CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov

STAFF REPORT & DECISION

CRITICAL AREA REVIEW 2 CAO24-017 (Exhibit 1)

Project No:	CAO24-017
Description:	The applicant proposes to remodel and construct addition onto existing single-family residence. A critical area review 2 (CAR2) application was submitted in conjunction with building permit application number 2409-161, due to the proposed development location containing a piped watercourse setback and open watercourse buffer and within a geologically hazardous areas, specifically a potential slide, erosion, and seismic hazard area.
Applicant/ Owner:	Lucia Pirzio-Biroli (Ectypos Architecture) / Laura Nestler & Jonathon Spare
Location of Property:	8265 SE 61st St, Mercer Island WA 98040 King County Assessor tax parcel number: 192280-0210
Zoning District	R-15
Staff Contact:	Grace Manahan, Code Compliance Planner grace.manahan@mercerisland.gov | 206-275-7764
Exhibits:	1. Staff Report & Decision dated November 25, 2024 2. Development Application signed April 11, 2024 3. Concurrent Review Request Form, dated April 10, 2024 4. Geotechnical Evaluation prepared by Geotech Consultants, Inc., dated December 21, 2023 5. Memorandum prepared by Geotech Consultants, Inc., dated August 29, 2024 6. Critical Areas Report prepared by Altmann Oliver Associates, LLC, dated April 15, 2024 7. Site Plan prepared by Ectypos Architecture, dated August 29, 2024 8. Letter of Completeness, dated May 21, 2024. 9. Notice of Application, dated June 3, 2024 10. City of Mercer Island Third-Party Geotech Approval, dated September 4, 2024 11. Hazard Report generated by the City of Mercer Island on November 13, 2024 12. Watercourse Map generated by the City of Mercer Island on November 13, 2024 13. Critical Areas Notice on Title, recorded May 1, 2024 under King County Recorder's Number 20241015000616

INTRODUCTION

I. Project Description

The applicant proposes to build an addition onto an existing single-family residence (proposed development) at 8265 SE 61st St (subject property). A critical area review 2 (CAR2) application was submitted in conjunction with building permit application number 2409-161, due to the proposed development location containing a piped watercourse setback and uniped watercourse buffer and within a geologically hazardous areas, specifically a potential slide, erosion, and seismic hazard area.

II. Site Description and Context

The subject property is located within the R-15 Zone and is developed with an existing single-family residence. The subject property is surrounded by single-family homes to the north, east, west and south. The subject property contains a piped watercourse setback and open watercourse buffer as well as mapped geologically hazardous areas including potential slide, erosion, and seismic hazard areas.

Findings of Fact & Conclusions of Law

I. Application Procedure

1. The application **(Exhibit 2)** for a CAR2 was received by the City of Mercer Island on May 9, 2024. The application was determined to be complete **(Exhibit 8)** on May 21, 2024.
2. Under MICC 19.15.030, Table A, applications for Critical Area Review 2 Permits must undergo Type III review. Type III land use reviews require notice of application (discussed below). A notice of decision is issued once the project review is approved by the code official, followed by an appeal period (**Exhibit 13)**.
3. The City of Mercer Island provided public notice of application for this Critical Area Review 2 Permit, as set forth in MICC 19.15.090 (**Exhibit 9**). The comment period for the public notice period lasted for 30 days, from June 3, 2024 to July 3, 2024. The following methods were used for the public notice of application:
    1) A mailing sent to neighboring property owners within 300 feet of the subject parcel.
    2) A sign posted on the subject parcel.
    3) A posting in the City of Mercer Island's weekly permit bulletin.
4. No public comments were received

II. State Environmental Policy Act (SEPA)

The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(1)(b)(ii).

III. Consistency with the Critical Areas Code and Land Development Code

1. MICC 19.07.070 lists requirements for disclosure and notice on title. The applicant shall disclose to the city the presence of critical areas on the development proposal site and any mapped or identifiable critical areas within the distance equal to the largest potential required buffer applicable to the development proposal on the development proposal site.

a. The owner of any property containing critical areas and/or buffers on which a development proposal is submitted, except a public right-of-way or the site of a permanent public facility, shall file a notice approved by the city with the records and elections division of King County. The notice shall inform the public of the presence of critical areas, buffers and/or mitigation sites on the property, of the application of the city's critical areas code to the property and that limitations on actions in or affecting such critical areas and/or buffers may exist. The notice shall run with the land in perpetuity.

b. The applicant shall submit proof to the city that the notice has been recorded prior to approval of a development proposal for the property or, in the case of subdivisions, short subdivisions, and binding site plans, at or before recording of the final subdivision, short subdivision, or binding site plan.

Staff Analysis: A Critical Areas Notice on Title was recorded with the King County Recorder's Office on May 1, 2024 (**Exhibit 13**); therefore, this requirement is met.

2. MICC 19.07.090 describes the purpose and procedures by which the city will review and authorize development and verify consistency with this chapter.

   a. Critical Area Review 2. The purpose of a critical area review 2 is to review critical area studies and mitigation plans in support of proposed buffer averaging and reduction of wetland and watercourse buffers.

   b. Review timing and sequence.

      A. When development and/or activity within a wetland, watercourse, fish and wildlife habitat conservation area or buffer associated with these critical area types is proposed, a critical area review 2 is required to be reviewed and approved prior to construction authorization.

      B. When development and/or activity is proposed on a site containing only geologically hazardous areas, an application has the option of either:

         i. Applying for a critical area review 2 in advance of construction permits, using the procedures required for a Type III land use review; or

         ii. Requesting consolidation of the review of geologically hazardous areas together with construction permit review.

      C. When development and/or activity is proposed on a site containing geologically hazardous areas and on or more of the critical area types listed in subsection (B)(2)(a) of this section or the associated buffer of one of those critical areas, a critical area review 2 reviewing all critical areas is required to be reviewed and approved prior to construction authorization, using the procedures required for a Type III land use review.

   Staff Analysis: The applicant submitted a Concurrent Review Request Form (**Exhibit 3**) requesting consolidated review of the Critical Area Review 2 and associated building permit application; therefore, the application is consistent with the review timing and sequence requirements.

3. MICC 19.07.100 lists requirements for mitigation sequencing. An applicant for a development proposal or activity shall implement the following sequential measures, listed below in order of preference, to avoid, minimize, and mitigate impacts to environmentally critical areas and

associated buffers. Applicants shall document how each measure has been addressed before considering and incorporating the next measure in the sequence:

a. Avoiding the impact altogether by not taking a certain action or parts of an action. The applicant shall consider reasonable, affirmative steps and make best efforts to avoid critical area impacts. However, avoidance shall not be construed to mean mandatory withdrawal or denial of the development proposal or activity if the proposal or activity is an allowed, permitted, or conditional use in this title. In determining the extent to which the proposal should be redesigned to avoid the impact, the code official may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal and identified changes to the proposal. Development proposals should seek to avoid, minimize and mitigate overall impacts based on the functions and values of all of the relevant critical areas and based on the recommendations of a critical area study. If impacts cannot be avoided through redesign, use of a setback deviation pursuant to section 19.06.110(C), or because of site conditions or project requirements, the applicant shall then proceed with the sequence of steps in subsections B through E of this section;

b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, using a setback deviation pursuant to section 19.06.110(C), using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

f. Monitoring the impact and taking appropriate corrective measures to maintain the integrity of compensating measures.

Staff Analysis: The Geotechnical Evaluation prepared by Geotech Consultants, Inc., (**Exhibit 4**) finds that the risk of erosion, seismic and landslide activity at the site is very low and will not be affected by the proposed development, provided the erosion control measures are in place during construction and all disturbed areas are landscaped following construction. The impact is minimized, and the proposed development takes affirmative steps to avoid impacts; therefore, mitigation sequencing has been incorporated and this requirement is met. The project also includes the restoration of the affected environment through the proposed landscaping plan, which includes the landscaping of all disturbed areas outside the proposed building footprint (**Exhibit 7, Sheet A1.7**).

4. MICC 19.07.110 lists requirements for a critical area study. A critical area study is required when a development proposal will result in an alteration to one or more critical area buffers or when required to determine the potential impact to a critical area. The critical area study may be waived or modified if the applicant demonstrates that the development proposal will not have an impact on the critical area or its buffer in a manner contrary to the purposes and requirements of this chapter.

Staff Analysis: The applicant submitted a Geotechnical Evaluation prepared by Geotech Consultants, Inc., (**Exhibit 4**) that addresses all the requirements for a critical area study in MICC 19.07.110; therefore, this requirement is met.

5. MICC 19.07.160 lists standards for development on sites containing geologically hazardous areas.

   A. Geologically hazardous areas are lands that are susceptible to erosion, landslides, seismic events, or other factors as identified by WAC 365-190-120. These areas may not be suited for development activities because they may pose a threat to public health and safety. Areas susceptible to one or more of the following types of hazards shall be designated as geologically hazardous areas: landslide hazard areas, seismic hazard areas, and erosion hazard areas.

      Staff Analysis: The subject property contains landslide, seismic, and erosion hazard areas. A Geotechnical Evaluation prepared by Geotech Consultants, Inc. (**Exhibit 4**) was submitted showing that the proposed development has incorporated all geotechnical recommendations so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe.

   B. Alteration within geologically hazardous areas or associated buffers is required to meet the standards in this section, unless the scope of work is exempt pursuant to section 19.07.120, exemptions, or a critical area review 1 approval has been obtained pursuant to section 19.07.090(A).

      1. When an alteration within a landslide hazard area, seismic hazard area or buffer associated with those hazards is proposed, the applicant must submit a critical area study concluding that the proposal can effectively mitigate risks of the hazard. The study shall recommend appropriate design and development measures to mitigate such hazards. The code official may waive the requirement for a critical area study and the requirements of subsections (B)(2) and (B)(3) of this section when he or she determines that the proposed development is minor in nature and will not increase the risk of landslide, erosion, or harm from seismic activity, or that the development site does not meet the definition of a geologically hazardous area.

         Staff Analysis: The applicant submitted a memorandum prepared by Geotech Consultants, Inc. (**Exhibit 5**) that states that the proposed development incorporates all recommendations to render the site safe and will not increase the risk of landslide, erosion, or harm from seismic activity. The geotechnical engineering study and critical area study were reviewed and approved by the City of Mercer Island's third-party geotechnical reviewer Michele Lorilla, PE (**Exhibit 10**); therefore, this requirement is met.

      2. Alteration of landslide hazard areas and seismic hazard areas and associated buffers may occur if the critical area study documents find that the proposed alteration:

         a. Will not adversely impact other critical areas;

         b. Will not adversely impact the subject property or adjacent properties;

         c. Will mitigate impacts to the geologically hazardous area consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe; and

d. Includes the landscaping of all disturbed areas outside of building footprints and installation of hardscape prior to final inspection.

Staff Analysis: The Geotechnical Evaluation prepared by Geotech Consultants, Inc. (**Exhibit 4**) states that provided the recommendations in the report are followed, the planned development will not adversely impact the stability of the neighboring properties or result in a need for increased critical area buffers on those adjacent properties. The proposed development includes a landscaping plan that includes the landscaping of all disturbed areas outside of the building footprints and installation of hardscape, required prior to final inspection (**Exhibit 7, Sheet A1.7**).

3. Alteration of landslide hazard areas, seismic hazard areas and associated buffers may occur if the conditions listed in subsection (B)(2) of this section are satisfied and the geotechnical professional provides a statement of risk matching one of the following:

   a. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a landslide hazard area or seismic hazard area;

   b. The landslide hazard area or seismic hazard area will be modified or the development has been designed so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe;

   c. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties; or

   d. The development is so minor as not to pose a threat to the public health, safety and welfare.

   Staff Analysis: The Memorandum prepared by Geotech Consultants, Inc. (**Exhibit 5**) states construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties; therefore, this requirement is met.

C. Development is allowed within landslide hazard areas and associated buffers, when the following standards are met:

1. A critical area study shall be required for any alteration of a landslide hazard area or associated buffer;

2. Buffers shall be applied as follows. When more than one condition applies to a site, the largest buffer shall be applied:

   a. Buffer widths shall be equal to the height of a steep slope, but not more than 75 feet, and applied to the top and toe of slopes;

   b. Shallow landslide hazard areas shall have minimum 25-foot buffers applied in all directions; and

   c. Deep-seated landslide hazard areas shall have 75-foot buffers applied in all directions.

Staff Analysis: The Geotechnical Evaluation prepared by Geotech Consultants, Inc. (**Exhibit 4**) for the alteration of the landslide hazard area. The subject property is entirely encumbered by a potential landslide hazard area; therefore, buffers cannot be applied from the edge of the landslide hazard area. The geotechnical engineering study and critical area study were

reviewed and approved by the City of Mercer Island's third-party geotechnical reviewer Michele Lorilla, PE (**Exhibits 10**); therefore, this requirement is met.

D. When development is proposed within a seismic hazard area:

1. A critical area study shall be required and shall include an evaluation by a qualified professional for seismic engineering and design, a determination of the magnitude of seismic settling that could occur during a seismic event, and a demonstration that the risk associated with the proposed alteration is within acceptable limits or that appropriate construction methods are provided to mitigate the risk of seismic settlement such that there will be no significant impact to life, health, safety, and property.

2. Seismic hazard areas shall be identified by a qualified professional who references and interprets information in the U.S. Geological Survey Active Faults Database, performs on-site evaluations, or applies other techniques according to best available science.

3. When development is proposed on a site with an active fault, the follow provisions shall apply:

   a. A 50-foot minimum buffer shall be applied from latest Quaternary, Holocene, or historical fault rupture traces as identified by the United States Geological Survey or Washington Geological Survey map databases or by site investigations by licensed geologic professionals with specialized knowledge of fault trenching studies; or

   b. Mitigation sequencing shall be incorporated into the development proposal as recommended based on geotechnical analysis by a qualified professional to prevent increased risk of harm to life and/or property.

Staff Analysis: The Geotechnical Evaluation prepared by Geotech Consultants, Inc. (**Exhibit 4**) finds that the dense soils beneath the site are not susceptible to seismic liquefaction under the ground motions of the Maximum Considered Earthquake because of the absence of near-surface groundwater; therefore, no further measures are needed to mitigate the mapped seismic hazard. The geotechnical engineering study and critical area study were reviewed and approved by the City of Mercer Island's third-party geotechnical reviewer Michele Lorilla, PE (**Exhibit 10**); therefore, this requirement is met.

E. When development is proposed within an erosion hazard area:

1. All development proposals shall demonstrate compliance with chapter 15.09, storm water management program.

2. No development or activity within an erosion hazard area may create a net increase in geological instability on or off site.

Staff Analysis: The critical area review is occurring concurrently with review of the associated construction permit under Building Permit No. 2409-161. As conditioned, the proposed development is required to obtain all related permits. The construction permit has been reviewed and approved by Ruji Ding, Senior Development Engineer for compliance with chapter 15.09, storm water management program. The Geotechnical Evaluation (**Exhibit 4**) finds that the risk of erosion at the site resulting from the proposed construction is very low, provided that the typical erosion measures are implemented during construction

and all disturbed areas are landscaped following construction; therefore, this requirement is met.

6. MICC 19.07.180 lists standards for development on sites containing watercourses.

   A. Buffer width reduction shall be allowed provided the flowing requirements are met:

      1. The applicant has demonstrated that buffer averaging would not be feasibly allow development
         Staff Analysis: The Critical Areas Report prepared by Altmann Oliver Associates **(Exhibit 6)** states that the residence is an existing condition within the stream buffer and there are no areas on the property that are suitable for buffer replacement; therefore, buffer averaging is not possible.
      2. The applicant has demonstrated how impacts will be minimized and that avoidance has been addressed consistent with section 19.07.100, mitigation sequencing;
         Staff Analysis: The Critical Areas Report prepared by Altmann Oliver Associates **(Exhibit 6)** addresses stream mitigation for the proposed development. The mitigation measures shall achieve equivalent or greater ecological function, the offsite stream will also not be affected by the project, including no change to the bed, bank, or flow of the stream.
      3. The applicant has demonstrated how all proposed impacts have been mitigated consistent with subsection E of this section and will not result in a loss of ecological function;
         Staff Analysis: The Critical Areas Report prepared by Altmann Oliver Associates **(Exhibit 6)** states that The current stream buffer is developed with existing structure and yard that does not provide a significant benefit to the watercourse. The Critical Areas Report includes buffer enhancement plans (**Exhibit 6, figures 1 through 4**) that will increase the plant species and structural diversity of the watercourse buffer over current conditions. Therefore, there will be no loss of ecological function as part of the project
      4. The proposed buffer width is not less than 75 percent of the standard buffer width at any point; and
         Staff Analysis: The Critical Areas Report prepared by Altmann Oliver Associates **(Exhibit 6)** states that the buffer width is not less than 75 percent of the standard buffer width at any point, therefore this requirement is met.
      5. The proposed buffer reduction is not proposed in conjunction with buffer averaging.
         Staff Analysis: The Critical Areas Report prepared by Altmann Oliver Associates **(Exhibit 6)** states that buffer averaging is not proposed, therefore this requirement is met.

CONDITIONS OF APPROVAL

1. The proposed development shall be in substantial conformance with **Exhibit 4** and all applicable development standards contained within Chapter 19.07 Mercer Island City Code (MICC).

2. The applicant is responsible for documenting any required changes in the project proposal due to conditions imposed by any applicable local, state and federal government agencies.

3. Construction or substantial progress toward construction of a development for which a permit has been granted must be undertaken within three years after the approval of the permit or the permit shall terminate. The code official shall determine if substantial progress has been made.

DEVELOPMENT REGULATION COMPLIANCE – DISCLOSURE

1. Compliance with all applicable codes, including but not limited to zoning, critical areas (including Fish & Wildlife Habitat Conservation Areas), and building code, will be required as part of building permit review.

DECISION / RECOMMENDATION

Based upon the above noted Findings of Fact and Conclusions of Law, Critical Area Review 2 application CAO24-017, as depicted in **Exhibit 7**, is hereby **APPROVED as conditioned**. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.020(J), and all other applicable appeal regulations.

Approved this 25th day of November 2024.

Grace Manahan

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Grace Manahan
Code Compliance Planner
Community Planning & Development
City of Mercer Island

If you desire to file an appeal, you must submit the appropriate form, available from the department of Community Planning and Development, and file it with the City Clerk within fourteen (14) days from the date after the notice of decision is made available to the public and applicant pursuant to MICC 19.15.130. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

Please note that the City will provide notice of this decision to the King County Department of Assessment, as required by State Law (RCW 36.70B.130). Pursuant to RCW 84.41.030(1), affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation by contacting the King County Department of Assessment at (206) 296-7300.

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PHONE: 206.275.7605 | www.mercerisland.gov

CITY USE ONLY		
PROJECT NO.	**RECEIPT NO.**	**FEE**
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address: 8265 SE 61st St.

Parcel Number(s): 1922800210

Gross Lot Area(s): 14,817

Net Lot Area(s): 14,817

Zone: R-15

Shoreline Environment Designation:
(if located within 200 feet of Lake Washington)

- ☐ Urban Residential
- ☐ Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

- ■ Potential Landslide Hazard
- ■ Erosion Hazard
- ■ Seismic Hazard
- ☐ Steep Slope

WATERCOURSES

- ☐ Type F
- ■ Type Np
- ☐ Type Ns
- ☐ Piped
- ☐ Unknown

WETLANDS

- ☐ Category I
- ☐ Category II
- ☐ Category III
- ☐ Category IV
- ☐ Unknown

PROPERTY OWNER INFORMATION

Name: Laura Nestler & Jonathan Spare

Company (if applicable):

Address: 8265 SE 61st St.

E-Mail: jdspare@gmail.com

Phone: (206) 305-2808

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner ☐

Name: Lucia Pirzio-Biroli

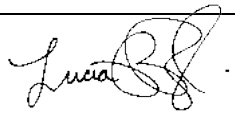
Company (if applicable): Ectypos Architecture

Address: 4212 W. Mercer Way, Mercer Is. 98040

E-Mail: lucia@ectypos.com

Phone: (206) 232-9147

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature  **Date** 4/11/24

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

See attached memo/project narrative

INDICATE REQUESTED LAND USE APPROVALS

	CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
X	Critical Area Review 2		SEPA Review		Short Plat- Alteration
	DESIGN REVIEW		**LEGISLATIVE**		Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction		**OTHER LAND USE**		**WIRELESS COMMUNICATION FACILITIES**
			Accessory Dwelling Unit		New Wireless Communication Facility
	DEVIATIONS		Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception		**SHORELINE MANAGEMENT**		
	Variance		Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the City of Mercer Island Permit Forms webpage for a complete list of all land use application forms and submittal requirements.

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Inspection Requests: Online: www.MyBuildingPermit.com VM: 206.275.7730

CONCURRENT REVIEW

I am requesting that my permit submittal be accepted and reviewed concurrently during the review of our land use action (File # CAR 2). I fully understand that the land use application must be approved prior to the issuance of the permit. I take full responsibility for all fees incurred for the permit review and understand that the fees are payable to the City of Mercer Island regardless of the land use outcome. I hold the City harmless for any actions arising from the concurrent review of the permit application, including but not limited to the potential denial of the permit if the land use action is denied.

	4/10/2024
Signature	Date
Laura Nestler & Jonathan Spare	
Name	
8265 SE 61st MI	
Project Address	
lucia@ectypos.com	(206) 232-9147
email	Phone #

GEOTECH
CONSULTANTS, INC.

2401 10th Ave E
Seattle, Washington 98102
(425) 747-5618

December 21, 2023

JN 23440

Jonathan Spare
8265 Southeast 61st Street
Mercer Island, Washington 98040
via email: jdspare@gmail.com

Subject: **Foundation and Critical Area Considerations**
Proposed Remodel of Existing Residence
8265 Southeast 61st Street
Mercer Island, Washington

Greetings:

This report presents our geotechnical engineering report related to the planned work associated with the remodel of your existing home. The scope of our services consisted of assessing the site surface and subsurface conditions, and then developing this summary report.

Based on the preliminary plans prepared by Ectypos Architecture, we understand that the existing residence will undergo a substantial remodel. As a part of this work, additional loads will be applied to the western foundation of the house from changes to the main floor. A new foundation is expected through this area to carry a moment frame. An addition will be constructed between the west side of the house and the existing detached garage. An expanded auto court and entry court will be created in the northeastern portion of the site, north of the garage and east of the residence. This will involve the construction of engineered retaining walls to backfill and stabilize an existing rockery-protected fill slope located along the west side of the existing driveway.

The City of Mercer Island GIS maps your entire lot to lie within both a Potential Landslide Hazard and Erosion Hazard area. The very western edge of the site, which will not be involved in the redevelopment project, is also mapped as a potential Seismic Hazard. There are no steep slopes mapped on, or around, your property.

SITE CONDITIONS

We visited the subject property on October 23, 2023 to meet with you and your design team, and to observe the existing site conditions. Your residence consists of a main floor overlying a west-facing daylight basement that underlies the entire footprint. To the east of the house is a detached garage located approximately 6 feet above the main floor elevation of residence. North of the garage is a paved driveway that enters the property from Southeast 61st Street. Along the west side of the lot is a paved driveway extending from West Mercer Way to provide access to neighboring homes.

The ground surface on the property and in the area generally slopes downward toward the west. The relatively flat driveway on the northeastern portion of the lot has been created by filling over the sloped ground surface, with a rockery-protected slope along the western side of the filled area. Below this filled rockery is a paved footpath that extends along the east side of the house. To the south of the detached garage are multiple short rock walls that create landscape terraces. The rear, western yard is relatively flat, with the west edge being a backfilled retaining wall comprised of

concrete or modular landscape blocks. The ground slopes downward toward the neighboring private access drive. In the southwest corner of the property, the ground is terraced with several rock walls.

We saw no indications of recent slope movement on the site. Previous landslides have been documented on the Mercer Island Landslide Hazard Assessment on the steeper slopes further to the west of the site leading down to West Mercer Way.

We are familiar with the native subsurface conditions on the property from review of published geologic maps, explorations that our firm has completed in close proximity to the site, and the results of explorations conducted previously on your southern neighbor's property by another geotechnical firm. The geologic mapping indicates that this area is underlain by glacial till or glacial drift, a highly-competent, glacially-compressed mixture of gravel, silt, and fine-grained sand. Our firm has completed explorations for improvements on the property immediately to the south, and found dense, glacially-compressed sands within 3 to 5 feet of the ground surface. The areas of the planned addition and auto/entry expansions are underlain by fill soils placed to create the driveway and the landscaped area between the house and garage.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

THIS SECTION CONTAINS A SUMMARY OF OUR STUDY AND FINDINGS FOR THE PURPOSES OF A GENERAL OVERVIEW ONLY. MORE SPECIFIC RECOMMENDATIONS AND CONCLUSIONS ARE CONTAINED IN THE REMAINDER OF THIS REPORT. ANY PARTY RELYING ON THIS REPORT SHOULD READ THE ENTIRE DOCUMENT.

The site and surrounding area are underlain by competent, glacially-compressed native soils. However, the area of the planned improvements east of the house have loose fill soils overlying the dense native soils. Excavating to reach dense soils in this area does not appear practical, due to the limited space for equipment and excavation. As a result, we recommend that the addition between the house and garage, as well as the walls for the new auto court and entry court, be supported on driven pipe piles. It should be possible to use 3-inch pipe piles driven using a small excavator.

Any improvements to the western side of the house, including the potential moment frame, should also be supported on deep foundations. This will provide appropriate support without adding load to existing footings, which could cause noticeable settlement. These deep foundations could consist of pipe piles, or helical piles, depending on equipment access close to the west face of the structure.

The pile-supported retaining walls for the auto court and entry court should be backfilled using geofoam. The piles have very limited lateral capacity, and the use of geofoam backfill minimizes the lateral soil pressures that the pile foundations would have to be designed for. A typical detail for geofoam wall backfill is attached to this report.

Seismic Hazard: The underlying glacially-compressed soils beneath the site are not susceptible to seismic liquefaction. The pipe piles will be driven through the fill and any loose upper soils and will be embedded into this dense, non-liquefiable native soil layer.

Potential Landslide Hazard: The planned addition is not close to any steep or tall slope areas. The dense to very dense, glacially-compressed soils that underlie the site are not susceptible to instability, even during a strong earthquake. The stability of the short slope on the western side of the site, over 30 feet west of the house, will not be adversely affected by the shallow excavations needed for the new development. This sloped area also does not pose a risk to the planned new construction. No buffer or other mitigation measures are required to address the Potential Landslide Hazard mapping of the site.

Erosion Hazard: The site disturbance for the proposed development will be limited, and will occur primarily on gently-slope ground. The mapped Erosion Hazard can be mitigated by implementing proper temporary erosion control measures that will depend heavily on the weather conditions that are encountered. We anticipate that a silt fence will be needed around the downslope sides of any work areas. Existing ground cover and landscaping should be left in place wherever possible to minimize the amount of exposed soil. Small soil stockpiles should be covered with plastic during wet weather. Soil and mud should not be tracked onto the adjoining streets, and silty water must be prevented from traveling off the site. It should be possible to complete the planned addition during the wet season without adverse impacts to the site and neighboring lots. As with any construction project, it can be necessary to periodically maintain or modify temporary erosion control measures to address specific site and weather conditions.

Once we have reviewed the final plans for the development incorporating the recommendations of this report, we can provide a “statement of risk” to satisfy City of Mercer Island conditions.

We recommend including this report, in its entirety, in the project contract documents. This report should also be provided to any future property owners so they will be aware of our findings and recommendations.

SEISMIC CONSIDERATIONS

In accordance with the International Building Code (IBC), the site class within 100 feet of the ground surface is best represented by Site Class Type D (Stiff Soil).

The IBC and ASCE 7 require that the potential for liquefaction (soil strength loss) during an earthquake be evaluated for the peak ground acceleration of the Maximum Considered Earthquake (MCE), which has a probability of occurring once in 2,475 years (2 percent probability of occurring in a 50-year period). The dense soils beneath the site are not susceptible to seismic liquefaction under the ground motions of the MCE because of the absence of near-surface groundwater.

PIPE PILES

A 2-inch-diameter pipe pile driven with a minimum 90-pound jackhammer or a 140-pound Rhino hammer to a final penetration rate of 1-inch or less for one minute of continuous driving may be assigned an allowable compressive load of 3 tons. Load tests are not required to verify this allowable capacity. Extra-strong steel pipe should be used for 2-inch-diameter pipe piles.

Three-inch-diameter pipe piles driven with a 850- or 1,100- or 2,000-pound hydraulic jackhammer to the following final penetration rates may be assigned the following compressive capacity.

INSIDE PILE DIAMETER	FINAL DRIVING RATE (850-pound hammer)	FINAL DRIVING RATE (1,100-pound hammer)	FINAL DRIVING RATE (2,000-pound hammer)	ALLOWABLE COMPRESSIVE CAPACITY
3 inches	10 sec/inch	6 sec/inch	2 sec/inch	6 tons

Note: The refusal criteria indicated in the above table are valid only for pipe piles that are installed using a hydraulic impact hammer carried on leads that allow the hammer to sit on the top of the pile during driving. If the piles are installed by alternative methods, such as a vibratory hammer or a hammer that is hard-mounted to the installation machine, numerous load tests to 200 percent of the design capacity would be necessary to substantiate the allowable pile load. The appropriate number of load tests would need to be determined at the time the contractor and installation method are chosen.

As a minimum, Schedule 40 pipe should be used for 3-inch piles.

The site soils are not highly organic, and are not located near salt water. As a result, they do not have an elevated corrosion potential. Considering this, it is our opinion that standard “black” pipe can be used, and corrosion protection, such as galvanizing, is not necessary for the pipe piles.

Mercer Island has instituted load test requirements for pipe piles larger than 2-inches in diameter. Load tests are required on 3 percent of the installed piles up to a maximum of 5 piles, with a minimum of one pile load test on each project.

Pile caps and grade beams should be used to transmit loads to the piles. Isolated pile caps should include a minimum of two piles to reduce the potential for eccentric loads being applied to the piles. Subsequent sections of pipe can be connected with slip or threaded couplers, or they can be welded together. If slip couplers are used, they should fit snugly into the pipe sections. This may require that shims be used or that beads of welding flux be applied to the outside of the coupler.

Lateral loads due to wind or seismic forces may be resisted by passive earth pressure acting on the vertical, embedded portions of the foundation. For this condition, the foundation must be either poured directly against relatively level, undisturbed soil or be surrounded by level compacted fill. We recommend using an ultimate passive earth pressure of 300 pounds per cubic foot (pcf) for this resistance. If the ground in front of a foundation is loose or sloping, the passive earth pressure given above will not be appropriate.

A 3-inch pipe pile installed at a 1:5 (Horizontal:Vertical) batter can be assumed to have an allowable lateral capacity of 1,000 pounds.

HELICAL PILES

Helical piles could be used for vertical building loads in limited-access areas where it is necessary to support heavier loads than 2-inch-diameter pipe piles can handle.

Helical piles consist of single or multiple helixes that are rotated into the ground on the end of round or square metal shafts. These anchors can be used to support both compression and tension loads, but their lateral capacity is negligible due to the relatively small diameter of the metal shafts. The design capacity of single helix anchors is the allowable soil bearing capacity on the helix area. Multiple-helix anchors are typically assumed to have a design capacity equal to the sum of the

allowable bearing capacity on each helix if they are separated more than three helix diameters.

The minimum diameter of a single helix anchor is 8 inches. Multiple helix patterns and diameters are available depending on soil conditions and structural demands, and we recommend that a specialty helical pile contractor be contacted early in the structural design to provide guidance regarding installation means and methods. The ultimate capacity of the helical pile in tension or compression can be estimated roughly by multiplying the installation torque by 10. However, different torque motors and installation equipment have a varying empirical correlation between torque and compressive capacity. A typical allowable helical pile capacity in either compression for an 8-inch/10-inch helix configuration is 12 to 15 kips, with an uplift capacity of 10 kips. In order to achieve these capacities, the anchor should be installed to a minimum torque of 3,000 foot-pounds.

The helical piles should be installed by a specialty contractor familiar with the design and installation of chance systems. The contractor can assist with refining the helical pile design and details and estimating capacities for different soil and anchor conditions. At least one helical anchor should be load tested to at least 200 percent of the design load to verify the allowable capacity. In addition, all remaining helical piles should be torque tested to at least 200 percent of the estimated empirical ultimate capacity in pounds, which is roughly equivalent to 10 times the applied torque in ft-pounds.

Lateral loads due to wind or seismic forces may be resisted by passive earth pressure acting on the vertical, embedded portions of the foundation. For this condition, the foundation must be either poured directly against relatively level, undisturbed soil or be surrounded by level compacted fill. We recommend using an ultimate (no safety factor) passive earth pressure of 300 pounds per cubic foot (pcf) for this resistance.

FOUNDATION AND RETAINING WALLS

Retaining walls backfilled on only one side should be designed to resist the lateral earth pressures imposed by the soil they retain. As discussed above in the ***General*** section, the lateral design pressure from geofoam backfill is very low. The following recommended parameters are for walls that restrain level backfill:

PARAMETER	VALUE
Active Earth Pressure *	40 pcf (Compacted Free-Draining Backfill) 5 pcf (Geofoam Backfill)
Passive Earth Pressure	300 pcf
Coefficient of Friction	Neglect
Soil Unit Weight	130 pcf (Compacted Free-Draining Backfill)

Where: pcf is Pounds per Cubic Foot, and Active and Passive Earth Pressures are computed using the Equivalent Fluid Pressures.

*** For a restrained wall that cannot deflect at least 0.002 times its height, a uniform lateral pressure equal to 10 psf times the height of the wall should be added to the above active equivalent fluid pressure. This applies only to walls with level backfill.**

The design values given above do not include the effects of any hydrostatic pressures behind the walls and assume that no surcharges, such as those caused by slopes, vehicles, or adjacent foundations will be exerted on the walls. If these conditions exist, those pressures should be added

to the above lateral soil pressures. Where sloping backfill is desired behind the walls, we will need to be given the wall dimensions and the slope of the backfill in order to provide the appropriate design earth pressures. The surcharge due to traffic loads behind a wall can typically be accounted for by adding a uniform pressure equal to 2 feet multiplied by the above active fluid density. Heavy construction equipment should not be operated behind retaining and foundation walls within a distance equal to the height of a wall, unless the walls are designed for the additional lateral pressures resulting from the equipment.

The values for friction and passive resistance are ultimate values and do not include a safety factor. Restrained wall soil parameters should be utilized the wall and reinforcing design for a distance of 1.5 times the wall height from corners or bends in the walls, or from other points of restraint. This is intended to reduce the amount of cracking that can occur where a wall is restrained by a corner.

Wall Pressures Due to Seismic Forces

Per IBC Section 1803.5.12, a seismic surcharge load need only be considered in the design of walls over 6 feet in height.

A seismic surcharge also does not need to be applied to walls that are backfilled with geofoam, as the geofoam is lightweight and self-supporting.

For walls backfilled with compacted fill, the recommended seismic surcharge pressure for this project is 8**H** pounds per square foot (psf), where **H** is the design retention height of the wall. Using this increased pressure, the safety factor against sliding and overturning can be reduced to 1.2 for the seismic analysis.

Retaining Wall Backfill and Waterproofing

The attached Geofoam Backfill Detail provides general guidance for placement of the drainage and waterproofing, and the geofoam itself.

For walls not backfilled using geofoam, it is important that the backfill consists of coarse, free-draining structural fill containing no organics. This backfill should contain no more than 5 percent silt or clay particles and have no gravel greater than 4 inches in diameter. The percentage of particles passing the No. 4 sieve should be between 25 and 70 percent.

