## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| A.B | ANCHOR BOLT | F.H.M.S | FLAT HEAD MACHINE SCREW | P.B. | PARTICLE BOARD |
| ABV | ABOVE | F.H.W.S | FLAT HEAD WOOD SCREW | P.C. | PRE-CAST CONCRETE |
| ACC | ACCESS | FIN. | FINISH | PCF. | POUNDS PER CUBIC FOOT |
| ACOUS. | ACOUSTICAL | F/F. | FINISH TO FINISH | PERF. | PERFORATED |
| A.C.P | ASPHALT CONCRETE PAVEMENT | FF. | FACE TO FINISH | PERP. | PERPENDICULAR |
| ACT | ACOUSTICAL TILE | FL; FLR | FLOOR; FLOORING | P.GWB. | PAINTED GYPSUM WALL BOARD |
| A.D. | AREA DRAIN | FLASH. | FLASHING | PL. | PROPERTY LINE, PLATE |
| ADD | ADDITIVE | FLUOR. | FLUORESCENT | P.LAM. | PLASTIC LAMINATE |
| ADJ. | ADJUSTABLE | F.O. | FACE OF | PLAS. | PLASTER |
| A.F.F. | ABOVE FINISHED FLOOR | F.O.C. | FACE OF CONCRETE | PLYWD. | PLYWOOD |
| AGGR. | AGGREGATE | F.O.F. | FACE OF FINISH | PNL. | PANEL |
| A.H.J. | AUTHORITY HAVING JURISDICTION | F.O.I.C. | FURNISHED BY OWNER AND | PR. | PAIR |
| A.I.B | AIR & MOISTURE BARRIERS | | INSTALLED BY CONTRACTOR | PSF. | POUNDS PER SQUARE FOOT |
| ALT | ALTERNATE | F.O.I.O. | FURNISHED BY OWNER AND | PSI. | POUNDS PER SQUARE INCH |
| ALUM. | ALUMINUM | | INSTALLED BY OWNER | PT. | POINT |
| AP. | ACCESS PANEL | F.O.M. | FACE OF MASONRY | P.T. | PRESSURE TREATED |
| APPROX. | APPROXIMATE | F.O.S. | FACE OF STUDS | PTD. | PAINT |
| ARCH. | ARCHITECTURAL | F.O.W. | FACE OF WALL | P.T.D. | PAPER TOWEL DISPENSER |
| ASB. | ASBESTOS | FPRF. | FIREPROOF | PTN. | PARTITION |
| A.S.L. | ABOVE SEA LEVEL | FRPL. | FIREPLACE | PVC. | POLYVINYL CHOORIDE |
| ASPH. | ASPHALT | F.R | FRAME | P.WD. | PAINTED WOOD |
| AUTO. | AUTOMATIC | F.R.T. | FIRE RETARDANT TREATED | | |
| | | F.S. | FLOOR SINK | Q.T. | QUARRY TILE |
| BD. | BOARD | FT. | FOOT OR FEET | QUAN. | QUANTITY |
| BITUM. | BITUMINOUS | FTG. | FOOTING | | |
| BLDG. | BUILDING | FURR. | FURRING | R | RISERS |
| BLK. | BLOCK | FUT. | FURTINTURE | RA. | RETURN AIR |
| BLKG. | BLOCKING | FW. | FULL WIDTH | RAD. | RADIUS |
| BM. | BEAM | F.V. | FIELD VARIFY | RB. | RUBBER BASE |
| B.O. | BOTTOM OF | | | R.D. | ROOF DRAIN |
| BOT. | BOTTOM | GA. | GAUGE | REF. | REFERENCE |
| BSMT. | BASEMENT | GAL. | GALLON | REFR. | REFRIGERATOR |
| BRG. | BEARING | GALV. | GALVANIZED | REINF. | REINFORCED, REINFORCING |
| BUR. | BUILT UP ROOFING | G.C. | GENERAL CONTRACTOR | REQ. | REQUIRED |
| | | GL. | GLASS | RESIL. | RESILIENT |
| CAB. | CABINET | G.L.B. | GLUE LAM BEAM | REV. | REVISION; REVISED |
| C.B. | CATCH BASIN | GR. | GRADE | RGTR. | REGISTER |
| CB. | CHALK BOARD | G.R. | GUARD RAIL | RH. | ROUND-HEAD; RIGHT HAND |
| CC. | CENTER TO CENTER | G.S.B. | GYPSUM SHEATHING BOARD | RM. | ROOM |
| CEM. | CEMENT | G.W.B. | GYPSUM WALL BOARD | R.O. | ROUGH OPENING |
| CER. | CERAMIC | GYP. | GYPSUM | RWL. | RAIN WATER LEADER |
| CG. | CORNER GUARD | | | | |
| C.I. | CAST IRON | H.B. | HOSE BIBB | S. | SOUTH |
| C.I.P. | CAST IN PLACE | H.C. | HOLLOW CORE | S.B.C. | SEATTLE BUILDING CODE |
| CJ. | CONTROL JOINT | H.D.GALV | HOT DIPPED GALVANIZED | S.CONC. | SCOURED CONCRETE |
| CLG. | CEILING | HDR. | HEADER | SAF. | SELF ADHERED FLASHING |
| CLKG. | CAULKING | HDO. | HIGH DINSITY OVERLAY | SC. | SOLID CORE |
| CLO. | CLOSET | HDWD. | HARDWOOD | SC.ALUM. | SOILD CORNER ALUMINUM |
| CLR. | CLEAR | HDWE. | HARDWARE | SCHED. | SCHEDULE |
| C.M.U. | CONCRETE MASONRY UNIT | HEM. | HEMLOCK | S.D. | SMOKE DETECTOR |
| CNTR. | COUNTER | H.M. | HOLLOW METAL | SEC. | SEALED CONCRETE |
| COL. | COLUMN | HORIZ. | HORIZONTAL | SECT. | SECTION |
| CONC. | CONCRETE | HP. | HIGH POINT | S.G. | SAFETY GLASS |
| CONN. | CONNECTION | HR. | HOUR | SH;SHLF | SHELF |
| CONST. | CONSTRUCTION | HT. | HEIGHT | SHR. | SHOWER |
| CONT. | CONTINUOUS | HVAC. | HEATING/VENTILATION/AIR CONDITIONING | SHT. | SHEET |
| CONTR. | CONTRACTOR | HW. | HOT WATER | SHEATH. | SHEATHING |
| CORR. | CORRIDOR | H.W.H. | HOT WATER HEATER | SIM. | SIMILAR |
| C.P. | CONCRETE PAVER | | | SM. | SHEET METAL |
| CPT. | CARPET; CARPETED | I.B.C. | INTERNATIONAL BUILDING CODE | SMS. | SHEET METAL SCREW |
| CPT SQRS. | CARPET SQUARES | I.D. | INSIDE DIAMETER | S.O.G. | SLAB ON GRADE |
| CRS. | COURSE; COURSES | IN. | INCH | SPEC. | SPECIFICATION |
| C.S. | CRAWL SPACE | INCL. | INCLUDED; INCLUDING | S.P.M. | SINGLE-PLY MEMBRANE |
| CTSK. | COUNTERSUNK | INSUL. | INSULATION | SQ. | SQUARE |
| C.T. | CERAMIC TILE | INT. | INTERIOR | SQ.FT. | SQUARE FEET |
| CTR. | CENTER | INV. | INVERT | SQ.IN. | SQUARE INCH (ES) |
| CU.FT. | CUBIC FEET | | | SS. | STAINLESS STEEL |
| C.V.G. | CLEAR VERTICAL GRAIN | JAN. | JANITOR | ST. | STONE |
| C.W.C. | CHILLED WATER CABINET | J.B. | JUNCTION BOX | STA. | STATION |
| | | JT. | JOINT | STD. | STANDARD |
| | | | | STL. | STEEL |
| DBL. | DOUBLE | KIT. | KITCHEN | STOR. | STORAGE |
| DEMO. | DEMOLITION | K.O. | KNOCK-OUT | STRUCT. | STRUCTURAL |
| DTL., | DET. DETAIL | | | SUSP. | SUSPENDED |
| D.F. | DRINKING FOUNTAIN | LAM. | LAMINATE | SYM. | SYMMETRICAL |
| DIA. | DIAMETER | LAV. | LAVATORY | | |
| DIM. | DIMENSION | L.F. | LINEAL FEET | T.; TRD. | TREADS |
| DISP. | DISPENSER | LL. | LIVE LOAD | TB. | TACK BOARD |
| DL. | DEAD LOAD | LP. | LOW POINT | T.B. | TOWEL BAR |
| DN. | DOWN | LOC. | LOCATION | T.C. | TOP OF CURB |
| D.O. | DOOR OPENING | LT. | LIGHT | TEMP. | TEMPERED |
| D.P. | DAMPPROOFING | | | T.G. | TEMPERED GLASS |
| DR. | DOOR | MAS. | MASONRY | T.&G. | TONGUE AND GROOVE |
| DS. | DOWNSPOUT | MAX. | MAXIMUM | T/;T.O | TOP OF |
| D.S.P | DRY STAND PIPE | M.B. | MACHINE BOLT | T.O.S | TOP OF SLAB; TOP OF STEEL |
| DT. | DRAIN TILE | M.C. | MEDICINE CABINET | T.O.W. | TOP OF WALL |
| DW. | DISHWASHER | MDO. | MEDIUM DENSITY OVERLAY | TEL. | TELEPHONE |
| DWG. | DRAWING | MECH. | MECHANICAL | T.P.H. | TOILET PAPER HOLDER |
| | | MEMB. | MEMBRANE | T.S. | TUBULAR STEEL |
| E. | EAST | MET. | METAL | TYP. | TYPICAL |
| EA. | EACH | MEZZ. | MEZZANINE | | |
| EB. | EXPANSION BOLT | METAL | MTL. | U.N.O. | UNLESS NOTED OTHERWISE |
| E.J. | EXPANSION JOINT | MFR. | MANUFACTURER | U.SK. | UTILITY SINK |
| EL. | ELEVATION | MH. | MANHOLE | | |
| ELEV. | ELEVATOR | MIN. | MINIMUM | V.B. | VAPOR BARRIER |
| ELECT. | ELECTRICAL | MIR. | MIRROR | | |
| EMER. | EMERGENCY | MISC. | MISCELLANEOUS | W.C. | WATER CLOSET |
| ENCL | ENCLOSURE | MNT. | MOUNTED | WD. | WOOD |
| E.O. | EDGE OF | M.O. | MASONRY OPENING | W/ | WITH |
| E.P. | ELECTRICAL PANELBOARD | MTL. | MATERIAL | W/O | WITHOUT |
| EQ. | EQUAL | MUL. | MULLION | WP. | WATERPROOF OR |
| EQUIP. | EQUIPMENT | | | | WATERPROOFING |
| EST. | ESTIMATE | N. | NORTH | WR | WATER RESISTANT |
| E.W. | EACH WAY | N/A | NOT APPLICABLE | WSCT. | WAINSCOT |
| (E), E. | EXISTING | N.I.C. | NOT IN CONTRACT | | |
| EXIST. | EXISTING | NO., # | NUMBER | | |
| EXP. | EXPANDED; EXPANSION | NOM. | NOMINAL | | |
| EXPO. | EXPOSED | NR. | NOISE REDUCTION | | |
| EXT. | EXTERIOR | N.T.S. | NOT TO SCALE | | |
| E.I.F.S. | EXT. INSUL. FINISH SYSTEM | | | | |
| | | O/ | OVER | | |
| F.A. | FIRE ALARM | O.A. | OVERALL | | |
| F.B. | FLAT BAR | OBS. | OBSCURE | | |
| F.D. | FLOOR DRAIN | O.C. | ON CENTER | | |
| FDN. | FOUNDATION | O.D. | OUTSIDE DIAMETER | | |
| F.E. | FIRE EXTINGUISHER | OFF. | OFFICE | | |
| F.E.C. | FIRE EXTINGUISHER CABINET | O.H. | OVERHEAD | | |
| F.F.E. | FINISH FLOOR ELEVATION | OPH. | OPPOSITE HAND | | |
| F.H. | FIRE HOSE | OPNG. | OPENING | | |
| F.H.C. | FIRE HOSE CABINET | OPP. | OPPOSITE | | |
| F.H.S. | FIRE HOSE STATION | | | | |

## SYMBOLS LEGEND

GRIDLINE

CENTERLINE

CUT LINE

PARTITION TYPE

ROOM REFERENCE

DOOR REFERENCE

WINDOW/SKYLIGHT REFERENCE

BUILDING SECTION

EXTERIOR ELEVATION

WALL SECTION REFERENCE

ELEVATION/ DATUM

DETAIL REFERENCE

INTERIOR ELEVATION

REVISION REFERENCE

(ONLY THE MOST RECENT REVISIONS ARE SHOWN CLOUDED. THE TAG REFERS TO PAST REVISIONS. THE NUMBERS ARE KEYED TO THE DATES THE REVISIONS WERE ISSUED)

NORTH ARROW

## GENERAL CONDITIONS

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXIST.

2. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.

3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING AND JACKS REQUIRED FOR INSTALLATION.

5. VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND SLEEVING: CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK.

6. ALL WOOD IN CONTACT WITH CONCRETE IS PRESSURE TREATED.

7. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.

8. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.

## APPLICABLE CODES

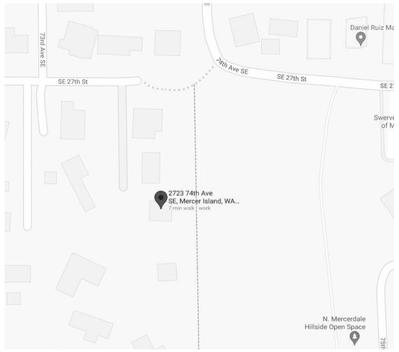
ALL WORK SHALL CONFORM TO:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
- WASHINGTON STATE ENERGY CODE (WCEC)
- ICC/ANSI A117.1-09, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS
- ALL CODES, AS MODIFIED BY LOCAL JURISDICTIONS AND ALL OTHER GOVERNING LAWS, CODES, ORDINANCES AND REGULATIONS.

CITY OF MERCER ISLAND ZONING:
-SINGLE FAMILY 5000

## VICINITY MAP

NTS




## AERIAL VIEW

NTS


## PROJECT DATA

**OWNER'S NAME:**
MARGARET LLOYD

**SITE & OWNERS ADDRESS:**
2723 74TH AVE
MERCER ISLAND, WA 98040

**LEGAL DESCIPTION**
MC GILVRAS ISLAND ADD E 1/2 OF 11-12
LESS N 170 FT OF E 135 FT THOF
PLat Block: 8
Plat Lot: 11-12

**PARCEL NUMBER:**
531510-0697

**ZONE:**
R-9.6 (RESIDENTIAL. MINIMUM 9,600 SF LOT)
UNIFIED LAND DEVELOPMENT CODE 19.02

## PROJECT DIRECTORY

**OWNER**
MARGARET LLOYD

**PROJECT ADDRESS**
2723 74TH AVE
MERCER ISLAND, WA 98040

**LOCAL JURISDICTION**
CITY OF MERCER ISLAND
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
P: (206) 275-7605
EMAIL:
EPERMITTECH@MERCERISLAND.GOV

**APPLICANT / ARCHITECT**
SUZANNE ZAHR INC.,
2441 76TH AVE SE, SUITE 160
MERCER ISLAND, WA 98040
P: (206) 354-1567
CONTACT: SUZANNE ZAHR
EMAIL: INFO@SUZANNEZAHR.COM

**GENERAL CONTRACTOR**
SZ BUILD.
2441 76TH AVE SE, SUITE 160
MERCER ISLAND, WA 98040
P: ((206) 354-1567
EMAIL: INFO@SUZANNEZAHR.COM

**STRUCTURAL ENGINEER**
JOHN AND EVAN APOLIS
CONSULTING STRUCTURAL ENGINEERING SERVICES (CSES)
6311 17TH AVE NE
SEATTLE, WA 98115
P: (206) 527-1288
CONTACT: EVAN APOLIS
EMAIL: EPISOEN@GMAIL.COM

**SURVEYOR**
TERRANE
10801 MAIN ST, SUITE 102
BELLEVUE, WA 98004
P: 425.458.4488
CONTACT: KATHERINE RYG
EMAIL: KATHERINER@TERRANE.NET

## DRAWING INDEX



## SCOPE OF WORK

REMODEL OF MAIN FLOOR INCLUDING PARTIAL ROOFLINE, ENTRY ADDTION AND NEW DECKS.


SZ

SUZANNE ZAHR INC.

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM


# LLOYD RESIDENCE
RESIDENTIAL REMODEL

2723 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
21004

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

| ISSUED / REVISIONS | DATE |
|---|---|
| 1 REVISION | 12.06.21 |
| 2 REVISION | 06.20.22 |
| | |
| | |
| | |
| | |
| | |

| | |
|---|---|
| ISSUE DATE: | 09.01.21 |
| DRAWN BY: | SA |
| CHECKED BY: | SZ |

COVERSHEET

SHEET NUMBER
A0.0

CD SET

## GENERAL NOTES

1. SEE CONSTRUCTION PLAN, POWER AND DATA PLAN, REFLECTED CEILING PLAN AND FINISH PLAN NOTES FOR ADDITIONAL NOTES RELATED TO EACH SPECIFIC PLAN.

2. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MIGHT NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.

3. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

4. IT IS INTENDED THAT THE CONTRACTOR PROVIDE COMPLETE CONSTRUCTION AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR THE ITEMS SPECIFICALLY NOTED.

5. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE NOT TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.

6. THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE DESIGNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

8. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED BY THE CONTRACTOR, TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK; INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING DRAWINGS, PROVIDED BY THE ARCHITECT. THIS SET SHALL BE CONSPICUOUSLY MARKED "AS BUILT SET" AND DELIVERED TO THE ARCHITECT.

9. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

10. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO: IBC, SEISMIC CODES, NEC, NPC, UPC, CBC,MFPA, ASME, UMC AUSI, FIRE AND SAFETY CODES, ADA, STATE TITLE AND ADMINISTRATIVE CODES, AND OTHER APPROPRIATE REGULATORY AUTHORITIES LATEST ENFORCED EDITIONS.

11. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE-SCALE DETAILS SHALL GOVERN OVER SMALL-SCALE DETAILS.

12. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.

13. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS NOTED OTHERWISE.

14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN - EITHER APPARENT OR OBVIOUS - PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.

15. VERIFY LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.

17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

18. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT AND ADJOINING SURFACES, UNLESS NOTED OTHERWISE.

20. THE CONTRACTOR SHALL PROVIDE STRICT CONTROL AND JOB CLEANING TO PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL ACCESS INTO ADJACENT PROPERTY WITH THE PROPERTY OWNERS AS REQUIRED FOR PRICING AND CONSTRUCTION.

22. THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES REMAINING. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED THEREIN BY THE CONTRACTOR OR SUBCONTRACTORS.

23. "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

24. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERY DIMENSIONS AND ORIENTATION ON PLAN.

25. "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.

26. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

27. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS/HER BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.

28. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL COPYRIGHT LAWS AND REVELATIONS PERTAINING TO INTELLECTUAL PROPERTY APPLY, BEFORE, DURING, AND AFTER CONSTRUCTION.

29. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION. ALL SUCH EQUIPMENT SHALL COMPLY WITH LOCAL SOUND ORDINANCES.

30. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE AND COMMUNICATION, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTOWRK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

31. THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION FOR ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, FINISH MATERIAL AND ANY ADDITIONAL SELECTIONS FOR APPROVAL PRIOR TO ORDERING. SUBMITTAL INFORMATION INCLUDES TECHNICAL INFORMATION, IMAGES OF THE PRODUCT, AND FINISH SAMPLES FOR APPROVAL.

## CONSTRUCTION PLAN NOTES

1. SEE GENERAL NOTES.

2. THE CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. THE CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE, ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

3. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON THE CONSTRUCTION PLAN. IN THE CASE OF A CONFLICT NOTIFY THE ARCHITECT. THE CONSTRUCTION PLAN BY THE ARCHITECT SUPERSEDES ALL OTHER PLANS, INCLUDING ALL CONSTRUCTION PLANS.

4. UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. VERIFICATION OF LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

5. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.

6. ALL PARTITIONS ARE DIMENSIONED FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD, U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL FINISHES INCLUDING CARPET (AND CUSHION), CERAMIC TILE, VCT AND PLYWOOD UNDERLAYMENT FILE CABINETS.

7. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING WITH NO JOINTS VARYING MORE THAN 1/8 INCH OVER 6'-0" AND NO JOINTS GREATER THAN 3/16 INCH.

8. PROVIDE METAL CORNER OR EDGE BEADS AT ALL GWB TERMINATION.

9. REFER TO REFLECTED CEILING PLANS FOR GYPSUM BOARD SOFFITS, CEILINGS AND PLENUM BARRIER LOCATIONS.

10. FOR DOORS THAT ARE NOT LOCATED BY SPECIFIC PLAN DIMENSIONS, REFER TO TYPICAL DOOR JAMB DIMENSIONS. DOOR OR CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE (6) INCHES FROM THE FACE OF THE ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS.

11. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR BY 3/8 INCH MAXIMUM, U.N.O.

12. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.

13. ALL GLASS SHALL BE CLEAR GLASS, U.N.O. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.

14. ALL MILLWORK ABOVE 4'-0" SHALL BE BOLTED TO PARTITION. THE CONTRACTOR SHALL PROVIDE FIRE TREATED BLOCKING AS REQUIRED.

15. INSTALL ALL NEW OR RELOCATED APPLIANCES SPECIFIED AND ALL EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. VERIFY ALL CLEAR OPENING DIMENSIONS IN CABINETRY ADEQUATELY ACCOMMODATE THE SPECIFIED OR RELOCATED EQUIPMENT.

16. PROVIDE BLOCKING FOR ALL "IN CONTRACT" WALL MOUNTED SHELVES, FIXTURES, AND MILLWORK AND FOR ITEMS SPECIFICALLY NOTED THAT ARE N.I.C.

17. DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT.

18. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, U.N.O.

19. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

20. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.

## POWER & DATA PLAN NOTES

1. SEE GENERAL NOTES.

2. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

3. ARCHITECTURAL DRAWINGS DETERMINE THE LOCATION OF OUTLETS AND SUPERSEDE CONSULTANTS DRAWINGS, UNLESS NOTED OTHERWISE. VERIFY FIELD CONDITIONS.

4. ELECTRICAL DESIGN TO BE HANDLED AS DESIGN/BUILD,WHERE APPLICABLE.

5. FURNITURE AND EQUIPMENT IS SHOWN FOR COORDINATION OF OUTLETS AND DEVICES ONLY.

6. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

7. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.

8. ALL ELECTRICAL AND COMMUNICATION OUTLETS AND SWITCHES SHALL BE THE SAME COLOR AS THE COVER PLATE, U.N.O. COORDINATE COVER PLATE COLOR WITH THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION.

9. STANDARD MOUNTING HEIGHTS:
ELECTRICAL AND COMMUNICATION OUTLETS +18" A.F.F. TO CENTER OF BOX
WORK COUNTER OUTLETS AT +44" A.F.F. TO CENTER OF BOX
WALL MOUNTED TELEPHONES AT +50" A.F.F. TO CENTER OF BOX
SWITCHES AT +44" A.F.F.

10. ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 6" FROM THE LATCH SIDE OF THE DOORFRAME, U.N.O.

11. SPECIAL OUTLET MOUNTING HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.

12. AT ALL VOICE AND DATA LOCATIONS PROVIDE MUD RING AND PULL STRING OR CONDUIT IF REQUIRED BY LOCAL BUILDING OFFICIAL. CABLING PROVIDED BY OTHERS.

13. ALL ELECTRICAL, MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR, U.N.O., VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.

14. OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0". SEPARATE BACK-TO-BACK OUTLETS 2'-0" MIN. AT ACOUSTICAL PARTITIONS, U.N.O.

15. COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.

16. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. COORDINATE FLOOR CORES WITH STRUCTURAL BEAMS AND MECHANICAL SYSTEMS BELOW.

17. UPON COMPLETION OF OUTLET LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION.

18. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

19. MAINTAIN 4 INCH HORIZONTAL CLEARANCE IN BOTH DIRECTION MINIMUM FROM EDGE OF COVER PLATE, AND THE LIKE, FOR WALL MOUNTED OUTLETS, OR MONUMENT FOR FLOOR MOUNTED OUTLETS, AND THE LIKE, ADJACENT TO A WALL, COLUMN OR SIMILAR ELEMENTS, U.N.O.

20. INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE OF MONUMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, U.N.O. GANGED COVER PLATES SHALL BE ONE-PIECE TYPE, U.N.O.

21. WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 8" FROM THE CORNER; WALL OUTLETS SHOWN NEAR THE CENTER OF A PARTITION SHALL BE INSTALLED ON THE CLOSEST STUD NEAREST THE CENTER, U.N.O.

## REFLECTED CEILING PLAN NOTES

1. SEE GENERAL NOTES.

2. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE ARCHITECT'S DRAWINGS.

3. REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY. MECHANICAL AND ELECTRICAL TO BE HANDLED AS "DESIGN/BUILD", WHERE APPLICABLE.

5. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE GOVERNING AUTHORITY.

6. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH, U.N.O.

7. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED, U.N.O.

8. ALL SWITCHES, OUTLETS, THERMOSTATS OR ANY OTHER ELECTRICAL ITEMS SHOWN ON PLAN SIDE BY SIDE BUT CALLED OUT AT DIFFERENT HEIGHTS SHOULD BE STACKED VERTICALLY.

9. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE DESIGNER PRIOR TO INSTALLATION.

10. WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.

11. ACCESS PANEL TYPE AND LOCATION SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.

12. ALL ELECTRICAL AND MECHANICAL THERMOSTATS, AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR,U.N.O. VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.

13. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTER OF SWITCH, U.N.O.. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH TONE COVER PLATE, U.N.O..

14. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES AND ASSOCIATED ITEMS.

15. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, AND FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS, AND SPECIFICATIONS.

16. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH MAIN RUNNER, DUCTS, STRUCTURAL, HVAC (E) CONDUIT PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN THE ARCHITECT'S RCP AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT'S PRIOR TO INSTALLATION.

17. SUBMIT GRILLE, THERMOSTAT AND OTHER FIXTURES AND ELEMENT LAYOUT TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.

18. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS. INSTALL APPLICABLE NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS AND OTHER RELATED AND PERTINENT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.

19. FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

20. INSTALL LIGHT FIXTURES WITH PROTECTIVE MYLAR OR SIMILAR COVER OVER LOUVER LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. LAMPS SHALL BE NEW AT PROJECT COMPLETION.

## FINISH PLAN NOTES

1. SEE GENERAL NOTES.

2. PAINTING - NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS, WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP, WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT, WILL BE REJECTED.
A. ALL COLORS ARE TO BE SELECTED OR APPROVED BY THE ARCHITECT.
B. B. ALL NEW AND EXISTING SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH.
C. PAINT GRADE WOODWORK SHALL BE HAND SANDED AND DUSTED CLEAN. ALL KNOT HOLES; PITCH POCKETS OR SAPPY PORTIONS SHALL BE SCRAPED AND SEALED. FILL NAIL HOLES, CRACKS OR DEFECTS CAREFULLY WITH MATCHING PUTTY. INTERIOR PAINT GRADE WOODWORK FINISHES SHALL BE SANDED BETWEEN COATS.
D. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP, WHICH MAY HAVE FORMED, IN THE SANDING PROCESS.
E. ALL EXISTING FERROUS METAL SHALL BE LIGHTING SANDED TO PREPARE A SMOOTH SURFACE.
F. ALL EXISTING GWB SHALL BE PREPPED AND PATCHED TO MATCH ADJACENT SURFACE.
G. THE CONTRACTOR SHALL UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED ADJACENT SURFACES.
H. PROTECT ALL SURFACES NOT TO RECEIVE PAINT FROM ALL DRIPS, SPLATTERS AND SPILLS. IMMEDIATELY CLEAN ANY SPILL TO AVOID DAMAGING THE EXISTING SURFACE.
I. ALL VENEER STAINS SHALL HAVE UNIFORM COLOR.
J. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A MINIMUM OF (2) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR THE ARCHITECT'S APPROVAL AT LEAST TWO WEEKS PRIOR TO SITE APPLICATION. A WALL TEST WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. THE ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR ONCE THE WALL TEST HAS BEEN MADE.

3. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS AND CARPET. REMOVE ALL EXISTING SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, GRILLS, SIGNAGE, ETC PRIOR TO PAINTING. REINSTALL WHEN PAINTING IS COMPLETE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LENGTH MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NEEDED.

5. THE CONTRACTOR SHALL MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS THUS PREVENTING NOTICEABLE LUMPS, OR DEPRESSIONS, WHICH MAY CAUSE UNUSUAL WEAR TO NEW MATERIALS.

6. SEE FINISH PLAN, INTERIOR ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH.

7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A CARPET SEAMING DIAGRAM AT LEAST 2 WEEKS PRIOR TO INSTALLATION.

8. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR COLOR FINISH OF ALL WALL-MOUNTED DEVICES ON ACCENT COLORED WALLS SUCH THAT DEVICES SHALL MATCH THE COLOR OF THE WALL (SWITCHES, OUTLETS, STROBES, ETC.), UNLESS FINISH IS GOVERNED BY CODE.

## GUARDRAILNOTES

**1607.8 Loads on handrails, guards, grab bars, seats and vehicle barriers.** Handrails, *guards*, grab bars, accessible seats, accessible benches and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

**1607.8.1 Handrails and guards.** Handrails and *guards* shall be designed to resist a linear load of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1 of ASCE 7. Glass handrail assemblies and *guards* shall also comply with Section 2407.

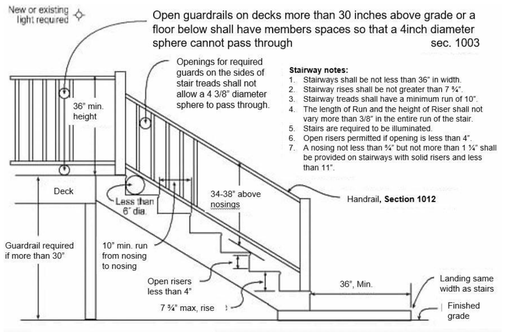
**Exceptions:**

1. For one- and two-family dwellings, only the single concentrated load required by Section 1607.8.1.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an *occupant load* less than 50, the minimum load shall be 20 pounds per foot (0.29 kN/m).

**1607.8.1.1 Concentrated load.** Handrails and guards shall also be designed to resist a concentrated load of 200 pounds (0.89 kN) in accordance with Section 4.5.1 of ASCE 7.

**1607.8.1.2 Intermediate rails.** Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to resist a concentrated load of 50 pounds (0.22 kN) in accordance with Section 4.5.1 of ASCE 7.

NOTE: PROVIDE BLOCKING FOR ALL HANDRAILS AND GUARDRAILS AS NECESSARY TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAL FOOT AND A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDENCE WITH SECTION 4.5.1 OF ASCE 7. - SEE SECTION 1607.8 OF IBC




**1 GUARDRAIL DETAIL**
**NOT TO SCALE**

**GUARDRAIL NOTE:**

ALL GUARDRAILS, INTERIOR AND EXTERIOR, TO BE PER STAIR SUPPLIES - VIEWRAIL (MANUFACTURER) DETAILS OUTLINED IN THE VIEWRAIL METAL POST INSTALLATION GUIDE
FOR ROD RAILING.


SZ

SUZANNE ZAHR INC.

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# LLOYD RESIDENCE
RESIDENTIAL REMODEL

2723 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
21004

9221
REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

| ISSUED / REVISIONS | DATE |
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|---|---|
| ISSUE DATE: | 09.01.21 |
| DRAWN BY: | SZ |
| CHECKED BY: | SZ |

GENERAL NOTES

SHEET NUMBER
A0.1

CD SET

**2015 WSEC Residential Energy Compliance Certificate**

**Property Address:** _____

**Conditioned Floor Area:** _____ **Date:** ___/___/___

**Builder or registered design professional :**

_____

***Signature:*** _____

***R-Values***

**Ceiling:** Vaulted R-____ **Floors:** Over unconditioned space R-____
Attic R-____ Slab on grade floor R-____
**Walls:** Above grade R-____ **Doors:** _____ R-____
Below, int. R-____ _____ R-____
Below, ext. R-____ _____ R-____

***U-Factors and SHGC***

NFRC rating (or) Windows U-____ SHGC- N/A
Default rating (Appendix A WSEC 2015) Skylights U-____ SHGC- N/A

*Table 406.2 Option(s)* _____ *Total 406.2 Credits* _____

***Heating, Cooling & Domestic Hot Water***

| System | Type | Efficiency |
|---|---|---|
| Heating | | |
| Cooling | | |
| DHW | | |

***Duct & Building Air Leakage***

All ducts & HVAC in conditioned space ( yes / no ) Insulation R-____

Air handler present ( yes / no )

Test Target _____ CFM@25Pa Test Result _____ CFM@25Pa

Building air leakage target: $ACH_{50} < 5.0$ - Tested leakage: $ACH_{50}$ = _____

***Onsite Renewable Energy Electric Power System***

System type: _____ Rated annual generation _____ **Kwh**

NOTE: R503.1.1.1 REPLACEMENT FENESTRATION. WHERE SOME OR ALL OF AN EXISTING FENESTRATION UNIT IS REPLACED WITH A NEW FENESTRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U - FACTOR AND SHGC IN TABLE R402.1.1.

ALL EGRESS WINDOWS WILL MEET IBC SECTION 1030.

**INTERIOR DOOR SCHEDULE**

| IMAGE | TAG | MANUFACTURER | LOCATION | LEVEL | QTY. | DOOR WIDTH | DOOR HEIGHT | AREA | MODEL |
|---|---|---|---|---|---|---|---|---|---|
| | 001.1 | TBD | BEDROOM | BASEMENT | 1 | 2' - 6" | 6' - 8" | 17 SF | SINGLE SOLID DOOR |
| | 001.2 | TBD | BEDROOM CLOSET | BASEMENT | 1 | 6' - 5" | 6' - 8" | 43 SF | SLIDING CLOSET DOOR |
| | 002.1 | TBD | HALL | BASEMENT | 1 | 5' - 0" | 6' - 8" | 33 SF | SLIDING CLOSET DOOR |
| | 002.2 | TBD | STORAGE | BASEMENT | 1 | 2' - 6" | 6' - 8" | 17 SF | SINGLE SOLID DOOR |
| | 002.3 | TBD | MECH/STORAGE | BASEMENT | 1 | 2' - 10" | 6' - 8" | 19 SF | SINGLE SOLID DOOR |
| | 104.2 | TBD | POWDER | MAIN FLOOR | 1 | 2' - 6" | 6' - 8" | 17 SF | SOLID POCKET DOOR |
| | 104.3 | TBD | ENTRY | MAIN FLOOR | 1 | 6' - 0" | 6' - 8" | 40 SF | SLIDING CLOSET DOOR |
| | 104.4 | TBD | HALL | MAIN FLOOR | 1 | 9' - 9" | 6' - 8" | 65 SF | THREE PANEL SLIDING DOOR |
| | 104.6 | TBD | MASTER | MAIN FLOOR | 1 | 2' - 6" | 6' - 8" | 17 SF | SOLID POCKET DOOR |
| | 104.7 | TBD | MASTER CLOSET | MAIN FLOOR | 1 | 2' - 6" | 6' - 8" | 17 SF | SOLID POCKET DOOR |
| | 104.8 | TBD | MASTER BATH | MAIN FLOOR | 1 | 2' - 6" | 6' - 8" | 17 SF | SOLID POCKET DOOR |

**EXTERIOR DOOR SCHEDULE**

| IMAGE | TAG | LOCATION | MANUFACTURER | LEVEL | QTY. | DOOR WIDTH | DOOR HEIGHT | AREA | U-VALUE | SAFETY GLASS | MODEL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 003.1 | FAMILY | TBD | BASEMENT | 1 | 3' - 0" | 6' - 8" | 20 SF | 0.28 | YES | SINGLE GLASS DOOR |
| | 104.5 | KITCHEN | TBD | MAIN FLOOR | 1 | 3' - 0" | 6' - 10" | 21 SF | 0.28 | YES | SINGLE GLASS DOOR |
| | 104.7 | BEDROOM | TBD | MAIN FLOOR | 1 | 9' - 0" | 6' - 10" | 62 SF | 0.28 | YES | SLIDING 3 PANEL GLASS DOOR |
| | 104.13 | ENTRY | TBD | MAIN FLOOR | 1 | 3' - 0" | 6' - 10" | 21 SF | 0.28 | YES | SINGLE GLASS DOOR |
| | 108.1 | DINING | TBD | MAIN FLOOR | 1 | 9' - 11" | 6' - 10" | 68 SF | 0.28 | YES | SLIDING 2 PANEL GLASS DOOR |
| | 108.2 | DINING | TBD | MAIN FLOOR | 1 | 10' - 9" | 6' - 10" | 73 SF | 0.28 | YES | SLIDING 2 PANEL GLASS DOOR |

2

**WINDOW SCHEDULE**

| IMAGE | LOCATION | MANUFACTURER | LEVEL | LOCATION | MODEL | QTY. | SILL | WIDTH | HEIGHT | AREA | U-VALUE | SAFETY GLASS | EGRESS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W-1 | VINYLTEK | MAIN FLOOR | ENTRY | FIXED | 1 | 0" | 1' - 6" | 6' - 8" | 10 SF | 0.28 | YES | |
| | W-2 | VINYLTEK | MAIN FLOOR | KITCHEN | SLIDER | 1 | 3' - 3" | 5' - 10" | 3' - 7" | 21 SF | 0.28 | | |
| | W-3 | VINYLTEK | MAIN FLOOR | DINING | FIXED | 1 | 3' - 3" | 3' - 7" | 3' - 7" | 13 SF | 0.28 | | |
| | W-4 | VINYLTEK | MAIN FLOOR | ENTRY | FIXED | 1 | 0" | 6' - 6" | 6' - 10" | 44 SF | 0.28 | YES | |
| | W-5 | VINYLTEK | MAIN FLOOR | STAIRS | FIXED | 1 | 3' - 0" | 2' - 0 1/2" | 3' - 10" | 8 SF | 0.28 | | |
| | W-6 | VINYLTEK | MAIN FLOOR | | SLIEDR | 3 | 4' - 10" | 5' - 2" | 1' - 10" | 9 SF | 0.28 | | |
| | W-7 | VINYLTEK | MAIN FLOOR | BATHROOM | SLIDER | 1 | 4' - 5 1/2" | 2' - 5" | 2' - 4 1/2" | 6 SF | 0.28 | | |
| | W-8 | VINYLTEK | MAIN FLOOR | ENTRY | FIXED | 1 | 0" | 2' - 10" | 6' - 10" | 19 SF | 0.28 | YES | |
| | W-10 | VINYLTEK | MAIN FLOOR | LIVING ROOM | CASEMENT-TRIPLE | 1 | 2' - 0" | 11' - 10" | 4' - 10" | 57 SF | 0.28 | | |
| | W-11 | VINYLTEK | BASEMENT | MECH ROOM | SLIDER | 1 | 5' - 0" | 5' - 2" | 1' - 6" | 8 SF | 0.28 | | |
| | W-12 | VINYLTEK | BASEMENT | FAMILY ROOM | CASEMENT-TRIPLE | 1 | 4' - 3" | 7' - 4" | 2' - 4 1/2" | 17 SF | 0.28 | | |
| | W-13 | VINYLTEK | BASEMENT | BEDROOM | SLIDER | 1 | 3' - 4" | 5' - 2" | 3' - 2" | 16 SF | 0.28 | | YES |
| | W-14 | VINYLTEK | BASEMENT | FAMILY ROOM | FIXED | 1 | 0" | 2' - 2" | 6' - 8" | 14 SF | 0.28 | YES | |
| | W-15 | VINYLTEK | PLATE HEIGHT | LIVING ROOM | VistaLuxe Geometrics 4 Sided Trapazoid | 1 | 0" | 5' - 7 1/2" | 4' - 3" | 24 SF | 0.28 | | |
| | W-16 | VINYLTEK | PLATE HEIGHT | LIVING ROOM | VistaLuxe Geometrics 4 Sided Trapazoid | 1 | 0" | 5' - 7 1/2" | 1' - 1" | 6 SF | 0.28 | | |
| | W-17 | VINYLTEK | PLATE HEIGHT | KITCHEN | VistaLuxe Geometrics 4 Sided Trapazoid | 1 | 0" | 10' - 9" | 4' - 4" | 47 SF | 0.28 | | |
| | W-18 | VINYLTEK | PLATE HEIGHT | KITCHEN | VistaLuxe Geometrics 4 Sided Trapazoid | 1 | 0" | 9' - 11" | 4' - 4" | 43 SF | 0.28 | | |
| | W-19 | VINYLTEK | PLATE HEIGHT | DINING | VistaLuxe Geometrics 4 Sided Trapazoid | 1 | 0" | 8' - 2" | 3' - 7" | 29 SF | 0.28 | | |
| | W-20 | VINYLTEK | PLATE HEIGHT | DINING | VistaLuxe Geometrics 4 Sided Trapazoid | 1 | 0" | 8' - 2" | 3' - 7" | 29 SF | 0.28 | | |

2

SUM OF VERTICAL FENESTRATION AREA: 596
SUM OF VERTICAL FENESTRATION UA: 166.88
VERTICAL FENESTRATON AREA WEIGHTED U = UA/AREA: 0.28


SZ

**SUZANNE ZAHR INC.**

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM


# LLOYD RESIDENCE
## RESIDENTIAL REMODEL

2723 74TH AVE SE
MERCER ISLAND, WA 98040

**PROJECT NUMBER**
21004

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

| ISSUED / REVISIONS | DATE |
|---|---|
| | |
| 2 REVISION | 06.20.22 |
| | |
| | |
| | |
| | |
| | |

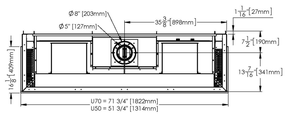
| | |
|---|---|
| ISSUE DATE: | 09.01.21 |
| DRAWN BY: | SA |
| CHECKED BY: | SZ |

**SCHEDULES**

**SHEET NUMBER**
A0.2

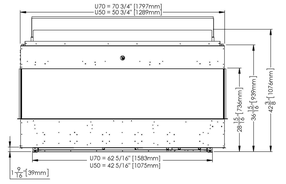
**CD SET**

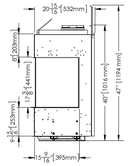
# FIREPLACE SPEC:
THE U50 URBANA GAS FIREPLACE


**U50/U70 DIMENSIONS**

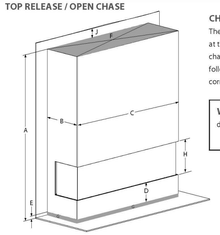
*Note - The U50 and U70 physical dimensions only differ in width*




## URBANA LUXURY FIREPLACES — U50 / U70 | INSTALLATION GUIDE

### TOP RELEASE / OPEN CHASE




Top only heat release with front & sides intake

### CHASE DIMENSIONS & CLEARANCES

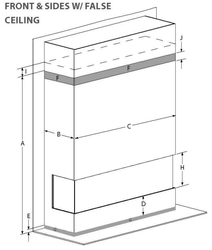
The U50 and U70 fireplaces must be installed with both an intake at the bottom of the chase and a heat release at the top of the chase. A variety of installation styles are permitted as shown in the following illustrations. Refer to Table 1 for the required dimensions corresponding to the letters in the illustrations.

