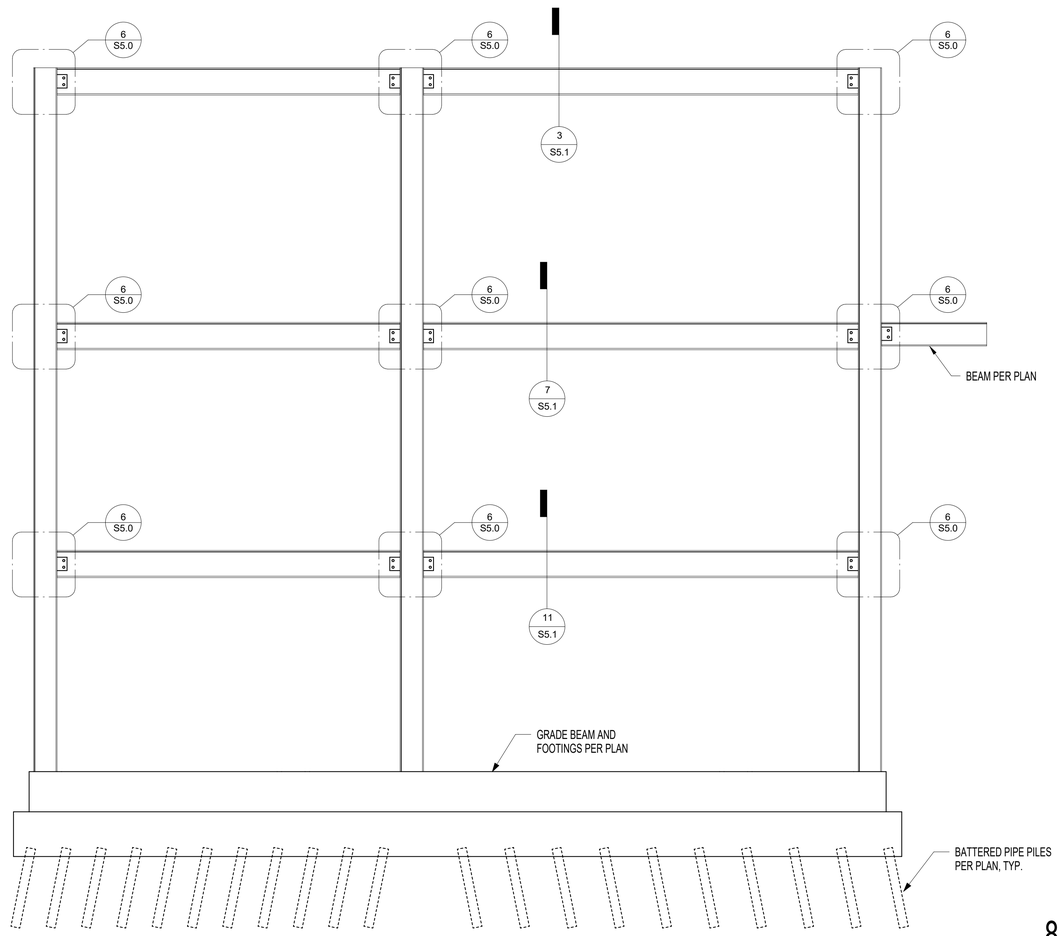




SCHEDULE :					
BEAM	COLUMN	SHEAR TAB*	SHEAR TAB WELD	DOUBLER PLATE	CONTINUITY PLATE
W12x50	W12x50	⅜"	⅜"	½"	¾"

*REFER T0 11/S5.0 FOR ADDITIONAL INFORMATION

6



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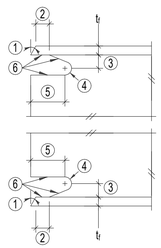
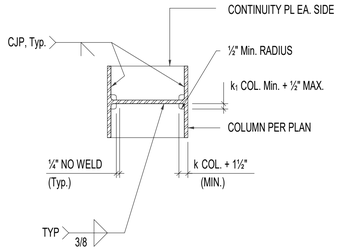


TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°.