The purpose of these backfill requirements is to ensure that the design criteria for a retaining wall are not exceeded because of a build-up of hydrostatic pressure behind the wall. Also, subsurface drainage systems are not intended to handle large volumes of water from surface runoff. The top 12 to 18 inches of the backfill should consist of a compacted, relatively impermeable soil or topsoil, or the surface should be paved. The ground surface must also slope away from backfilled walls at one to 2 percent to reduce the potential for surface water to percolate into the backfill.

Water percolating through pervious surfaces (pavers, gravel, permeable pavement, etc.) must also be prevented from flowing toward walls or into the backfill zone. Foundation drainage and waterproofing systems are not intended to handle large volumes of infiltrated water. The compacted subgrade below pervious surfaces and any associated drainage layer should therefore be sloped away. Alternatively, a membrane and subsurface collection system could be provided below a pervious surface.

Where geofoam backfill is not used, it is critical that the wall backfill be placed in lifts and be properly compacted, in order for the above-recommended design earth pressures to be appropriate. The recommended wall design criteria assume that the backfill will be well-compacted in lifts no thicker than 12 inches. The compaction of backfill near the walls should be accomplished with hand-operated equipment to prevent the walls from being overloaded by the higher soil forces that occur during compaction.

The above recommendations are not intended to waterproof below-grade walls, or to prevent the formation of mold, mildew or fungi in interior spaces. Over time, the performance of subsurface drainage systems can degrade, subsurface groundwater flow patterns can change, and utilities can break or develop leaks. Therefore, waterproofing should be provided where future seepage through the walls is not acceptable. This typically includes limiting cold-joints and wall penetrations, and using bentonite panels or membranes on the outside of the walls. There are a variety of different waterproofing materials and systems, which should be installed by an experienced contractor familiar with the anticipated construction and subsurface conditions. Applying a thin coat of asphalt emulsion to the outside face of a wall is not considered waterproofing, and will only help to reduce moisture generated from water vapor or capillary action from seeping through the concrete. As with any project, adequate ventilation of basement and crawl space areas is important to prevent a buildup of water vapor that is commonly transmitted through concrete walls from the surrounding soil, even when seepage is not present. This is appropriate even when waterproofing is applied to the outside of foundation and retaining walls. We recommend that you contact an experienced envelope consultant if detailed recommendations or specifications related to waterproofing design, or minimizing the potential for infestations of mold and mildew are desired.

LIMITATIONS

This report has been prepared for the exclusive use of Jonathan Spare, and his representatives, for specific application to this project and site. Our conclusions and recommendations are professional opinions derived in accordance with our understanding of current local standards of practice, and within the scope of our services. No warranty is expressed or implied. The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design. Our services also do not include assessing or minimizing the potential for biological hazards, such as mold, bacteria, mildew and fungi in either the existing or proposed site development.

ADDITIONAL SERVICES

In addition to reviewing the final plans, Geotech Consultants, Inc. should be retained to provide geotechnical consultation, testing, and observation services during construction. This is to confirm that subsurface conditions are consistent with those indicated by our exploration, to evaluate whether earthwork and foundation construction activities comply with the general intent of the recommendations presented in this report, and to provide suggestions for design changes in the event subsurface conditions differ from those anticipated prior to the start of construction. However, our work would not include the supervision or direction of the actual work of the contractor and its employees or agents. Also, job and site safety, and dimensional measurements, will be the responsibility of the contractor.

During the construction phase, we will provide geotechnical observation and testing services when requested by you or your representatives. Please be aware that we can only document site work we actually observe. It is still the responsibility of your contractor or on-site construction team to verify that our recommendations are being followed, whether we are present at the site or not.

We appreciate the opportunity to be of service on this project. Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

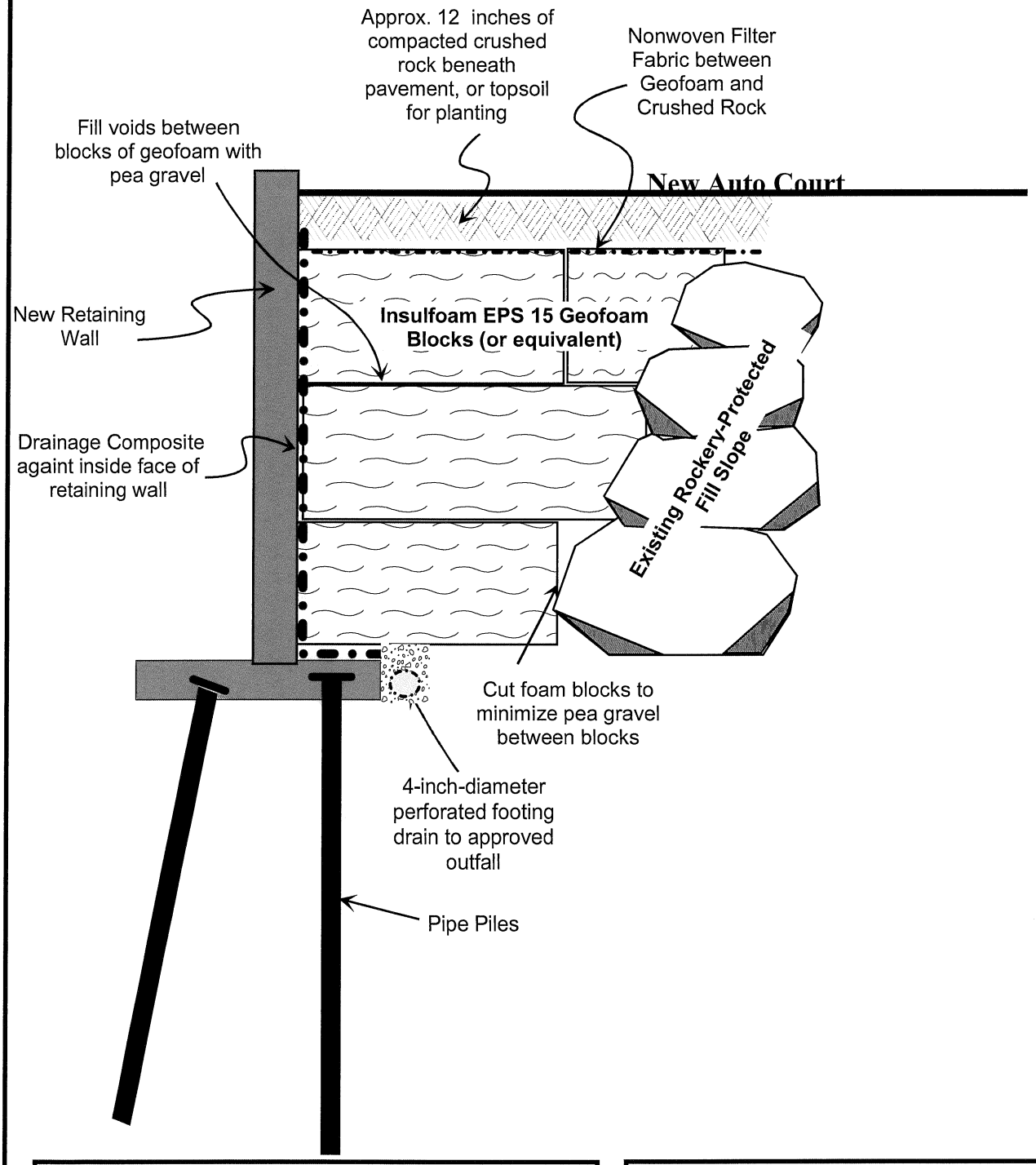
12/21/2023

Marc R. McGinnis, P.E.
Principal

Attachment: GeoFoam Backfill Detail

cc: **Ectypos Architecture** – Lucia Pirzio-Biroli
via email: lucia@ectypos.com

MRM:kg



GEOTECH
CONSULTANTS, INC.

GEOFOAM BACKFILL DETAIL

8265 S.E 61st Street
Mercer Island, Washington

Job	Date:	Scale:	Plate:
23440	Dec. 2023	Not to Scale	1

GEOTECH
CONSULTANTS, INC.

2401 10th Ave E
Seattle, Washington 98102
(425) 747-5618

August 29, 2024

JN 23440

Jonathan Spare
8265 Southeast 61st Street
Mercer Island, Washington 98040
via email: jdspare@gmail.com

Subject: **Review of Plans**
Proposed Remodel of Existing Residence
8265 Southeast 61st Street
Mercer Island, Washington

Greetings:

As required by the City of Mercer Island, we have completed a general review of the geotechnical aspects of the plans for the proposed remodel/expansion of your existing home. For our review, we were provided with the architectural plans (Ectypos Architecture; 8/29/2024 Bldg. Permit Sub. 2), structural plans (Carter Quinn Norlin; 7/22/2024), and landscape/mitigation drawings (Altman Oliver Associates; 8-27-24).

As recommended, the new foundation elements are designed for support by deep foundations (pipe piles and helical anchors).

During the development of the plans, we have had several conversations with Altman Oliver Associates (AOA) and Ectypos Architecture regarding the proposed landscaping and restoration. This has specifically included where it is, and is not, appropriate to plant new trees. The 8-27-24 drawings by AOA properly incorporate our recommendations. The new trees will be located in the gently- to moderately-sloped areas of the site, and not behind any of the existing modular block walls or rockeries, or behind the substandard timber wall located along the west side of the rear yard. Any trees placed on steep slope areas or behind the existing walls/rockeries would adversely affect their stability. This is the result of: 1) needing to excavate and irrigate the trees, and 2) the pressure applied to the slopes and existing non-engineered structures from long-term root expansion.

We provide the following “statement of risk”:

> *Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties.*

Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

Marc R. McGinnis, P.E.
Principal

cc: **Ectypos Architecture** – Lucia Pirzio-Biroli
via email: lucia@ectypos.com

8/29/2024

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA
Environmental
Planning &
Landscape
Architecture

April 15, 2024

AOA-7121

Lucia Pirzio-Biroli
lucia@ectypos.com

SUBJECT: **Critical Areas Study for Nestler and Spare Residence**
8265 SE 61st Street, Parcel 192280-0210, Mercer Island, WA

Dear Lucia:

On April 4, 2023 I conducted a wetland and stream reconnaissance on and adjacent to the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* The site is entirely developed with an existing single-family residence and associated yard areas. No wetlands were identified on or adjacent to the property during the field investigation. One stream (Stream 1) was observed draining from east to west off-site to the south. The ordinary high water (OHW) of the off-site stream was delineated during the field investigation and subsequently surveyed (**Figure 1**).

1.0 STREAM 1

Stream 1 originates from a small spring in the northeast portion of the parcel to the south of the subject property. The upper portion of the watercourse has been historically rock-lined through the existing maintained yard and runoff within the central portion of the riparian corridor goes subsurface. Runoff within the channel re-emerges to the surface in the northwestern portion of the off-site parcel.

At the time of the delineation vegetation along the upper portion of the stream corridor was restricted to maintained yard and scattered Douglas fir (*Pseudotsuga menziesii*) trees. The lower portion of the stream corridor was less maintained and included Himalayan blackberry (*Rubus armeniacus*), rose (*Rosa* sp.), and reed canarygrass (*Phalaris arundinacea*).

Stream 1 is considered a Type Np stream by the City of Mercer Island and requires a 60-foot buffer per MIMC 19.07.180.C.1. An additional 10-foot structure setback from the buffer is required per MIMC 19.07.180.C.7.

2.0 PROPOSED PROJECT IMPACTS

The standard 60-foot watercourse buffer currently extends into the existing residence. The proposed project consists of a re-development and expansion of the existing residence within the buffer (see site plan).

2.1 Proposed Buffer Reduction

The City of Mercer Island allows for the reduction of a watercourse buffer if all of the criteria in MICC 19.07.180.C.5 are met.

Buffer width reduction shall be allowed provided the following requirements are met:

a. *The applicant has demonstrated that buffer averaging would not feasibly allow development*;

The site is entirely developed with the existing residence and associated yard and there are no areas on the property that are suitable for buffer replacement.

b. *The applicant has demonstrated how impacts will be minimized and that avoidance has been addressed consistent with section 19.07.100, mitigation sequencing*;

Since the buffer extends into the middle of the existing residence it is not possible to avoid buffer impacts and meet the goal of the project. .Impacts to the buffer have been minimized to the extent feasible (see Section 2.2 below for mitigation sequencing).

c. The applicant has demonstrated how all proposed impacts have been mitigated consistent with subsection E of this section and will not result in a loss of ecological function;

The current stream buffer is developed with existing structure and yard that does not provide a significant functional benefit to the watercourse. We have prepared a buffer enhancement plan (**Figures 1 through 4**) that will increase the plant species and structural diversity of the watercourse buffer over current conditions. There will be no loss of ecological function as part of the project.

d. The proposed buffer width is not less than 75 percent of the standard buffer width at any point; and

The watercourse buffer will be reduced from 60 feet to 45 feet and will not be less than 75% of the standard buffer.

e. *The proposed buffer reduction is not proposed in conjunction with buffer averaging*.

Buffer averaging is not proposed.

2.2 Mitigation Sequencing

The City of Mercer Island requires per MICC 19.01.100 that *an applicant for a development proposal or activity shall implement the following sequential measures, listed below in order of preference, to avoid, minimize, and mitigate impacts to environmentally critical areas and associated buffers. Applicants shall document how each measure has been addressed before considering and incorporating the next measure in the sequence:*

A. *Avoiding the impact altogether by not taking a certain action or parts of an action. The applicant shall consider reasonable, affirmative steps and make best efforts to avoid critical area impacts. However, avoidance shall not be construed to mean mandatory withdrawal or denial of the development proposal or activity if the proposal or activity is an allowed, permitted, or conditional use in this title. In determining the extent to which the proposal should be redesigned to avoid the impact, the code official may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal and identified changes to the proposal. Development proposals should seek to avoid, minimize and mitigate overall impacts based on the functions and values of all of the relevant critical areas and based on the recommendations of a critical area study. If impacts cannot be avoided through redesign, use of a setback deviation pursuant to Section 19.06.110(C), or because of site conditions or project requirements, the applicant shall then proceed with the sequence of steps in subsections B through E of this section*;

The standard watercourse buffer extends into the middle of the existing residence and it is not possible for the proposed expansion of the residence to occur outside of this buffer and still meet the goal of the project.

B. *Minimizing impacts by limiting the degree or magnitude of the action and its implementation, using a setback deviation pursuant to Section 19.06.110(C), using appropriate technology, or by taking affirmative steps to avoid or reduce impacts*;

The watercourse buffer impacts are the minimum necessary and are in compliance with the allowed single-family residential modifications in buffers per MICC 19.07.130.A.2 (Section 2.3 below)

C. *Rectifying the impact by repairing, rehabilitating, or restoring the affected environment*;

An area of existing watercourse buffer on the site that is dominated by invasive species (bamboo and English ivy) would be enhanced with native plantings.

D. *Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action*;

The native plantings would be preserved in the buffer in perpetuity and the area maintained for a minimum of 5 years as part of an established monitoring and maintenance program.

E. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or

Although the area of proposed buffer impact is currently primarily developed with existing decking that does not provide a functional benefit to the watercourse, we have prepared a compensatory mitigation planting plan (**Figures 1 through 4**) that will increase the habitat functions of the watercourse buffer over current conditions.

F. *Monitoring the impact and taking appropriate corrective measures to maintain the integrity of compensating measures*.

A 5 year monitoring program has been developed to ensure success of the proposed buffer enhancement plan.

2.3 Buffer Modification
Structural addition to an existing residence in the buffer is allowed per MICC 19.07.130.A.2 if all of the following criteria are met:

a. The structure is enlarged not more than a cumulative total of 200 square feet larger than its footprint as of January 1, 2005;

The proposed structural expansion within the enhanced buffer and BSBL is 109 s.f. and below the allowed threshold.

b. *If the existing, legally established structure is located over or within a wetland or watercourse, no further expansion within the wetland or watercourse is allowed*;

The existing structure is not located over or within a wetland or watercourse.

c. *If the existing legally established structure is located within a wetland or watercourse buffer, the addition may be no closer to the wetland or watercourse than a distance equal to 75 percent of the applicable standard buffer and must also be no closer to the watercourse or wetland than the existing structure*;

All of the proposed modifications are located over existing structure (i.e., elevated deck) and will be no closer to the watercourse than existing structure.

d. *A critical area study approved by the city demonstrates that impacts have been avoided or minimized and mitigated consistent with Section 19.07.100, mitigation sequencing*;

Mitigation sequencing has been addressed in Section 2.2.

e. *If the modification or addition is proposed within a geologically hazardous area or associated buffer, a qualified professional provides a statement of risk consistent with Section 19.07.160(B)(3).*

See geotechnical report.

2.4 Stormwater Outfall

As part of the proposed project and per the recommendation of the geotechnical engineer, stormwater will be collected and discharged onto a small gabion mattress along the south property line. The area of the proposed discharge is relatively flat and runoff will then disperse into the area of the existing watercourse. Since the proposed outfall is the replacement of an existing outfall and the total impervious surface on the site will decrease following construction, there should be no impacts associated with the replacement outfall.

3.0 PROPOSED BUFFER MITIGATION

A watercourse buffer enhancement plan has been prepared for the minor unavoidable buffer modifications. As part of the mitigation plan a 373 s.f. degraded portion of the on-site watercourse buffer would be enhanced by the removal of invasive species (bamboo and English ivy) and re-planting with native tree, shrub, and groundcover species.

The proposed plantings have been designed to increase the plant species and structural diversity within the buffer and to provide additional physical and visual screening to the watercourse from the residence. Increasing the plant species and structural diversity within the buffer would also increase the wildlife habitat of the area over current conditions.

3.1 Goal, Objective, and Performance Standard for Enhancement Area

The primary goal of the enhancement plan is to restore the watercourse buffer with native vegetation. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the enhancement area.
Performance Standard: There will be 100% survival of all planted species throughout the enhancement area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate or areal cover of planted or recolonized native species of 15% after Year 1, 25% after Year 2, 40% after Year 3, and 60% after Year 5.

Objective B: Limit the amount of invasive and exotic species within the enhancement area.
Performance Standard: After installation and at the end of the fifth year after planting, exotic and invasive plant species will be maintained at levels below 10% total cover in all planted areas.

3.2 Monitoring Methodology
The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Mercer Island.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress of plant community establishment in the enhancement area. Review of the photos over time will provide a visual representation of the success of the plan.

3.3 Maintenance
Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following a twice-yearly maintenance review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner. Tall grasses and weeds shall be removed at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

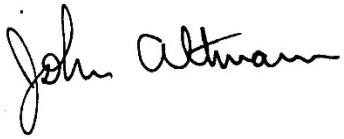
3.4 Contingency
All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after the reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Mercer Island, or the owner.

3.5 As-built
Following completion of construction activities, an as-built plan for the enhancement area will be provided to the City of Mercer Island. The plan will identify and describe any changes in relation to the original approved plan.

If you have any questions, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC



John Altmann
Ecologist

King County iMap

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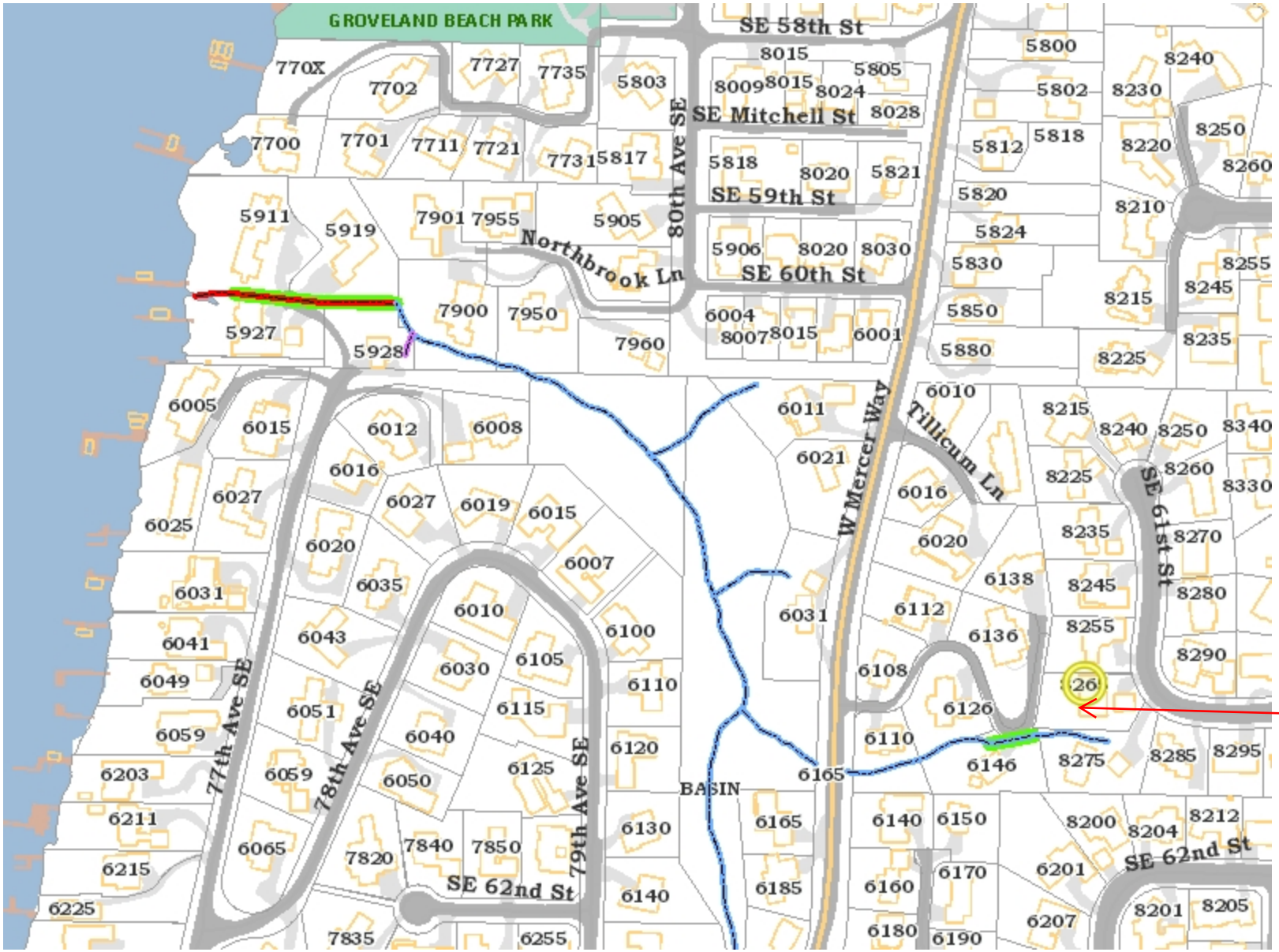
Date: 8/18/2023 Notes:

N

King County

City of Mercer Island

Information & Geographic Services



Legend

- Unpiped Watercourse
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverifed)
- Piped Watercourse
- Address
- Building
- Property Line
- Docks
- Freeway
- Major Street
- Street
- Paved Driveway
- Paved Road
- Paved Parking Area
- Parks
- Lake Washington

0 247 495 Feet

1 inch = 494.563618833333 feet

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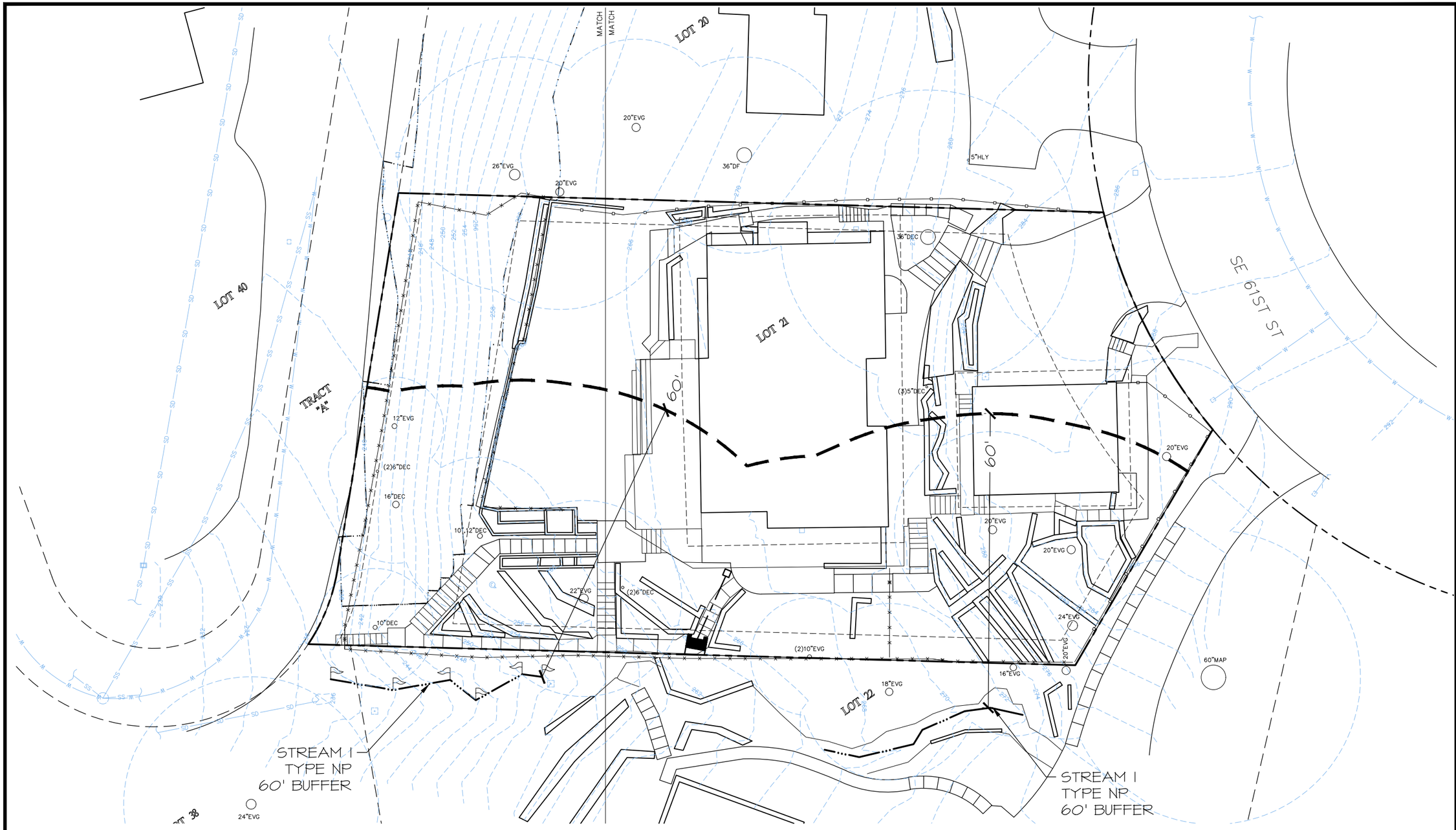
Map Printed: May 5, 2023

Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes



PLAN LEGEND

- PROPERTY LINE
- OFFSITE STREAM
- 60' STANDARD STREAM BUFFER

GRAPHIC SCALE
(IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

NOTES

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

FIGURE 1: EXISTING CONDITIONS
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 1922800-0210

DRAWN SO
SCALE AS NOTED
DATE 4-10-24
REVISED

PROJECT 7121

1/4

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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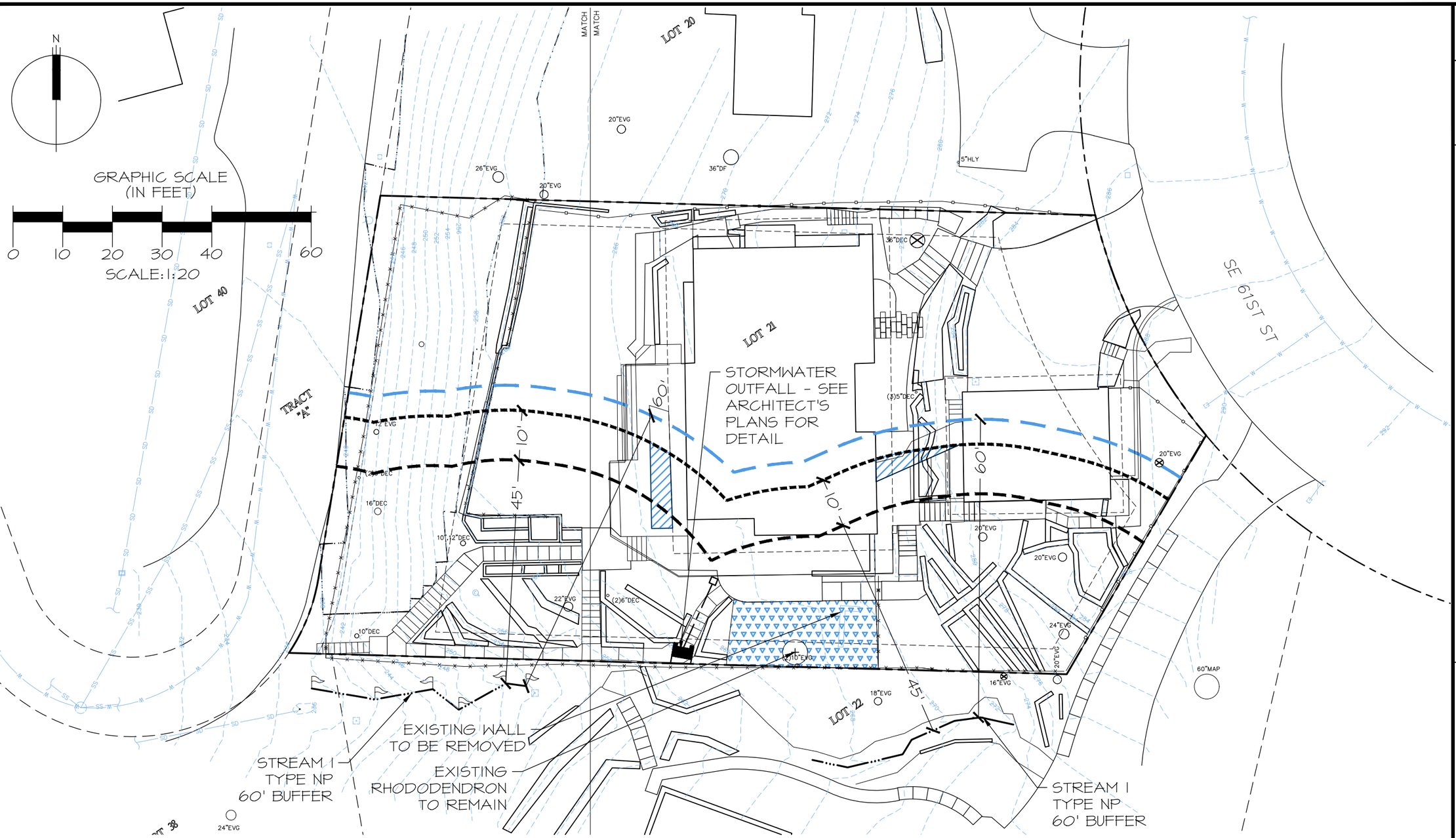

PLAN LEGEND

- PROPERTY LINE
- OFFSITE STREAM
- 60' STANDARD STREAM BUFFER
- 45' REDUCED STREAM BUFFER
- 10' BSBL

IMPACT LEGEND

BUFFER IMPACTS	109 SF

MITIGATION LEGEND

BUFFER MITIGATION	373 SF

NOTES

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

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DATE 4-10-24
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FIGURE 2: BUFFER IMPACT & MITIGATION PLAN
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 1922800-0210

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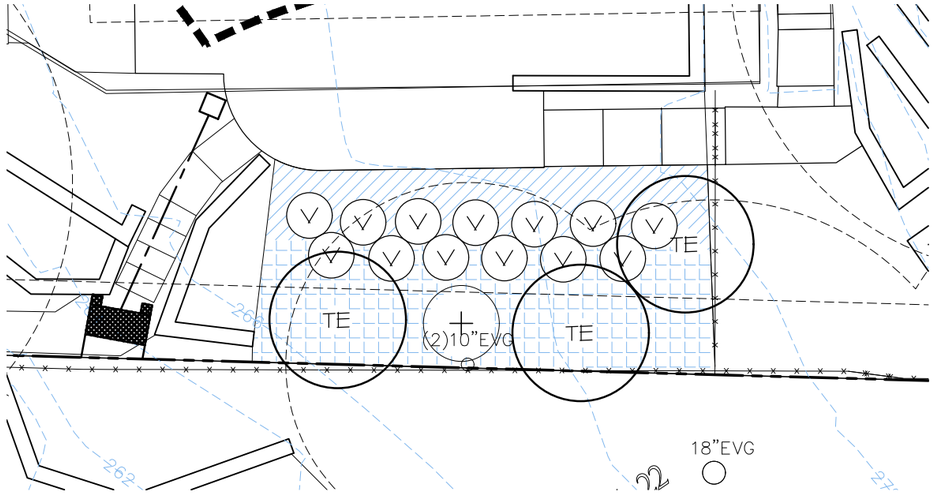

GRAPHIC SCALE
(IN FEET)

0 5 10 15 20 30

SCALE: 1:10

N

PLANT SCHEDULE

TREES

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

SHRUBS

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

GROUNDCOVER

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

NOTES

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DATE 4-10-24
REVISED

PROJECT 7121

3/4

FIGURE 3: PLANTING PLAN
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 1922800-0210

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Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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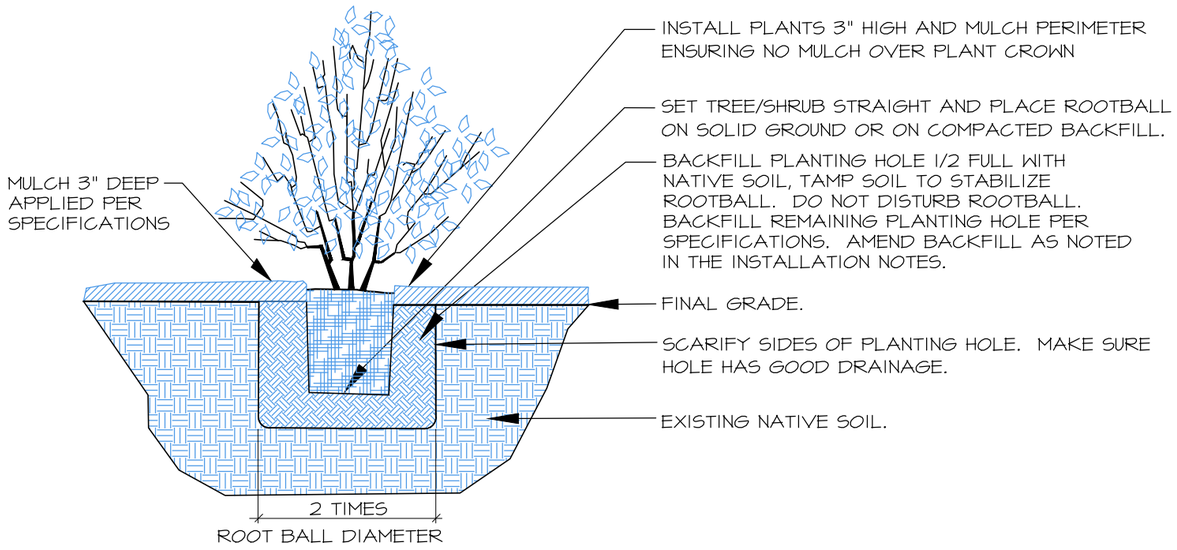
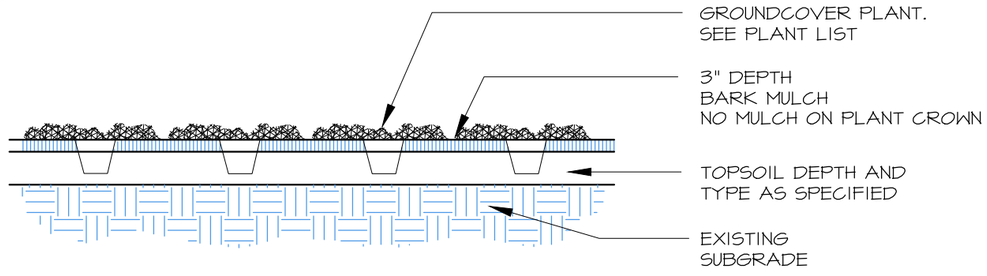
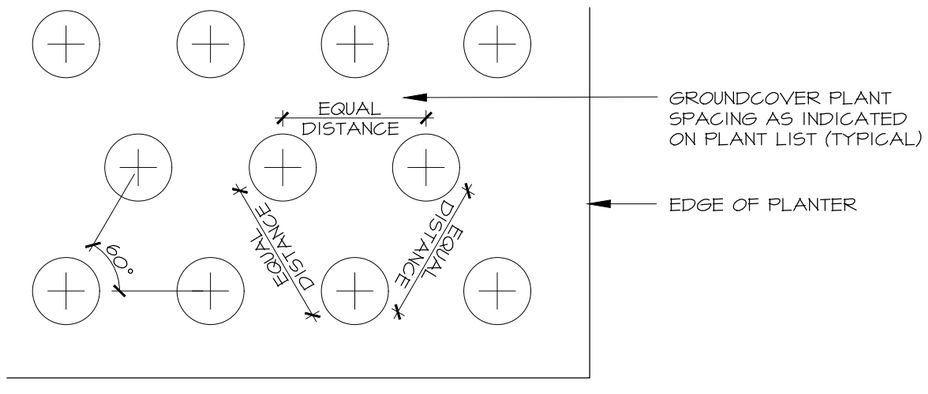