**WARNING RISK OF FIRE HAZARD** - The minimum dimensions, clearances and areas outlined within this guide MUST be followed along with those stated in the Owner's Manual.

**TABLE 1**

| LETTER | DIMENSION |
|---|---|
| A | 86 1/2" (2197 mm) |
| B | 21" (533 mm) |
| C (U50) | 50 3/4" (1289 mm) |
| C (U70) | 70 3/4" (1797 mm) |
| D | 9 15/16" (253 mm) |
| E | Minimum 1 1/2" (38 mm) |
| F (U50) | Minimum 170 in² (1097 cm²) |
| F (U70) | Minimum 210 in² (1355 cm²) |
| G (U50) | Minimum 135 in² (871 cm²) |
| G (U70) | Minimum 165 in² (1064 cm²) |
| H | 17 3/8" (441 mm) |
| I | 0 - 1 1/2" (0-38 mm) Maximum |
| J | Minimum 2" (51 mm) |

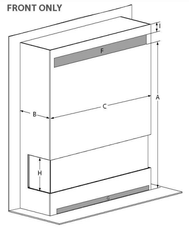
### FRONT & SIDES W/ FALSE CEILING




Heat release and intake on front & sides, chase false ceiling

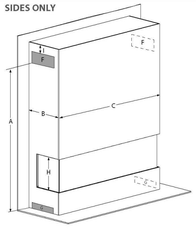
## CLEARANCES | FRAMING | VENTING

### FRONT ONLY




Heat release and intake on the front of the chase only.

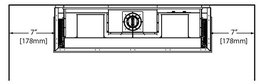
### SIDES ONLY




Heat release and intake on the sides of the chase only.
*Note - Installations with only 1 side of the chase utilized for either intake or heat release are not permitted.*

### ALCOVE / SIDEWALL CLEARANCE

Minimum clearance to a sidewall constructed or finished with combustible material.
*Note - Side wall clearance not applicable for closed off side if using corner kit(s).*




### SPRINKLER CLEARANCES

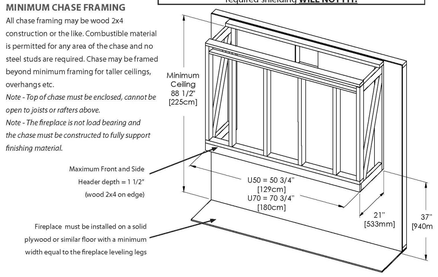
Minimum clearance to a sprinkler head from the chase heat release in any direction.

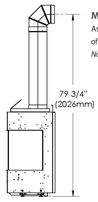

## URBANA LUXURY FIREPLACES — U50 / U70 | INSTALLATION GUIDE

**IMPORTANT NOTE:** Framing above the fireplace **CANNOT BE CONSTRUCTED** prior to fireplace installation, the fireplace and its required shielding **WILL NOT FIT!**

### MINIMUM CHASE FRAMING

All chase framing may be wood 2x4 construction or the like. Combustible material is permitted for any area of the chase and no steel studs are required. Chase may be framed beyond minimum framing for taller ceilings, overhangs etc.
*Note - Top of chase must be enclosed, cannot be open to joists or rafters above.*
*Note - The fireplace is not load bearing and the chase must be constructed to fully support finishing material.*



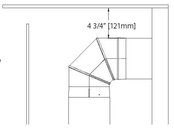




### MINIMUM THIMBLE HEIGHT

As measured from the bottom of the fireplace to the center line of the vent. The fireplace uses 5" x 8" co-axial rigid or flex venting.
*Note - additional adaptors (50-3789) required for flex venting*

### MINIMUM CHASE ELBOW CLEARANCE

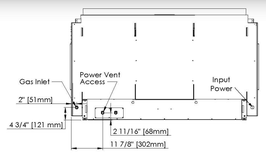
This clearance only applies to an elbow that is located within the chase. Once outside of the chase standard venting clearances apply.




## CLEARANCES | FRAMING | VENTING

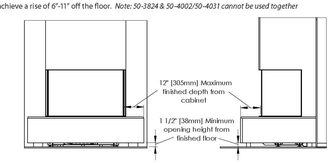
### POWER AND GAS

The incoming gas and power connections are located on the left and right on the back of the fireplace as shown. The incoming power junction box is located underneath the left side louver and is removable to aid with wiring.



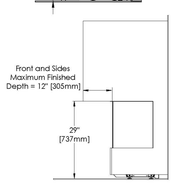

### EXTENDED HEARTH / PLINTH

An extended hearth or plinth may be constructed around the base of the fireplace up to the bottom tiling edge. Combustible material is permitted for construction and finishing of the plinth. Alternatively the optional 50-3824 Steel Framing Base Kit can also be used . The finished depth of the plinth cannot exceed 12" [305 mm] and minimum intake dimensions must be maintained. If raising the unit is desired a Flush Framing Base Kit (U50 = 50-4008, U70 = 50-4031) may be used to achieve a rise of 6"-11" off the floor. *Note: 50-3824 & 50-4002/50-4031 cannot be used together*




### OVERHANG / MANTLE CLEARANCES

An overhanging chase or mantle may be constructed above the fireplace comprised of combustible framing and finishing material. The maximum finished depth of an overhanging chase or mantle cannot exceed 12" [305 mm]. There is no minimum height restriction and the finished surface can be flush with the top tiling edge.



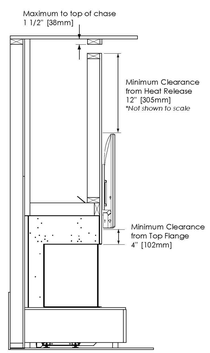

## URBANA LUXURY FIREPLACES — U50 / U70 | INSTALLATION GUIDE

### HDTV CLEARANCES

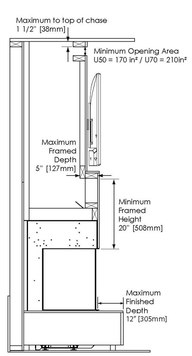
A TV may installed above the fireplace either on a flat wall or within a shelf or recess as shown below. When flat wall mounting a TV, the minimum permitted height may need to be increased to prevent the mounting screws from penetrating the fireplace cabinet.

*It is the responsibility of the home owner to confirm that the TV is within its maximum allowable operating temperature range once installed. Sherwood Industries is not liable for any TV malfunctions or adverse effects that may be incurred.*

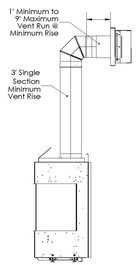
### FLAT WALL MOUNTED




### SHELF / RECESS MOUNTED




## CLEARANCES | FRAMING | VENTING



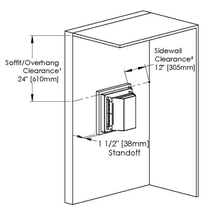

### MINIMUM VENTING

The fireplace utilizes 5" x 8" rigid co-axial venting. Alternatively 5" x 8" flex venting may be used when using additional vent adaptors (50-3789). Refer to the Owner's Manual for more detailed venting and restriction information.

### HORIZONTAL TERMINATION CLEARANCES

The clearances shown in the illustration must be followed when horizontally terminating the fireplace. Additionally, a termination guard must be used when the termination is installed in an area where it could be contacted. Only high wind terminations are permitted for installation.

*Note - Termination clearances not applicable for power vent installations. See power vent manual.*




¹ Soffit measured from top of the termination
² Sidewall measured from side of the termination


SUZANNE ZAHR INC.
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# LLOYD RESIDENCE
RESIDENTIAL REMODEL
2723 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
21004

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

| ISSUED / REVISIONS | DATE |
|---|---|
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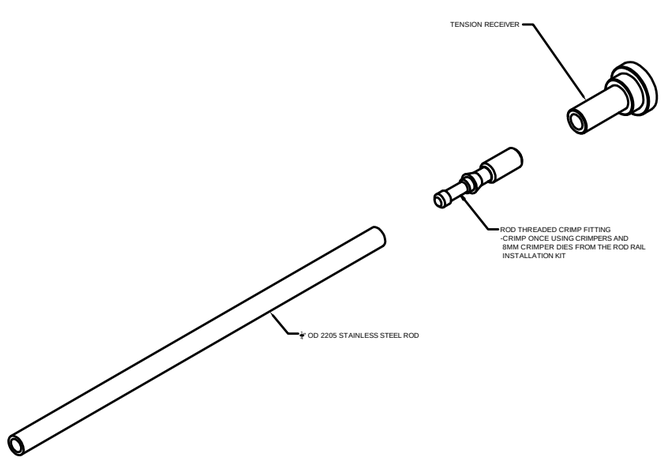
|---|---|
| ISSUE DATE: | 09.01.21 |
| DRAWN BY: | SA |
| CHECKED BY: | SZ |

EQUIPMENT SPECS

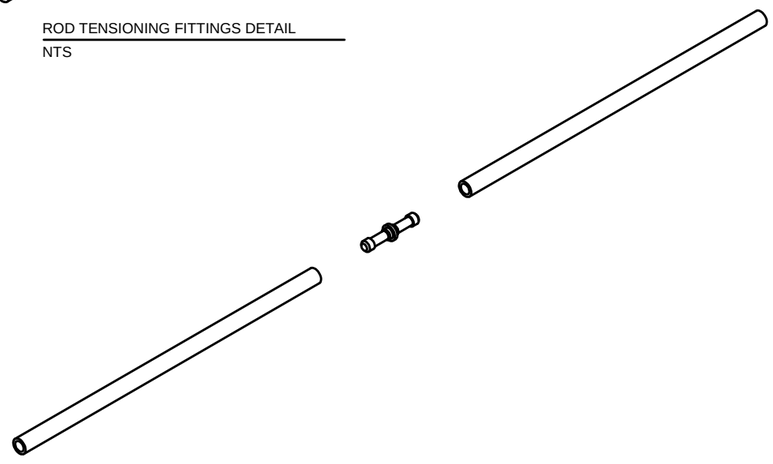
SHEET NUMBER
A0.3

CD SET



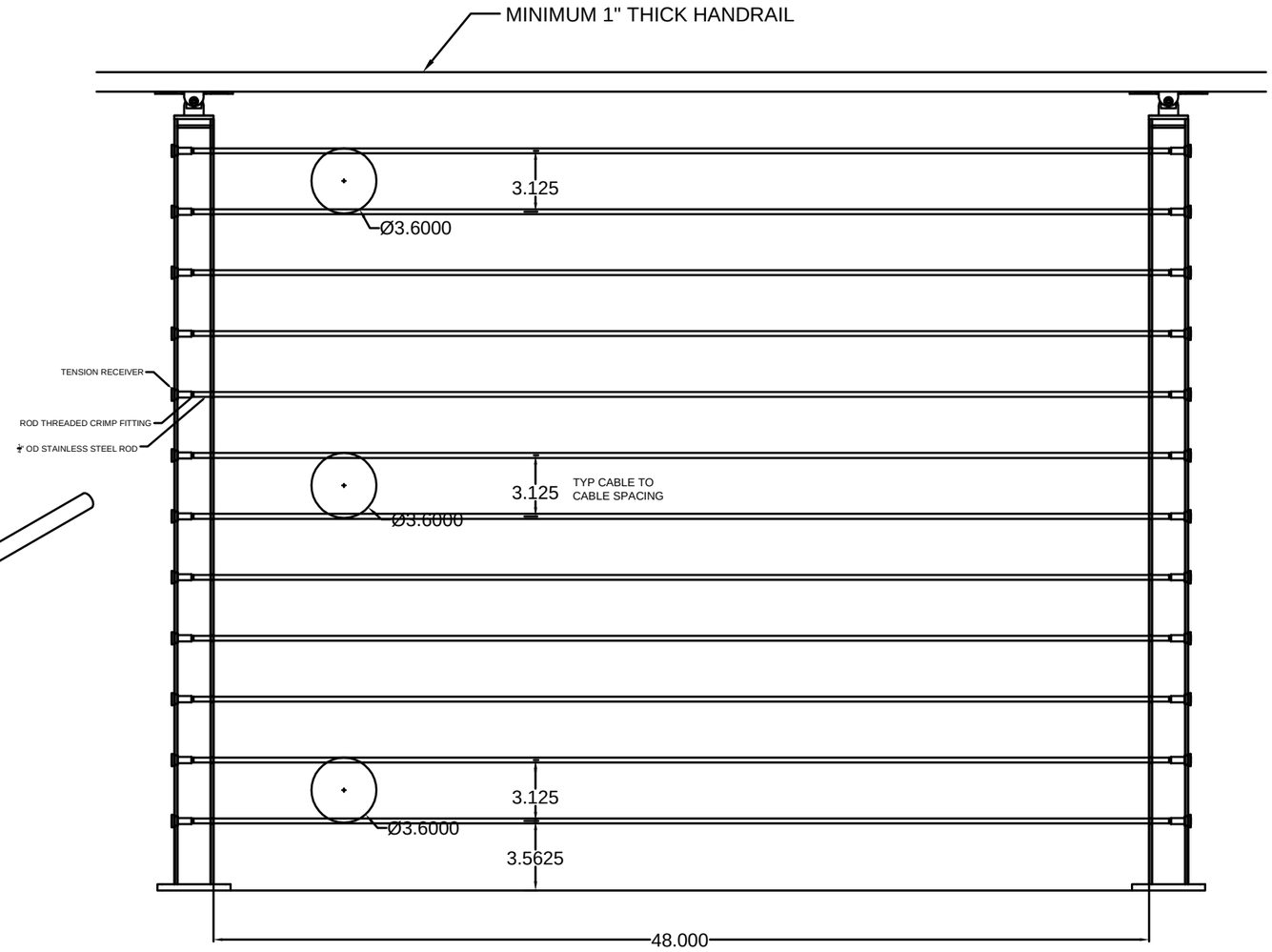

ROD TENSIONING FITTINGS DETAIL

NTS



ROD SPLICING FITTINGS DETAIL

NTS




-POSTS SHOULD BE NO MORE THAN 48" APART (INSIDE TO INSIDE DIMENSION)

-TENSIONING POSTS SHOULD BE NO MORE THAN 70' APART (INSIDE TO INSIDE DIMENSION) WHEN USING TENSION RECEIVERS.

-MEETS AND EXCEEDS 2012 IBC 1607.8.1

STANDARD 42" SURFACE MOUNT ROD INFILL POST AND CABLE SPACING DETAIL

NTS

| | | |
|---|---|---|
| POST TYPE | 6061 - ALU 2X2X.150 | SECTION MODULUS 0.369 |
| POST HEIGHT | 36" 39" 42" | TUBE BENDING M=13200"# |
| MAX HORIZ TOP LOAD | 320# 295# 275# | fs = 35800 > 80,000 |
| TOP LOAD @ FAILURE | 455# 425# 395# | |

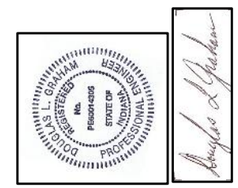
NOTE: DESIGN LOADS ARE LIMITED BY FLOOR BASE MATERIALS AND FASTENER CONNECTION IN FLOOR MATERIALS. IT IS THE RESPONSIBILITY OF THE INSTALLER TO VERIFY THE CONNECTIONS WITH THE LOCAL DESIGN PROFESSIONAL.

TITLE

# 1/4" 2205 STAINLESS STEEL ROD LOAD AND DEFLECTION ENGINEERING TEST

| REV | DWG NO | SCALE | SIZE | DRAWN |
|---|---|---|---|---|
| | | NTS | B | EMK |

VIEWRAIL
1722 EISENHOWER DR N
GOSHEN, IN 46526




02/05/2019

GRAHAM ENGINEERING SERVICES
By Graham Enterprises, Inc.
28643 CO. RD, 50
Nappanee, Indiana, 46550 574-773-0415

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20170821000586)

THE EAST HALF OF LOTS 11 AND 12, BLOCK 8, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 170 FEET OF THE EAST 135 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE WEST 15 FEET OF THE EAST 135 FEET OF THE NORTH 170 FEET OF SAID LOT 11 AND 12.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

N 88°27'04" W BETWEEN FOUND CENTERLINE MONUMENTATION ALONG SE 27TH ST – NAD83(11) PER GPS OBSERVATIONS

## REFERENCES

R1. McGILVRA'S ISLAND ADDITION PLAT, VOL. 16, PG. 58, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

## SURVEYOR'S NOTES

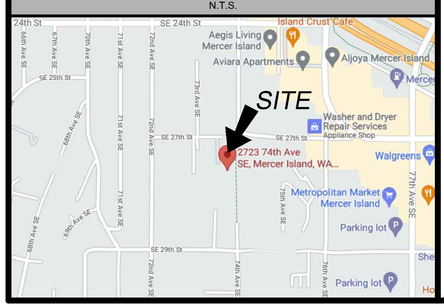
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON 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. 5315100697.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,862± S.F. (0.39 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
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.

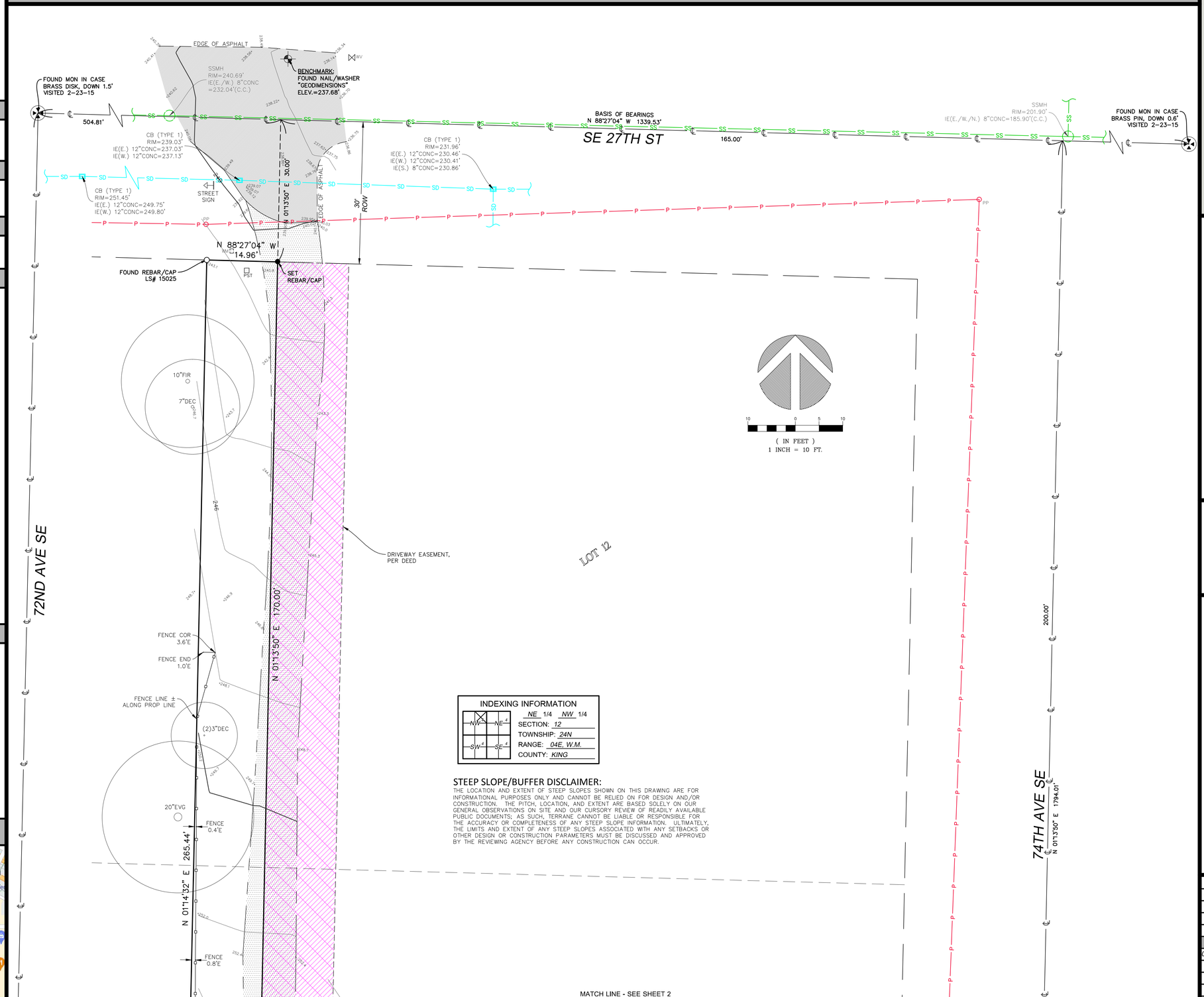
## LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- DRIVEWAY EASEMENT
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER
- GRAVEL SURFACE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)
- MONUMENT IN CASE (FOUND)
- POST
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- RETAINING WALL
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER MANHOLE
- SIGN (AS NOTED)
- SEWER LINE
- TREE (AS NOTED)
- WATER METER
- WATER VALVE
- BENCHMARK

## VICINITY MAP

N.T.S.