NOTES:

1. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
2. LARGER OF t_f OR ½" (PLUS ½ t_f, OR MINUS ¼ t_f)
3. ¾" t_f TO t_f, ¾" MINIMUM (±¼")
4. ⅜" MINIMUM RADIUS (PLUS NOT LIMITED, OR MINUS 0)
5. 3 t_f (± ½")
6. WELD ACCESS HOLES SHALL MEET THE DIMENSIONAL, SURFACE FINISH, AND TESTING REQUIREMENTS OF AISC LRFD SPECIFICATION SECTION 1.6 AND AWS D1.1, SECTION 5.17.1 AND FIGURE 5.2

9



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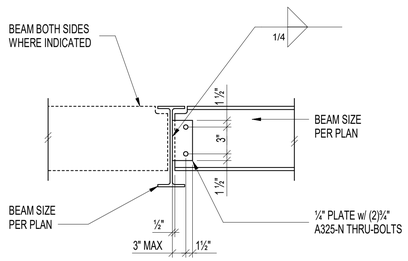
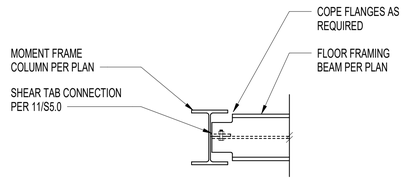


Typical Beam To Beam Connection

11

ADJOINING FRAMING ELEMENTS NOT SHOWN FOR CLARITY



PLAN VIEW

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Sheet: Steel Details

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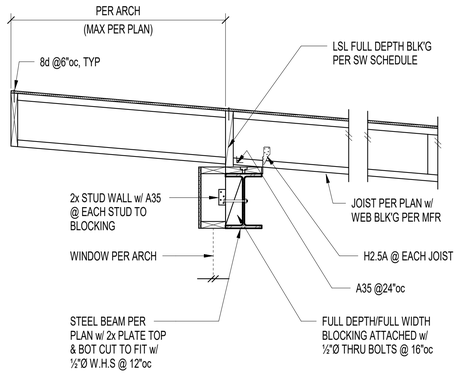

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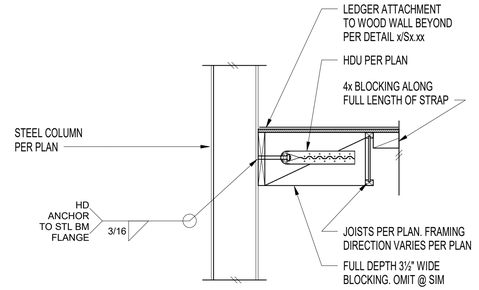

4

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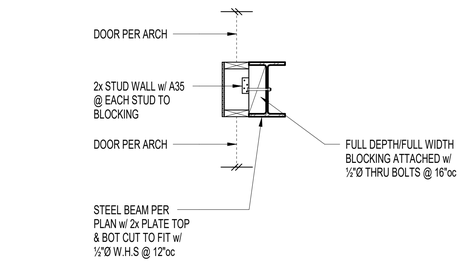

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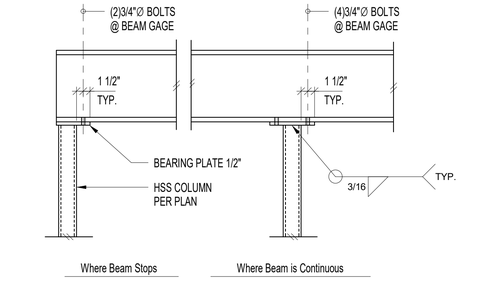

NOTE: BEARING PLATE THICKNESS SHALL BE 3/4" WHERE DEPTH OF SUPPORTED MEMBER EXCEEDS 24"

8

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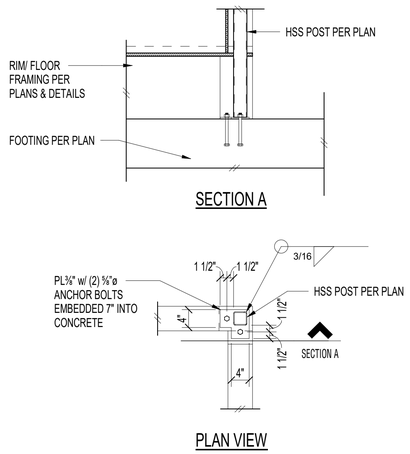