1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS





2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

SPECIFICATIONS

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

ANNUAL MAINTENANCE SCHEDULE

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

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

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

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

FIGURE 4: PLANTING DETAILS & SPECIFICATIONS
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 1922800-0210

AOA Environmental Planning & Landscape Architecture
Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4609

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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

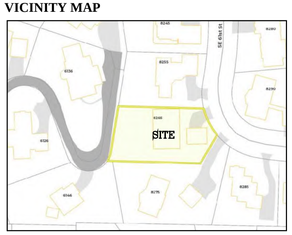
EC 1.2 -Efficient Building Envelope: Vertical Fenestration U=.25 (sht. A9.0/9.1);
Slab on grade R-10 perimeter and under entire new slabs. 1.0 credit (shts. A2.0, A2.1,A3.1-3.3, A4.1, A5.1)

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



PROJECT DIRECTORY:

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

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

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

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

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

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

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

DOCUMENT LIST :
City of Mercer Island Coversheet

Drawing schedule:

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

1 of 2 Site Survey
2 of 2 Site Survey

A1.1 General Site Plan
A1.2a Exist. Impervious Site Calculations
A1.2b Proposed Impervious & ABE Calculations
A1.3 CAR 2 Site Plan & Tree Information
A1.4 Buffer Impact & Mitigation
A1.5 Planting Plan & Detail
A1.6 Landscape General Plan
A1.7 Landscaping General Layout
A1.8 Landscaping Details & Specifications

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

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

A5.1 Wall Section

A9.1 Window Schedule
A9.2 Door Schedule

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

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

Building Permit Forms & Reports:

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

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

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

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

Drawings: Survey
A1.3 CAR 2 Site Plan
A1.4 Buffer Impact Mitigation
A1.5 Planting Plan & Detail
A1.6 Landscaping General Plan
A1.7 Landscaping General Layout
A1.8 Landscaping Details & Specifications
Full Permit Drawing Set

SYMBOLS:

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

ABBREVIATIONS:

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

GENERAL NOTES:

1. **Contractor shall verify all dimensions and conditions shown on drawings at the job site and shall notify the Architect of any omissions, discrepancies and/or conflicts before proceeding with the work.**
2. General Contractor to coordinate pre-construction site meeting w/ Owner, Architect, Structural Engineer, Civil Engineer, Geotechnical Engineer and City of Mercer Island Building Inspector
3. Plumbing, mechanical and electrical work shall be under separate permits according to prevailing codes. Contractor shall obtain such permits.
4. Special Inspections that are required by the City of Mercer Island Development Services shall be coordinated by Contractor.
5. Contractor shall verify existing grade conditions and height limits with Architect and surveyor on site prior to beginning work and shall notify Architect of any discrepancy in the site survey.
6. **Do not scale drawings, dimensions govern.** Large scale dimensions govern over small scale dimensions. Notify Architect of discrepancies in dimensions prior to proceeding with work.
7. Construction dimensions shown are to face of stud (F.O.S.) on exterior walls, top of (t.o.) slab or sub-floor at floor levels.
8. **Fire Protection:** an NFPA 13R Fire Sprinkler System and NFPA 72 - "Chapter 29" Fire Alarm System shall be installed per City of Mercer Island standards throughout the residence. UL Listings: Devices - UL 268; Control Panel - UL 985; CO Detectors: UL 2075. **FIRE DEPARTMENT REQUIREMENTS** outlined below in notes 9-11. A separate FIRE permit is required and may be deferred and obtained by Contractor.
9. **DWELLING/GARAGE SEPARATION** shall meet the requirements of IRC R302.6. All habitable rooms shall be separated on the garage side by not less than **⅝"** Type "X" gwb or equivalent.
DWELLING/GARAGE OPENING/PENETRATION PROTECTION shall meet the requirements of IRC R302.5. Doors shall be minimum 20 minute fire rated doors equipped with a self-closing device.
10. **FIREBLOCKING** shall meet the requirements of IRC R302.11.
DRAFTSTOPPING shall meet the requirements of IRC R302.12
UNDER STAIR PROTECTION Enclosed under-stair space accessible by a door or panel shall be protected by a minimum of ½" type "x" gypsum wall board per IRC R302.7
11. **SMOKE ALARMS & HEAT DETECTION** See note 8 above, shall comply with IRC R314/WBC R314. Smoke alarms shall be listed and labeled in accordance with UL217. Combined smoke and carbon monoxide detectors shall be listed in accordance with UL217 AND UL 2034. Smoke alarms shall be located as follows: each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; on each floor of the dwelling; stairs leading from the basement near the entry to the stair. **Combination smoke alarms and carbon monoxide alarms** shall be permitted in lieu of smoke alarms where carbon monoxide alarms are also required.
CARBON MONOXIDE ALARMS shall meet the requirements of IRC R315. Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, on each floor level of the dwelling.
HEAT ALARM/DETECTION shall be installed in garage per WRC R314.2.2
12. **EMERGENCY EGRESS WINDOWS** shall meet the requirements of IRC R310. Each sleeping room shall have an operable rescue opening. **Emergency Escape minimum dimension** shall meet IRC R310.2 The sill height shall not be more than 44" from the finished floor to the bottom of the opening. Minimum net clear opening shall be 5.7 square feet; minimum clear width 20"; minimum clear height 24".
13. **STAIRWAYS** shall meet the requirements of IRC R311.7. Stairways shall have a minimum clear width of 36" above handrail, and be not less than 31½" in width below handrail. Minimum headroom shall not be less than 6'-8". Maximum riser 7¾" / minimum tread 10". Handrails shall be not less than 34" or more than 38" above the slope of the plane of the stairs and shall be continuous for the full run of the flight and shall have a minimum space of 1½" between wall and railing.
14. See specifications for required shop drawings. Contractor shall prepare and submit shop drawings to governing authority and Architect in a timely manner.
15. Provide mounting blocks at exterior walls behind all light fixtures, hose-bibs, structural steel connectors, guardrails and any other exterior mounted accessories. Verify type of mounting block with Architect prior to installation.
16. Provide damp-proofing on all below grade foundation walls per IRC R406. Provide all accessories required for a completely watertight installation, including but not necessarily limited to: flashing, counter-flashing, sealant, and caulking at all roof and wall penetrations; interlocking weather-stripping at all doors and windows; water-stops and other concrete inserts at below grade cold joints.
17. When a ventilated roof is required: Provide notching/ drilled holes according to Structural Engineer's recommendations or run roof furring strips perpendicular to roof joists to allow cross-ventilation of roof joist spaces. Maintain 1" minimum clear from top of insulation to bottom of decking where occurs.
18. Pressure treated lumber typical at all exterior applications and concrete surfaces.
19. Pursuant to MICC 19.02.020(F)(3)(d) all Japanese Knotweed and regulated Class A, B & C weeds identified on the King County Noxious Weed List as amended, shall be removed from the property. New landscaping associated with New Single Family Home shall not included any weeds identified on the KC Noxious Weed List.
20. Any excavation or foundation work performed between October 1st and April 1st shall be subject to wet season moratorium requirements per MICC 19.07.060(D)(4)
21. Per IRC R312 guards shall be installed on all open sided walking surfaces including stairs, ramps, landings, that are located more than 30 inches measured vertically to the floor or grade below. Guards shall have openings small enough that a 4"ø ball cannot pass. All guards shall have a minimum overturn resistance 200 lb. per IRC Table 301.5. See R311.7.8 for stair railing requirements.
22. At moist locations provide water resistant gypsum wall board (green board) on walls and ceiling. Rating and thickness shall match gwb throughout rest of structure.

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

7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

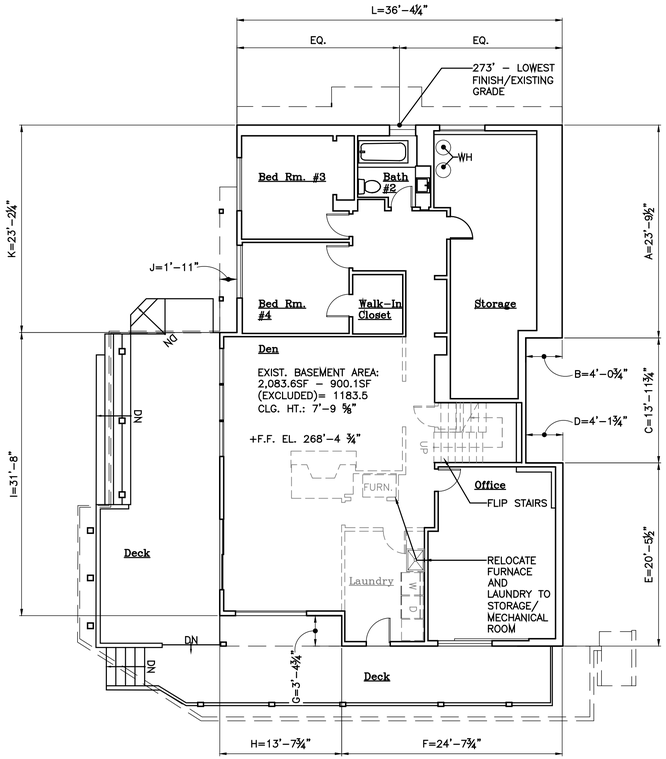
NESTLER-SPARE RESIDENCE
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

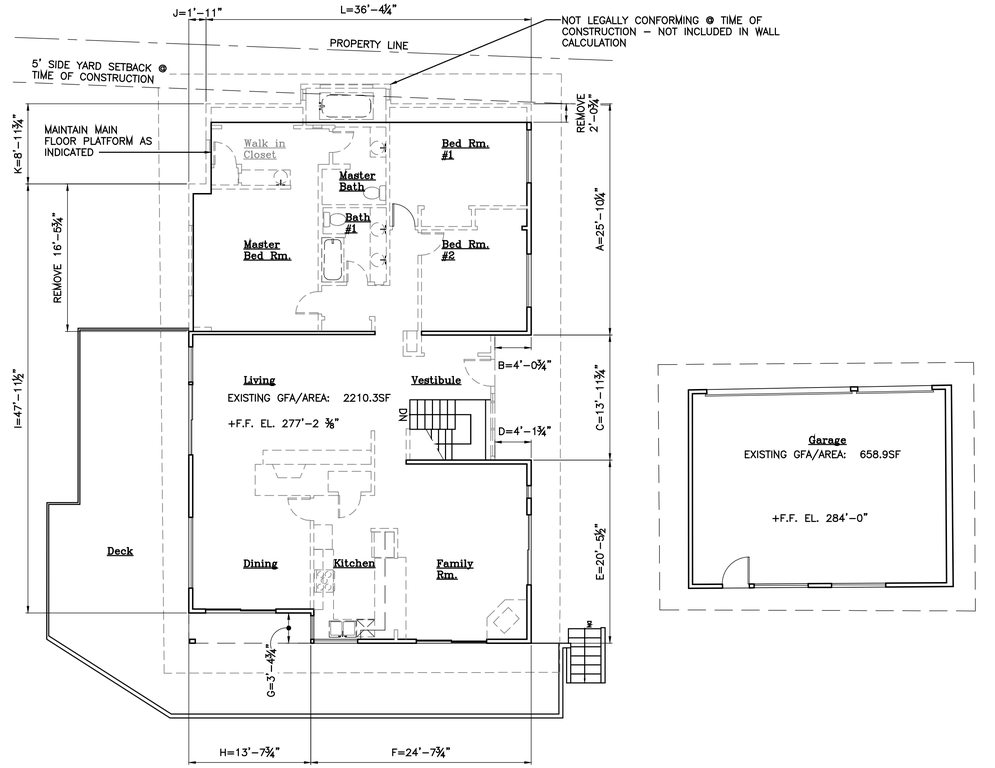
Date:
4/15/2024 Bldg. Permit Sub. 1
1 8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

Project Information
A0.1





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

MICC 19.01.050.D.1: Intentional Exterior Alteration or Enlargement of a Legally Non-Conforming Structure
40% Threshold Calculation:

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

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

% EXTERIOR BASEMENT WALLS ALTERED CALCULATION

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

Percentage of Existing Basement Walls to be Maintained: 100%

% EXTERIOR MAIN FLOOR WALLS ALTERED CALCULATION

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

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

Drawing Legend

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

BASEMENT AREA CALC. FOR EXCLUSION

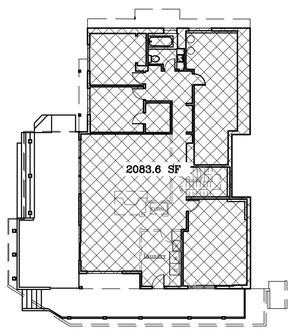
WALL SECTION	LENGTH X	COVERAGE =	RESULT
A	23.8'	100%	23.8%
B	4.1'	100%	4.1%
C	13.9'	100%	13.9%
D	4.2'	100%	4.2%
E	20.5'	100%	20.5%
F	24.7'	0%	0%
G	3.4'	0%	0%
H	13.6'	0%	0%
I	31.6'	0%	0%
J	1.9'	0%	0%
K	23.2'	0%	0%
L	36.4'	56%	20.4%
TOTALS	201.3'		86.9%

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

See A0.3 for elevational information.

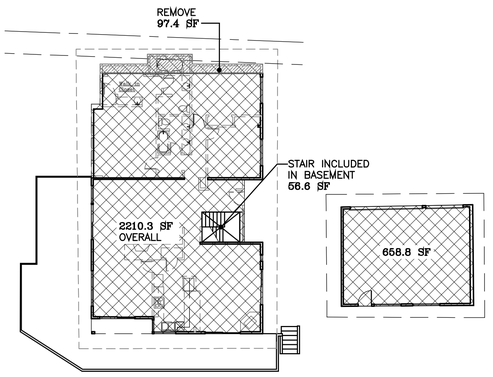
NOTE:
1. MAINTAIN MAIN FLOOR PLATFORM EXCEPT AREA DEMOLISHED AS INDICATED

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



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

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



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

GFA Legend

- FLOOR AREA INCLUDED IN CALCULATION
- FLOOR AREA REMOVED

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

7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

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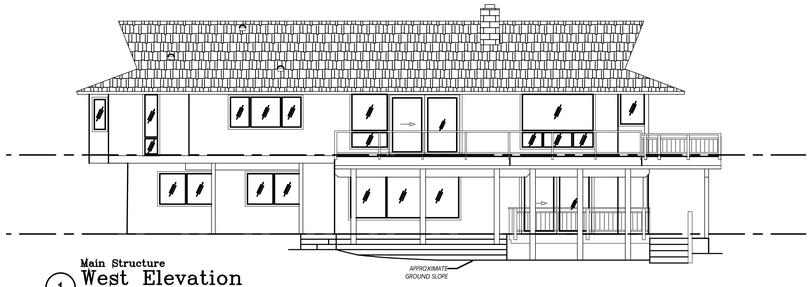
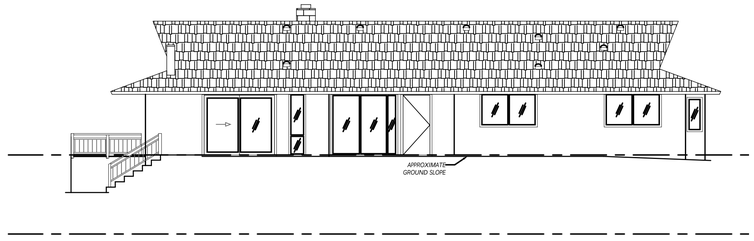
658.8 SF

Scale:

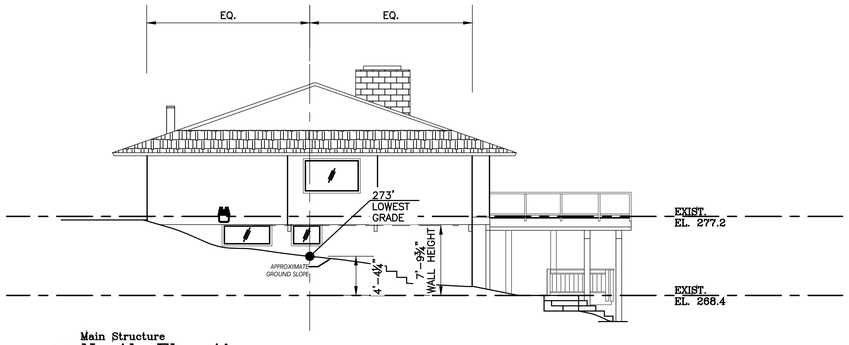
Sheet:
As-Builts & Demo
A0.2



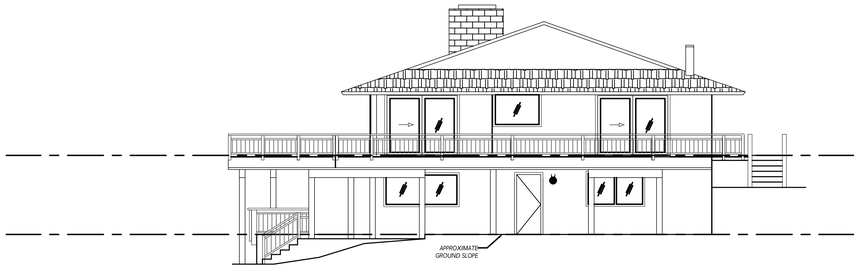
Main Structure
1 West Elevation
scale: 1/8"=1'-0"



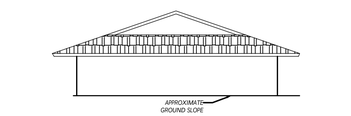
Main Structure
2 East Elevation
scale: 1/8"=1'-0"



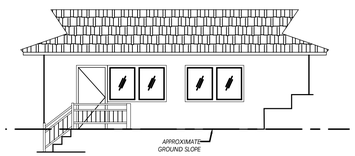
Main Structure
3 North Elevation
scale: 1/8"=1'-0"



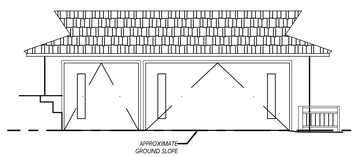
Main Structure
4 South Elevation
scale: 1/8"=1'-0"



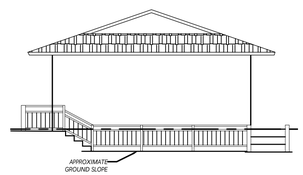
Garage
5 East Elevation
scale: 1/8"=1'-0"



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



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



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

ECTYPOS
ARCHITECTURE

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Scale:

Sheet:

As-Built
Elevations
A0.3

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

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

REFERENCES

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

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

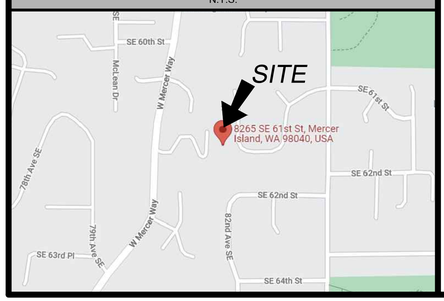
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022 & MAY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800–424–5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 1922800210.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,817± S.F. (0.34 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TICOR TITLE COMPANY, COMMITMENT NO. 70075346, WITH AN EFFECTIVE DATE OF AUGUST 2, 2017 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

LEGEND

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

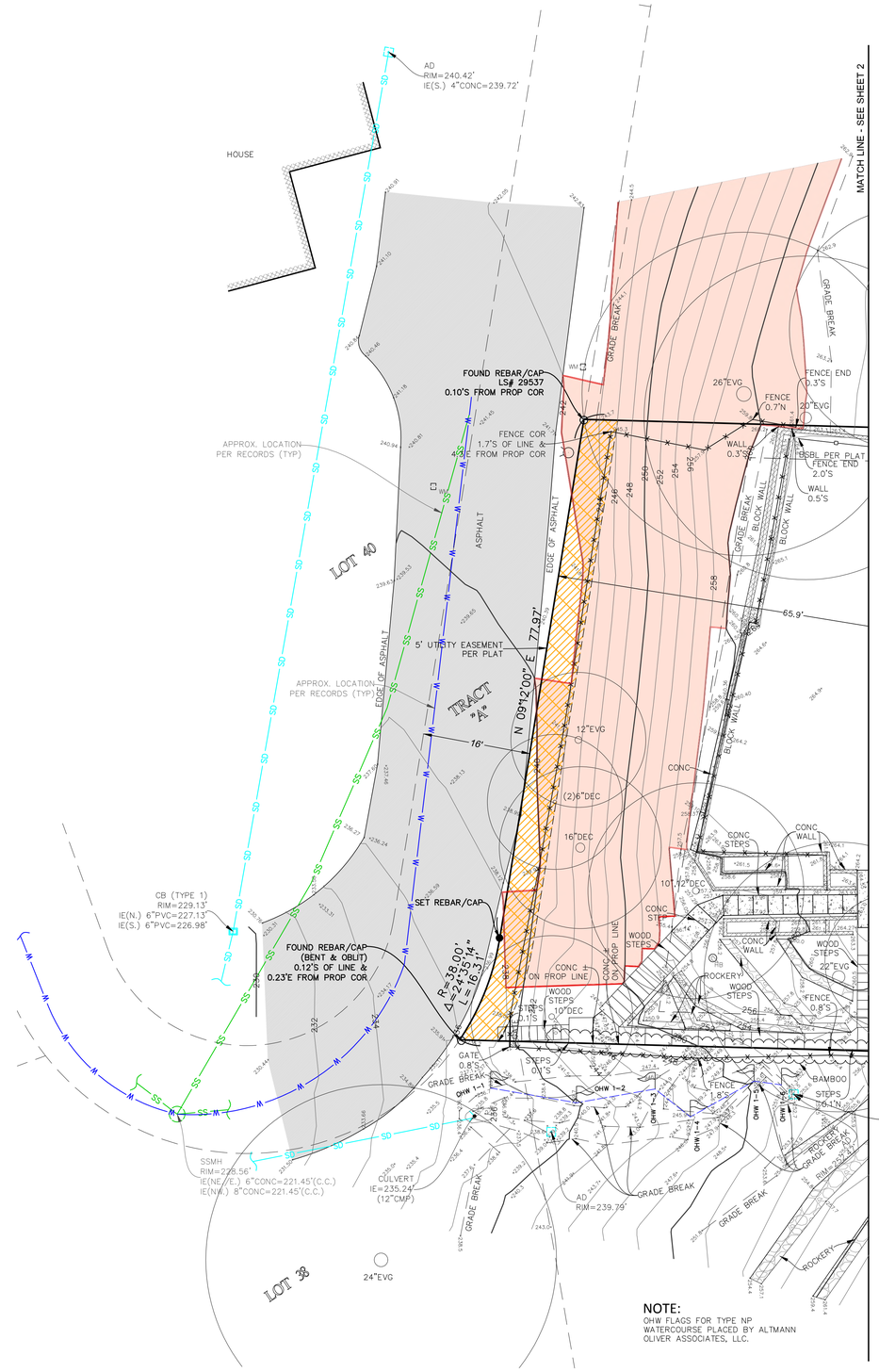
VICINITY MAP

N.T.S.



SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PALT OF DAWN VILLA.
(PLOTTED BLDG SETBACK LINES & UTILITY EASEMENT. ADDITIONAL RESTRICTIONS EXIST.)



10 0 5 10

(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

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

NOTE:

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

STEEP SLOPE/BUFFER DISCLAIMER:

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

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 1922800210

NESTLER / SPARE RESIDENCE
8265 SE 61ST ST
MERCER ISLAND, WA 98040

JACOB GOODMAN MILLER — STATE OF WASHINGTON — 22010 — REGISTERED PROFESSIONAL LAND SURVEYOR
07/17/23

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

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

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

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

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

10 0 5 10

(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

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

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TOPOGRAPHIC & BOUNDARY SURVEY
TAX PARCEL NO. 1922800210

NESTLER / SPARE RESIDENCE
8265 SE 61ST ST
MERCER ISLAND, WA 98040

JACOB GOODMAN MILLER — STATE OF WASHINGTON — 21824 — REGISTERED PROFESSIONAL LAND SURVEYOR
07/17/23

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10801 Main Street, Suite 102
Bellevue, WA 98004
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REVISION HISTORY	
10/11/22	CORRECTIONS
05/26/23	SOUTH SITE UPDATE
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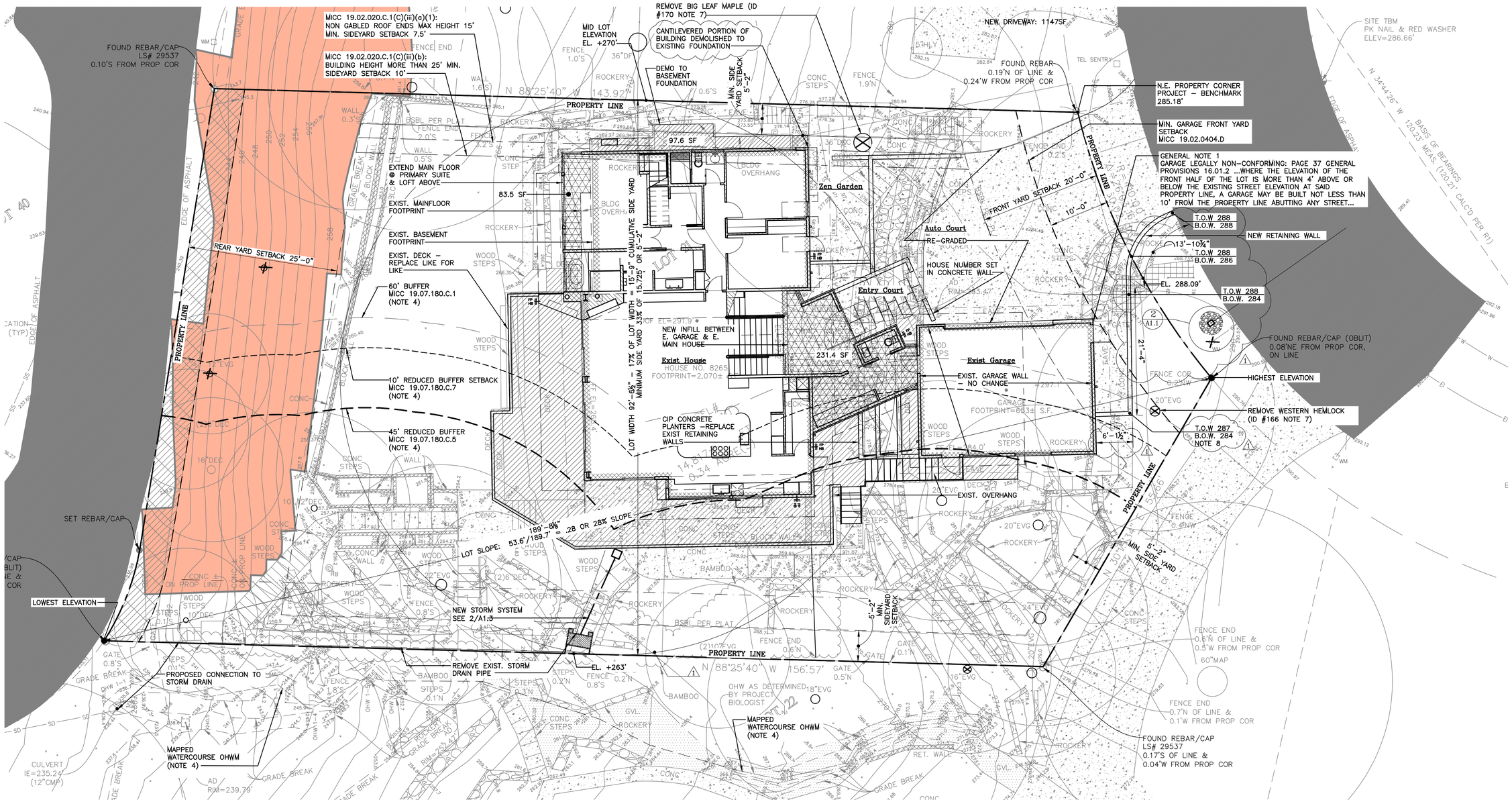
SHEET NUMBER
2 OF 2



N

1'0 5' 10'

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

Drawing Legend

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

SITE PLAN GENERAL NOTES

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

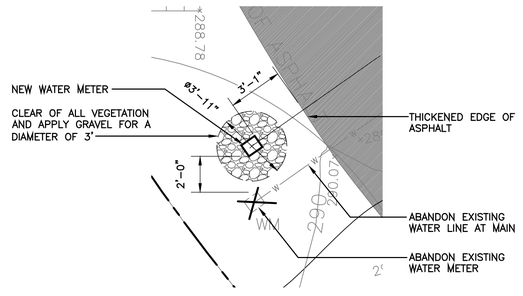
1

LOT COVERAGE CALCULATIONS:

SEE SHEETS A1.2a AND A1.2b FOR ILLUSTRATION AND TABLULATION 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



N

1' 0 5' 10'

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

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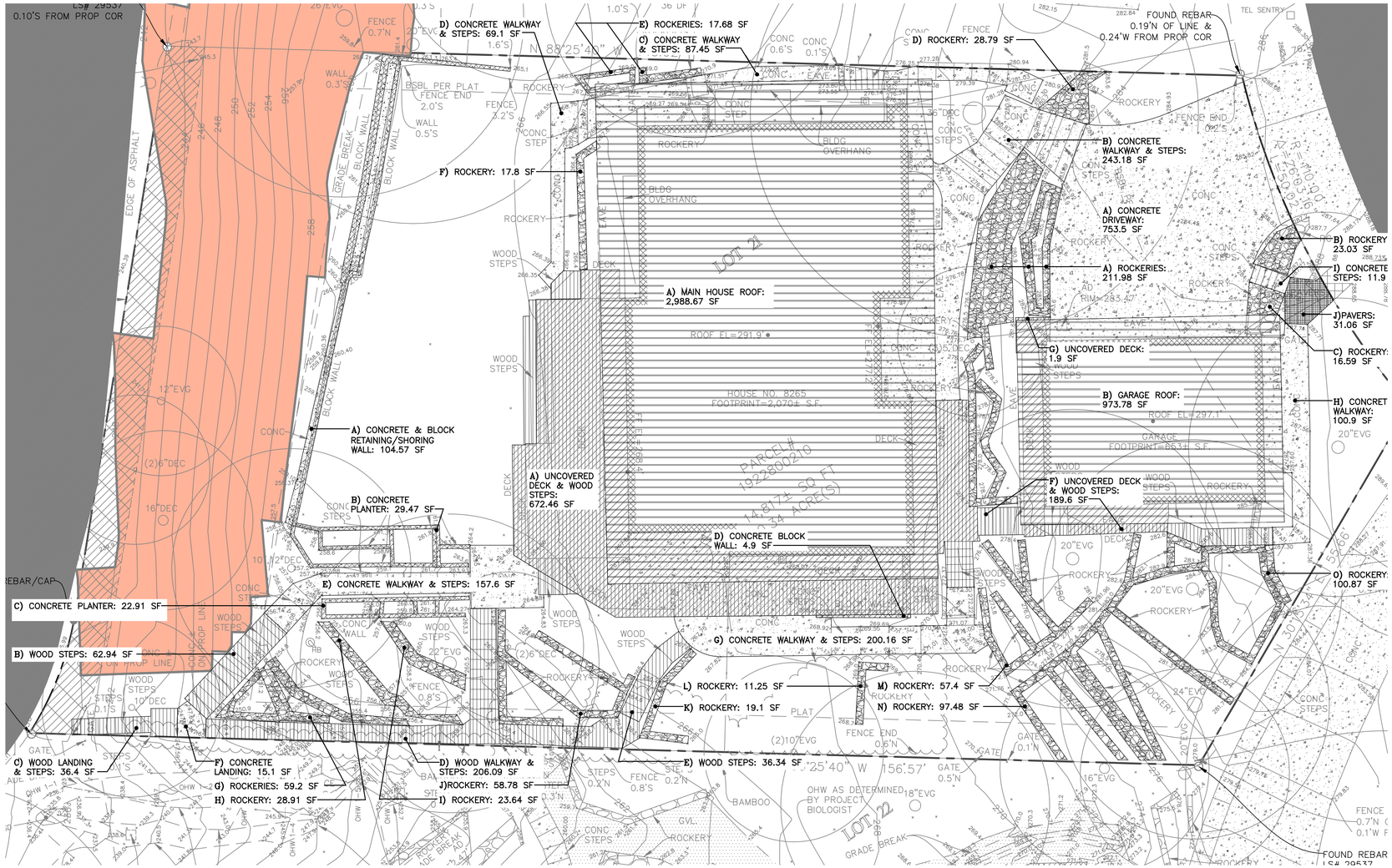
Scale:
Sheet:

Site Plan Pre–App
A1.1



Existing Hard Surface Calculation

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

N

1'0 5' 10'

Site Plan Existing Hard Surface General Notes:

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

1 Site Plan – Existing Hard Surface

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

Drawing Legend

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

ECTYPOS ARCHITECTURE

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STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