### INDEXING INFORMATION

NE 1/4 NW 1/4
SECTION: 12
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

### STEEP SLOPE/BUFFER DISCLAIMER:

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5315100697

LLOYD RESIDENCE
2723 74TH AVE SE
MERCER ISLAND, WA 98040

GOODMAN MILLER LAND SURVEYOR PROFESSIONAL LAND SURVEYOR REGISTERED


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

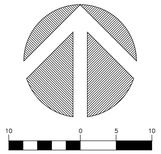

| | |
|---|---|
| JOB NUMBER: | 7156-A |
| DATE: | 07/15/2021 |
| DRAFTED BY: | RSN |
| CHECKED BY: | JGM/DRT |
| SCALE: | 1" = 10' |

REVISION HISTORY

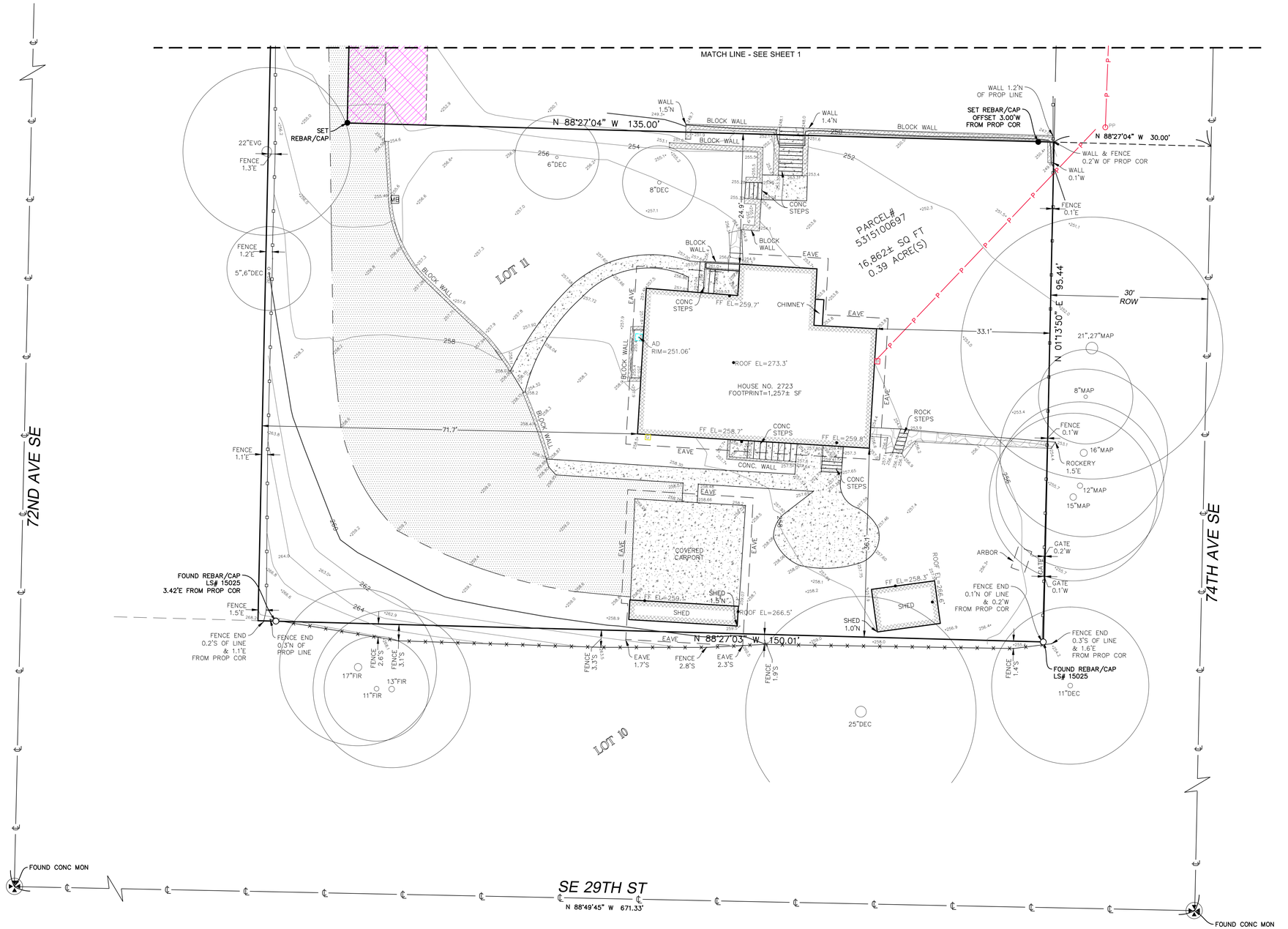
| | |
|---|---|
| 08/30/21 | ADD BENCHMARK |
| | |
| | |
| | |
| | |

SHEET NUMBER
1 OF 2

# TOPOGRAPHIC & BOUNDARY SURVEY




( IN FEET )
1 INCH = 10 FT.




measure success

TOPOGRAPHIC & BOUNDARY SURVEY
*PARCEL NO. 5315100697*

LLOYD RESIDENCE
*2723 74TH AVE SE*
*MERCER ISLAND, WA 98040*

GOODMAN MILLER
REGISTERED LAND SURVEYOR
STATE OF WASHINGTON
PROFESSIONAL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www.terrane.net


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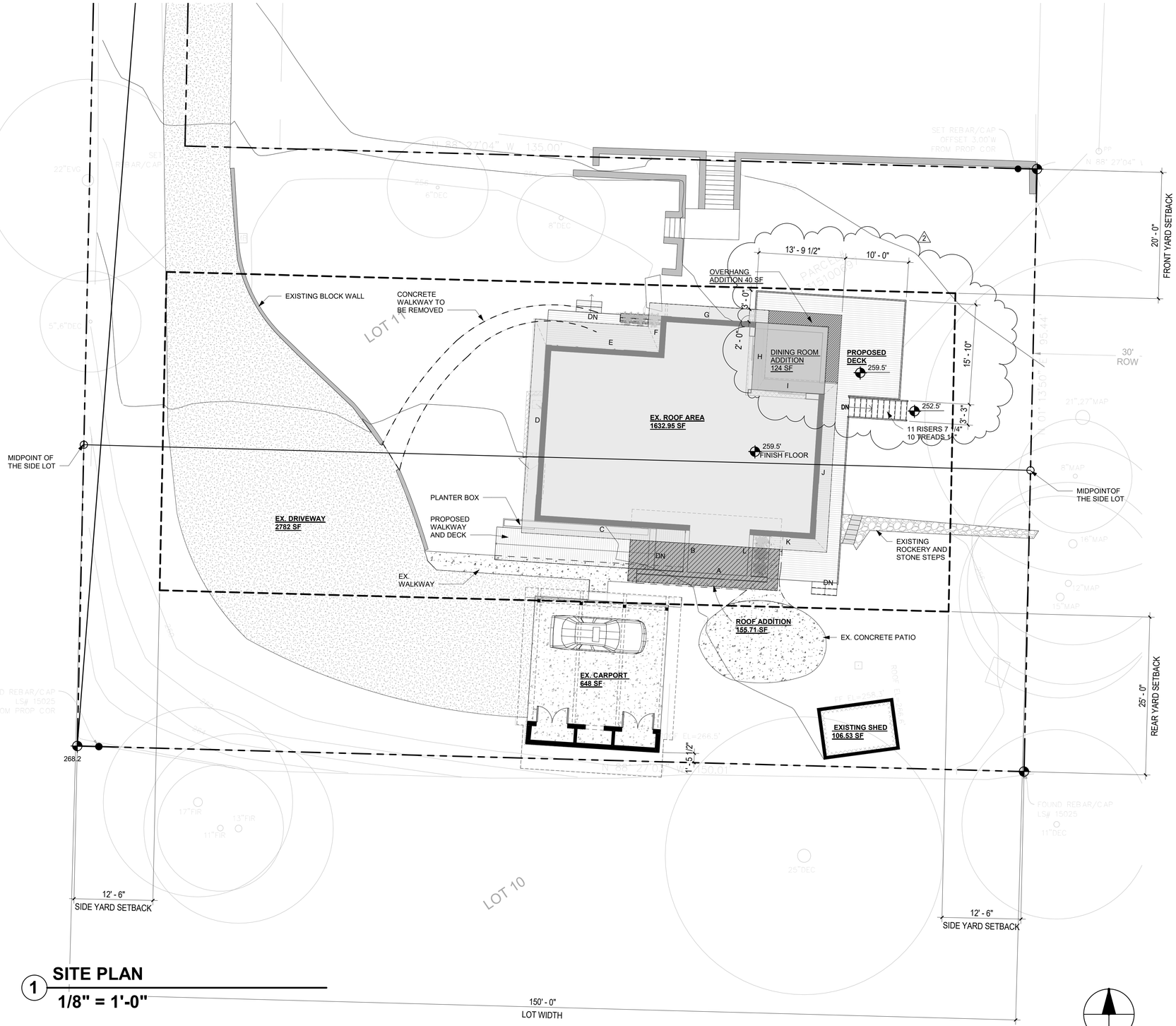
| DRAFTED BY: | RSN |
| CHECKED BY: | JGM/DRT |
| SCALE: | 1"= 10' |

| REVISION HISTORY | |
|---|---|
| 08/30/21 | ADD BENCHMARK |
| | |
| | |
| | |
| | |

SHEET NUMBER
2 OF 2




1 **SITE PLAN**
**1/8" = 1'-0"**

**GROSS FLOOR AREA SUMMARY**

R-9.6: 8,000 SQUARE FEET OR 40 PERCENT OF THE LOT AREA, WHICHEVER IS LESS.
**LOT SIZE:** 16,862 SF
**ALLOWED GFA = 40% (6,744.8 SF)**

| | |
|---|---|
| BASEMENT AREA (-STAIRCASE): | 1,226 SF |
| MAIN FLOOR AREA: | 1,267 SF |
| CARPORT: | 495 SF |
| **EX. TOTAL =** | **2,988 SF** |
| PROPOSED ENTRY ADDITION: | 89 SF |
| PROPOSED DINING ROOM ADDITION : | 124 SF |
| **PROPOSED TOTAL:** | **3,201 SF** |

**AVERAGE BUILDING ELEVATION - MAIN HOUSE:**

| | | | | | |
|---|---|---|---|---|---|
| A = | 10.83' | X | 257.6 | = | 2,789.80 |
| B = | 7.33' | X | 257.6 | = | 1,888.2 |
| C = | 23.91' | X | 258 | = | 6,168.78 |
| D = | 27.83' | X | 258 | = | 7,180.14 |
| E = | 17.91' | X | 258.5 | = | 4,629.73 |
| F = | 5.91' | X | 257.4 | = | 1,521.23 |
| G = | 14.91' | X | 254.5 | = | 3,794.59 |
| H = | 10.75' | X | 253.75 | = | 2,727.81 |
| I = | 11.58' | X | 253.8 | = | 2,939 |
| J = | 22.91' | X | 255.4 | = | 5,851.21 |
| K = | 9.75' | X | 257.3 | = | 2,508.67 |
| L = | 7.33' | X | 257.6 | = | 1,888.2 |
| | **170.95'** | | | | **43,887.36** |

**AVERAGE BUILDING ELEVATION = 256.72**

**MAX. ALLOWED BUILDING HEIGHT (30) = 286.72**

**MAX. PROPOSED BUILDING HEIGHT = 273.39**


SZ

**SUZANNE ZAHR INC.**

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
WWW.SUZANNEZAHR.COM


# LLOYD RESIDENCE
## RESIDENTIAL REMODEL

2723 74TH AVE SE
MERCER ISLAND, WA 98040

**PROJECT NUMBER**
21004

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

| ISSUED / REVISIONS | DATE |
|---|---|
| 2 REVISION | 06.20.22 |

| | |
|---|---|
| ISSUE DATE: | 09.01.21 |
| DRAWN BY: | SA |
| CHECKED BY: | SZ |

**SITE PLAN**

**SHEET NUMBER**
A1.0

**CD SET**

**OWNER'S NAME:**
MARGARET LLOYD

**SITE & OWNERS ADDRESS:**
2723 74TH AVE
MERCER ISLAND, WA 98040

**LEGAL DESCIPTION**
MC GILVRAS ISLAND ADD E 1/2 OF 11-12 LESS N 170 FT OF E 135 FT THOF
PLat Block: 8
Plat Lot: 11-12

**PARCEL NUMBER:**
531510-0697

**ZONE:**
R-9.6 (Residential. Minimum 9,600 SF lot) Unified Land Development Code 19.02

**LOT COVERAGE SUMMARY:**

**LOT SIZE:** 16,862 SF

**LOT COVERAGE MAX: 40**% ( 6,744.8 SF)
**LOT SLOPE:** 268.2 - 243.1 /265.75 ' = 9 %

**EXISTING LOT COVERAGE:**
EX. ROOF AREA: 1632.95 SF
EX. CARPORT ROOF: 648 SF
EX. ACCESSORY STRUCTURE (STORAGE): 106.53 SF
EX.DRIVEWAY: 2,782 SF

**TOTAL: 5,169.48 SF (31%)**

**PROPOSED LOT COVERAGE:**
NEW ROOF ADDITION (ENTRY): 155.71 SF
NEW ROOF ADDITION (DINING): 124 SF
EX. ROOF AREA: 1632.95 SF
EX. CARPORT ROOF: 648 SF
EX. ACCESSORY STRUCTURE (SHED): 106.53 SF
EX DRIVEWAY: 2,782 SF

**TOTAL: 5,449.19 SF (32.3%)**

**HARDSCAPE MAX:** 9% (1,501SF)

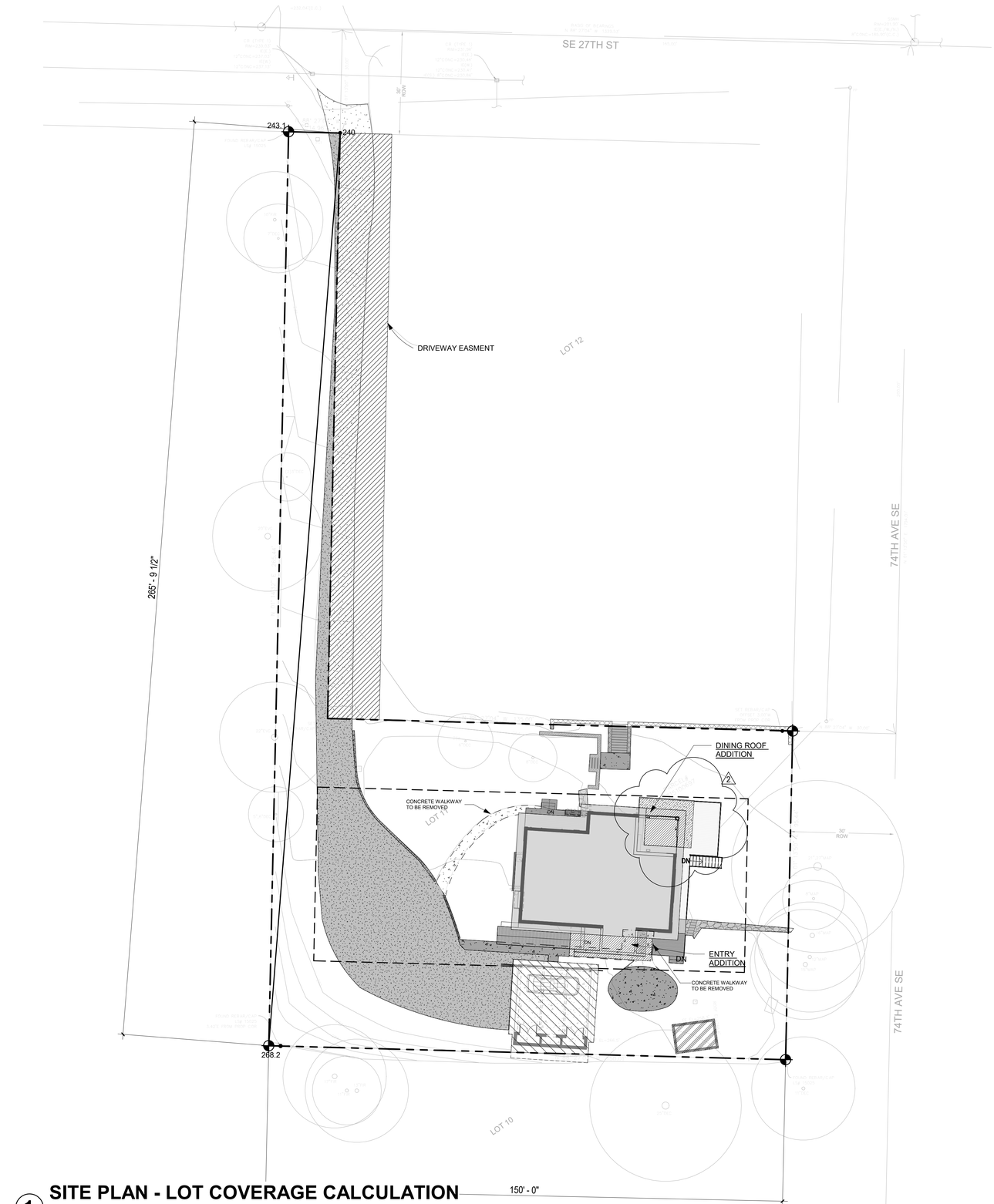
EXISTING HARDSCAPE: 821 SF (4.8%)
PROPOSED HARDSCAPE: 891 SF (5.2%)

**LOT COVERAGE - PROPOSED**

| | | |
|---|---|---|
| LOT AREA | 16,862 SF | |
| EX. IMPERVIOUS SURFACE TO REMAIN | | |
| EX. ROOF AREA | 1632.95 SF | |
| EX. CARPORT | 648 SF | |
| EX. DRIVEWAY | 2,782SF | |
| EX. ACCESSORY STRUCTURE | 106.53 SF | |
| **TOTAL EXISTING** | **5,169.48 SF (31%)** | |
| NEW IMPERVIOUS SURFACE | | |
| NEW ROOF AREA (ENTRY) | 155.71 SF | |
| NEW ROOF AREA (DINING) | 124 SF | |
| **TOTAL NEW** | **279.71** | |
| **TOTAL IMPERVIOUS** | **5,449.19 SF (32.3%)** | |

**HARDSCAPE - PROPOSED**

| | | |
|---|---|---|
| EX ROCKERIES: (TO REMAIN) | 83 SF | |
| EX RETAING WALLS & SITE STAIRS: (TO REMAIN) | 142 SF | |
| EX CONCRETE WALKWAYS: (TO REMAIN) | 332 SF | |
| EX CONCRETE WALKWAYS: (TO BE REMOVED) | 264 SF | |
| **TOTAL EXISTING HARDSCAPE:** | **821 SF (4.8%)** | |
| **TOTAL HARDSCAPE TO BE REMOVED :** | 264 SF | |
| NEW WOOD DECK: | 187 SF | |
| NEW CONCRETE PATIO: | 72 SF | |
| **TOTAL PROPOSED HARDSCAPE:** | **816 SF (4.8%)** | |