HSS Post Base

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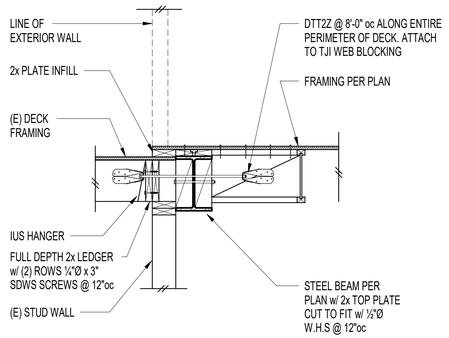

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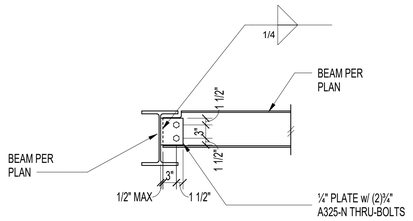

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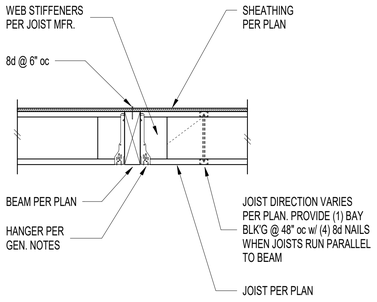
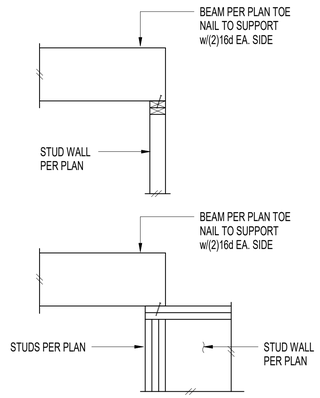
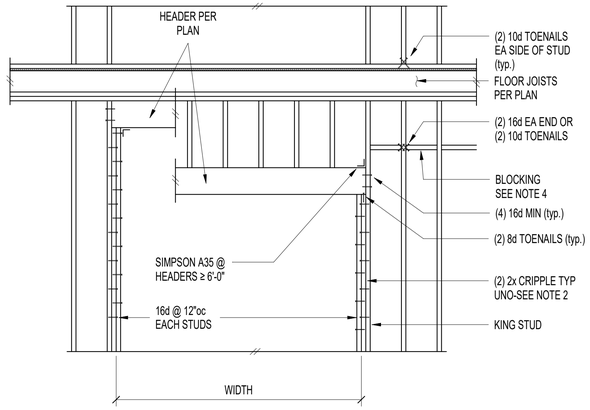


Typical Beam 1



Typical Beam To Stud Connection 2



NOTES:

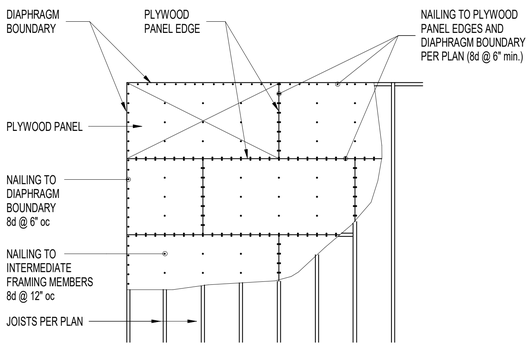
1. HEADERS PER PLAN

2. PROVIDE (2) 2x CRIPPLE STUDS MINIMUM TYPICAL, U.O.N.

3. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS

4. 2x SOLID BLOCKING REQUIRED AT CEILING LINE, ALL PANEL EDGES, AND @ 8'-0"oc MAX.