Mercer Island, WA 98040

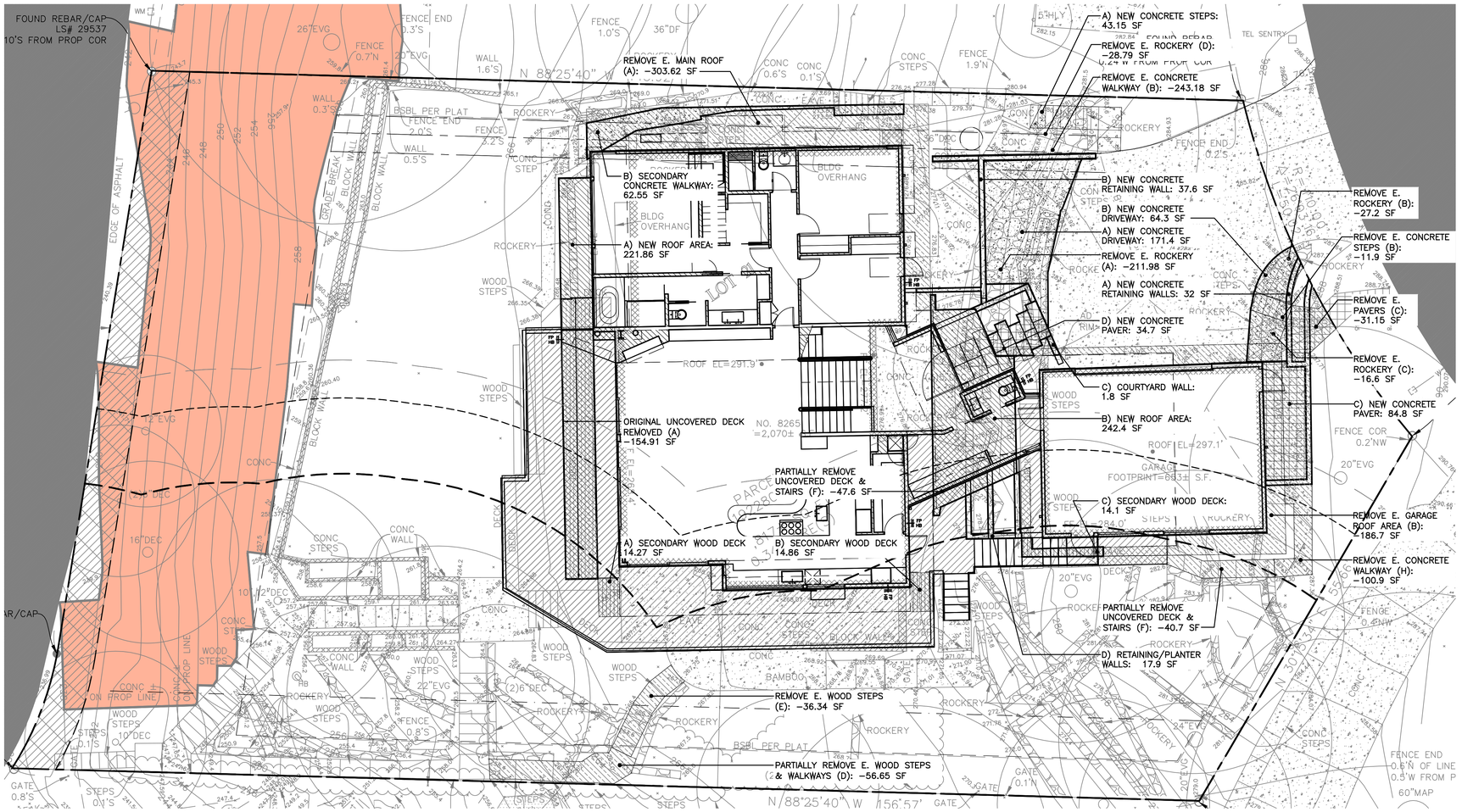
Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

Site Calc
Exist. Imperv

A1.2a



Proposed Hard Surface Calculation

MARK	TYPE	AREA (SF)	STATUS	LOT COVERAGE (LC) / HARDSCAPE (HS) ID'D IN SITE DEVELOPMENT WORKSHEET AS	NOTES
	New Roof Area				
A	MAIN HOUSE ROOF	221.86	NEW	LC – ROOF	
B	MAIN HOUSE ROOF	242.40	NEW	LC – ROOF	
	SUB-TOTAL:	464.26	ADD		
	Remove Roof Area				
	E. MAIN ROOF	-303.62	REMOVE	LC – ROOF	(A) PARTIAL REMOVAL –NOTE 4
	E. GARAGE ROOF	-186.70	REMOVE	LC – ROOF	(B) PARTIAL REMOVAL –NOTE 4
	SUB-TOTAL:	-489.70	REMOVE		
	New Driveway Area				
A	CONCRETE	171.40	NEW	LC – DRIVEWAY	
B	CONCRETE	64.30	NEW	LC – DRIVEWAY	
	SUB-TOTAL:	235.70	NEW	LC – DRIVEWAY	
	TOTAL NEW LOT COVERAGE:	210.26			LOT COVERAGE = NEW ROOF + DRIVEWAY – REMOVED ROOF AREA
	Wood Surfaces				
A	DECK	14.27	SECONDARY	HS – UNCOVERED DECK	A) –NOTE 3
B	DECK	14.86	SECONDARY	HS – UNCOVERED DECK	A) –NOTE 3
C	LANDING, STEPS & DECK	14.10	SECONDARY	HS – UNCOVERED DECK	F) –NOTE 3
	SUB-TOTAL:	43.23	ADDED		
	E. DECK	-154.91	REMOVED	HS – UNCOVERED DECK	(A) PARTIAL REMOVAL–NOTE 4
	E. DECK	-86.30	REMOVED	HS – UNCOVERED DECK	(F) PARTIAL REMOVAL–NOTE 4
	E. DECK	-36.34	REMOVED	HS – UNCOVERED DECK	(E)
	E. DECK	-56.65	REMOVED	HS – UNCOVERED DECK	(D)
	SUB-TOTAL:	-336.20	REMOVED		
	Concrete Flatwork				
A	LANDING & STEPS	43.15	NEW	HS – WALKWAYS	
B	WALKWAY & STEPS	62.55	SECONDARY	HS – WALKWAYS	C)–NOTE 3
C	CONCRETE PAVERS	84.80	NEW	HS – WALKWAYS	
D	CONCRETE PAVERS	34.70	NEW	HS – WALKWAYS	
	SUB-TOTAL:	225.20	ADD		
	CONCRETE WALKWAY & STEPS	-243.18	REMOVE	HS – WALKWAYS	(B) COMPLETE REMOVAL –NOTE 4
	Concrete & Block Walls				
A	RETAINING WALLS	32.00	NEW	HS–CIP CONCRETE	
B	RETAINING/COURTYARD WALL	37.60	NEW	HS–CIP CONCRETE	
C	COURTYARD WALL	1.80	NEW	HS–CIP CONCRETE	
D	RETAINING/PLANTER WALLS	17.90	NEW	HS–CIP CONCRETE	REPLACE EXISTING FAILING
	SUB-TOTAL:	89.30	ADD		
	Rockeries				
	ROCKERY	-211.98	REMOVE	HS – ROCKERIES	(A) COMPLETE REMOVAL –NOTE 4
	ROCKERY	-27.20	REMOVE	HS – ROCKERIES	(B) COMPLETE REMOVAL –NOTE 4
	ROCKERY	-16.59	REMOVE	HS – ROCKERIES	(C) COMPLETE REMOVAL –NOTE 4
	ROCKERY	-28.79	REMOVE	HS – ROCKERIES	(D) COMPLETE REMOVAL –NOTE 4
	SUB-TOTAL:	-284.56			
	TOTAL GROSS NEW HARDSCAPE	357.73			
	TOTAL GROSS REMOVED HARDSCAPE	-863.84			2.45F HARDSCAPE REMOVED FOR EVERY 1SF ADDED TOTAL HARDSCAPE 17.2% OR LOT AREA
	TOTAL NET REDUCED HARDSCAPE	-506.21			
	TOTAL NET NEW LOT COVERAGE	210.26			SEE SHEET A1.1 FOR LOT COVERAGE BREAKDOWN
	TOTAL NET REDUCED IMPERVIOUS SURFACE	-295.95			

AVERAGE BUILDING ELEVATION

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

N

1'0 5' 10'

1 Site Plan – Proposed Hard Surface

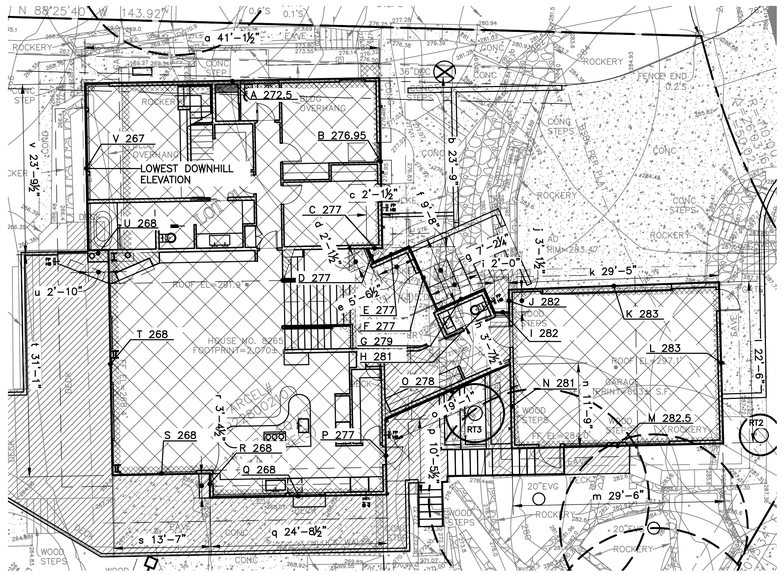
scale: 1/8"=1'-0"

Drawing Legend

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

Site Plan Proposed Hard Surface General Notes:

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



N

2 Partial Site Plan – ABE Calculation

scale: 1"=10'

ECTYPOS ARCHITECTURE

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7785 REGISTERED ARCHITECT
LUCIA PIRZIO–BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

Mercer Island, WA 98040

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

Scale:

Sheet:

Site Calculations

A1.2b

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FOUND REBAR/CAP LS# 29537 0.10'S FROM PROP COR

PROPERTY LINE

N 88°25'40" W 143.92'

FOUND REBAR 0.19'N OF LINE & 0.24'W FROM PROP COR

TREE PROTECTION FENCING TYPICAL – SEE LEGEND BELOW AND NOTE 11

STEEP SLOPE – NO WORK THIS AREA

EXIST. LAWN – NO CHANGE

60' BUFFER MICC 19.07.180.C.1 (NOTE 4)

10' REDUCED BUFFER SETBACK MICC 19.07.180.C.7 (NOTE 4)

45' REDUCED BUFFER MICC 19.07.180.C.5 (NOTE 4)

PROPOSED ROOF OVERHANG 97.4SF IN REDUCED BUFFER SETBACK

EXISTING ROOF OVERHANG

REDUCE EXISTING ROOF OVERHANG

REPLACE EXIST. STORM PIPE W/ NEW SYSTEM

REMOVE WOOD STEPS– RESTORE

Exist House
REMODEL
PROPOSED ADDITION 42.8 SF IN REDUCED BUFFER SETBACK

EROSION MITIGATION SEE NOTE 8

PLANTERS –REPLACE EXIST RETAINING WALLS

Zen Garden

Auto Court

Entry Court

Exist Garage
ROOF EL=297.1'
GARAGE FOOTPRINT=663± S.F.

REVISED/REDUCED OVERHANG TYP.

REPLACE EXISTING FAILING WOOD DECK AND STAIRS LIKE FOR LIKE

REPLACE FAILING DECK AREA – LIKE FOR LIKE

EXISTING SITE WALLS TO REMAIN UNO TYP.

EXISTING SITE SLABS AND STEPS TO REMAIN UNO TYP.

RESTORATION AREA: REFER TO ATTACHED BIOLOGIST REPORT AND RESTORATION PLAN THERE IN. NOTE 9

WATERCOURSE OHWM

ROCK BED – SUBSURFACE DRAINAGE

#166 #167 #168 #169 #170 #171 #172 #173 #174 #175

RT1 RT2 RT3 RT4 RT5 RT6 RT7

RES1 RES2 RES3

N

1'0 5' 10'

△2 TREE PROTECTION AREA (TPZ) – FENCE, DIMENSIONS. NOTE 11

1 Site Plan – Critical Area Review
scale: 1/8"=1'-0"

Drawing Legend

NEW AREA IN BUFFER SETBACK

RESTORATION AREA BOUNDARY

RESTORED AREA

RESTORATION AREA – SEE SHEETS A1.4 AND A1.5 FOR MITIGATION AND DETAIL

REMOVED TREE

TREE LOCATION

ACCOUNTABILITY #

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

REGULATED TREE

MLOD

TREE TRUNK

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

ACCOUNTABILITY # RES1

TREE LOCATION

RESTORATION TREE – SEE SHEET A1.5 FOR RESTORATION PLAN. DISTANCE TREES A MINIMUM OF 10'–0"O.C.

Site Plan – Critical Area Review General Notes

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

MINIMUM LIMITS OF DISTURBANCE

6' CHAIN LINK FENCE

REGULATED TREE

TREE PROTECTION AREA (TPZ) – SEE SHEET A1.7 FOR DETAIL

#167

2

1' 0 5' 10'

CATCH BASIN – INLET ELEV. 267.6'

REMOVE EXIST. STORM DRAIN

NEW 6"ø HDPE PIPE

REMOVE EXIST. WOOD SITE STAIRS

PIPE OUTLET ELEV. 264'

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

N

1

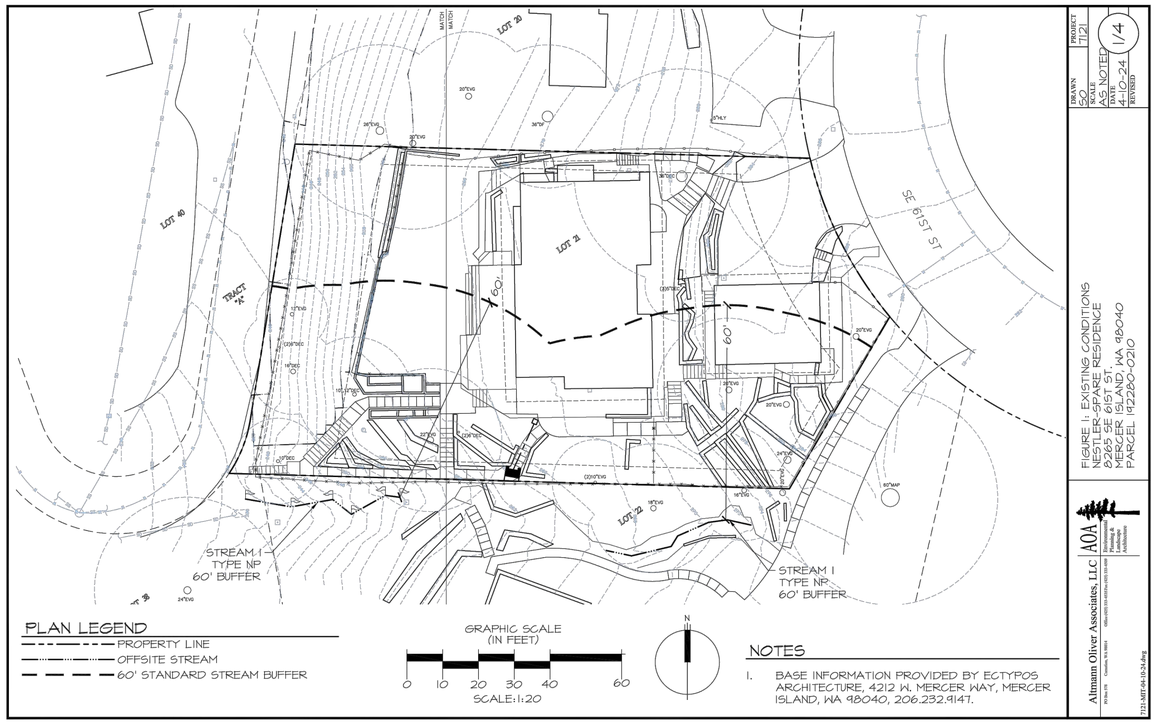
2 Part'l Site Plan – Storm Drain
scale: 1/4"=1'

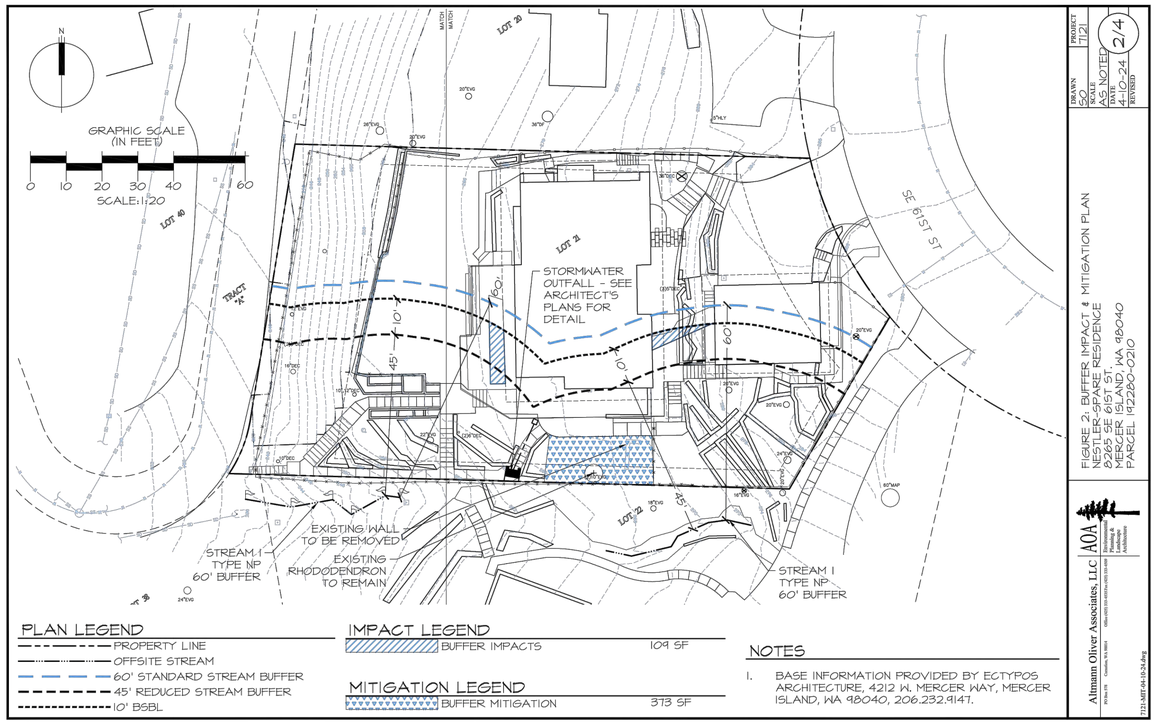
Date: Pre-App 29 August 2023
1 4/15/2024 Bldg. Permit Sub. 1
2 8/29/2024 Bldg. Permit Sub. 2
3 9/30/2024 Bldg. Permit Sub. 3

Scale:

Sheet:

CAR 2
Site Plan
A1.3





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Mercer Island, WA 98040

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

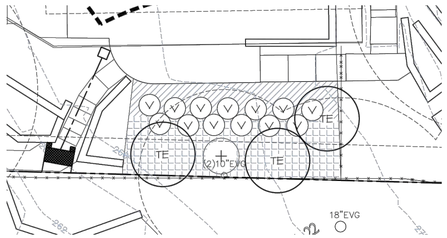
Date:
4/15/2024 Bldg. Permit Sub. 1
8/29/2024 Bldg. Permit Sub. 2

Scale:

Sheet:

BUFFER IMPACT & MITIGATION

A1.4



GRAPHIC SCALE (IN FEET)

0 5 10 15 20 30

SCALE: 1:10

N

PLANT SCHEDULE

TREES

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

SHRUBS

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

GROUNDCOVER

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

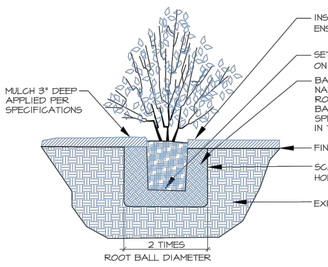
NOTES

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

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

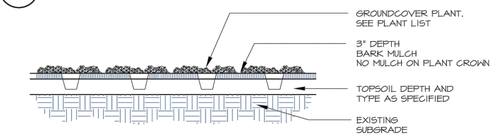
FIGURE 3: PLANTING PLAN
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 1422800-0210

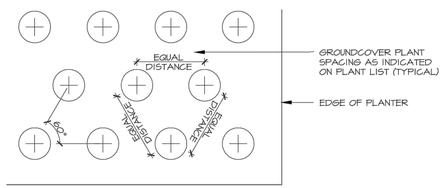
Altmann Oliver Associates, LLC | AOA | Planning, Environmental, Landscape Architecture
PO Box 178 Coupeville, WA 98239 (206) 463-1100 (425) 746-1100 (425) 222-5535 (360) 678-1100
7121.MIT.04-10-24.dwg



1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS





2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

SPECIFICATIONS

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

ANNUAL MAINTENANCE SCHEDULE

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

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

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

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

FIGURE 4: PLANTING DETAILS & SPECIFICATIONS
NESTLER-SPARE RESIDENCE
8265 SE 61ST ST.
MERCER ISLAND, WA 98040
PARCEL 1422800-0210

Altmann Oliver Associates, LLC | AOA | Planning, Environmental, Landscape Architecture
PO Box 178 Coupeville, WA 98239 (206) 463-1100 (425) 746-1100 (425) 222-5535 (360) 678-1100
7121.MIT.04-10-24.dwg

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f. (206) 275-0312

7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE
Remodel/Addition
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GENERAL NOTE: DRAWINGS EXTRACTED FROM BIOLOGIST REPORT 4/15/24

Date:
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Sheet:

Restoration & Detail
A1.5

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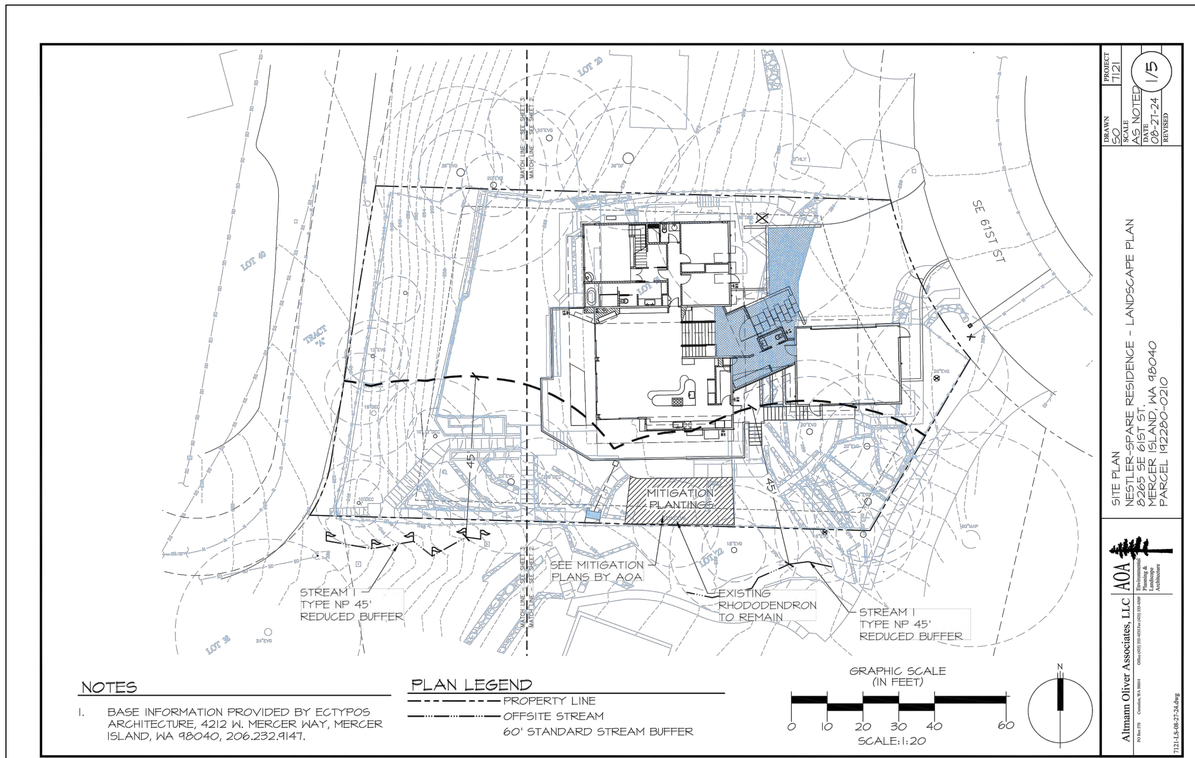

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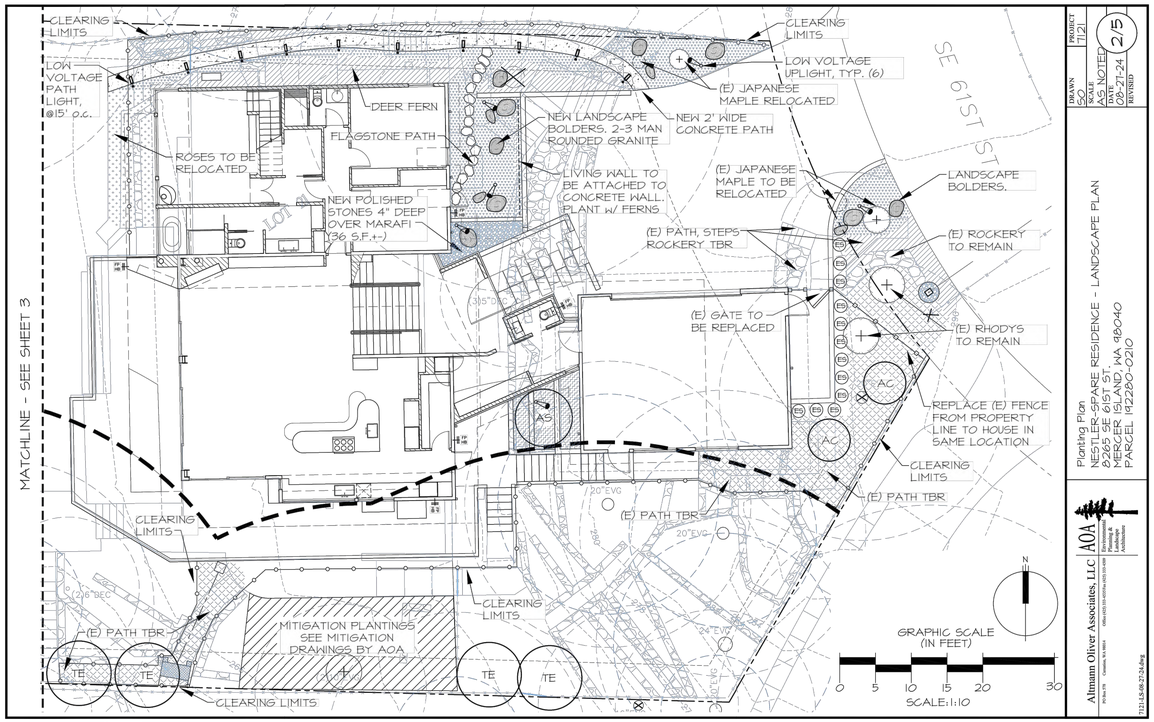
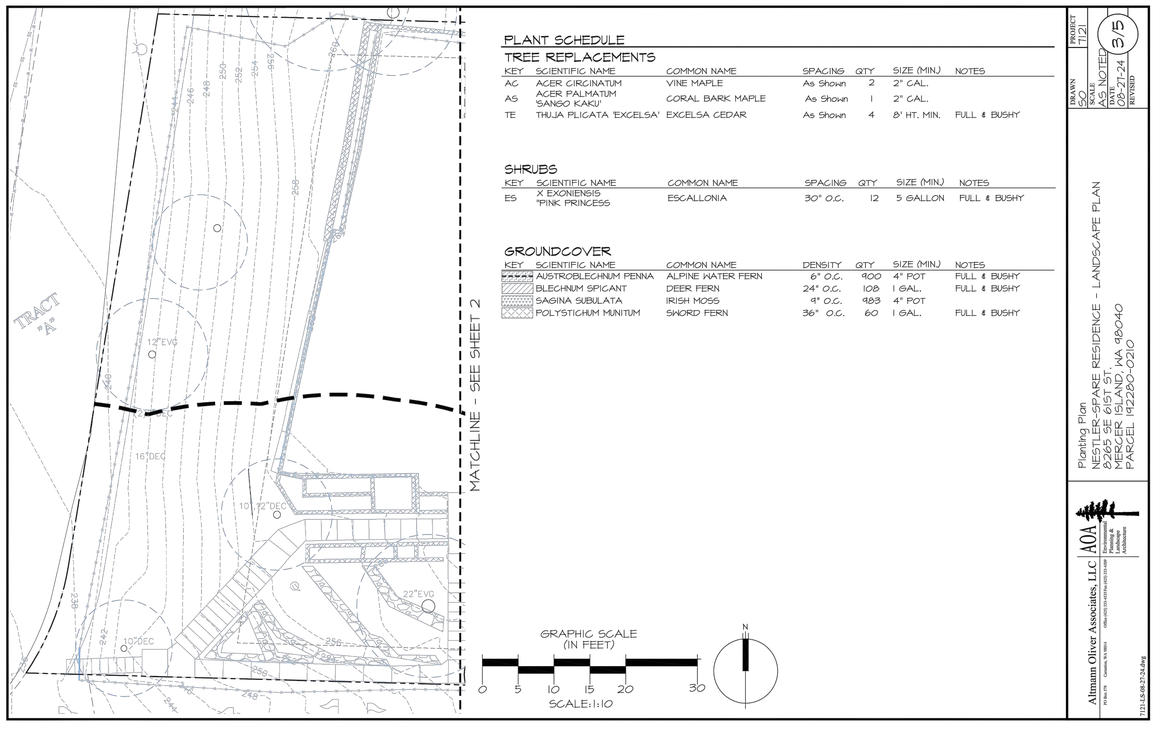
Landscape
General Plan

A1.6





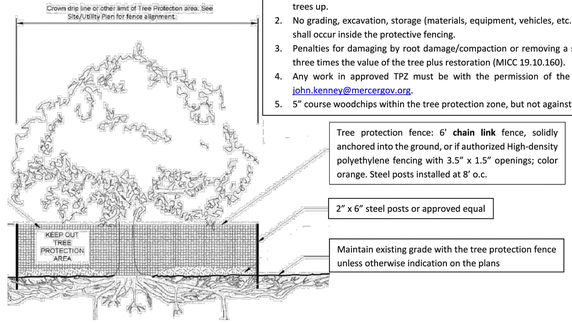
TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation



Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

2

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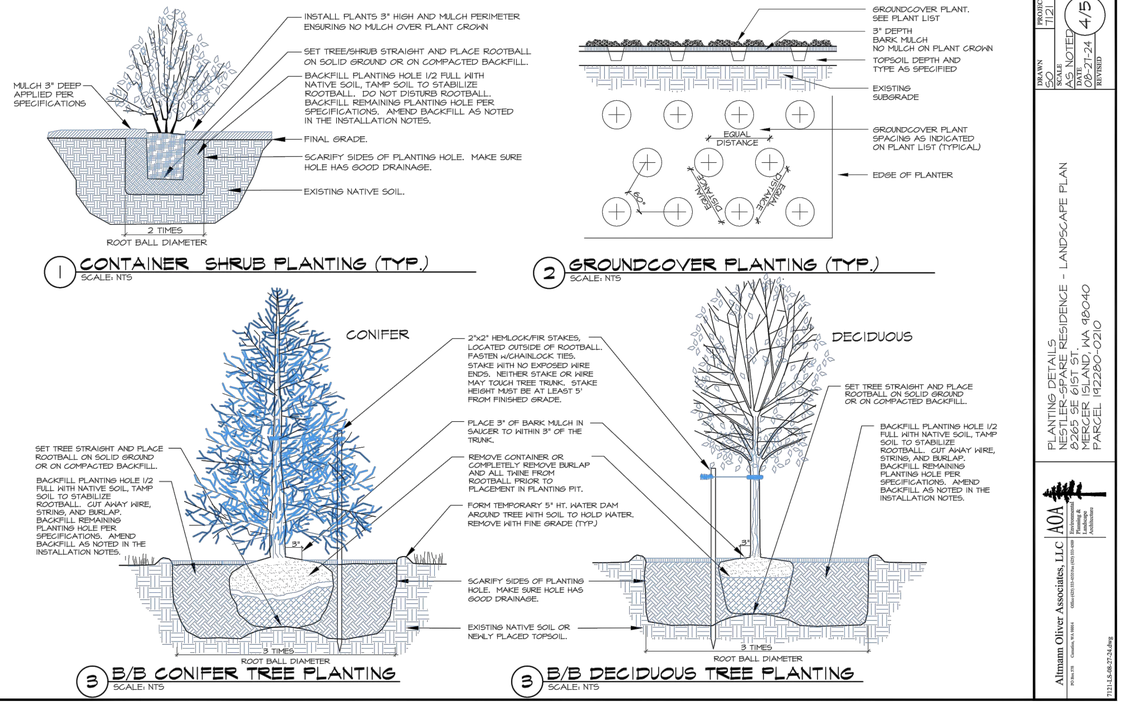
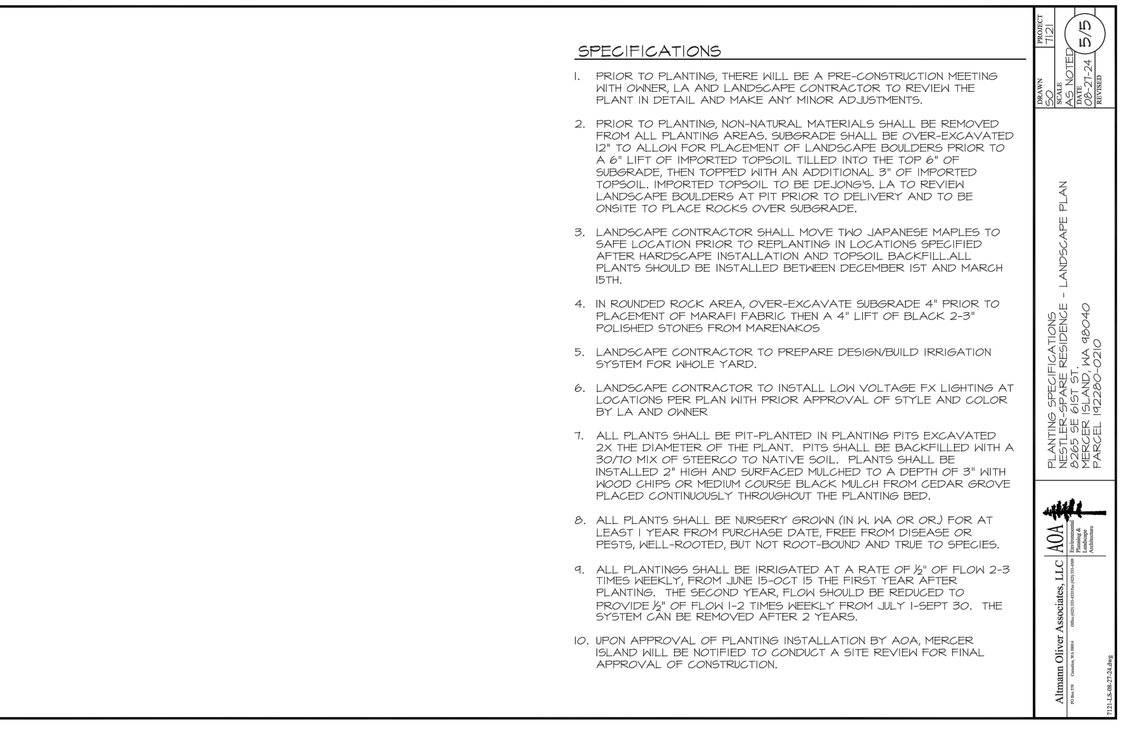
Landscaping Layout
A1.7





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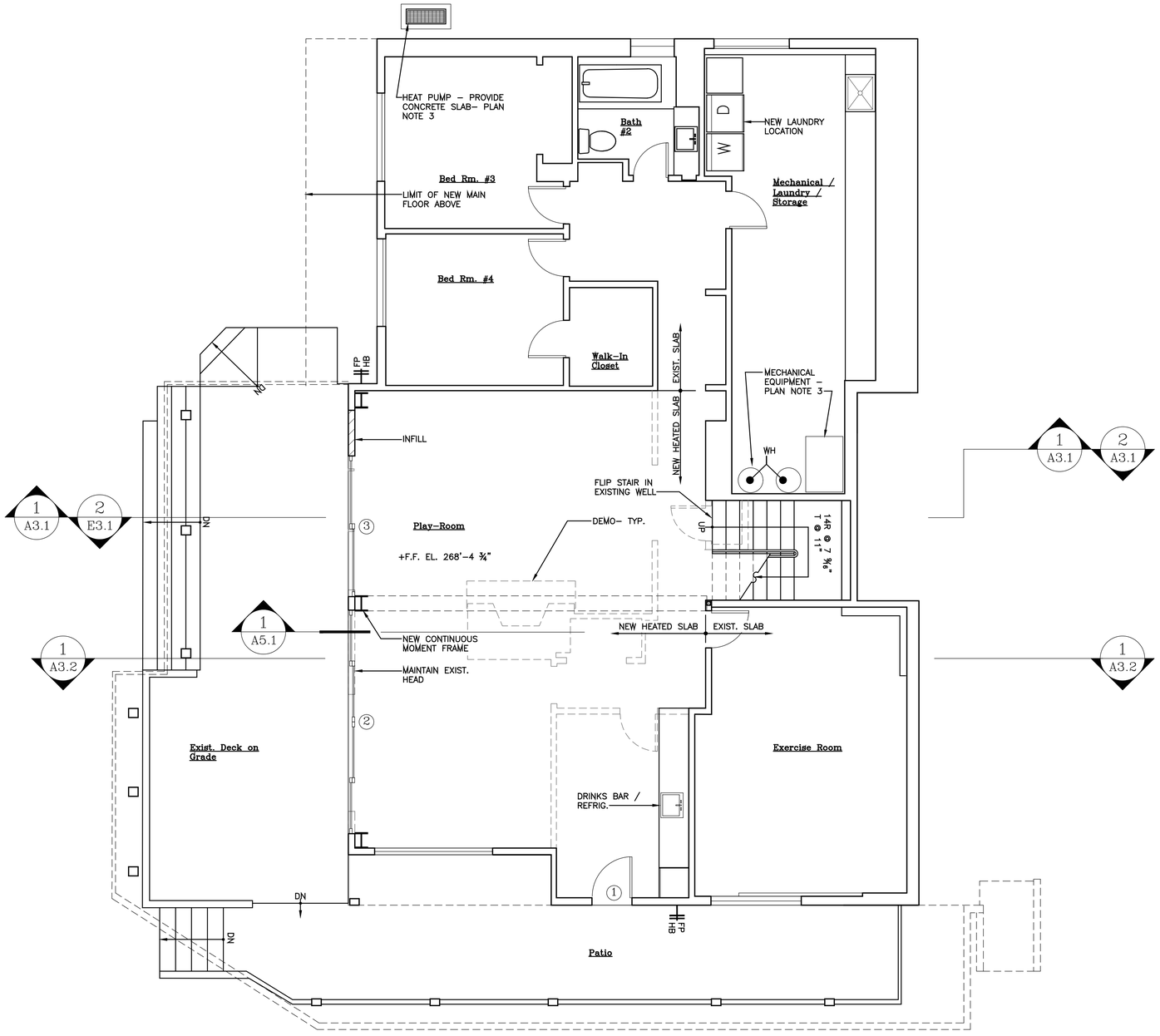
Scale:

Sheet:

Landscaping Details & Specs

A1.8



N

CONDITIONED FLOOR AREA: 1904 SF

FIRE AREA:

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

1 Basement Floor Plan

scale: 1/4"=1'–0"

0' 2' 4' 8' 20'

1'

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. **Fire Protection:** NFPA 13R Sprinkler System throughout. See General Note 8 on sheet A0.1.
3. **Energy Compliance:** See sht. A0.1 For General Comments.
   WSEC 2021 TABLE 402.1.3 With the following exception: Minimum ceiling insulation R–38 with full depth insulation extending over top plate.
   ENERGY EQUALIZATION OPTION 4: Air to water heat pump configured to provide both heating and cooling and are rated in accordance with AHRI 550/590
   EC 1.2 – Efficient Building Envelope: R–10 at perimeter and under entire slab.
   EC 3.7 – High Efficiency HVAC: Deferred submittal. HVAC Sub–Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3
   EC 5.6 – Efficient Water Heating: Deferred submittal. HVAC Sub–Contractor in conjunction with Plumbing Sub–Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7
5. See Sheet E2.0 for: Smoke/Carbon Monoxide Detectors (SC) and fan locations/capacities.