1 **SITE PLAN - LOT COVERAGE CALCULATION**
**1/16" = 1'-0"**

SZ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# LLOYD RESIDENCE
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| DRAWN BY: | SA |
| CHECKED BY: | SZ |

**SITE PLAN - LOT COVERAGE CALCS**

**SHEET NUMBER**
A1.1

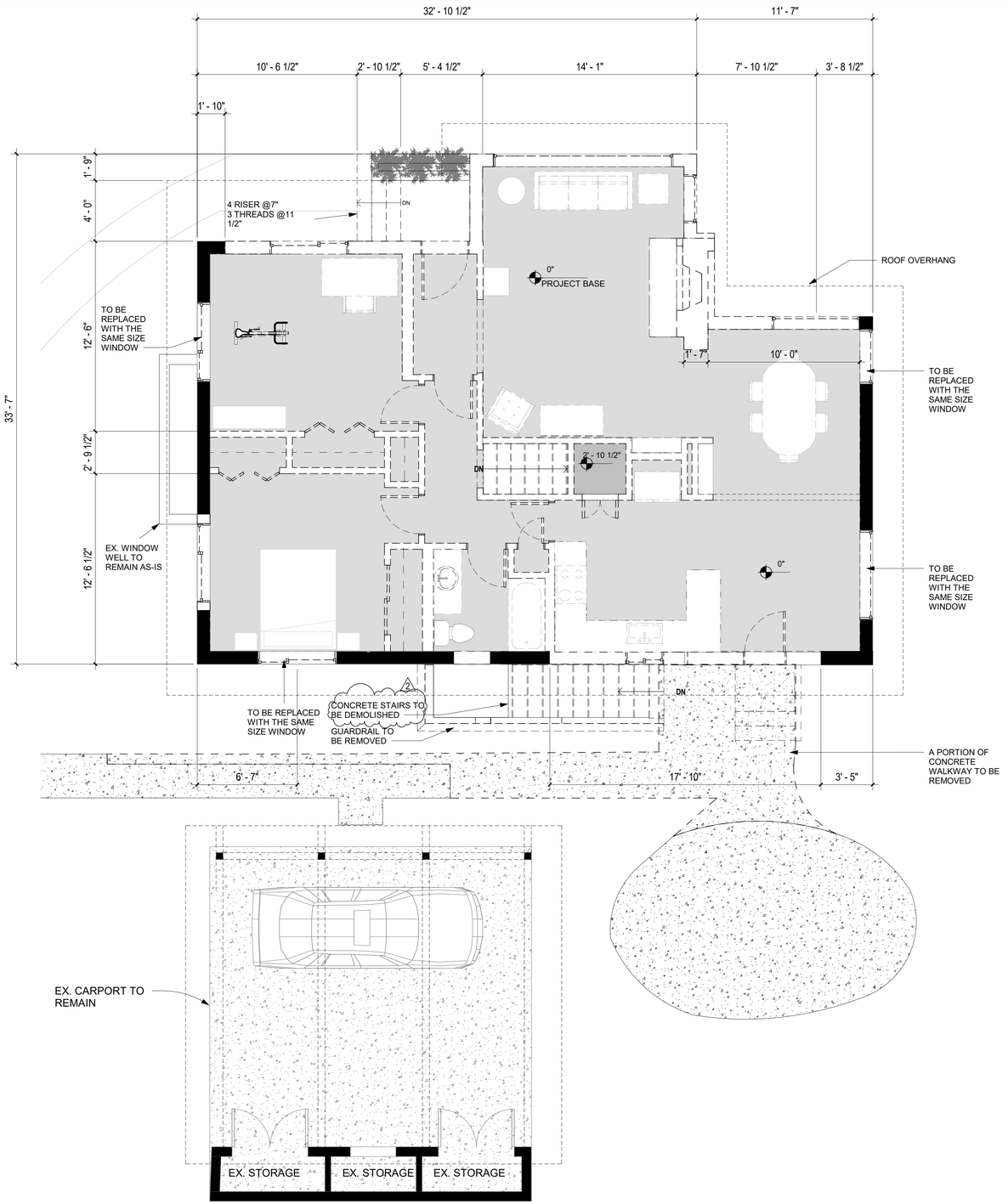
**CD SET**

## LEGEND

| | |
|---|---|
| ■ | BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.) |
| ▭ | REPRESENTS NEW WALL. |
| ▭ (dashed) | REPRESENTS EXISTING WALL TO BE DEMOLISHED. |
| X | REPRESENTS WALL TAG. |
| 3'-0" | REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE |
| - - - - - | REPRESENTS OVERHEAD OR BELOW. |

## NOTES

- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN, U.N.O.




### 1 MAIN FLOOR DEMO PLAN

1/4" = 1'-0"

SZ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**MAIN FLOOR PLAN-DEMO**

**SHEET NUMBER**

A2.0

**CD SET**

## LEGEND

| | |
|---|---|
| ■ | BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.) |
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## NOTES

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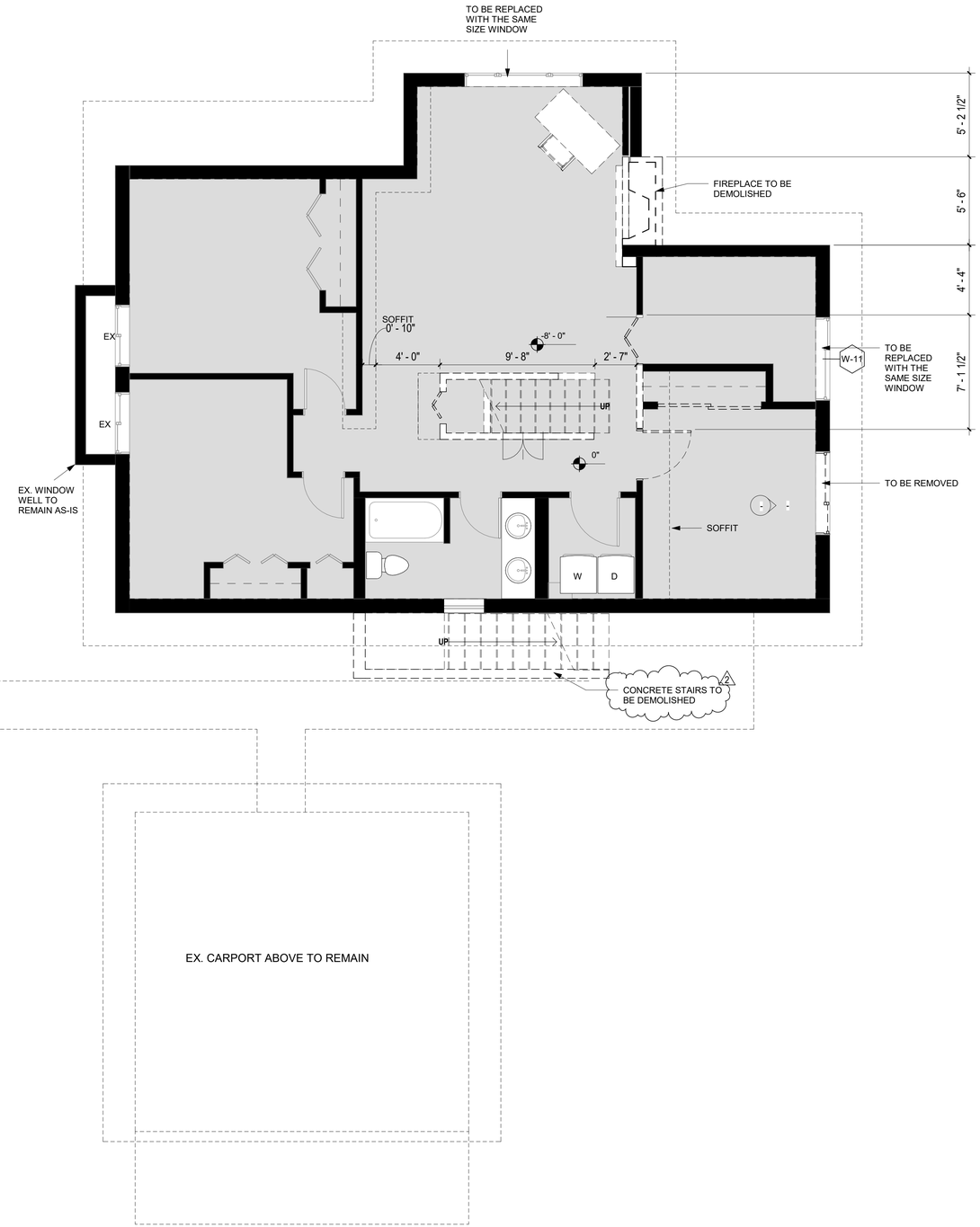


## 2 BASEMENT DEMO FLOOR PLAN

1/4" = 1'-0"

SZ


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# LLOYD RESIDENCE

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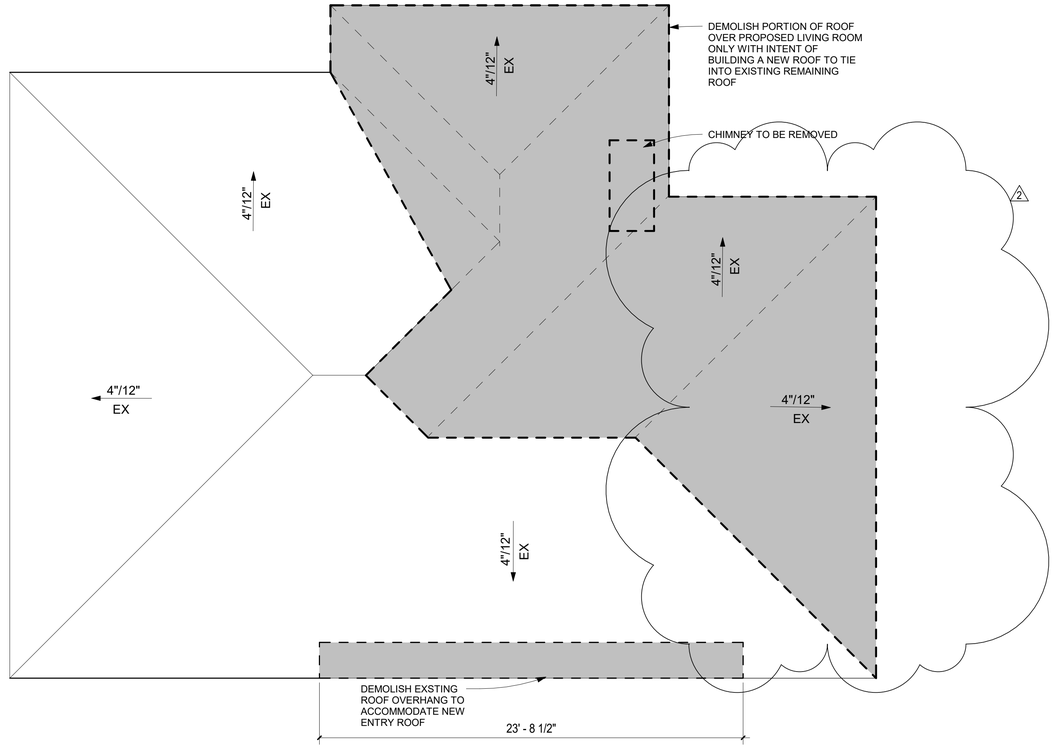
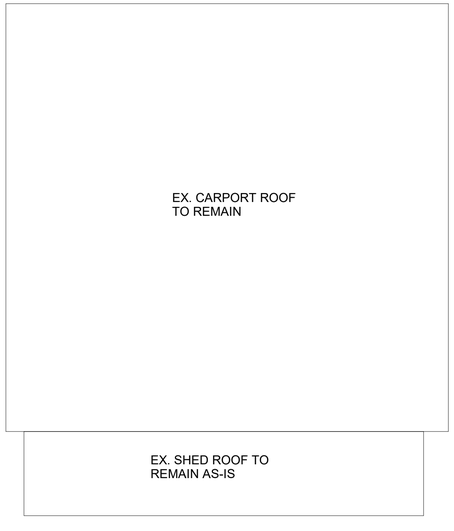
**BASEMENT FLOOR PLAN - DEMO**

**SHEET NUMBER**

A2.1

**CD SET**




## 1 ROOF DEMO PLAN

1/4" = 1'-0"

SZ

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| DRAWN BY: | Author |
| CHECKED BY: | Checker |

ROOF DEMO PLAN

SHEET NUMBER

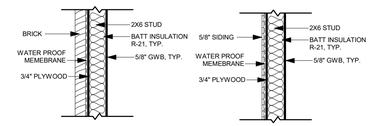
A2.2

CD SET

## LEGEND

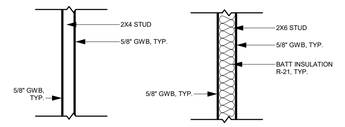
| | |
|---|---|
| ■ | BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.) |
| ▭ | REPRESENTS NEW WALL. |
| ▭ | REPRESENTS EXISTING WALL TO BE DEMOLISHED. |
| X | REPRESENTS WALL TAG. |
| 3'-0" | REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE |
| ---------- | REPRESENTS OVERHEAD OR BELOW. |
| W-X | REPRESENTS A WINDOW TAG. |
| ROOM NAME / XXX | REPRESENTS A ROOM TAG. |
| ---------- | REPRESENTS OVERHEAD OR BELOW. |
| E.F. | REPRESENTS OVERHEAD EXHAUST FAN (MIN. 20 CFM CONTINUOUS OR 50 CFM INTERMENT). |
| S.D. | REPRESENTS OVERHEAD SMOKE DETECTOR. |
| C.O. | REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR |

## WALL TYPES



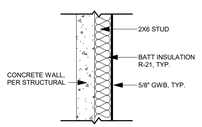

A EXTERIOR WALL TYP. PER STRUCTURE

B EXTERIOR WALL TYP.




C INTERIOR WALL TYP.

D PLUMBING WALL TYP.



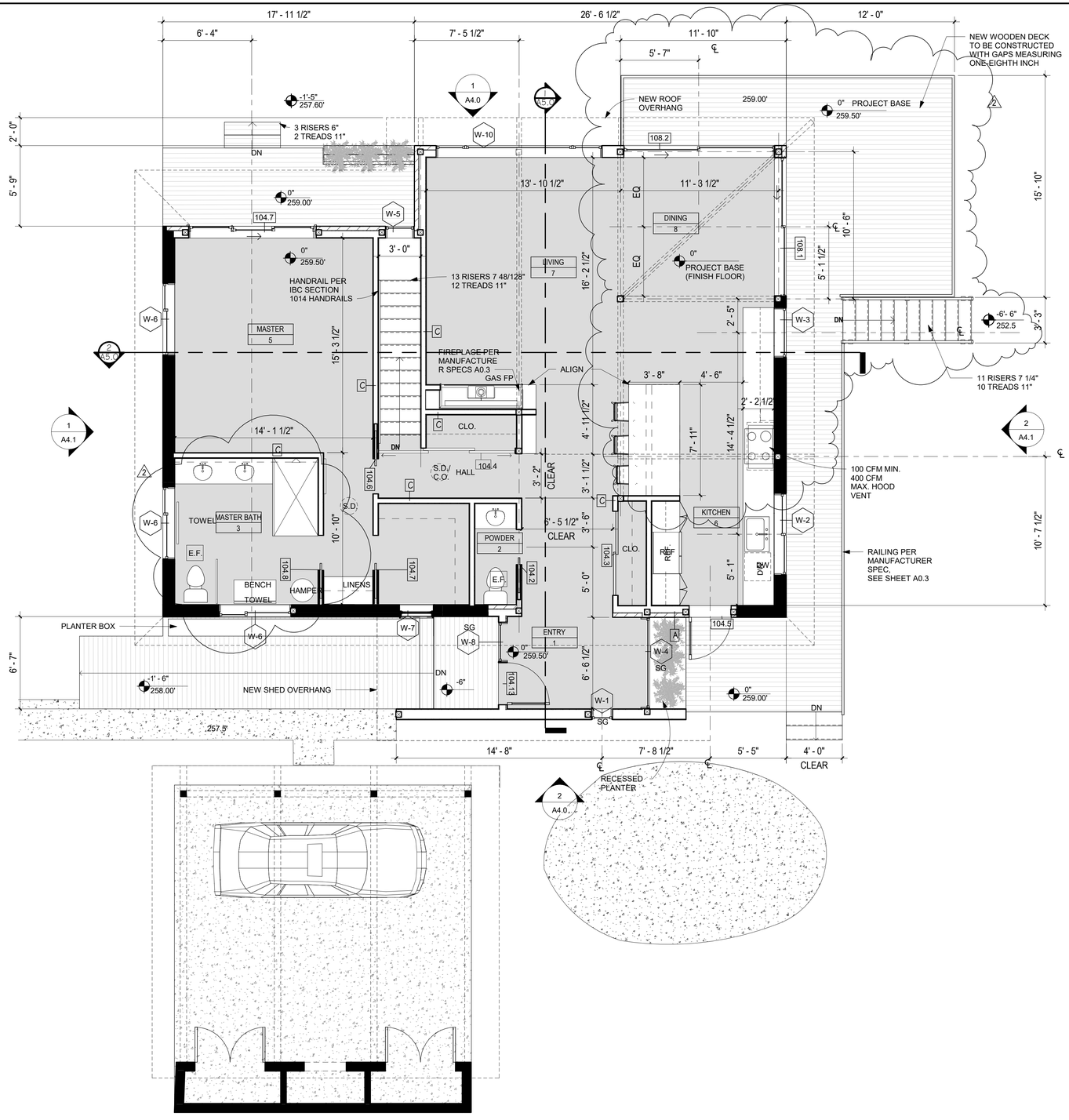

E CONCRETE W/ FIRRED OUT WALL

## NOTES

R503.1.1 BUILDING ENVELOPE. BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.1 OR R402.1.4, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3 AND R402.4.4.

EXCEPTION: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

1. STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION.
2. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
4. ROOF RECOVER.
5. ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING.
6. SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THE CODE DOES NOT REQUIRE THE GLAZING FENESTRATION TO BE REPLACED.






## 2 MAIN FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"


SUZANNE ZAHR INC.

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# LLOYD RESIDENCE

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MAIN FLOOR CONSTRUCTION PLAN

SHEET NUMBER

A2.3

CD SET

## LEGEND

| | |
|---|---|
| ■ | BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.) |
| ▭ | REPRESENTS NEW WALL. |
| ┄┄ | REPRESENTS EXISTING WALL TO BE DEMOLISHED. |
| X | REPRESENTS WALL TAG. |
| 3'-0" | REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE |
| ---------- | REPRESENTS OVERHEAD OR BELOW. |
| W-X | REPRESENTS A WINDOW TAG. |
| ROOM NAME / XXX | REPRESENTS A ROOM TAG. |
| ---------- | REPRESENTS OVERHEAD OR BELOW. |
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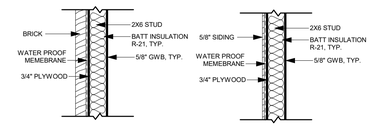
| C.O. | REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR |

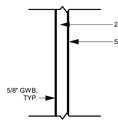
## WALL TYPES



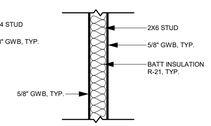

A EXTERIOR WALL TYP. PER STRUCTURE



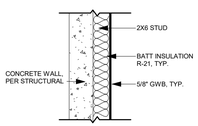

B EXTERIOR WALL TYP.




C INTERIOR WALL TYP.




D PLUMBING WALL TYP.