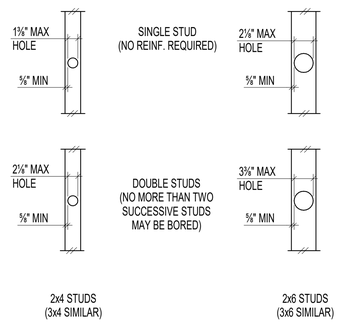
Scale : N.T.S. Typical Wall Opening Framing Elevation 4



NOTE:
BEARING AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYP

Typical Un-Blocked Plywood Roof/Floor Sheathing Layout 5

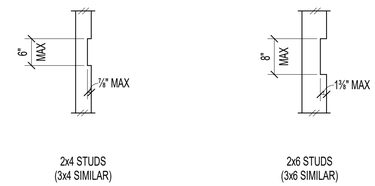
NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.



NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.

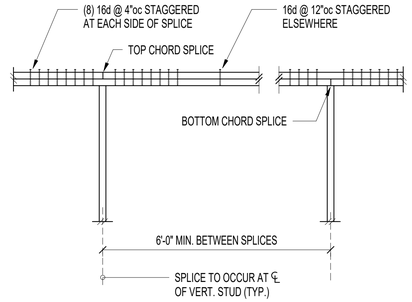
Holes Allowed Through Studs 6

NOTE: NOTCHES SHALL NOT OCCUR IN MORE THAN (2) SUCCESSIVE STUDS

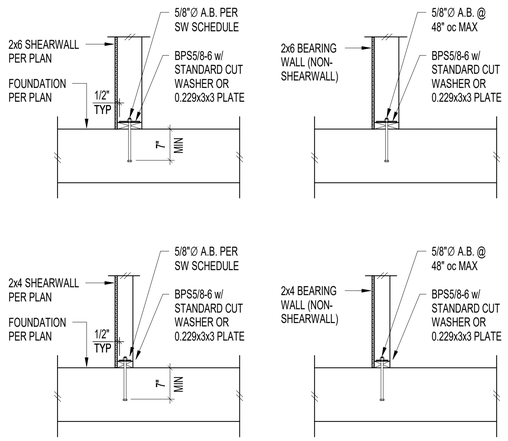


ANY NOTCH OR HOLE THRU STUDS EXCEEDING ABOVE DETAIL SHALL GET E.O.R. APPROVAL FOR POSSIBLE REINFORCING REQUIREMENTS PRIOR TO DRILLING/NOTCHING

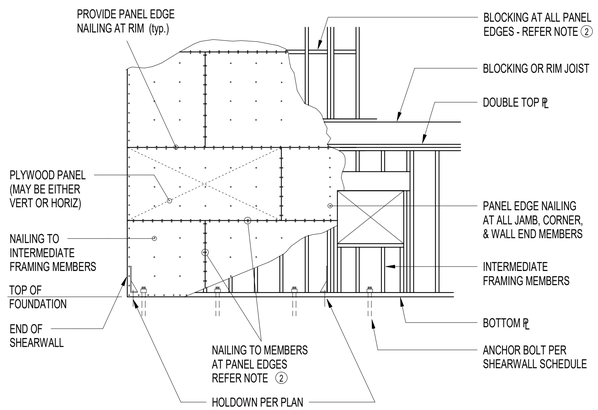
Allowable Notches In Studs 7



Typical Top Plate Splice - Side View 8



Typical Wood Bearing Plate 9



Typical Shearwall Panel Elevation

SHEAR WALL SCHEDULE

#SW#	SHEATHING	BLOCKING	PANEL EDGE NAILING ①	ATTACHMENT TO TOP PLATE ③	BOTTOM PLATE ATTACHMENT			CAPACITY (plf) SEISMIC
					LSL RIM JOIST REQ'D.	FACENAILING TO WOOD BELOW ⑤	ANCHOR BOLTING TO CONC. BELOW ⑥	
1SW1	15/32" APA RATED SHEATHING	YES	8d @ 6"oc	CLIP @ 16"oc	1½" LSL	NAILS @ 6"oc	5/8"Ø @ 48"oc	240 PLF
1SW2	15/32" APA RATED SHEATHING	YES	8d @ 4"oc	CLIP @ 16"oc	1½" LSL	NAILS @ 4¼"oc	5/8"Ø @ 48"oc	355 PLF
1SW3	15/32" APA RATED SHEATHING	YES	8d @ 3"oc	CLIP @ 12"oc	1½" LSL	NAILS @ 3¼"oc	5/8"Ø @ 36"oc	455 PLF
1SW4	15/32" APA RATED SHEATHING	YES	8d @ 2"oc ②	CLIP @ 12"oc	3½" LSL ④	(2) ROWS NAILS @ 5¾"oc	5/8"Ø @ 24"oc	595 PLF
1SW4	15/32" APA RATED SHEATHING (EACH SIDE)	YES	8d @ 4"oc ②	CLIP @ 9"oc	3½" LSL ④	(2) ROWS NAILS @ 4½"oc	5/8"Ø @ 24"oc	705 PLF