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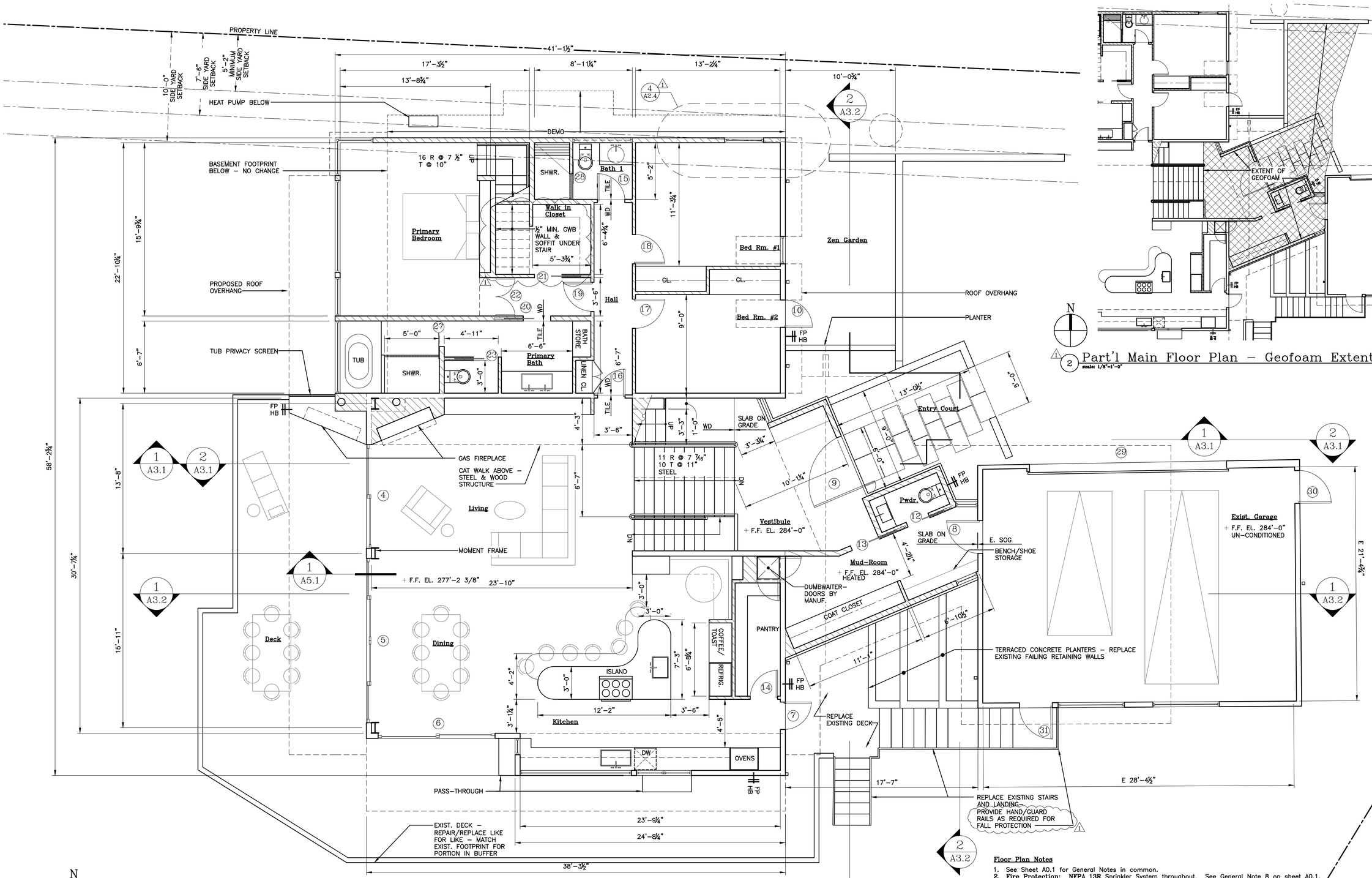
Scale:

Sheet:

Basement Plan
A2.0



1 2 Part'l Main Floor Plan – Geofoam Extent
scale: 1/8"=1'-0"

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

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

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

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. **Fire Protection:** **NFPA 13R** Sprinkler System throughout. See General Note 8 on sheet A0.1.
3. **Energy Compliance:** See sht. A0.1 For General Comments.
   WSEC 2021 TABLE 402.1.3 With the following exception: Minimum ceiling insulation R–38 with full depth insulation extending over top plate.
   EC 1.2 – Efficient Building Envelope: R–10 at perimeter and under entire slab.
   EC 3.7 – High Efficiency HVAC: Deferred submittal. HVAC Sub–Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3
   EC 5.6 – Efficient Water Heating: Deferred submittal. HVAC Sub–Contractor in conjunction with Plumbing Sub–Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7
1 5. See Sheet E2.1 for: Smoke/Carbon Monoxide Detectors (SC) and fan locations/capacities.

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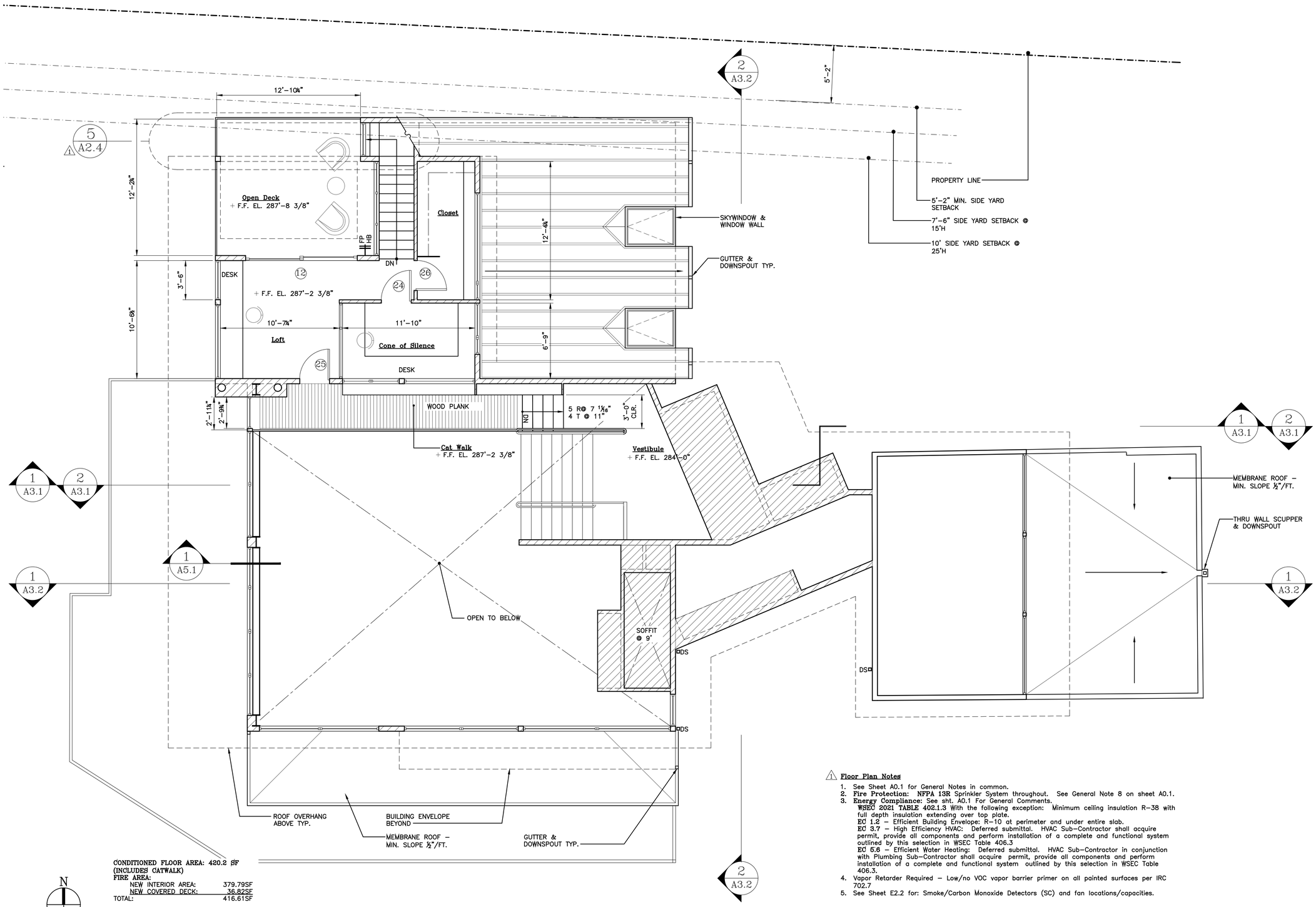
Scale:

Sheet: Main Floor Plan
A2.1



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

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

N

1 Upper Floor Plan

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

0' 2' 4' 8' 20'

1'

⚠1 **Floor Plan Notes**

1. See Sheet A0.1 for General Notes in common.
2. **Fire Protection:** NFPA 13R Sprinkler System throughout. See General Note 8 on sheet A0.1.
3. **Energy Compliance:** See sht. A0.1 For General Comments.
   WSEC 2021 TABLE 402.1.3 With the following exception: Minimum ceiling insulation R-38 with full depth insulation extending over top plate.
   EC 1.2 – Efficient Building Envelope: R-10 at perimeter and under entire slab.
   EC 3.7 – High Efficiency HVAC: Deferred submittal. HVAC Sub-Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3
   EC 5.6 – Efficient Water Heating: Deferred submittal. HVAC Sub-Contractor in conjunction with Plumbing Sub-Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7
5. See Sheet E2.2 for: Smoke/Carbon Monoxide Detectors (SC) and fan locations/capacities.

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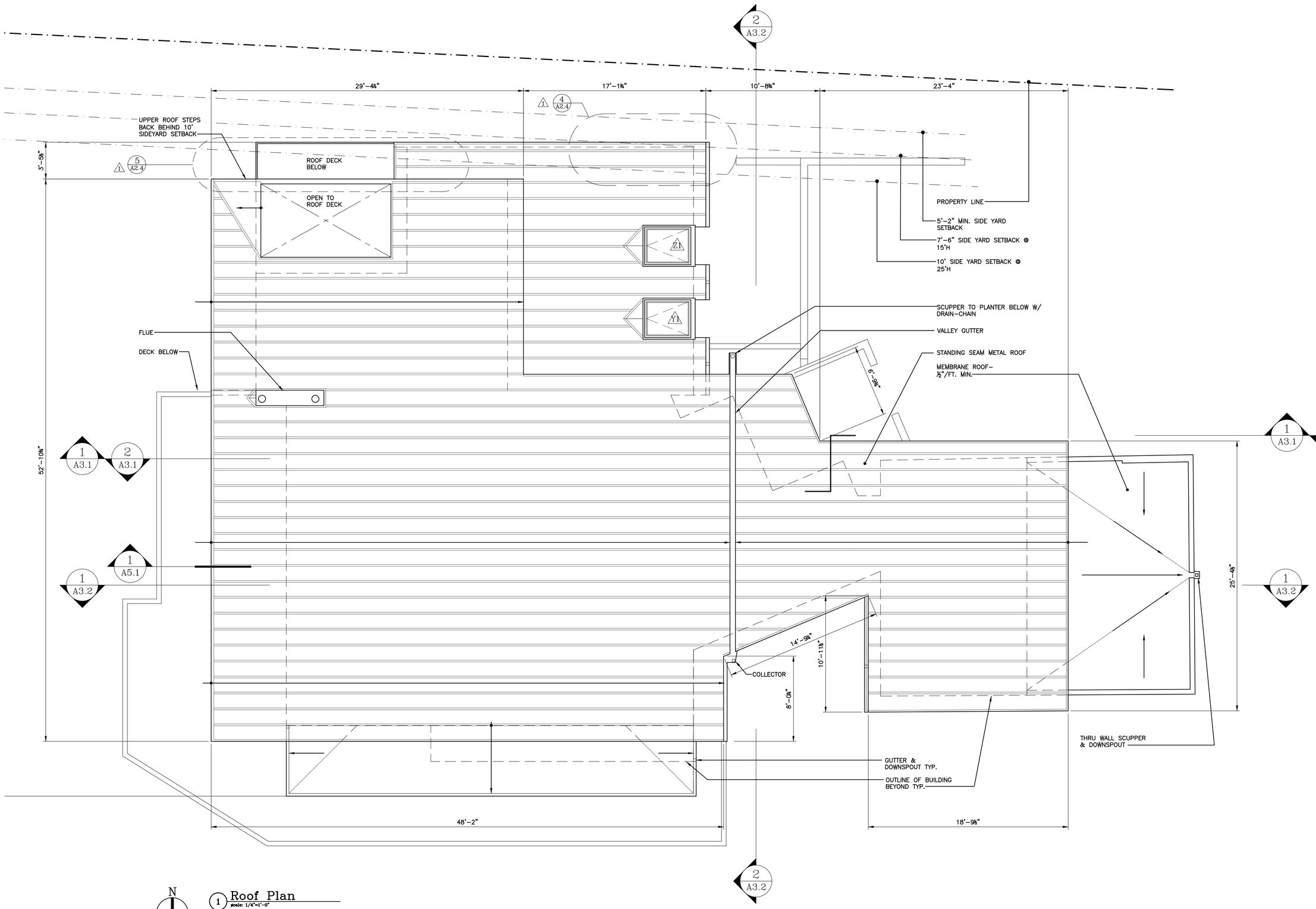
Scale:

Sheet:
Upper Floor Plan
A2.2



N

1 Roof Plan
scale: 1/4"=1'–0"

0' 2' 4' 8' 20'

1'

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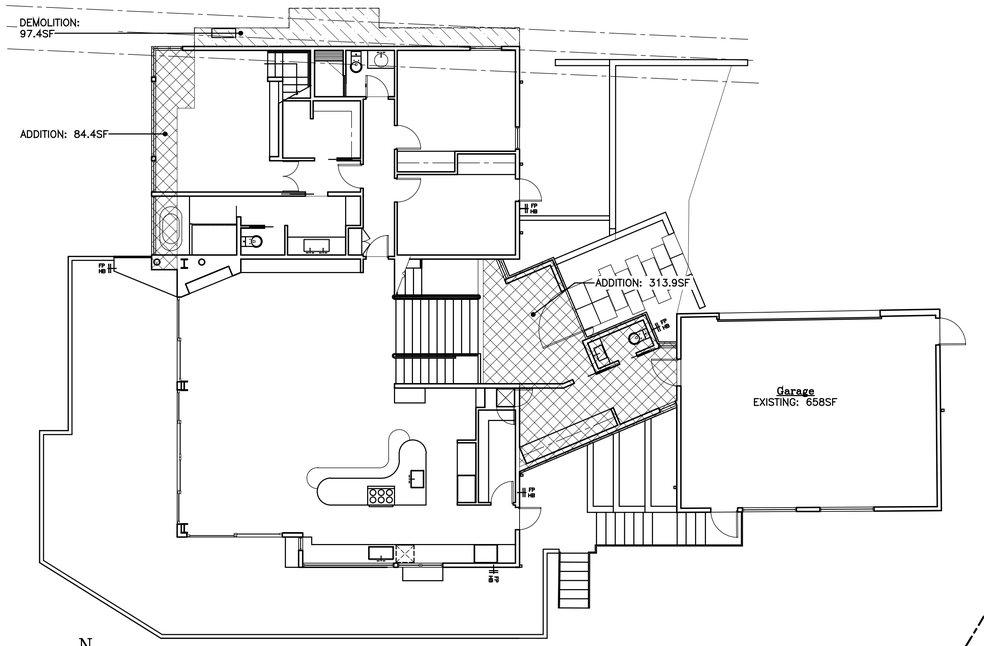
Scale:

Sheet:

Roof Plan
A2.3



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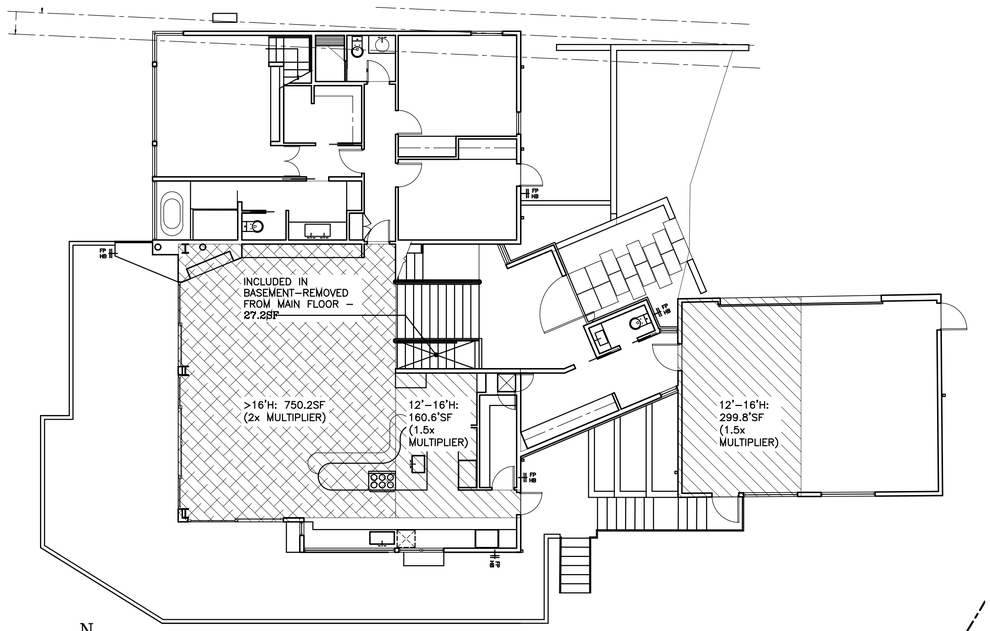
1 Main Floor – New Addition

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



N

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% (160.6X.5):	80.3 SF
MAIN FLOOR GFA:	**3314.5 SF**

NEW/ADDITION UPPER FLOOR: 325.3 SF

GARAGE:

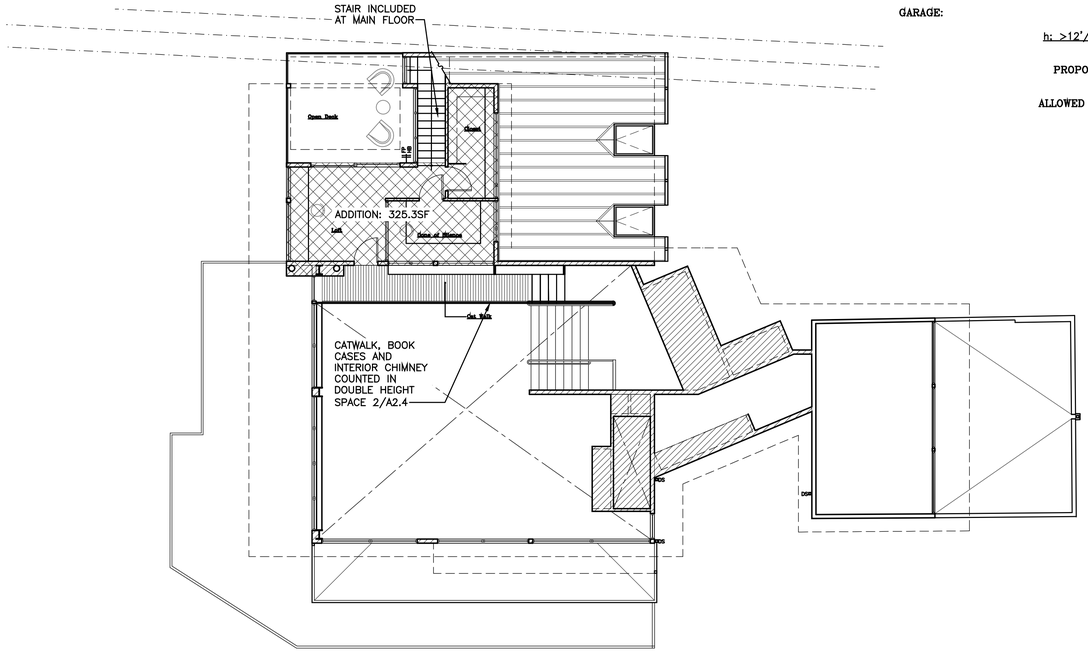
BASE AREA OF GARAGE:	658.8 SF
h: >12'/<16' 150% (306.4X.5):	153.2 SF
GARAGE GFA:	**812.0 SF**

PROPOSED TOTAL GFA 38%: 5635.3 SF

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

GFA NOTES:

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



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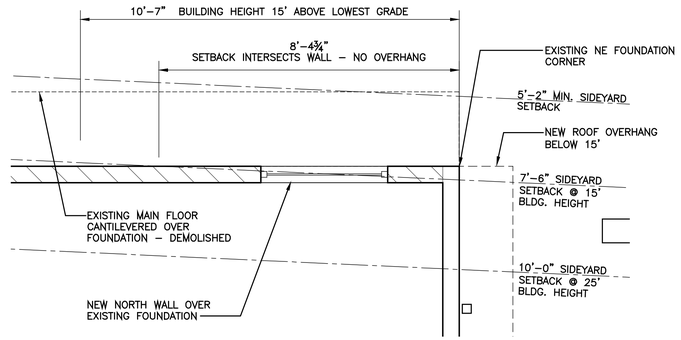
3 Upper Floor Addition

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



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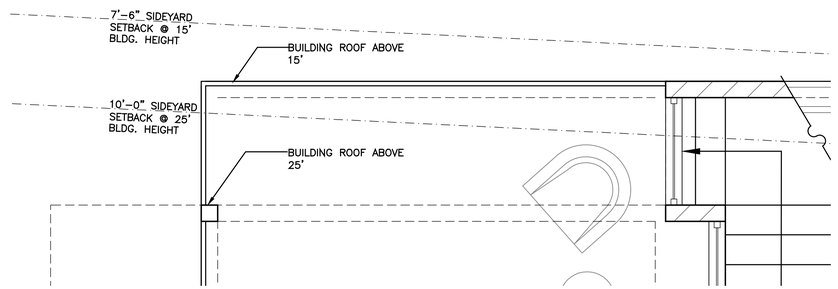
1

4 Variable Side Yard Setback Detail

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



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1

5 Variable Side Yard Setback Detail

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

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Scale:

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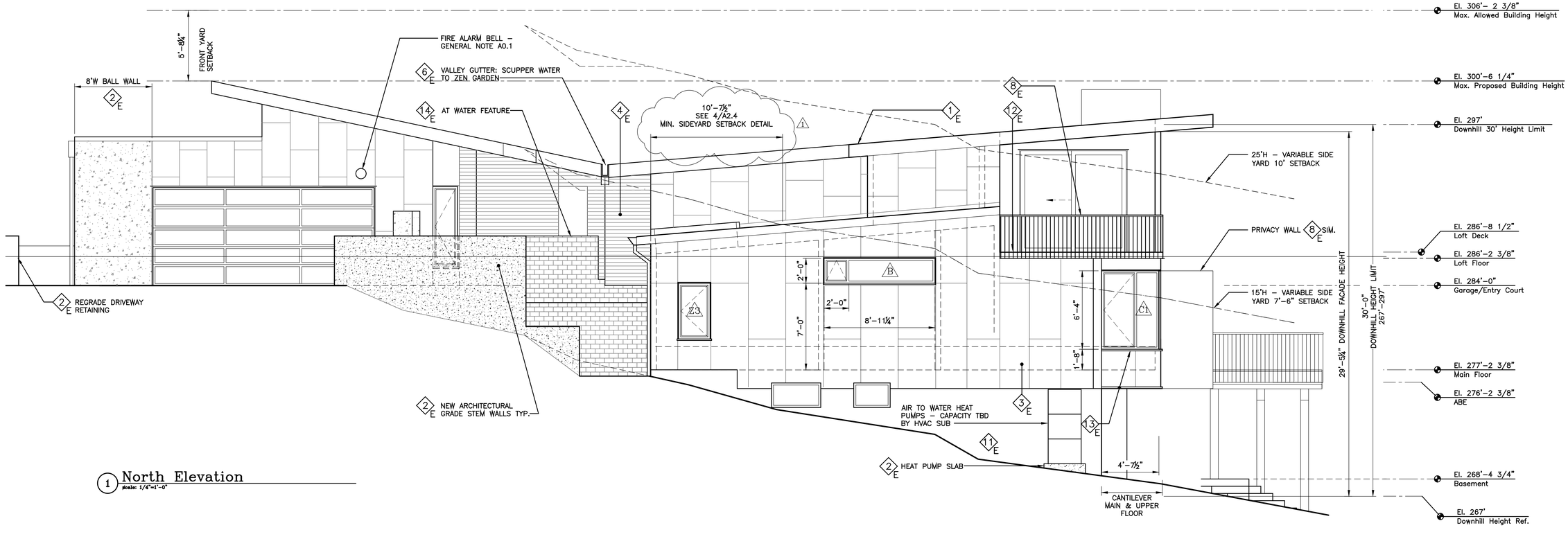
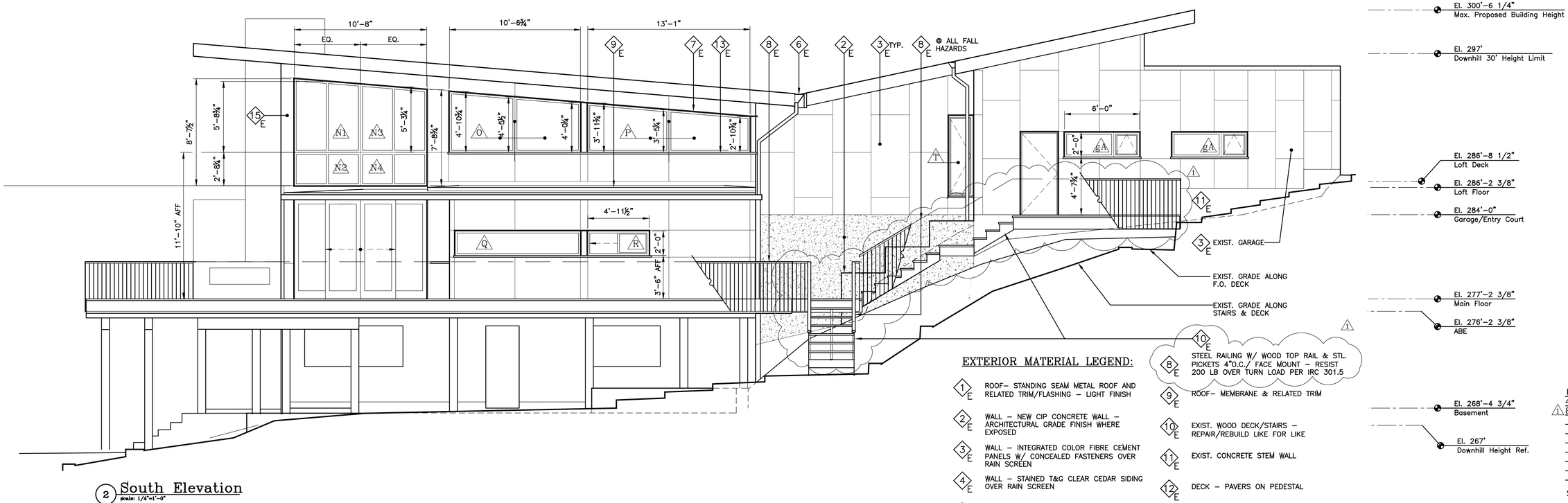
GFA Calculation

A2.4



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



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

EXTERIOR MATERIAL LEGEND:

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

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

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

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

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

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

7 E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

8 E STEEL RAILING W/ WOOD TOP RAIL & STL. PICKETS 4"O.C./ FACE MOUNT – RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9 E ROOF– MEMBRANE & RELATED TRIM

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

11 E EXIST. CONCRETE STEM WALL

12 E DECK – PAVERS ON PEDESTAL

13 E TRIM – CEDAR CONFIGURATION PER DETAIL

14 E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15 E METAL PANEL OVER RAIN SCREEN

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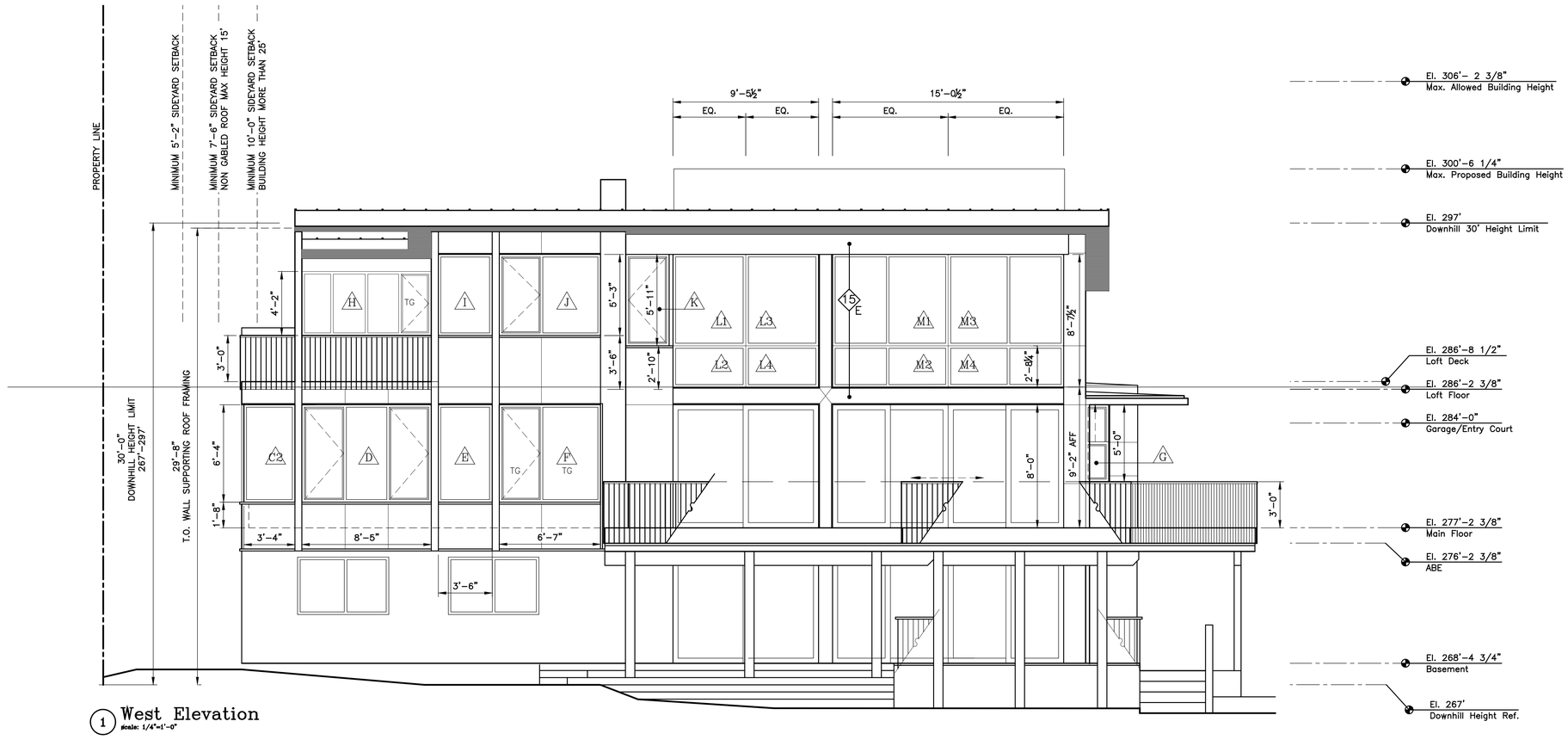
Scale:

Sheet: Elevations

A3.1



1 West Elevation
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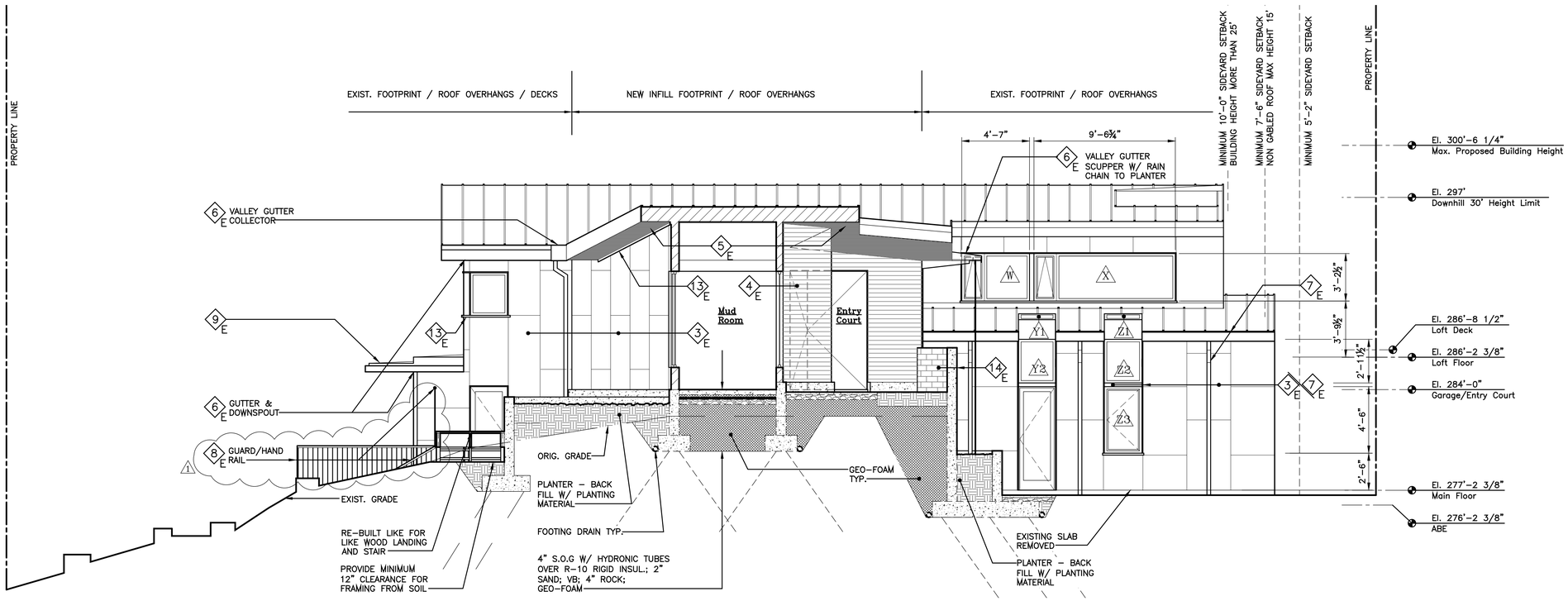

2 Partial Section / Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

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

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

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

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

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

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

7 E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

1 8 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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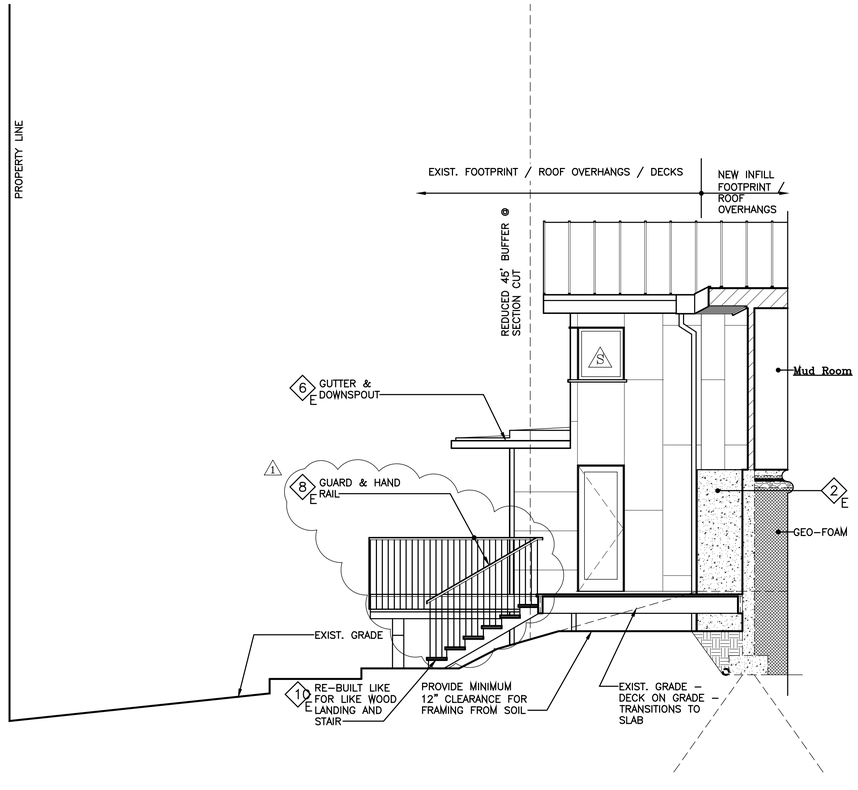
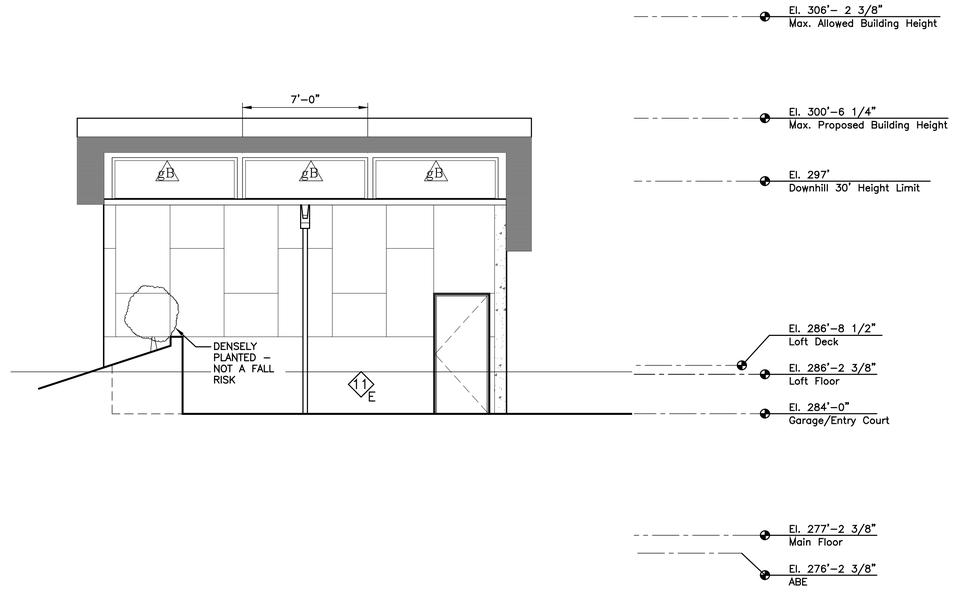
Scale:

Sheet:
Elevations/ Sections
A3.2



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



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

EXTERIOR MATERIAL LEGEND:

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

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

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

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

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

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

7 E FLASHING & TRIM @ WINDOWS MATCH ADJACENT WINDOWS

1 8 E STEEL RAILING W/ WOOD TOP RAIL & STL. PICKETS 4"O.C./ FACE MOUNT - RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9 E ROOF- MEMBRANE & RELATED TRIM

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

11 E EXIST. CONCRETE STEM WALL

12 E DECK - PAVERS ON PEDESTAL

13 E TRIM - CEDAR CONFIGURATION PER DETAIL

14 E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15 E METAL PANEL OVER RAIN SCREEN

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ARCHITECTURE
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

NESTLER-SPARE RESIDENCE

Remodel/Addition
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Mercer Island, WA 98040

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Elevations/ Sections
A3.3

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

1 8/E STEEL RAILING W/ WOOD TOP RAIL & STL. PICKETS 4"O.C./ FACE MOUNT – RESIST 200 LB OVER TURN LOAD PER IRC 301.5

9/E ROOF– MEMBRANE & RELATED TRIM

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

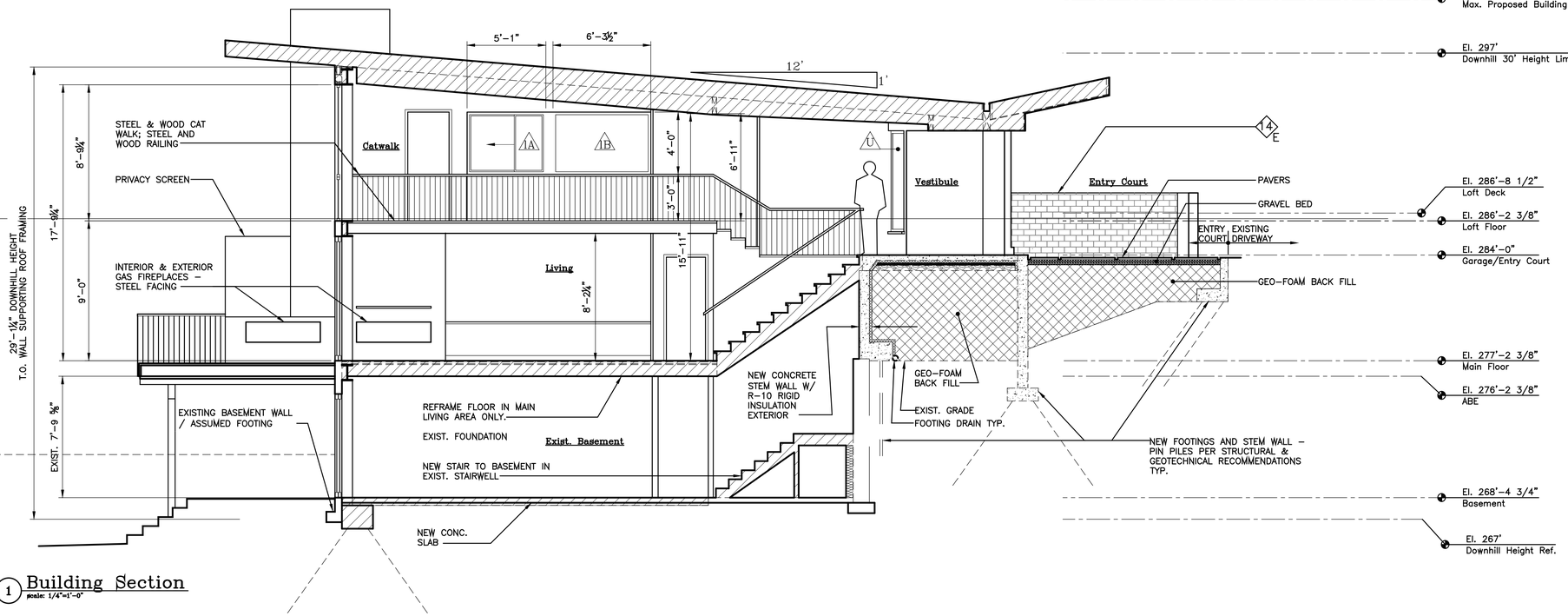
11/E EXIST. CONCRETE STEM WALL

12/E DECK – PAVERS ON PEDESTAL

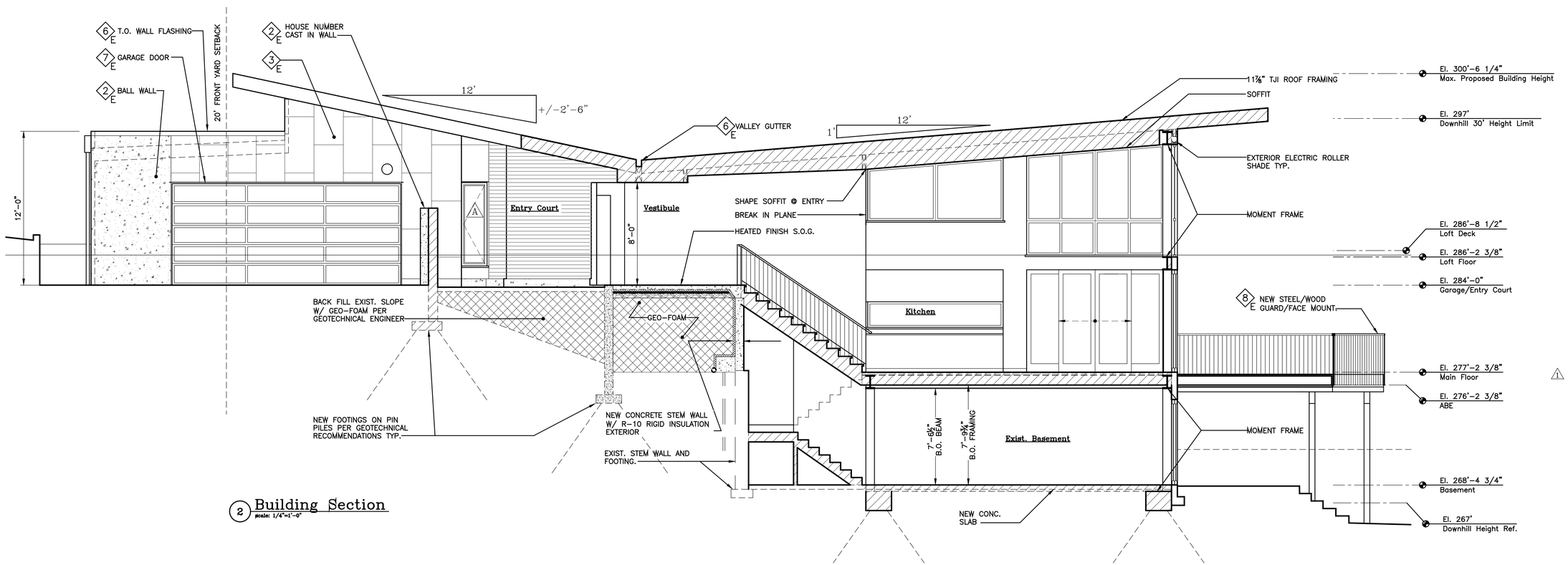
13/E TRIM – CEDAR CONFIGURATION PER DETAIL

14/E FACE NEW RETAINING WALL W/ RECOVERED FIREPLACE STONE

15/E METAL PANEL OVER RAIN SCREEN



1 Building Section
scale: 1/4"=1'–0"



2 Building Section
scale: 1/4"=1'–0"

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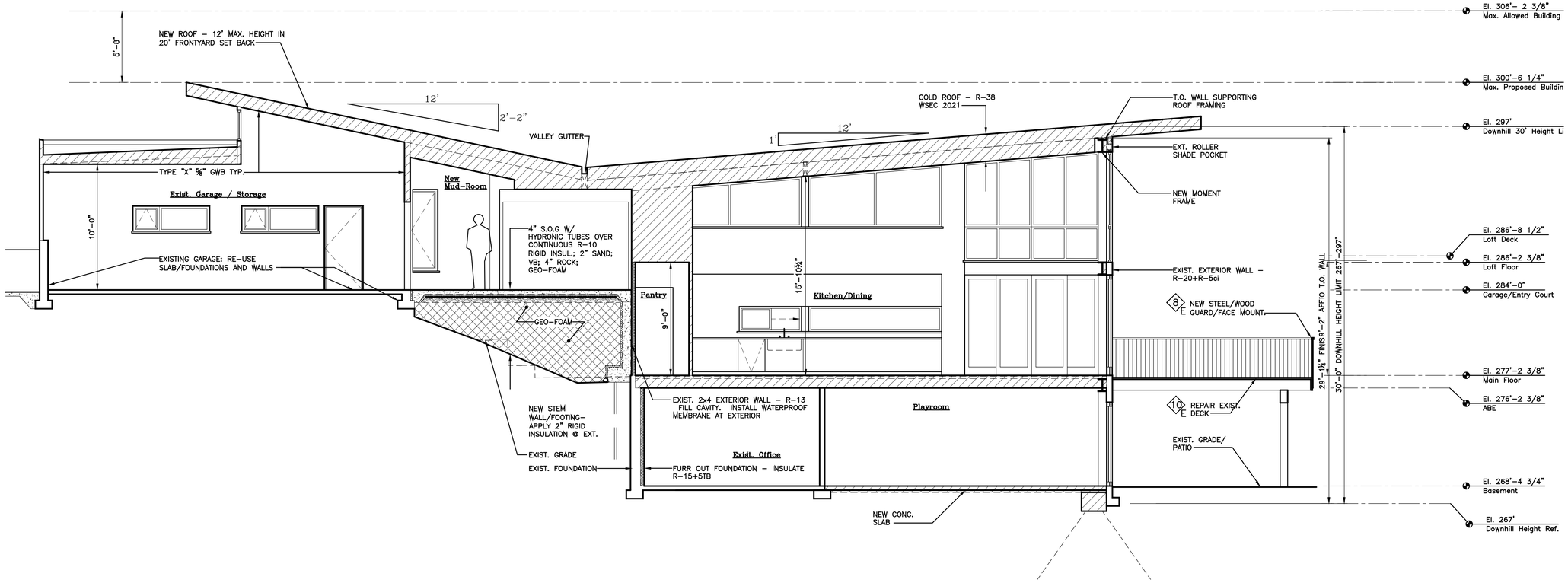
Sections

A4.1



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

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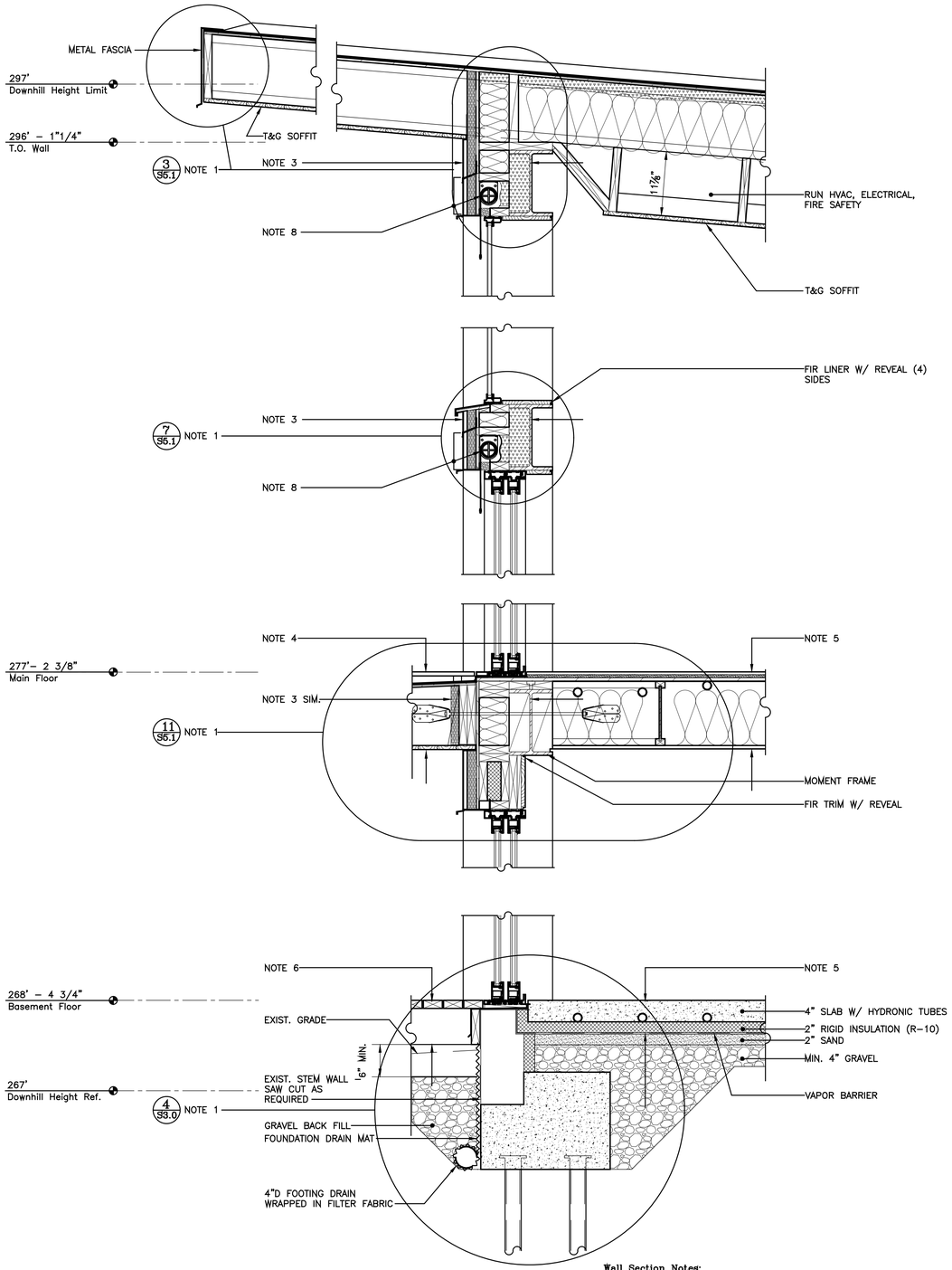
Sections

A4.2



1 Wall Section @ Moment Frame

scale: 1"=1'-0"

Wall Section Notes:

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

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A5.1

Exterior Window Schedule

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

Window Schedule: Garage

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

WINDOW NOTES:

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

ABBREVIATIONS

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

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Window Schedule
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Exterior Door to Conditioned Space

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

EXTERIOR DOOR NOTES:

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

ABBREVIATIONS

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

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

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

INTERIOR DOOR NOTES:

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

ECTYPOS
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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:

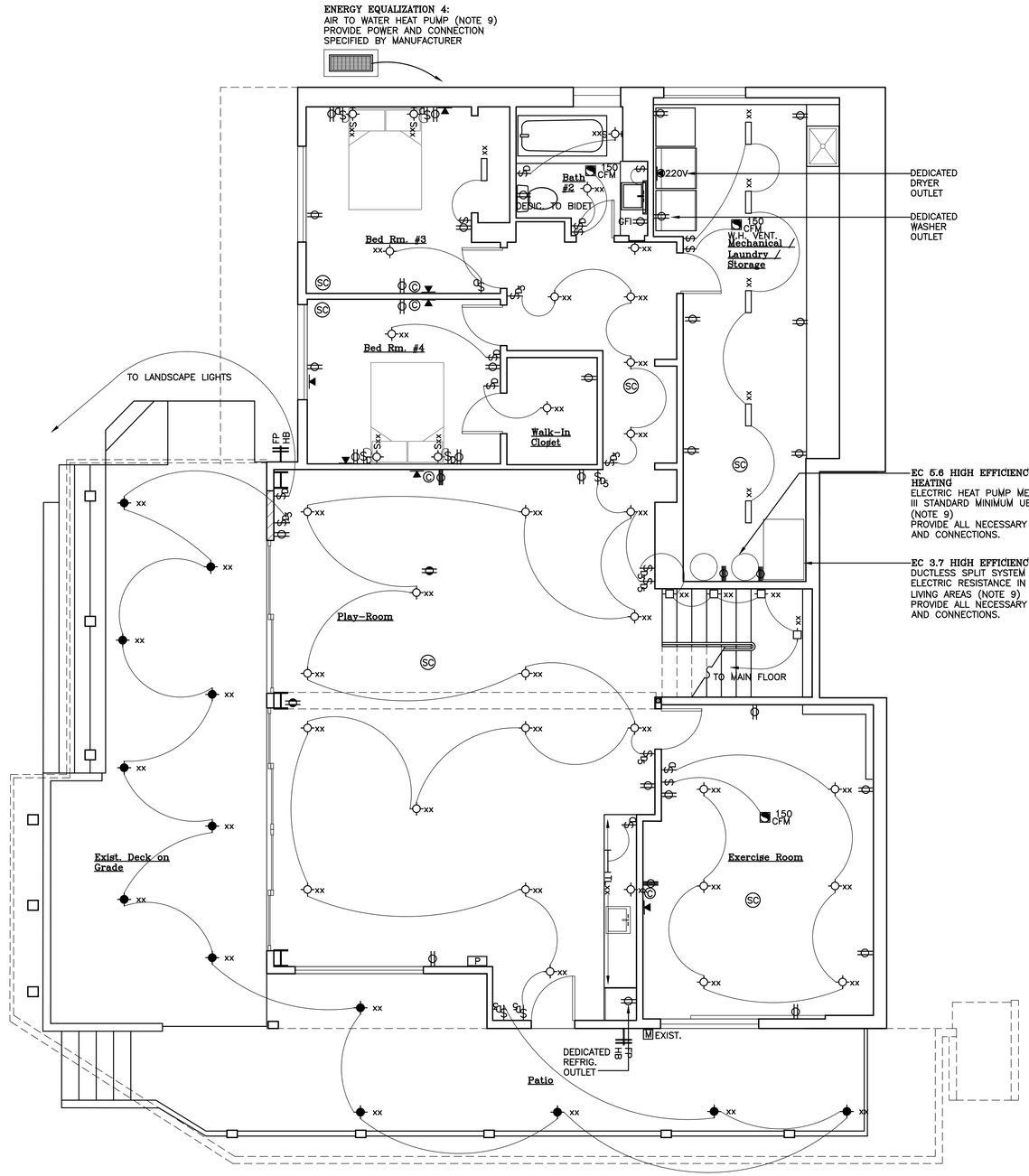
Door Schedule
A9.2

Power and Lighting Legend

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

NOTES:

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



N

1 Basement Electric Plan

scale: 1/4"=1'–0"

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Scale:

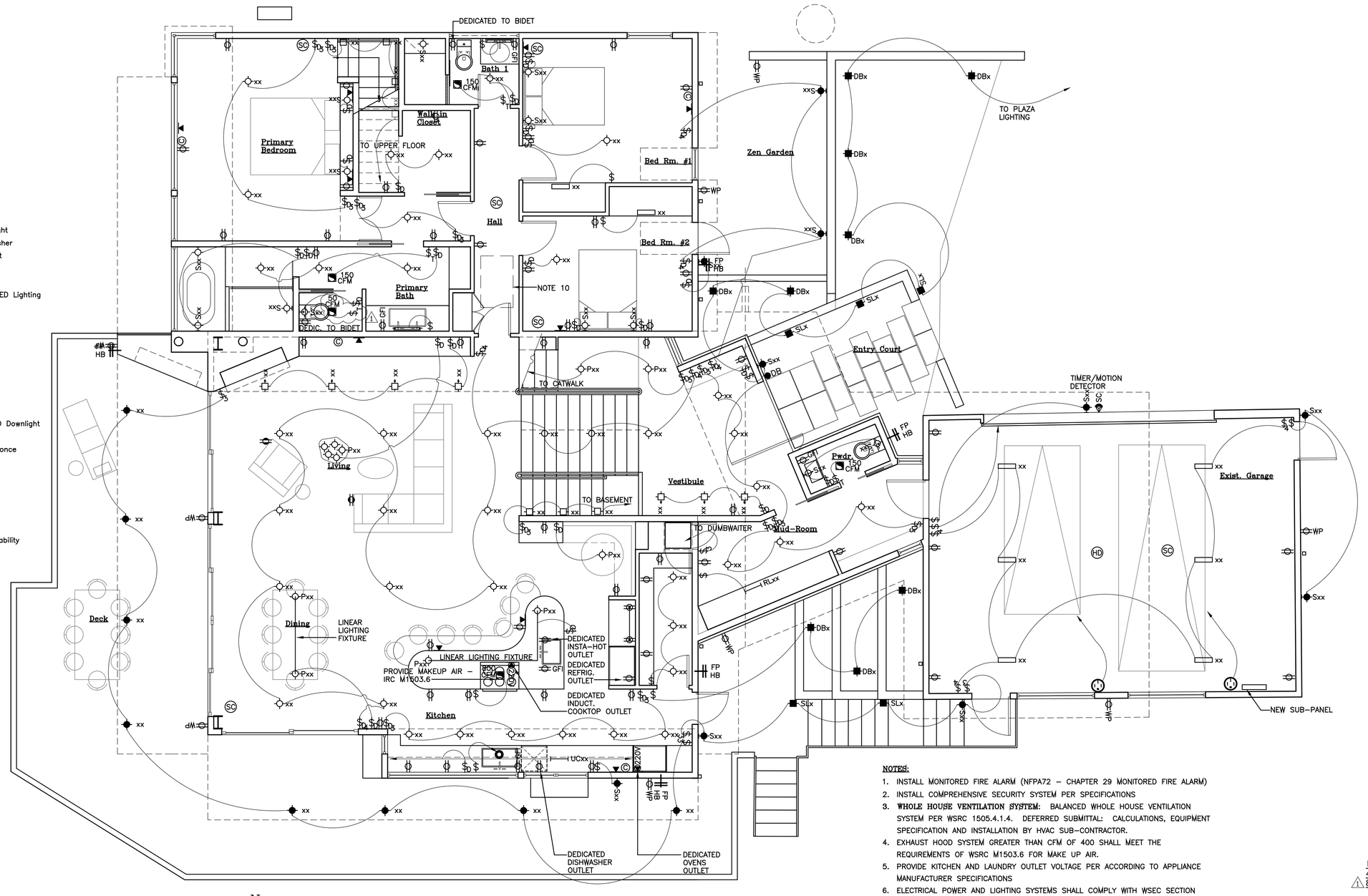
Sheet:

Basement Electric Plan

E2.0

Power and Lighting Legend

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



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

NOTES:

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

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⚠1 8/29/2024 Bldg. Permit Sub. 2

Scale:

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Main Floor Electric Plan
E2.1

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
©	Cable Connection
©	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
	Switch
	Switch, Multi-way
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xx	Exterior Ground LED Light
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xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger
	Ceiling Fan with Light
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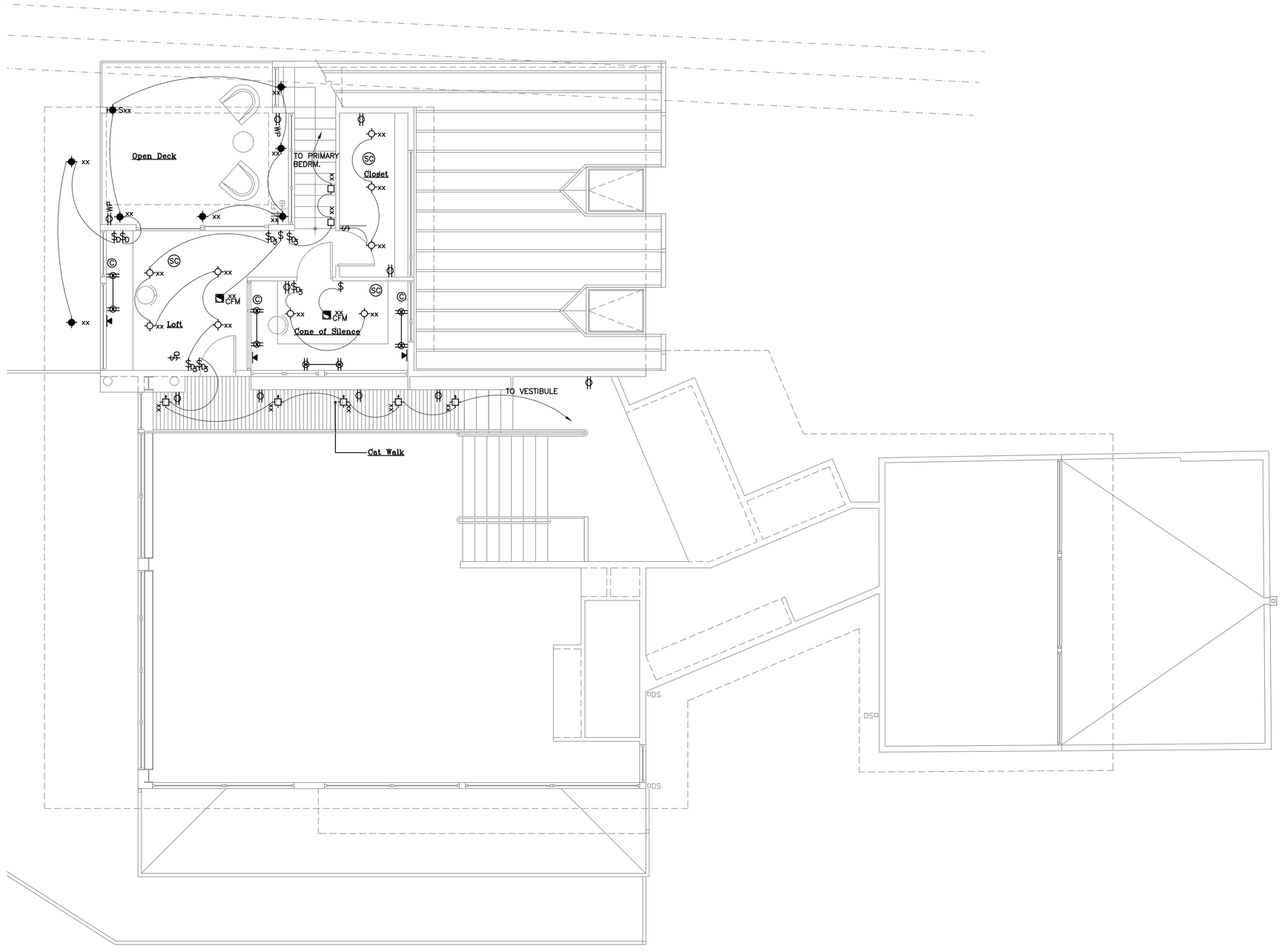

1 Upper Floor Electric Plan
scale: 1/4"=1'-0"

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Upper Floor Electric Plan
E2.2

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

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

2. DESIGN LOADING CRITERIA

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

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

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

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

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

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

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

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

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

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

12. SHOP DRAWINGS FOR:
A. STRUCTURAL STEEL

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

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

13. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE, MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL, THERETO.

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

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

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

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

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

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

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

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

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

GEOTECHNICAL

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

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

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

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

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

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

THE DRIVING CRITERIA, FOR 3-INCH DIAMETER PILES, IS VALID ONLY FOR HYDRAULIC HAMMERS MOUNTED ON SLIDING LEADS THAT ALLOW THE HAMMER TO SIT ON TOP OF THE PILE DURING INSTALLATION.

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

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

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

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

RENOVATION

18. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

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

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

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

CONCRETE

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

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

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

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

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

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

PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

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

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

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

26. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. TOLERANCES FOR ALL STRUCTURAL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 117-10 AND ACI 117.1R-14.

