

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: 2404-165
CAR2 : CAO24-17

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



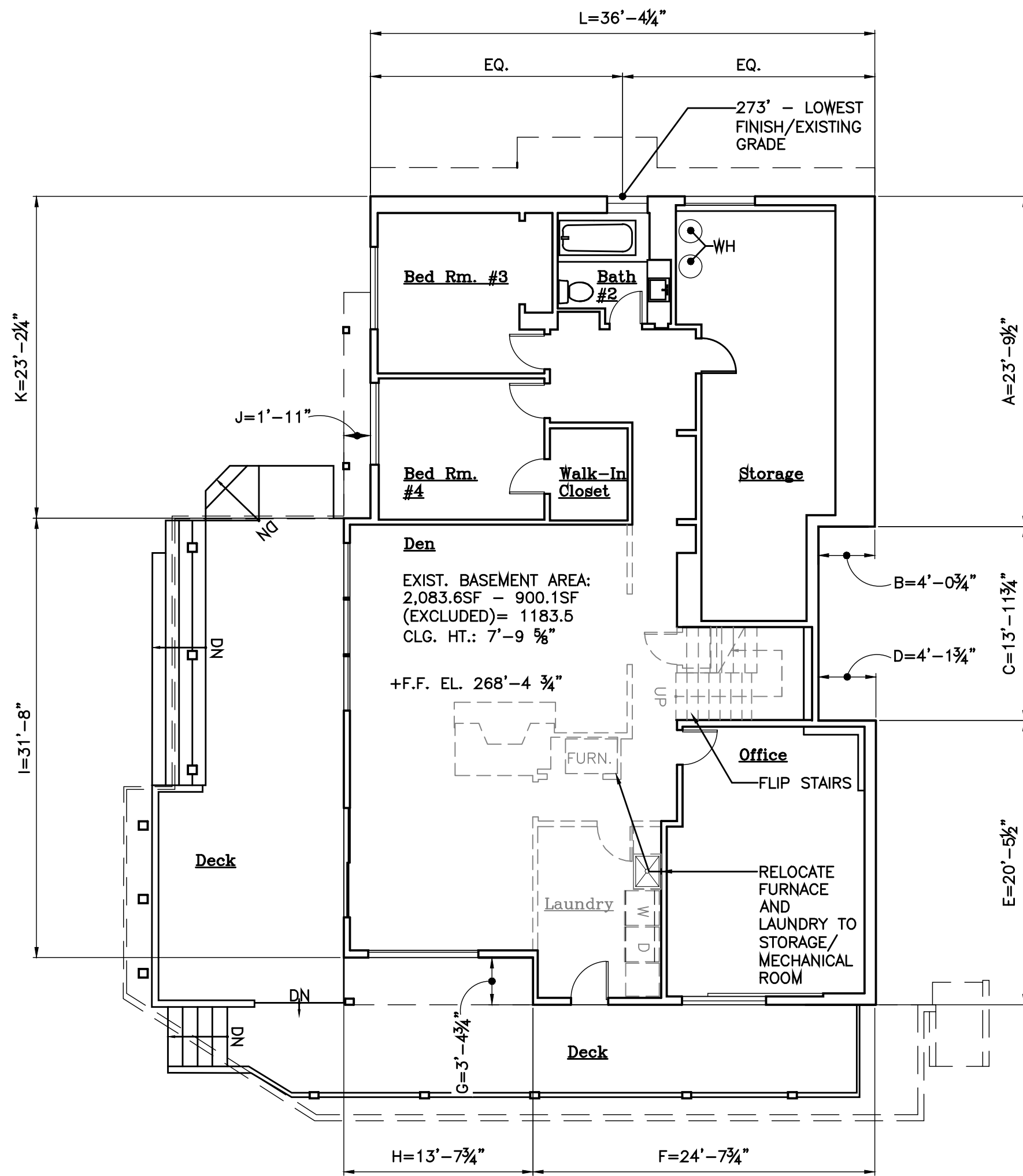
NESTLER-SPARE RESIDENCE

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

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

As-Built &
Demo
A0.2



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

% 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%

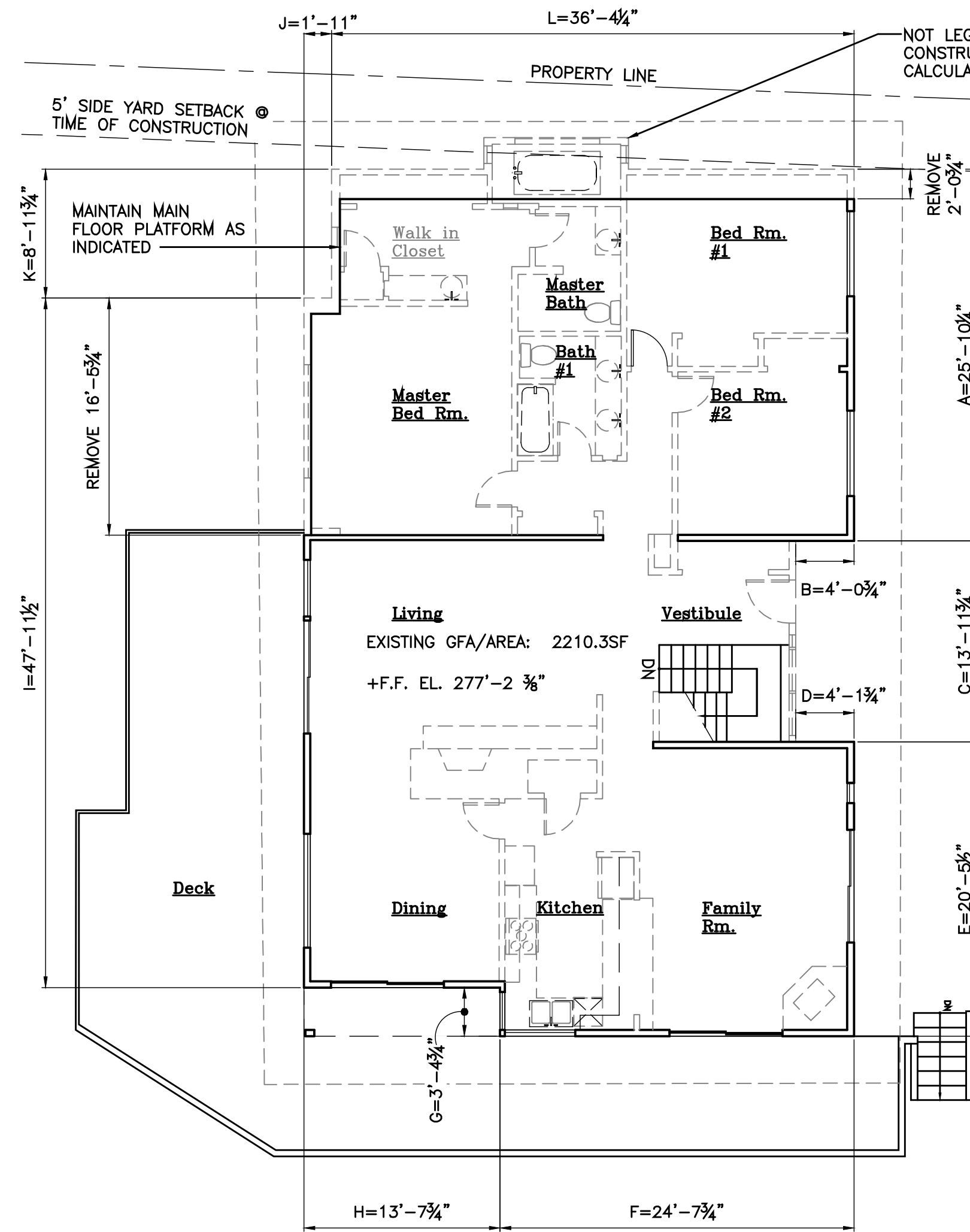
Drawing Legend

- 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.

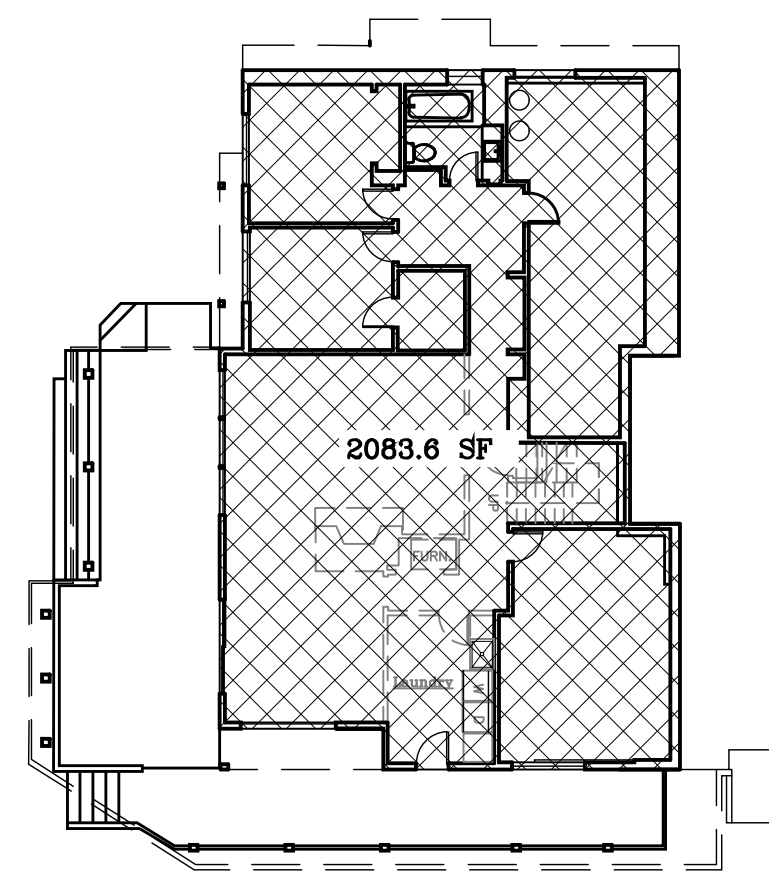


2 As-Built/Demo Main Floor Plan
#scale: 1/8"=1'-0"

% 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		

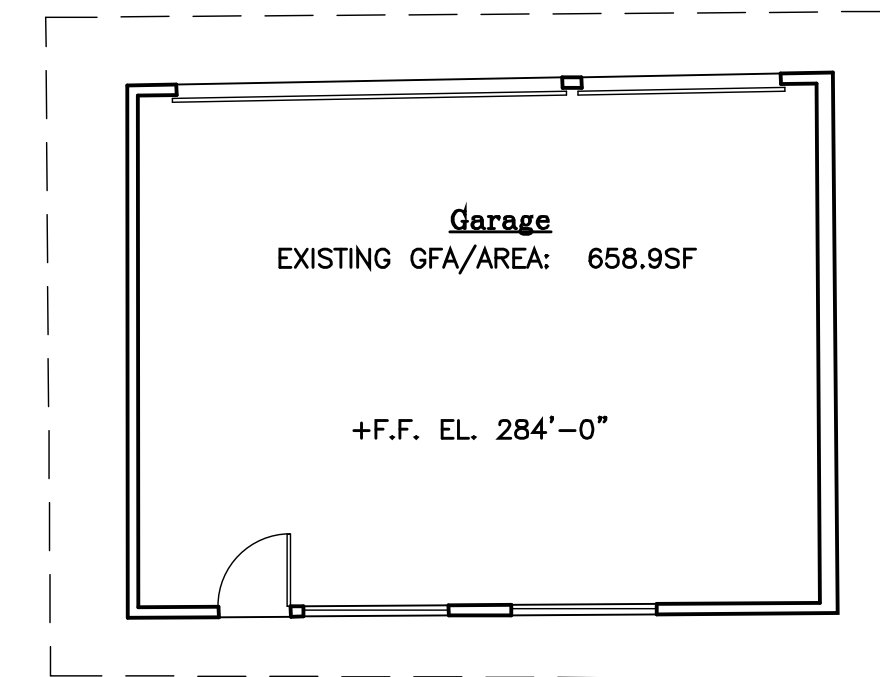
Percentage of Existing Main Floor Walls to be Maintained: 68.2%



4 Existing Basement Plan GFA Calc
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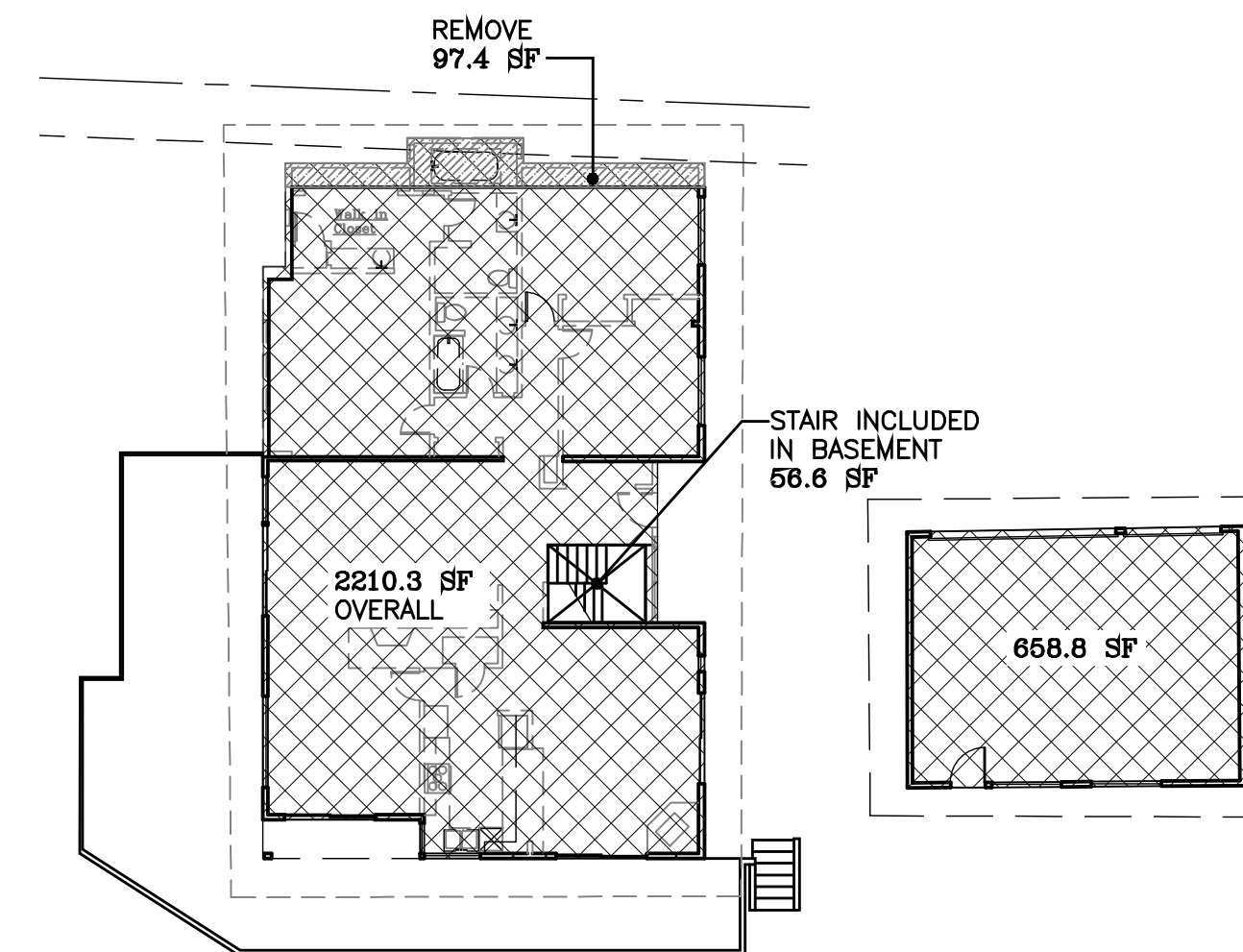
GFA Legend

- FLOOR AREA INCLUDED IN CALCULATION
- FLOOR AREA REMOVED



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

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



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:



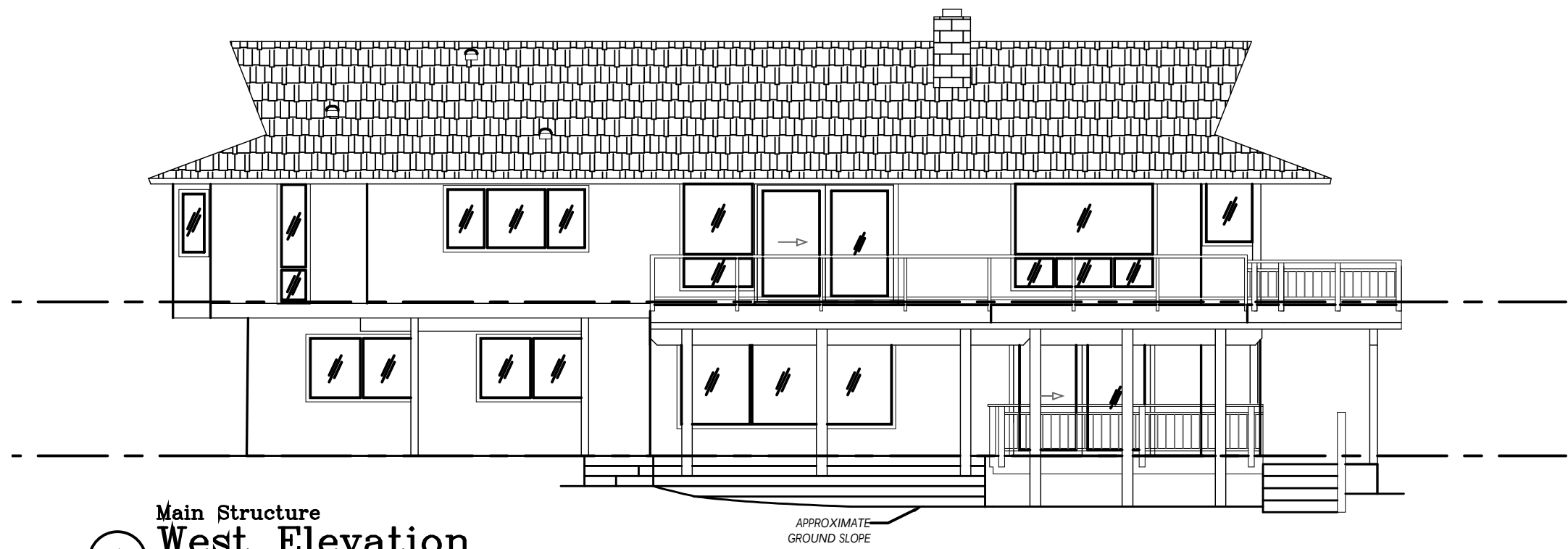
ECTYPOS
ARCHITECTURE

4212 W. Mercer Way
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t. (206) 232-9147
f. (206) 275-0312

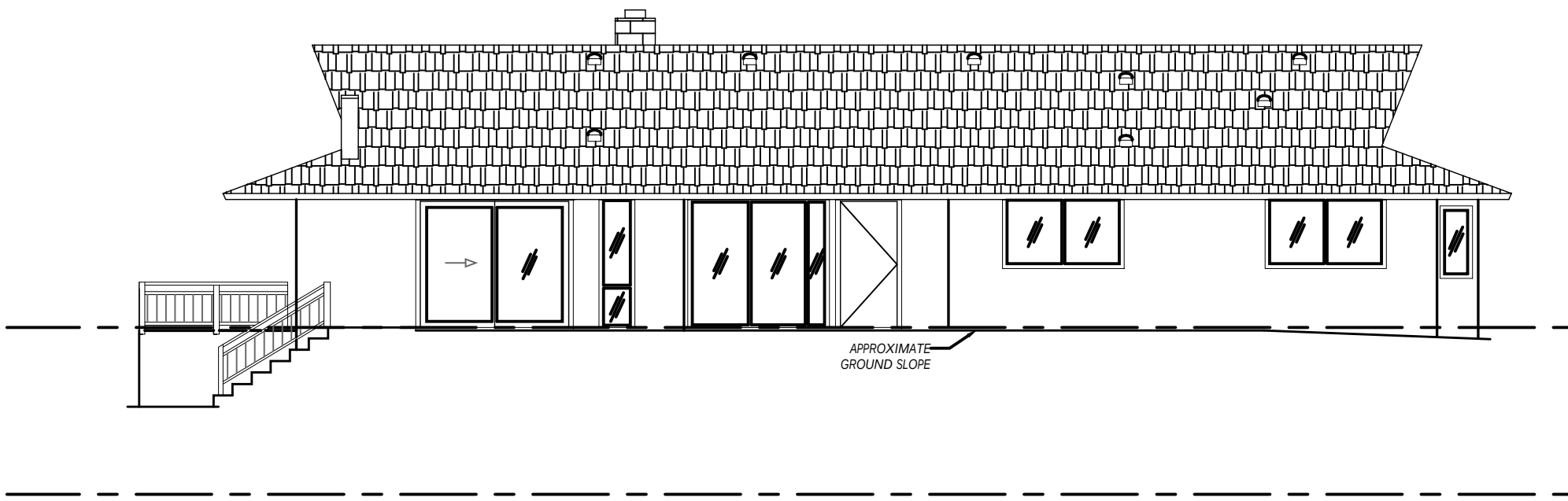


NESTLER-SPARE RESIDENCE

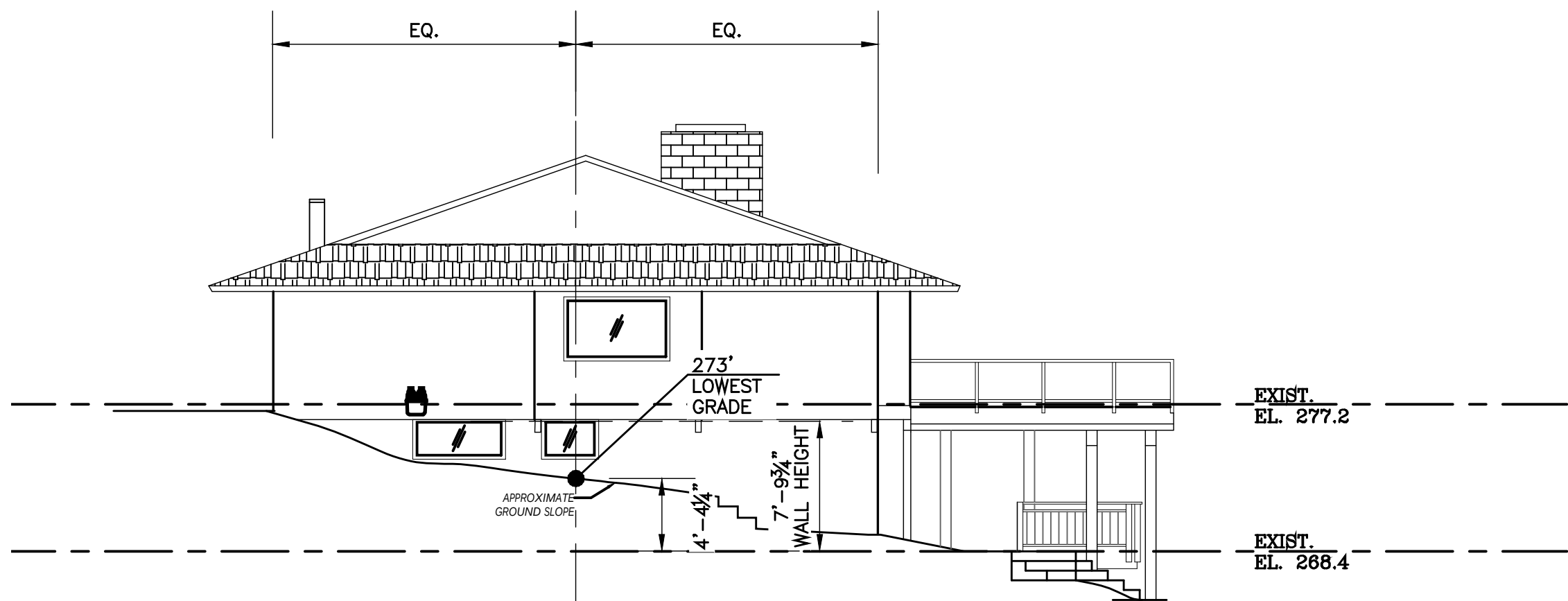
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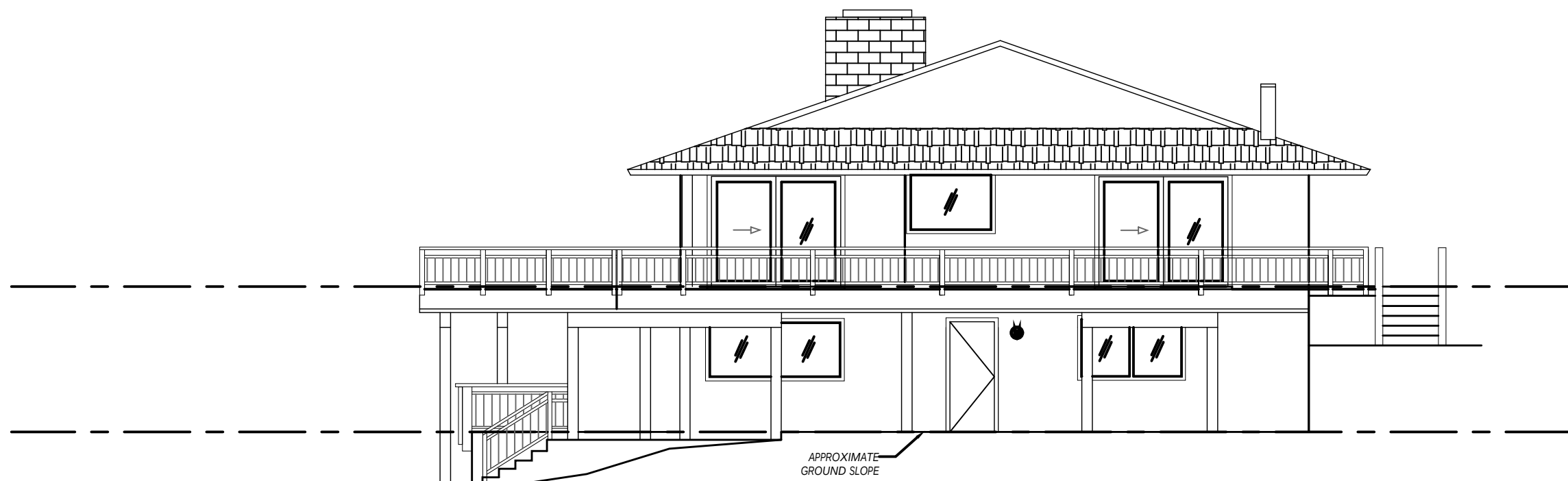
1 Main Structure
West Elevation
scale: 1/8"=1'-0"



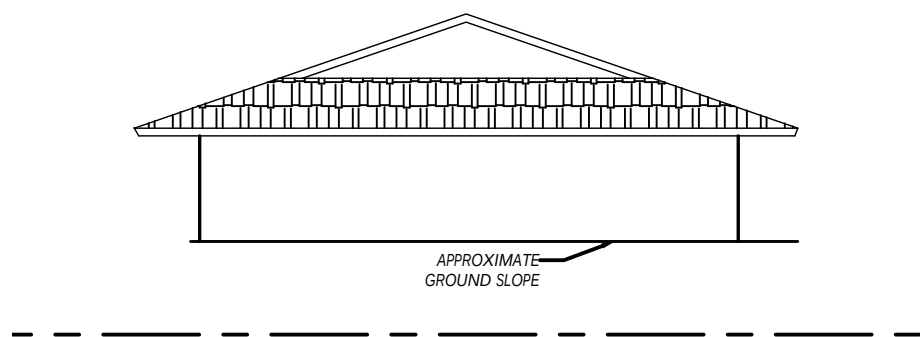
2 Main Structure
East Elevation
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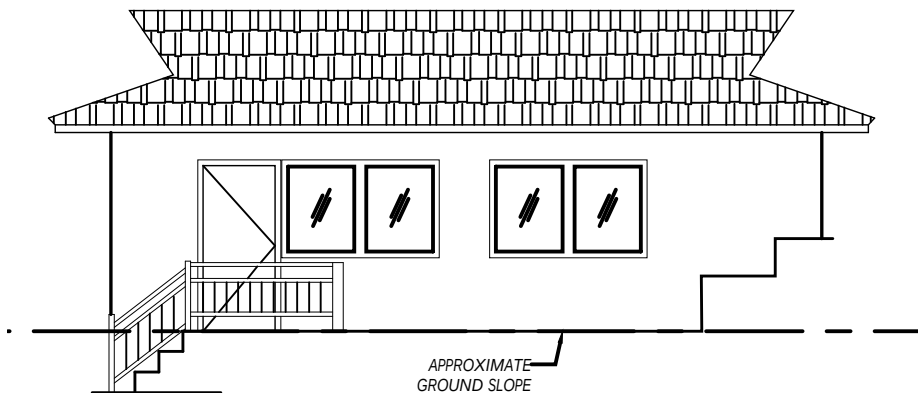
3 Main Structure
North Elevation
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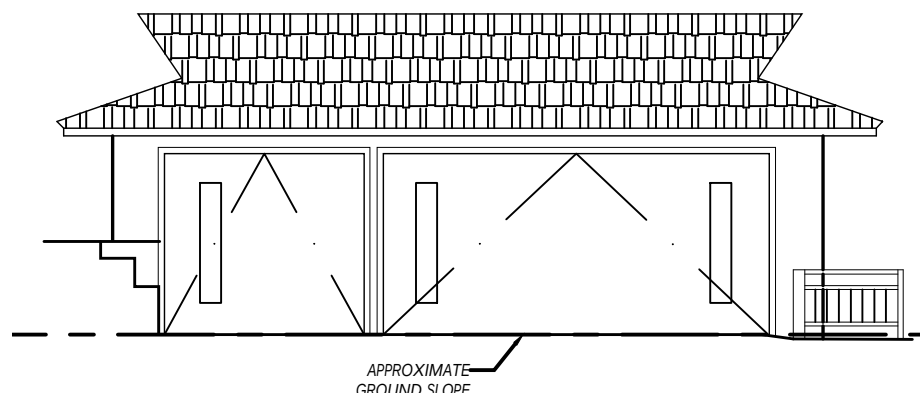
4 Main Structure
South Elevation
scale: 1/8"=1'-0"



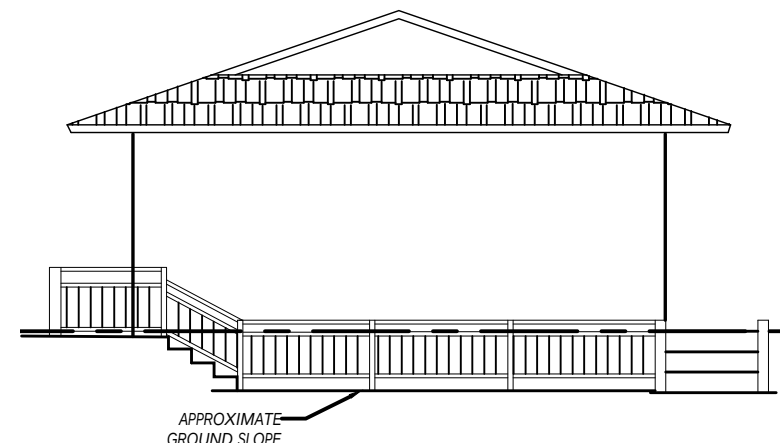
5 Garage
East Elevation
scale: 1/8"=1'-0"



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



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



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

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

As-Built
Elevations

A0.3

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.

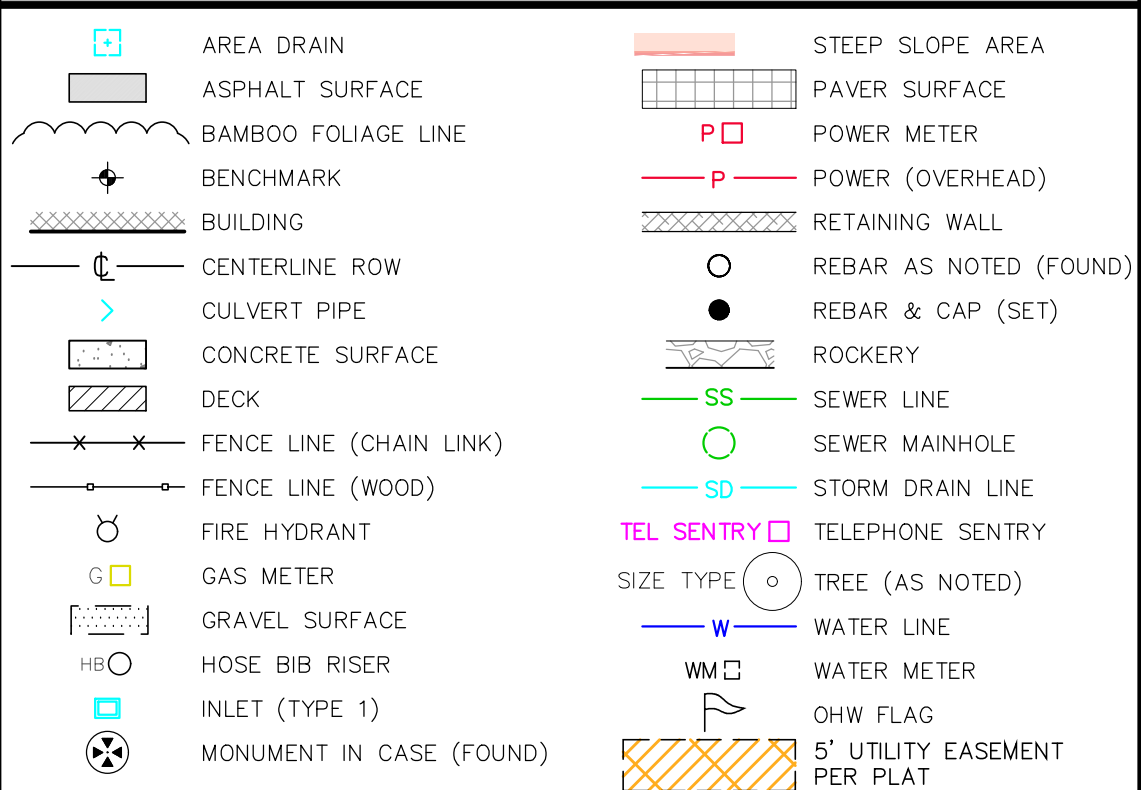
VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

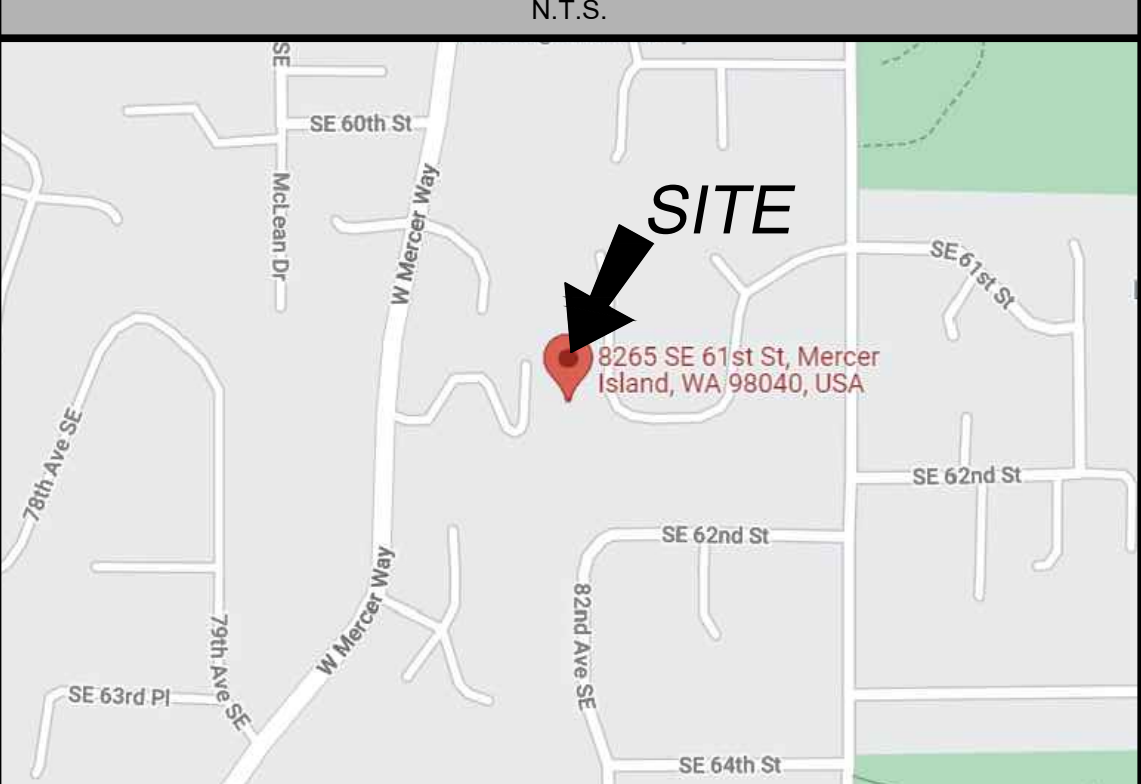
SURVEYOR'S NOTES

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 TIGOR 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



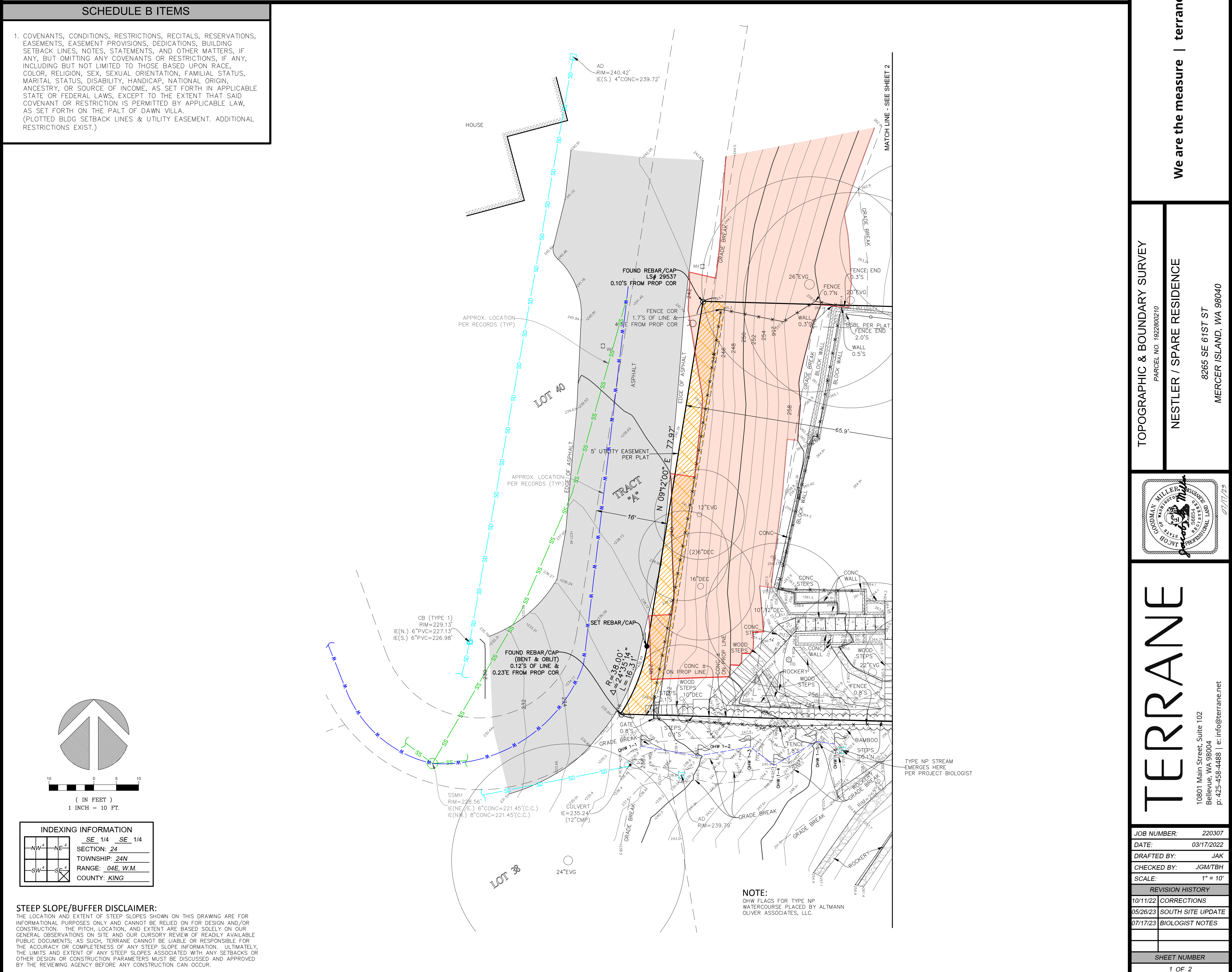
VICINITY MAP



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 PLAT OF DAWN VILLA.
(PLOTTED BLDG SETBACK LINES & UTILITY EASEMENT. ADDITIONAL RESTRICTIONS EXIST.)

TOPOGRAPHIC & BOUNDARY SURVEY



We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 1922800210

NESTLER / SPARE RESIDENCE

8265 SE 61ST ST
MERCER ISLAND, WA 98040

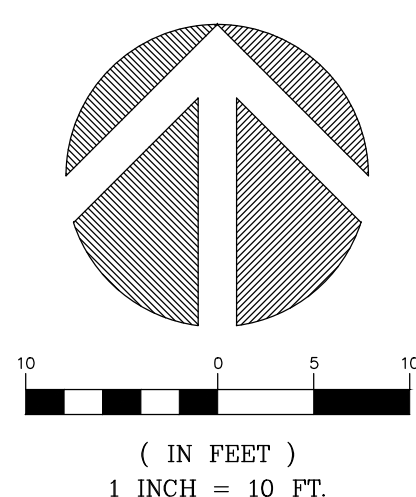
TERRANE

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	

We are the measure | **terrane.net**

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



INDEXING INFORMATION					
<table border="1"> <tr> <td>NW⁴</td> <td>NE⁴</td> </tr> <tr> <td>SW⁴</td> <td>SE⁴</td> </tr> </table>	NW ⁴	NE ⁴	SW ⁴	SE ⁴	<u>SE</u> 1/4 <u>SE</u> 1/4 SECTION: <u>24</u> TOWNSHIP: <u>24N</u> RANGE: <u>04E, W.M.</u> COUNTY: <u>KING</u>
NW ⁴	NE ⁴				
SW ⁴	SE ⁴				

TOPOGRAPHIC & BOUNDARY SURVEY

TILLO & BOUNDARY
TAX PARCEL NO 1922800210

TAX PARCEL NO. 1922800210

NESTLER / SPARE RESIDENCE

8265 SE 61ST ST
MERCER ISLAND, WA 98040



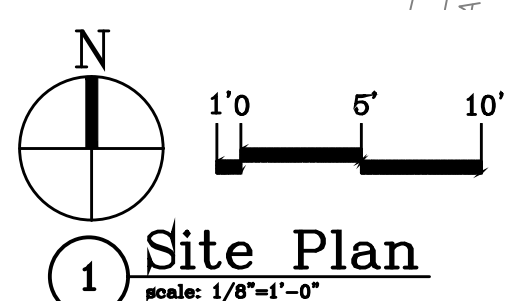
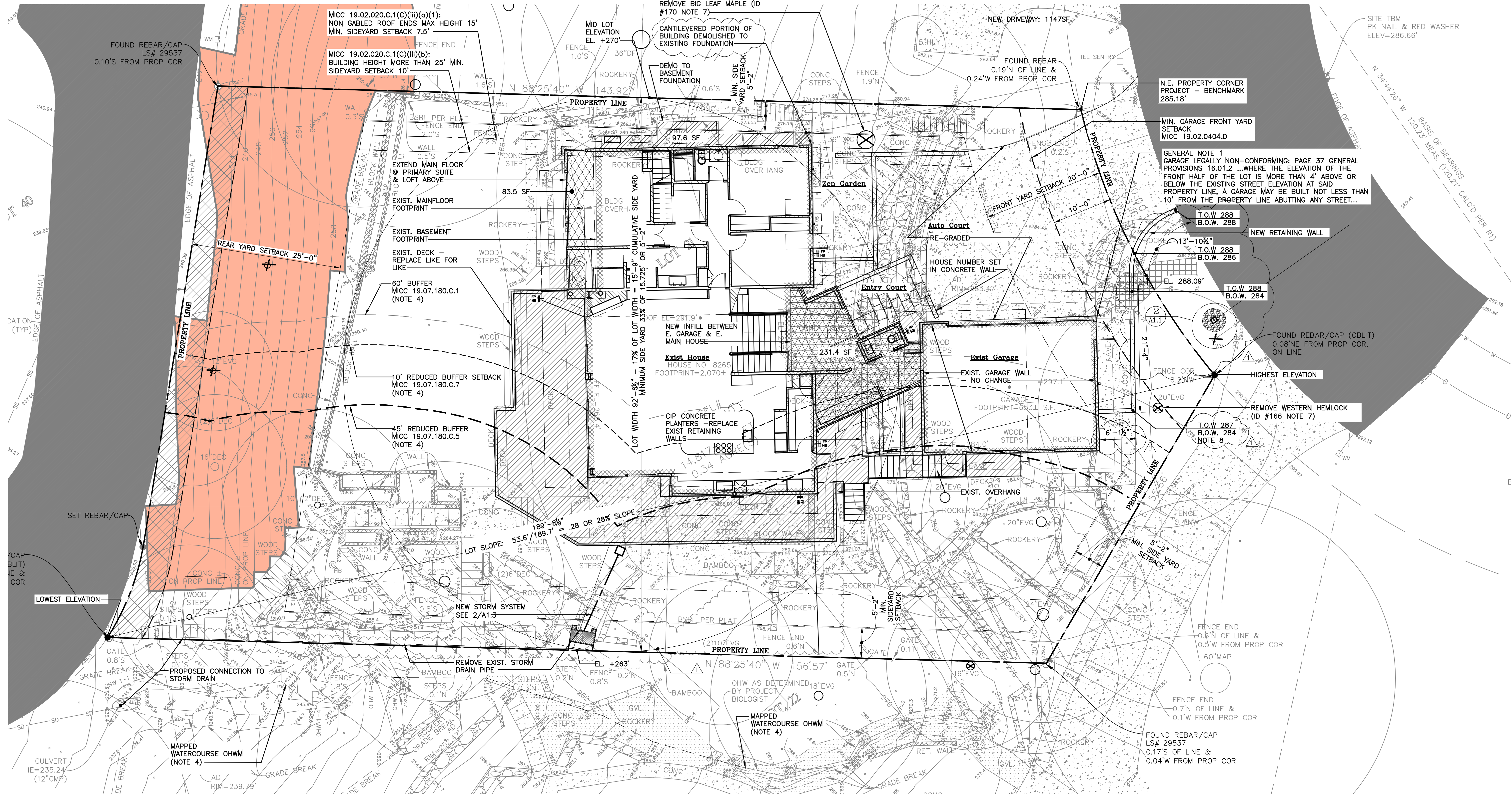
27/17/93

TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
Phone: 425-458-4488 | e: info@terra

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REVISION HISTORY		
10/11/22	CORRECTIONS	
05/26/23	SOUTH SITE UPDATES	
07/17/23	BIOLOGIST NOTES	
SHEET NUMBER		
2 OF 2		



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

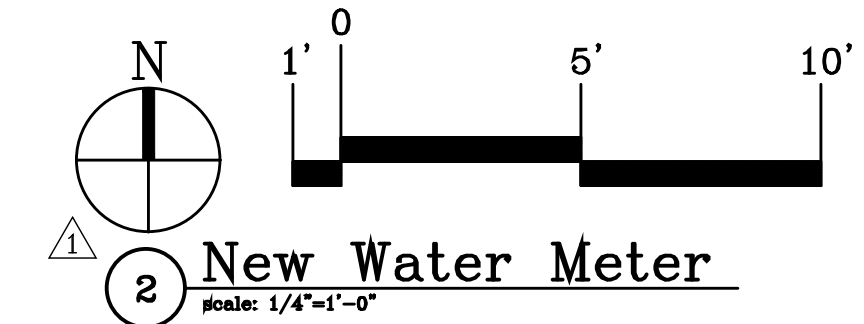
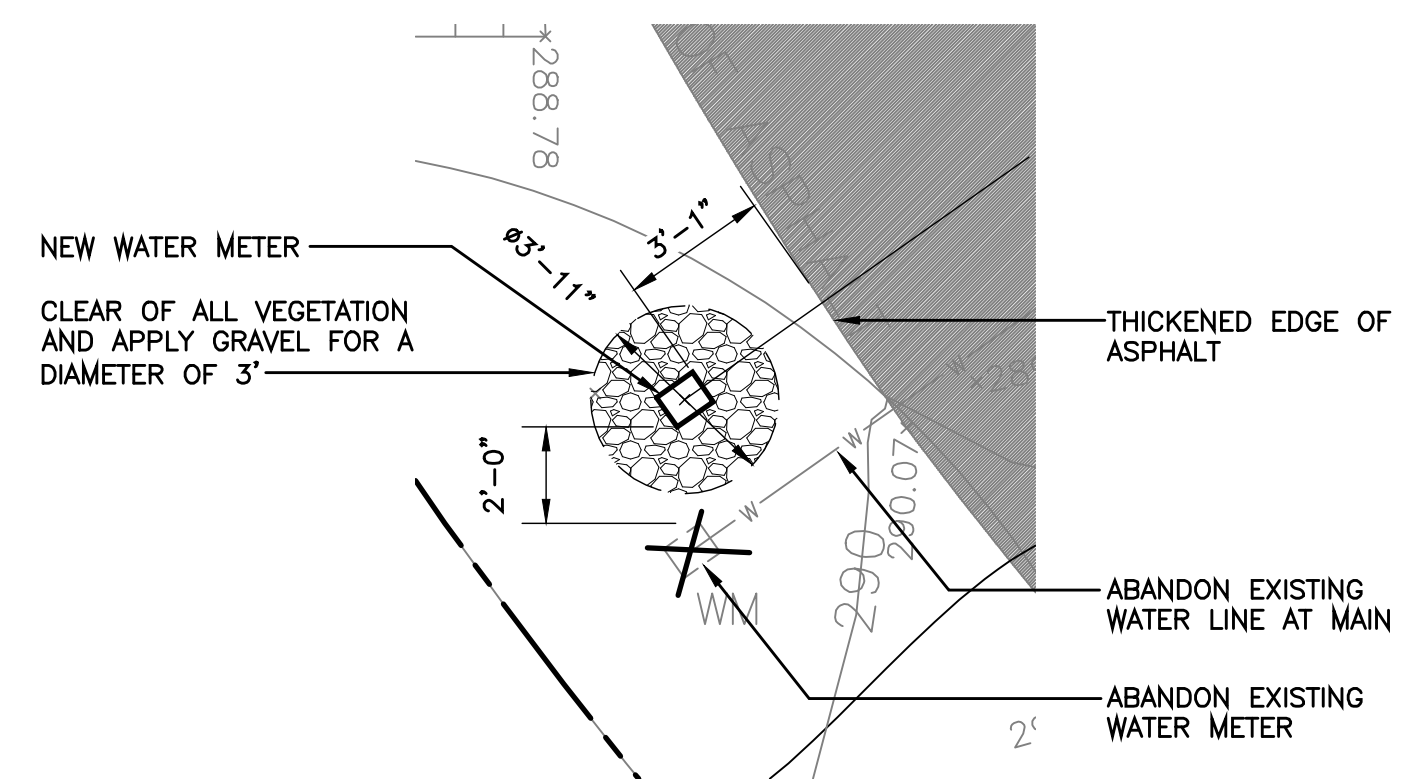
- Drawing Legend**
- NEW AREA
 - NEW AREA IN 60' BUFFER
 - DEMOLITION

SITE PLAN GENERAL NOTES

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

LOT COVERAGE CALCULATIONS:
SEE SHEETS A1.2a AND A1.2b FOR ILLUSTRATION AND TABULATION OF EXISTING AND PROPOSED LOT COVERAGE CALCULATIONS
LOT AREA: 14,817SF
LOT SLOPE: 28% (>15% <30%) ALLOWED LOT COVERAGE: 35% OR 5,186SF
EXISTING LOT COVERAGE: 4715.95SF
LOT COVERAGE REMOVED: -489.7SF
NEW LOT COVERAGE: 699.96SF
NEW NET LOT COVERAGE 210.26SF
TOTAL LOT COVERAGE: 4926.84 33.25% < 35%