① NAILS SHALL BE 8d OR 10d COMMON. NAILING APPLIES TO ALL PANEL EDGES (BLOCK ALL UNSUPPORTED PANEL EDGES), TOP & BOTTOM PLATES AND BLOCKING. NAIL TO INTERMEDIATE FRAMING MEMBERS w/ 8d OR 10d @ 12"oc. (NOTE: WHERE STUD SPACING IS 24" oc, NAIL TO INTERMEDIATE FRAMING MEMBERS @ 6" oc)

② FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.

③ CLIP SHALL BE EITHER A35 OR LTP4.

④ ROWS MUST BE OFFSET AT LEAST ½" AND STAGGERED.

⑤ NAILS SHALL BE 10d COMMON (0.148Ø x 3½") SCREWS SHALL BE SIMPSON SDS25500 (¼"Ø x 5" MIN.)

⑥ PROVIDE BEARING PLATE PER 9/S6.0

⑦ ALTERNATE PLATE WASHERS TO PROVIDE ½" DIMENSION ON EACH SIDE OF THE SHEARWALL

Shearwall Schedule 12

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NICHOLAS VH CARTER STATE OF WASHINGTON 21770 STRUCTURAL PROFESSIONAL ENGINEER

CQN CARTER QUINN NORLIN STRUCTURAL ENGINEERING

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Sheet: Typical Wood Details

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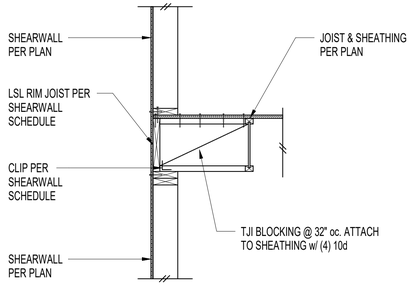

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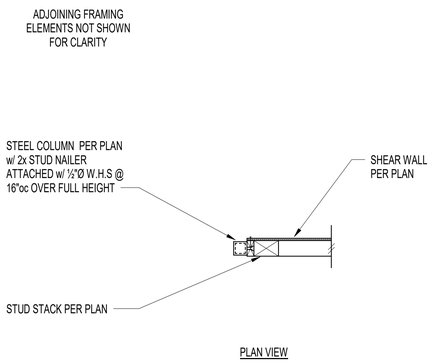

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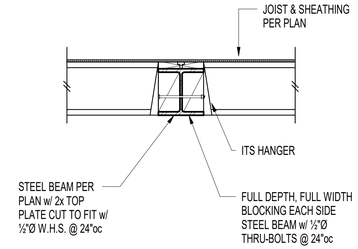

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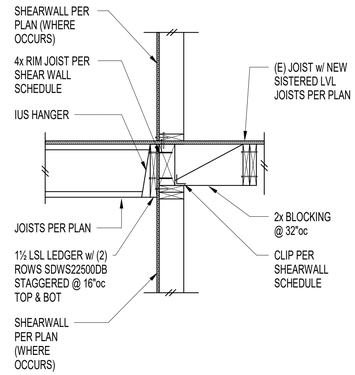

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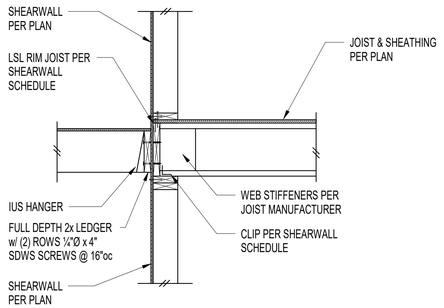