E CONCRETE W/ FIRRED OUT WALL

## NOTES

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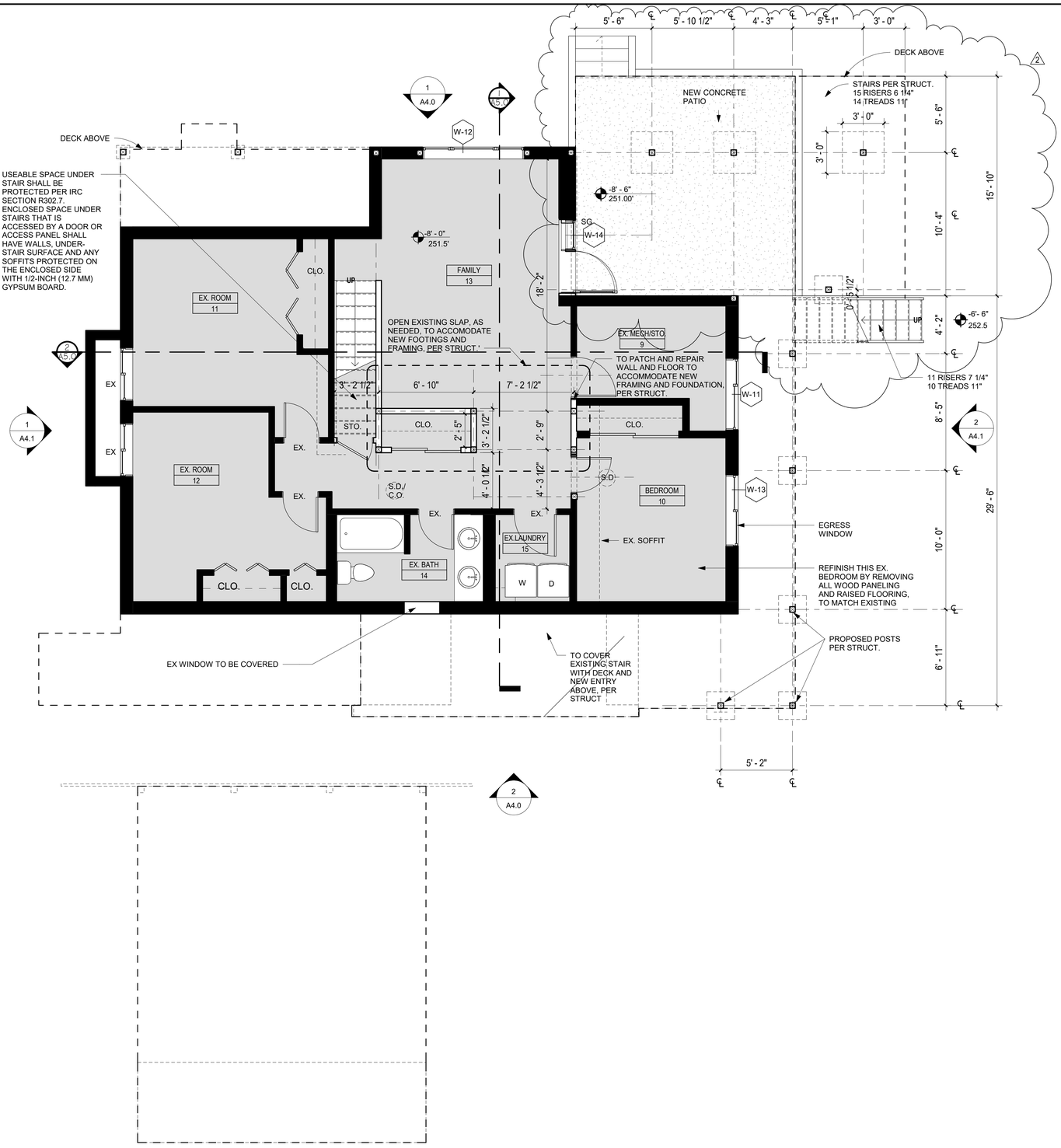
2. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
4. ROOF RECOVER.
5. ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING.
6. SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THE CODE DOES NOT REQUIRE THE GLAZING FENESTRATION TO BE REPLACED.




## 1 BASEMENT CONSTRUCTION FLOOR PLAN

1/4" = 1'-0"


SZ

SUZANNE ZAHR INC.

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BASEMENT FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.4

CD SET

# NEW ROOF VENTILATION

ROOF 1:

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 458 sf
VENTILATION REQUIRED: (458sf /150) x 144 si/sf =439.68 si
18 sim ea.
3" SCREENED VENT: 439.68si / 18 si/lf = 25 lf
TOTAL VENTILATION REQUIRED: VENTILATION PROVIDED:
25 FT LINEAR FEET OF SCREEN VENT

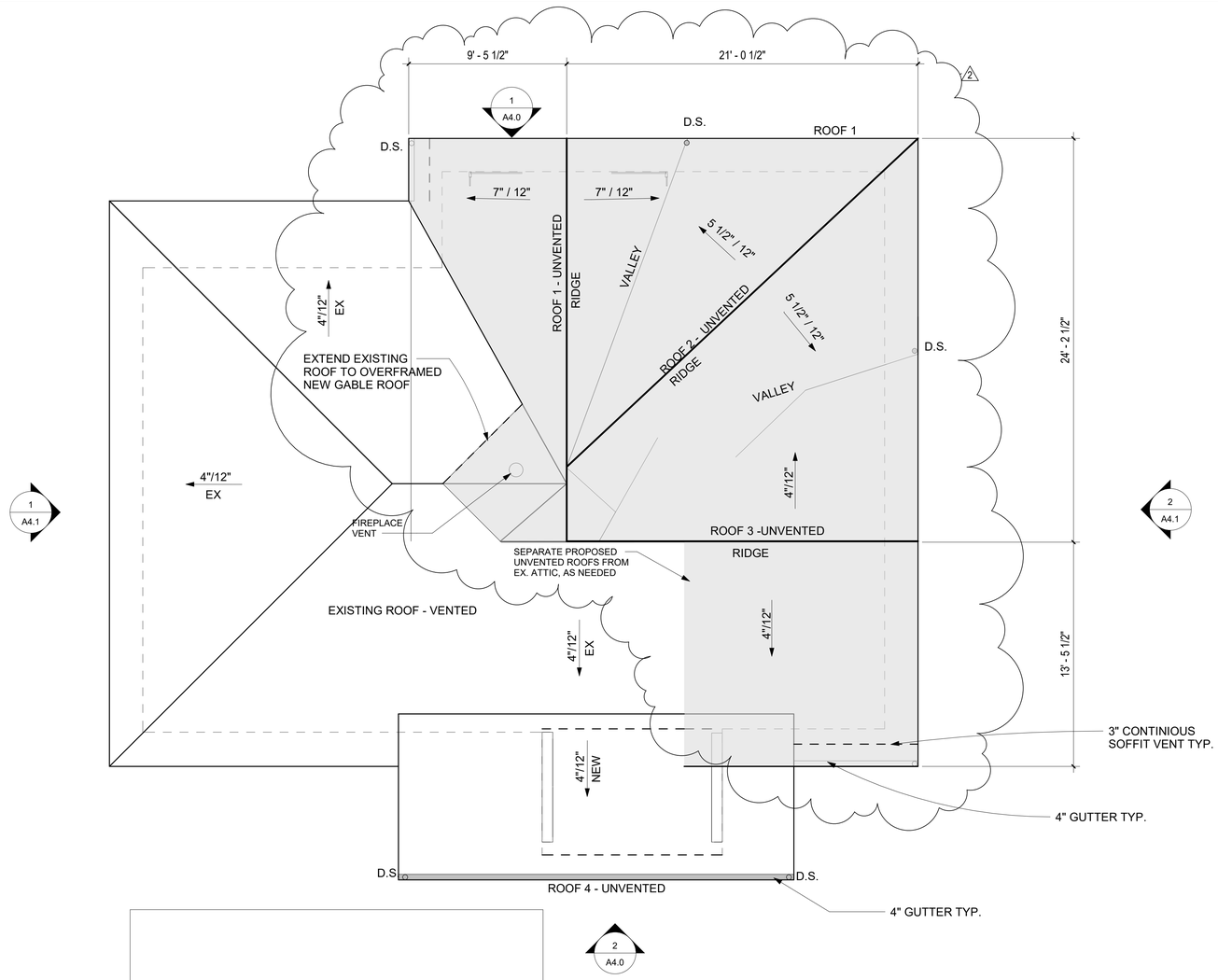
NOTE: VENTILATION REQUIREMENTS MET BY CONTINIOUS SOFFIT VENT.
LINEAR FEET OF RIDGE VENT:
LINEAR FEET OF SOFFIT VENT:

ROOF 2:

ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 280 sf
VENTILATION REQUIRED: (280sf /150) x 144 si/sf =
268.8 si 18 sim ea.
3" SCREENED VENT: 268.8si / 18 si/lf = 15 lf
TOTAL VENTILATION REQUIRED: VENTILATION
PROVIDED/15 FT LINEAR FEET OF SCREEN VENT

NOTE: VENTILATION REQUIREMENTS MET BY CONTINIOUS SOFFIT VENT.




## 1 ROOF CONSTRUCTION PLAN

1/4" = 1'-0"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| 2 REVISION | 06.20.22 |
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**ROOF CONSTRUCTION PLAN**

**SHEET NUMBER**

A2.5

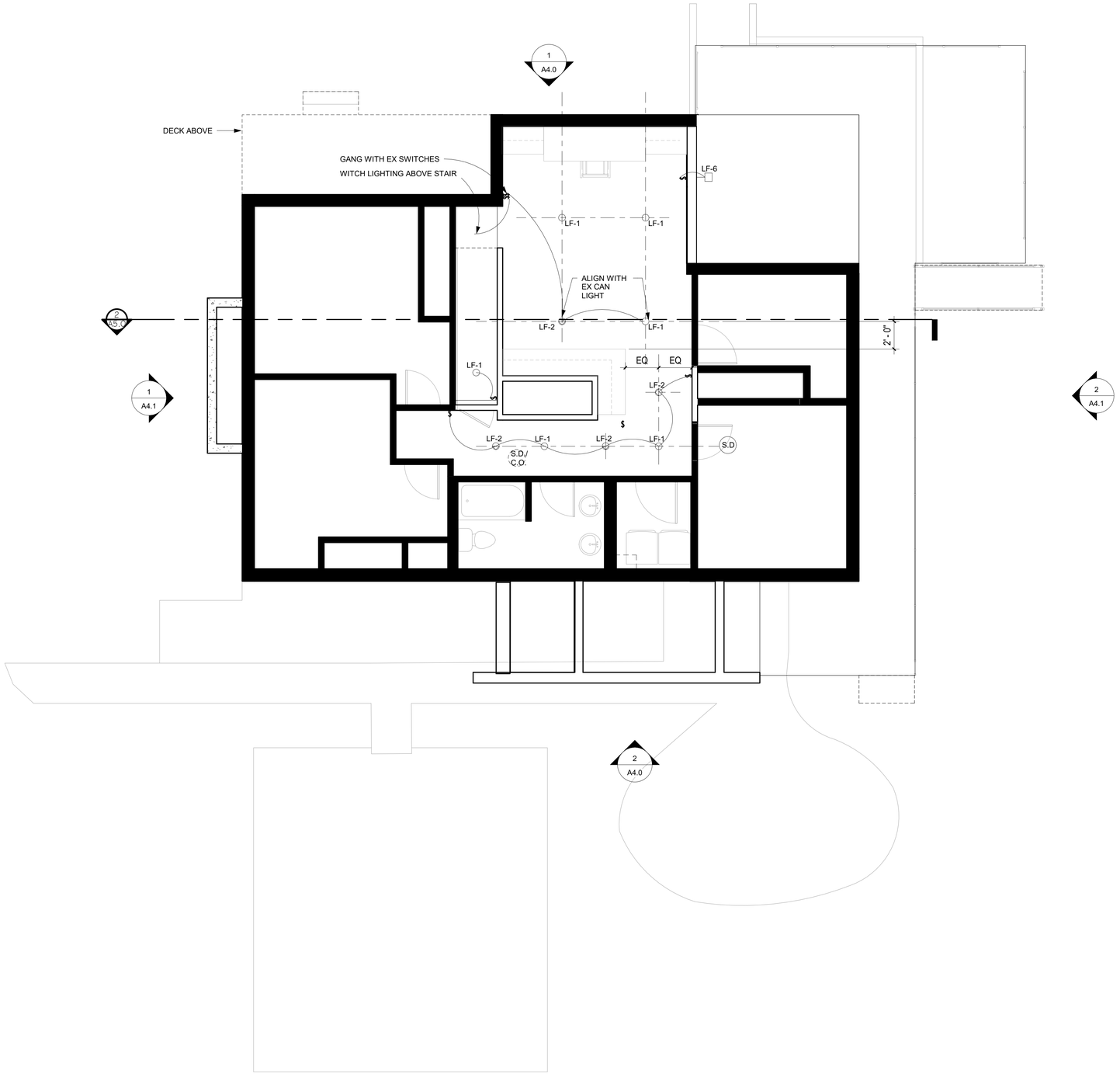
**CD SET**

## LEGEND

| | |
|---|---|
| ■ | BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.) |
| ▭ | REPRESENTS NEW WALL. |
| ▭ (dashed) | REPRESENTS EXISTING WALL TO BE DEMOLISHED. |
| X | REPRESENTS WALL TAG. |
| 3'-0" | REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE |
| - - - | REPRESENTS OVERHEAD OR BELOW. |
| ○ | REPRESENTS RECESSED 8" CAN LIGHT. LF-1 |
| ◐ | REPRESENTS RECESSED 8" DIRECTIONAL CAN LIGHT. LF-2 |
| ⊕ | REPRESENTS SMALL PENDANT LIGHT. LF-3 |
| ⊕ | REPRESENTS LARGE PENDANT LIGHT. LF-4 |
| ⌓ | REPRESENTS INTERIOR WALL MOUNTED SCONCE. LF-5 |
| ⊢ | EXTERIOR WALL MOUNTED SCONCE. LF-6 |
| ▭ | RECEDDED PATHWAY LIGHT LF-7 |
| E.F. | REPRESENTS OVERHEAD EXHAUST FAN (MIN. 20 CFM CONTINUOUS OR 50 CFM INTERMENT). |
| S.D. C.O. | REPRESENTS OVERHEAD DUAL SMOKE DETECTOR / CARBON MONOXIDE DETECTOR. |
| $ | REPRESENTS A SINGLE SWITCH TO BE MOUNTED @ 50" A.F.F. TO C.L. |
| $3 | REPRESENTS A 3 WAY SWITCH TO BE MOUNTED @ 50" A.F.F. TO C.L. |
| $D | REPRESENTS A DIMMER SWITCH TO BE MOUNTED @ 50" A.F.F. TO C.L. |

## NOTES

- PLAN SHOWS PROPOSED LIGHTING LAYOUT.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.




## 1 BASEMENT REFLECTED CEILING PLAN

1/4" = 1'-0"


SZ

SUZANNE ZAHR INC.

2441 SE 76TH AVE, SUITE 160
MERCER ISLAND, WASHINGTON 98040
T. 206 354 1567
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# LLOYD RESIDENCE

RESIDENTIAL REMODEL

2723 74TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

21004

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

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| CHECKED BY: | Checker |

BASEMENT REFLECTED CEILING PLAN

SHEET NUMBER

A3.0

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## LEGEND

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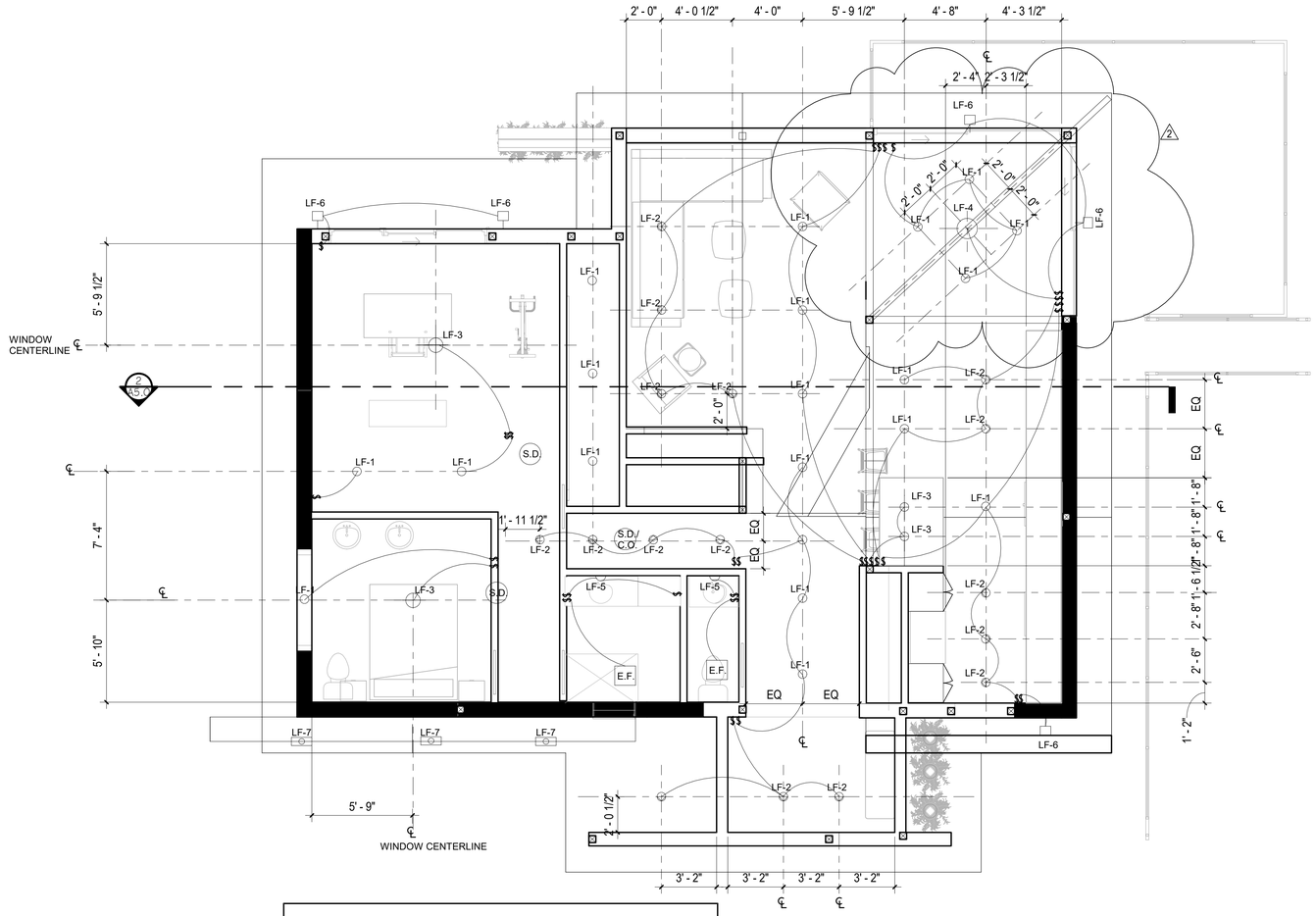


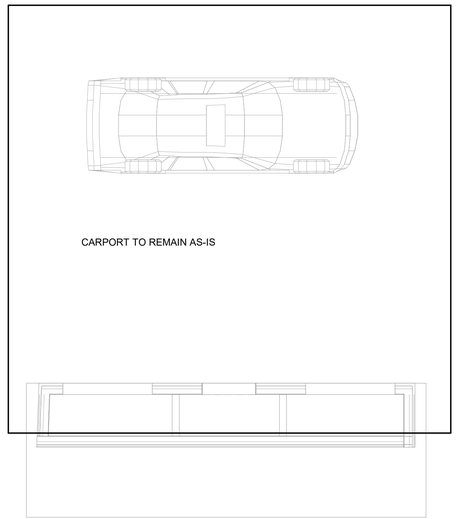


## 2 MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"


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MAIN FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