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



2 New Water Meter
scale: 1/4"=1'-0"

ECTYPOS
ARCHITECTURE

4212 W. Mercer Way
Mercer Island, WA 98040
t. (206) 232-9147
f. (206) 275-0312

7786 REGISTERED
ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

Remodel/Addition
8265 SE 61ST ST
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Date: Pre-App 29 August 2023
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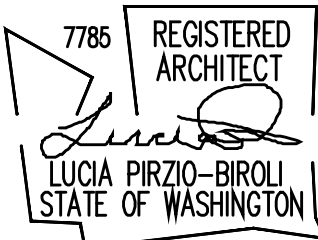
Scale:
Sheet:

Site Plan
Pre-App
A1.1



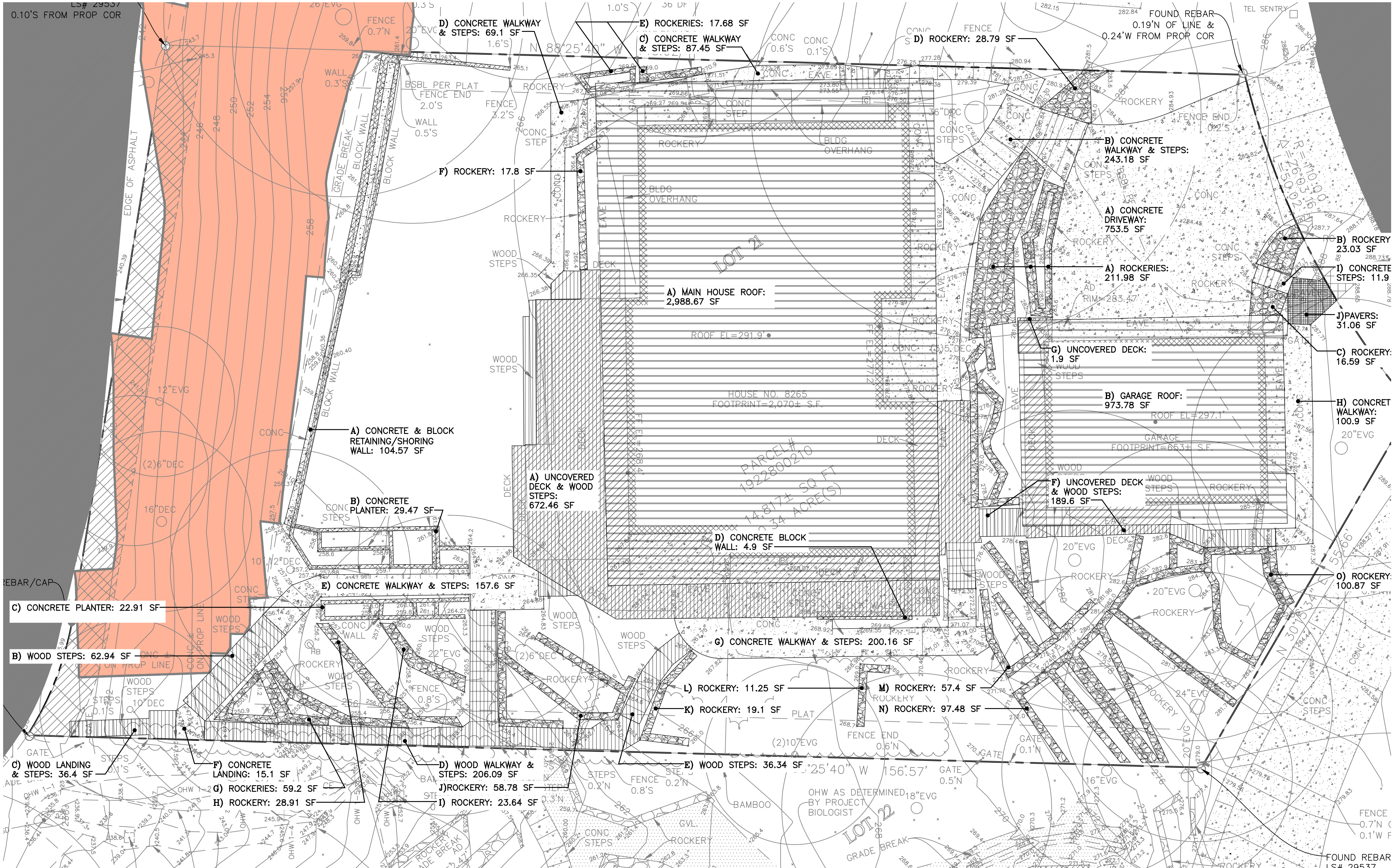
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ARCHITECTURE

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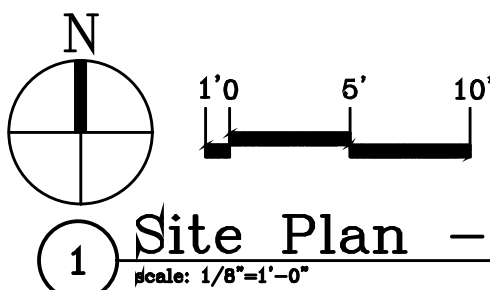


NESTLER-SPARE RESIDENCE

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8265 SE 61ST ST
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Existing Hard Surface Calculation					
CATEGORY		LOT COVERAGE (LC) / HARDWARE (HB)	LOT AREA: 14,817 SF		
MARK	TYPH	AREA (SF)	STATUS	DEVELOPMENT WORKSHEET AB	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	62.84	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:		1206.73			
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	99.10	AS IS	HS - WALKWAYS	
E	WALKWAY & STEPS	167.60	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:		1689.85			
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		7722.48			
TOTAL EXISTING HARDWARE		3086.53			% of lot area: 20.8
TOTAL EXISTING LOT COVERAGE		4715.95			% of lot area: 31.8



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

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

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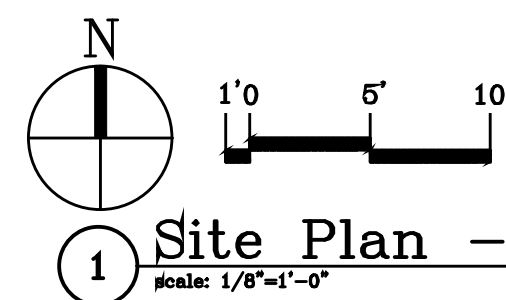
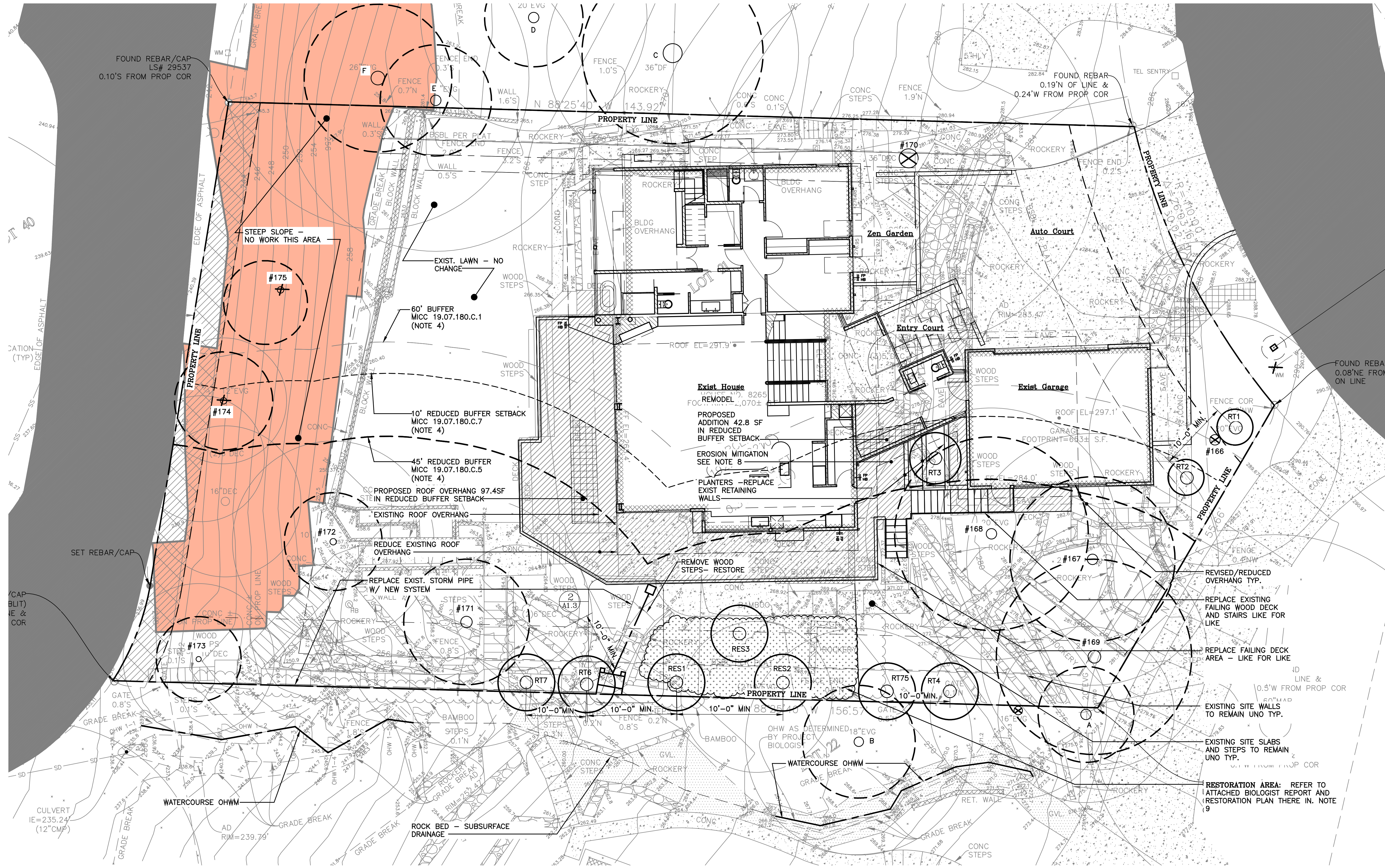
Scale:

Sheet:

Site Calc
Exist. Imperv
A1.2a

NESTLER-SPARE RESIDENCE

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

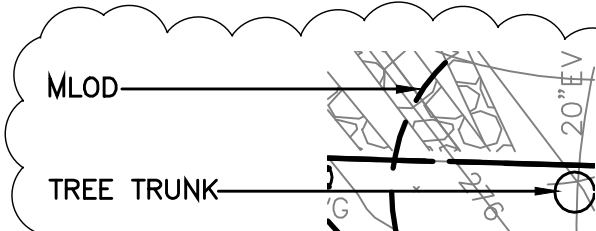


1 Site Plan – Critical Area Review

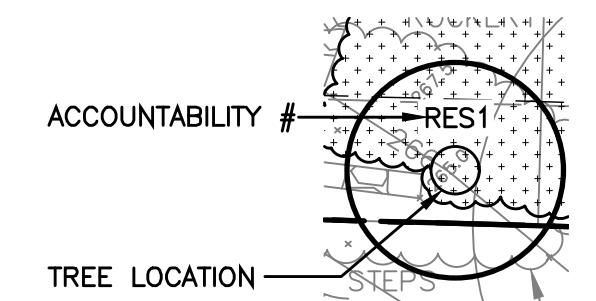
Drawing Legend

- NEW AREA IN BUFFER SETBACK
- RESTORATION AREA BOUNDARY
- RESTORED AREA
- REMOVED TREE
- REPLACEMENT TREE – SEE SHEET A1.7 FOR SPECIES AND SCHEDULE. DISTANCE TREES A MINIMUM OF 10'-0" O.C.

REGULATED TREE



MINIMUM LIMIT OF DISTURBANCE (MLOD) SEE SHEET A1.7 FOR CLEARING LIMITS



REPLACEMENT TREE – SEE SHEET A1.7 FOR SPECIES AND SCHEDULE. DISTANCE TREES A MINIMUM OF 10'-0" O.C.

Site Plan – Critical Area Review General Notes

- SEE ATTACHED CAR 2 PROJECT MEMO DESCRIBING EXISTING CRITICAL AREAS AND PROPOSED WORK WITHIN.
- SEE SHITS, A1.1, A1.2c 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...
- SITE IS IDENTIFIED AS GEOLOGICALLY HAZARDOUS. SEE ATTACHED GEO-TECHNICAL REPORT: ALL FOUNDATION WORK WILL BE DESIGNED AND EXECUTED PER GEO-TECHNICAL RECOMMENDATIONS.
- 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.
- 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.
- FAILING DECKS, STAIRS, RETAINING WALLS ETC...IMPACTED DURING CONSTRUCTION TO BE REPLACED KIND FOR KIND
- 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. 264.6'
- SITE DISTURBANCE IS LIMITED SEE GEO-TECH REPORT FOR EROSION MITIGATION RECOMMENDATIONS
- SEE SHEETS A1.4 AND A1.5 FOR RESTORATION DETAIL
- SEE SHEETS A1.6 THROUGH A1.8 FOR COMPREHENSIVE SITE LANDSCAPING DESIGN

CATCH BASIN – INLET ELEV. 267.6'

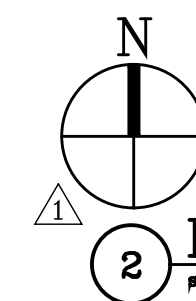
REMOVE EXIST. STORM DRAIN

NEW 6" HDPE PIPE

REMOVE EXIST. WOOD SITE STAIRS

PIPE OUTLET ELEV. 264'

2'x4'x1'H GABION MATTRESS W/ FILTER FABRIC UNDERLAYMENT



2 Part 1 Site Plan – Storm Drain

Date: Pre-App 29 August 2023
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

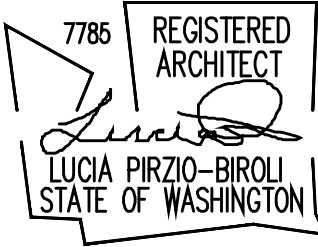
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CAR 2
Site Plan
A1.3



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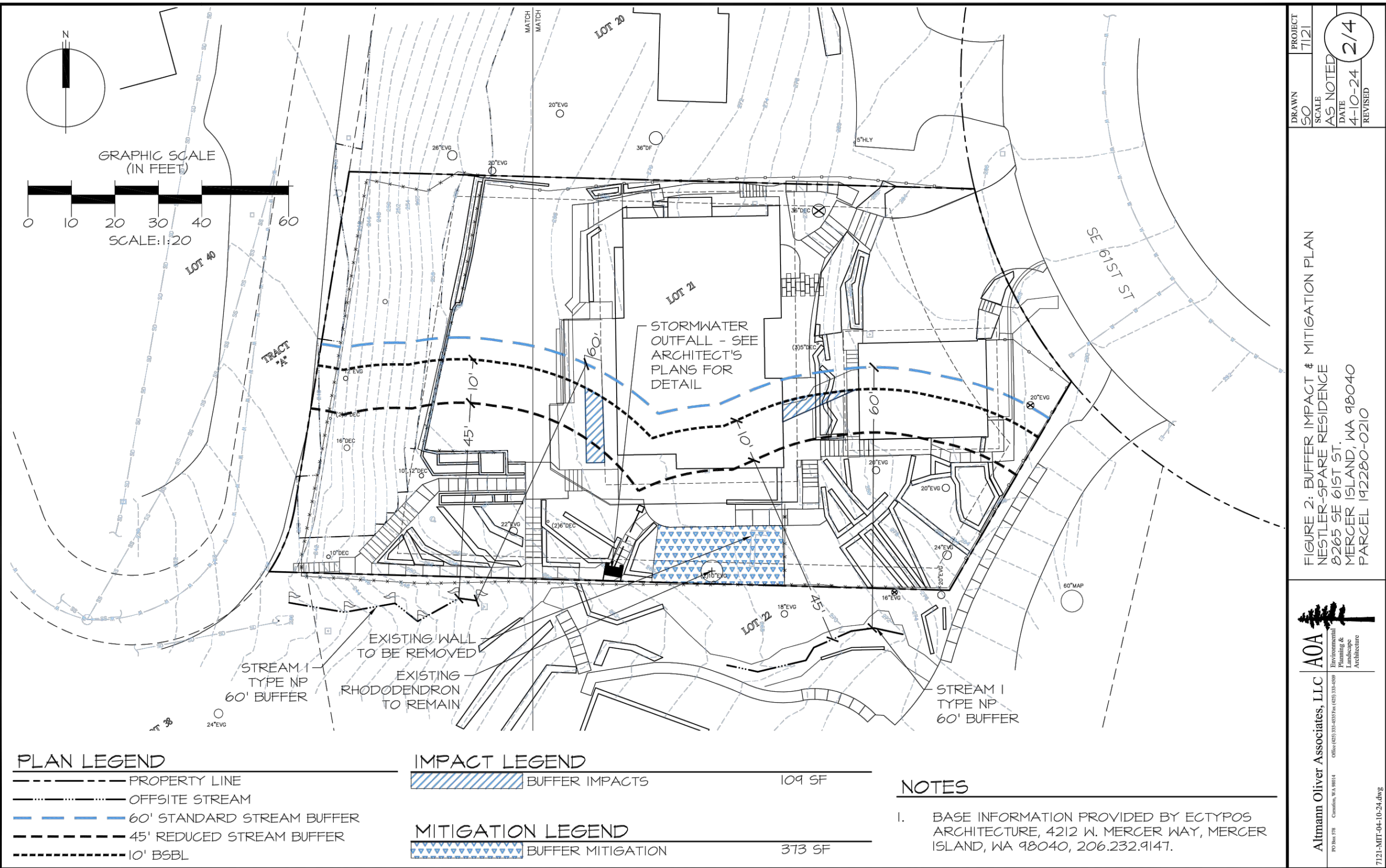
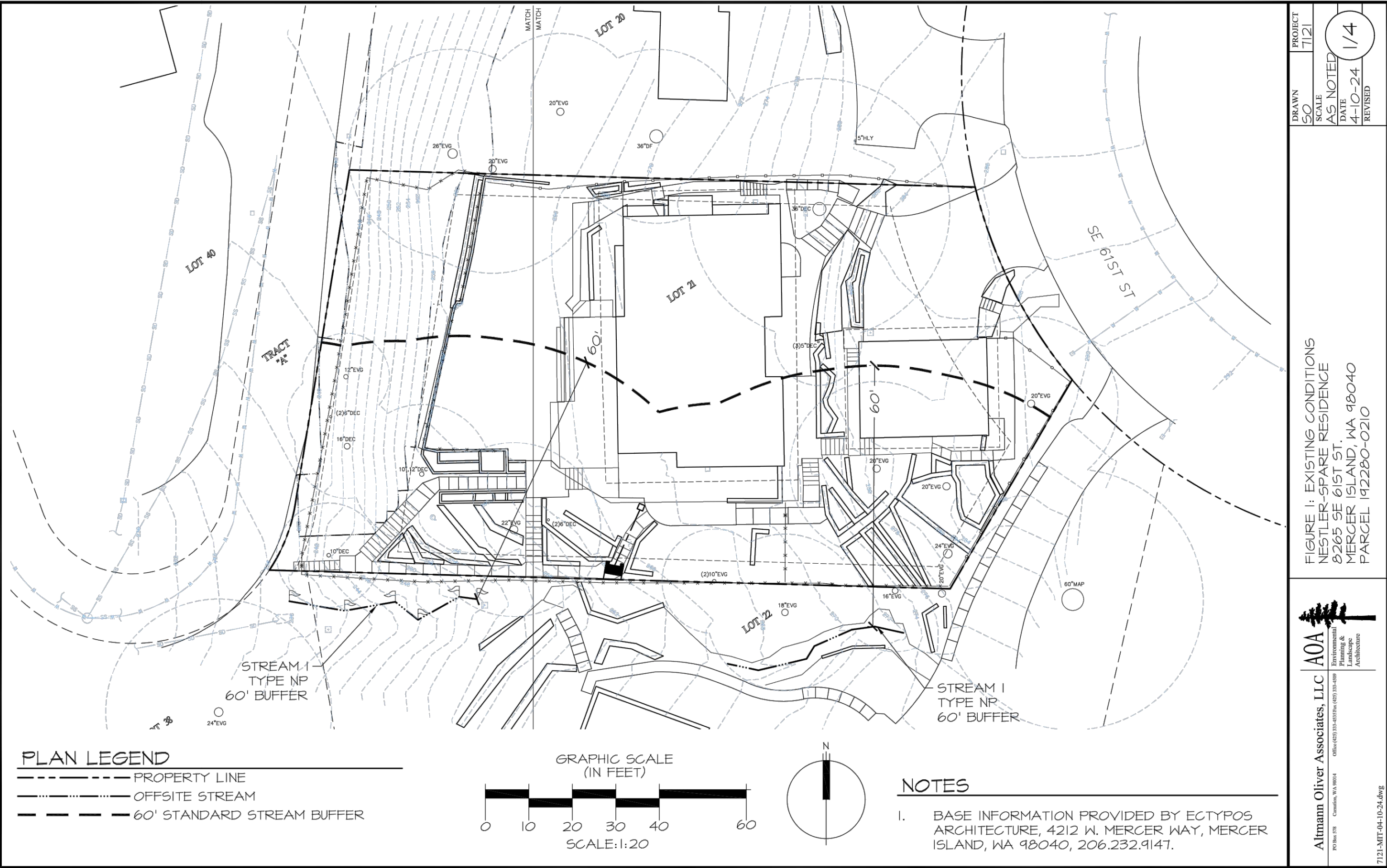
NESTLER-SPARE RESIDENCE

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

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

BUFFER IMPACT
& MITIGATION
A1.4



GENERAL NOTE: DRAWINGS EXTRACTED FROM BIOLOGIST REPORT
4/15/24



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NESTLER-SPARE RESIDENCE

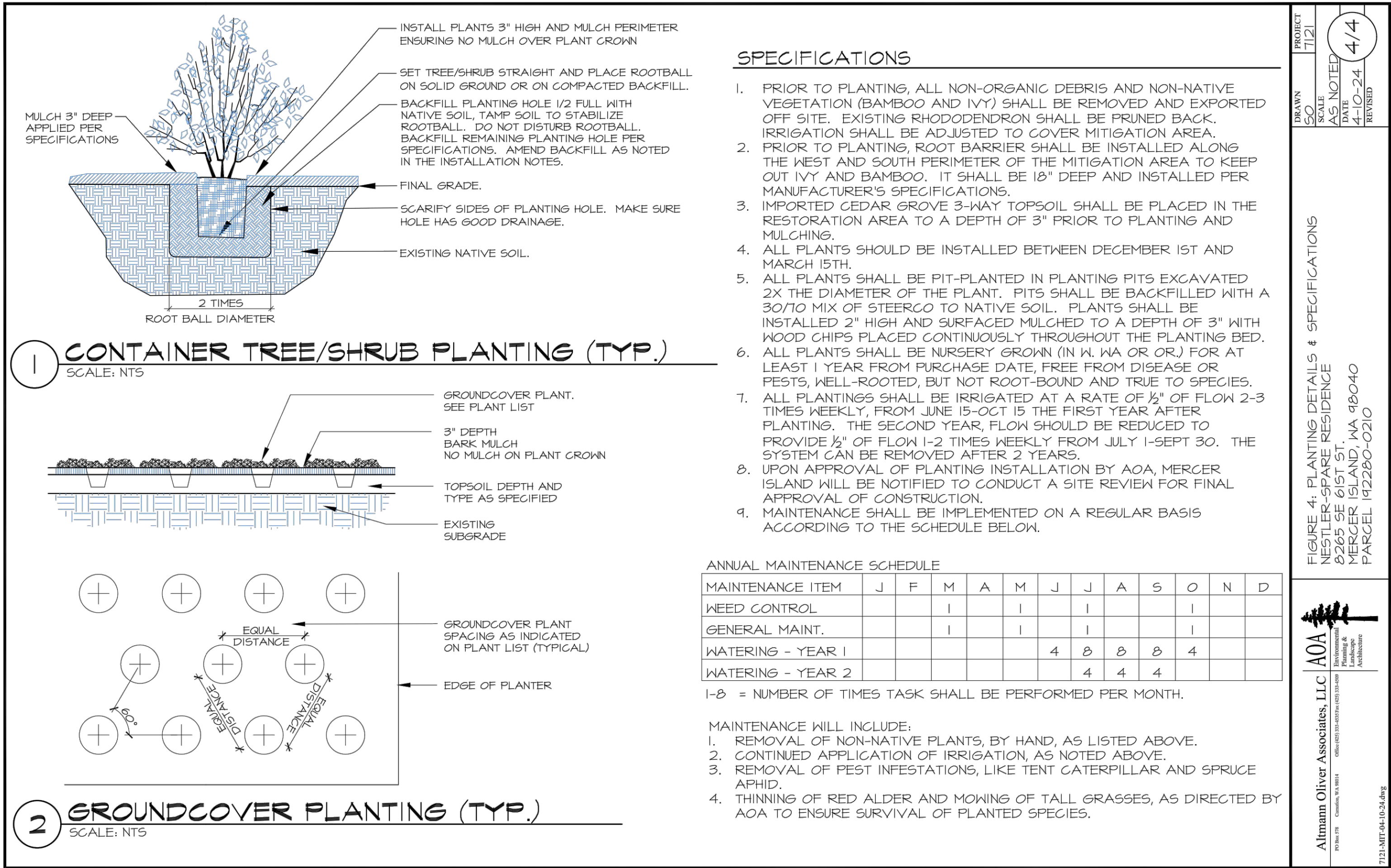
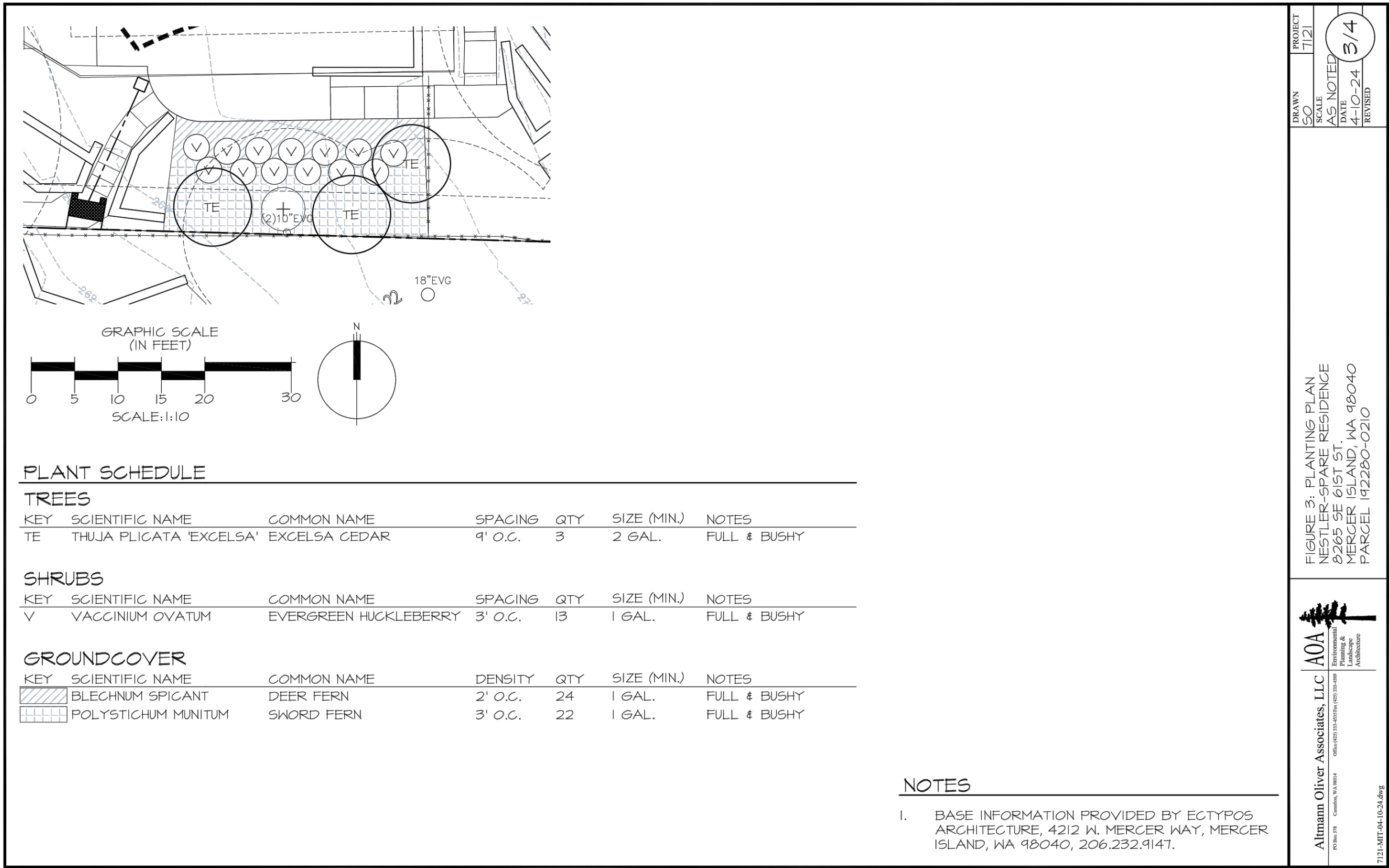
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

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

Sheet:

Restoration &
Detail
A1.5

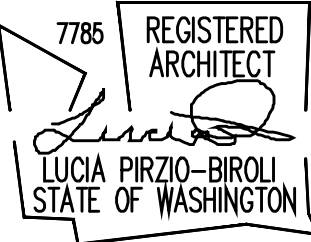


GENERAL NOTE: DRAWINGS EXTRACTED FROM BIOLOGIST REPORT 4/15/24



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NESTLER-SPARE RESIDENCE

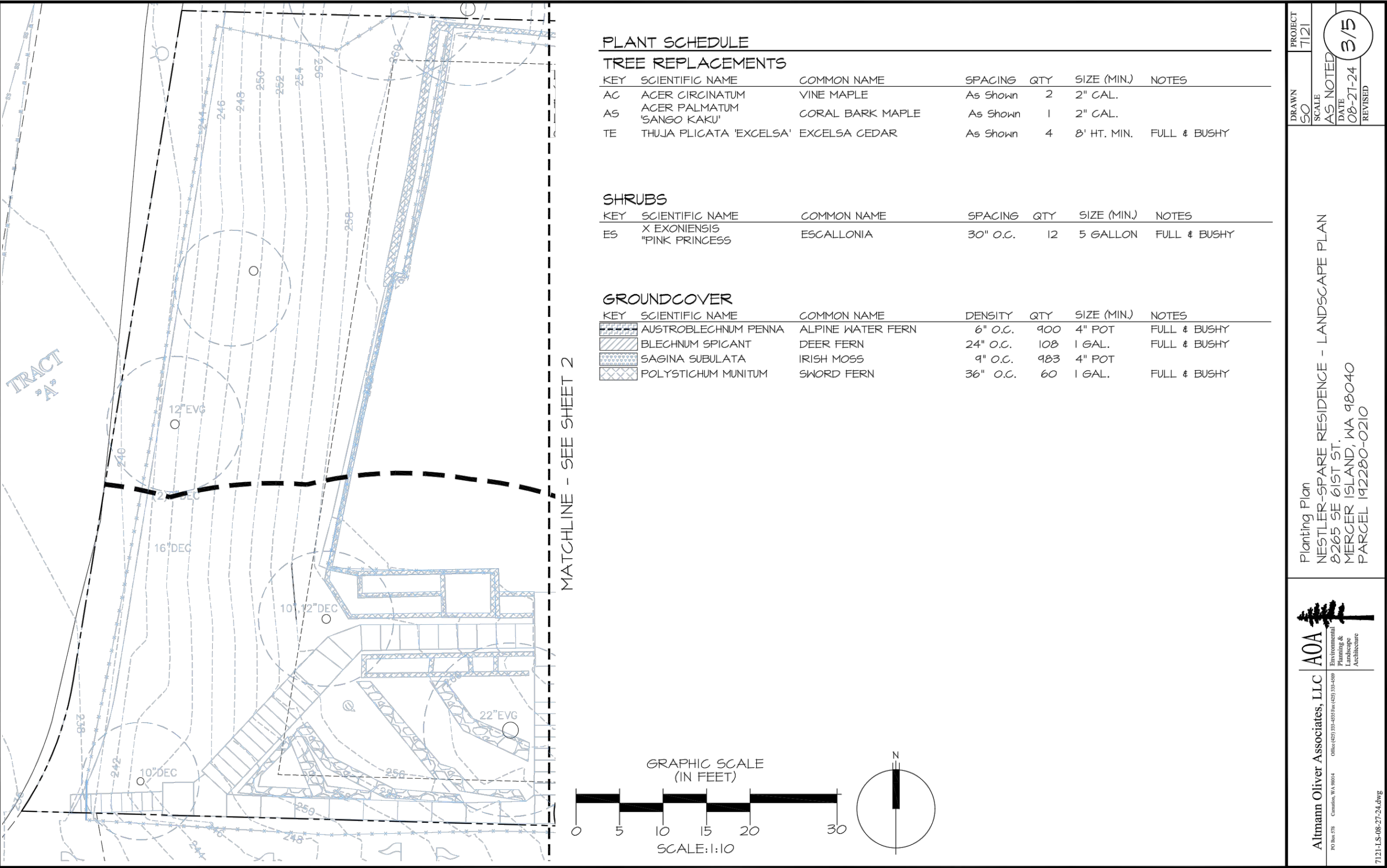
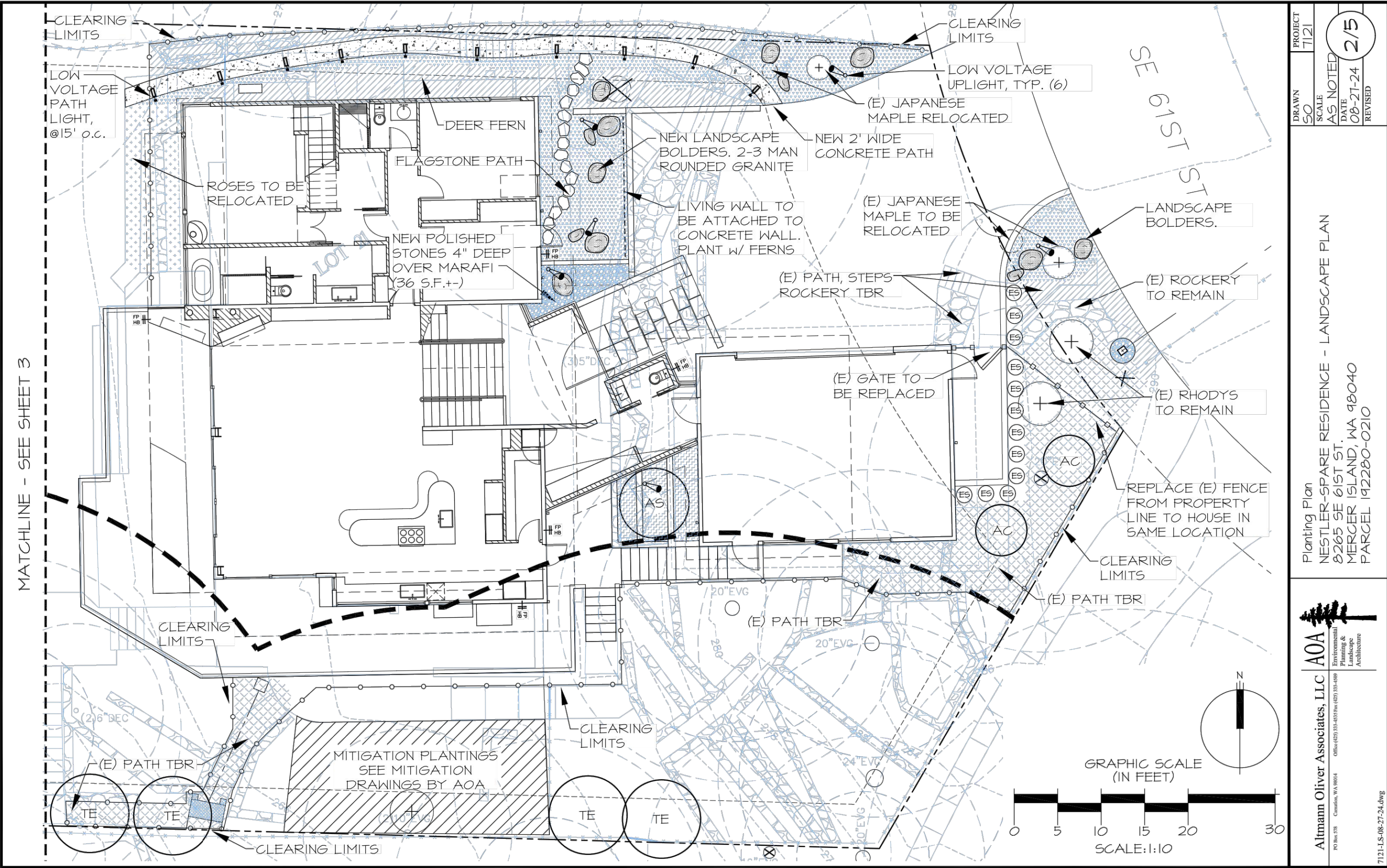
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8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

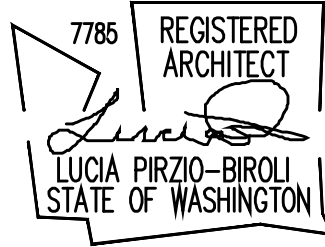
Landscaping
Layout
A1.7





ECTYPOS
ARCHITECTURE

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NESTLER-SPARE RESIDENCE

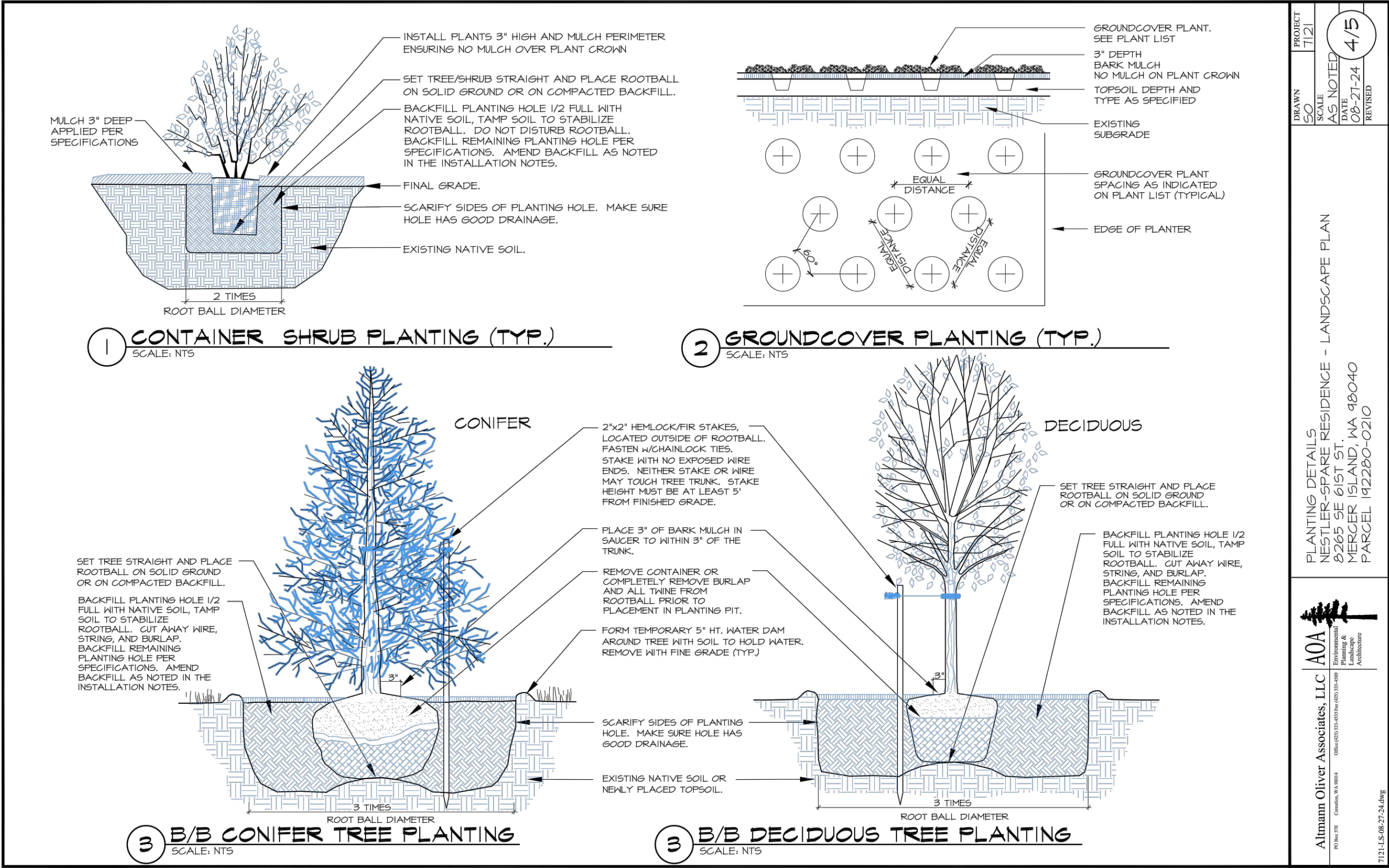
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

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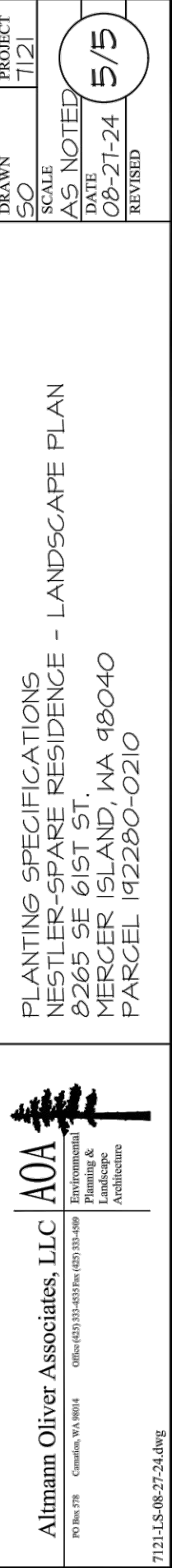
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Landscaping
Details & Specs
A1.8



SPECIFICATIONS

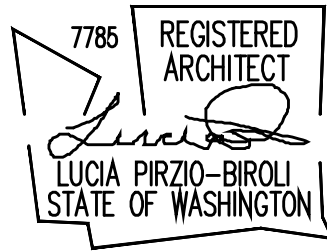
- PRIOR TO PLANTING, THERE WILL BE A PRE-CONSTRUCTION MEETING WITH OWNER, LA AND LANDSCAPE CONTRACTOR TO REVIEW THE PLANT IN DETAIL AND MAKE ANY MINOR ADJUSTMENTS.
- PRIOR TO PLANTING, NON-NATURAL MATERIALS SHALL BE REMOVED FROM ALL PLANTING AREAS. SUBGRADE SHALL BE OVER-EXCAVATED 12" TO ALLOW FOR PLACEMENT OF LANDSCAPE BOULDERS PRIOR TO A 6" LIFT OF IMPORTED TOPSOIL, TILLED INTO THE TOP 6" OF SUBGRADE, THEN TOPPED WITH AN ADDITIONAL 3" OF IMPORTED TOPSOIL, IMPORTED TOPSOIL TO BE DEJONG'S. LA TO REVIEW LANDSCAPE BOULDERS AT PIT PRIOR TO DELIVERY AND TO BE ONSITE TO PLACE ROCKS OVER SUBGRADE.
- LANDSCAPE CONTRACTOR SHALL MOVE TWO JAPANESE MAPLES TO SAFE LOCATION PRIOR TO REPLANTING IN LOCATIONS SPECIFIED AFTER HARDSCAPE INSTALLATION AND TOPSOIL BACKFILL. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- IN ROUNDED ROCK AREA, OVER-EXCAVATE SUBGRADE 4" PRIOR TO PLACEMENT OF MARAFI FABRIC THEN A 4" LIFT OF BLACK 2-3" POLISHED STONES FROM MARENAKOS
- LANDSCAPE CONTRACTOR TO PREPARE DESIGN/BUILD IRRIGATION SYSTEM FOR WHOLE YARD.
- LANDSCAPE CONTRACTOR TO INSTALL LOW VOLTAGE FX LIGHTING AT LOCATIONS PER PLAN WITH PRIOR APPROVAL OF STYLE AND COLOR BY LA AND OWNER
- 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 OR MEDIUM COURSE BLACK MULCH FROM CEDAR GROVE PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
- 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.
- ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF 1/2" 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 1/2" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AFTER 2 YEARS.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.





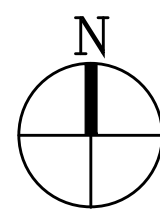
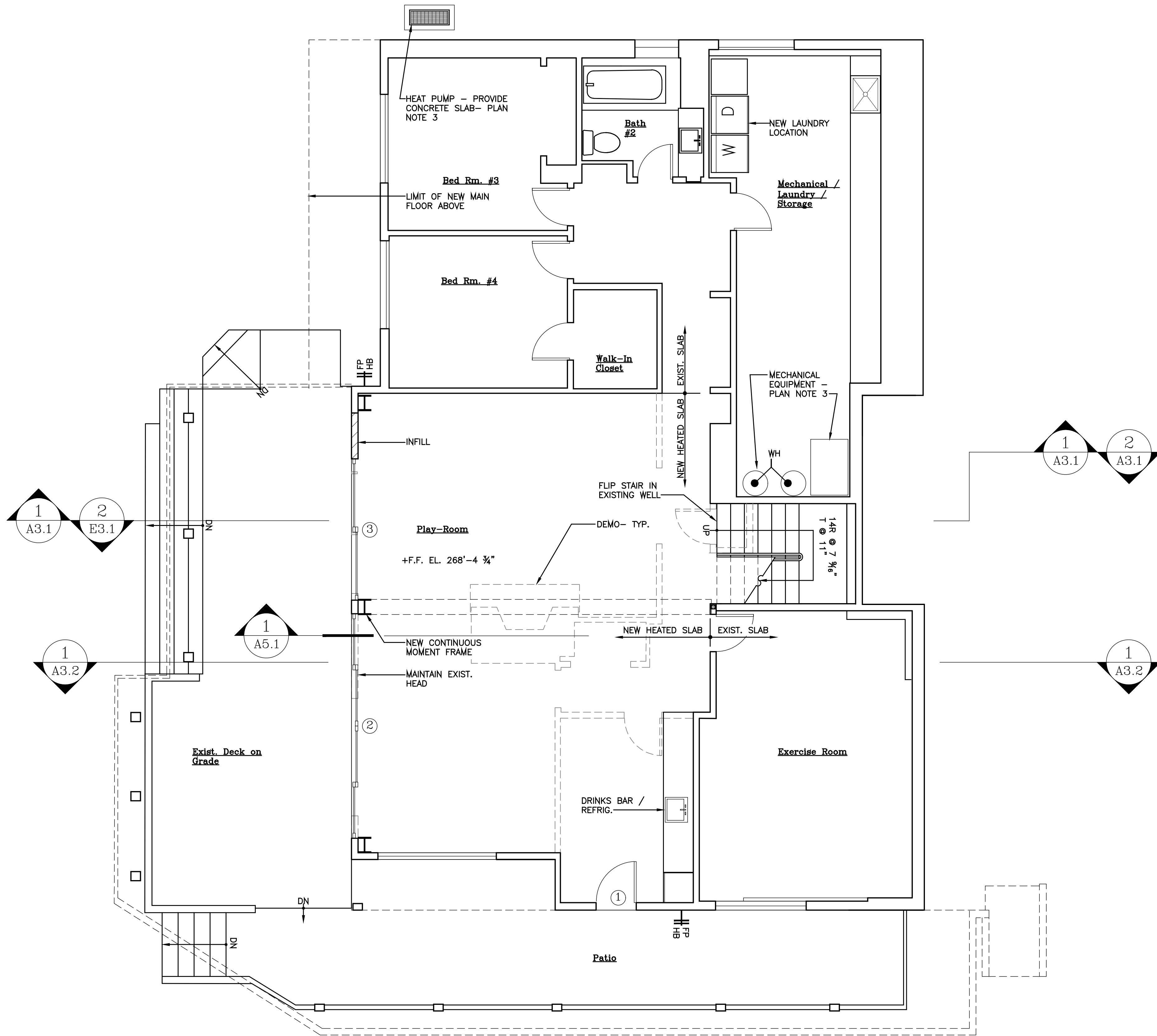
ECTYPOS
ARCHITECTURE

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NESTLER-SPARE RESIDENCE

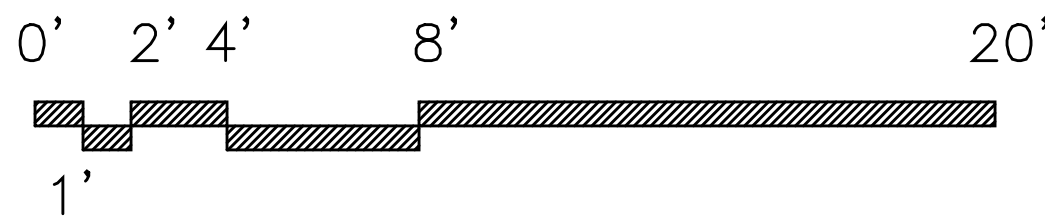
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040



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"



Floor Plan Notes

- See Sheet A0.1 for General Notes in common.
- Fire Protection:** NFPA 13R Sprinkler System throughout. See General Note 8 on sheet A0.1.
- 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 6.6 – 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.
- Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7
- See Sheet E2.0 for: Smoke/Carbon Monoxide Detectors (SC) and fan locations/capacities.