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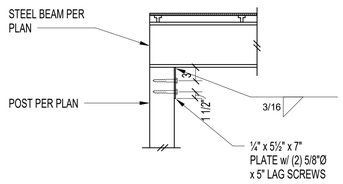

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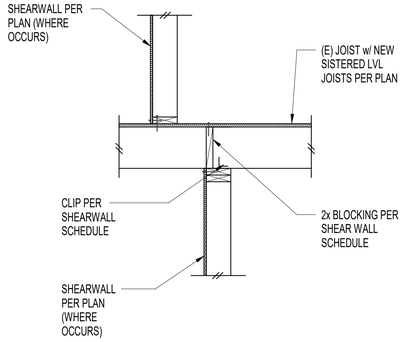

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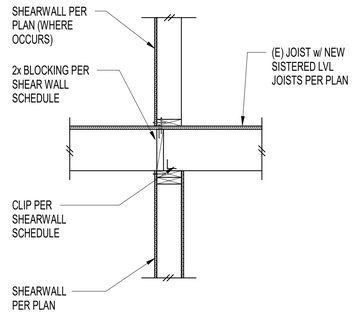

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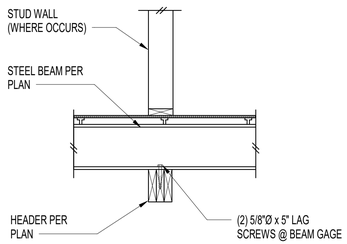

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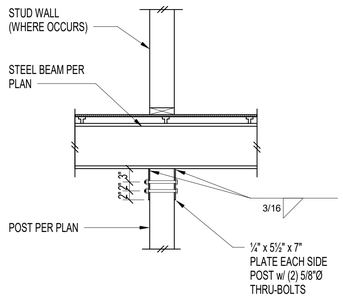

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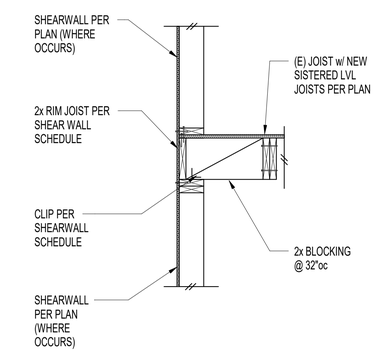

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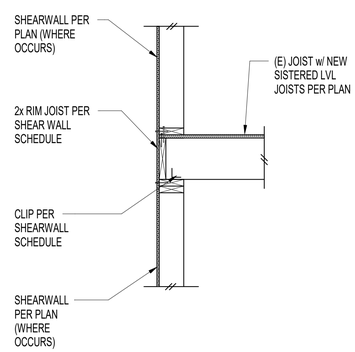

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S6.1

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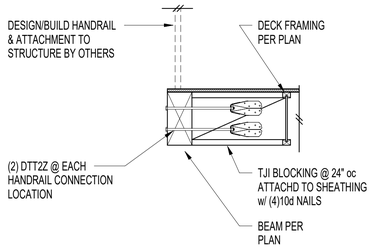

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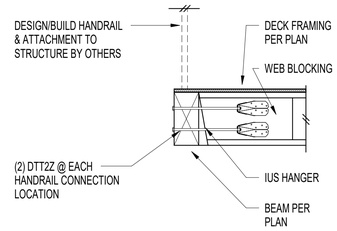

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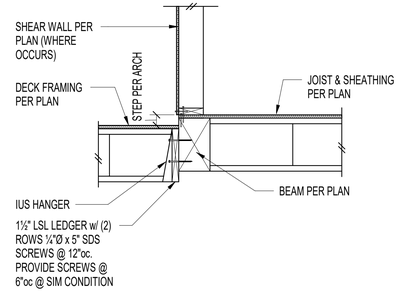