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

POST INSTALLED ANCHORS

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

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

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

STEEL

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

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

30. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

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

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

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

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

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

35. ORDINARY MOMENT RESISTING FRAME SYSTEMS

A. SUBMITTALS: IN ADDITION TO THE REQUIRED SHOP DRAWINGS THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION:
   a. WELDING PROCEDURE SPECIFICATIONS
   b. COPIES OF MANUFACTURE'S TYPICAL CERTIFICATE OF CONFORMANCE FOR ALL ELECTRODES, FLUXES, AND SHIELDING GASSES.
   c. MANUFACTURER'S CERTIFICATION THAT THE FILLER METAL MEETS THE SUPPLEMENTAL NOTCH TOUGHNESS REQUIREMENTS FOR DEMAND CRITICAL WELDS.
   d. MANUFACTURERS PRODUCT DATA SHEETS OR CATALOG DATA FOR SMAW, FCAW, AND GMAW COMPOSITE FILLER METALS.

C. WELD MATERIAL SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-POUNDS AT ZERO DEGREES FAHRENHEIT. WHERE WELDS ARE DESIGNATED AS DEMAND CRITICAL WELD MATERIAL SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-POUNDS AT -20 DEGREES FAHRENHEIT AND 40 FT-POUNDS AT 70 DEGREES FAHRENHEIT. IN ADDITION, WELDS SHALL CONFORM TO THE REQUIREMENTS OF AISC 341-16, AWS D1.1, AND AWS D1.8.

E. AGENCY RESPONSIBLE FOR QUALITY ASSURANCE SHALL SUBMIT THE FOLLOWING DOCUMENTS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT:
   a. AGENCY'S WRITTEN PRACTICES FOR MONITORING AND CONTROL OF THE AGENCY'S OPERATIONS. WRITTEN PRACTICES SHALL
      INCLUDE THE AGENCY'S PROCEDURES FOR THE SELECTION AND ADMINISTRATION OF INSPECTION PERSONNEL, DESCRIPTION OF TRAINING, EXPERIENCE AND EXAMINATION REQUIREMENTS, AND AGENCY INSPECTION PROCEDURES.
   b. QUALIFICATIONS OF MANAGEMENT AND INSPECTION PERSONNEL DESIGNATED TO THE PROJECT.
   c. QUALIFICATION RECORDS FOR INSPECTORS AND NON-DESTRUCTIVE TESTING TECHNICIANS DESIGNATED TO THE PROJECT.
   d. NON-DESTRUCTIVE TESTING PROCEDURES AND EQUIPMENT CALIBRATION RECORDS FOR TESTING TO BE PERFORMED AND EQUIPMENT TO BE USED FOR THIS PROJECT.
   e. DAILY OR WEEKLY INSPECTION REPORTS.
   f. NON-CONFORMANCE REPORTS.

WOOD

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

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

37. PARALLEL STRAND LUMBER (PSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOM

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

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

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

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

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

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

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

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

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

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

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

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

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

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

43. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER TO ACHIEVE THE MAXIMUM PUBLISHED ALLOWABLE LOAD. ALL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

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

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

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

44. WOOD FASTENERS:

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

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

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

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

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

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

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

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

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

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

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

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

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

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

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI_JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE INDICATED.

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

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

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

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CQN CARTER QUINN NORLIN
STRUCTURAL ENGINEERING

NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

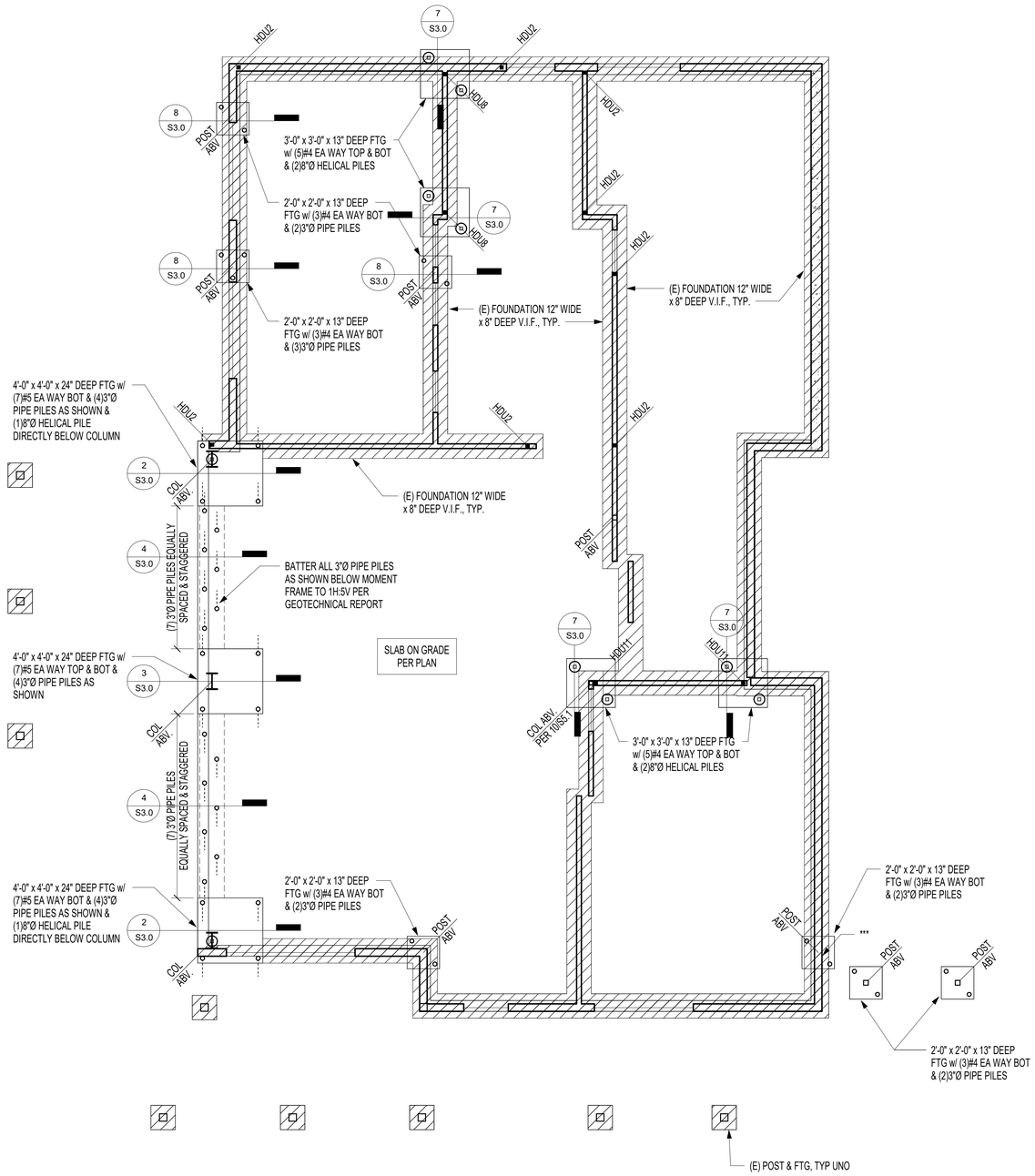
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
⚠ 7/22/2024 Permit Comments #1

Scale:

Sheet: General Notes

S1.1



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

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN NOTES

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

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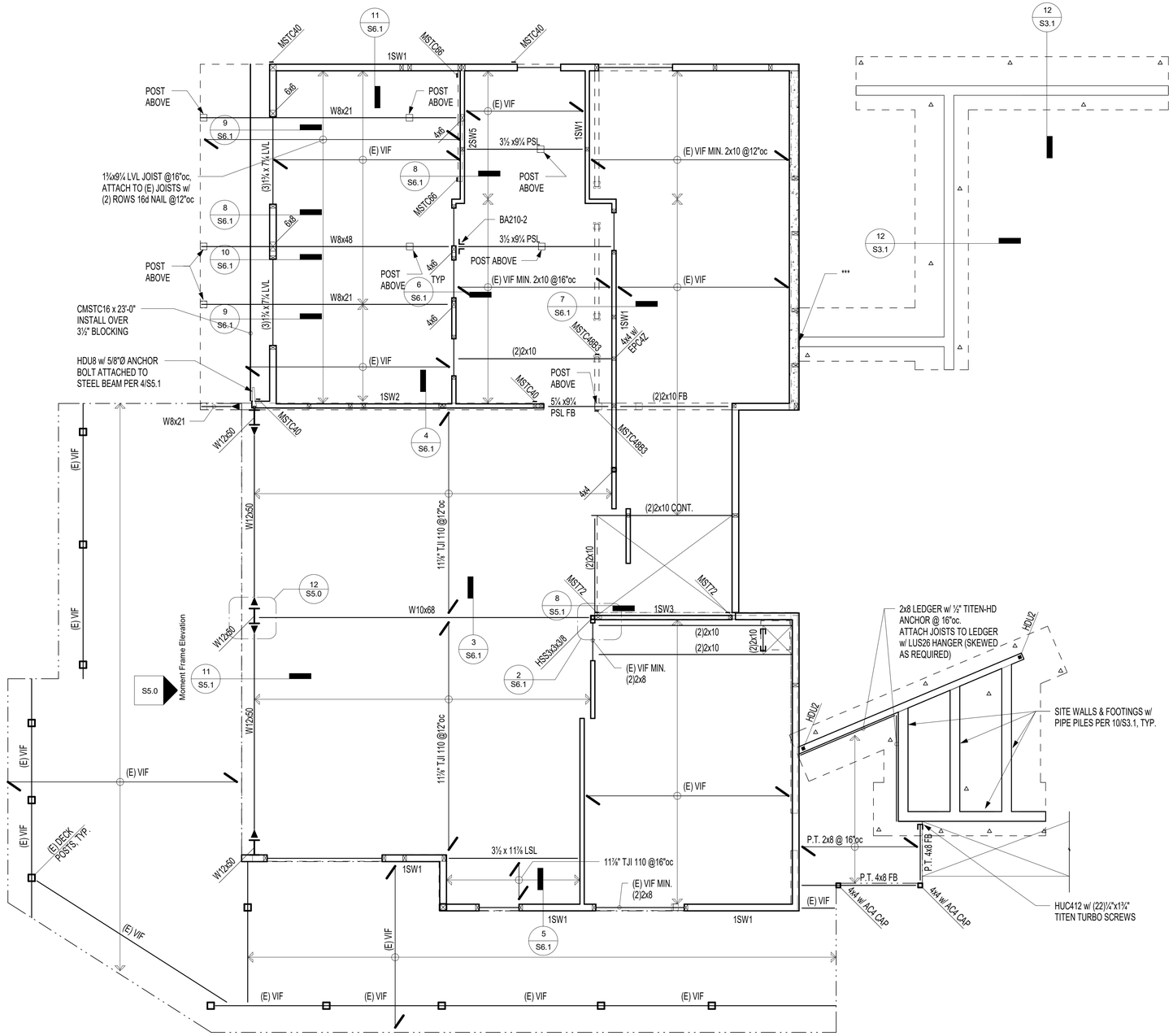
⚠1 7/22/2024 Permit Comments #1

Scale:

Sheet: Foundation Plan

S2.0



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

FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
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FRAMING PLAN LEGEND

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

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

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

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4/15/2024 Bldg. Permit Sub. 1
1 7/22/2024 Permit Comments #1

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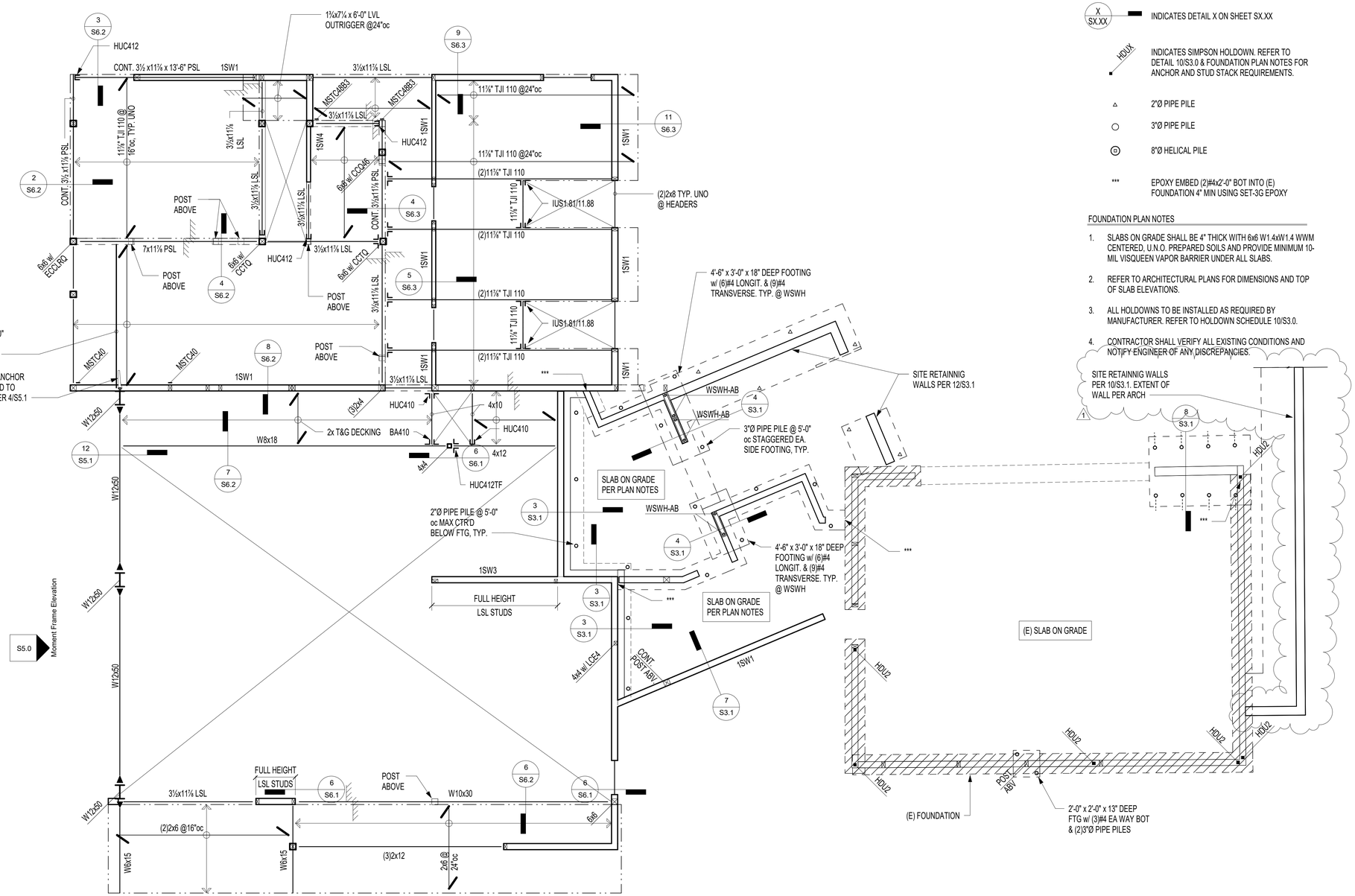
Sheet: Main Floor Framing Plan

S2.1



FOUNDATION PLAN LEGEND

- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
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FOUNDATION PLAN NOTES

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3. ALL HOLDOWNS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. REFER TO HOLDOWN SCHEDULE 10/S3.0.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

FRAMING PLAN LEGEND

- WALLS BELOW
- COLUMNS BELOW
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- ABRUPT CHANGE IN SLAB/FRAMING ELEVATION
- X / SX.XX — INDICATES DETAIL X ON SHEET SX.XX
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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.
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6. COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
7. WHERE FULL HEIGHT LSL STUDS ARE CALLED OUT, INSTALL 1.3E 1½" x 3½" LSL STUDS @ 16"oc.

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

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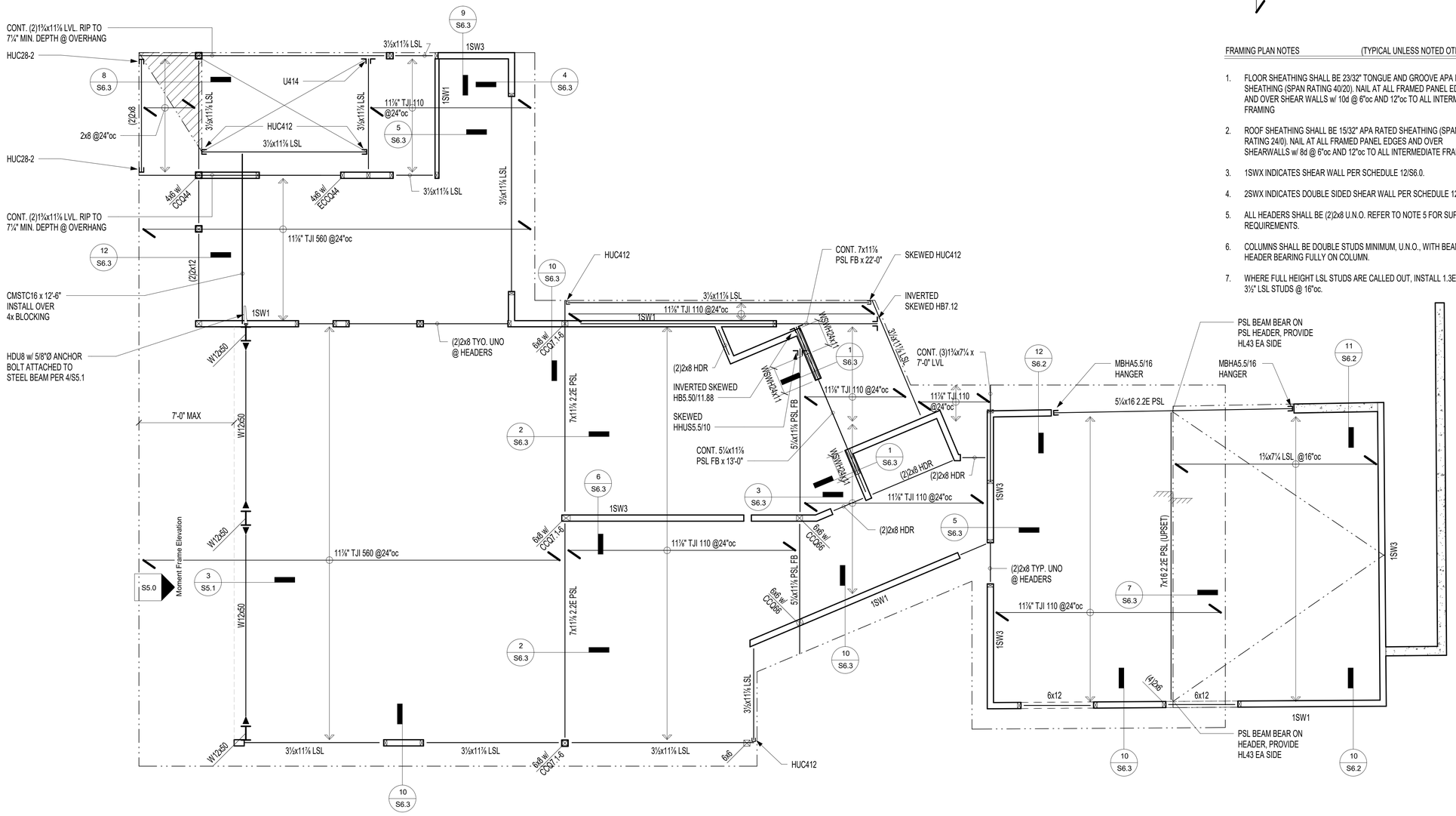
Sheet: Upper Floor Framing Plan

S2.2



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

FRAMING PLAN LEGEND

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

FRAMING PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)

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

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

CQN CARTER QUINN NORLIN STRUCTURAL ENGINEERING

NESTLER-SPARE RESIDENCE

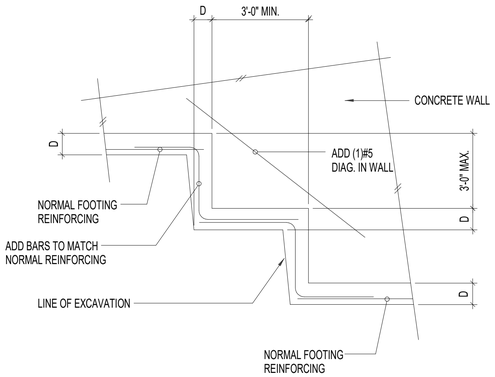
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
⚠1 7/22/2024 Permit Comments #1

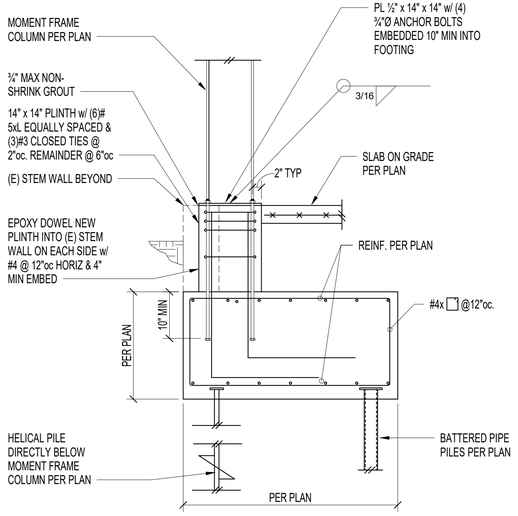
Scale:

Sheet: Roof Framing Plan

S2.3



Typical Stepped Footing 5



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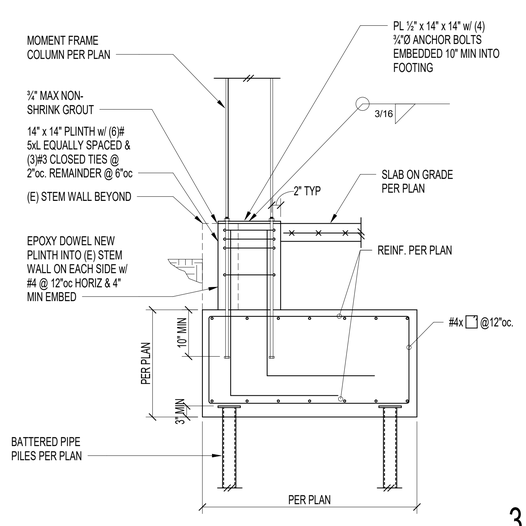

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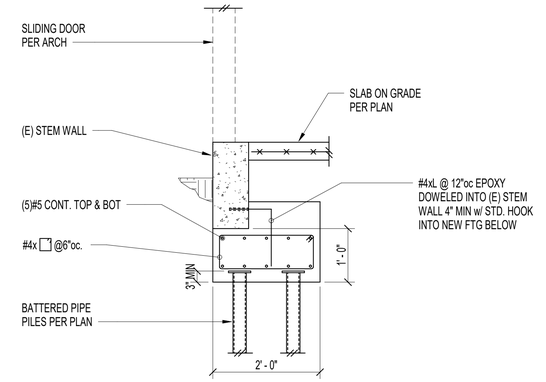

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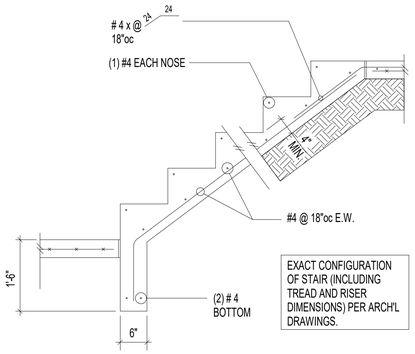
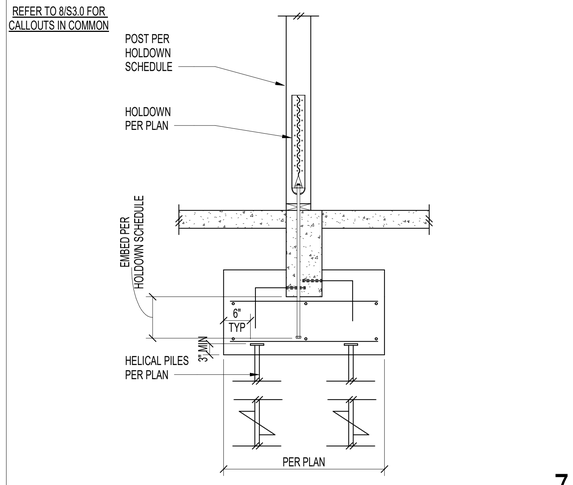


Stair On Grade 6



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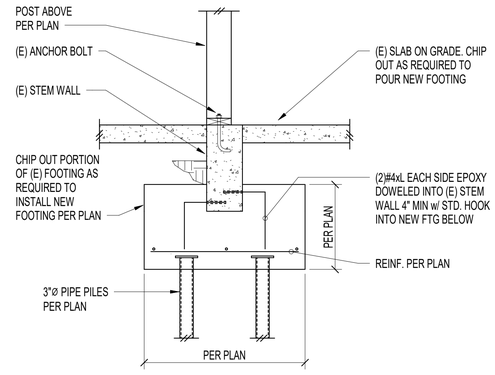

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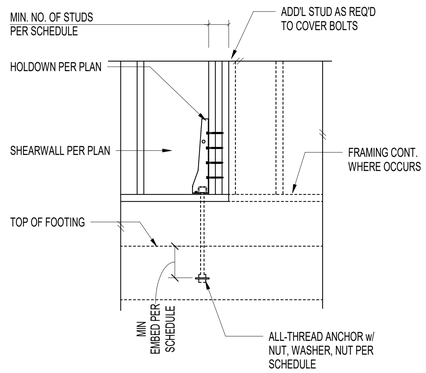


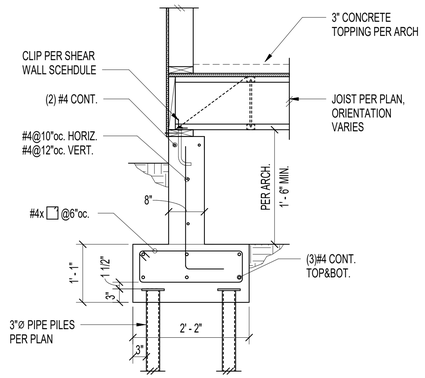
Typical Hold-down Anchor 10

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

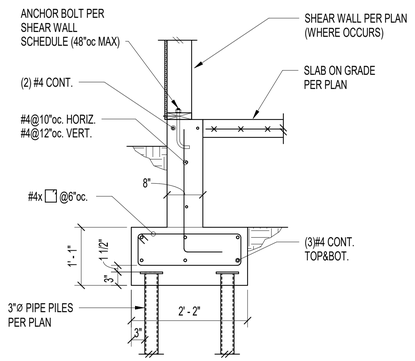
① MINIMUM NO. OF STUDS AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

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

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



Grade Beam @ Crawl Space 11



Grade Beam @ Slab 12

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Scale:

Sheet: Concrete Details

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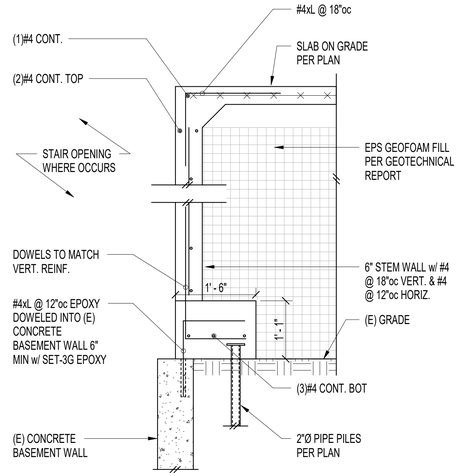

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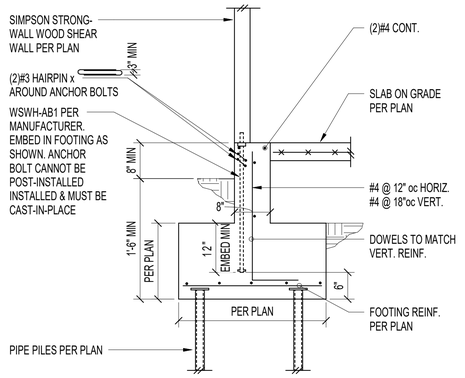

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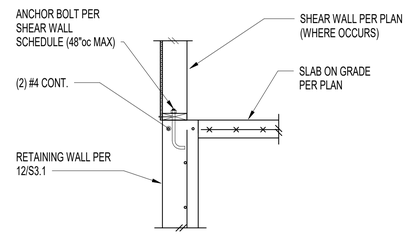

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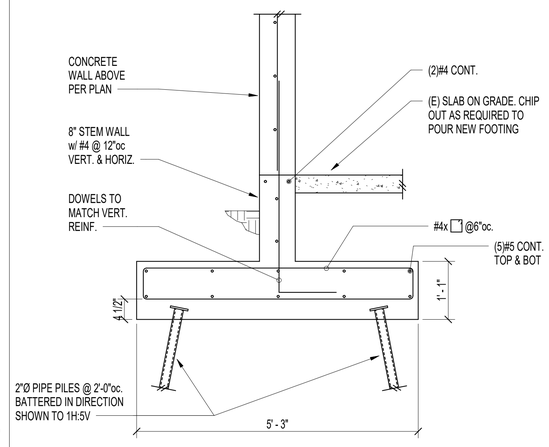

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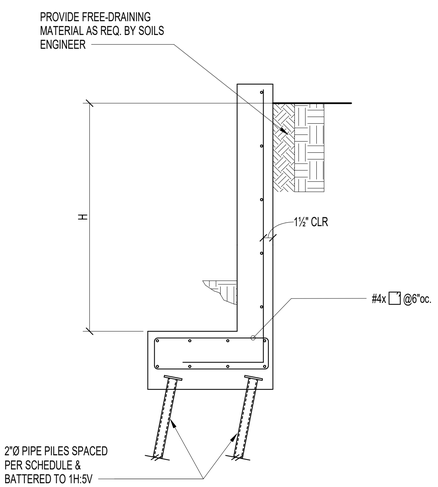


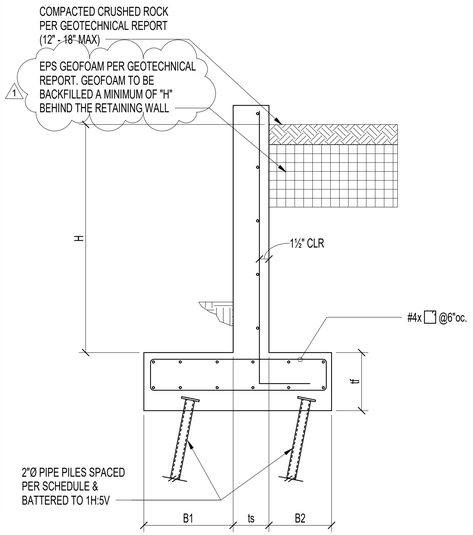
RETAINING WALL SCHEDULE								
				STEM REINFORCING		FOOTING REINFORCING		PILE SPACING (EACH SIDE FOOTING)
H (Ft.)	B1	ts	tf	VERT.	HORIZ.	TOP	LONGIT.	
3'	1'-6"	8"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(4)#4	6'-6" oc
4'	2'-3"	8"	13"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(5)#4	4'-0" oc
5'	3'-0"	8"	13"	#4 @ 12"	#4 @ 12"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

10



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

NOTE TO ENGINEER:

EQUIVALENT FLUID PRESSURE = 10 PCF (FOR EPS GEOFOAM)

Site Retaining Wall Schedule

12

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Scale:

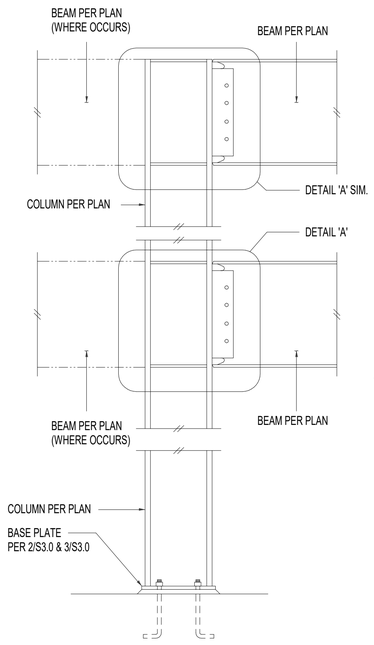
Sheet: Concrete Details

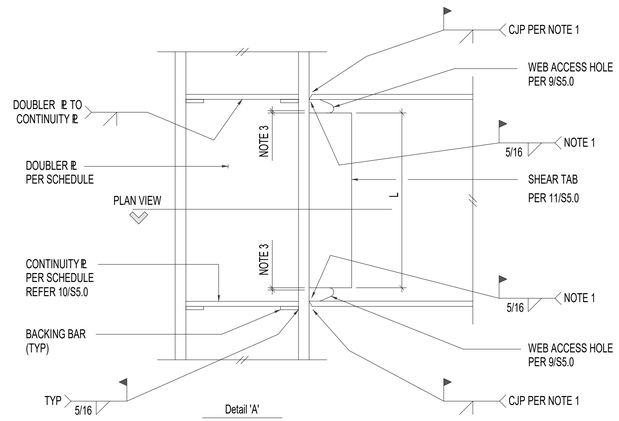
S3.1

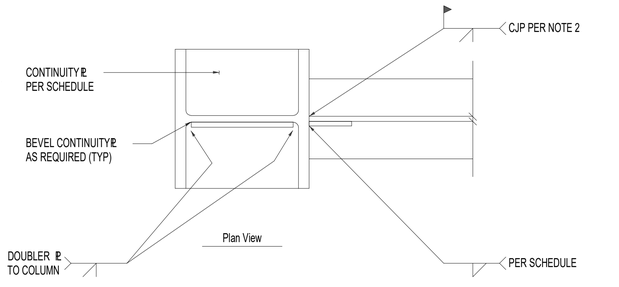
CONNECTION NOTES :

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



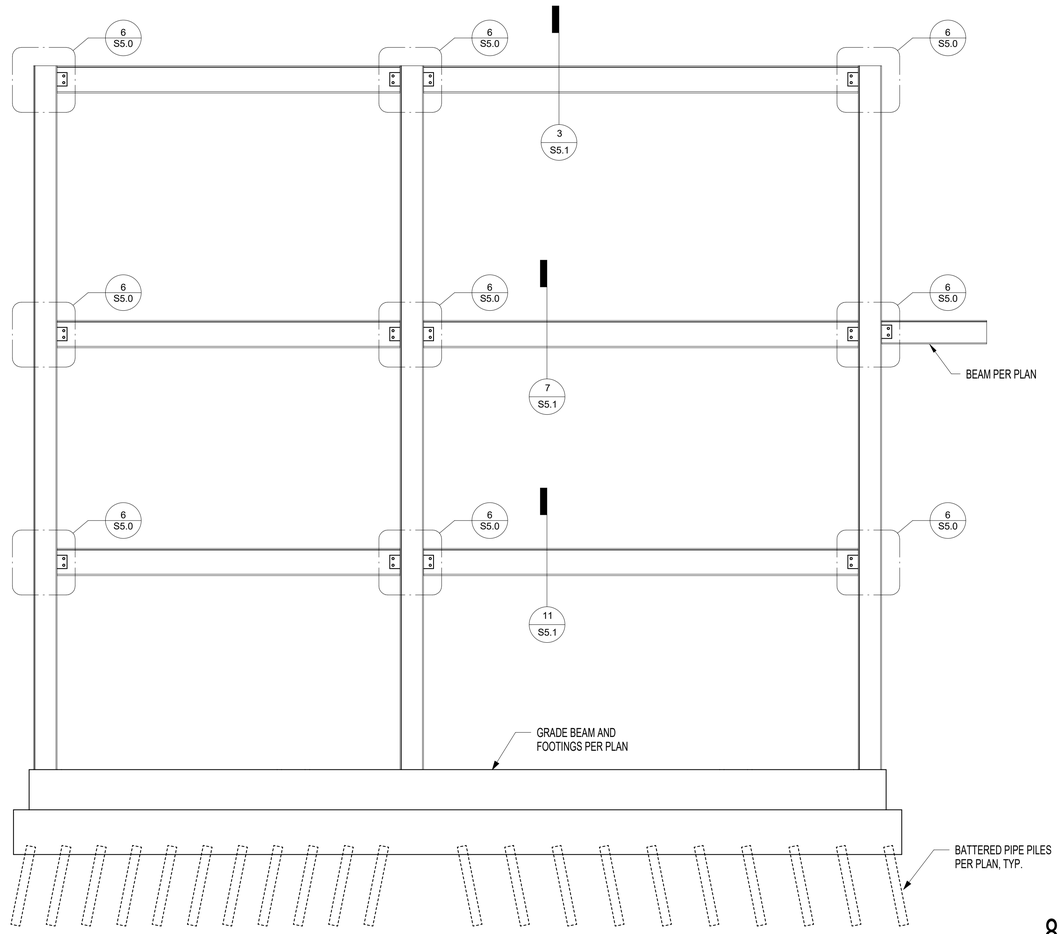




SCHEDULE :					
BEAM	COLUMN	SHEAR TAB*	SHEAR TAB WELD	DOUBLER PLATE	CONTINUITY PLATE
W12x50	W12x50	⅜"	⅜"	½"	¾"

*REFER TO 11/S5.0 FOR ADDITIONAL INFORMATION

6



8

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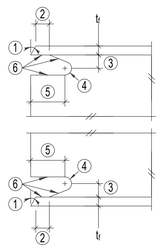
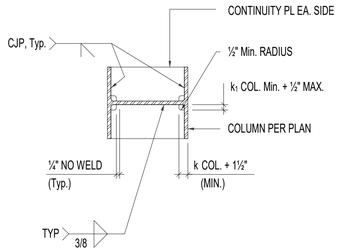
TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°.