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

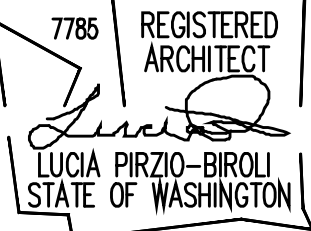
Basement
Plan

A2.0



ECTYPOS
ARCHITECTURE

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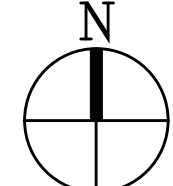
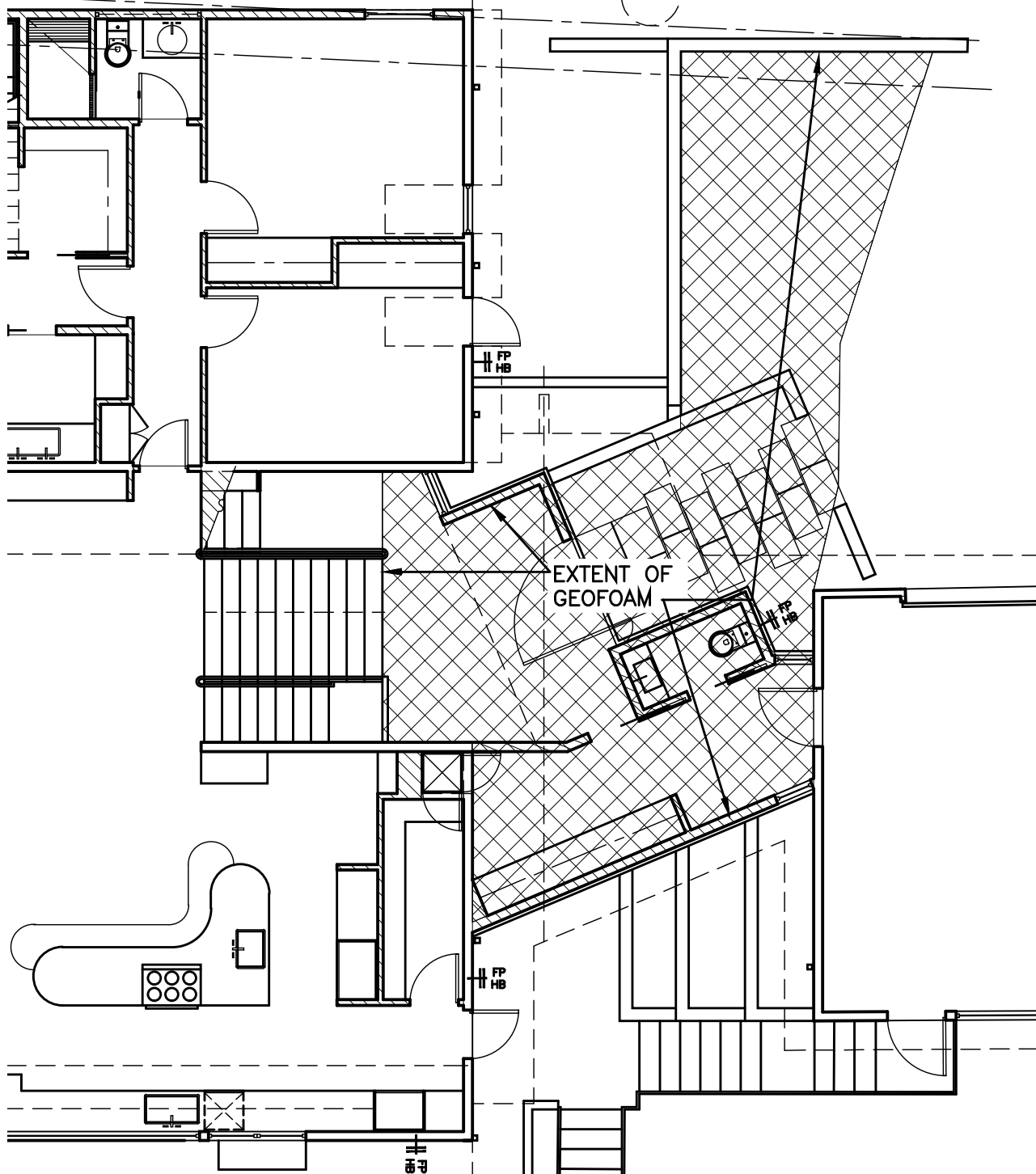
NESTLER-SPARE RESIDENCE

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

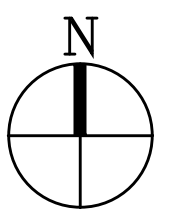
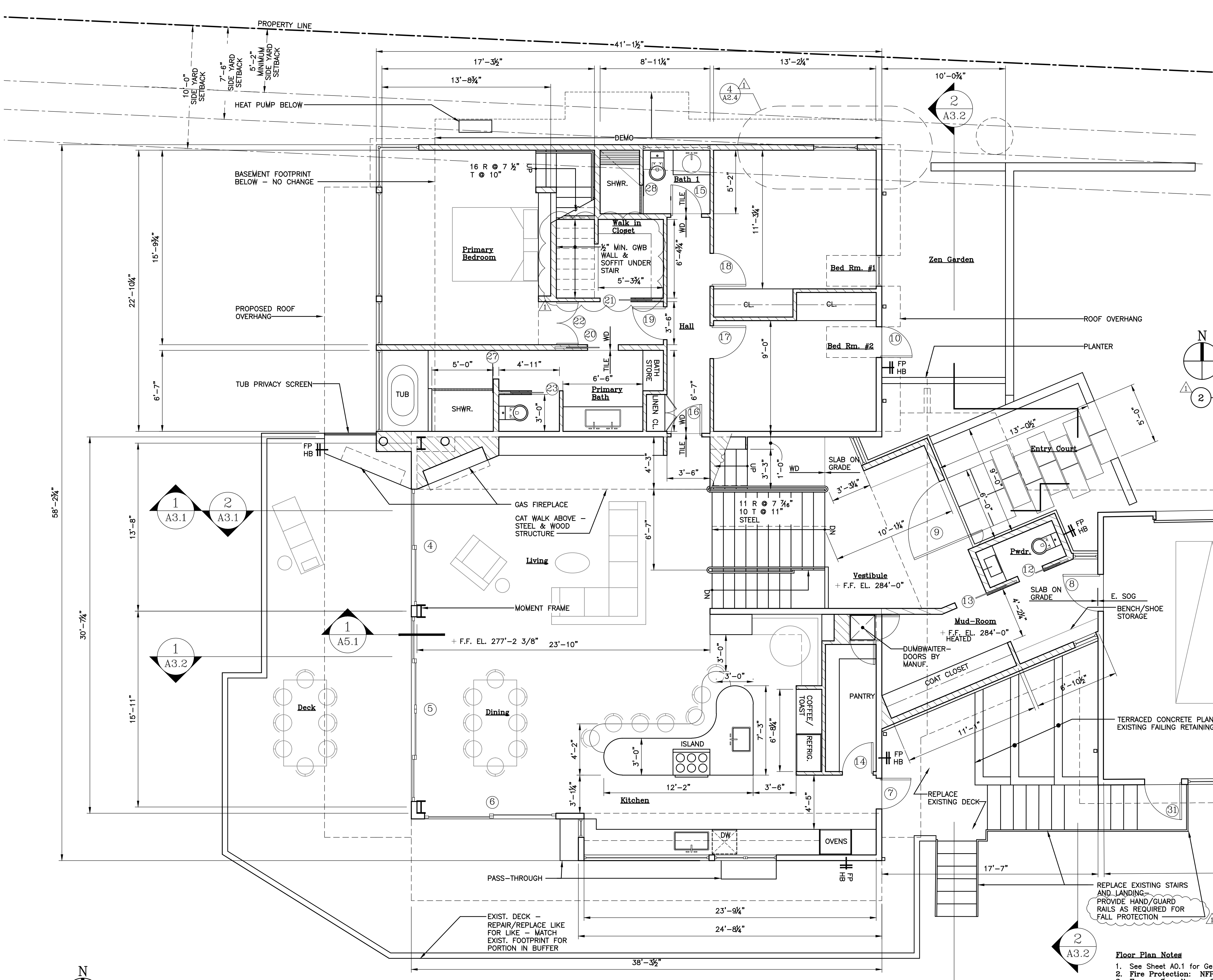
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4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

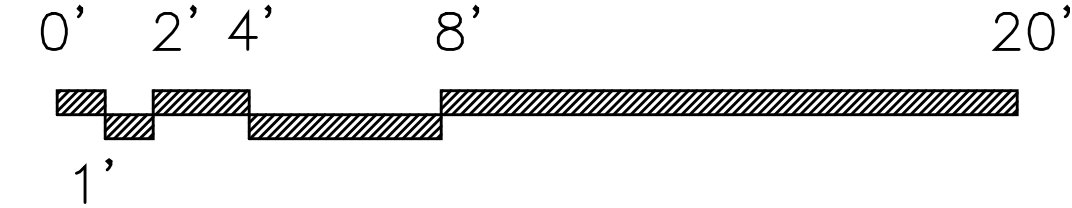
Main
Floor Plan
A2.1



Part'l Main Floor Plan - Geofoam Extent
scale: 1/8"=1'-0"



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



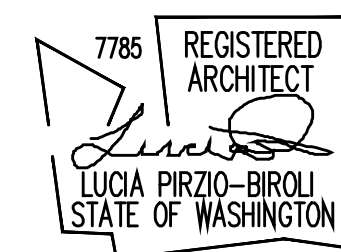
CONDITIONED FLOOR AREA: 2369 SF	
Existing Main House:	2005.10sf
Add to Main House:	367.47sf
Total Main House:	2372.57sf
Covered Main Deck:	543.10sf
Existing Garage:	611.00sf

- Floor Plan Notes**
- See Sheet A0.1 for General Notes in common.
 - Fire Protection: NFPA 13R Sprinkler System throughout. See General Note 8 on sheet A0.1.
 - 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.
 - Vapor Retarder Required - Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7.
 - See Sheet E2.1 for: Smoke/Carbon Monoxide Detectors (SC) and fan locations/capacities.



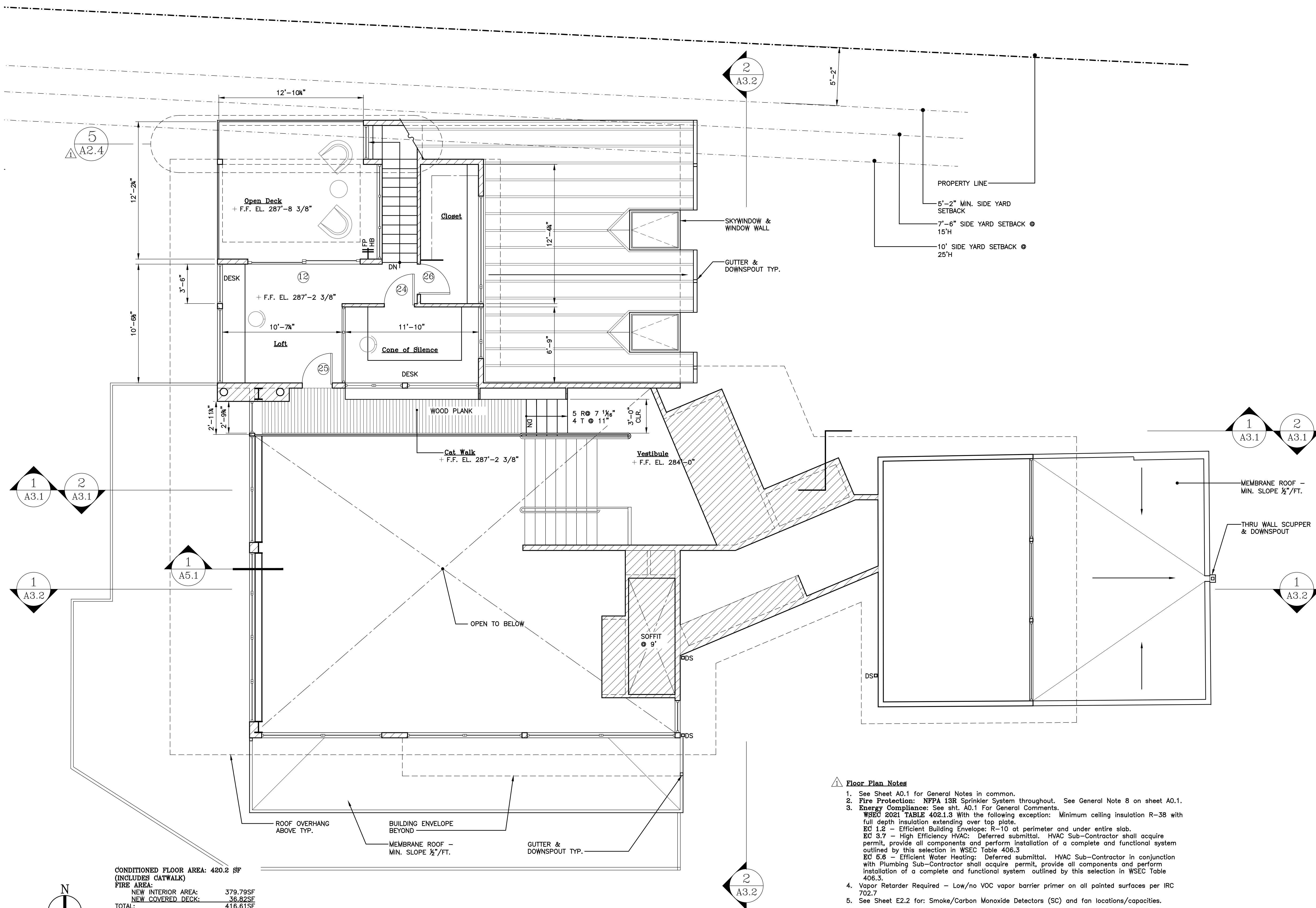
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NESTLER-SPARE RESIDENCE

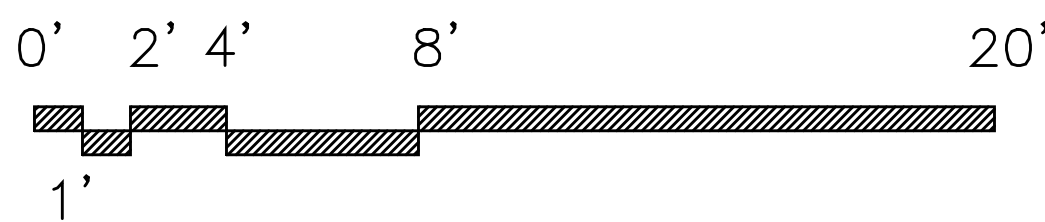
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040



CONDITIONED FLOOR AREA: 420.2 SF
(INCLUDES CATWALK)
FIRE AREA:
NEW INTERIOR AREA: 379.79SF
NEW COVERED DECK: 36.82SF
TOTAL: 416.61SF

Upper Floor Plan

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



Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

Upper
Floor Plan
A2.2



7785 REGISTERED ARCHITECT
Lucia P. Birol
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

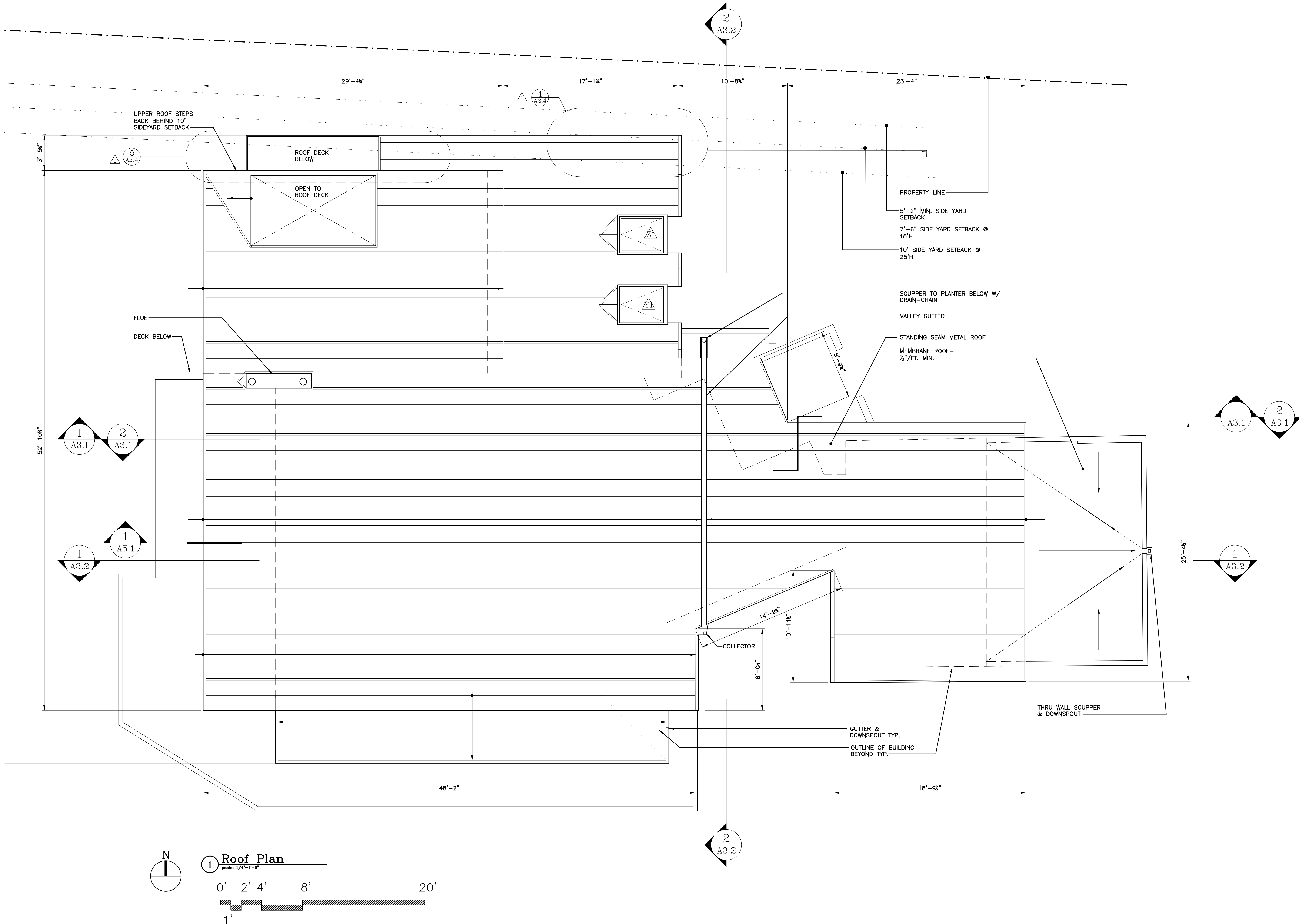
Mercer Island, WA 98040

Scale:

Sheet:

Roof Plan

A2.3



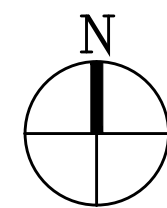
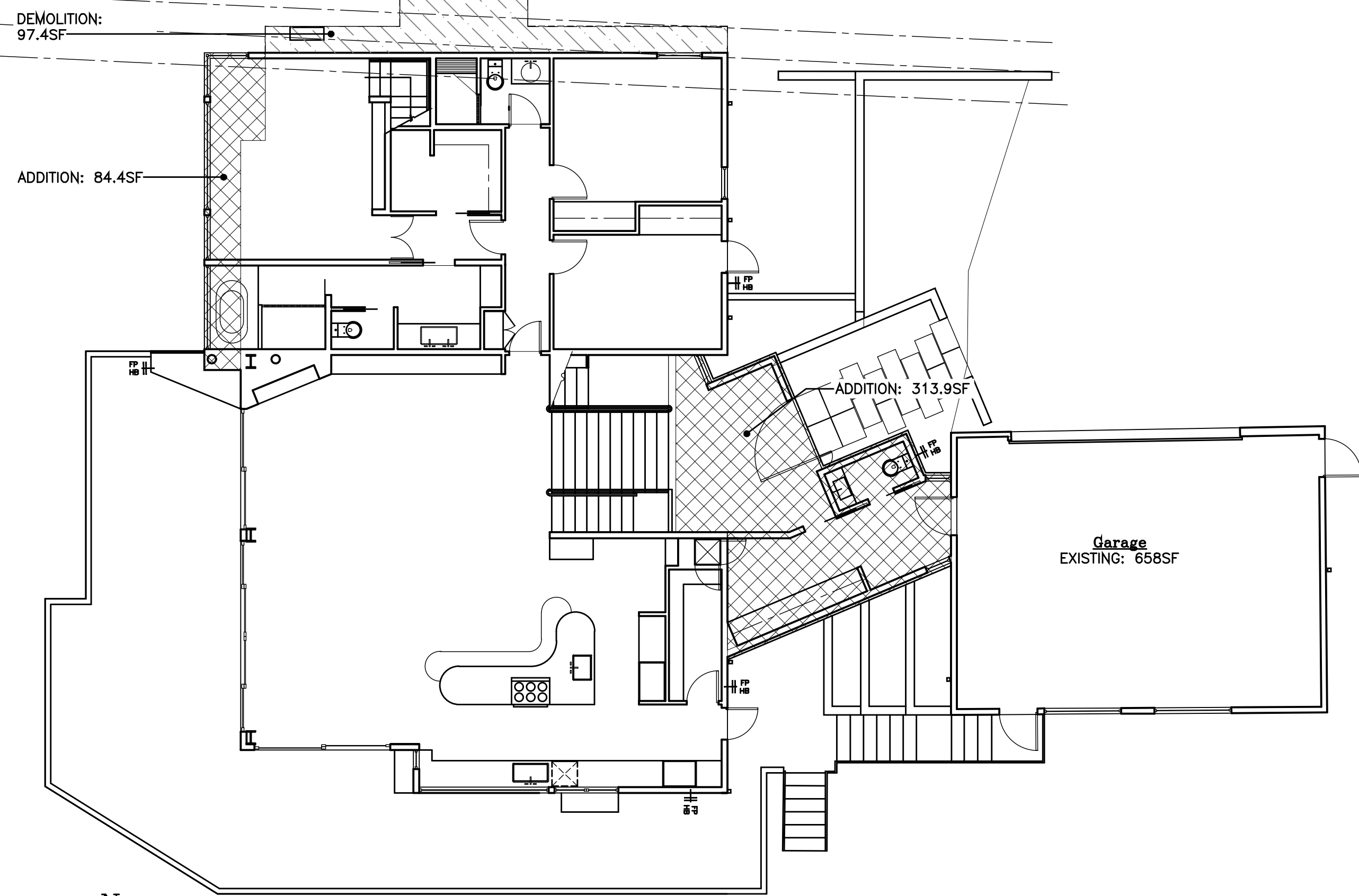
NESTLER-SPARE RESIDENCE

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

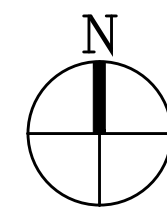
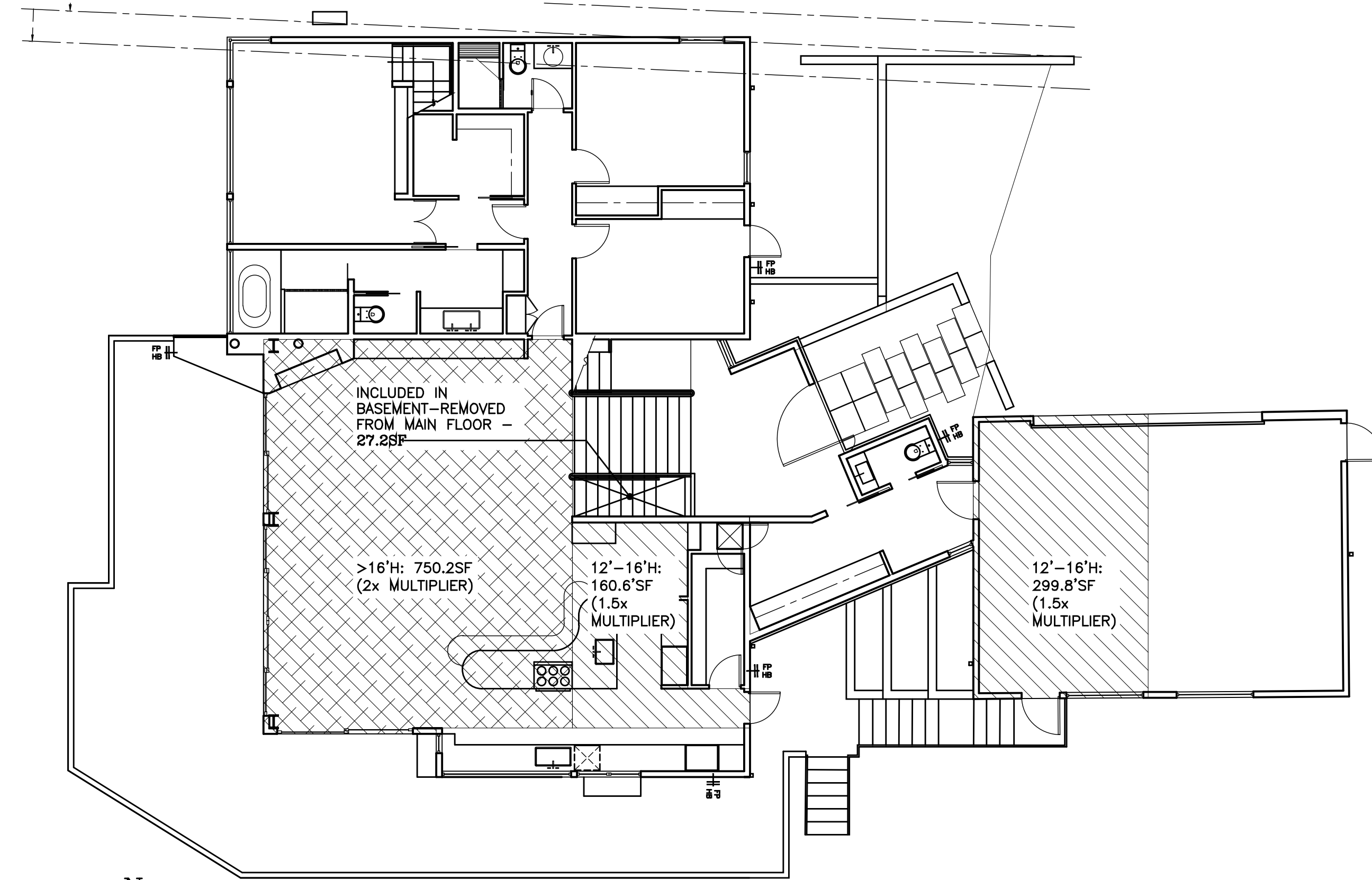
Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

GFA
Calculation
A2.4



1 Main Floor - New Addition
scale: 1/8"=1'-0"



2 Main Floor - GFA Modifiers
scale: 1/8"=1'-0"

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% (160.6x1.5): 80.3 SF
MAIN FLOOR GFA: 3314.6 SF

NEW/ADDITION UPPER FLOOR: 325.3 SF

GARAGE:

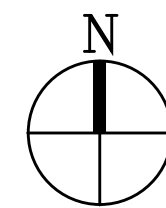
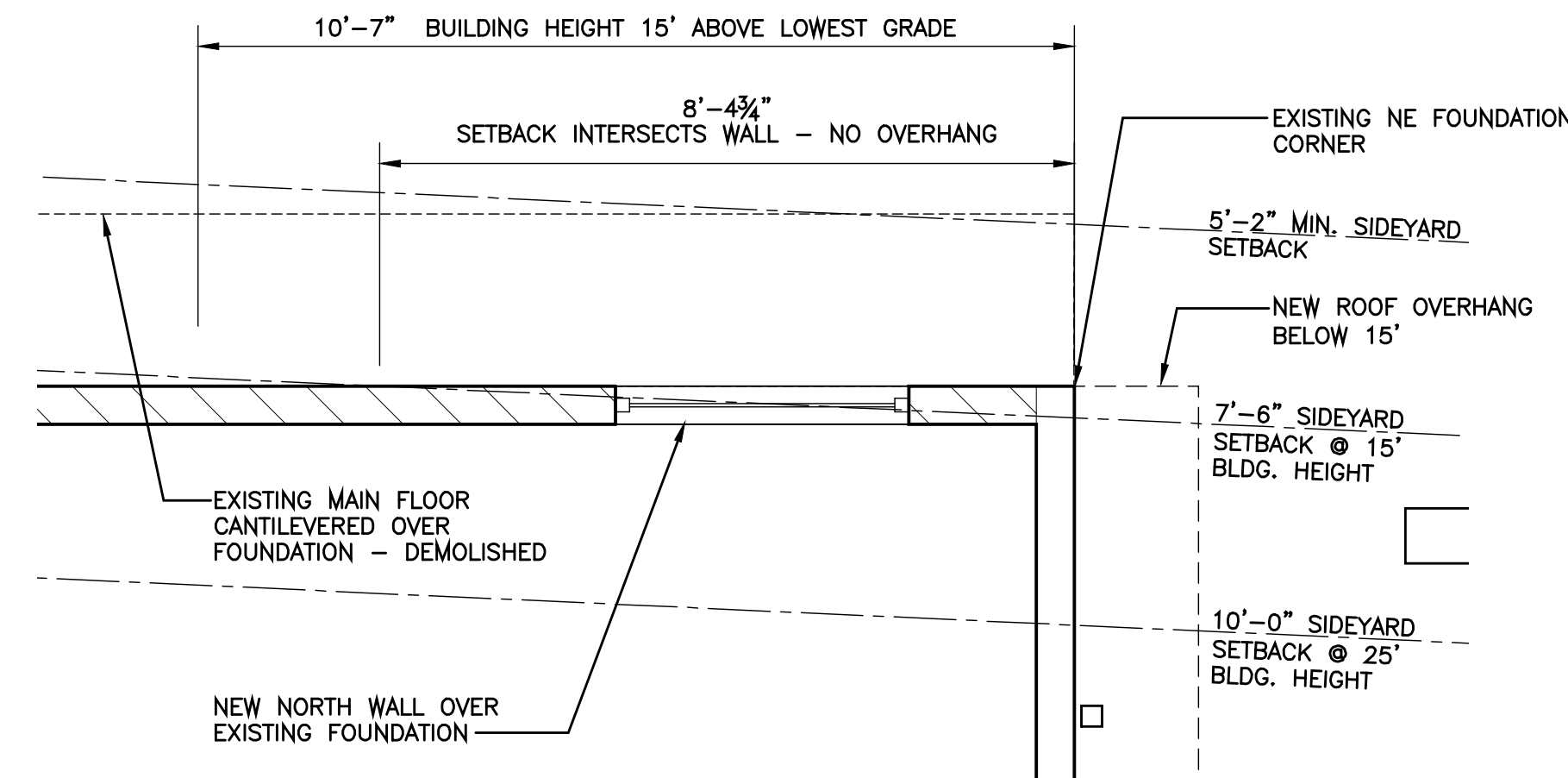
BASE AREA OF GARAGE: 658.8 SF
h: >12'/<16' 150% (306.4x1.5): 153.2 SF
GARAGE GFA: 812.0 SF

PROPOSED TOTAL GFA 38%: 6635.3 SF

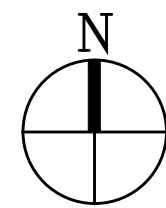
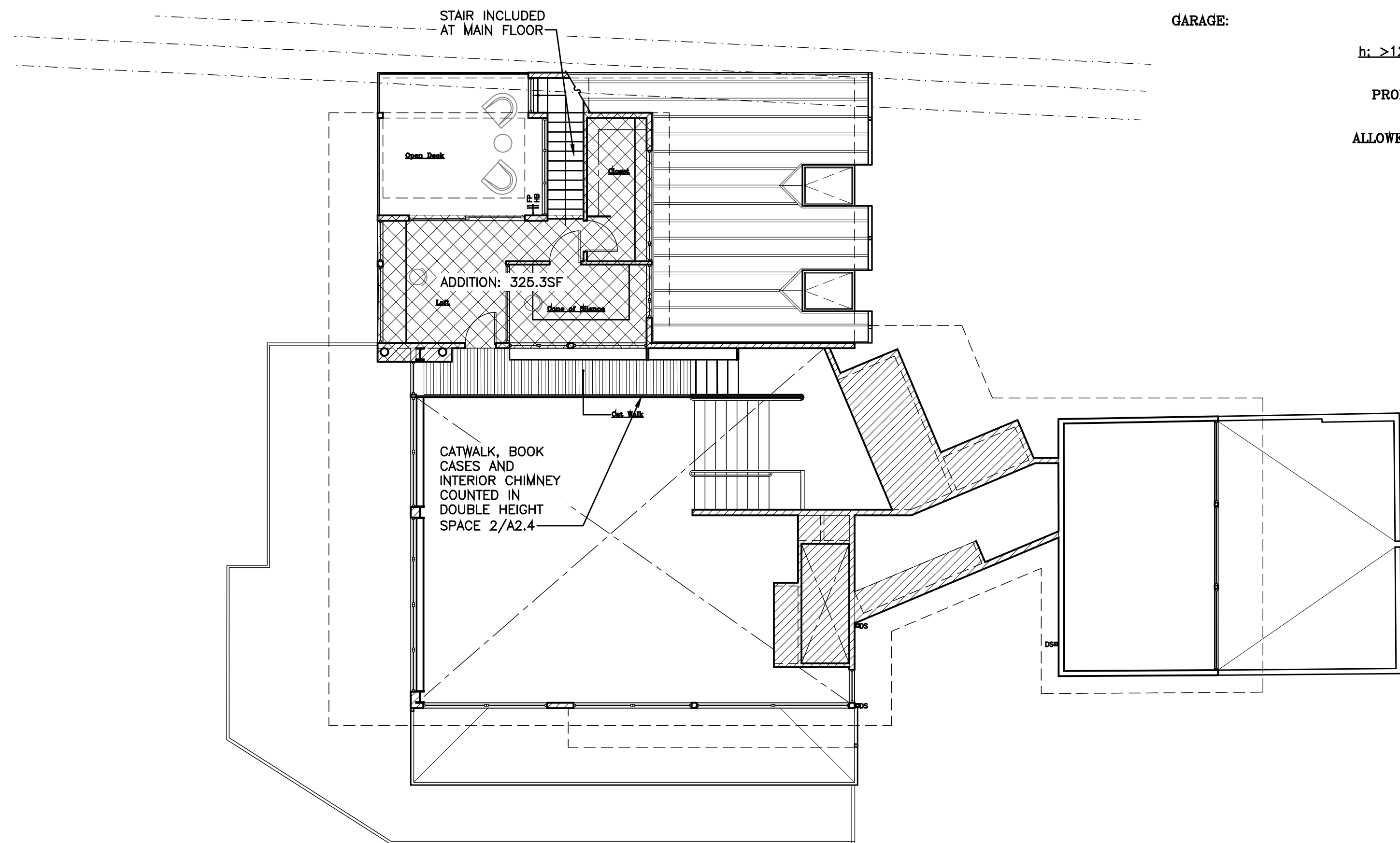
ALLOWED GFA: 14,817 x 40% = 5926.8 SF

GFA NOTES:

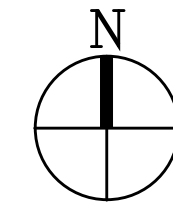
- SEE A0.2 FOR EXISTING GFA AND EXCLUDED PORTION OF BASEMENT CALCULATIONS.
- NO CHANGE IN AREA TO BASEMENT FROM EXISTING.
- EXPOSED PORTION OF STAIR TO BASEMENT NOT INCLUDED IN MAIN FLOOR CALCULATION (MICC 19.02.020.D02(c))



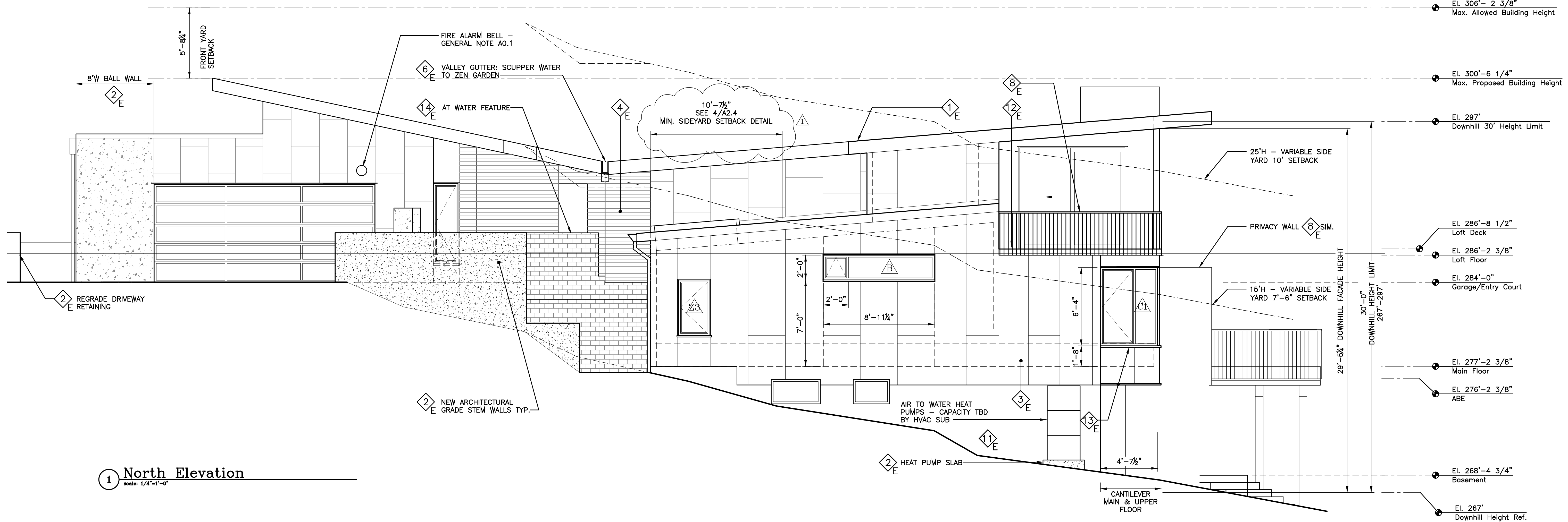
4 Variable Side Yard Setback Detail
scale: 1/2"=1'-0"



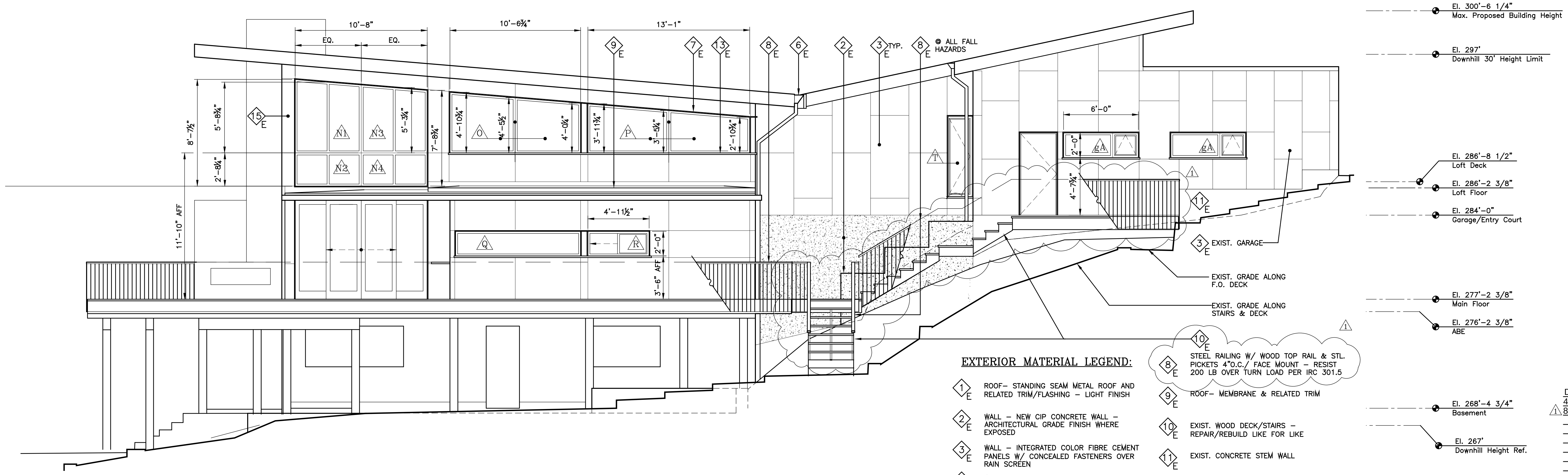
3 Upper Floor Addition
scale: 1/8"=1'-0"



5 Variable Side Yard Setback Detail
scale: 1/2"=1'-0"



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 ROOF- MEMBRANE & RELATED TRIM
 - 9 E EXIST. WOOD DECK/STAIRS - REPAIR/REBUILD LIKE FOR LIKE
 - 10 E EXIST. CONCRETE STEM WALL
 - 11 E DECK - PAVERS ON PEDESTAL
 - 12 E TRIM - CEDAR CONFIGURATION PER DETAIL
 - 13 E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE
 - 14 E METAL PANEL OVER RAIN SCREEN
 - 15 E STEEL RAILING W/ WOOD TOP RAIL & STL PICKETS 4"O.C./ FACE MOUNT - RESIST 200 LB OVER TURN LOAD PER IRC 301.5

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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
8/29/2024 Bldg. Permit Sub. 2

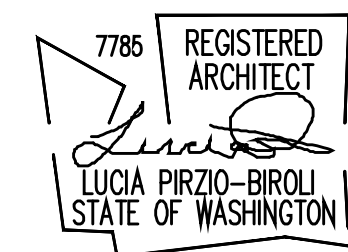
Scale:
Sheet:
Elevations

A3.1



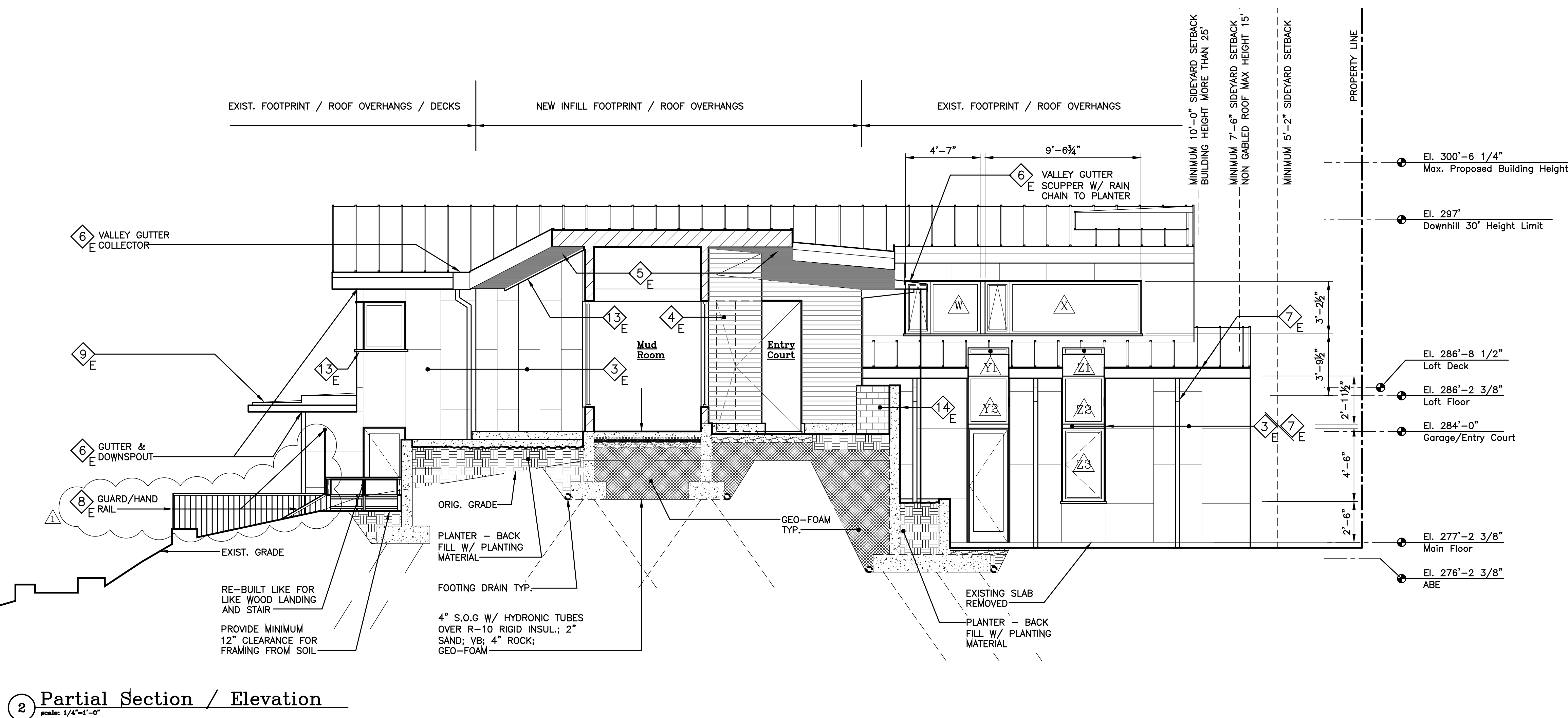
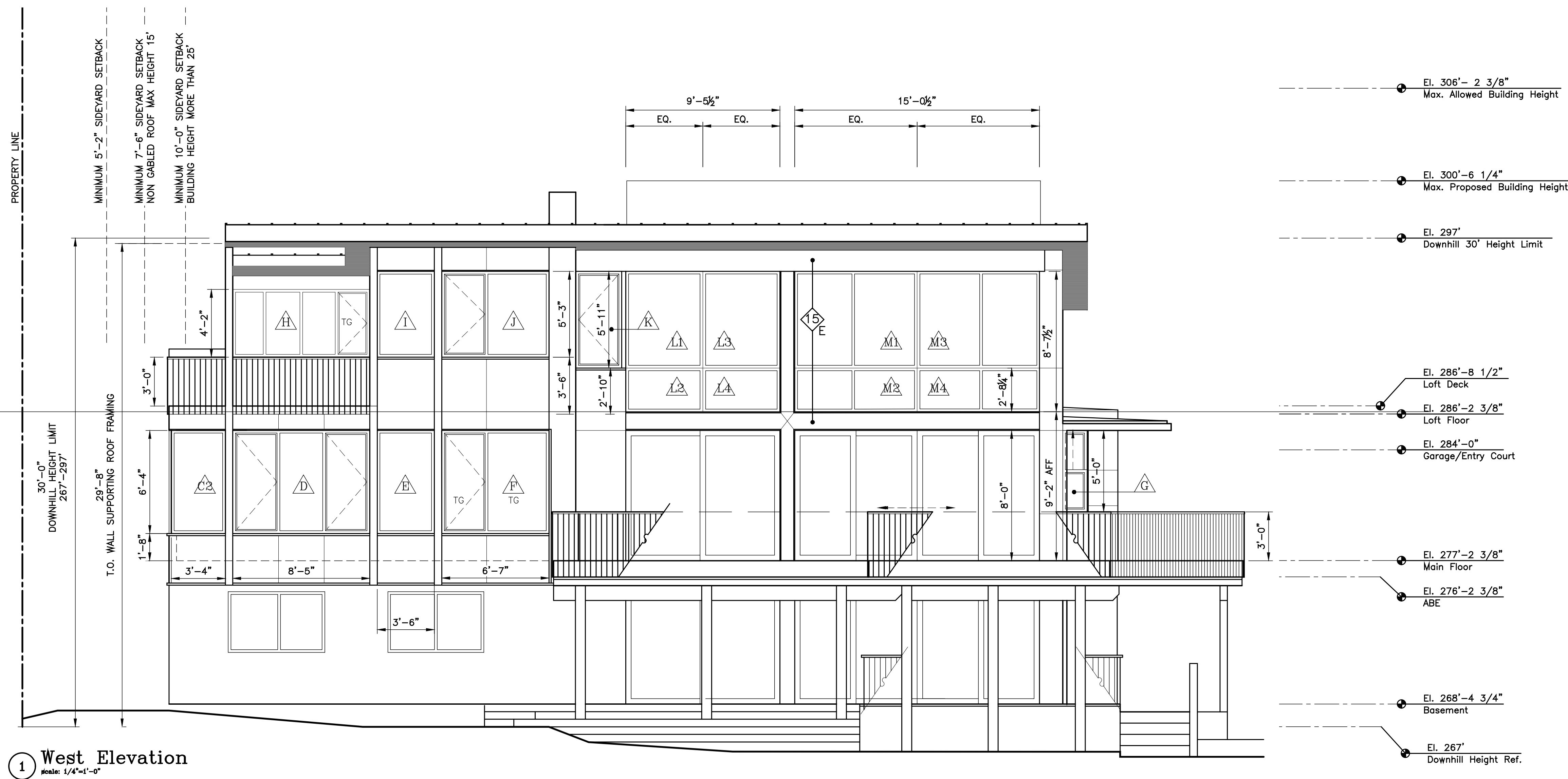
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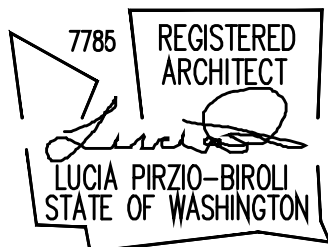
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Scale:
Sheet:
Elevations/
Sections
A3.2



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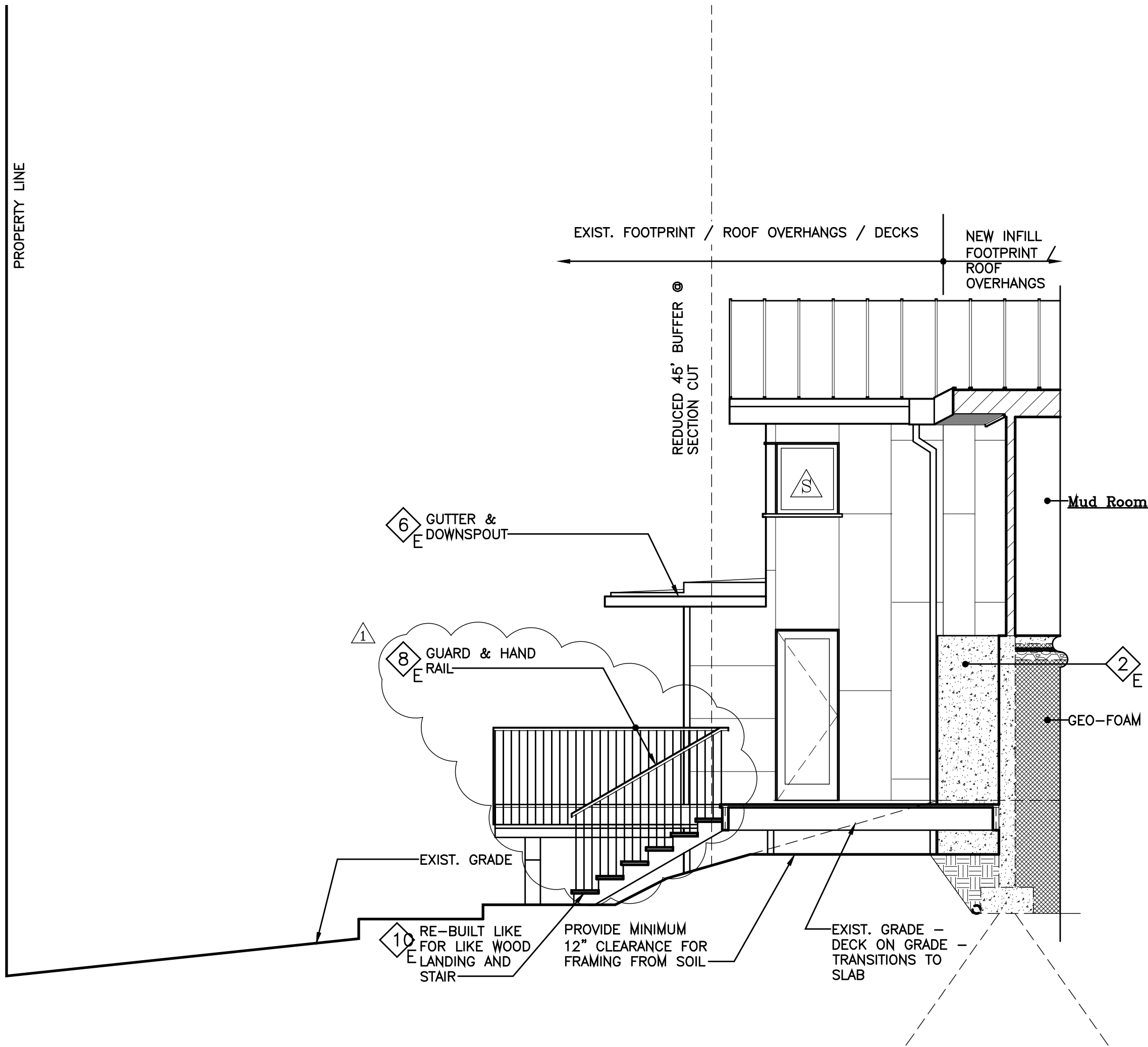
NESTLER-SPARE RESIDENCE