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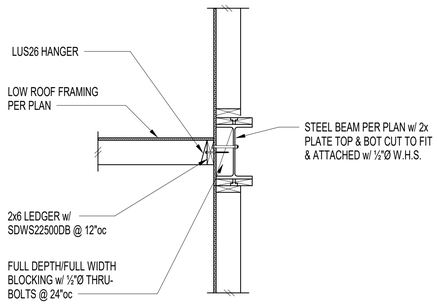

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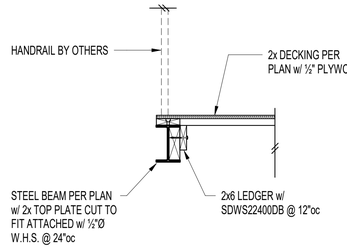

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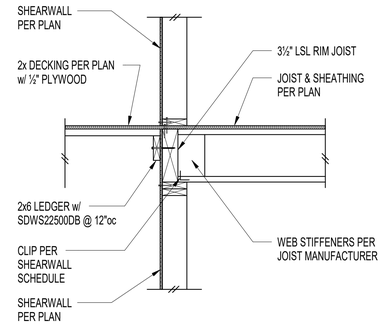

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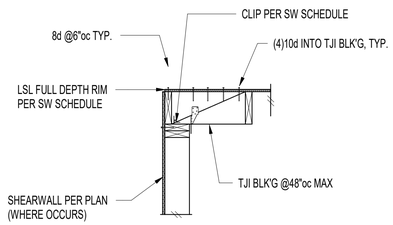

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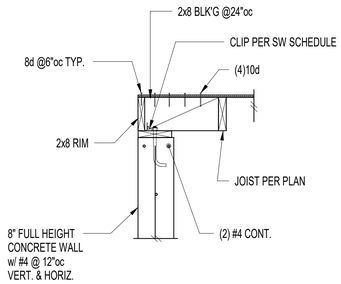

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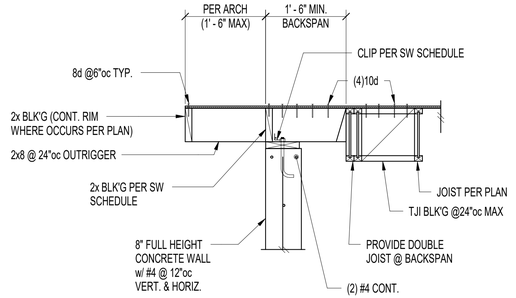

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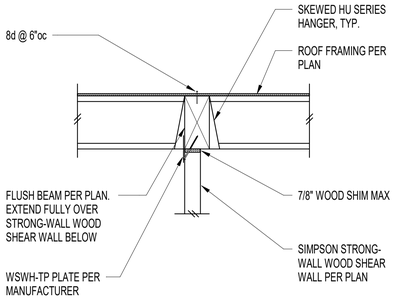
S6.2



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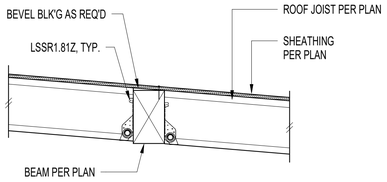

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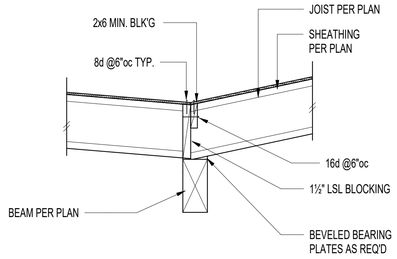

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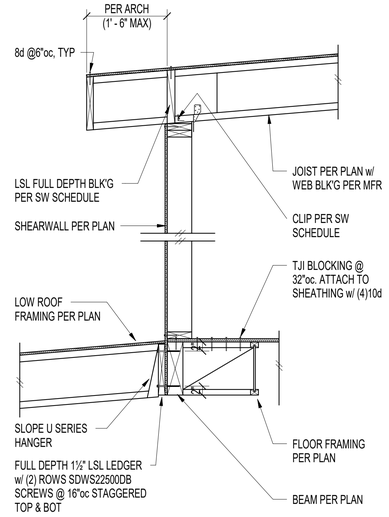

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