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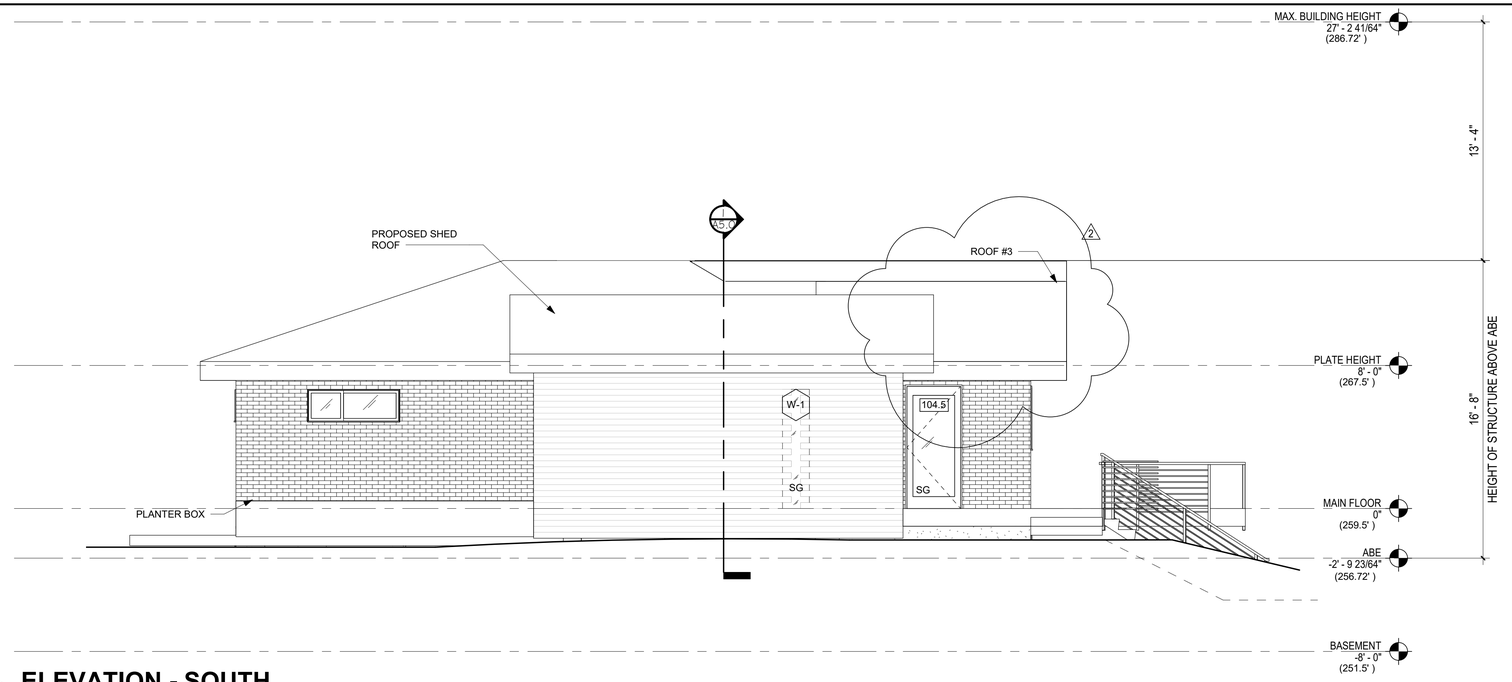
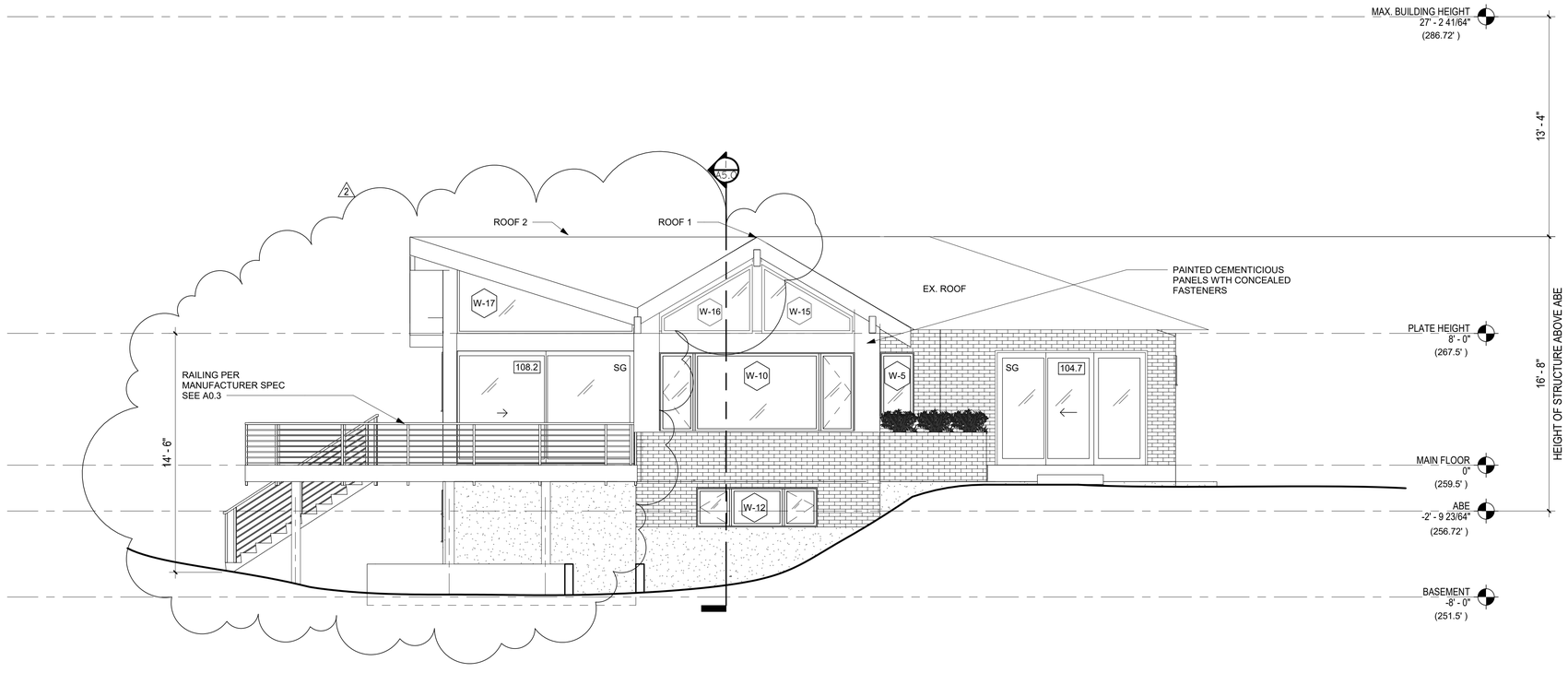



## 2 ELEVATION - SOUTH

1/4" = 1'-0"




## 1 ELEVATION - NORTH

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

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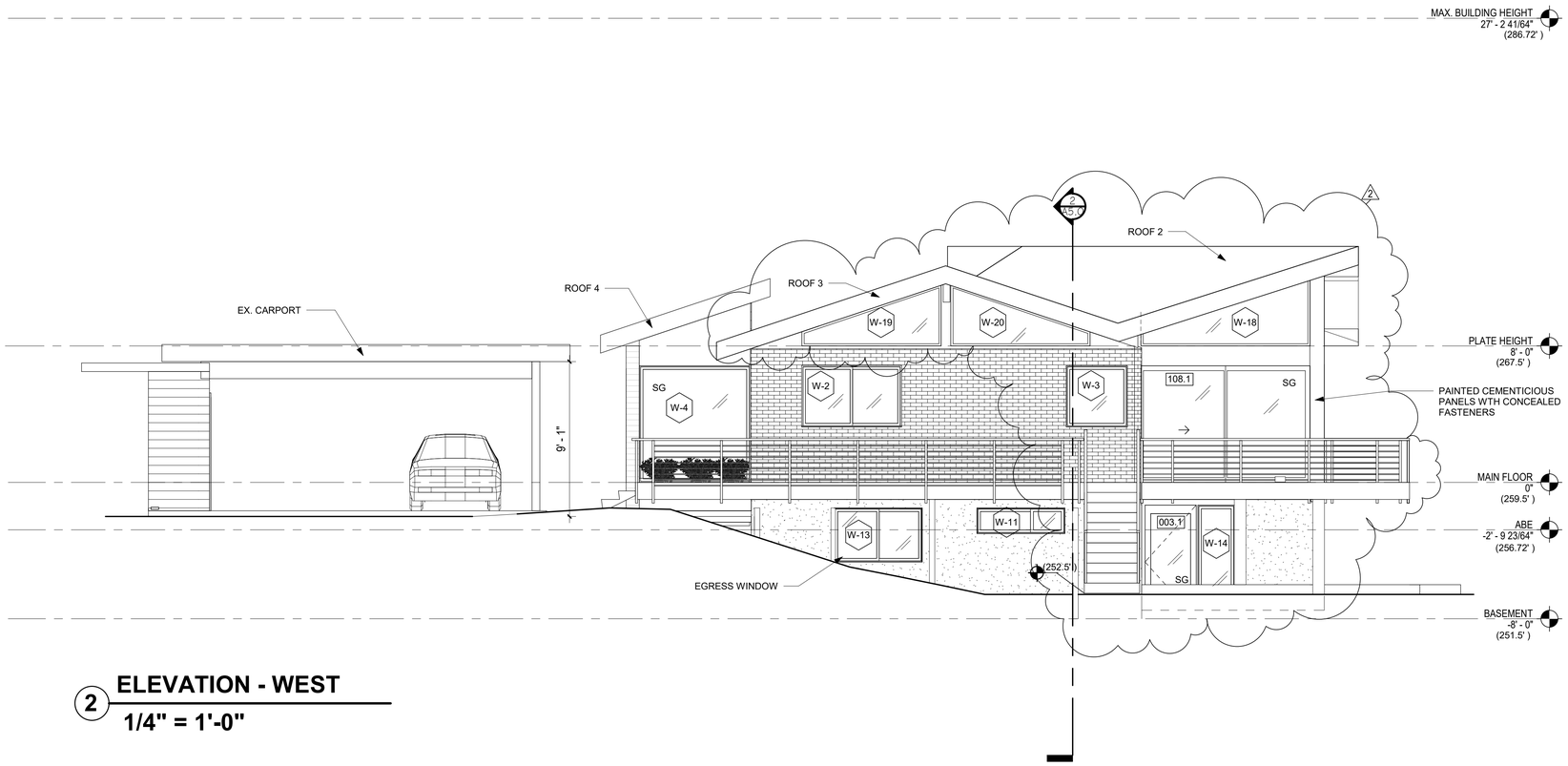
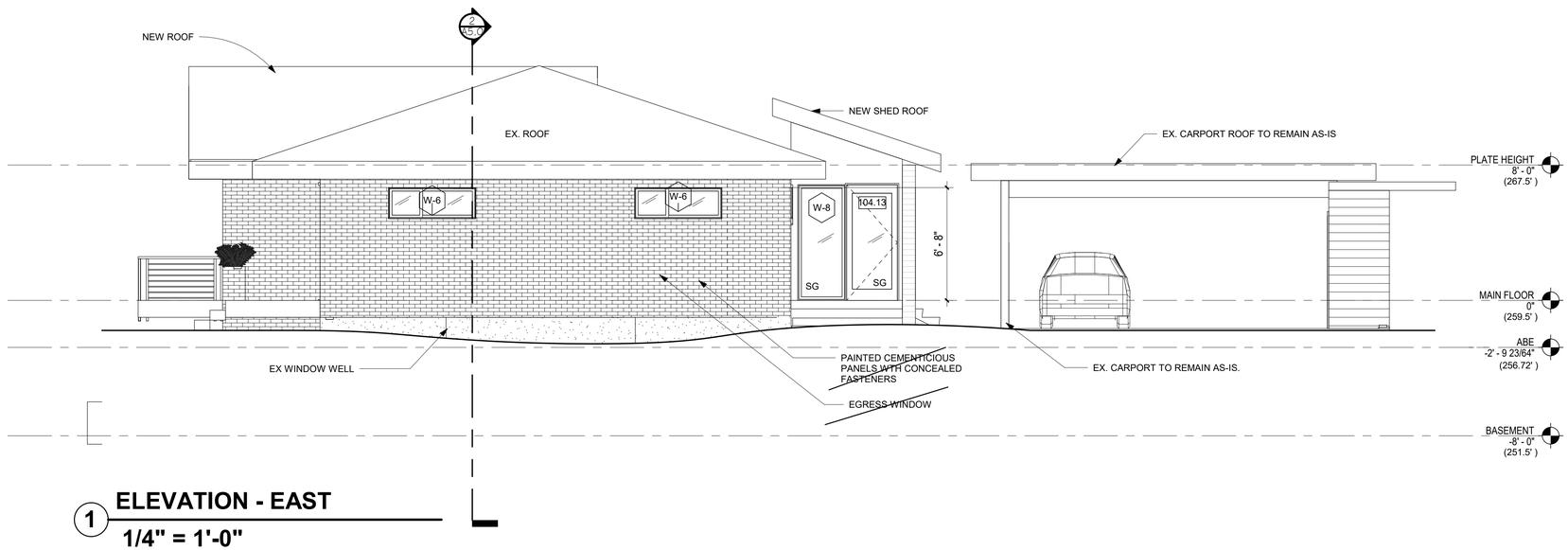



## 2 ELEVATION - WEST

1/4" = 1'-0"




## 1 ELEVATION - EAST

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET NUMBER

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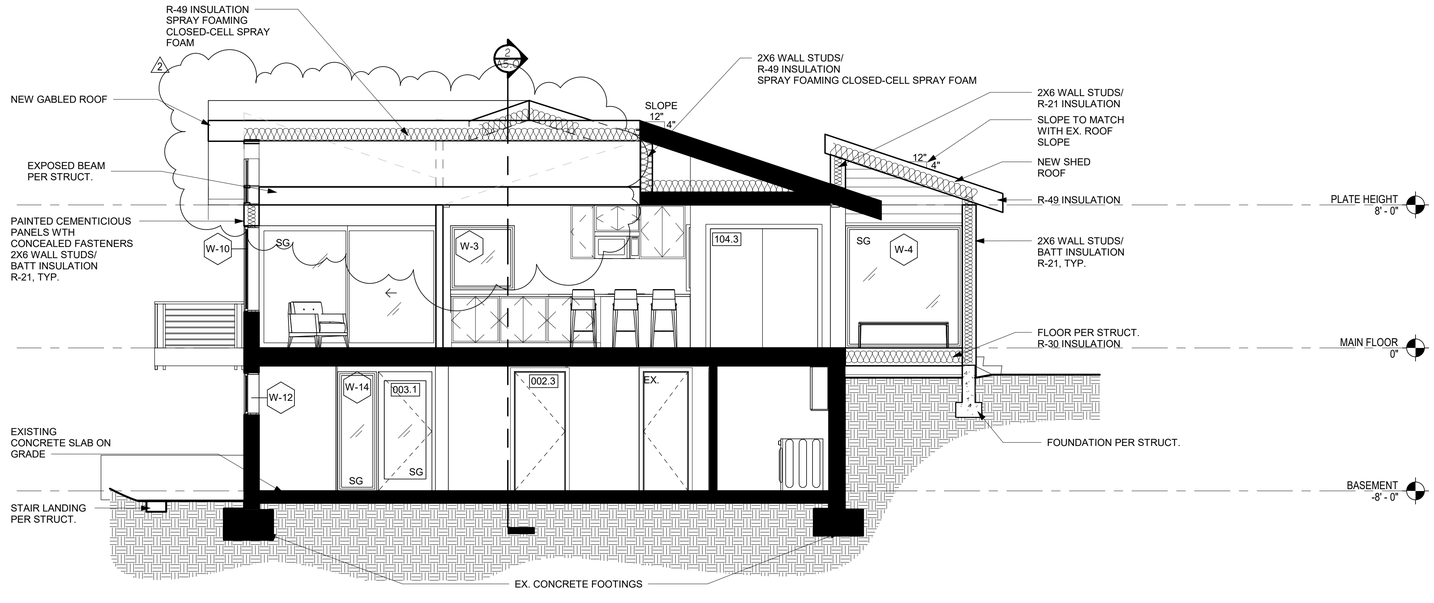
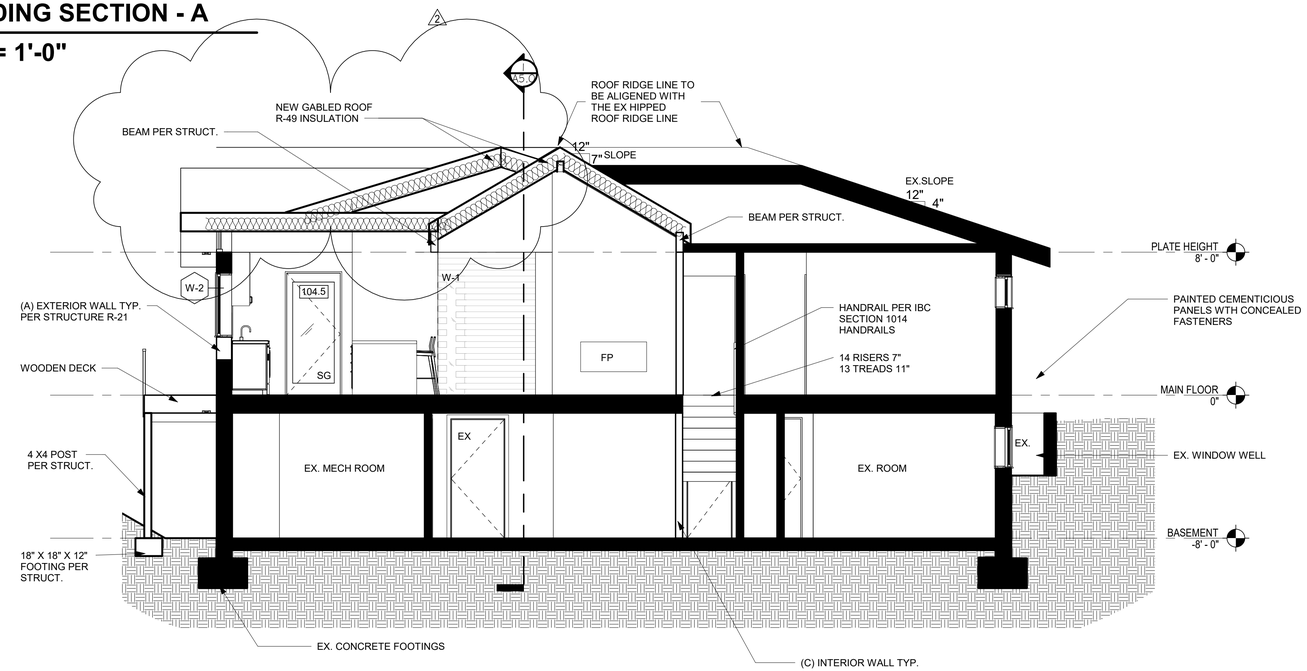



## 1 BUILDING SECTION - A

1/4" = 1'-0"




## 2 BUILDING SECTION - B

1/4" = 1'-0"

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# LLOYD RESIDENCE

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BUILDING SECTIONS

SHEET NUMBER

A5.0

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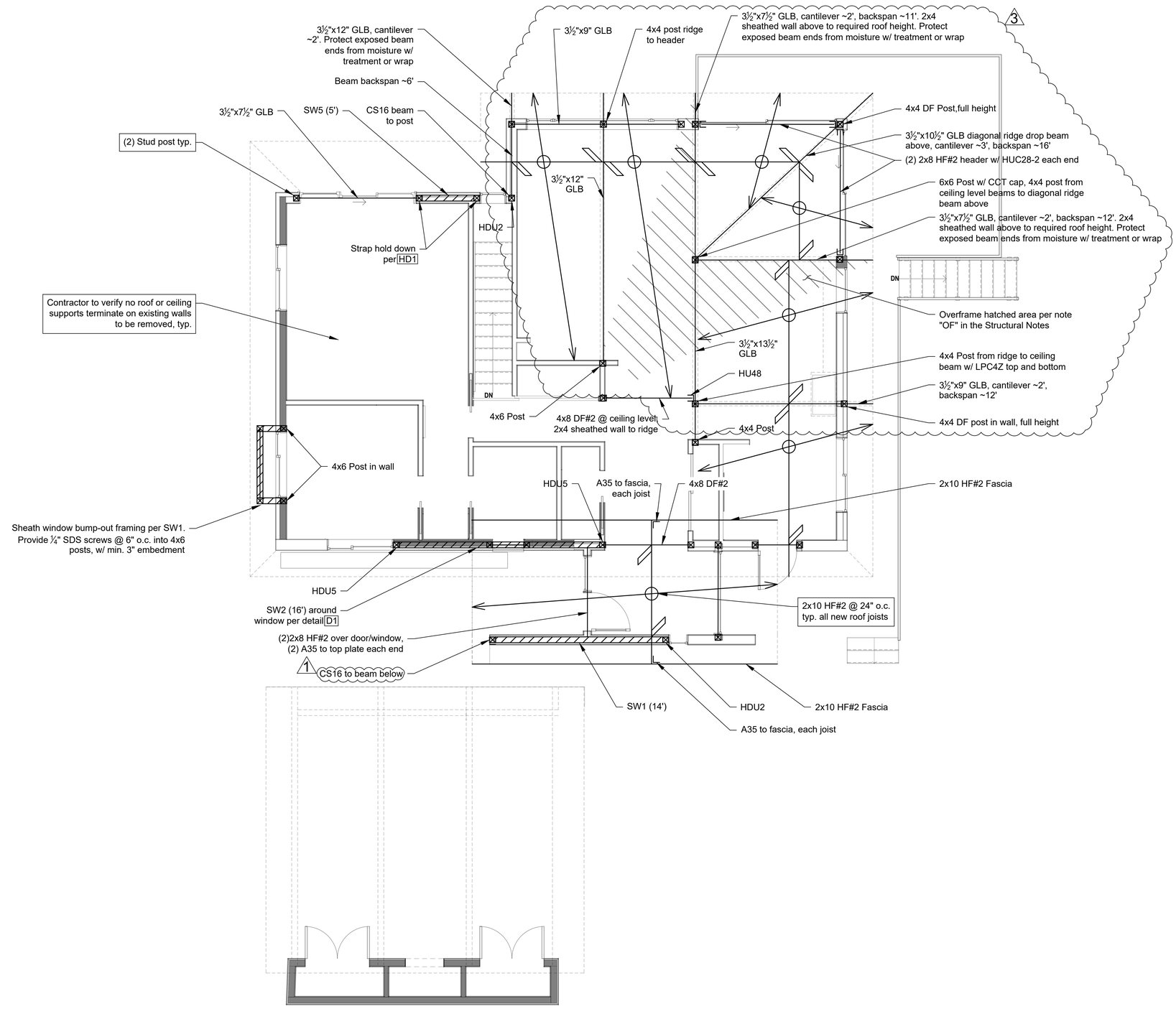