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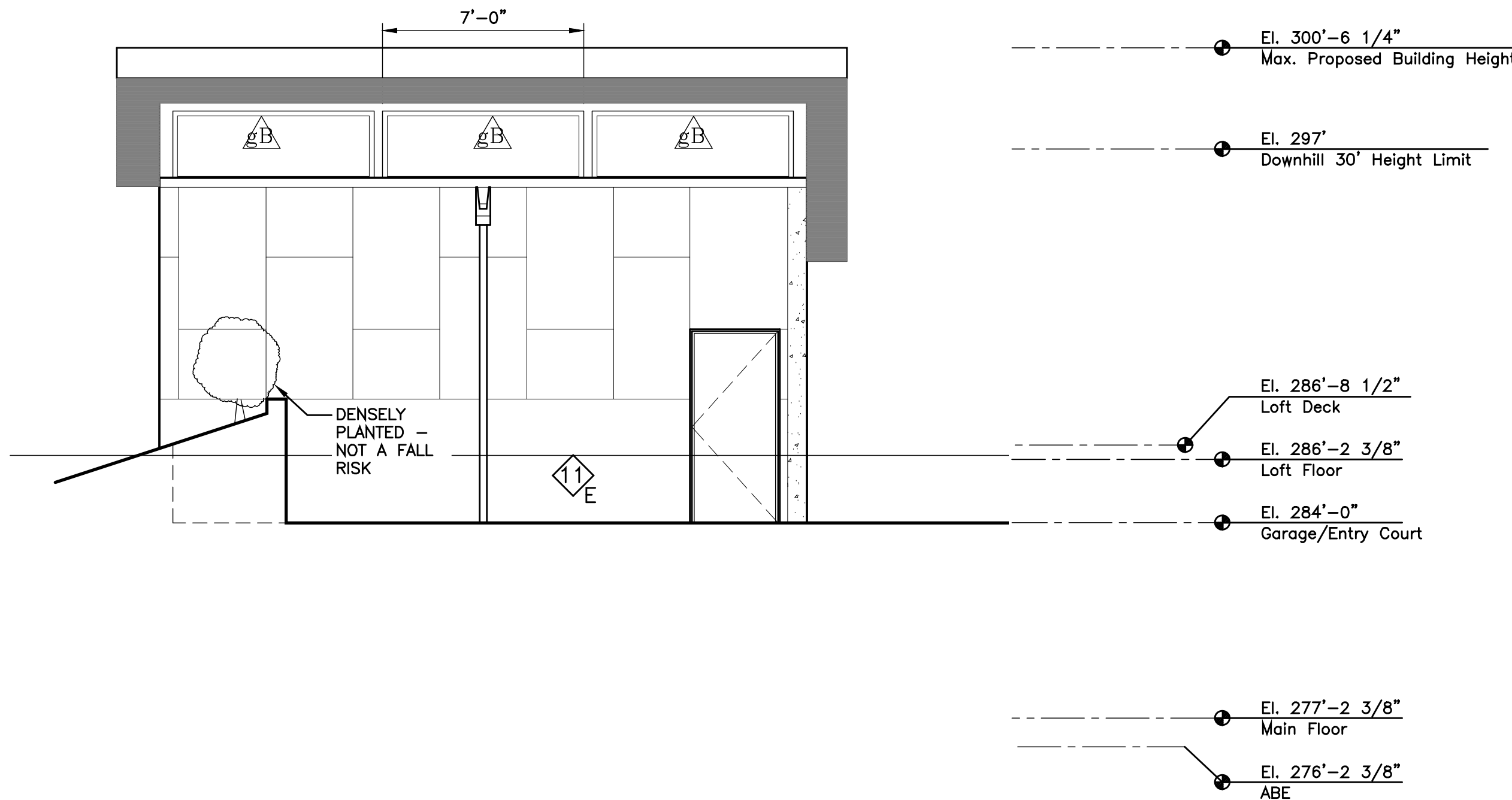
Date:
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Scale:

Sheet: Elevations/
Sections
A3.3



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



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

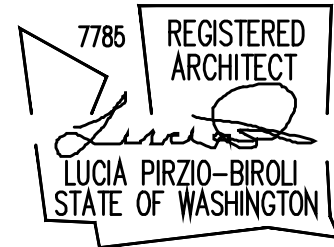
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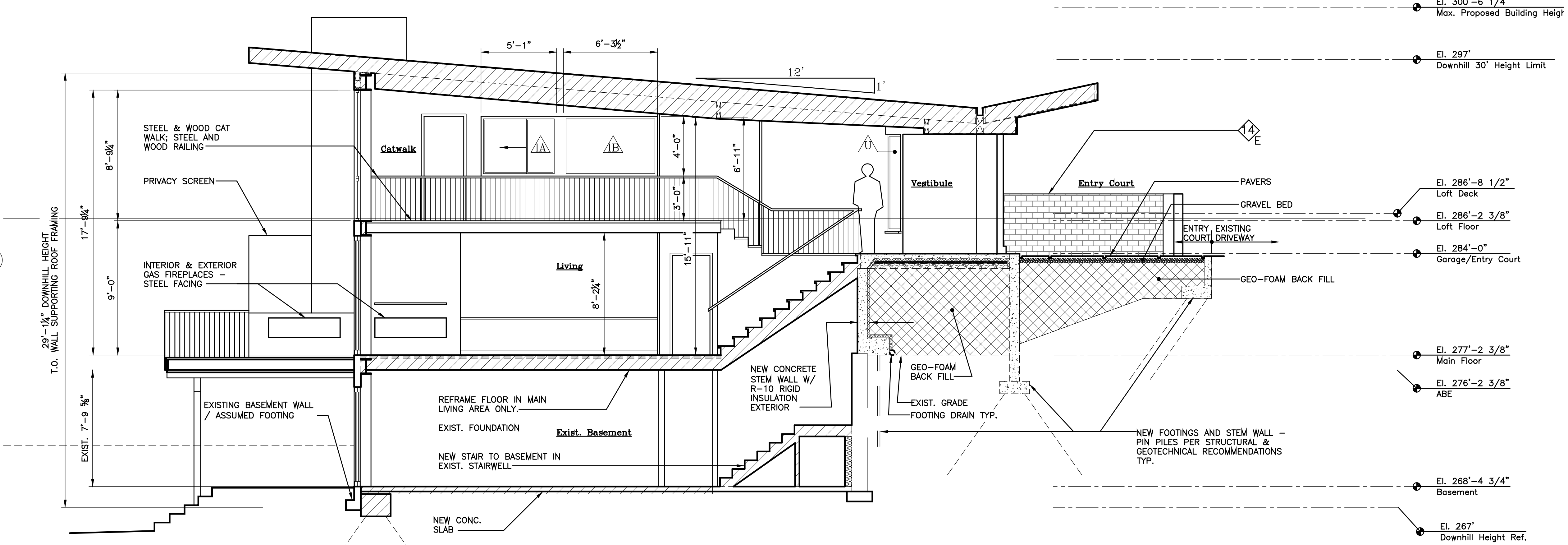
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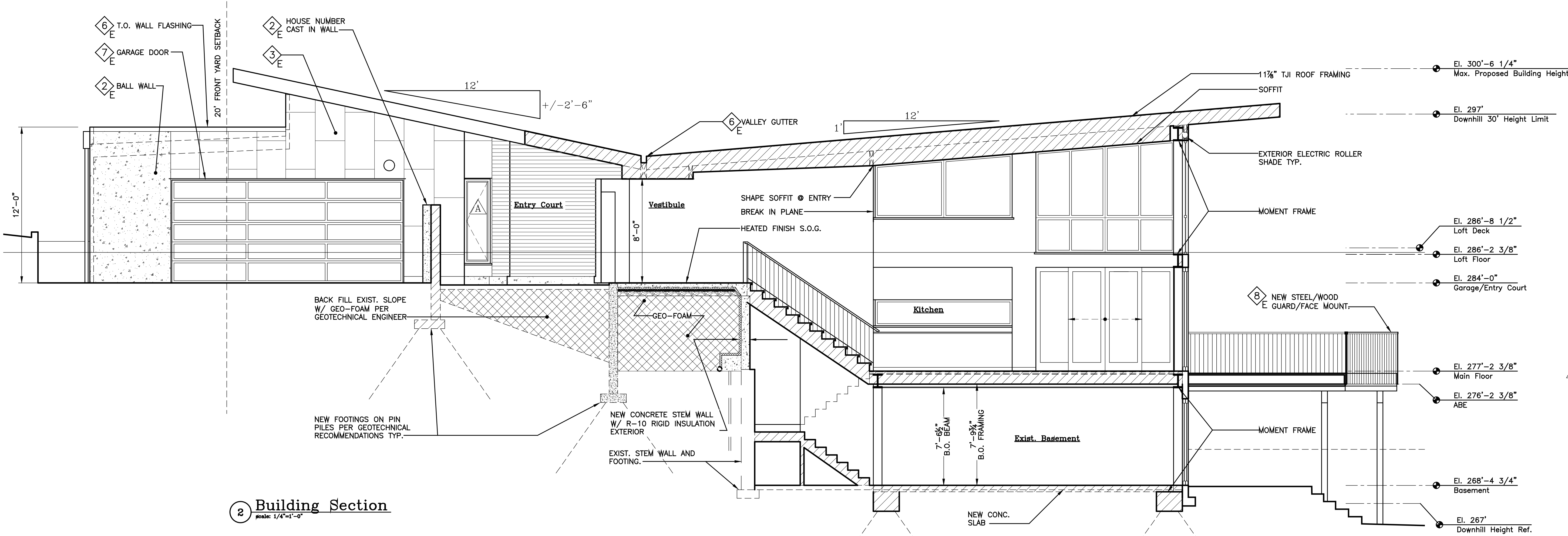
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1 Building Section
scale: 1/4"=1'-0"



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

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

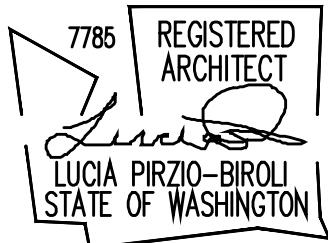
Sections

A4.1



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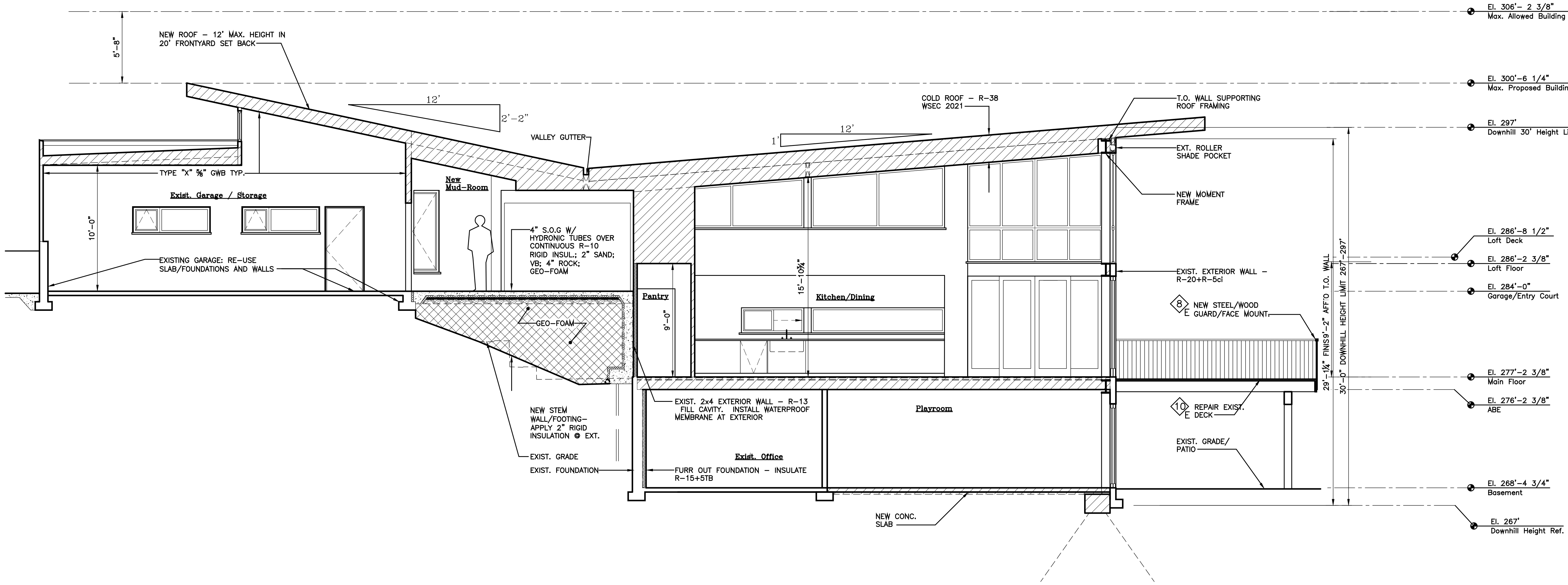
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Scale:

Sheet:

Sections

A4.2

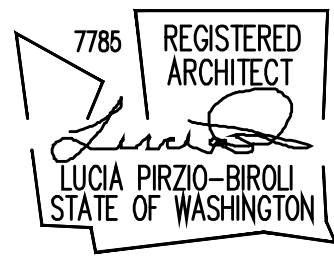


1 Building Section
scale: 1/4"=1'-0"

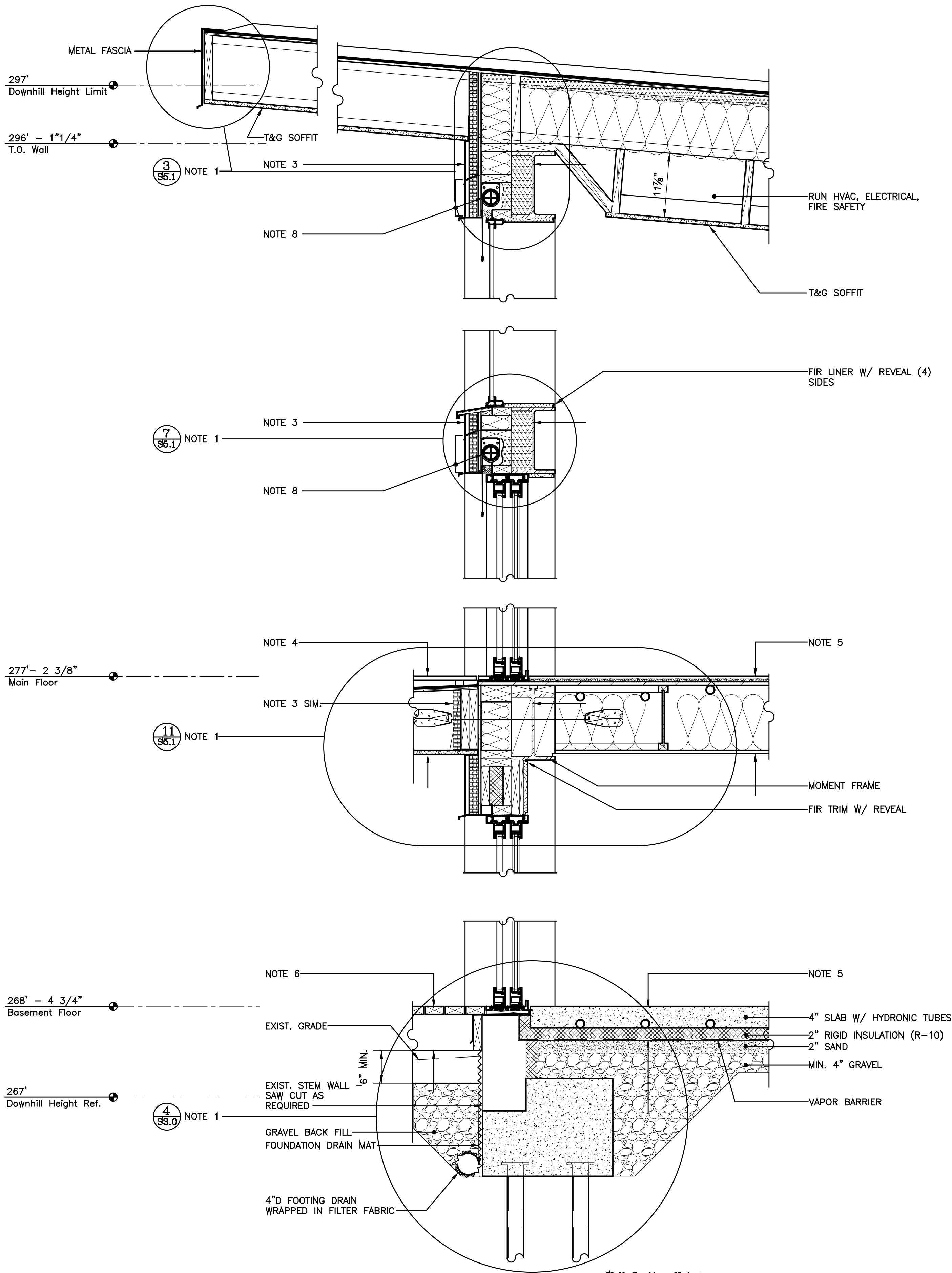


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NESTLER-SPARE RESIDENCE
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1 Wall Section @ Moment Frame
scale: 1"=1'-0"

- Wall Section Notes:**
- SEE FOR STRUCTURAL REQUIREMENTS
 - 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.
 - TYPICAL EXTERIOR RAINSCREEN WALL @ MOMENT FRAME: METAL PANEL; 3/4" VERTICAL FURRING; 1 1/2" 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 8" GWB W/ LOW VOC VP TINTED PRIMER; LATEX PAINT.
 - REBUILD EXISTING DECK "LIKE FOR LIKE" DECKING ON PEDESTAL SYSTEM; MEMBRANE & UNDERLAYMENT; SHEATHING PER STRUCTURAL; FRAMING PER STRUCTURAL SLOPE MIN. 1/2"/FT.; T&G SOFFIT
 - 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; 5/8" GWB PRIMED AND PAINTED.
 - ENERGY CREDIT 1.2 - NEW HEATED SLAB ON GRADE: CONTINUOUS R-10 UNDER AND AT PERIMETER.
 - REBUILD EXISTING DECK "LIKE FOR LIKE"; 2X DECKING OVER FRAMING; REVISE EXISTING GRADE TO MAINTAIN MINIMUM 6" BETWEEN GRADE AND FRAMING
 - ELECTRIC ROLLER SHADE - PROVIDE ACCESS FOR INSTALLATION, MAINTENANCE AND REPAIR WITH COVER BUILT TO REFLECT NOTE 3 "TYPICAL EXTERIOR RAINSCREEN WALL @ MOMENT FRAME."

Date:
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8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

Wall
Section
A5.1



Exterior Window Schedule

TAG	WINDOW R.O.			UNIT AREA	QTY.	TOTAL	MAX U-VALUE NOTE 6	UA VALUE	SILL HEIGHT (AFF)	TYPE OPERATION	SCREEN	TYPE	FRAME / FINISH	GLASS	MANUF.	NOTES
	Notes 1, 2 & 9					window area				NOTES 3&5	NOTE 8			NOTES 4,7,12		
	width		height	square ft.												
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	W/ "K" / 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	W/ "K" / 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	W/ "K" / 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	W/ "K" / ARGON	TBD	EGRESS/ALIGN SILL W/ "K" / MIRROR "M"
M1	7'-6 ½"	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 ½"	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 ½"	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 ½"	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 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. BC 1.2; EFFICIENT BUILDING MEET U-25 MINIMUM COMPLIANCE.
7. SIGHTER WINDOWS SHALL MEET U-25 MINIMUM COMPLIANCE.
8. OPERED GLASS AS NOTED.
9. SCREENS ON ALL OPERABLE WINDOWS.
10. ALL OPERABLE WINDOWS CONNECTED TO WHOLE-HOUSE SECURITY SYSTEM
11. 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.
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-EMISSION
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
f. (206) 275-0312



NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

Mercer Island, WA 98040

Window Schedule: Garage

TAG	WINDOW R.O.		UNIT AREA	QTY.	TOTAL	SILL HEIGHT (AFF)	TYPE OPERATION	SCREEN	TYPE	FRAME / FINISH	GLASS	MANUF.	NOTES
	Notes 1, 2 & 9						NOTES 3&5	NOTE 8			NOTES 4,7,12		
	width	height			square ft.		window area						
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	

Date:

4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

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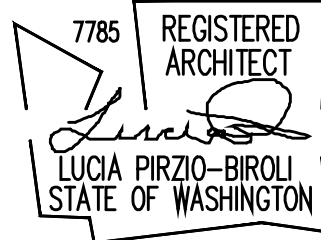
Window Schedule

A9.1



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ARCHITECTURE

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Mercer Island, WA 98040
t. (206) 232-9147
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NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

Mercer Island, WA 98040

Exterior Door to Conditioned Space																		
TAG	PANEL SIZE			UNIT AREA square ft.	PANEL QTY.	TOTAL	MAX U-VALUE	UA VALUE	Thickness	Location	TYPE	HARDWARE NOTE 3	MATERIAL/FINISH	FRAME/FINISH	GLASS	MANUF.	COLOR	NOTES
	width		height			door area												
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:

- CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
- UNIT BREAK DOWN W/ IN ROUGH OPENING
- (3) MINIMUM HEAVY DUTY CONCEALED HINGES MIN. AT ALL EXTERIOR SWING DOORS
- 3 POINT LOCKING SYSTEM MINIMUM
- MANUFACTURER: TBD
- MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING - COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
- 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
- GLASS - LO-E2/ARGON GAS ALL WINDOWS AND STOREFRONT DOORS EXCEPT AS OTHERWISE NOTED
- EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310. NOTED ON ELEVATIONS
- EG I.2: EFFICIENT BUILDING ENVELOPE ALL NEW EXTERIOR WINDOWS AND GLAZED DOORS SHALL MEET MINIMUM U-25 MINIMUM COMPLIANCE.
- OBSOURED GLASS AS NOTED.
- SCREENS ON ALL OPERABLE WINDOWS, SLIDING GLASS DOORS AND SWING DOORS
- ALL EXTERIOR DOORS AND SCREENS CONNECTED TO WHOLEHOUSE SECURITY SYSTEM.

ABBREVIATIONS

AWN	AWNING
CASE	CASEMENT
CLR	CLEAR
DBL	DOUBLE GLAZING
FIX	FIXED
HC	HOLLOW CORE
LAM	LAMINATED
LO-E	LOW-EMISSIVITY
MIN	MINUTE
OBS	OBSOURE
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

Interior Door Schedule & Doors From Un-conditioned Space to Exterior													
TAG	PANEL SIZE (NOTE #4)			PANEL QTY.	UNIT AREA	Thickness	TYPE	LOCATION	MATERIAL/ FINISH	GLASS	HARDWARE NOTES 2&3	MANUF.	NOTES
	width		height		square ft.								
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:

- ALL NON-CLOSET FLUSH DOORS - SOLID CORE UNO
- (3) HINGES MINIMUM
- HANDLE LEVER UNO
- UNDERCUT DOORS 1/2" TO HABITABLE SPACES AS NECESSARY TO MEET WHOLE HOUSE VENTILATION REQUIREMENTS
- MEASURE PRIOR TO ORDERING DOORS.

Date:

4/15/2024 Bldg. Permit Sub. 1

8/29/2024 Bldg. Permit Sub. 2

Scale:

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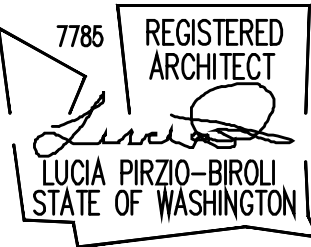
Door
Schedule

A9.2



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4212 W. Mercer Way
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t. (206) 232-9147
f. (206) 275-0312



NESTLER-SPARE RESIDENCE

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

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

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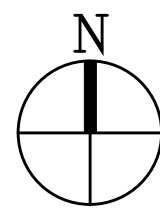
Basement
Electric Plan
E2.0

Power and Lighting Legend

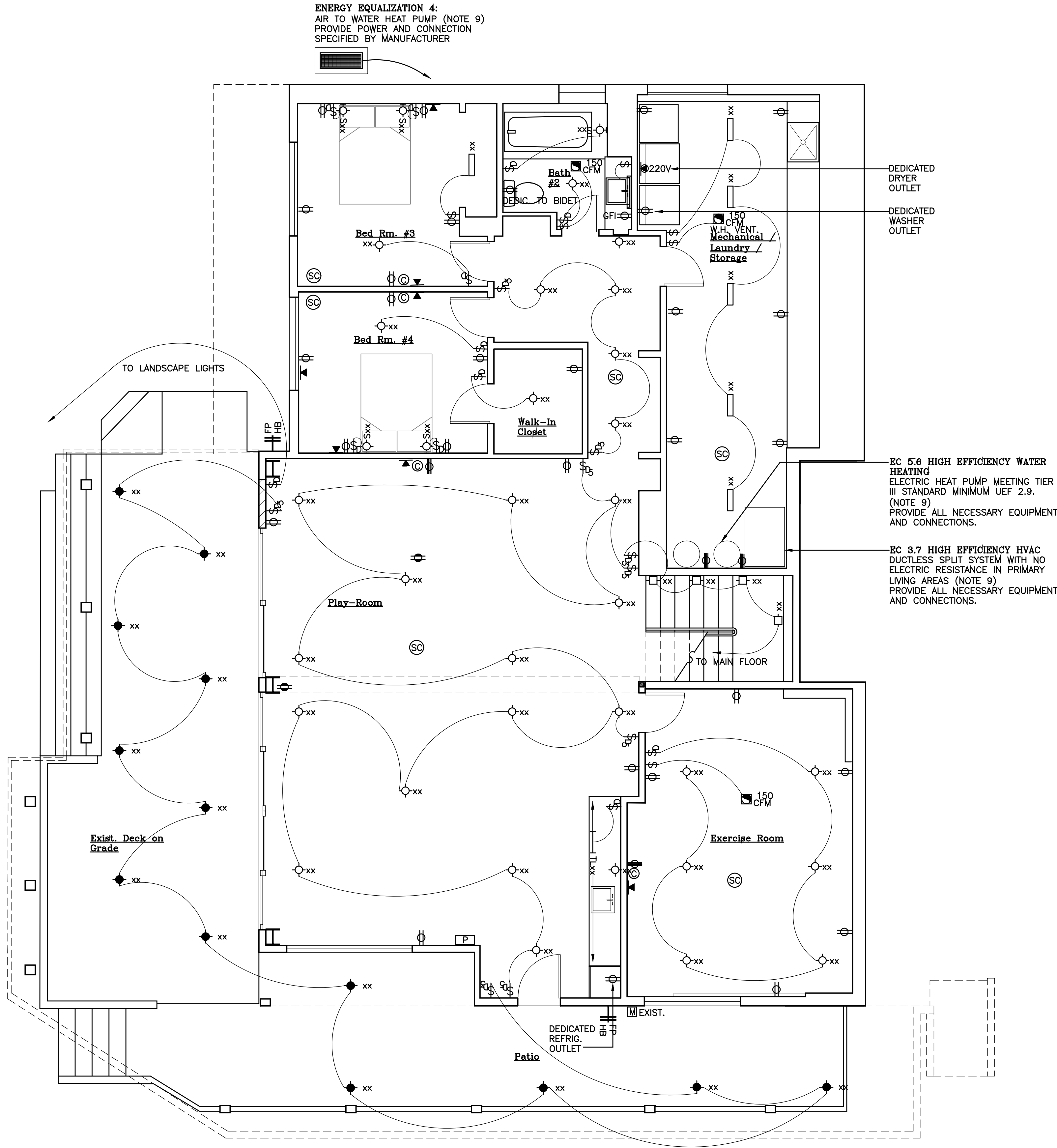
- XX CFM Recessed Ceiling Mounted Exhaust Fan
- SO Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
- HD Heat Detector / Heat Alarm
- CC Cable Connection
- FCM Floor Mounted Cable Connection
- DO Dedicated Data Outlet (CatV)
- S Switch
- SW Multi-way Switch
- SD Switch, Dimmer
- SDM Switch, Dimmer/Multi-way
- DA Switch, Door Activated
- DO Duplex Outlet
- GFI Ground Fault Circuit Interrupter
- WO Exterior Duplex Outlet
- FO Four-plex Outlet
- FDO Floor Mounted Duplex Outlet
- SO 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
- xx 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 (NFPAT2 - 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

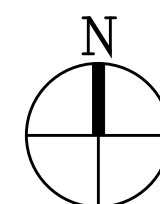
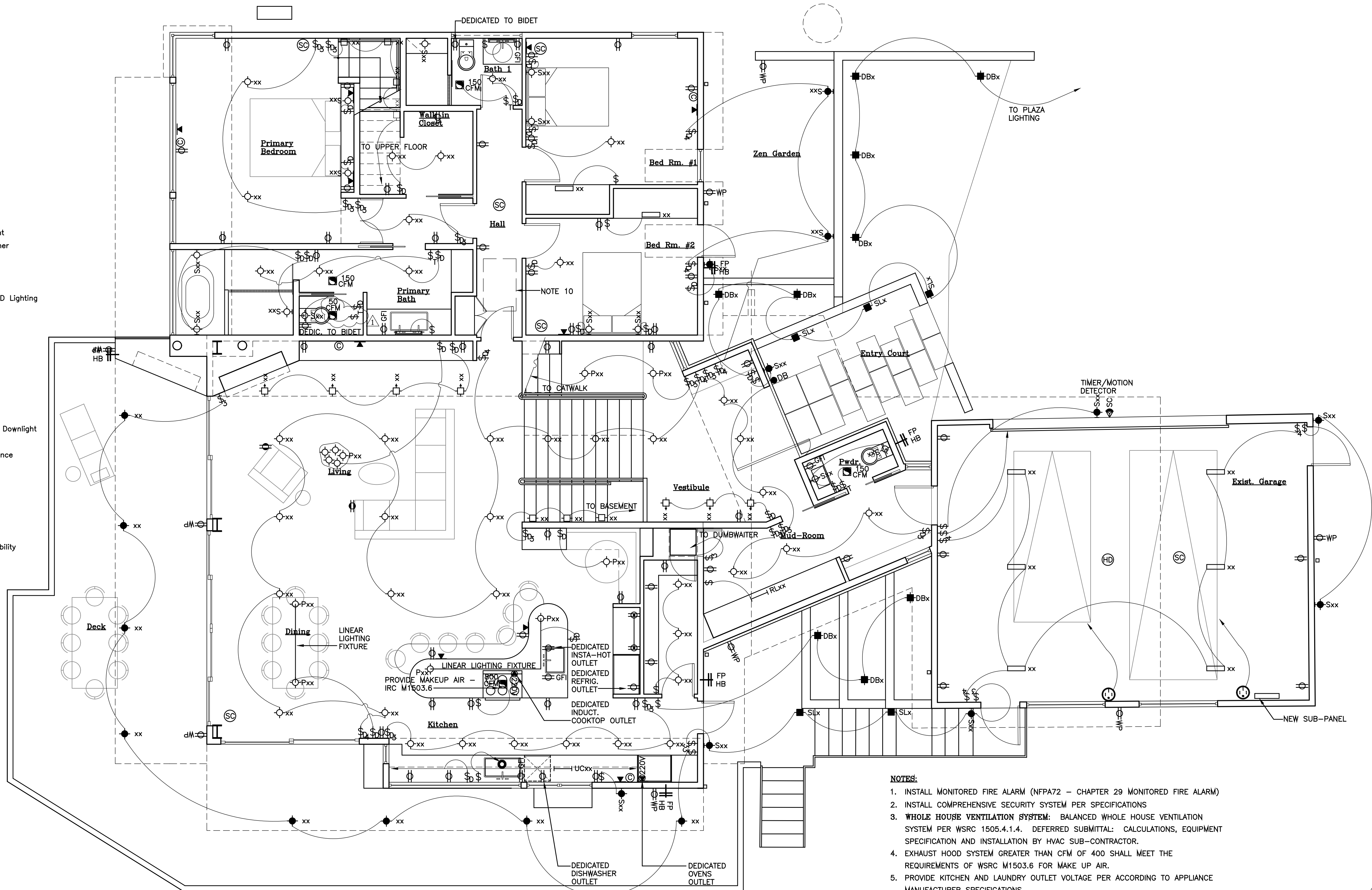


1 Basement Electric Plan
scale: 1/4"=1'-0"



Power and Lighting Legend

- | | |
|--|--|
| | Recessed Ceiling Mounted Exhaust Fan |
| | Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide Detector |
| | Heat Detector / Heat Alarm |
| | Cable Connection |
| | Floor Mounted Cable Connection |
| | Dedicated Data Outlet (CatVI) |
| | Switch |
| | Switch, Multi-way |
| | Switch, Dimmer |
| | Switch, Dimmer/Multi-way |
| | Switch, Timer |
| | Switch, Door Activated |
| | Duplex Outlet |
| | Ground Fault Circuit Interrupter |
| | Exterior Duplex Outlet |
| | Four-plex Outlet |
| | Floor Mounted Duplex Outlet |
| | Strip Outlets |
| | 220 V Outlet |
| | Breaker Panel |
| | Meter |
| | Security Panel |
| | Recessed Ceiling Mounted LED Downlight |
| | Recessed Ceiling Mounted LED Wallwasher |
| | Surface Ceiling Mounted LED Downlight |
| | Surface Mounted Wall LED Sconce |
| | Surface Mounted Track LED Lighting |
| | Surface Mounted Undercabinet Strip LED Lighting |
| | Ribbon LED linear light |
| | Pendant Fixture |
| | Cluster Pendant Fixture |
| | Surface Mounted Downlight |
| | Surface Mounted LED Batten Fixture |
| | Recessed Mounted Wall LED Washer |
| | Recessed Wall LED Light |
| | Mirror w/ LED Light & Defogger |
| | Exterior Recessed Ceiling Mounted LED Downlight |
| | Exterior Ground LED Light |
| | Exterior Surface Mounted Wall LED Sconce |
| | Exterior Recessed Wall LED Step Light |
| | Exterior Direct Burial Uplight |
| | Pool Light |
| | Waste Disposal |
| | Level 2 240V EV Charger |
| | Ceiling Fan with Light |
| | Security Camera w/ Night Vision Capability |
| | Door Bell w/ Security Camera |



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.

Date: _____
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

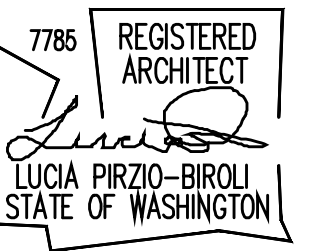
Scale:

Sheet:

Main Floor Electric Plan E2.1

ECTYPOS
ARCHITECTURE

4212 W. Mercer Way
Mercer Island, WA 98040
t. (206) 232-9147
f. (206) 275-0312



NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

Mercer Island, WA 98040



ECTYPOS
ARCHITECTURE

4212 W. Mercer Way
Mercer Island, WA 98040
t. (206) 232-9147
f. (206) 275-0312



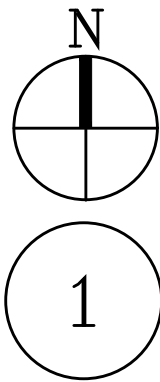
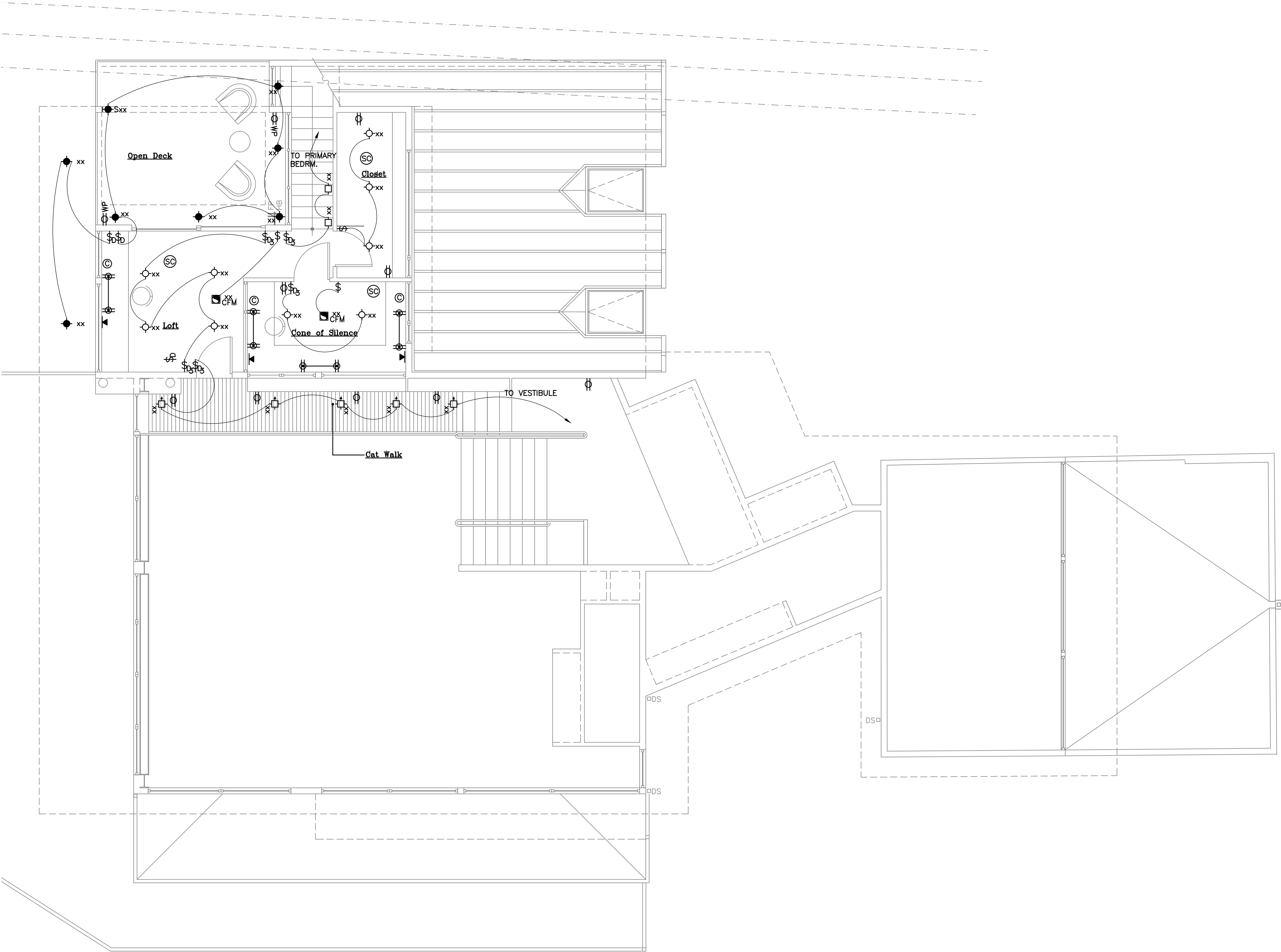
NESTLER-SPARE RESIDENCE

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

Power and Lighting Legend

- CFM Recessed Ceiling Mounted Exhaust Fan
- SC Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
- HD Heat Detector / Heat Alarm
- C Cable Connection
- FC Floor Mounted Cable Connection
- DO Dedicated Data Outlet (CatVI)
- S Switch
- MS Switch, Multi-way
- D Switch, Dimmer
- DS Switch, Dimmer/Multi-way
- Dr. Act. Switch, Door Activated
- DO Duplex Outlet
- GFI Ground Fault Circuit Interrupter
- WP Exterior Duplex Outlet
- FO Four-plex Outlet
- FDO Floor Mounted Duplex Outlet
- SO 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
- xx 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
- W Waste Disposal
- EV Level 2 240V EV Charger
- CF Ceiling Fan With Light
- SC Security Camera w/ Night Vision Capability
- DB Door Bell w/ Security Camera

- NOTES:
- INSTALL MONITORED FIRE ALARM (NFPA72 – CHAPTER 29 MONITORED FIRE ALARM)
 - INSTALL COMPREHENSIVE SECURITY SYSTEM PER SPECIFICATIONS
 - 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.
 - EXHAUST HOOD SYSTEM GREATER THAN CFM OF 400 SHALL MEET THE REQUIREMENTS OF WSRC M1503.6 FOR MAKE UP AIR.
 - PROVIDE KITCHEN AND LAUNDRY OUTLET VOLTAGE PER ACCORDING TO APPLIANCE MANUFACTURER SPECIFICATIONS
 - 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.
 - CONTRACTOR TO COORDINATE WITH OWNER (2) WALK-THROUGHS WHILE LOCATING FIXTURES, OUTLETS, AND SWITCHES AND PRIOR TO FINALIZATION.
 - OUTLETS SHALL BE LOCATED PER IRC E3901
 - HVAC AND DOMESTIC HOT WATER EQUIPMENT ARE A **DEFERRED SUBMITTAL**. SUB CONTRACTORS TO PROVIDE NECESSARY CALCULATIONS AND EQUIPMENT SPECIFICATIONS

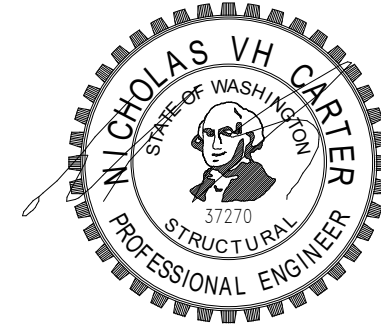


Upper Floor Electric Plan
scale: 1/4"=1'-0"

Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:
Sheet:

Upper Floor
Electric Plan
E2.2



GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- ALL MATERIALS WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE (IBC) INCLUDING WASHINGTON STATE MODIFICATIONS.
- DESIGN LOADING CRITERIA

SNOW LOAD
FLOOR LIVE LOAD (RESIDENTIAL)
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES AND DECKS)
WIND (MAIN WIND FORCE RESISTING SYSTEM)

GROUND SNOW LOAD, P_g = PSF
40 PSF
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_{w1} = 0.976
 S_{w2} = 0.508
 S_{w3} = 0.610
IMPORTANCE FACTOR, I_e = 1.0
SITE CLASS D
SEISMIC DESIGN CATEGORY = D
RISK CATEGORY = II
R = 8.5 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)

- 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.
- 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.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- 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.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- ALL 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.
- SUBMITTAL REVIEW PERIOD: SUBMITTALS SHALL BE MADE IN TIME TO ALLOW MINIMUM OF TWO WEEKS FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.
- 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.
- 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.

- 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.

- 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 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:

- 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.

- 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

- 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

- 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

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, F_y = 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 PILE 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 GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

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

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. 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.
 - ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. OVERCUTTING AT CORNERS SHALL NOT BE PERMITTED.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
 - SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
 - 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.

- 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.

- 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

- 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 3/4-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.

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

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

- 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.

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

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

- 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.

- 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.

- 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

- 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.

- CONCRETE ANCHORS
 - MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
 - HILTI "KWIK BOLT 1Z" (ICC-ES ESR-1917)
 - 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:
 - SIMPSON STRONG-TIE "SET-3G" (ICC-ES ESR-4057)
 - SIMPSON STRONG-TIE "AT-3G" (ICC-ES ESR-4057)
 - HILTI "HIT-RE 500-V3" (ICC-ES ESR-3814)
 - HILTI "HIT-HY 200" (ICC-ES ESR-3187)

STEEL

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

- AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- 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."
- AISC 341-16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.
- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE D1.1 AND D1.4

- 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

- ALL BEAM PENETRATIONS NOT SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- 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.
- 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.
- 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.
- ORDINARY MOMENT-RESISTING FRAME SYSTEMS

- 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:
 - WELDING PROCEDURE SPECIFICATIONS
 - COPIES OF MANUFACTURE'S TYPICAL CERTIFICATE OF CONFORMANCE FOR ALL ELECTRODES, FLUXES, AND SHIELDING GASSES.
 - MANUFACTURER'S CERTIFICATION THAT THE FILLER METAL MEETS THE SUPPLEMENTAL NOTCH TOUGHNESS REQUIREMENTS FOR DEMAND CRITICAL WELDS.
 - MANUFACTURERS PRODUCT DATA SHEETS OR CATALOG DATA FOR SMAW, FCAW, AND GMAW COMPOSITE FILLER METALS.
- 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.
- AGENCY RESPONSIBLE FOR QUALITY ASSURANCE SHALL SUBMIT THE FOLLOWING DOCUMENTS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT:
 - 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.
 - QUALIFICATIONS OF MANAGEMENT AND INSPECTION PERSONNEL DESIGNATED TO THE PROJECT.
 - QUALIFICATION RECORDS FOR INSPECTORS AND NON-DESTRUCTIVE TESTING TECHNICIANS DESIGNATED TO THE PROJECT.
 - NON-DESTRUCTIVE TESTING PROCEDURES AND EQUIPMENT CALIBRATION RECORDS FOR TESTING TO BE PERFORMED AND EQUIPMENT TO BE USED FOR THIS PROJECT.
 - DAILY OR WEEKLY INSPECTION REPORTS.
 - NON-CONFORMANCE REPORTS.

WOOD

- FRAMING LUMBER SHALL BE KLN 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

- 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, F_v = 290 PSI.

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Scale:

Sheet: General Notes



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, F_v = 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, F_v = 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
SAWN LUMBER	LEDGERS	3B
	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 6d 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 1/8 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.

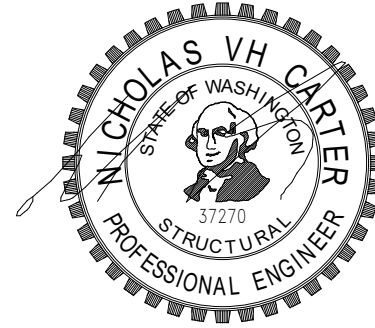
UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND ATTACHED WITH 10d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE 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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STRUCTURAL
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NESTLER-SPARE RESIDENCE

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

Date:
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Scale:

Sheet: General Notes

S1.1



CQN CARTER
QUINN
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STRUCTURE
ENGINEER

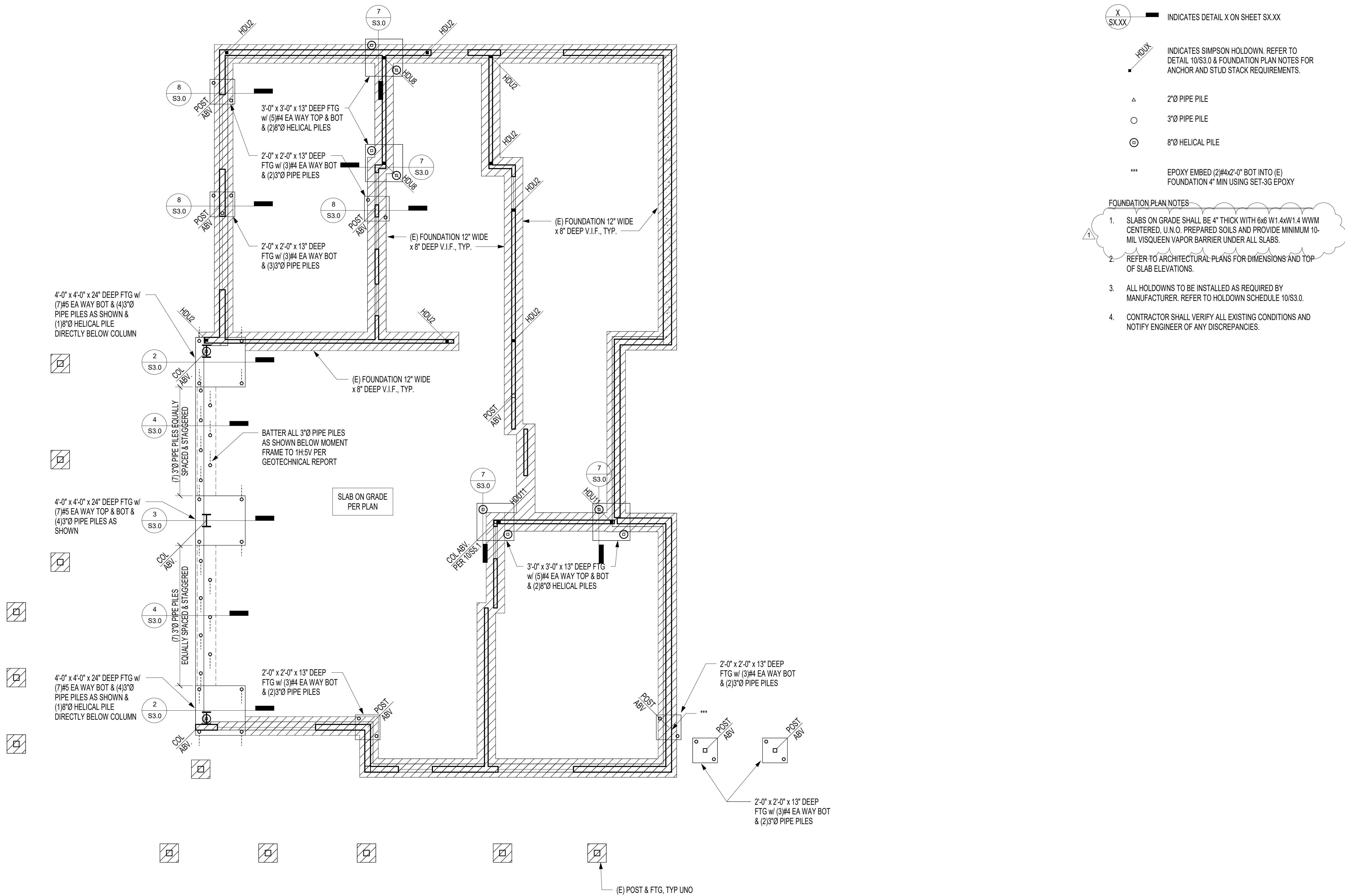
NESTLER-SPARE RESIDENCE

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

Scale:

Sheet: Foundation Plan

S2.0

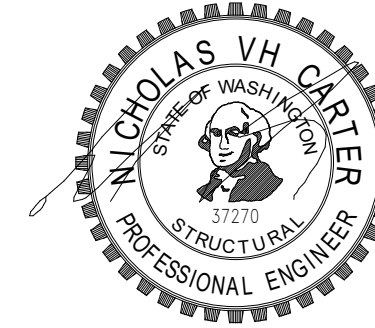


① **Foundation Plan**
1/4" = 1'-0"



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NESTLER-SPARE RESIDENCE

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Sheet: Main Floor Framing Plan

S2.1

FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- INDICATES EXISTING FOUNDATION
- INDICATES NEW FOUNDATION
- INDICATES DETAIL X ON SHEET SX.XX
- 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

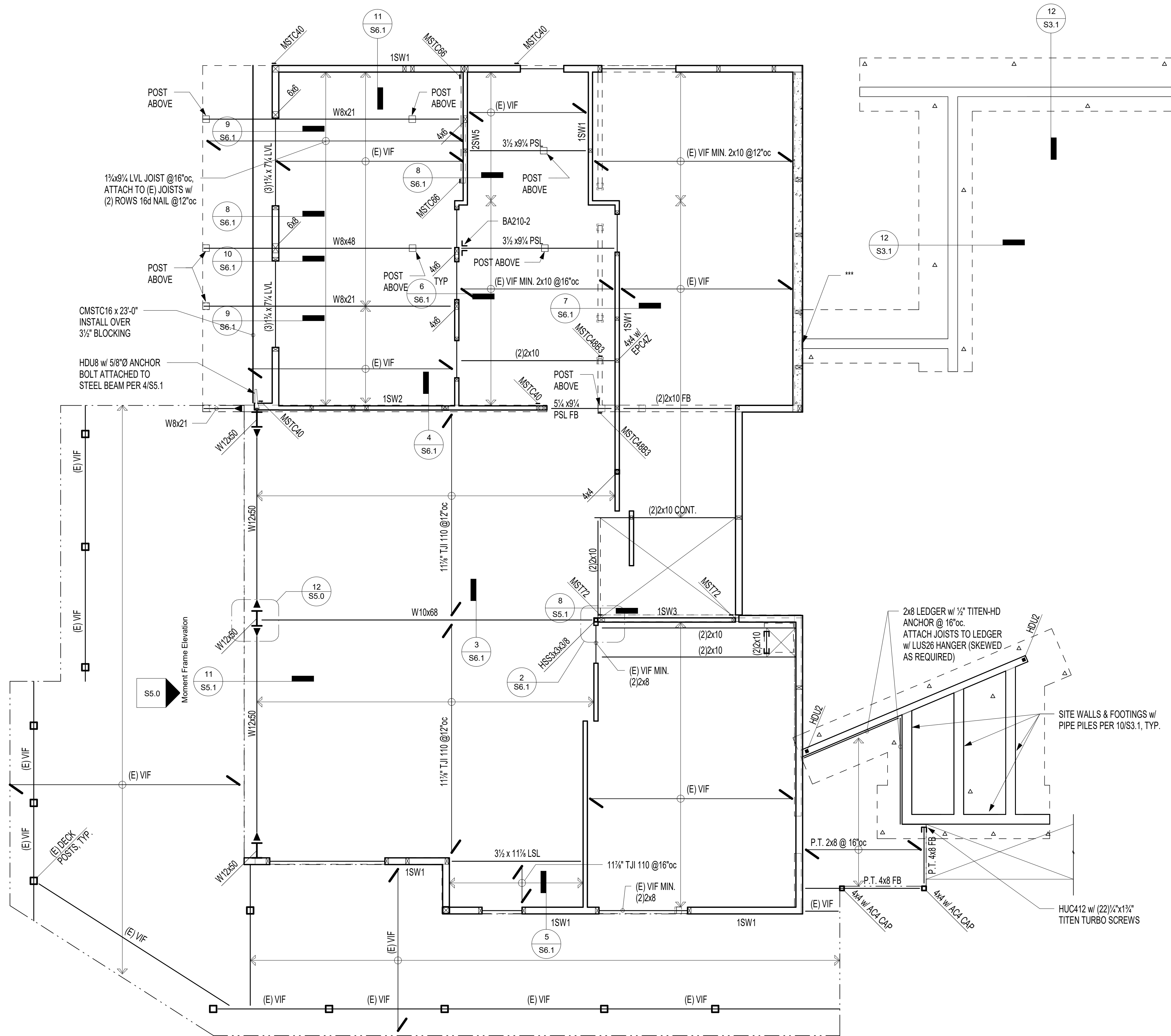
- SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM CENTERED, U.N.O. PREPARED SOILS AND PROVIDE MINIMUM 10-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND TOP OF SLAB ELEVATIONS.
- ALL HOLDOWNS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. REFER TO HOLDOWN SCHEDULE 10/S3.0.
- 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
- INDICATES DETAIL X ON SHEET SX.XX
- FRAMING SPAN AND EXTENTS

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

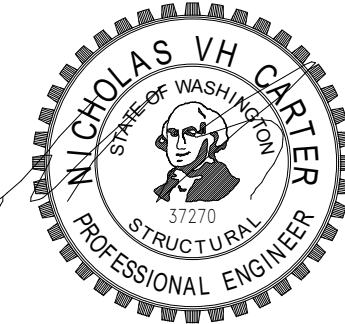
- FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). NAIL AT ALL FRAMED PANEL EDGES AND OVER SHEAR WALLS w/ 10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING.
- ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING (SPAN RATING 24/0). NAIL AT ALL FRAMED PANEL EDGES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





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Mercer Island, WA 98040

Date:
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7/22/2024 Permit Comments #1

Scale:

Sheet: Upper Floor Framing Plan

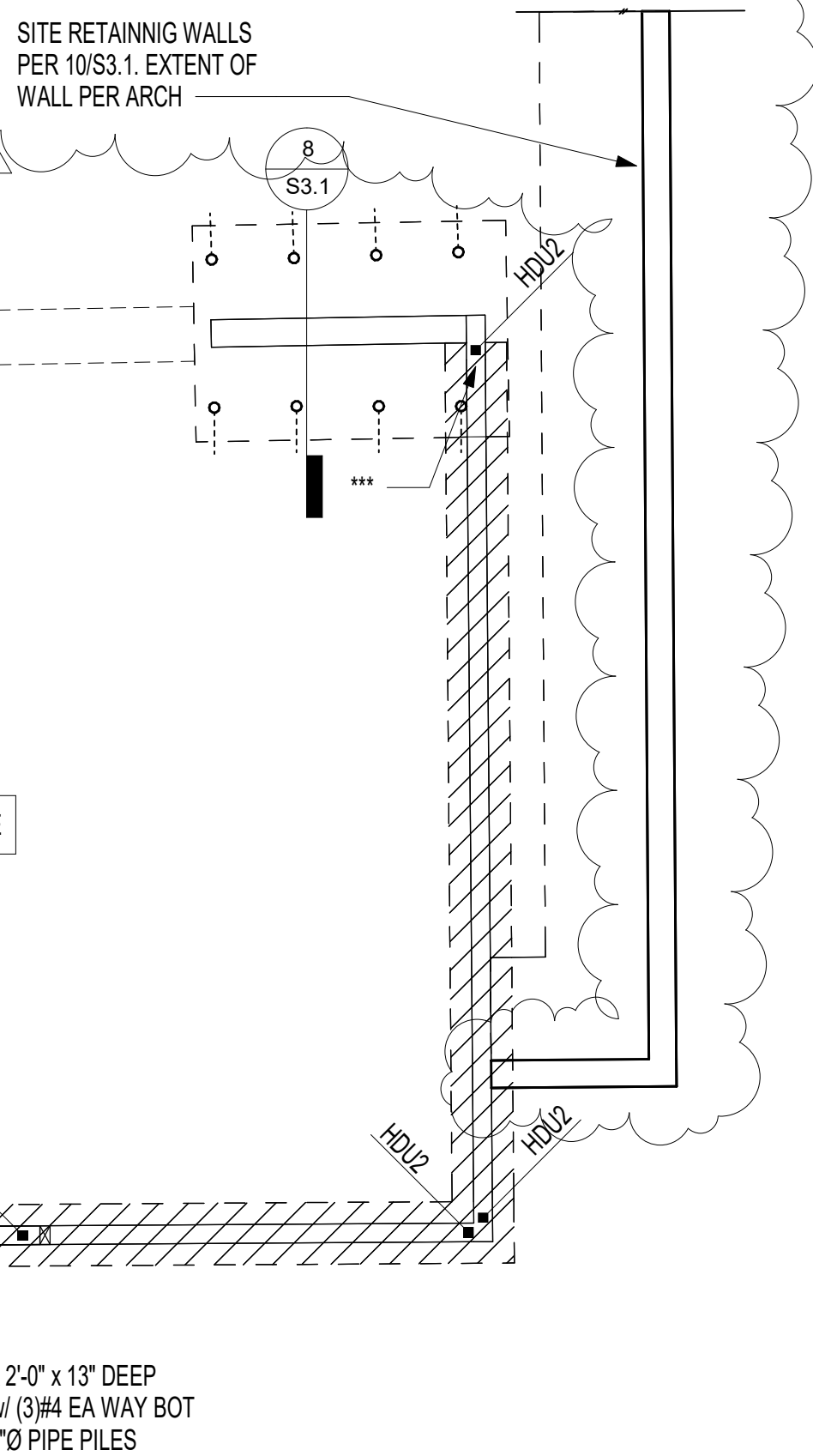
S2.2

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN NOTES

- SLABS ON GRADE SHALL BE 4" THICK WITH 6x6 W1.4xW1.4 WWM CENTERED, U.N.O. PREPARED SOILS AND PROVIDE MINIMUM 10-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND TOP OF SLAB ELEVATIONS.
- ALL HOLDOWNS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. REFER TO HOLDOWN SCHEDULE 10/S3.0.
- 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
- INDICATES DETAIL X ON SHEET SX.XX
- FRAMING SPAN AND EXTENTS

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

- 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
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- ALL HEADERS SHALL BE (2)x8 U.N.O. REFER TO NOTE 5 FOR SUPPORT REQUIREMENTS.
- COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
- WHERE FULL HEIGHT LSL STUDS ARE CALLED OUT, INSTALL 1.3E 1 1/2" x 3 1/2" LSL STUDS @ 16"oc.