NOTES:

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

9



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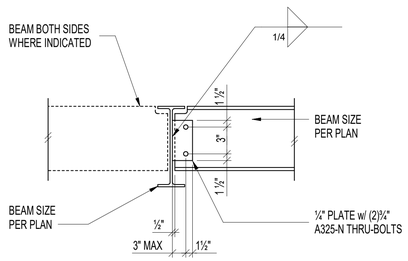
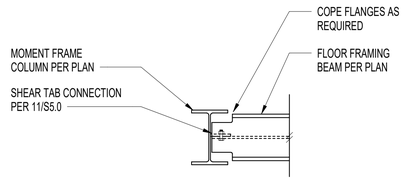


Typical Beam To Beam Connection

11

ADJOINING FRAMING ELEMENTS NOT SHOWN FOR CLARITY



PLAN VIEW

12

Date:
4/15/2024 Bldg. Permit Sub. 1
⚠1 7/22/2024 Permit Comments #1

Scale:

Sheet: Steel Details

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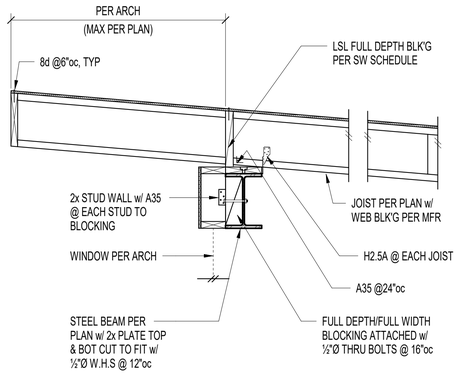

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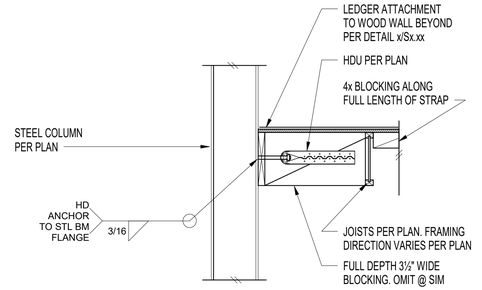

4

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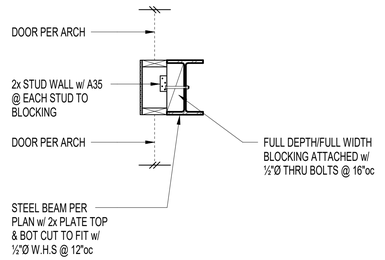

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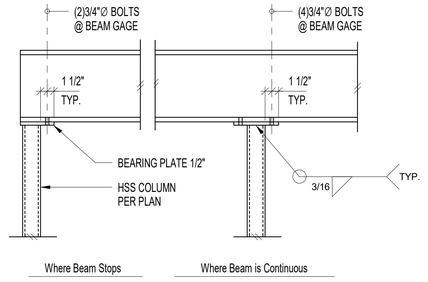

NOTE: BEARING PLATE THICKNESS SHALL BE 3/4" WHERE DEPTH OF SUPPORTED MEMBER EXCEEDS 24"

9

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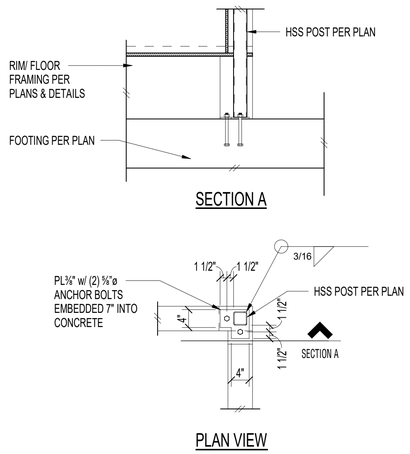
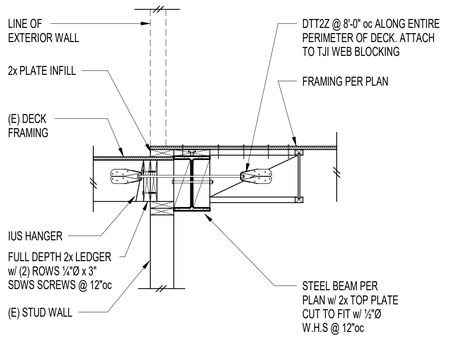


HSS Post Base

11



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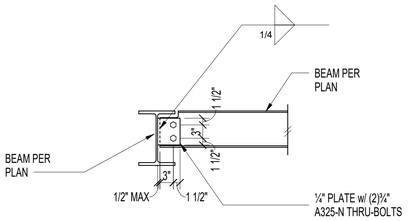

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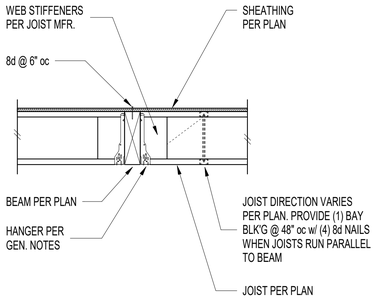
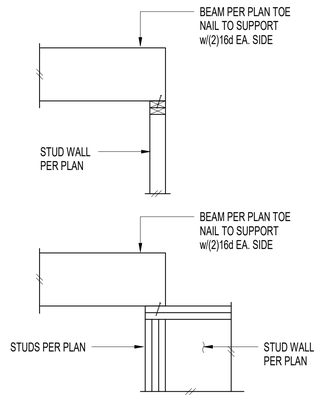
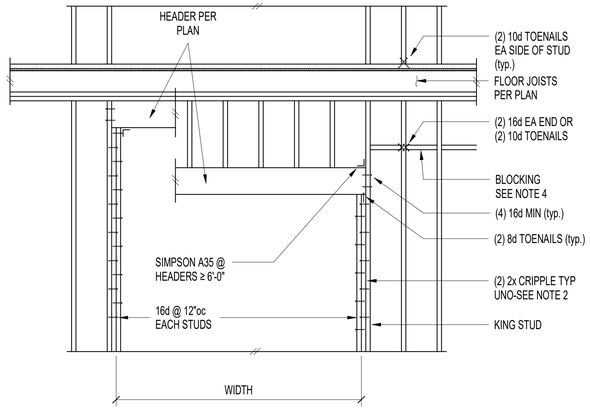


Typical Beam 1



Typical Beam To Stud Connection 2



NOTES:

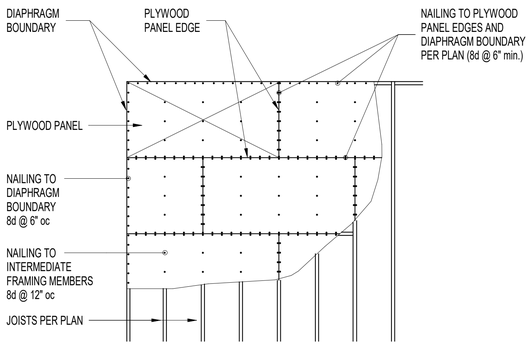
1. HEADERS PER PLAN

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

3. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS

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

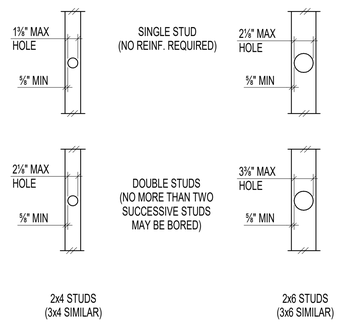
Scale : N.T.S. Typical Wall Opening Framing Elevation 4



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

Typical Un-Blocked Plywood Roof/Floor Sheathing Layout 5

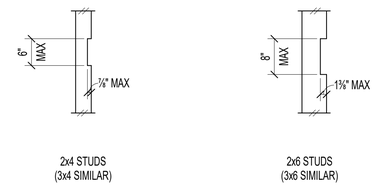
NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.



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

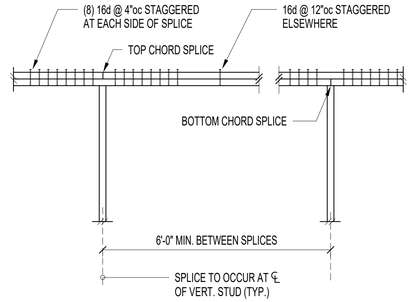
Holes Allowed Through Studs 6

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

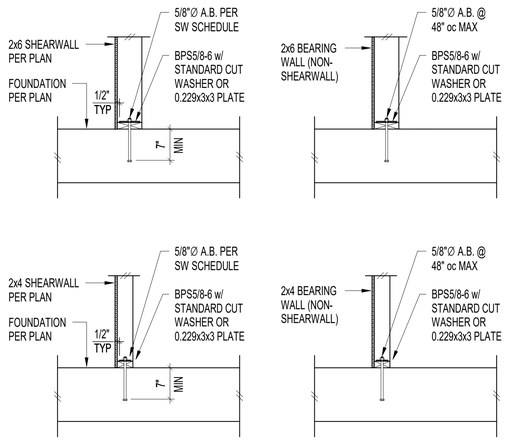


ANY NOTCH OR HOLE THRU STUDS EXCEEDING ABOVE DETAIL SHALL GET E.O.R. APPROVAL FOR POSSIBLE REINFORCING REQUIREMENTS PRIOR TO DRILLING/NOTCHING

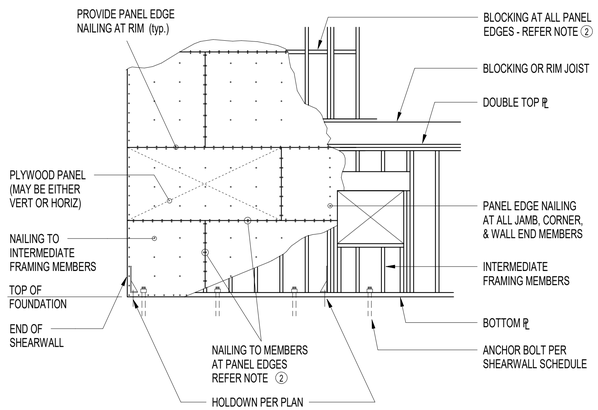
Allowable Notches In Studs 7



Typical Top Plate Splice - Side View 8



Typical Wood Bearing Plate 9



Typical Shearwall Panel Elevation

SHEAR WALL SCHEDULE

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

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

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

③ CLIP SHALL BE EITHER A35 OR LTP4.

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

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

⑥ PROVIDE BEARING PLATE PER 9/S6.0

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

Shearwall Schedule 12

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

NICHOLAS VH CARTER — STATE OF WASHINGTON — 21770 — STRUCTURAL — PROFESSIONAL ENGINEER

CQN CARTER QUINN NORLIN STRUCTURAL ENGINEERING

NESTLER-SPARE RESIDENCE

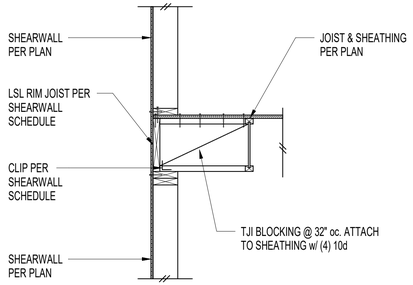
Remodel/Addition
8265 SE 61ST ST
Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
⚠1 7/22/2024 Permit Comments #1

Scale:

Sheet: Typical Wood Details

S6.0



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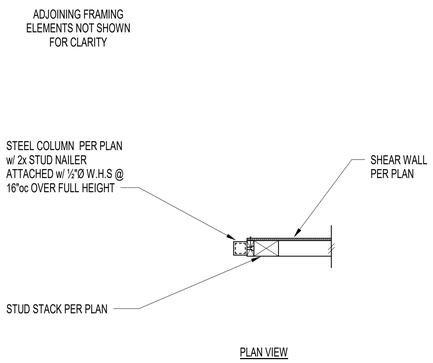

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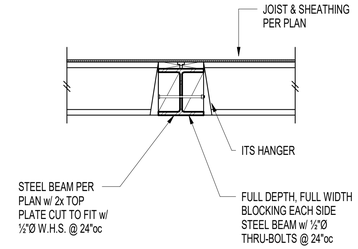

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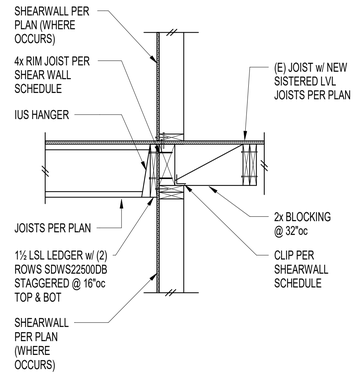

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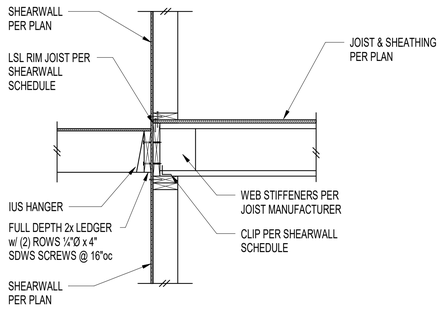

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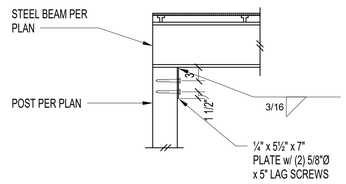

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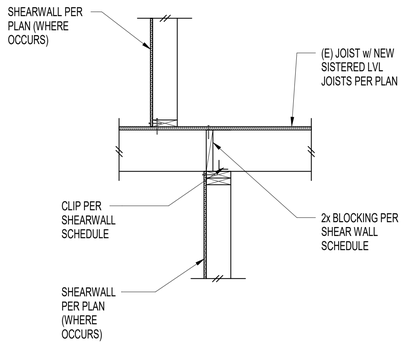

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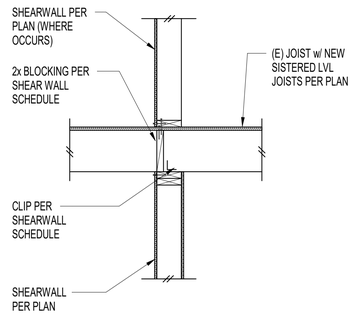

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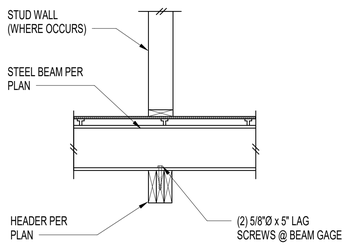

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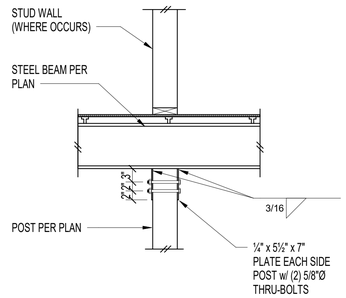

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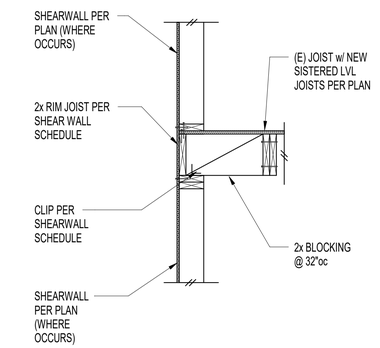

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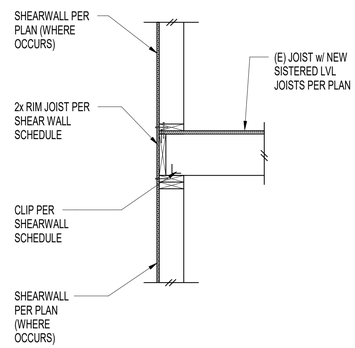

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Date:
4/15/2024 Bldg. Permit Sub. 1
⚠1 7/22/2024 Permit Comments #1

Scale:

Sheet: Wood Details

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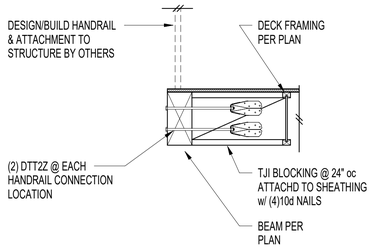

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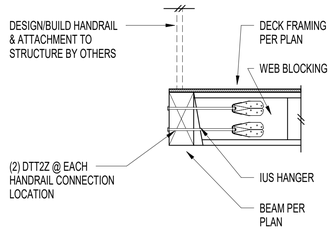

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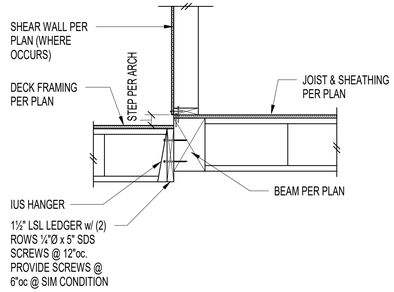

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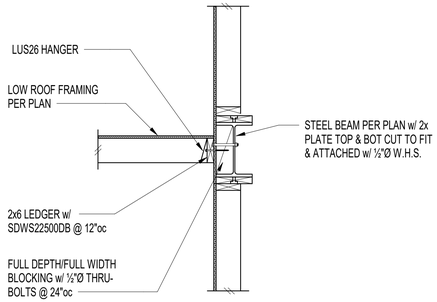

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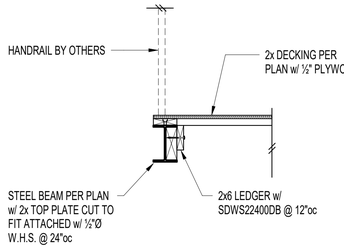

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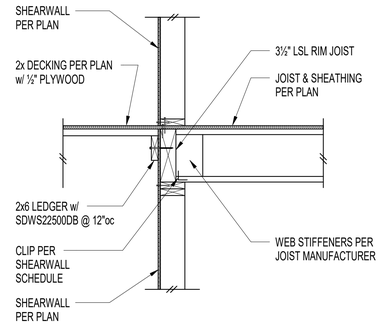

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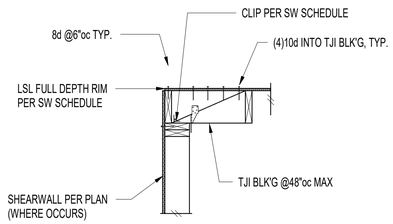

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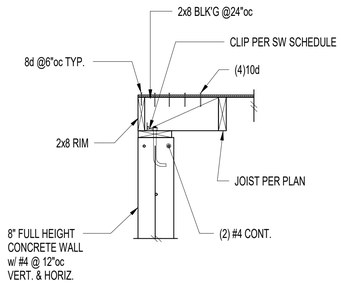

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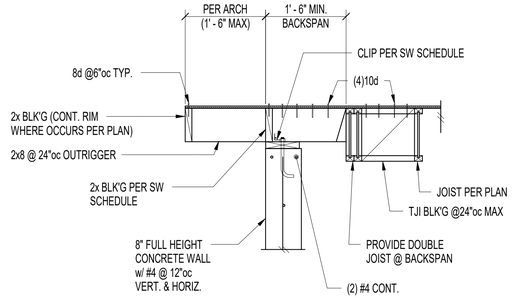

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STRUCTURAL
PROFESSIONAL ENGINEER

CQN CARTER QUINN NORLIN
STRUCTURAL ENGINEERING

NESTLER-SPARE RESIDENCE

Remodel/Addition

8265 SE 61ST ST

Mercer Island, WA 98040

Date:
4/15/2024 Bldg. Permit Sub. 1
⚠1 7/22/2024 Permit Comments #1

Scale:

Sheet: Wood Details

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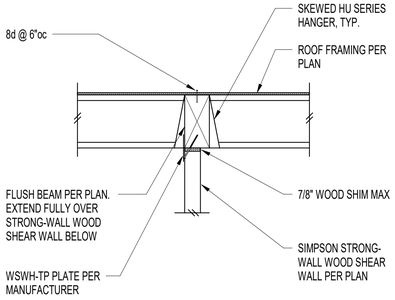

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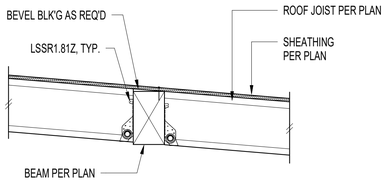

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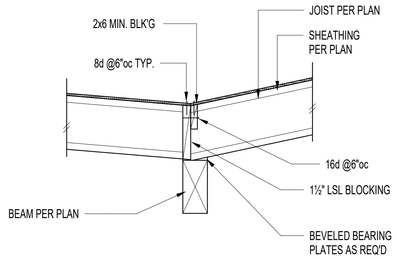

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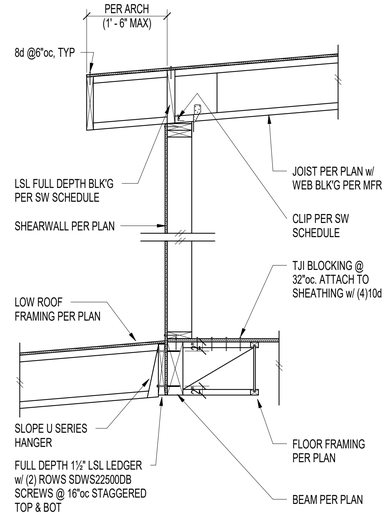

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ECTYPOS
ARCHITECTURE

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

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⚠ 7/22/2024 Permit Comments #1

Scale:

Sheet: Wood Details

S6.3

COMMUNITY PLANNING & DEVELOPMENT
206.275.7605
www.mercerisland.gov/cpd

5/21/2024

Ectypos Architecture
Attn: Lucia Pirzio-Biroli
4212 W Mercer Way
Mercer Island, WA 98040
Via: Email

RE: **CAO24-017** Letter of Completeness; 8265 SE 61st St., Mercer Island, WA 98040

The City of Mercer Island received the above referenced application for a Critical Area Review 2 (CAR2) permit for the property located at 8265 SE 61st ST., Mercer Island, WA 98040 on 5/9/2024. The City has assigned file number CAO24-017 to the CAR2 application. Following review of the application, City staff has determined that the application is complete and has established a vesting date of 5/21/2024.

The application is scheduled for mailing and posting on June 3, 2024 as required by MICC 19.15.030.

Formal review of the application will now begin in compliance with Mercer Island City Code, Chapter 19. As review progresses, additional documentation will most likely be requested.

Pursuant to Mercer Island City Code 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of any request for information, the application shall lapse, and become null and void.

Please do not hesitate to contact me at 206-275-7712 or via e-mail at molly.mcguire@mercerisland.gov if you have any questions.

Sincerely,

Grace Manahan

Grace Manahan, Assistant Planner
City of Mercer Island Community Planning and Development

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
206.275.7605 | www.mercerisland.gov

PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File No.:	CAO24-017
Permit Type:	Type III
Description of Request:	A request for a Critical Area Review 2 for the remodel and addition on an existing single-family residence on a site containing a watercourse buffer and geological hazardous areas.
Applicant/Owner:	Lucia Pirzio-Biroli (Ectypos Architecture) / Laura Nestler and Jonathan Spare
Location of Property:	8265 SE 61st St., Mercer Island WA 98040 King County Assessor tax parcel number: 1922800210

SEPA Compliance:
The project is exempt from SEPA Review pursuant to WAC 197-11-800.

Project Documents: https://mieplan.mercergov.org/public/CAO24-017

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting:	Pursuant to MICC 19.15.030 Tables A and B, a public hearing is not required for Type I-III permits.
Applicable Development Regulations	Applications for Critical Area Review 2 are required to be processed as Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030.
Other Associated Permits:	Permit No(s): 2404-165
Environmental Documents:	Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	May 9, 2024
Determined to Be Complete:	May 21, 2024
Weekly Permit Bulletin Notice:	June 3, 2024
Date Mailed:	June 3, 2024
Date Posted on Site:	June 3, 2024
Comment Period Ends:	5:00PM on July 3, 2024

Project Contact: Grace Manahan, Assistant Planner
grace.manahan@mercerisland.gov | (206) 275-7764

From: Michele Lorilla
To: Grace Manahan
Subject: CAO24-017: 8265 SE 61st Street, Mercer Island, WA
Date: Wednesday, September 4, 2024 2:39:15 PM

Hi Grace,

I reviewed the SUB2 SOR and plan review letter from the geotechnical engineer for this permit and approved the permit from a geotechnical perspective in trakit.

Michele Lorilla, P.E.
Geotechnical Peer Reviewer
City of Mercer Island – Community Planning & Development
www.mercerisland.gov

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

The City of Mercer Island utilizes a hybrid working environment. Please see the City's Facility and Program Information page for City Hall and City service hours of operation.

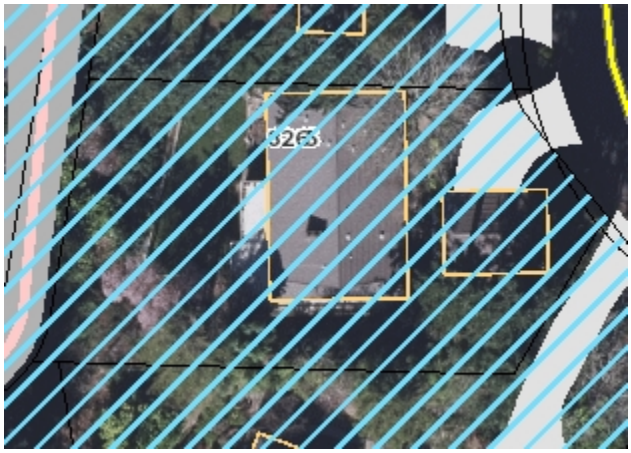
City of Mercer Island Property Hazard Report

Site Address: 8265 SE 61ST ST

Parcel #: 1922800210

Report Generated on November 13, 2024

Potential Slide:



Steep Slope:

No Hazard Found

Erosion:

Seismic:

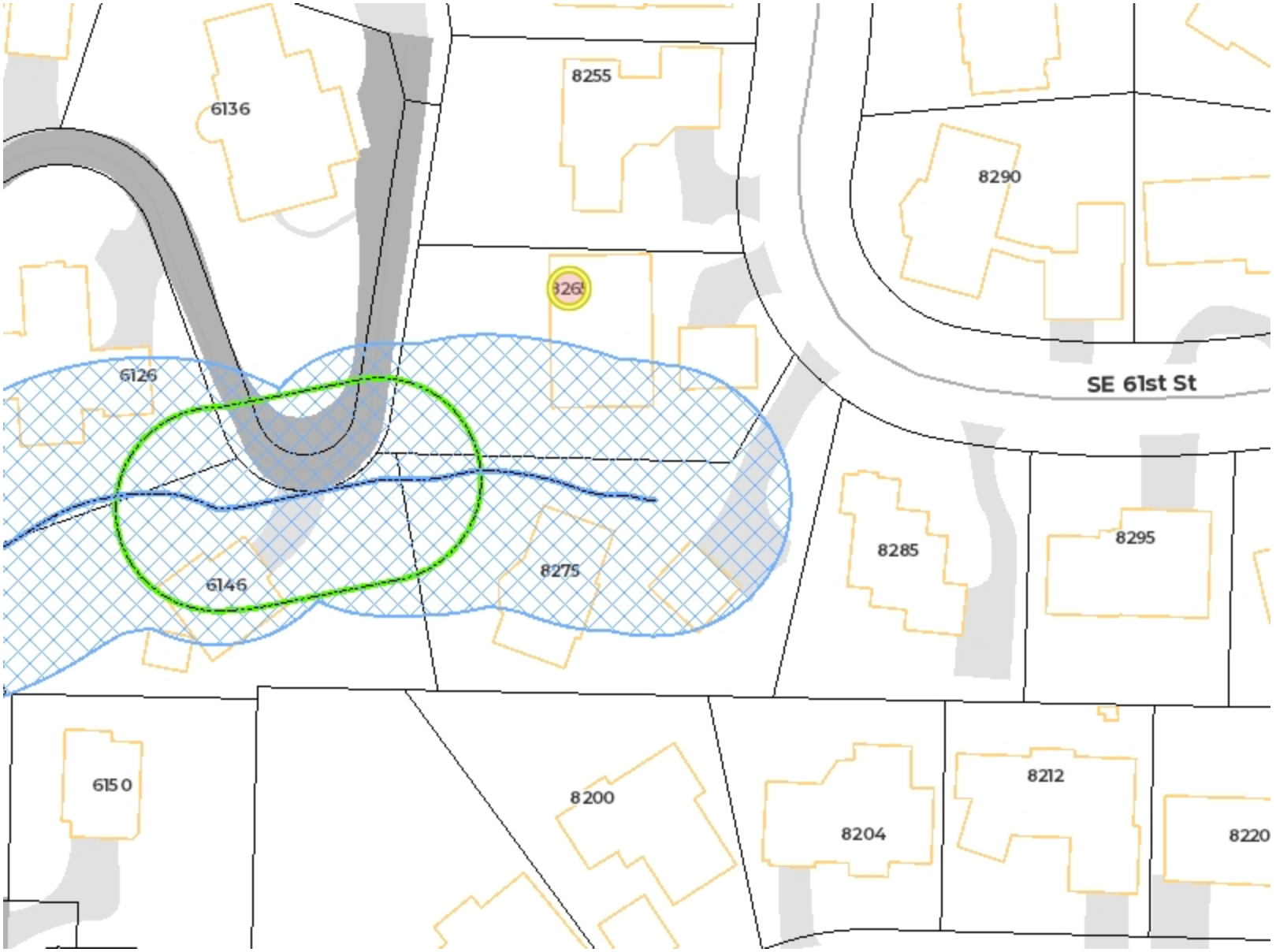
Wind Exposure:

Wind Speed Up Values 1.0 1.3 1.6 1.9

These maps are for the use of City of Mercer Island staff for the purposes of permit application evaluation. It provides a general assessment of known or suspect hazard areas for which the City will require site and project specific evaluation by a Washington State licensed engineer, geologist or engineering geologist prior to issuing a site for development. All areas have not specifically evaluated for hazards and there may be locations that are not correctly represented on these maps. It is the responsibility of the property owners and map users to evaluate risk associated with their proposed development. No site-specific assessment of risk is implied or otherwise indicated by the City of Mercer Island by these maps.

City of Mercer Island

Information & Geographic Services



Legend

- Unpiped Watercourse
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverifed)
- Watercourse Buffer/Setback
  - Type "F" = 120-Ft Buffer
  - Type "Np" = 60-Ft Buffer
  - Type "Ns" = 60-Ft Buffer
  - Type "Np" Unverifed = 60-Ft Buffer
  - Type "Ns" Unverified = 60-Ft Buffer
  - Reduced buffer per CAO
  - Piped Type F/Np/Ns = 45-Ft Setbac
- Address
- Parcels
- Buildings
- Docks
- Shoreline
- Major Roads
- Street Centerline
- Paved Road
- Paved Driveway
- Paved Parking Area
- Parks

0 67 134 Feet

1 inch = 133.642691333333 feet

© City of Mercer Island

Map Printed: November 13, 2024

Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes

20241015000616
NOTICE OF SENSITIVE AREA Rec: $306.50
10/15/2024 12:52 PM
KING COUNTY, WA

City of Mercer Island
Community Planning & Development
9611 SE 36th St
Mercer Island, WA 98040

Document Title(s) (or transactions contained herein) Critical Areas Notice on Title

Reference number(s) of documents assigned or released _____

Legal Description (abbreviated)

Lot 21 Block _____ Plat/Section Township Range

Grantor: Laura Suzanne Nestler and Jonathan David Spare

Grantee: City of Mercer Island

Assessor's Property Tax Parcel / Account Number(s) 192280-0210

For Permit Number Permit #2404-165, Critical Area Review CAO24-017

For Parcel Number 192280-0210

Street Address 8265 SE 61st St, Mercer Island, WA 98040

This property contains critical areas (e.g. wetlands, streams, geologically hazardous areas, etc.) and/or critical area buffers as defined by the Mercer Island City Code (MICC) 19.07 and regulated by provisions in MICC 19.07.160, MICC 19.07.170, MICC 19.07.180, and/or MICC 19.07.190.

Due to development activity within a critical area and/or associated buffer, a City of Mercer Island Critical Area Study and Mitigation Plan has been required to be prepared and implemented for this property. This mitigation plan may have required some or all of the following: grading, soil amendments, native vegetation planting, watering, habitat feature or structure installation, fencing, signage, performance and/or maintenance bonding, annual maintenance, and annual monitoring reporting to be performed by a qualified professional at the property owner's expense. For further information regarding related requirements and limitations, please contact the City of Mercer Island Community Planning and Development Department.

This notice shall run with the land and shall not be removed except upon specific written authorization approved by the City of Mercer Island and recorded herein by King County.

I, (print name) LAURA NESTLER, hereby certify that I am the owner of the above-referenced property.

Owner's signature

State of Washing, County of King

SUBSCRIBED AND SWORN TO before me this 14 day of October, 2024

Notary Public
State of Washington
AARON ANDERSON
LICENSE # 188531
MY COMMISSION EXPIRES
OCTOBER 14, 2028

Notary Public Signature

Aaron Anderson
Notary Public Printed Name

10/14/2028
Commission Expiration

I, (print name) Jonathan Spare, hereby certify that I am the owner of the above-referenced property.

Owner's signature _____

State of Washing, County of King

SUBSCRIBED AND SWORN TO before me this 14th day of October, 20 24

Notary Public
State of Washington
AARON ANDERSON
LICENSE # 188531
MY COMMISSION EXPIRES
OCTOBER 14, 2028

_____
Notary Public Signature

Aaron Anderson
Notary Public Printed Name

10/14/2028
Commission Expiration

Notary Public
State of Washington
AARON ANDERSON
LICENSE # 185311
MY COMMISSION EXPIRES
OCTOBER 14, 2028

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of King, State of Washington, and is described as follows:

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.

Tax Parcel ID: 192280-0210

8265 SE 61st St, Mercer Island, WA 98040