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



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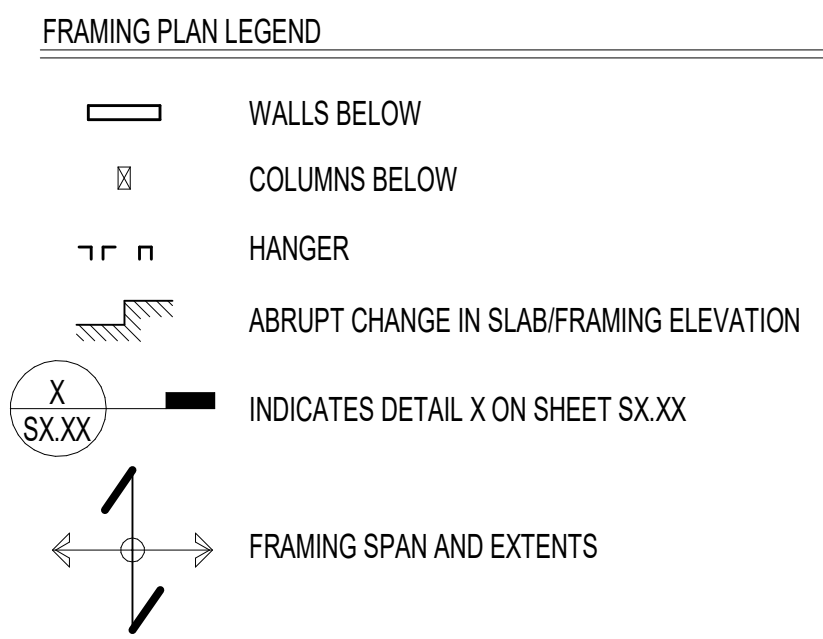
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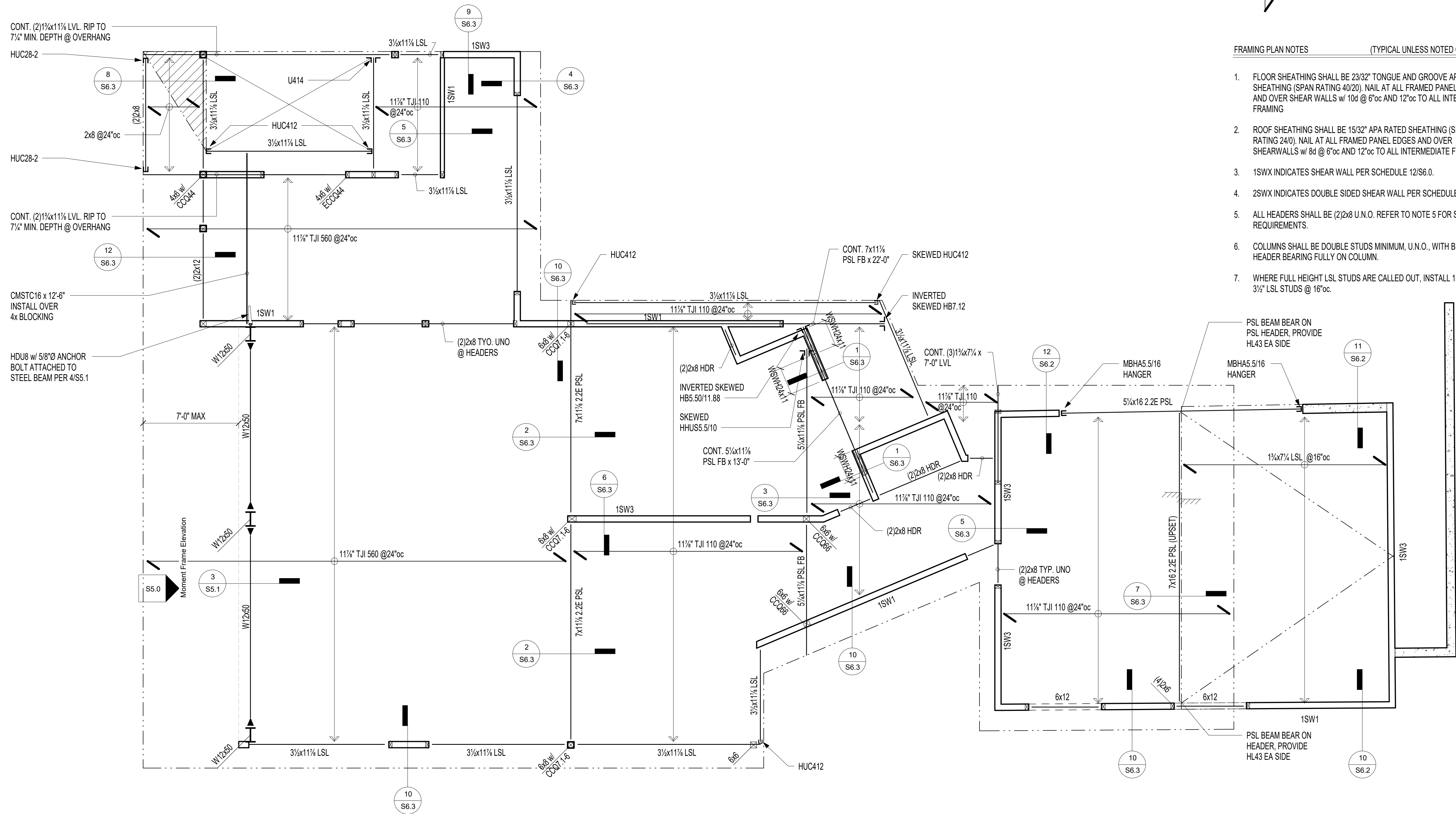
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S2.3



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/IS6.0.
4. 2SWX INDICATES DOUBLE SIDED SHEAR WALL PER SCHEDULE 12/IS6.0.
5. ALL HEADERS SHALL BE (2)x8h 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 1 1/2" x 3 1/2" LSL STUDS @ 16"oc.

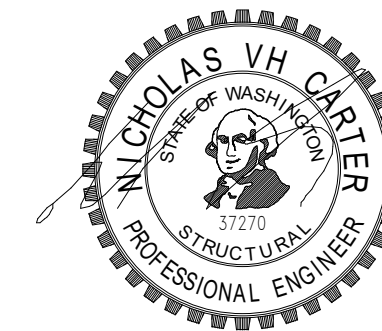


1 Roof Framing Plan
1/4" = 1'-0"



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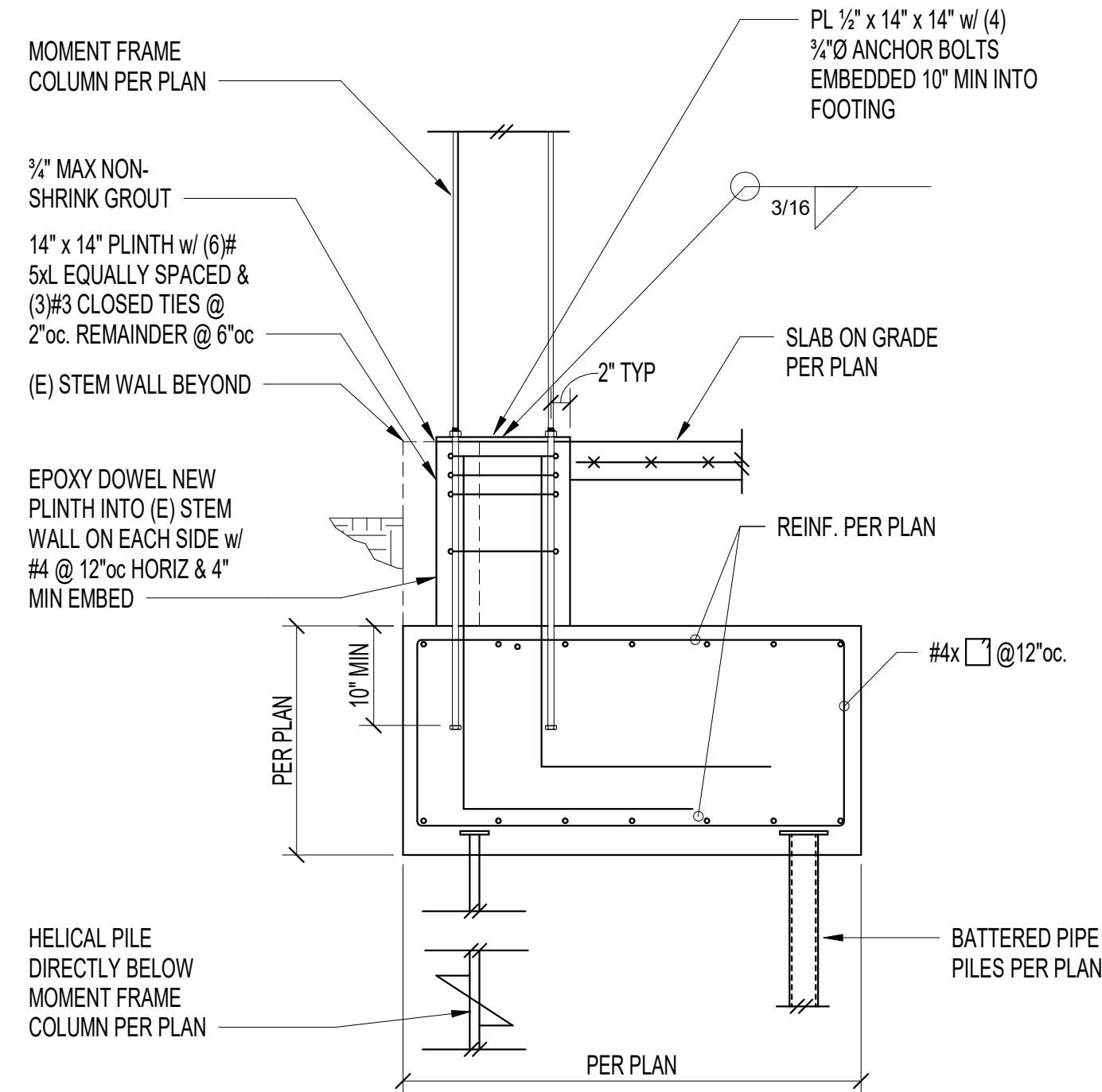
Date:
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7/22/2024 Permit Comments #1

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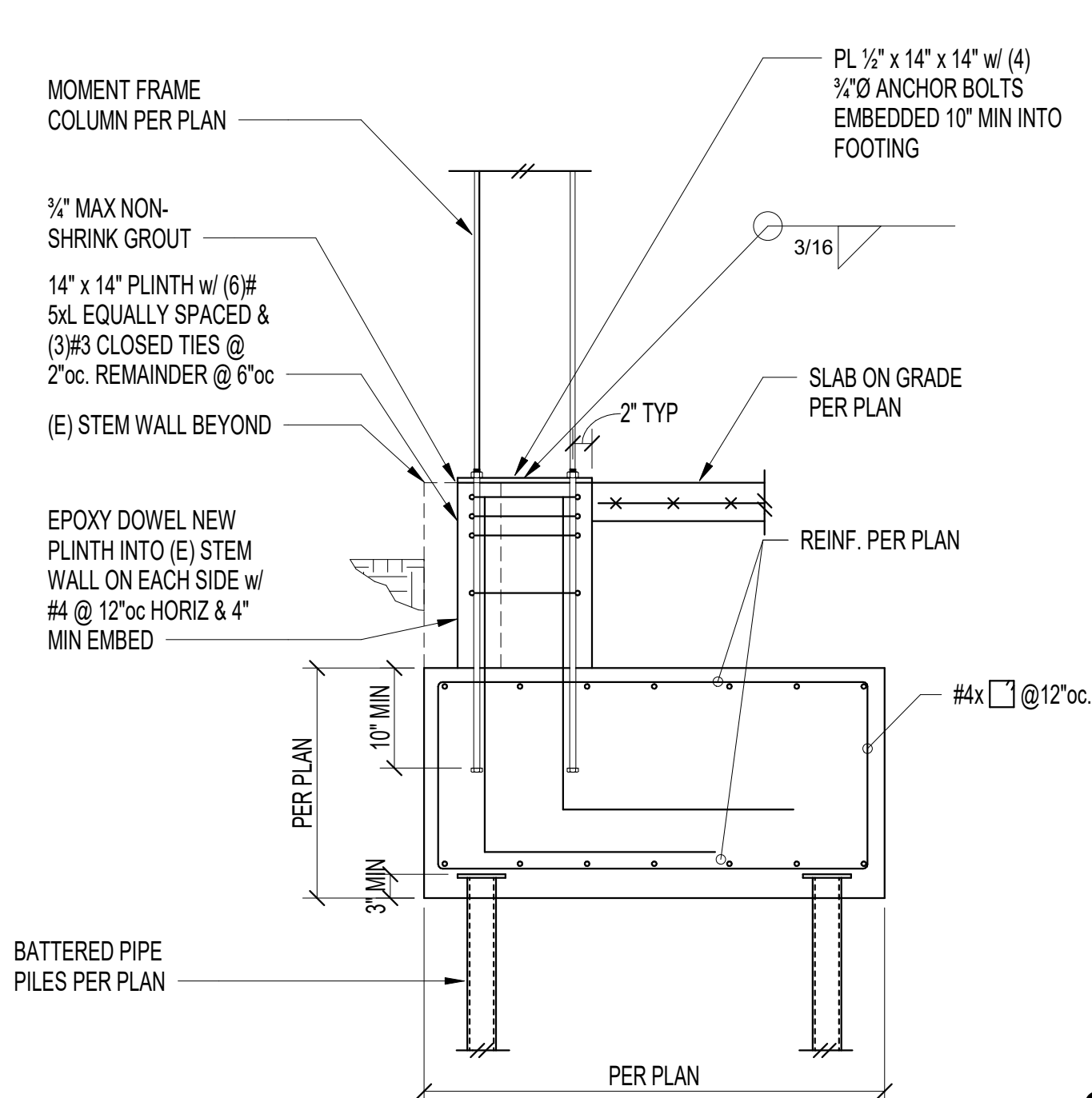
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S3.0

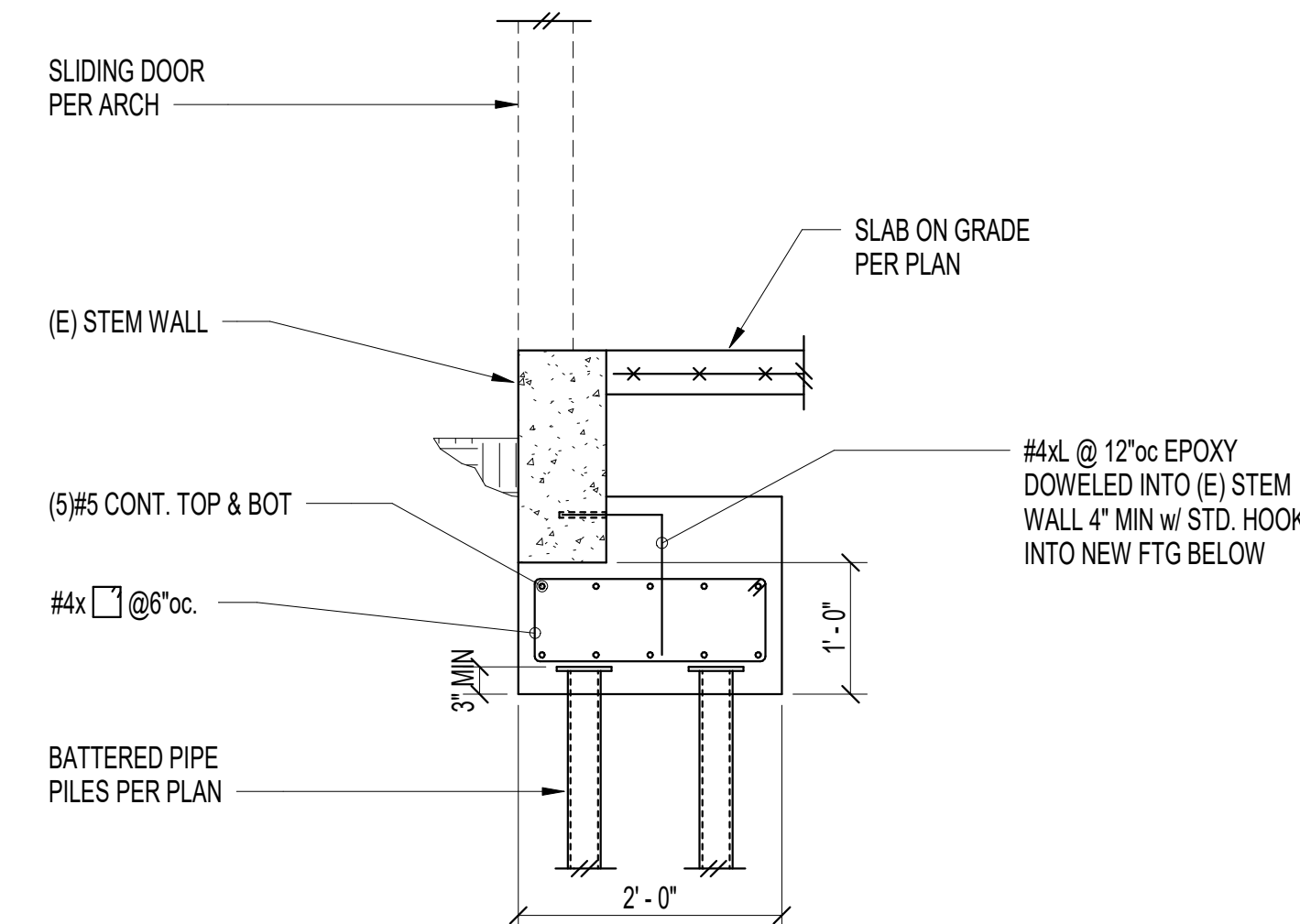
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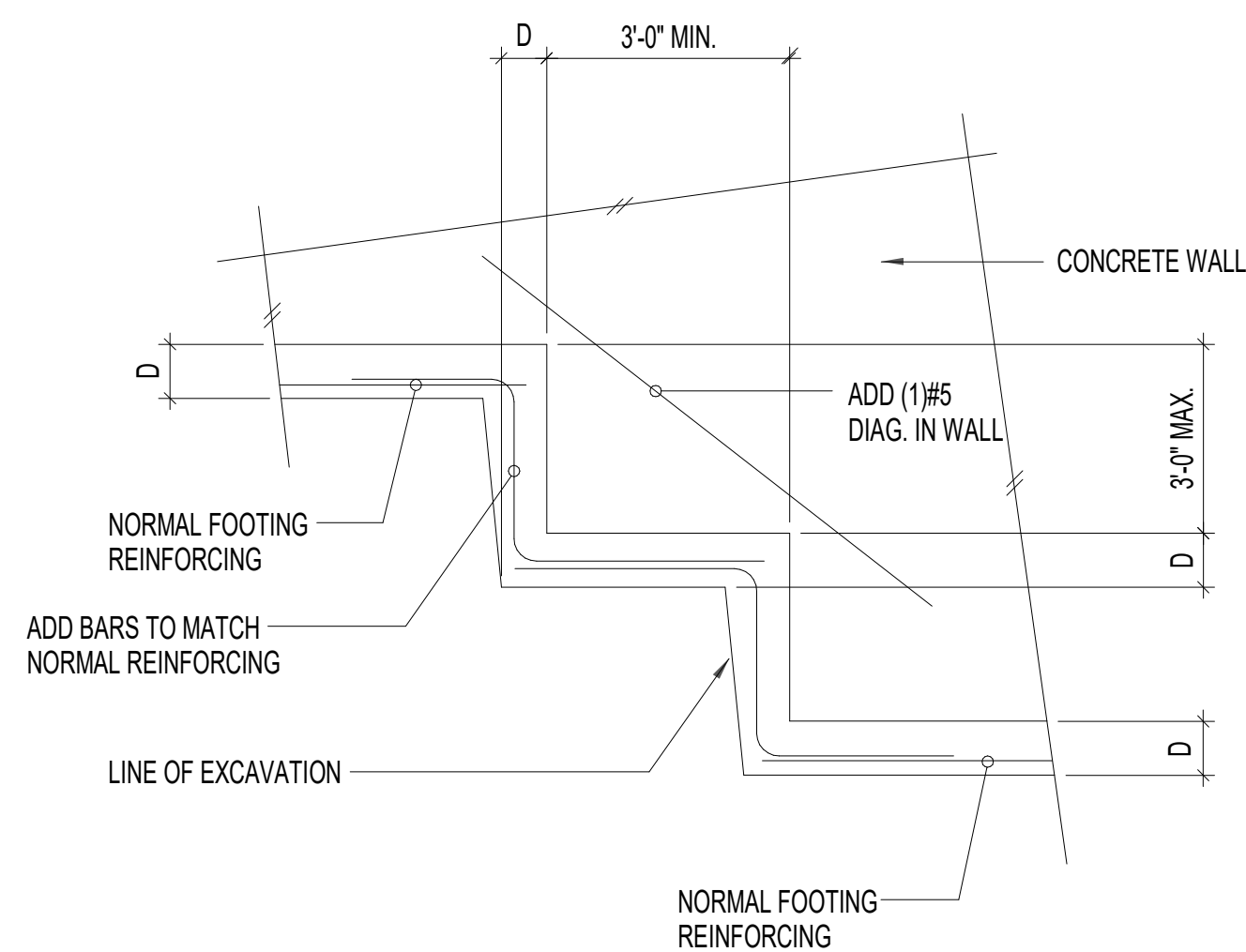
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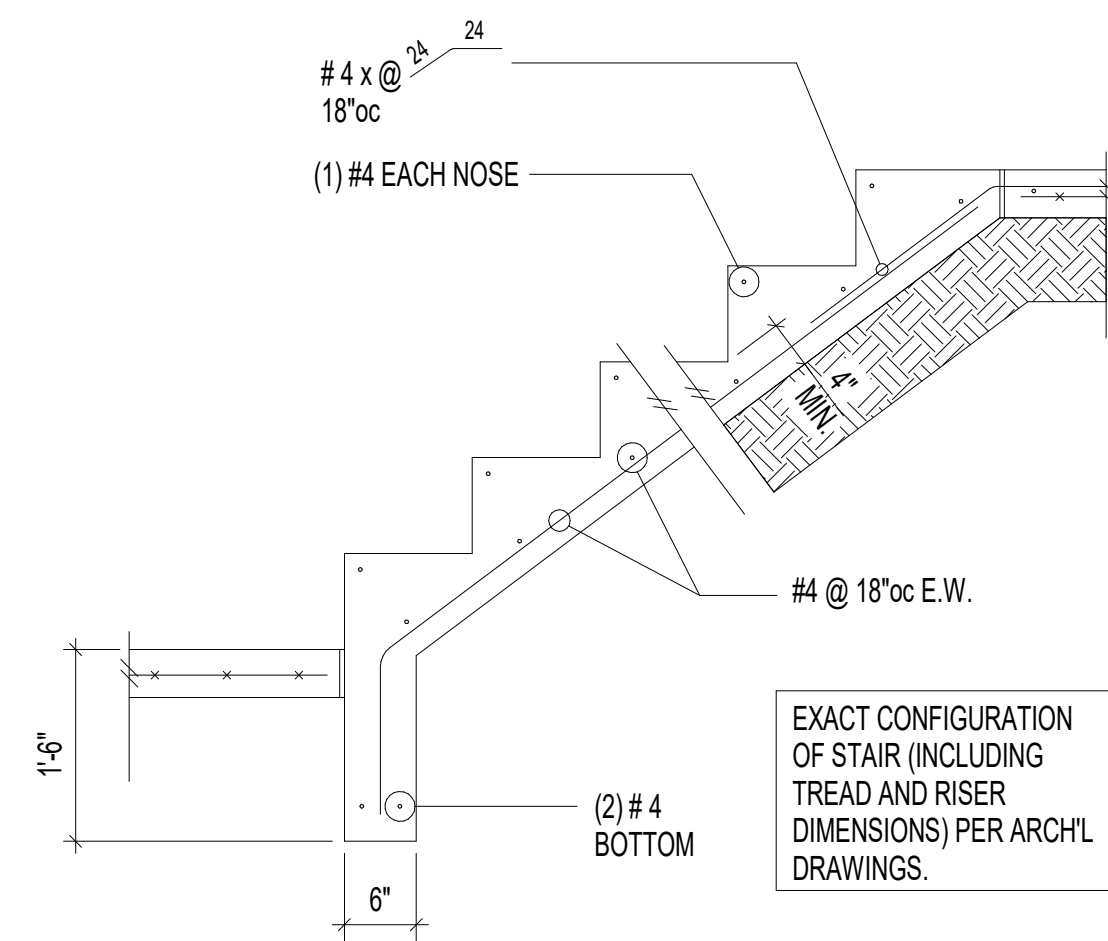


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Typical Stepped Footing

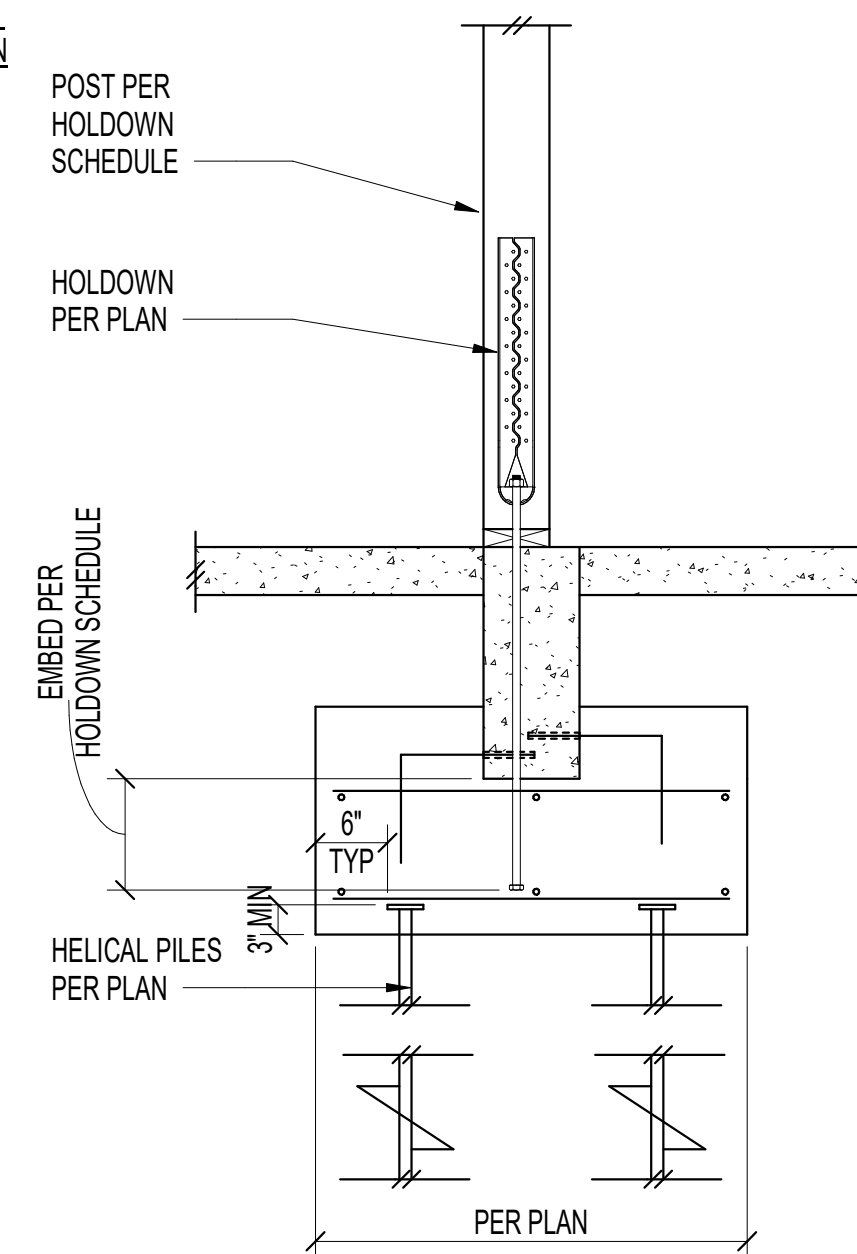
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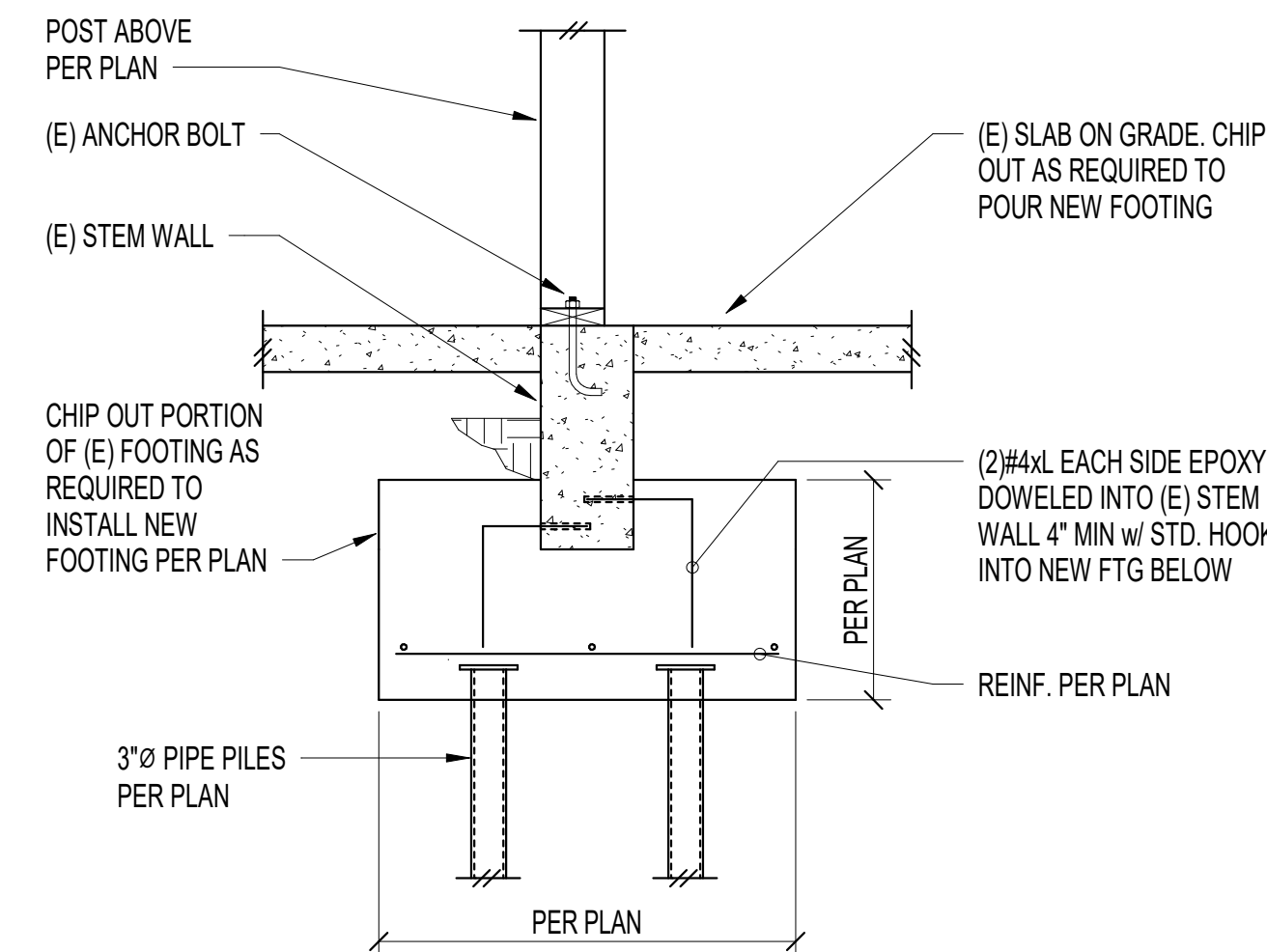
Stair On Grade

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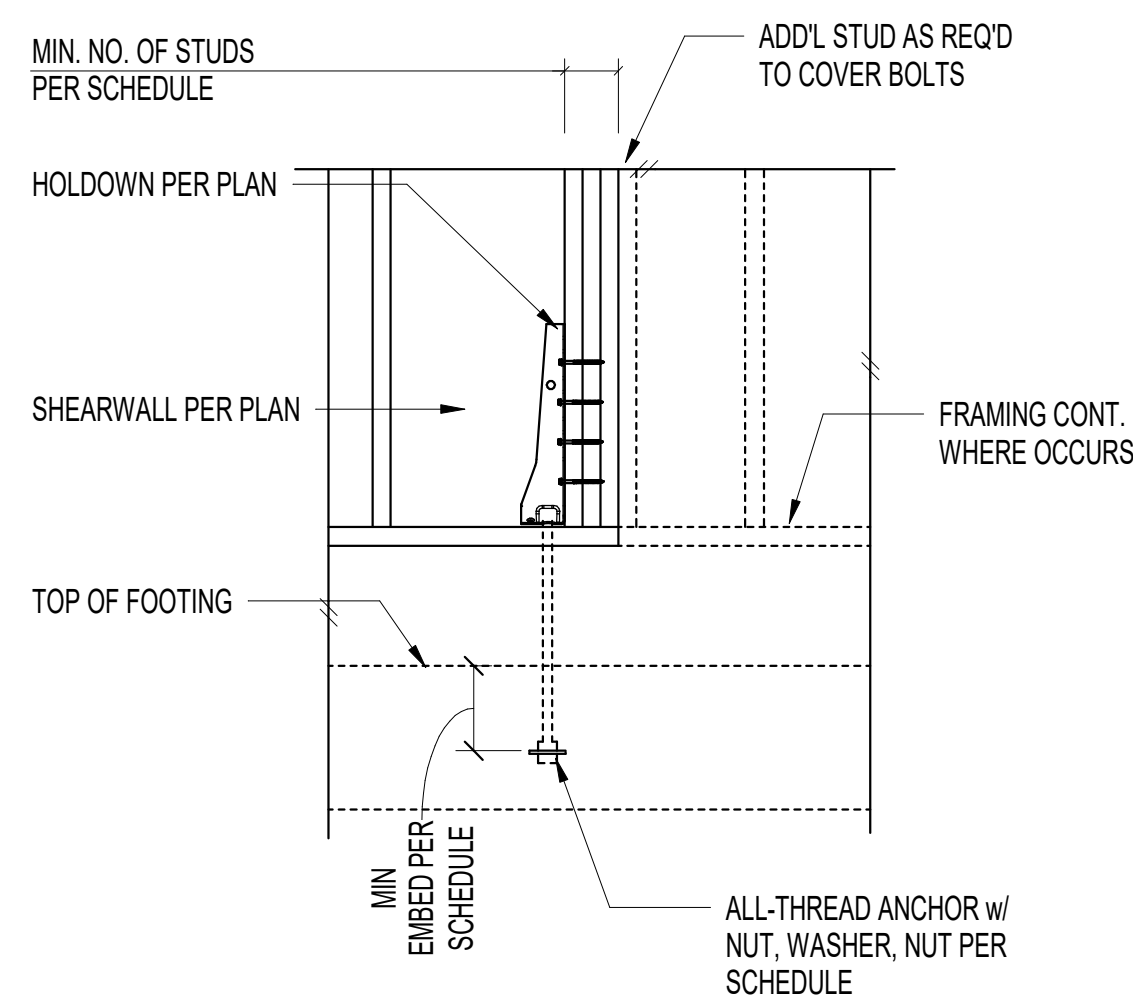
REFER TO S/S3.0 FOR
CALLOUTS IN COMMON



7



8

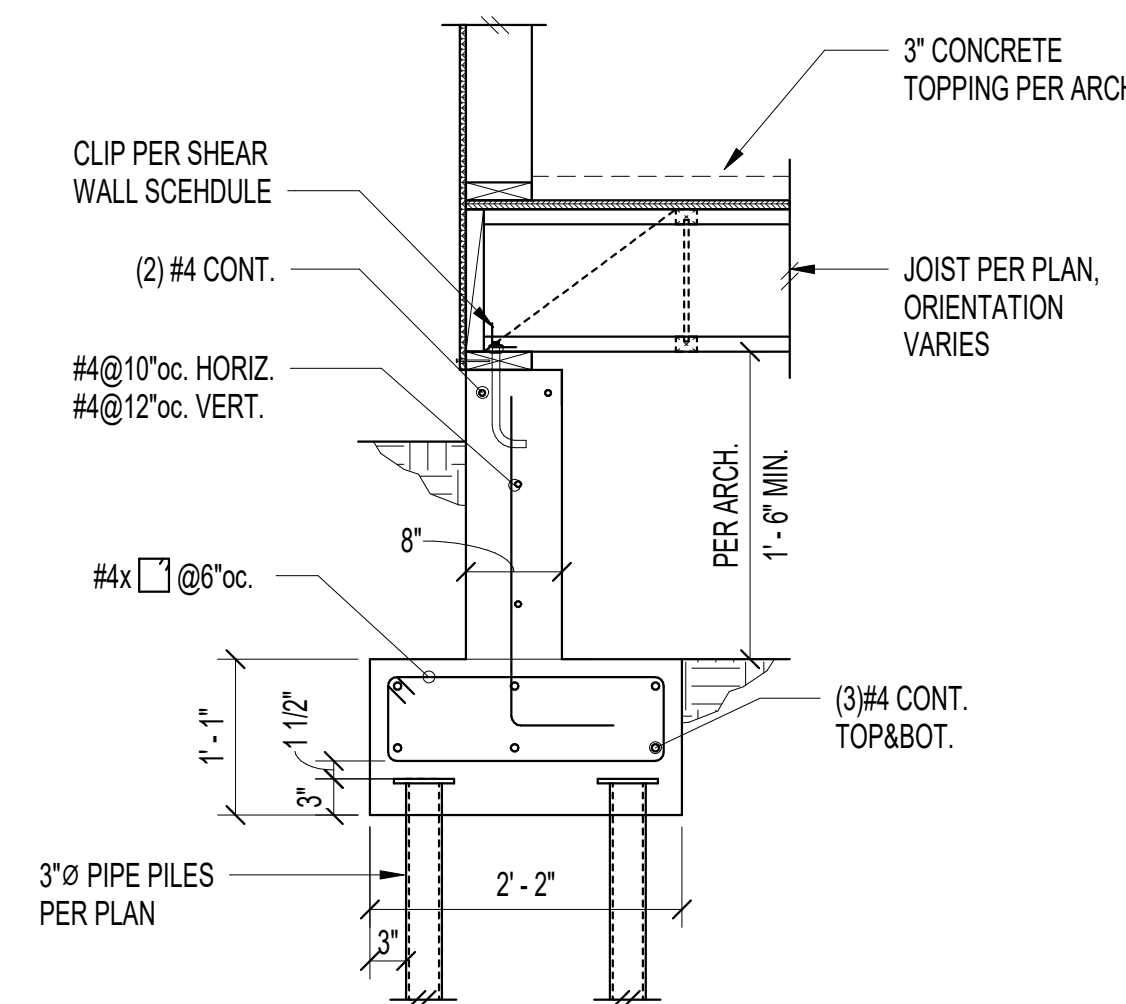


Typical Hold-down Anchor

10

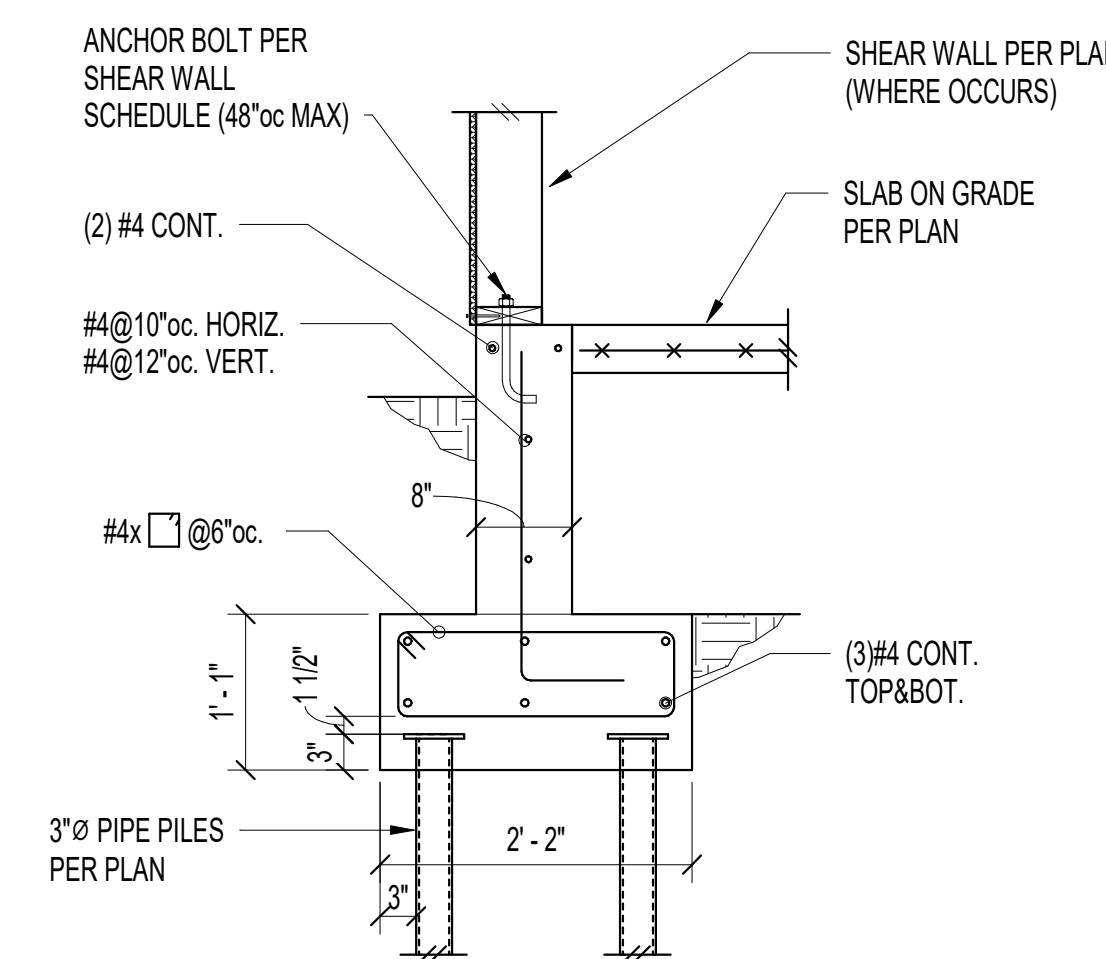
HOLDOWN SCHEDULE				
PLAN MARK	ANCHOR BOLT	EPOXY EMBED	CAST-IN-PLACE	MIN. NO. OF END STUDS
HDU2	3/4\"	10\"	7\"	2
HDU8	PAB7	-	7\"	3
HDU11	PAB8	-	10\"	4

- MINIMUM NO. OF STUDS AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.
- CAST IN PLACE ALL THREAD w/ NUT/ WASHER/ NUT EMBEDDED IN CONCRETE. PLATE WASHER 1/2"x1/2"x1/2" MIN.
- HDU8 & HDU11 SHALL BE EMBEDDED INTO NEW FOOTING PER 7/S3.0



Grade Beam @ Crawl Space

11



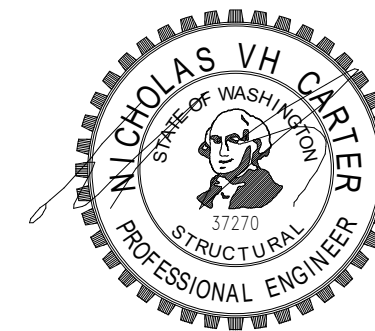
Grade Beam @ Slab

12



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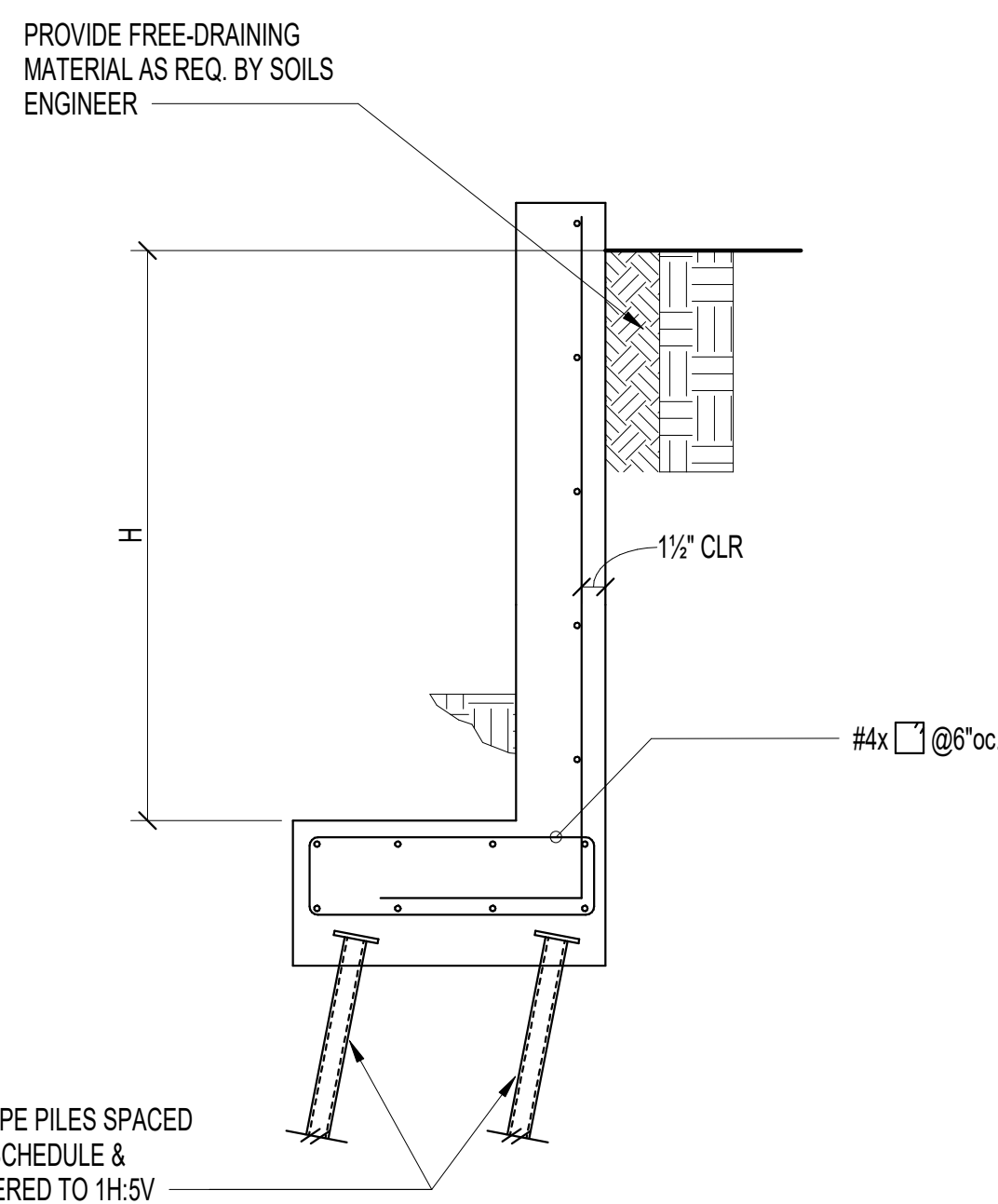
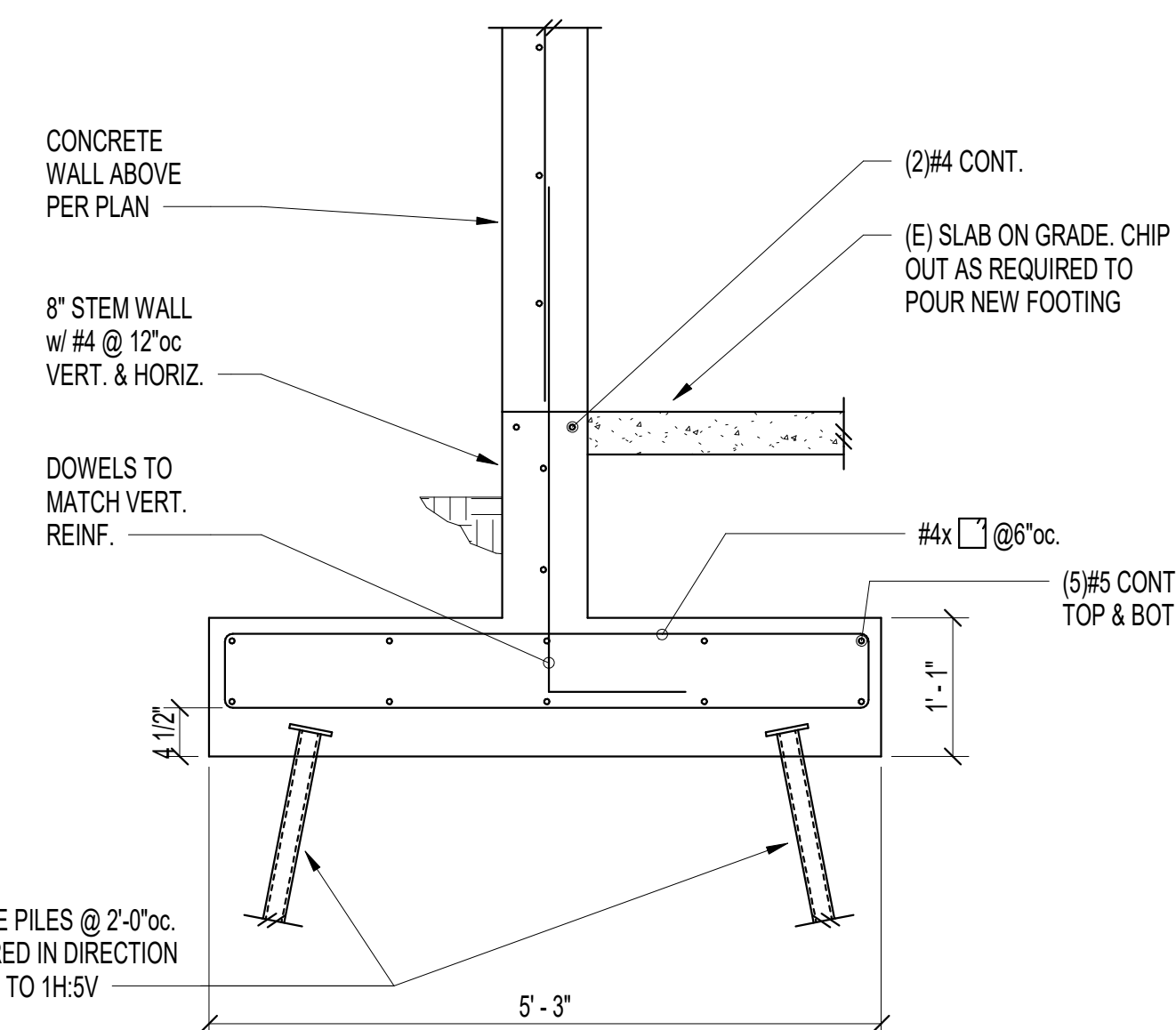
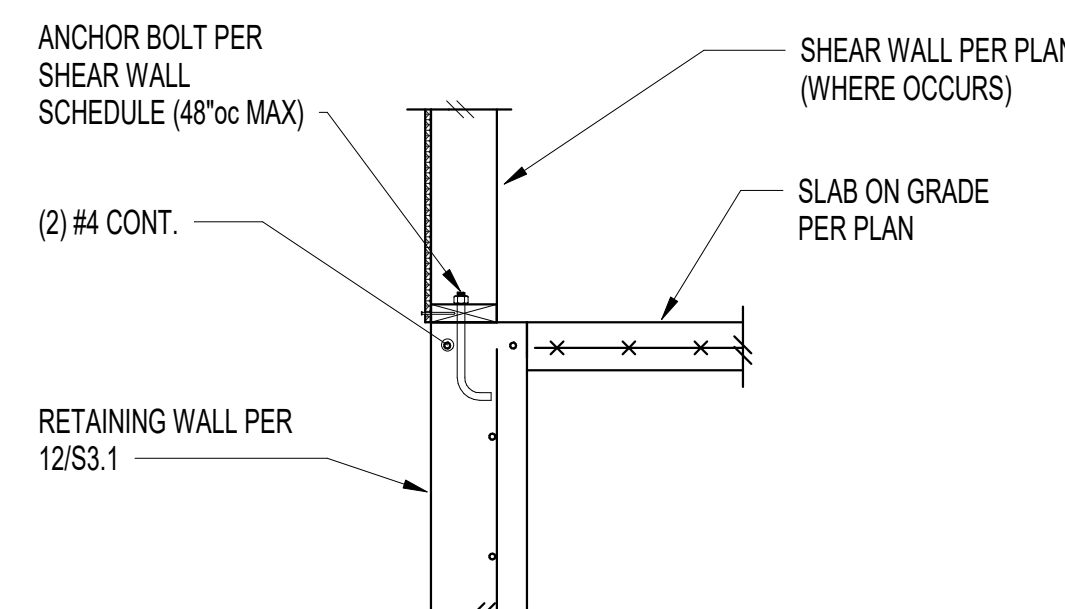
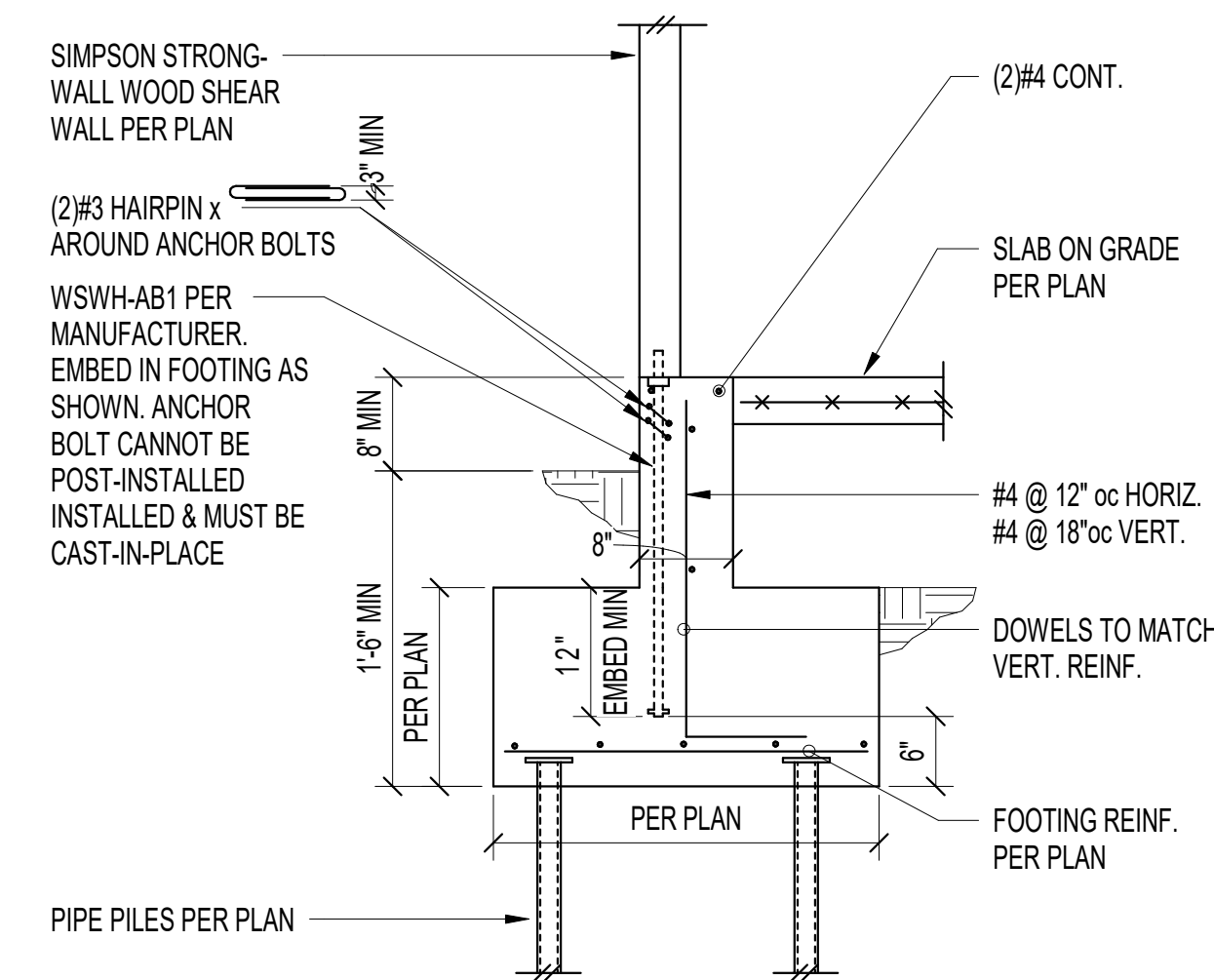
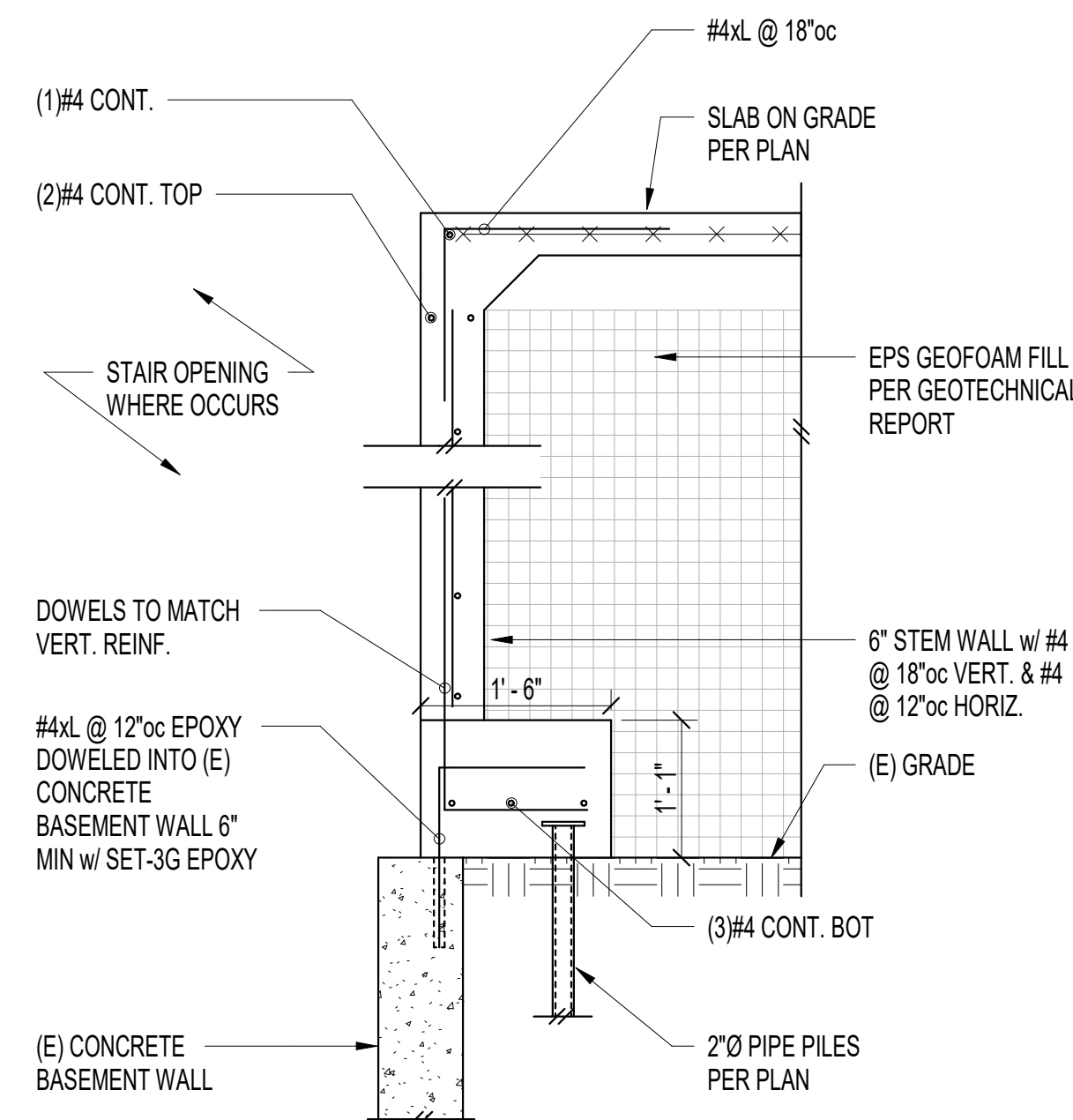
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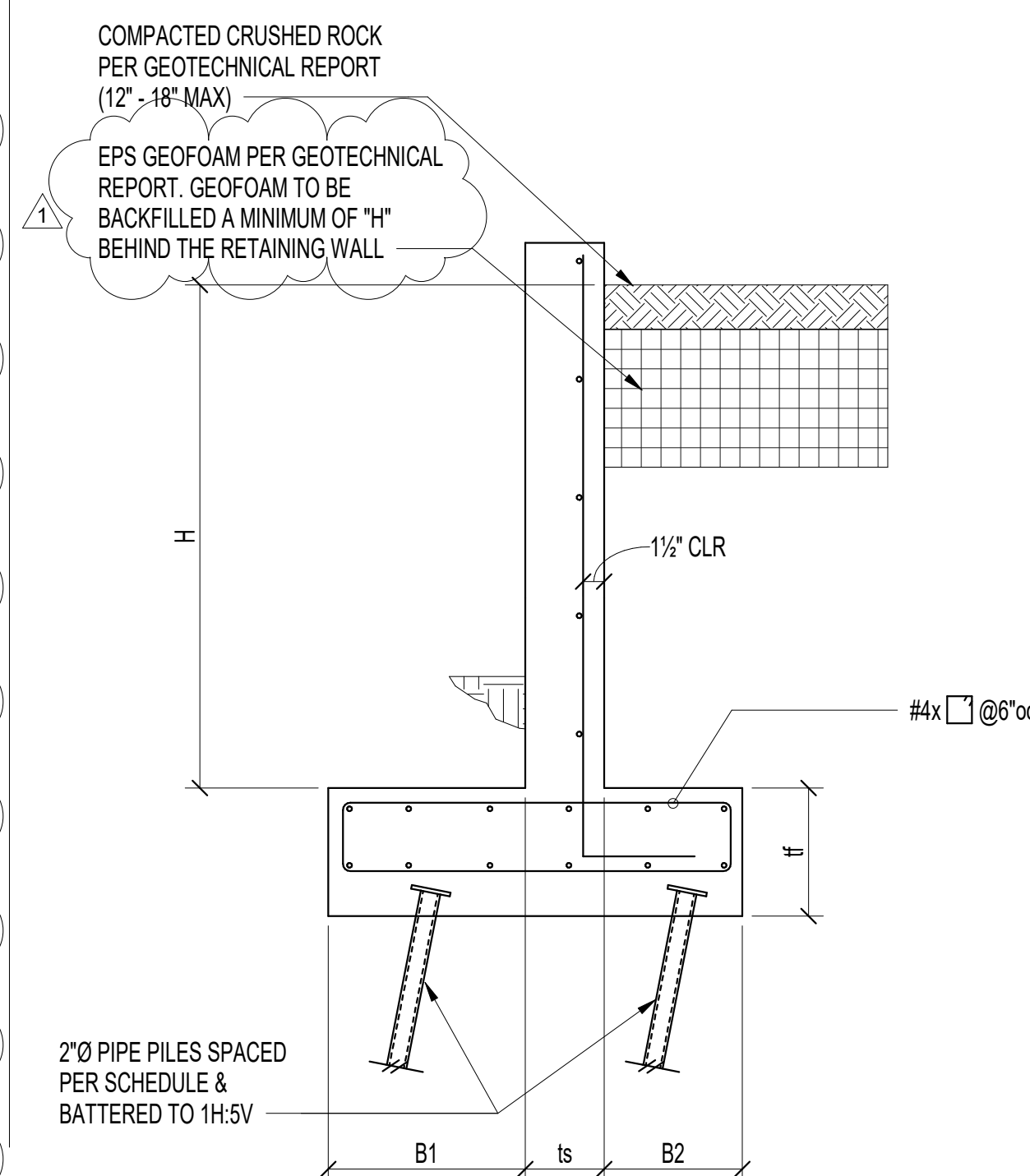
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RETAINING WALL SCHEDULE								
H (Ft.)	B1	ts	tf	STEM REINFORCING		FOOTING REINFORCING		PILE SPACING (EACH SIDE FOOTING)
				VERT.	HORIZ.	TOP	LONGIT.	
3'	1'-6"	8"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(4)#4	6'-6" oc
4'	2'-3"	8"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(5)#4	4'-0" oc
5'	3'-0"	8"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(6)#4	2'-9" oc
6'	4'-0"	8"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(7)#4	2'-0" oc

NOTE TO ENGINEER:
EQUIVALENT FLUID PRESSURE = 40 PCF (ACTIVE)

Property Line Retaining Wall Schedule



RETAINING WALL SCHEDULE									
H (Ft.)	B1	ts	B2	tf	STEM REINFORCING		FOOTING REINFORCING		PILE SPACING (EACH SIDE FOOTING)
					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

Date:
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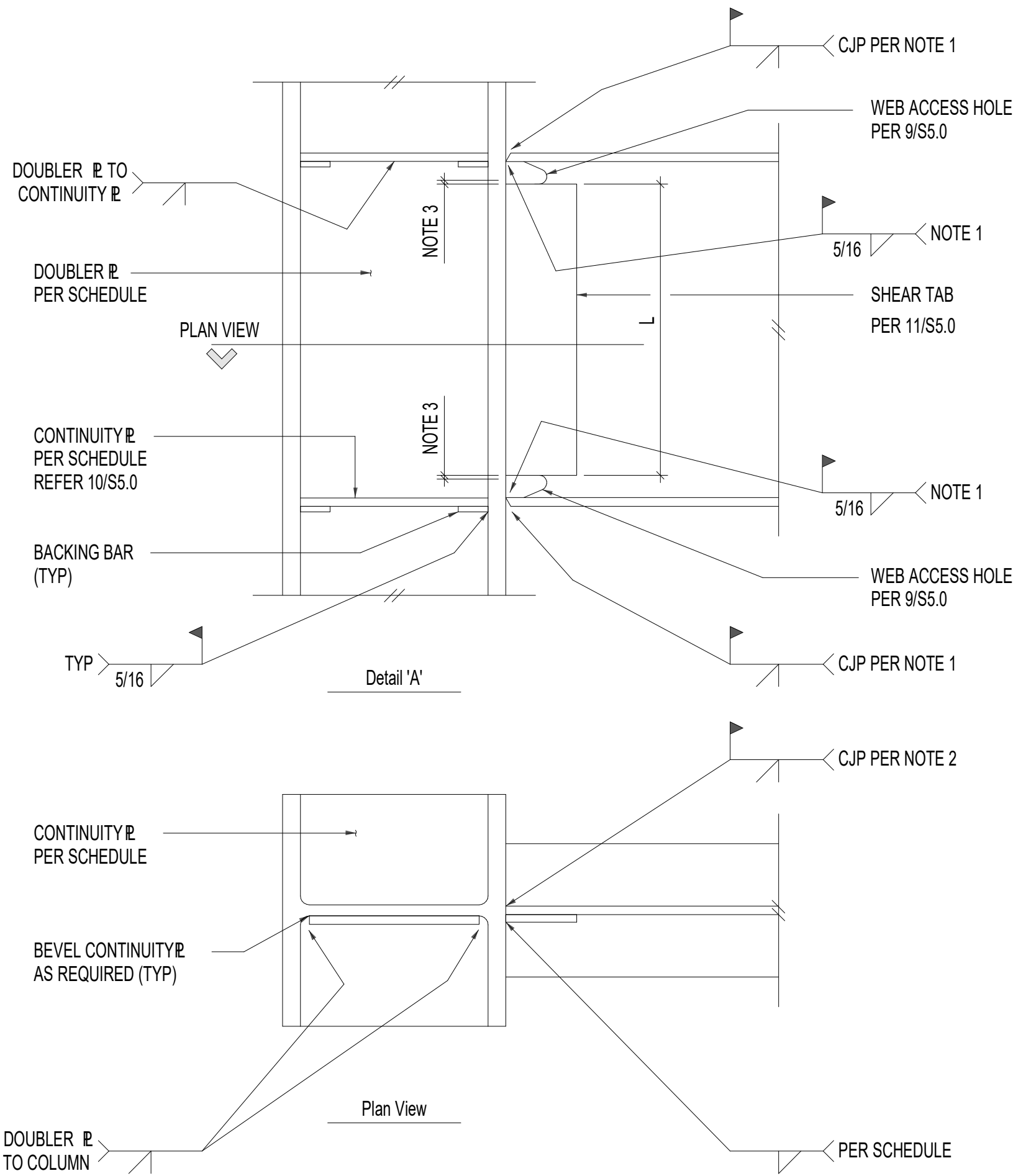
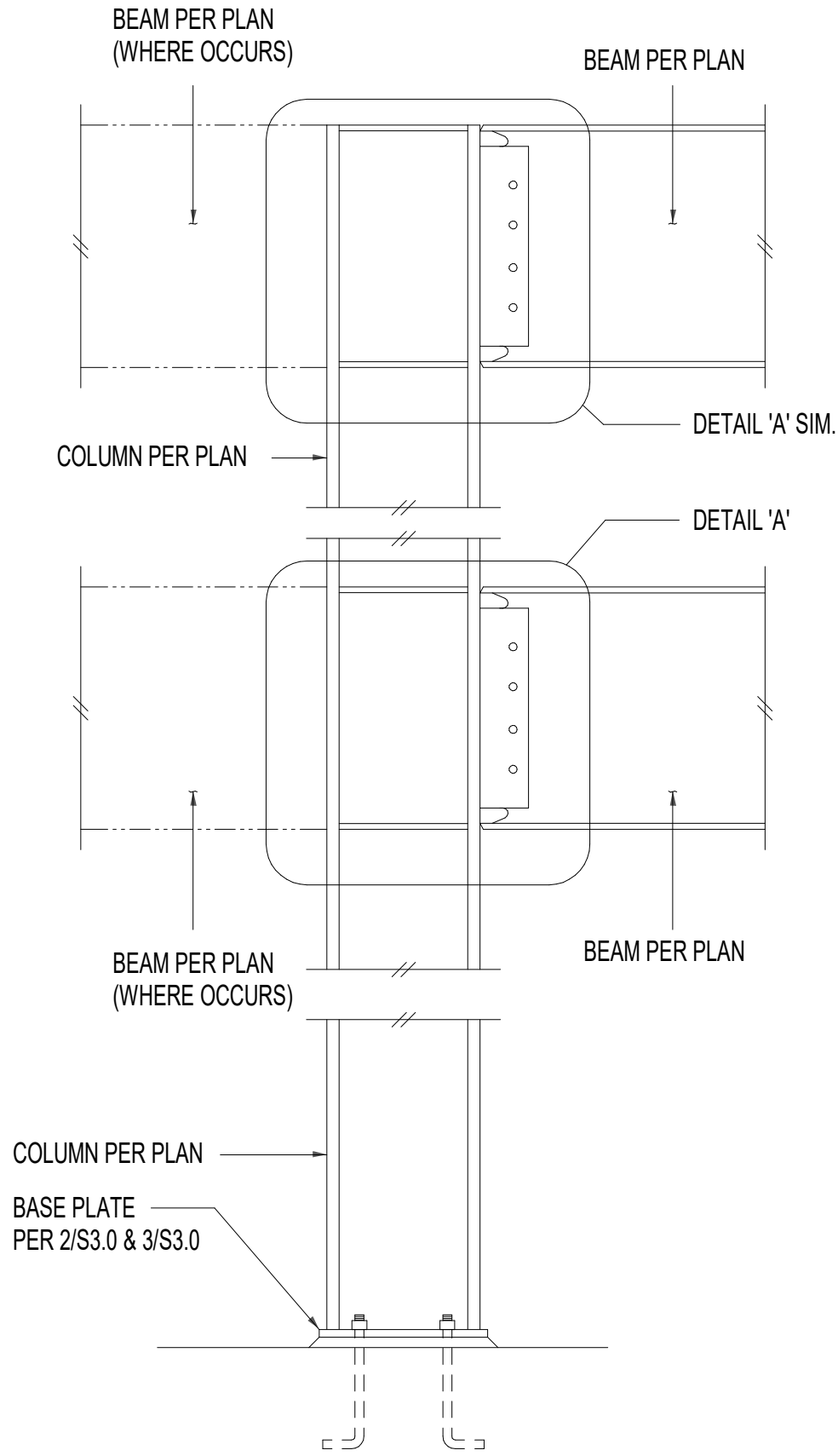
Sheet: Concrete Details

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	3/8"	3/8"	1/2"	3/4"

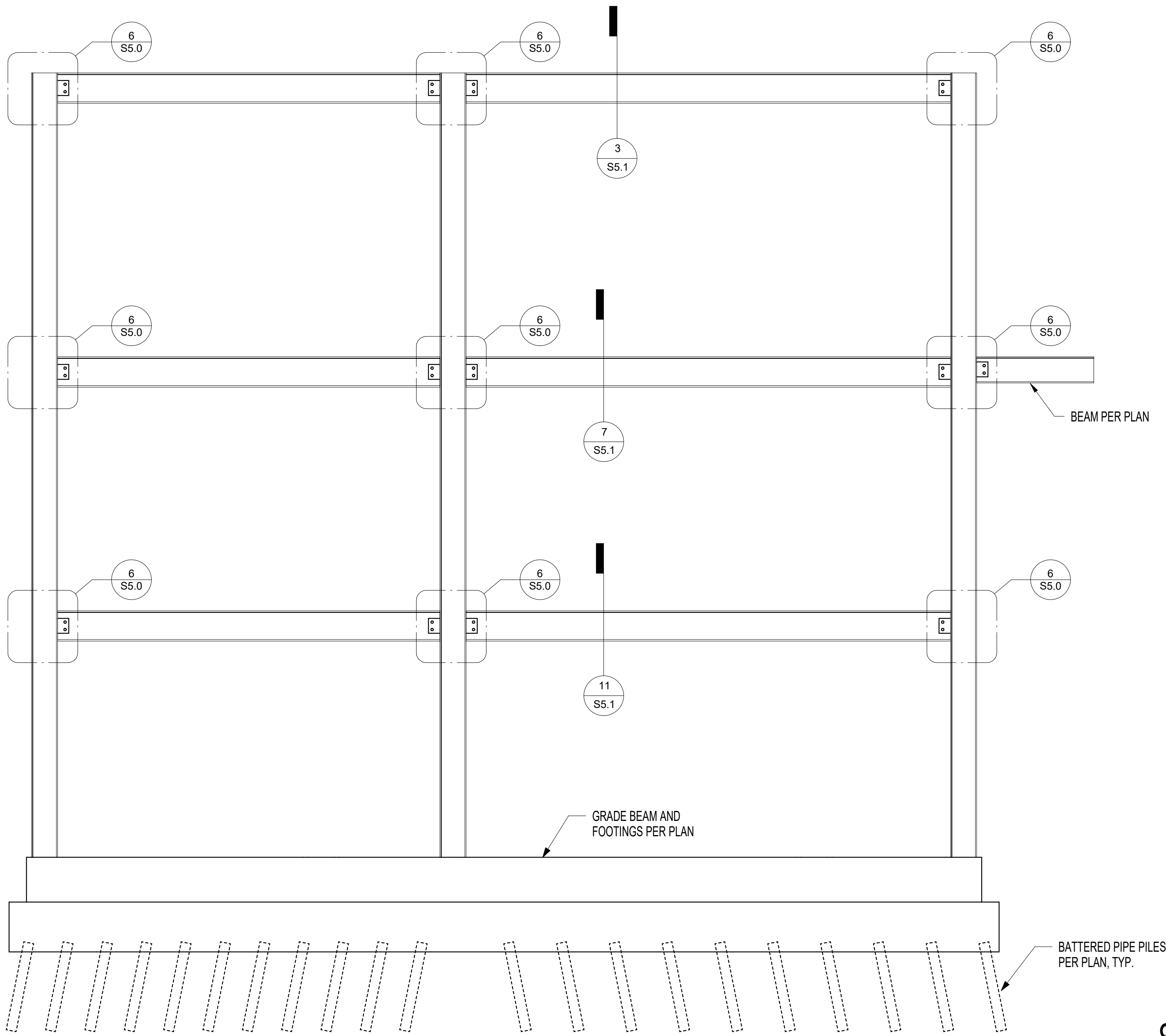
*REFER TO 11/S5.0 FOR ADDITIONAL INFORMATION

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

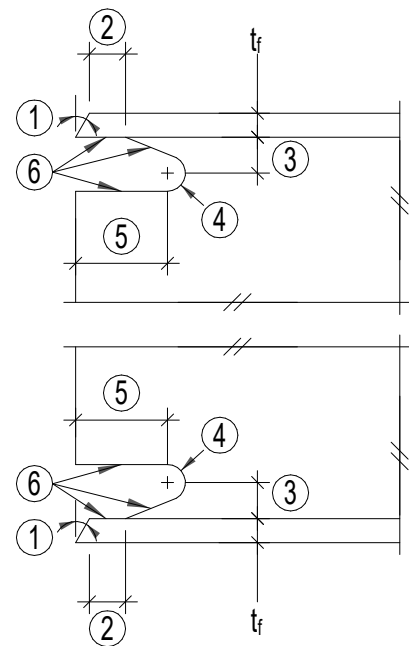
NOTES:

1. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
2. LARGER OF t_1 OR $1/2"$ (PLUS $1/2 t_1$, OR MINUS $1/2 t_1$)
3. $1/2 t_1$ TO t_1 , $3/4"$ MINIMUM ($\pm 1/4"$)
4. $3/8"$ MINIMUM RADIUS (PLUS NOT LIMITED, OR MINUS 0)
5. $3 t_1$ ($\pm 1/2"$)
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

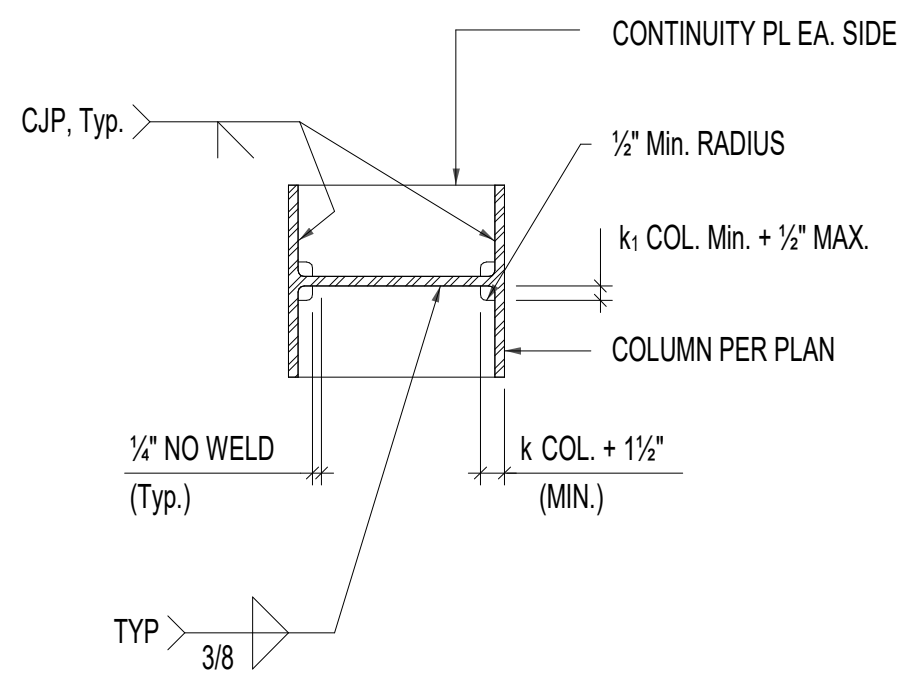
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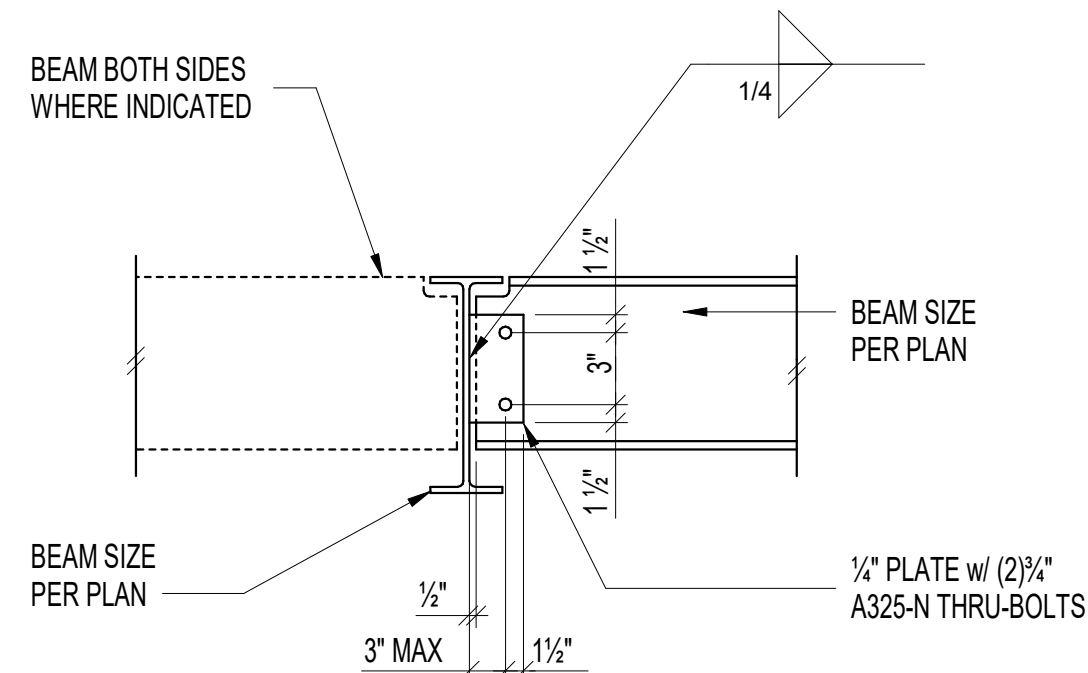
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9



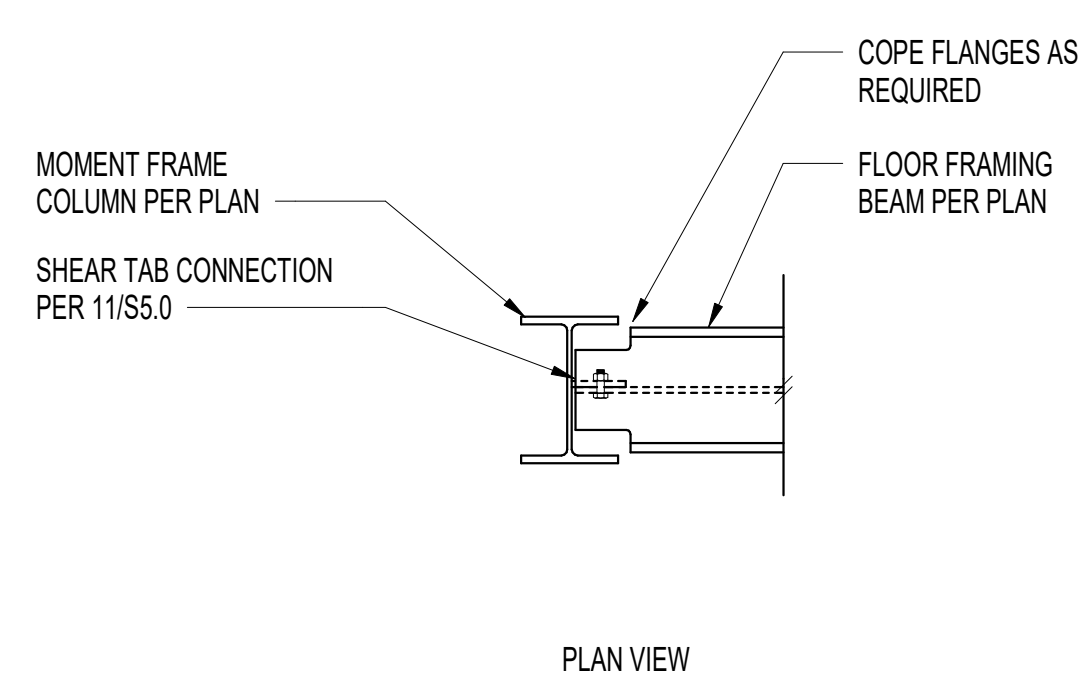
10



Typical Beam To Beam Connection

11

ADJOINING FRAMING
ELEMENTS NOT SHOWN
FOR CLARITY



12

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Sheet: Steel Details

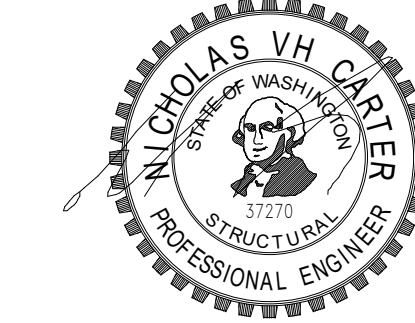
S5.0

NESTLER-SPARE RESIDENCE

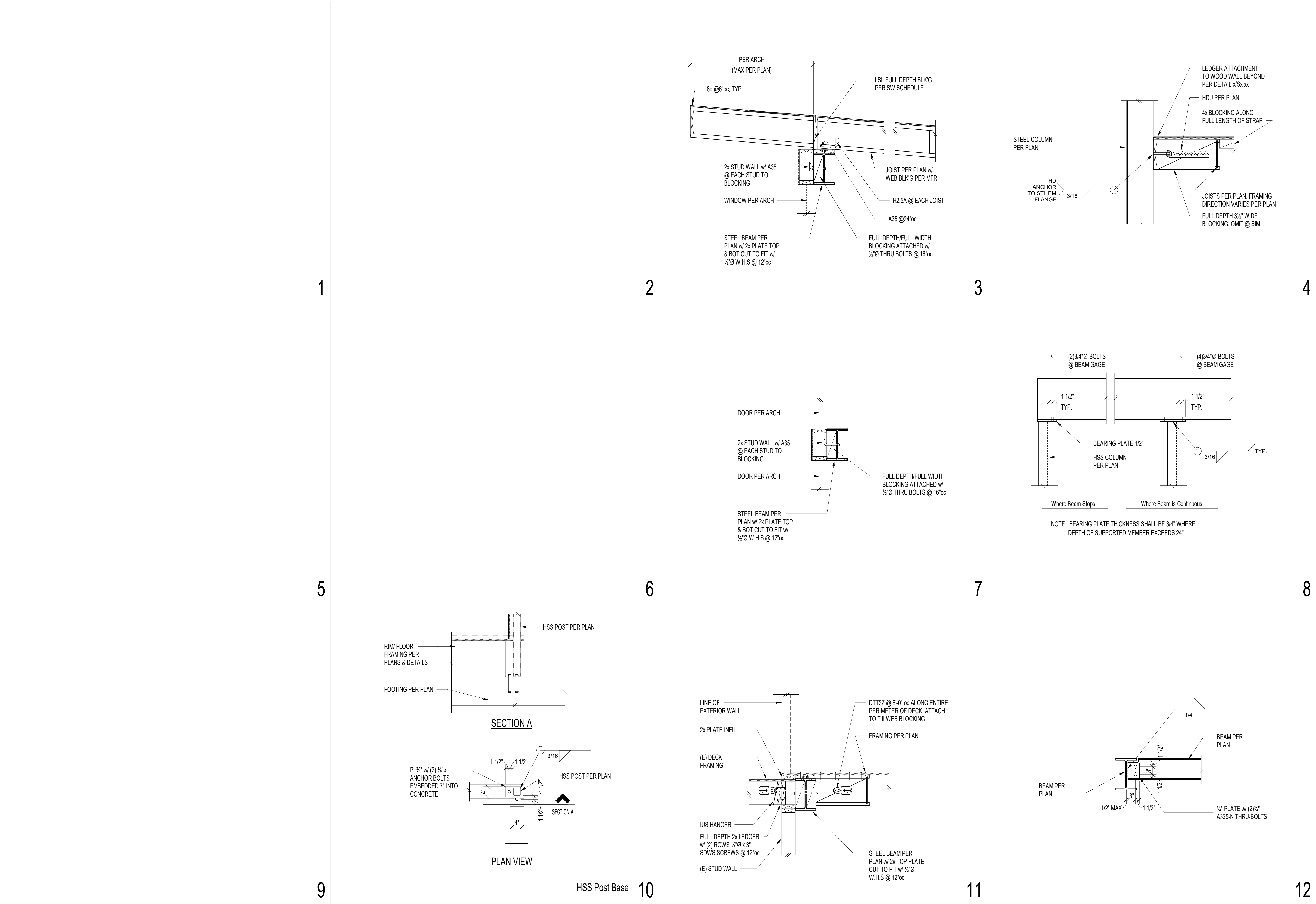
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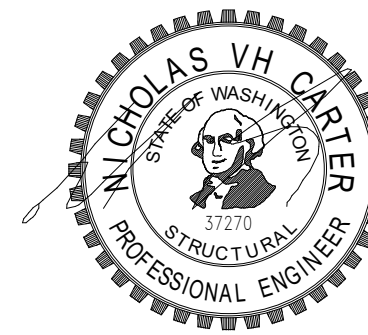
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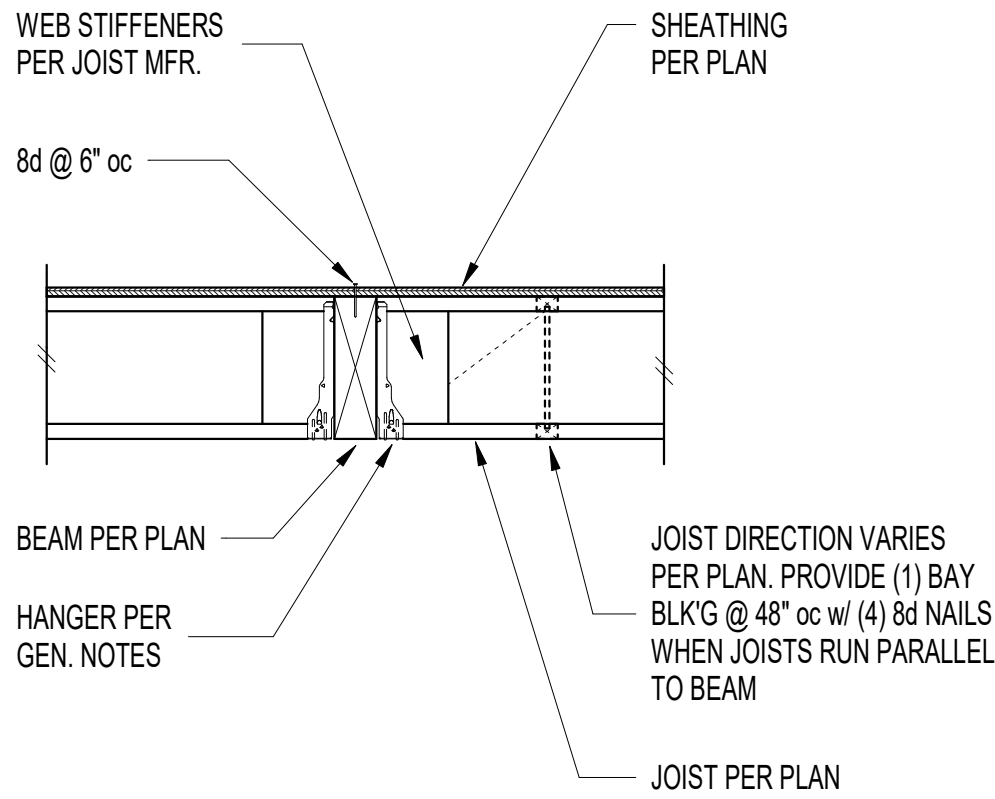
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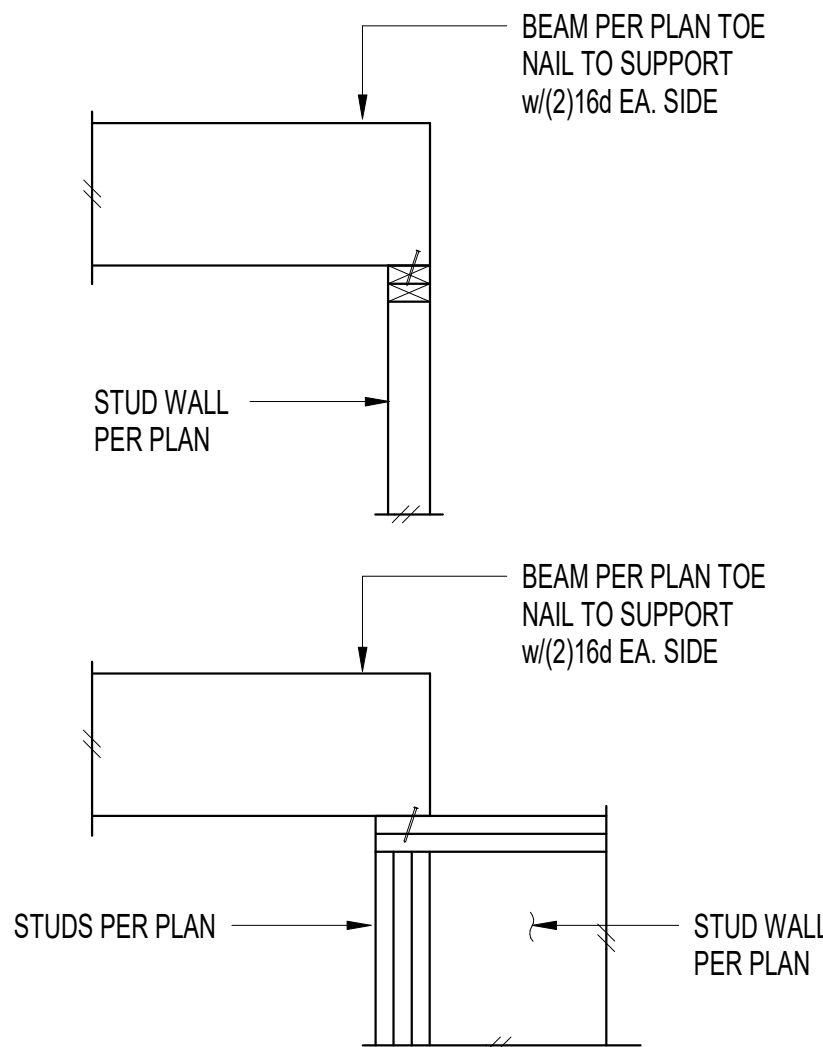
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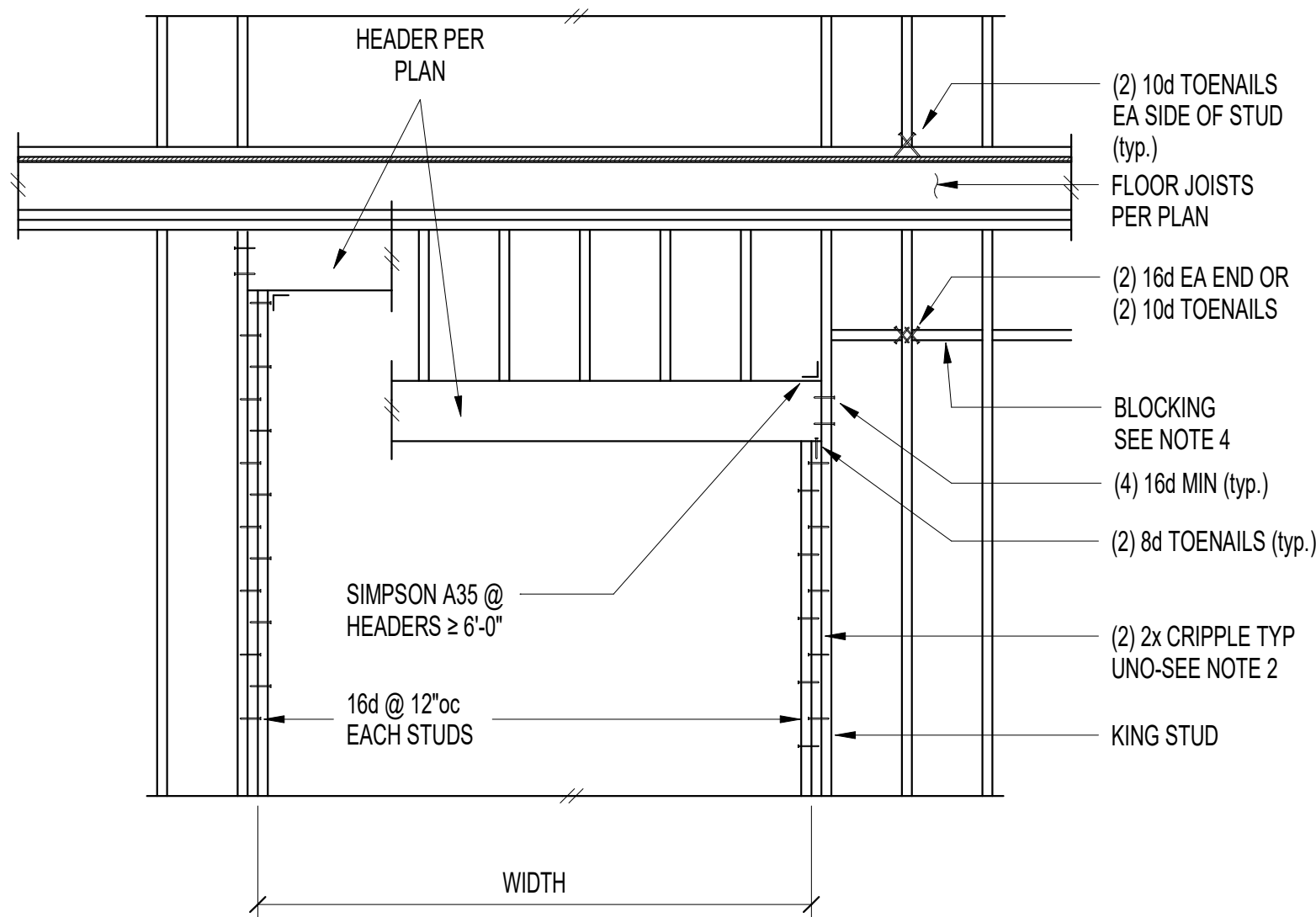
Typical Beam

1



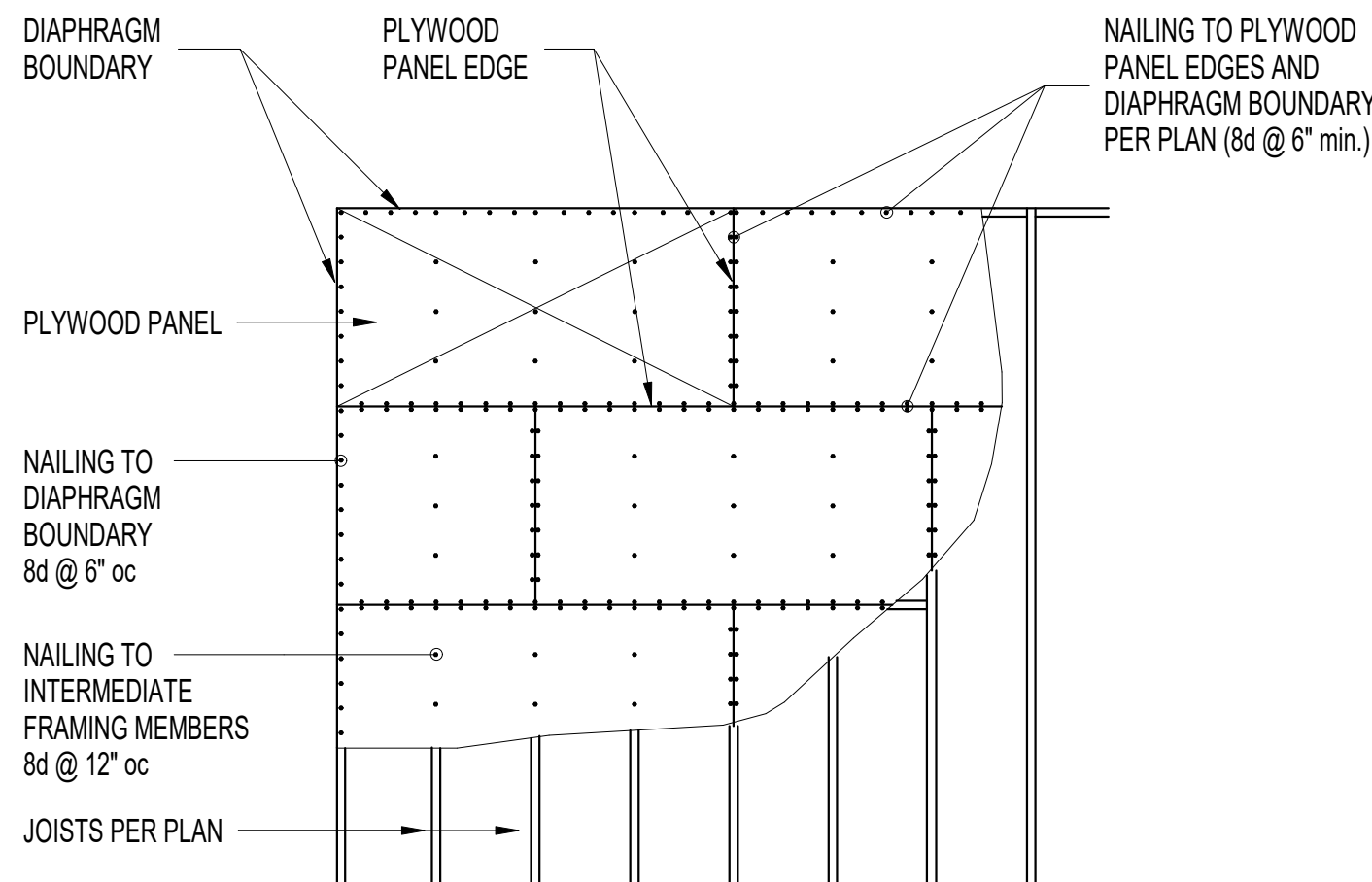
Typical Beam To Stud Connection

2



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

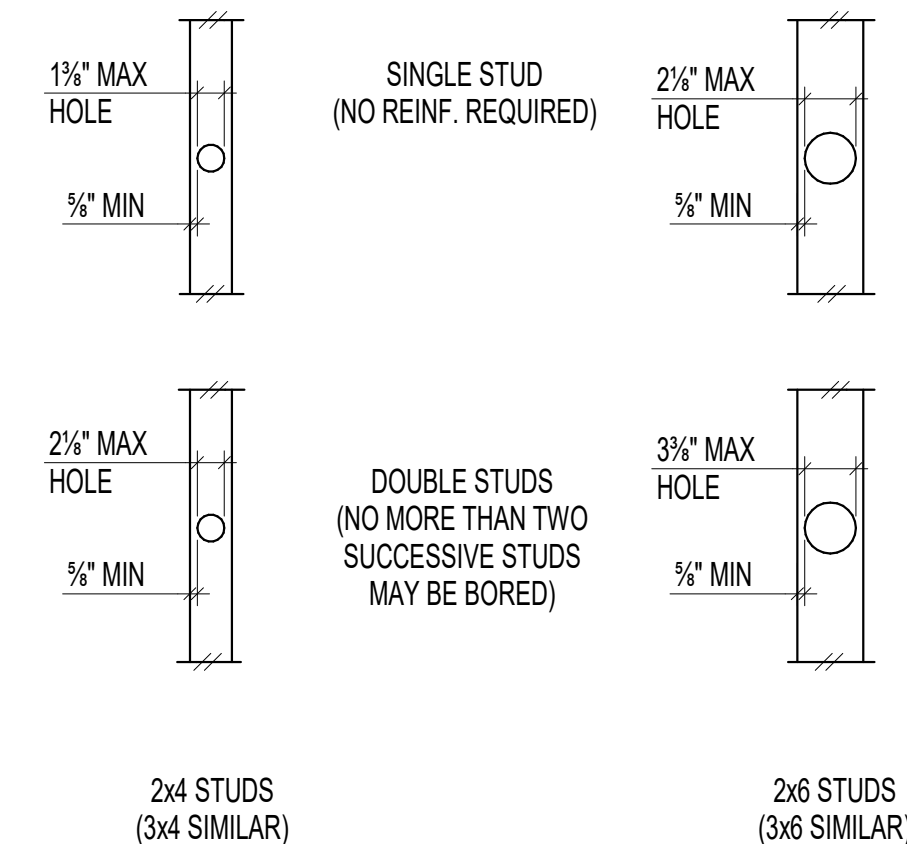
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Typical Un-Blocked Plywood Roof/Floor Sheathing Layout

5

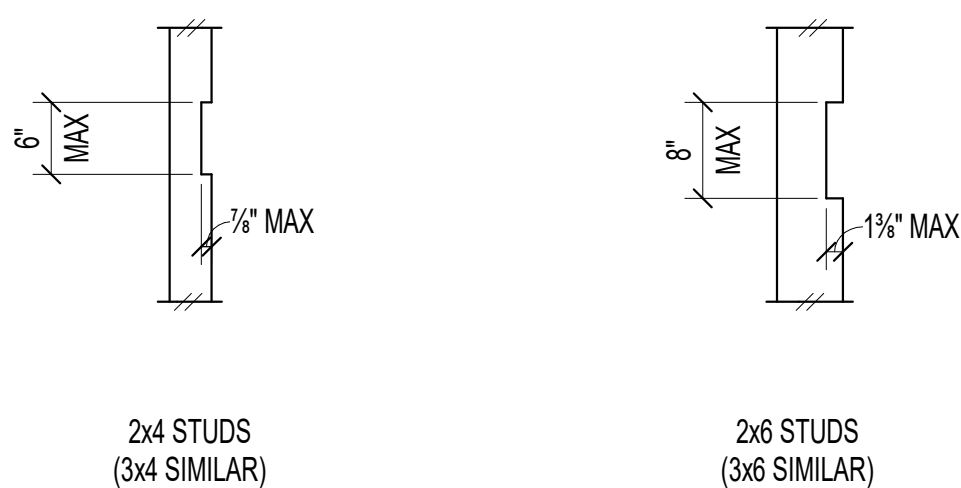
NOTE: BORED HOLES SHALL NOT BE LOCATED
@ THE SAME SECTION OF STUD AS A NOTCH.



Holes Allowed Through Studs

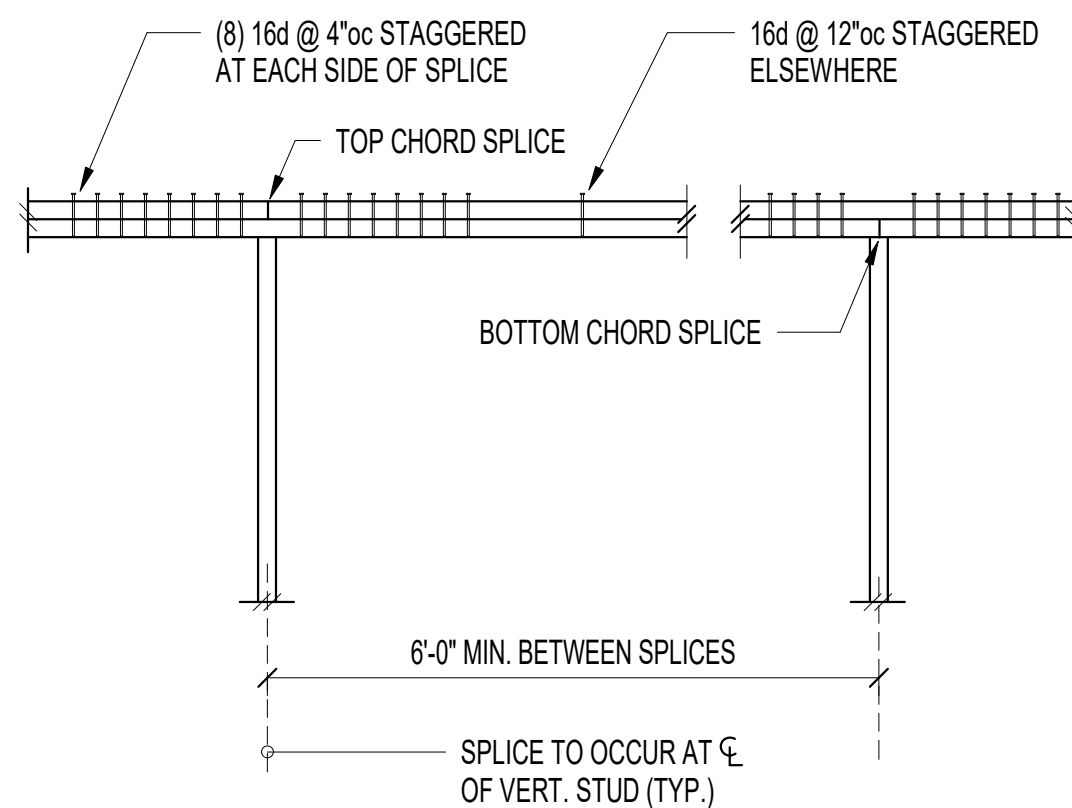
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NOTE: NOTCHES SHALL NOT OCCUR IN MORE
THAN (2) SUCCESSIVE STUDS



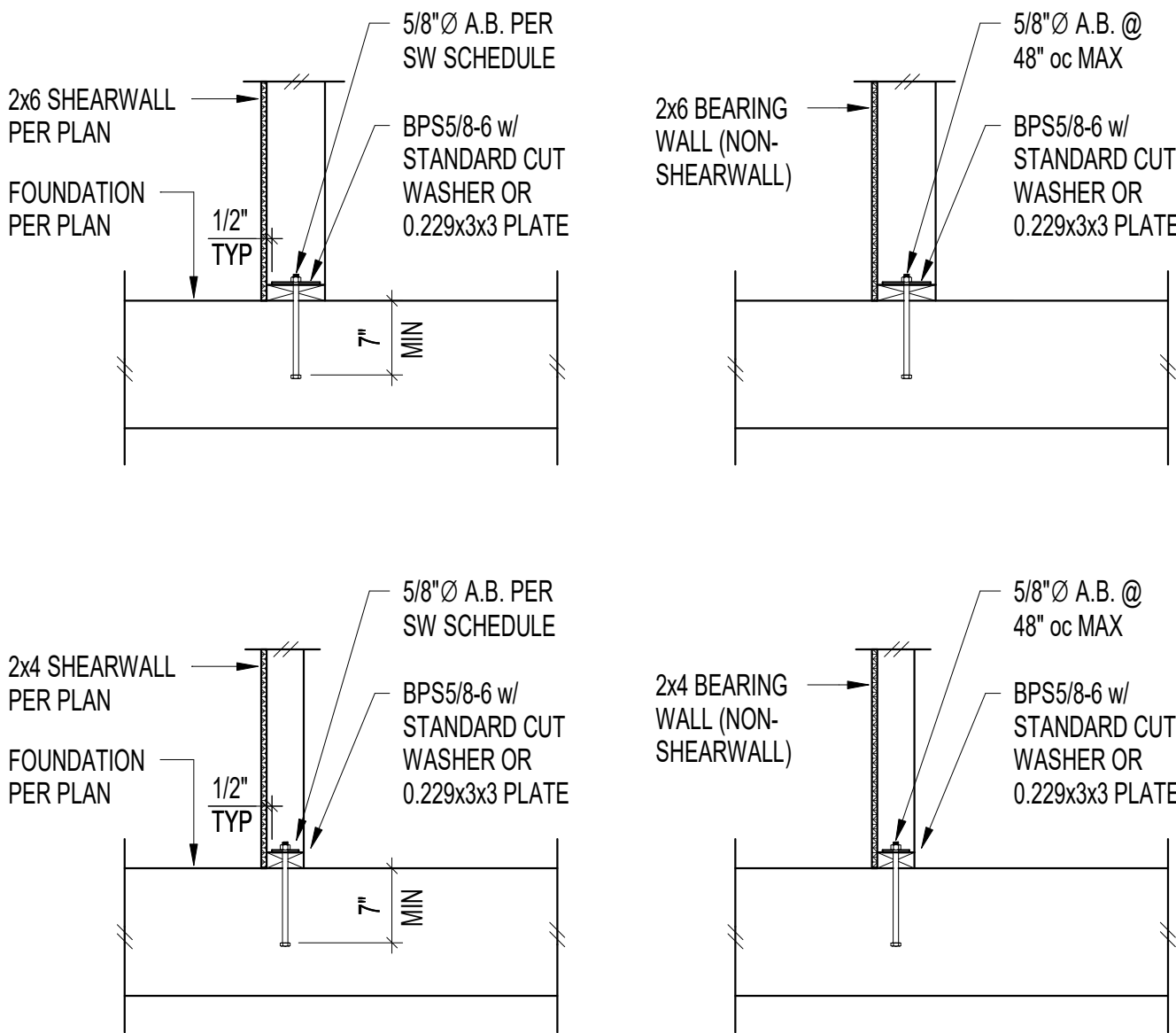
Allowable Notches In Studs

7



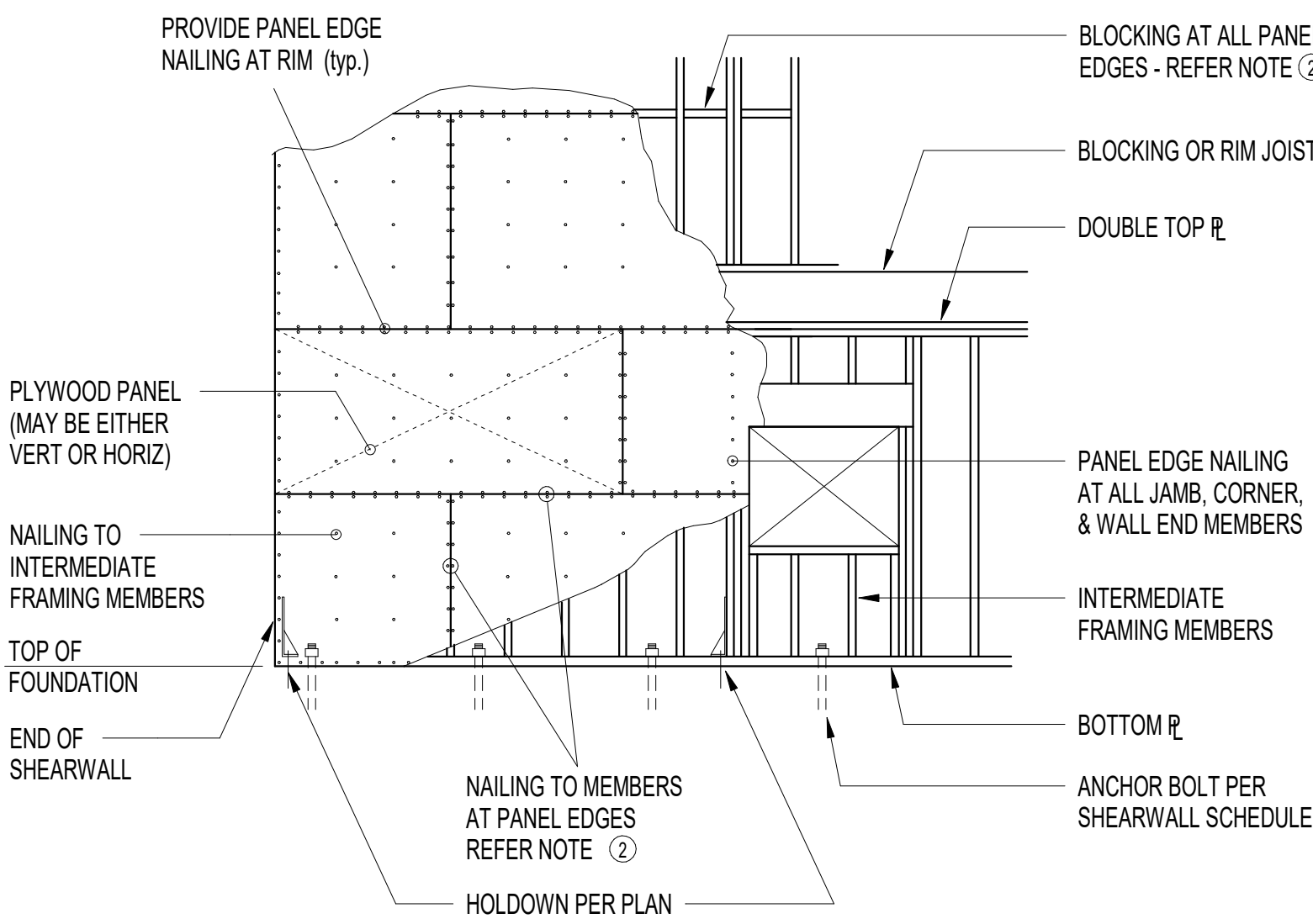
Typical Top Plate Splice - Side View

8



Typical Wood Bearing Plate

9



Typical Shearwall Panel Elevation

SHEAR WALL SCHEDULE

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

- ⑤ NAILS SHALL BE 10d COMMON (0.1480 x 3 1/2") SCREWS SHALL BE SIMPSON SDS25500 (1/2" x 5" MIN.)
- ⑥ PROVIDE BEARING PLATE PER 9/S6.0
- ⑦ ALTERNATE PLATE WASHERS TO PROVIDE 1/2" DIMENSION ON EACH SIDE OF THE SHEARWALL

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Scale:

Sheet: Typical Wood Details

Shearwall Schedule

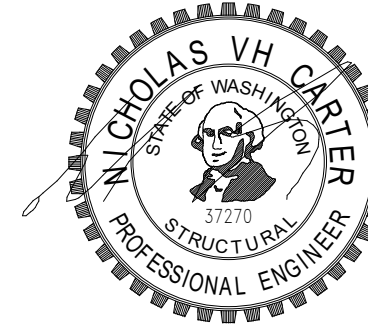
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S6.0



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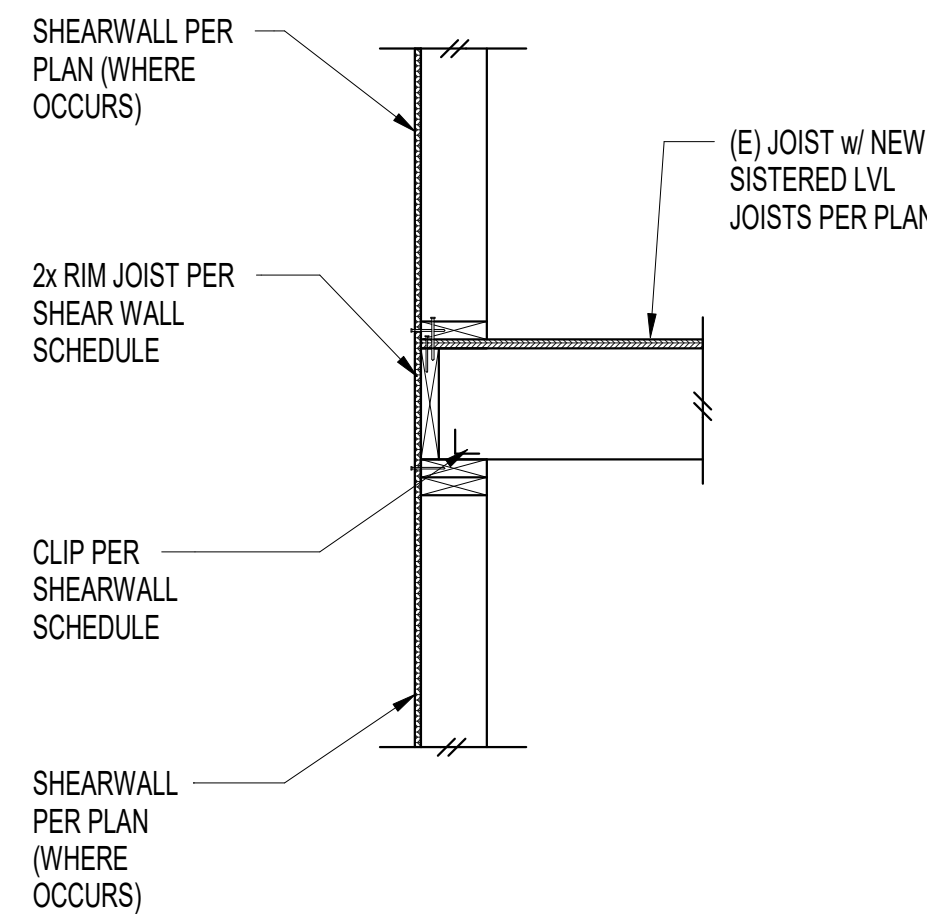
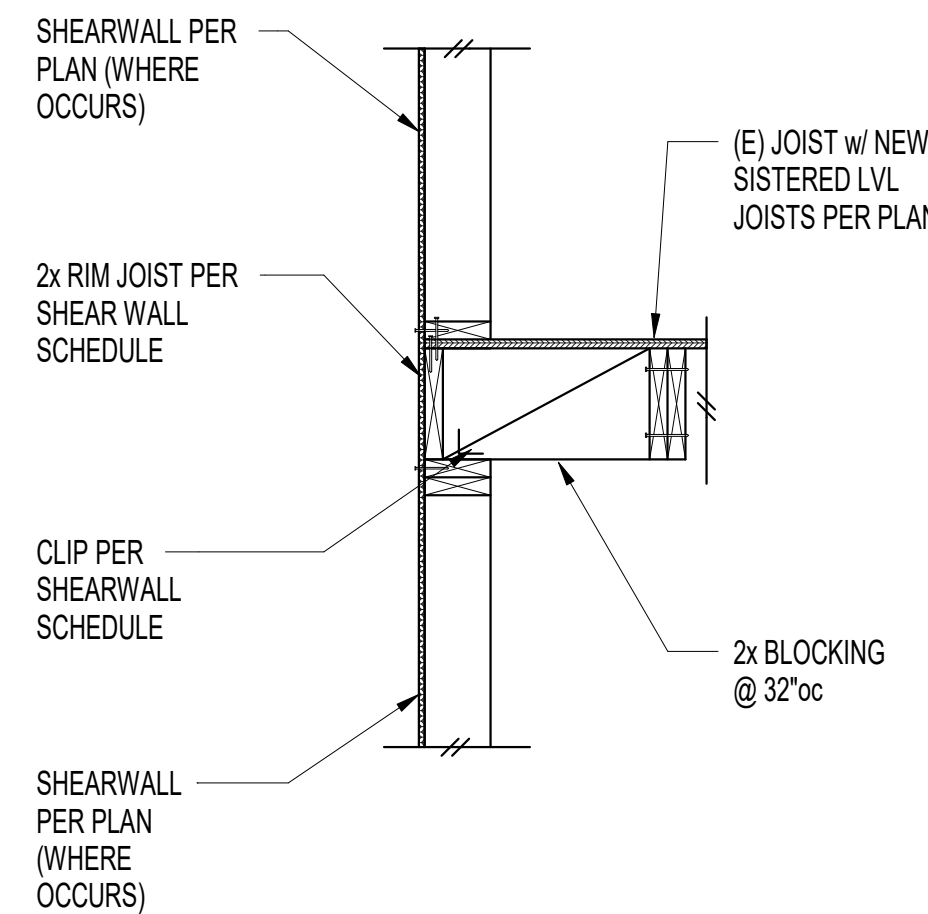
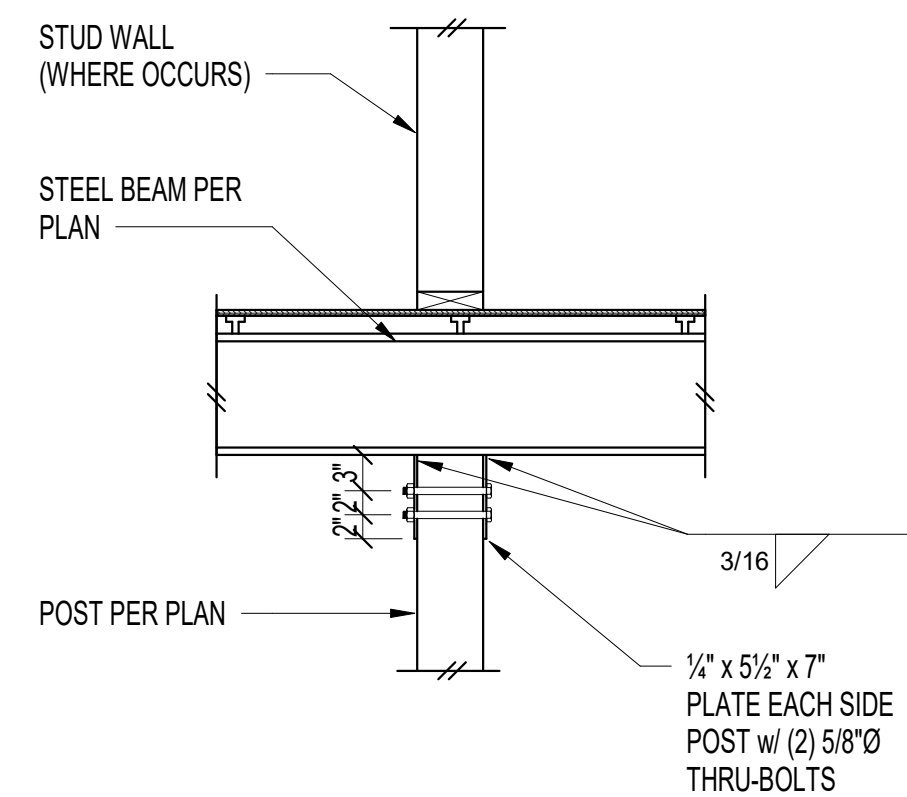
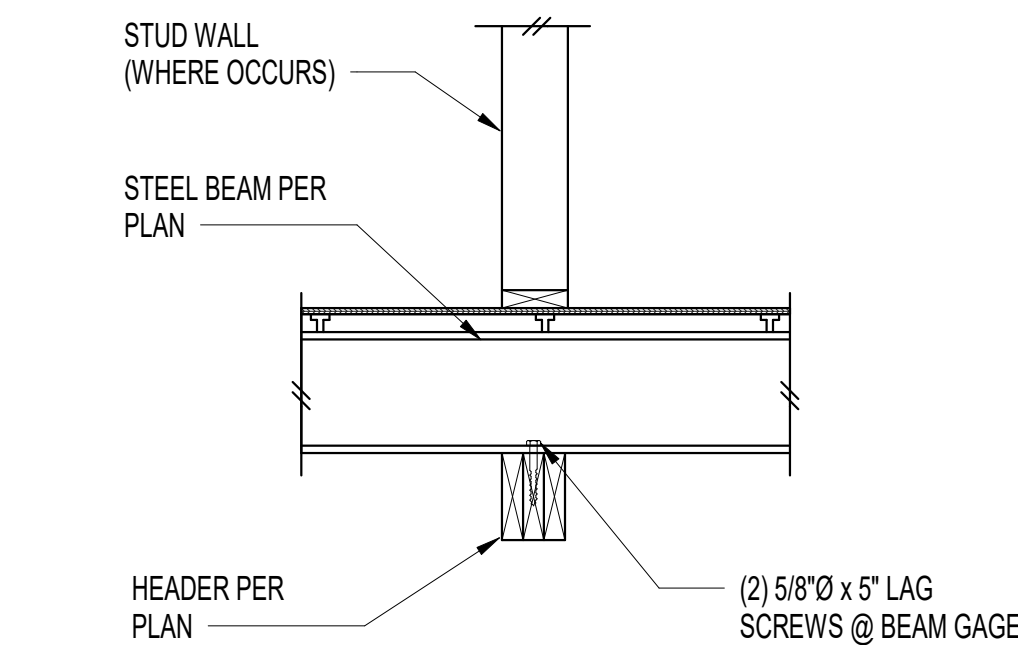
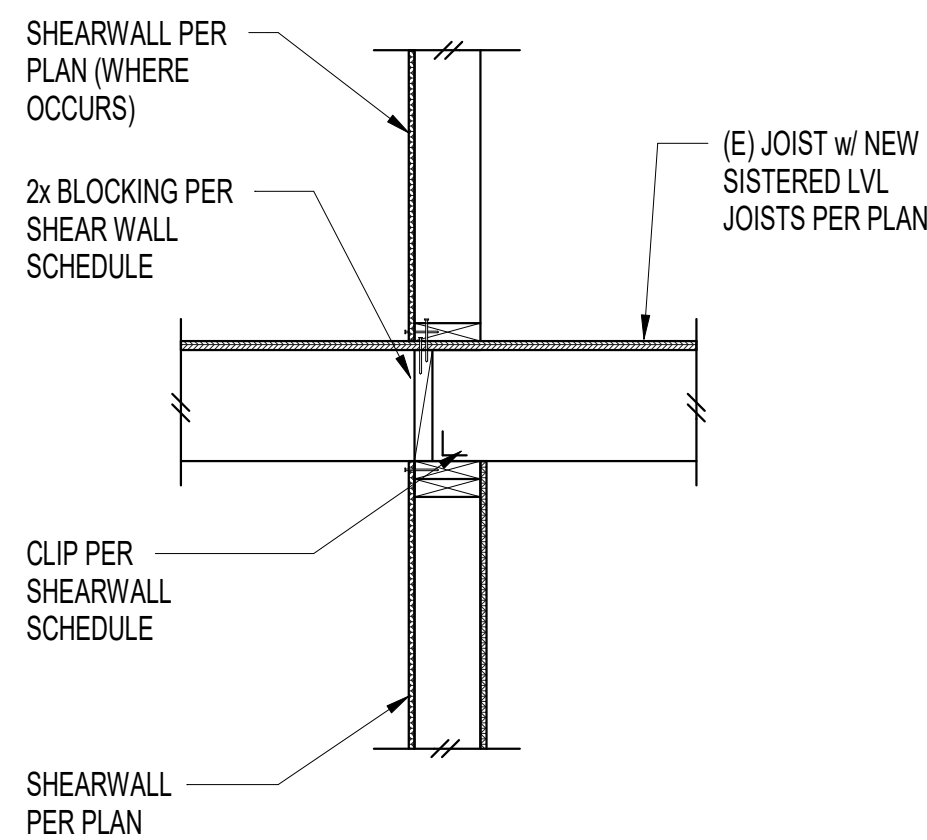
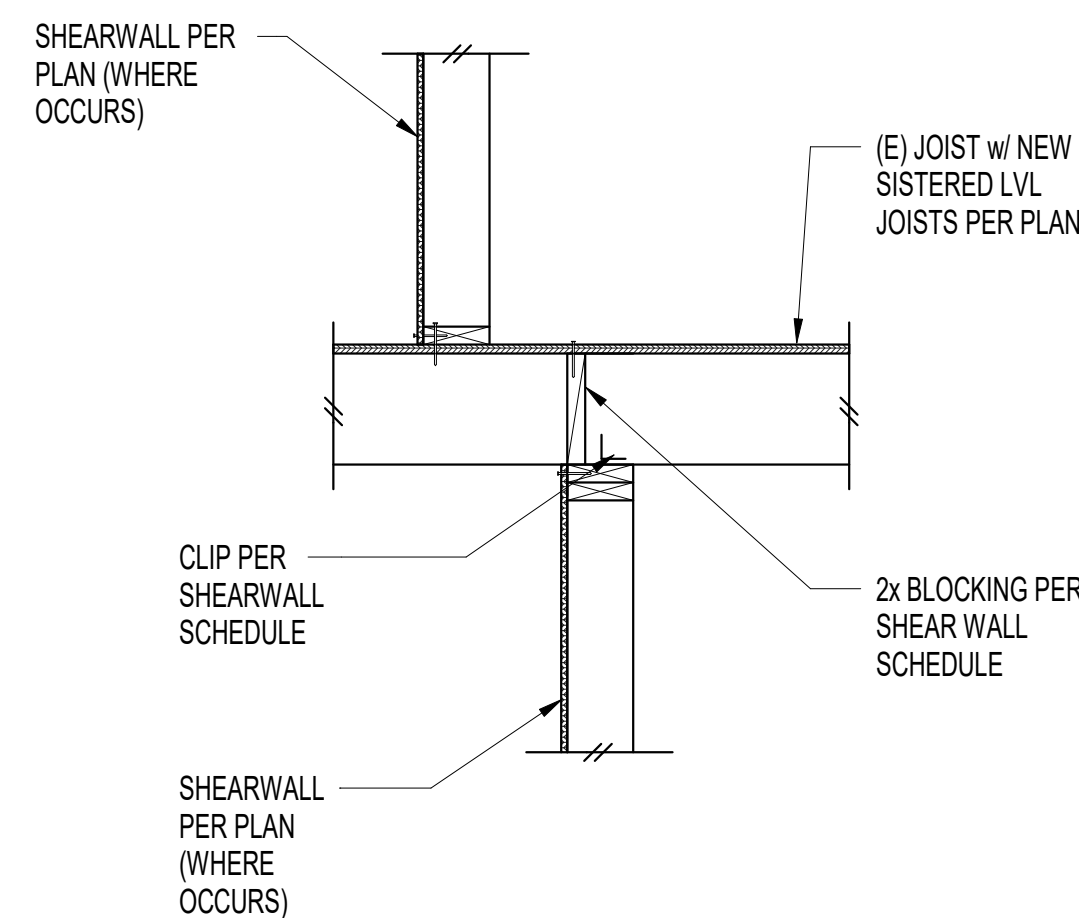
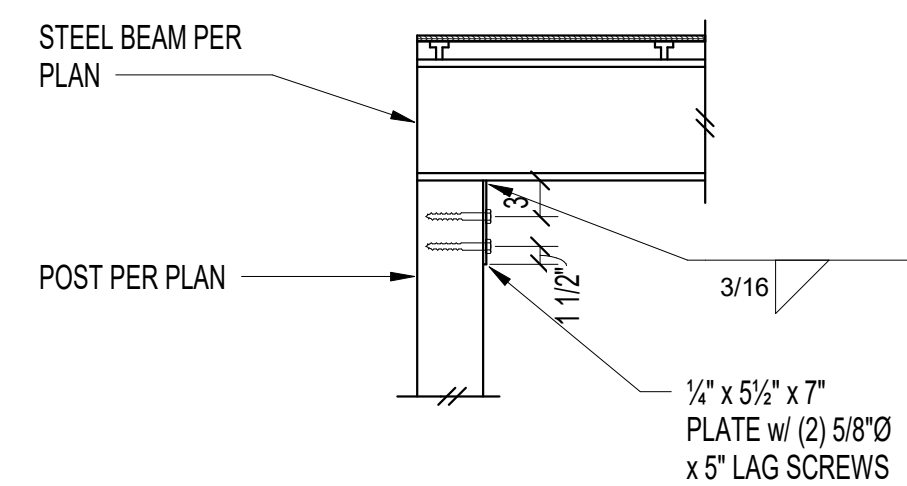
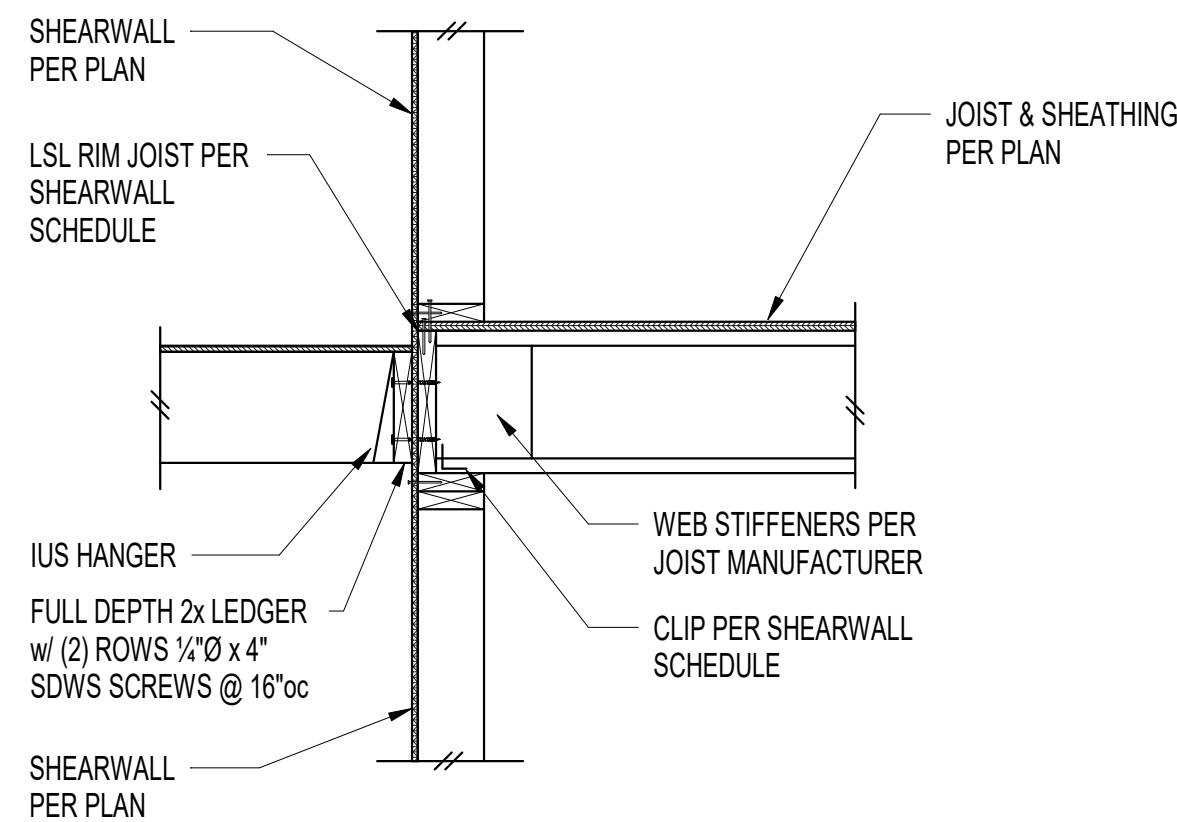
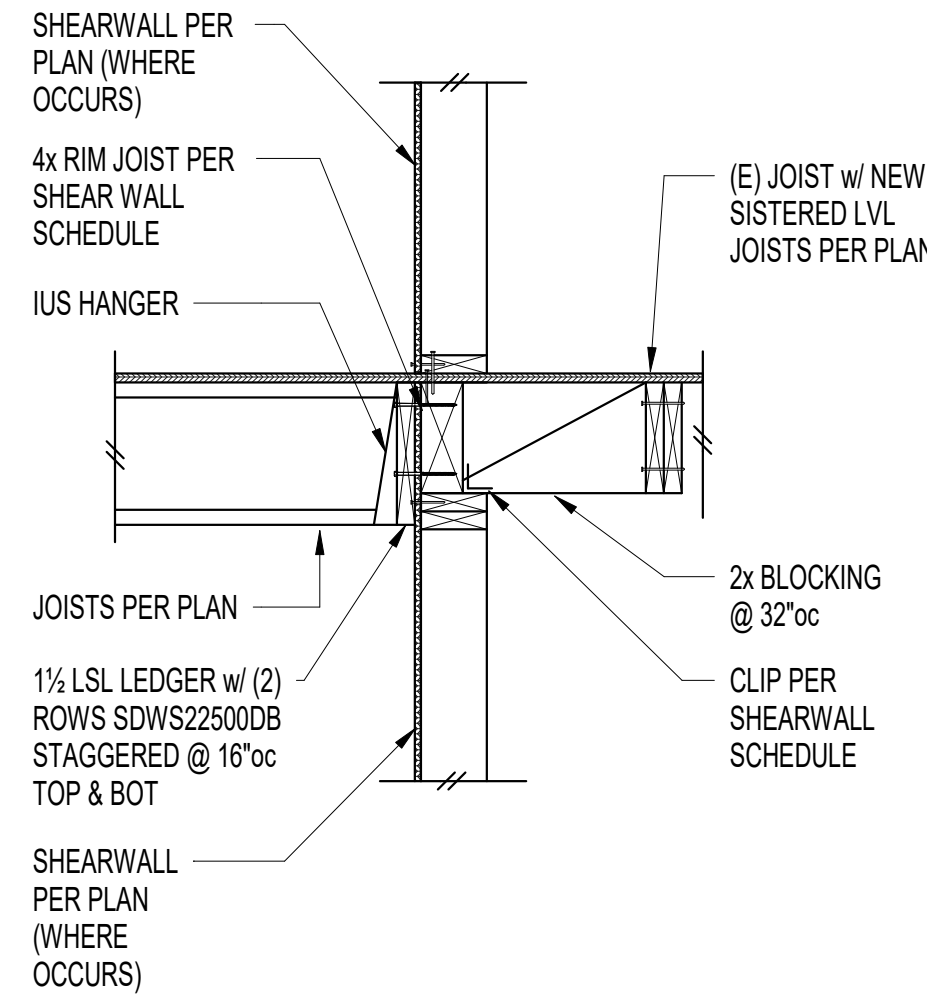
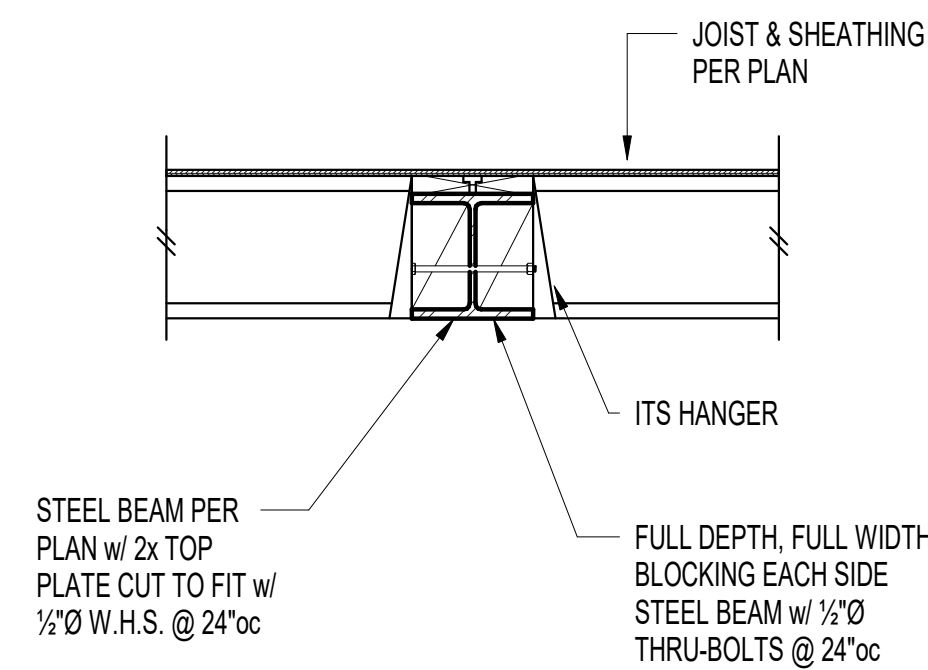
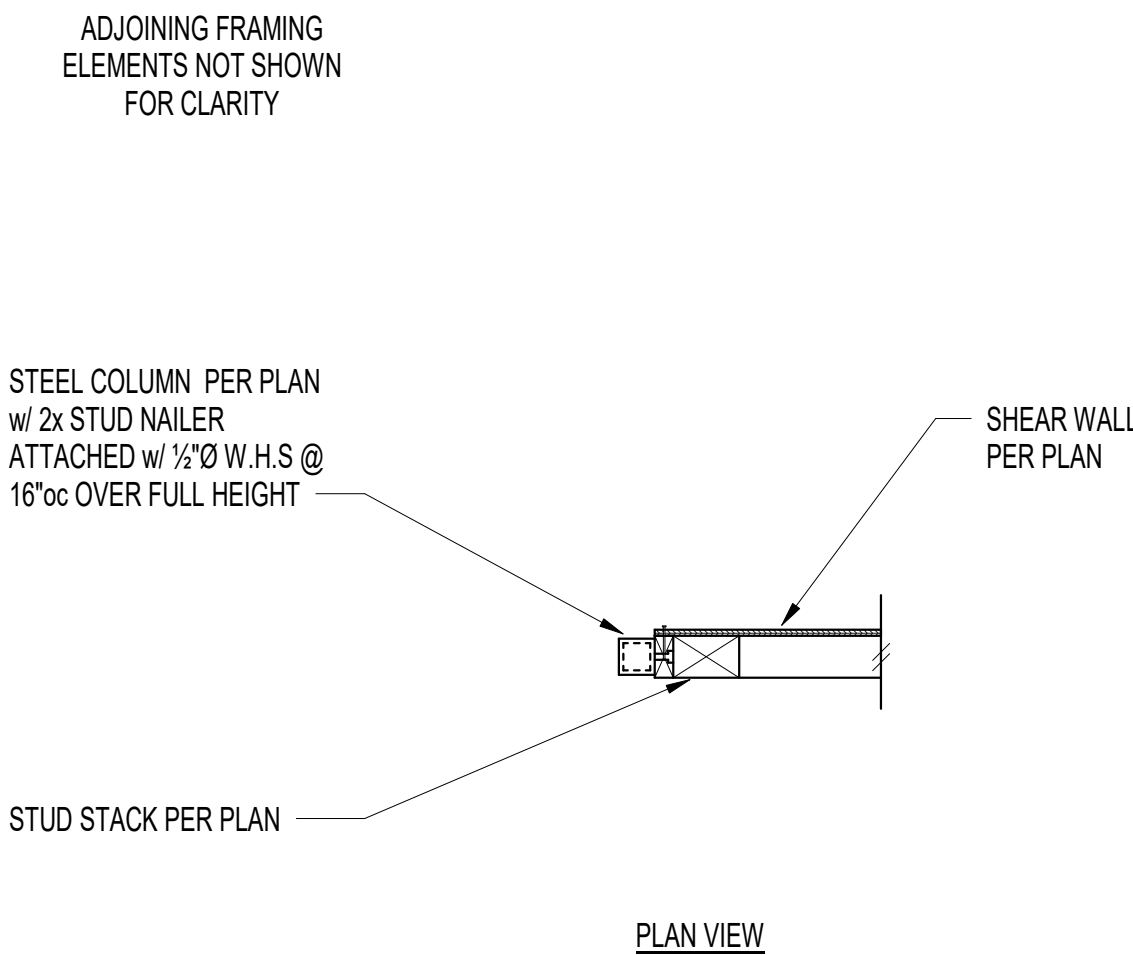
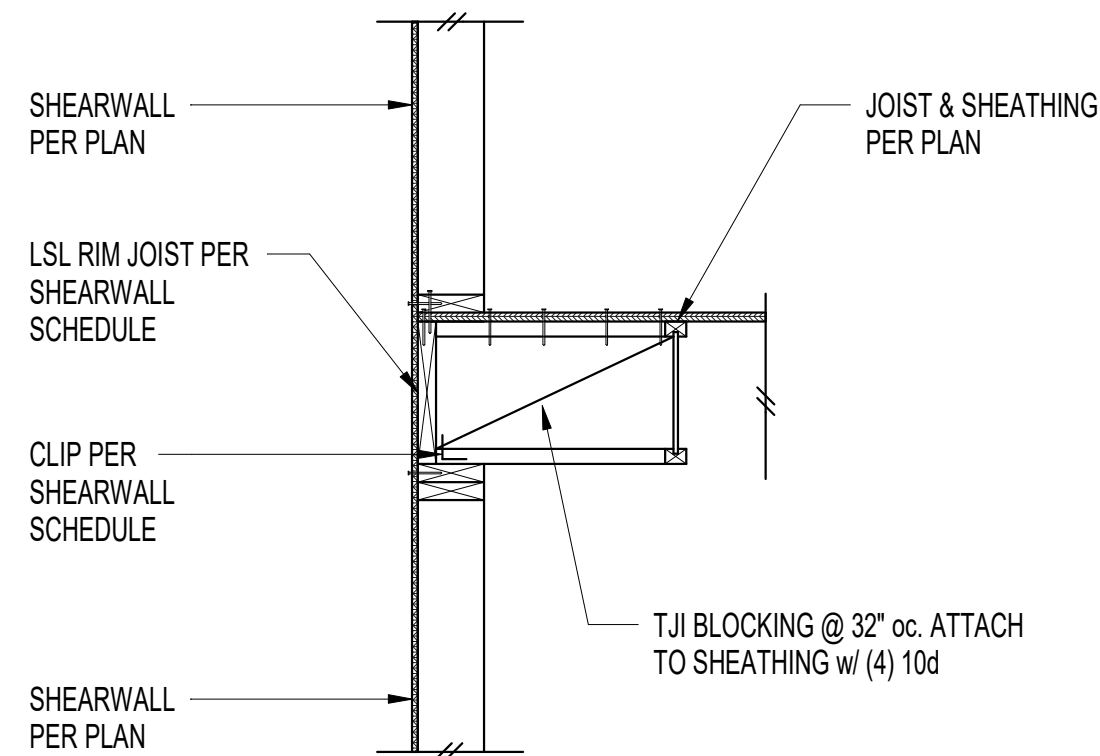
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QUINN
NORLIN
STRUCTURAL
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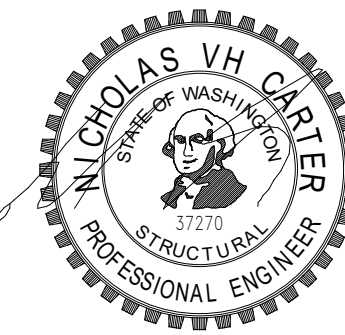
S6.1



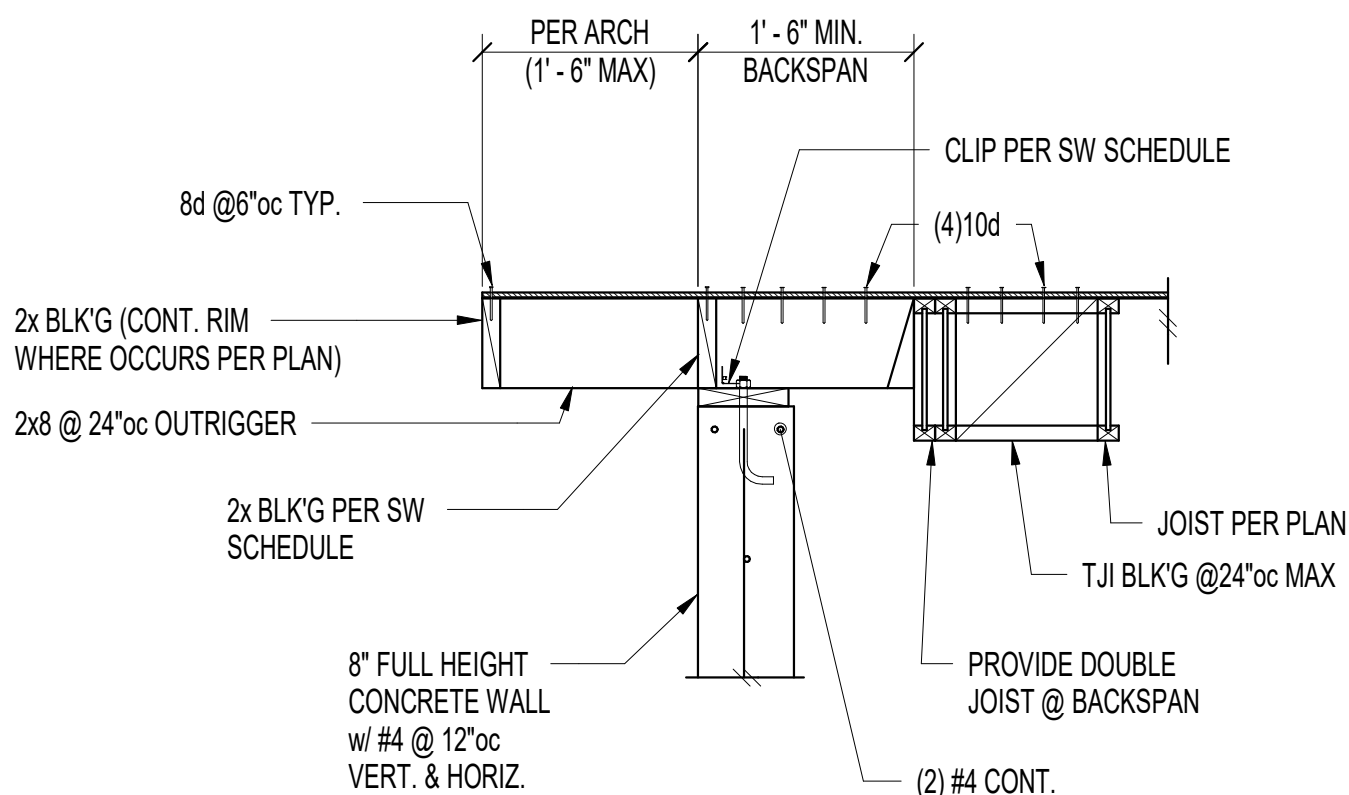
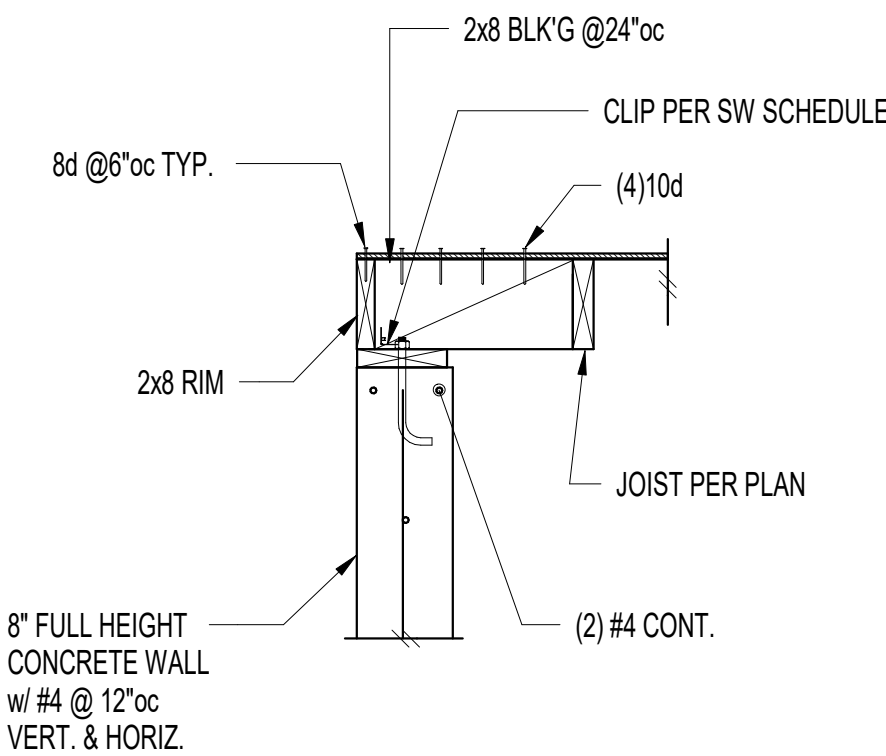
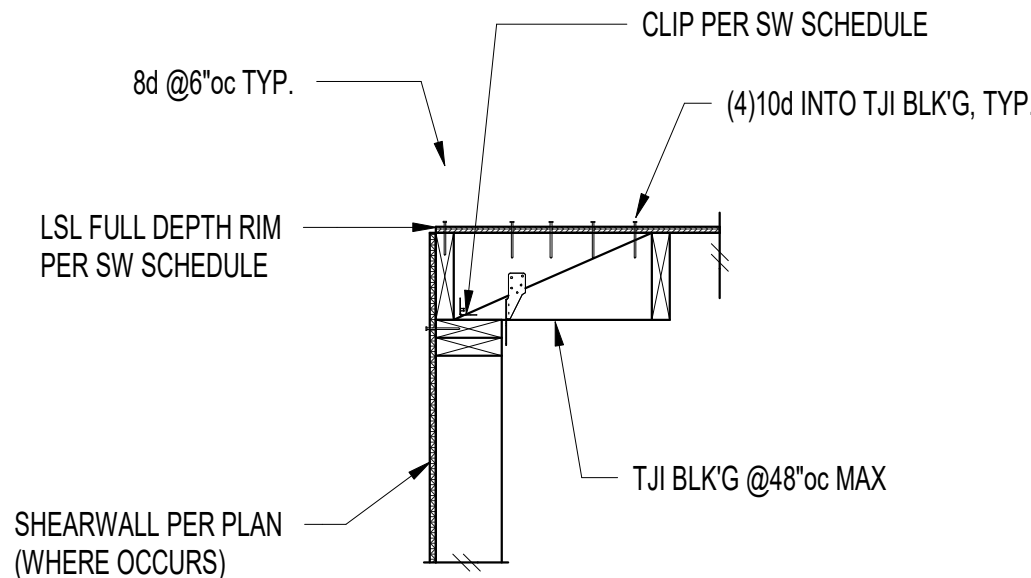
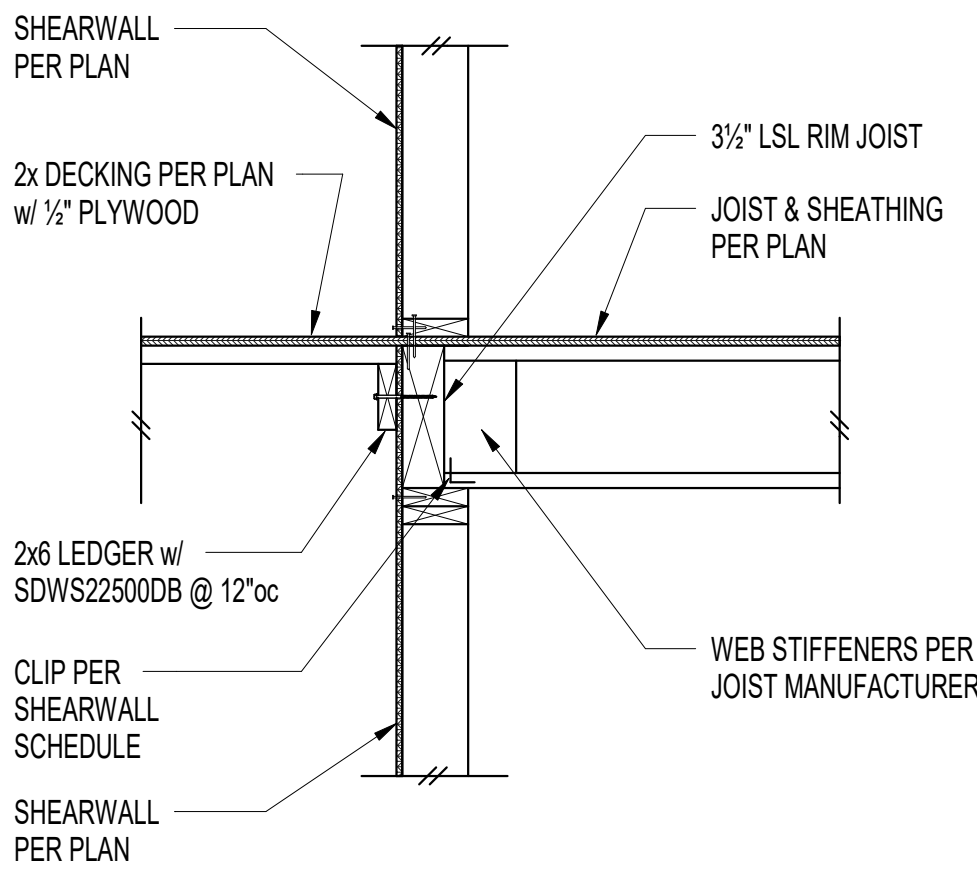
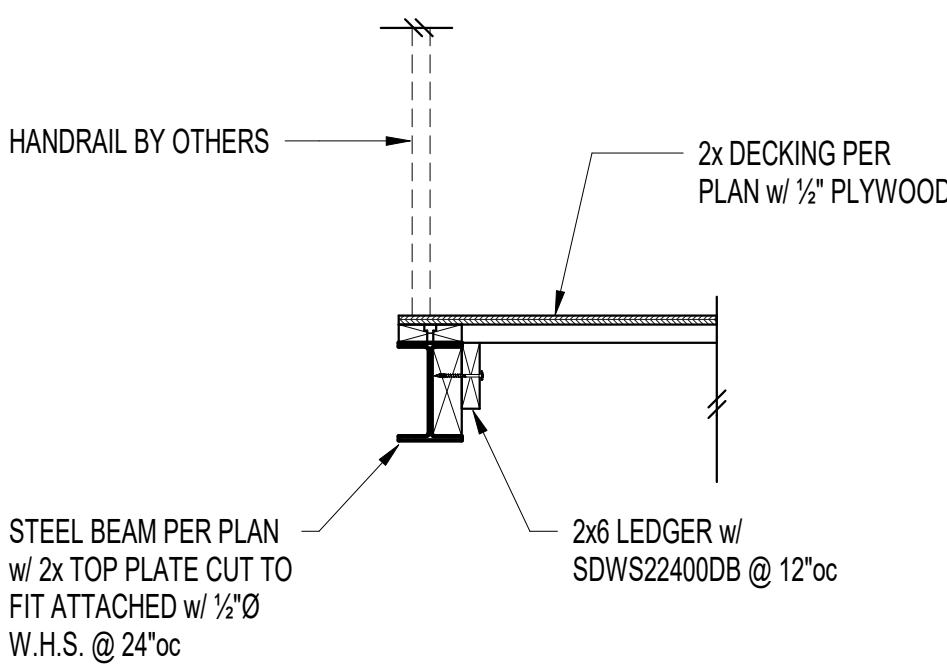
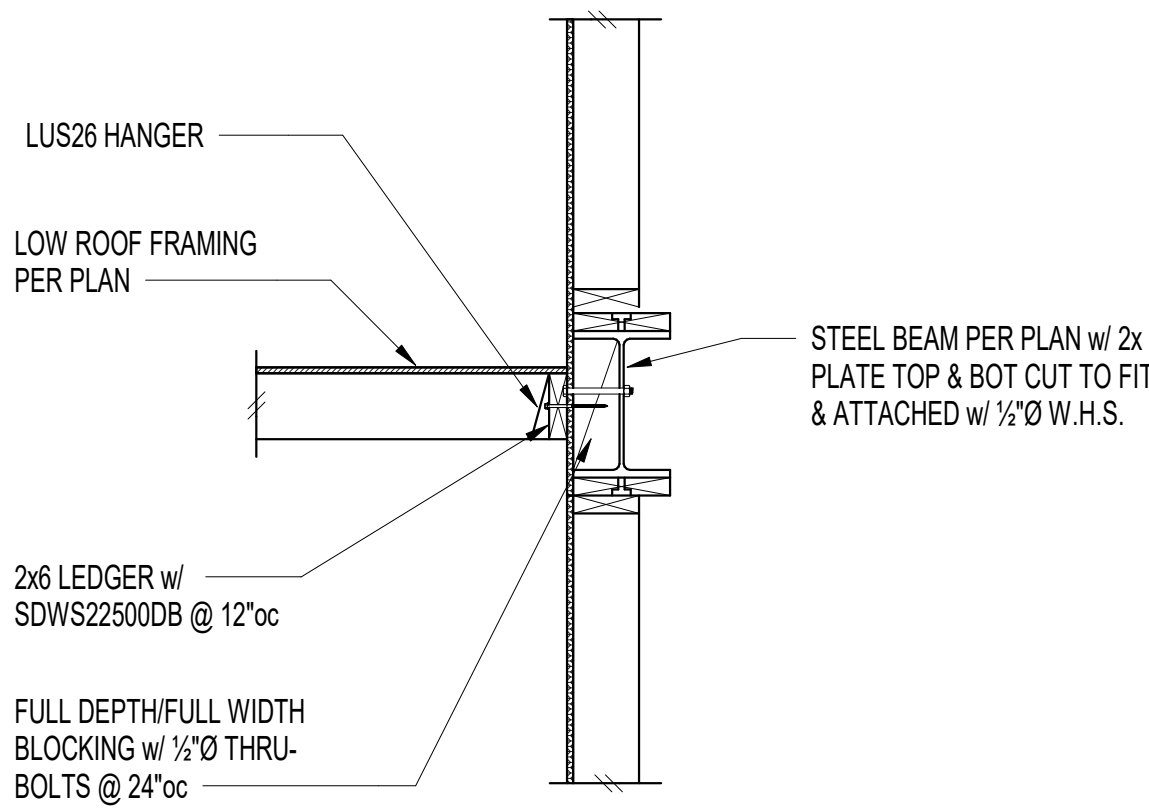
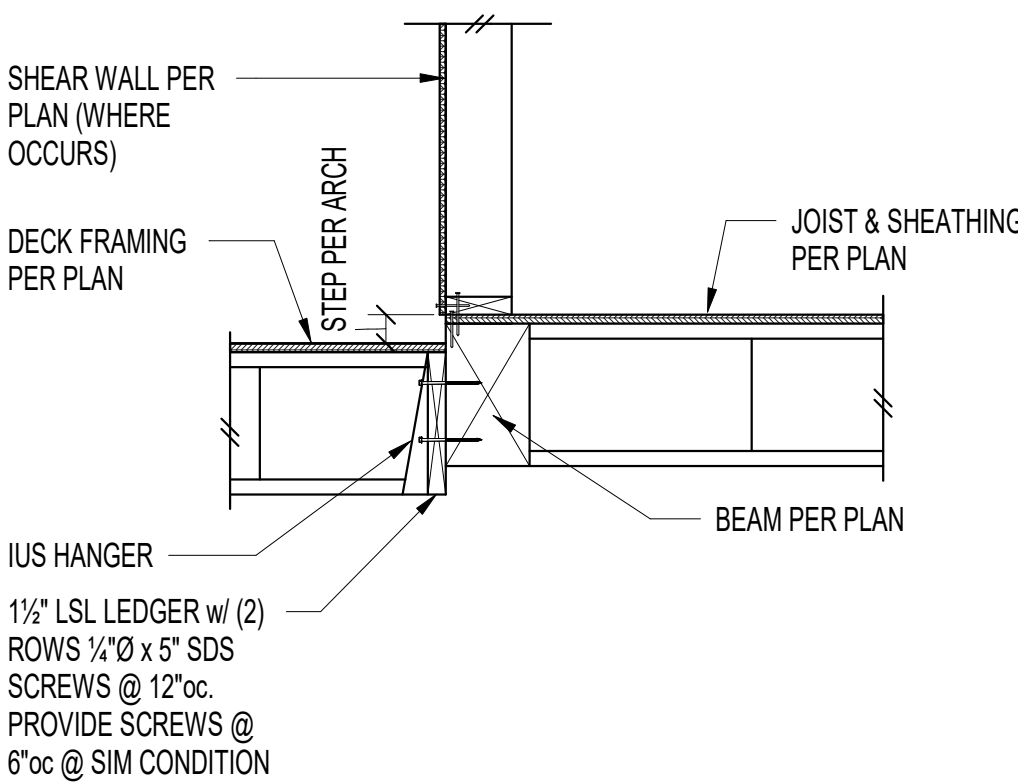
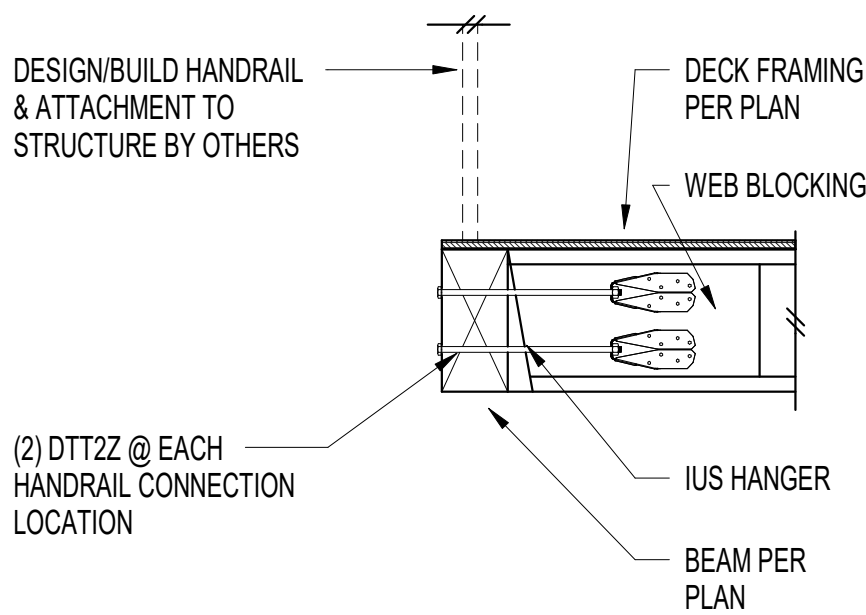
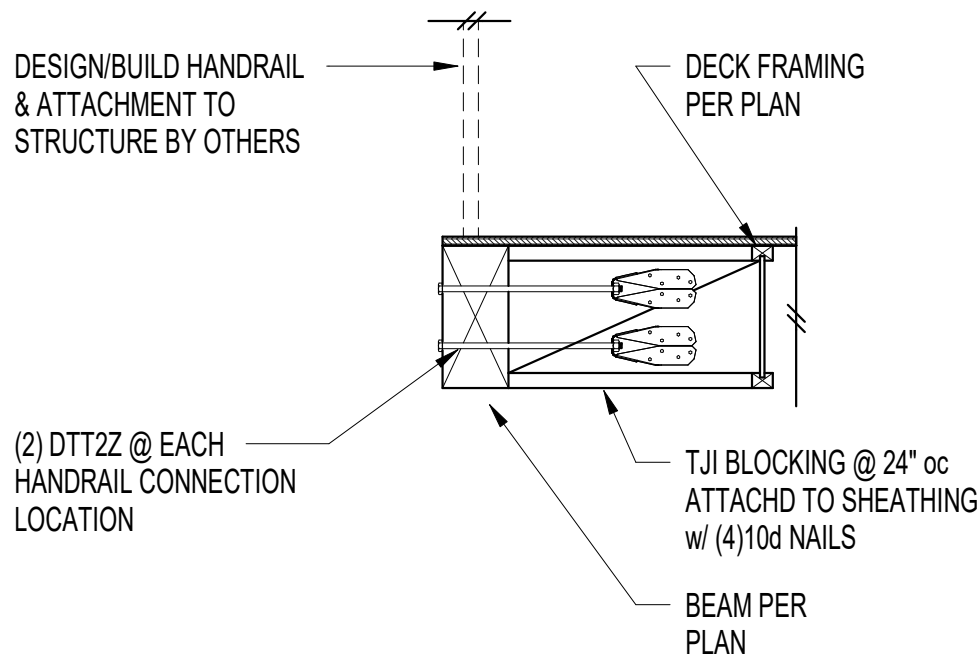


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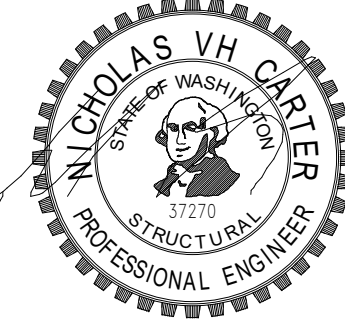
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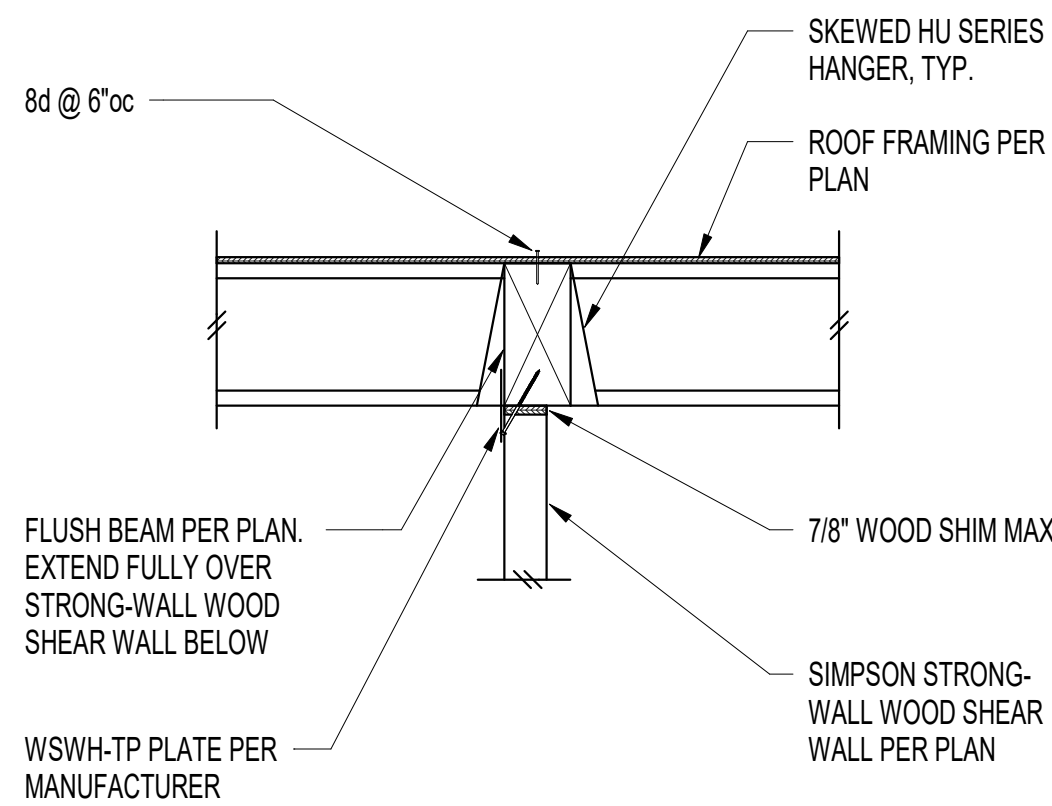
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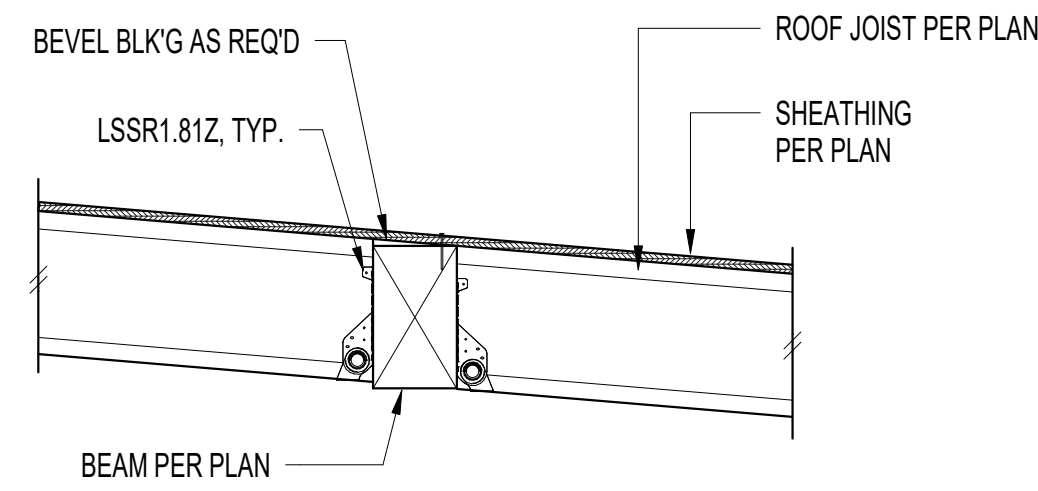
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
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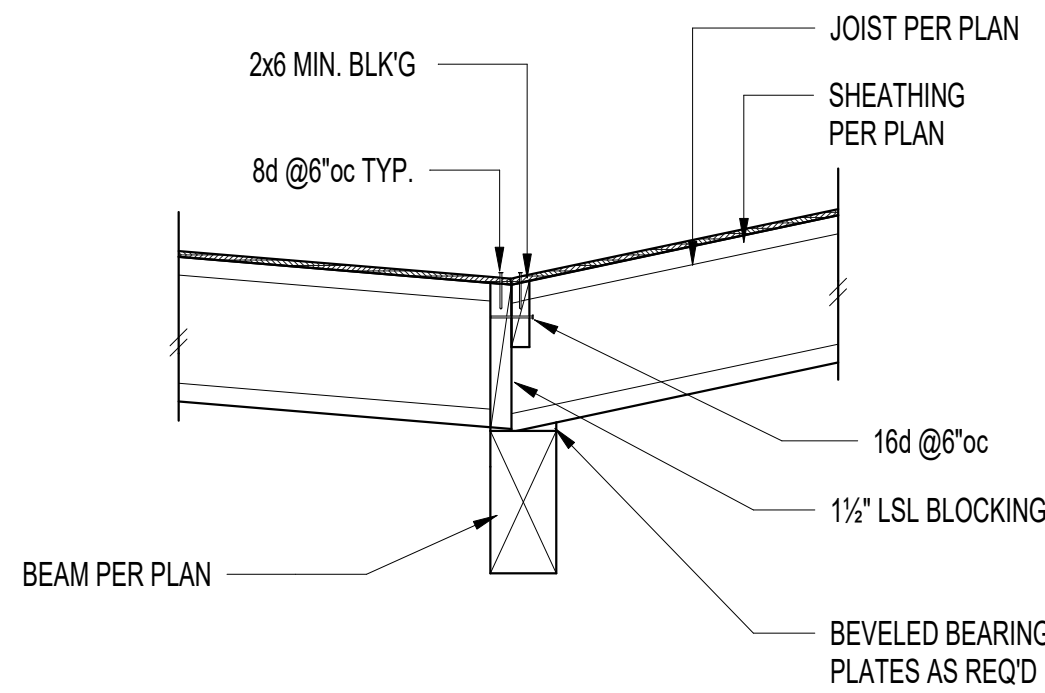
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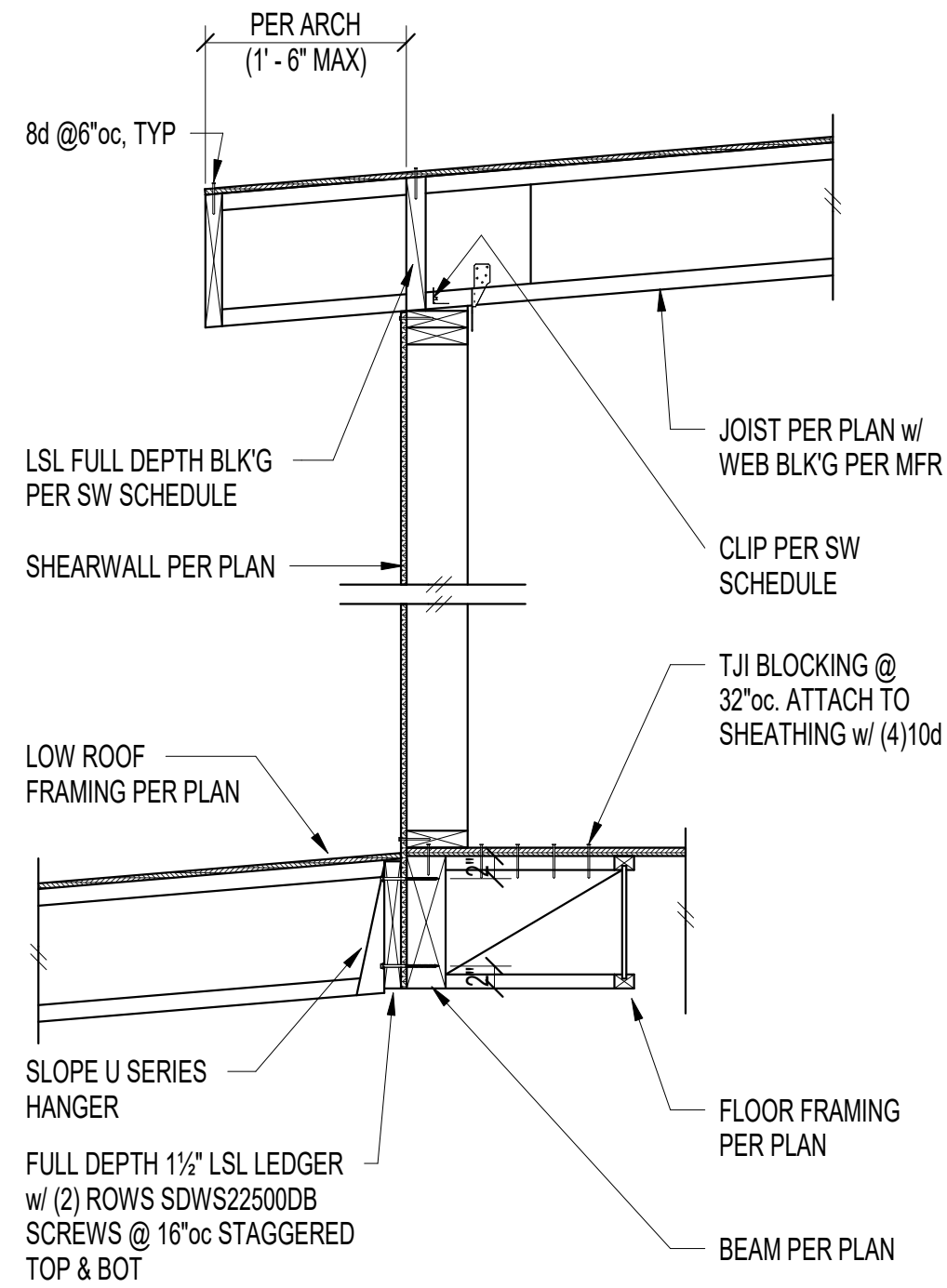
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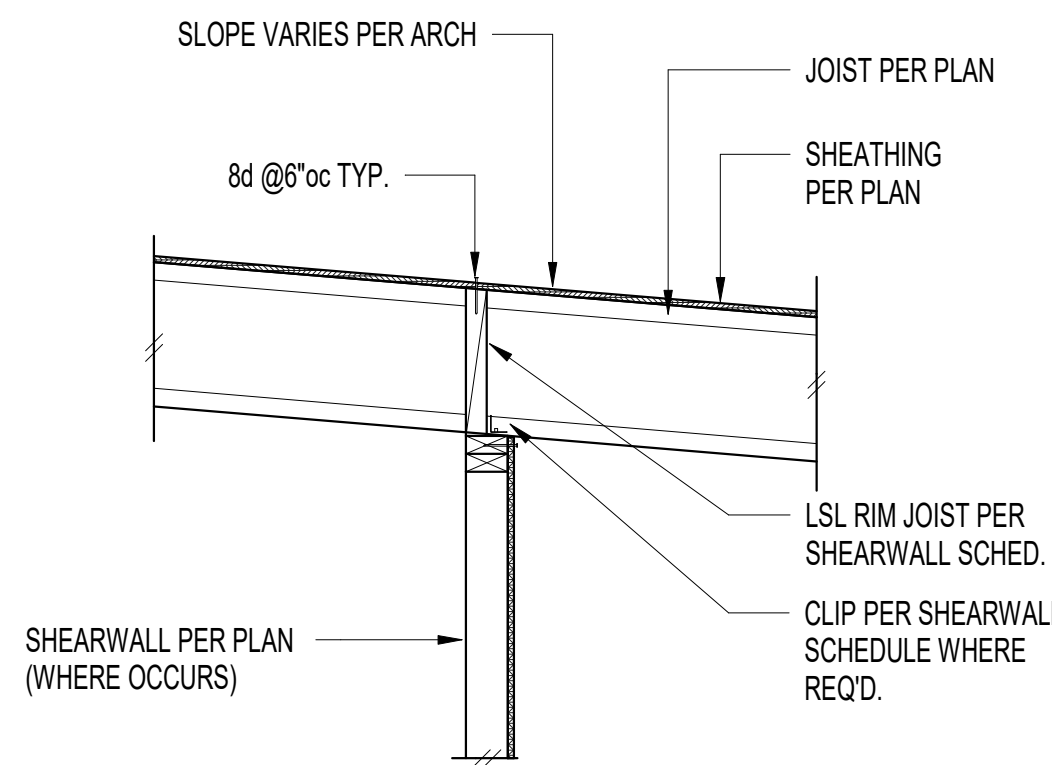
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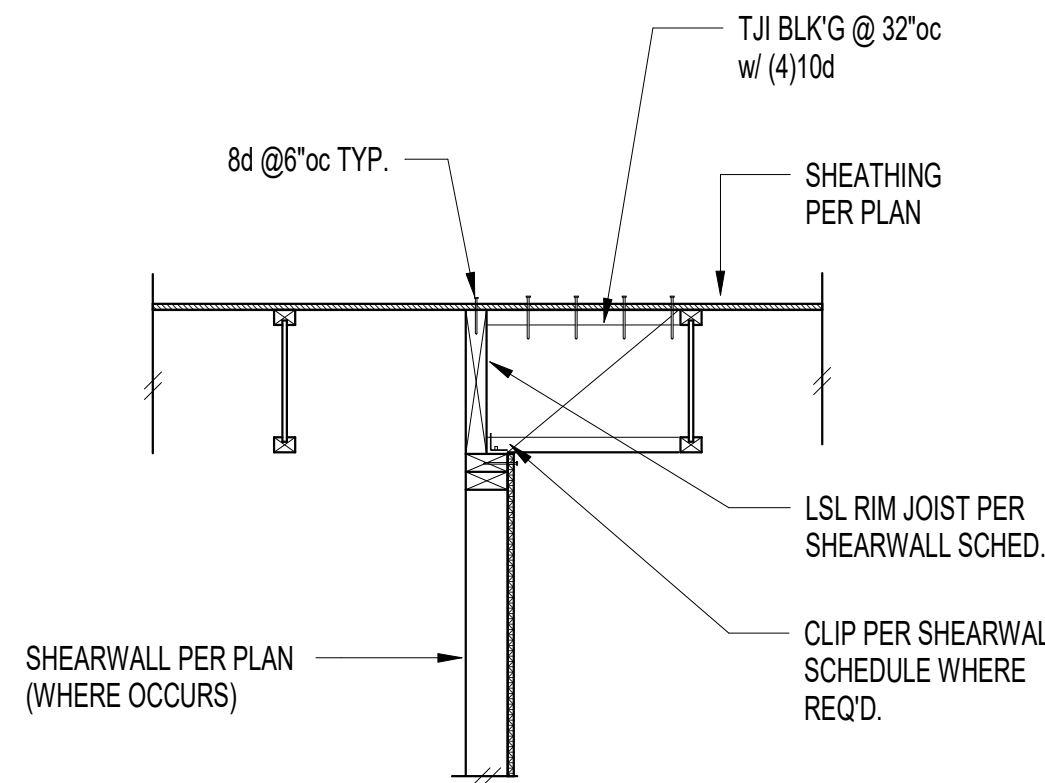
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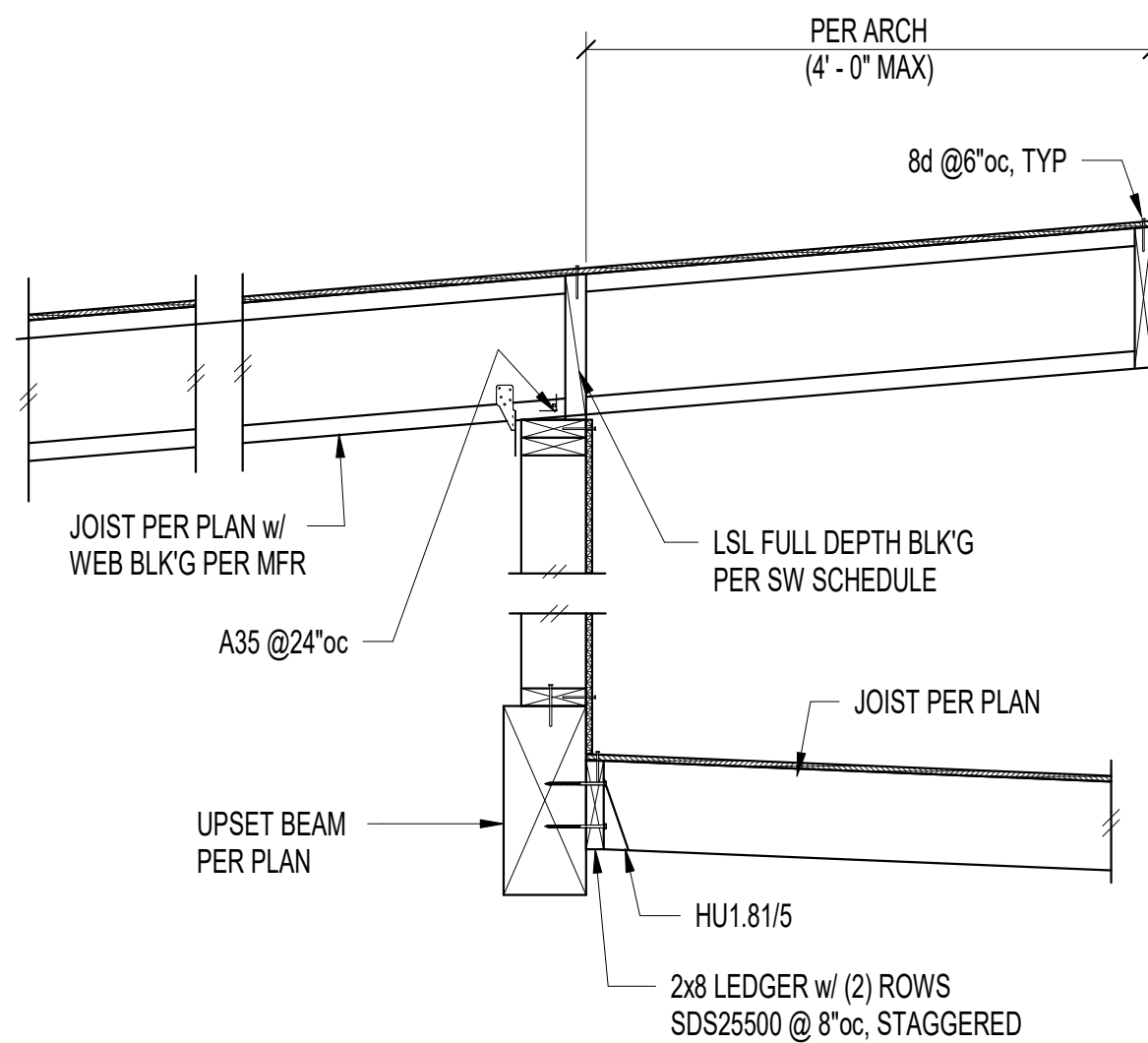
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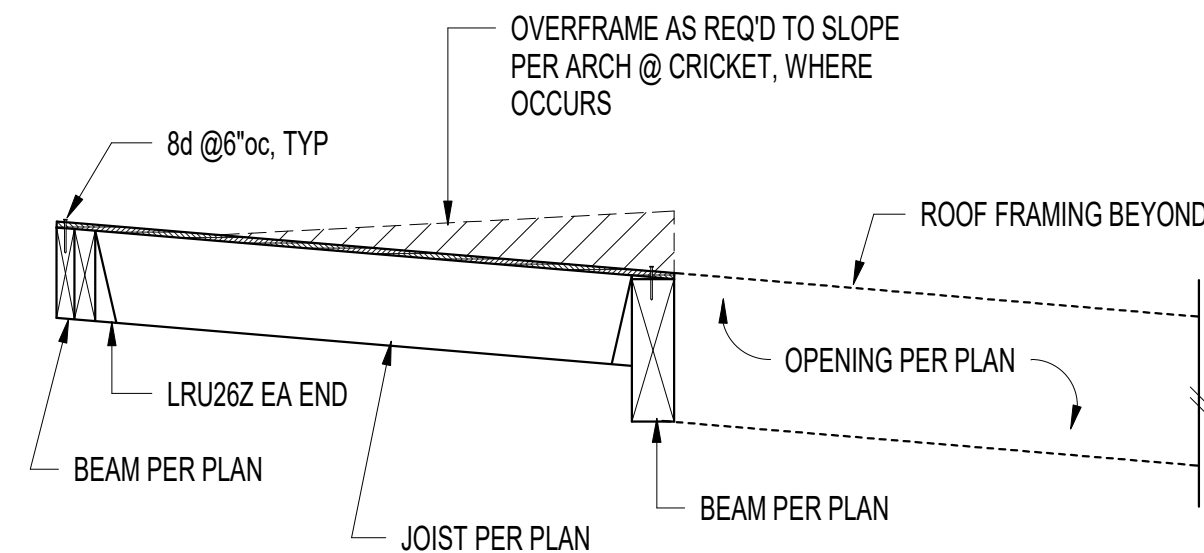
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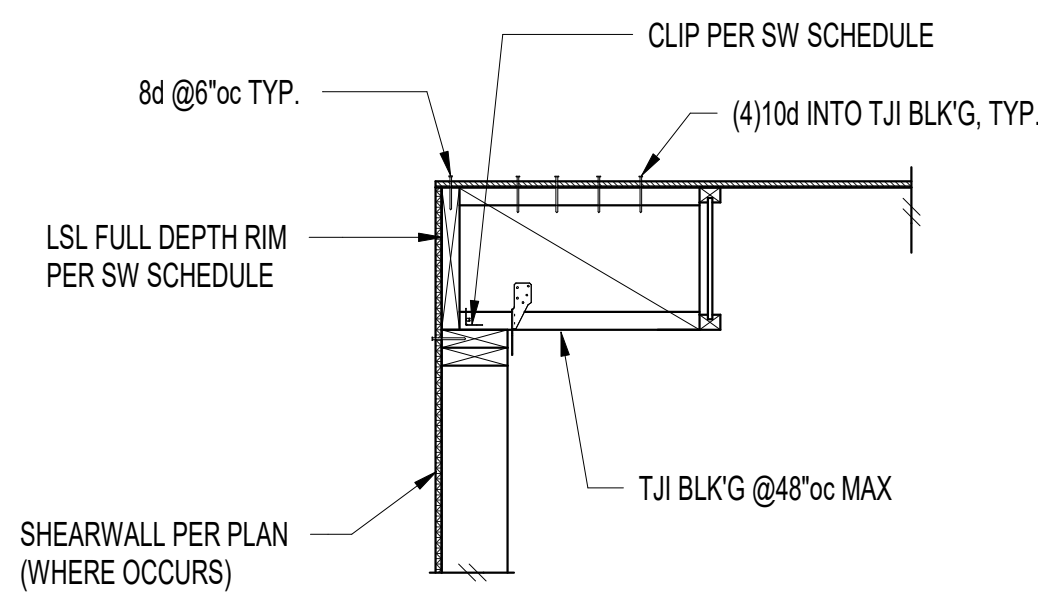
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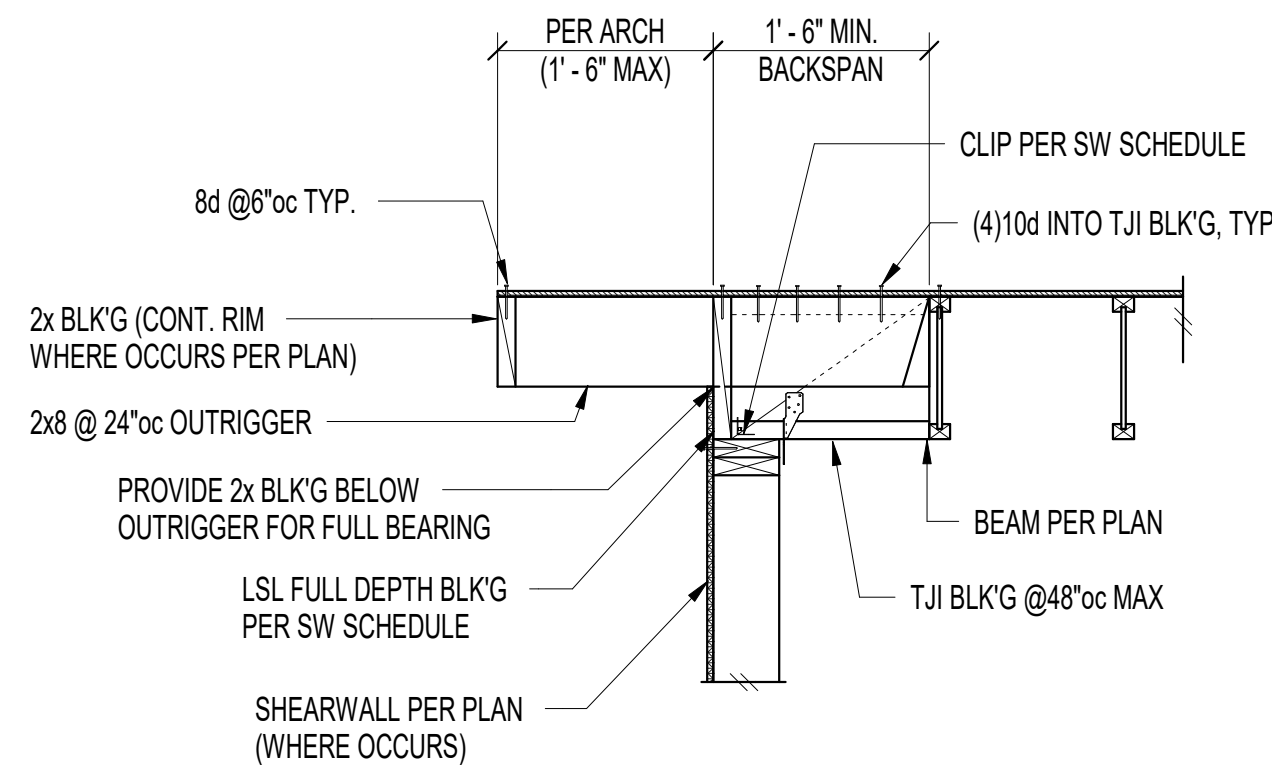
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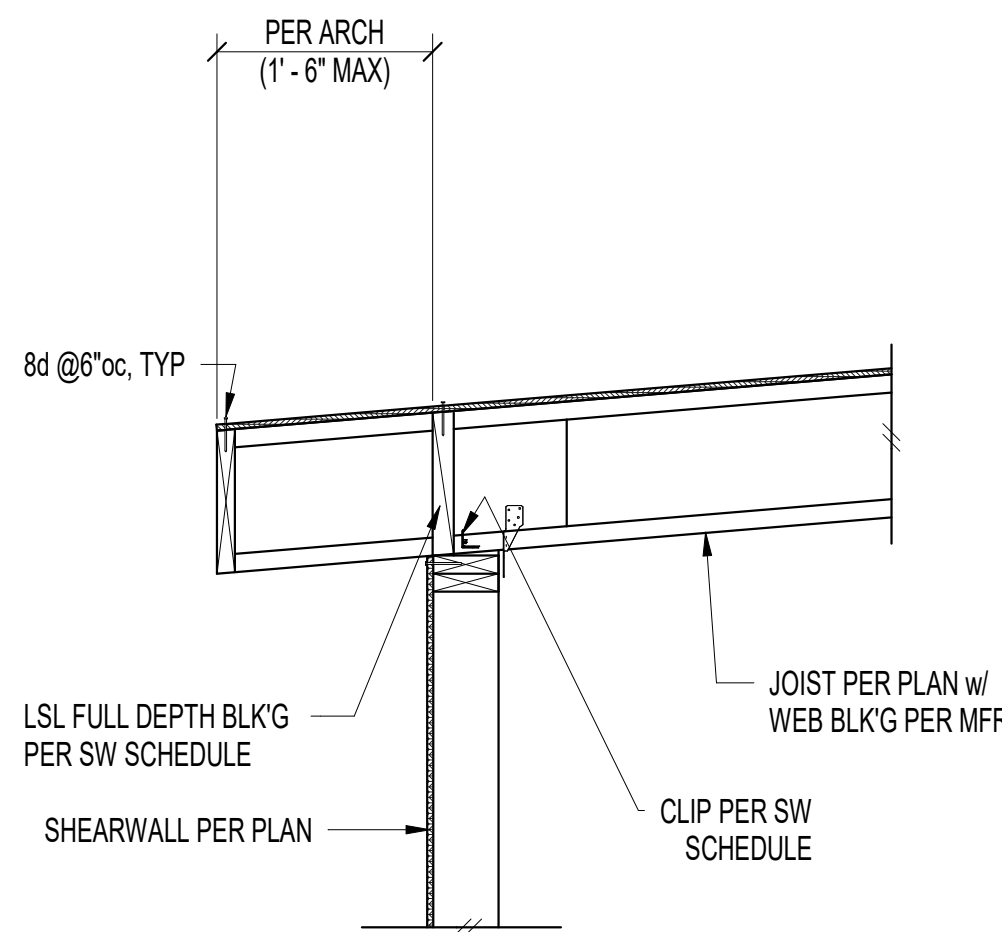
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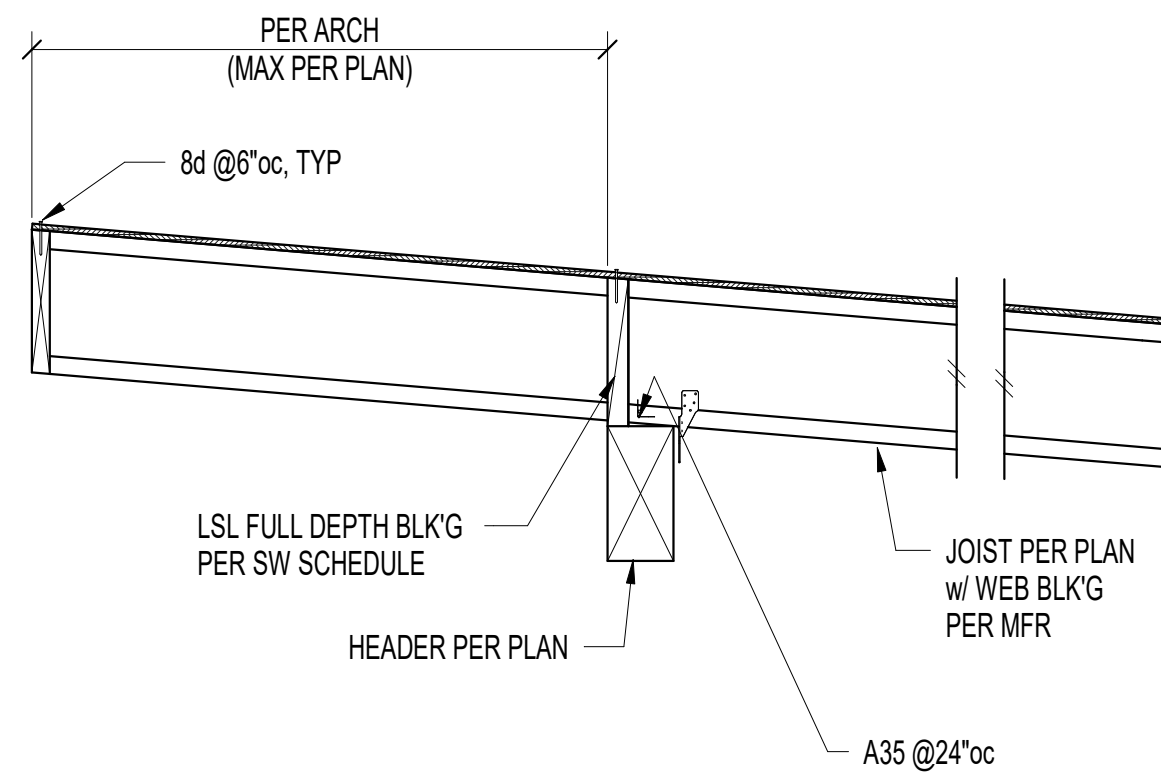
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10



11



12

S6.3