1 Roof Framing and Main Floor Wall Plan

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


Consulting Structural Engineering Services
6311 17th Ave NE, Seattle, WA 98115
Phone: 206-527-1288
Email: john@cses-engineering.com


# Lloyd Residence

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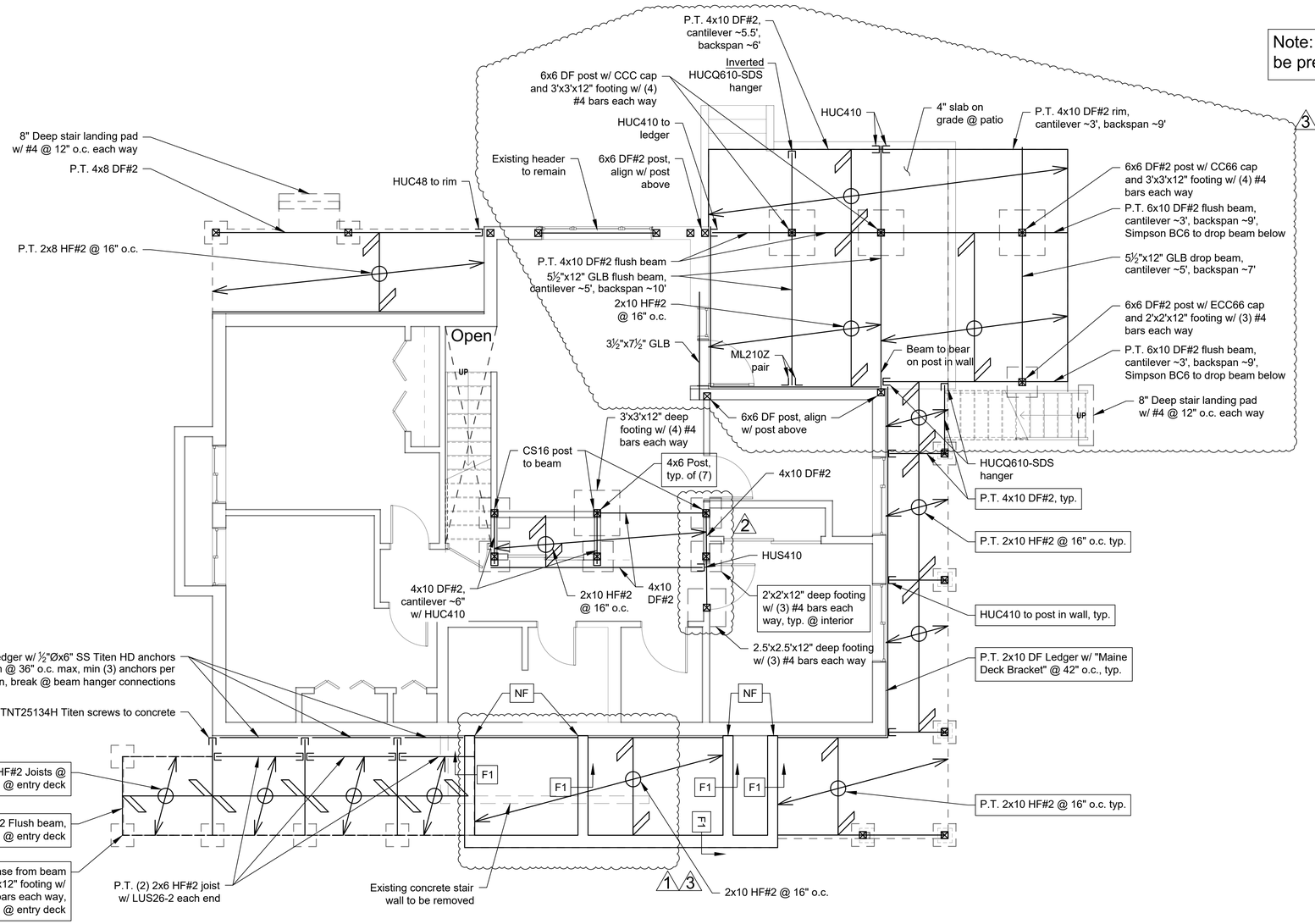


1 Main Floor Framing and Foundation Plan

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


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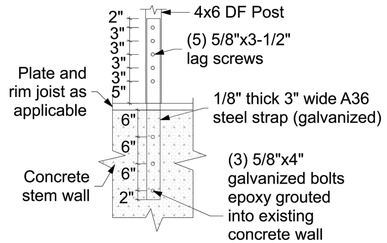
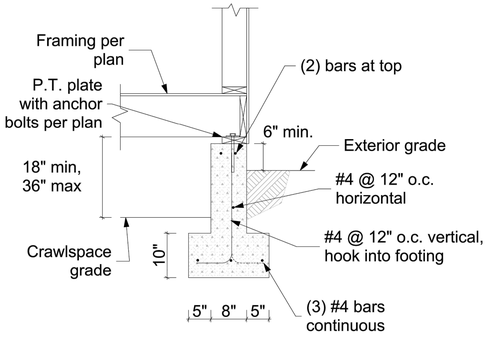



## HD1 Custom Strap Hold Down Detail

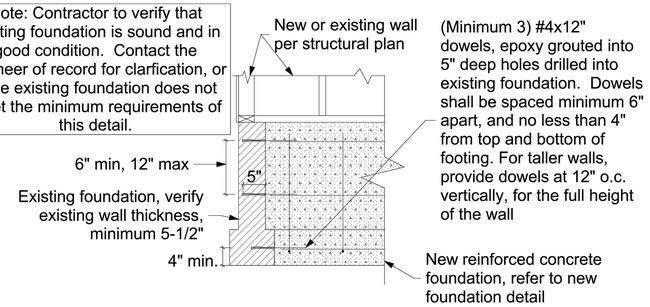
3/4" = 1'-0"




## F1 Exterior Footing with Crawlspace Detail

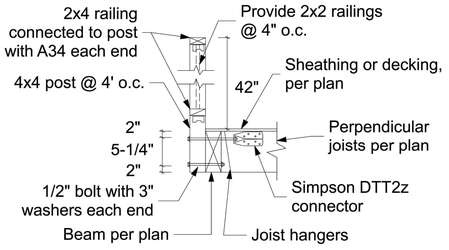
3/4" = 1'-0"

Note: Contractor to verify that existing foundation is sound and in good condition. Contact the engineer of record for clarfication, or if the existing foundation does not meet the minimum requirements of this detail.

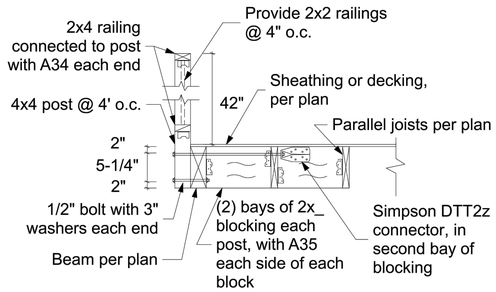



## NF New Foundation to Existing Detail

3/4" = 1'-0"




Railing at Perpendicular Joists

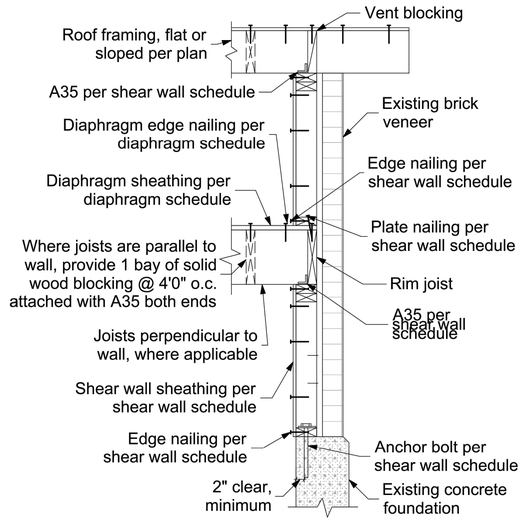



Railing at Parallel Joists

## Deck Railing Typical Detail

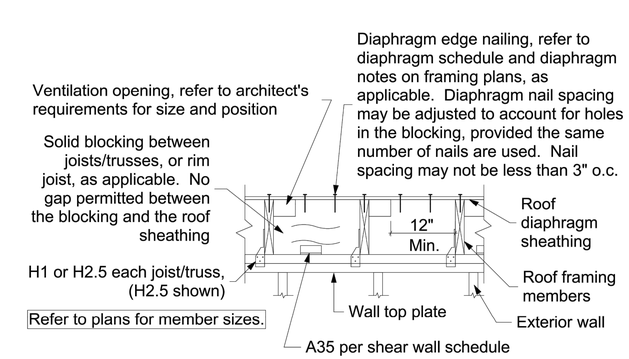
3/4" = 1'-0"

Note: Okay to omit brick per architectural. Sheathing may be placed on inside or outside of wall, as accessability allows.



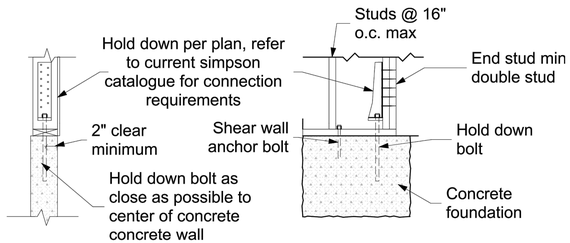

## Brick Veneer Shear Wall Typical Detail

1" = 1'-0"



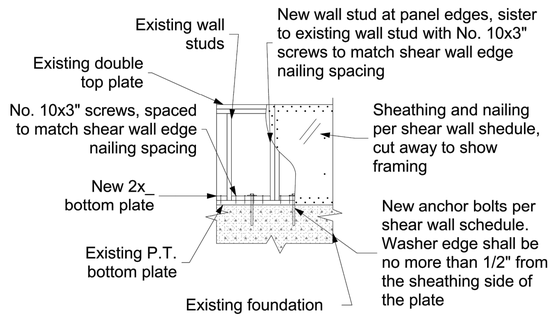

## Roof Ventilation Typical Detail

1" = 1'-0"



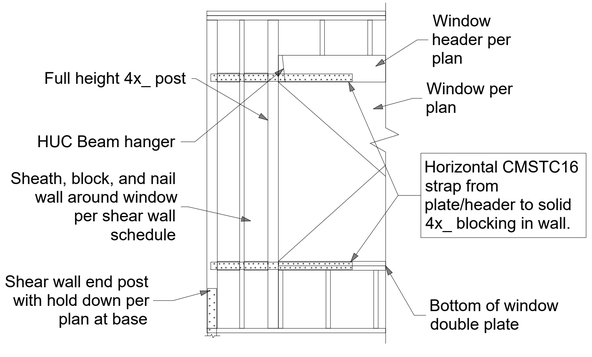

## Retrofit HDU Hold Down Typical Detail

3/4" = 1'-0"




## Retrofit High Strength Shear Wall Typical Detail

1/2" = 1'-0"




D1 Shear Wall At Window Detail

1/2" = 1'-0"

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# Lloyd Residence

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# Structural Notes:

## Applicable Codes and Standards:

**2018 International Building Code (IBC) and other applicable local building codes.**
**ASCE/SEI 7-16 - "Minimum Design Loads for Buildings and Other Structures"**
**2018 NDS for wood structures.**
**American Wood Preservers Bureau - AWPB Standards for Pressure Treated Material.**
**American Concrete Institute - ACI 315, ACI 318, ACI 301, ACI 307.**

**Structural design shall be in accordance with the latest edition of above codes and standards. Contractor shall comply with the latest edition of all applicable codes and standards.**

## Design Loads:

**Live load:** roof 25 psf (snow)
floors 40 psf (60 psf decks)
**Dead load:** solar panels 4 psf

**Wind load:** Basic wind speed 110 mph, exposure B, KzT=1.6
Building Category: Enclosed, Wind Important Factor Iw = 1.0
Refer to calculation page L1 for design wind forces.
Internal pressure 5 psf, Components and cladding design per 1609.6.4.4.1

**Seismic loading per IBC Section 1613, Site Class D.**
**The basic structural type is a bearing wall system with light framed walls with shear panels. Rw = 6.5 (wood structural panels), soil type D.**
**Seismic importance factor 1.0, Seismic Use Group I**
**Design and Analysis by Simplified Design Procedure**
**Peak Ground Accelerations (PGA) based on USGS Hazards Program, by lat/long.**
**PGA 1 sec = .486 PGA .2 sec = 1.397**
**Seismic base shear = 0.143 * Dead Load**

## Foundations:

**Soil parameters (assumed): Vertical allowable soil pressure: 1,500 psf**
**All soil conditions are to be field verified during construction. Footings shall bear on firm natural soils or on structural fill placed over firm natural soils, and inspected in place. Footings shall extend 18 inches minimum below adjacent exterior finished grade and shall extend 12 inches minimum below existing interior grade unless otherwise noted on plans. Structural fill shall be placed in 12-inch maximum horizontal lifts (loose thickness) and compacted to 90 percent of maximum dry density in accordance with ASTM D-1557. Imported structural fill shall be granular material containing no more than 5 percent fines, passing no. 200 sieve. Structural fill in place shall be tested by a licensed soil engineer or approved by the building inspector.**

**Drainage behind the concrete walls shall be provided conforming to the construction details.**

## Cast in Place Concrete:

**Concrete shall attain a minimum compressive strength of 2,500 psi at 28 days (5-½ sack mix). An alternate mix provided by the concrete supplier and pre-approved by the building department is acceptable. Reinforcing steel shall conform to ASTM A-615, Grade 60 (Fy=60,000 psi) for all bars. Provide all wall and footing horizontal bars with 2'-0" x 2'-0" corner bars of the same size at all corners and wall intersections. Minimum lap splice 48 bar diameters.**

**Concrete protection for reinforcement shall be:**

| | |
|---|---|
| **Concrete exposed to earth or weather** | **1.5" (#5 & smaller) 2" (#6 & larger)** |
| **Concrete cast against earth** | **3"** |
| **Slabs** | **0.75"** |

## Structural steel:

**Plates, ASTM A36, Fy=36 ksi. Structural Steel Pipe per ASTM A53, Fy=35 ksi.**

## Bolts:

**Anchor bolts shall conform to F1554. All other bolts shall conform to ASTM A307.**
**Minimum anchor bolt size and spacing shall be ½" diameter bolts @ 6' o.c. Shear wall anchor bolts per the shear wall schedule.**
**For cast-in-place anchors, provide 7" minimum embedment into the new concrete foundation.**
**For retrofitted anchors, provide 5" minimum embedment into the existing concrete foundation. Epoxy grout with Simpson SET epoxy.**
**Provide 3"x3" square x 0.229" thick bolt washers where anchor bolts connect the sill plate to the concrete foundation.**

## Wood Framing Specifications:

**All sill plates and other wood framing which is in contact with concrete or masonry must be preservative-treated in accordance with AWPA U1 and M4 standards. For anchor bolts connecting wood sill plates to concrete or masonry, provide galvanized steel washers and nuts on top of the sill, minimum washer size 3" x 3" x 1/4" thick.**

**Where toenails are used for stud wall construction, a minimum of (2) toenails at top and bottom of each stud shall be provided. Toenails shall be 16d nails driven at approximately a 45 degree angle, with a minimum of 1-1/2" of the nail shank shall be embedded in both the stud and the plate. End nails driven through the plate and into the stud end grain are not permitted. Simpson A34 clips at top and bottom of each stud are permitted where correct toenailing is not provided.**

**Wherever joists bear on a wall or beam, either a continuous rim joist or solid wood blocking must be provided. Blocking shall be connected to the joists with A35 angles at each end. Individual blocks may be omitted to allow for ducting or other openings. Consult with the engineer of record if more than 25% of the blocking is omitted.**

**Unless noted otherwise, the following grades and species shall be used for structural lumber:**

| | |
|---|---|
| **2x joists** | **Hem-Fir #2** |
| **2x, 3x, and 4x studs** | **DF/L standard for plywood or WSP shear walls** |
| | **Hem-Fir standard for other walls** |
| **4x and 6x beams** | **DF-L #2** |
| **Micrallam LVL lumber** | **LVL 1.9E, Fb = 2600 psi, Fv = 285 psi (minimums)** |
| **Parallam lumber** | **2.0 WS, Fb = 2900 psi, Fv = 290 psi (minimums)** |
| **Glu-lam lumber** | **24F-V4 for simple span beams, 24F-V8 for cantilever beams** |

**All framing connections shall be per Table 2304.10.1 of the IBC, unless otherwise noted.**

## Preservative-Treated Wood and Fasteners:

**All wood in contact with concrete or masonry shall be preservative-treated, in accordance with AWPA U1 and M4 standards.**

**All fasteners installed in preservative-treated wood shall be hotdipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153.**

**Fasteners other than nails and timber rivets are permitted to be mechanically deposited zinc-coated with coating weights complying with ASTM B 695, Class 55 minimum. Plain carbon steel fasteners in wood preservated-treated with SBX/DOT or zinc borate are not required to be galvanized.**

## Plywood Thickness, Grade, and Nailing:

**Install plywood sheets with face grain perpendicular to framing. Stagger joints in adjacent sheets. If not otherwise noted, use nailing schedule, Table 2304.6.1 of the IBC.**

## Metal Framing Connectors:

**Unless otherwise noted: Metal framing connectors shall be manufactured by the Simpson company, or approved equal. Unless noted otherwise, use U-series joist hangers to match joist size (e.g., U210 for 2x10 joist). Provide H1 or H2.5 hurricane ties, or other connectors with similar capacity, at every roof joist or truss, and H6 or H7 at ends of roof beams and girder trusses. Where supported by wood posts, wood beams shall be connected to the tops of the posts using Simpson AC, PCZ or EPCZ post caps, and to the bottoms of the posts bearing on wood framing using Simpson AC connectors or A35 clips. Where supported by perpendicular beams, wood beams shall be connected by HU-series face mount beam hangers. Provide Simpson AB_ or PB post bases to connect posts to concrete foundations. Unless otherwise specified, the maximum number of nails or screws should always be installed on any connector.**

## Connection of New Foundation to Existing, Note NF:

**At each location where the new concrete foundation abuts the existing foundation, connect the new to the existing using minimum (3) #4 by 18" long rebar dowels, epoxy grouted into 5/8" diameter by 5" deep holes drilled into the existing foundation. Each dowel shall be no closer than 3" to any edge or corner of concrete. Minimum spacing between dowels shall be 6". For concrete wall intersections longer than 3'-0" in any direction, additional dowels shall be located at 12" o.c. for the full height or length of the new foundation concrete.**

**Contact the engineer (prior to construction) for evaluation and approval of the existing foundation system, if there are any significant cracks in the existing foundation within 6 feet of the new foundation, or if there is any indication that the existing foundation is in poor condition, including visible rock pockets, non-uniform concrete, spalling, noticeable settlement of the existing footing, or other distress.**

## Roof Over Framing Note, Note OF:

**The new roof area shown hatched consists of new roof framing constructed over the existing roof framing below. The over built framing shall be constructed in such a way as to distribute the roof loads from the new framing uniformly to the existing roof structure (for example, no new concentrated loads, such as from a beam, shall be added to the existing roof structure). This equal distribution may be accomplished by constructing the new overbuild roof using framed 2x4 cripple walls spaced at 2 feet on center, located on top of and perpendicular to the existing roof sheathing supported by the existing roof framing. No sheathing is required for these cripple walls.**

**The new cripple walls and roof rafters (spanning 2 feet, perpendicular to the cripple walls) may be constructed using 2x4 lumber, stud grade at minimum. The new plates shall be nailed to each existing rafter with (2) 16d nails minimum. New roof sheathing shall be per the diaphragm schedule.**

**A new 2x_ plate shall be constructed along the new valley lines, and nailed to each existing rafter, along its entire length, with (2) 16d nails per existing rafter.**

**If desired, an alternate method for distributing the loads may be submitted to the structural engineer of record, for review and approval prior to construction.**

## Hold Down Notes

**Convention for showing shear walls and hold downs: Shear walls are shown on the framing plan for the floor above. (For example, first floor shear walls will be shown on the second floor framing plan, and the shear walls for the topmost floor will be shown on the roof framing plan.) Hold downs are located at the bottom of that shear wall, and connect the end of the shear wall to wall framing or a structural beam located in the floor below the shear wall. Contact the engineer of record for clarification if needed.**

**Hold downs for each floor must be continuously connected to hold downs on the floor below (or to other intermediate wood framing where so indicated), until they are finally connected to the concrete foundation.**

**Hold downs shall be installed so as to be as far apart as is reasonable. Hold downs may be located on either the near side or the far side of the post or double stud to which they are attached. In no case shall a hold down bolt be located farther than 6" from the end of the shear wall, except with prior written approval of the engineer. Refer to the latest edition of the Simpson Catalog for details.**

**Where multiple studs are called out at a hold down, nail studs together with (2) 16d nails at 8" o.c. or 1/4" x 3" Simpson SDS Screws at 12" o.c.**

**Where a hold down post lands on a rim joist, provide full depth vertically oriented blocking under the post.**

**Strap Hold Downs:**
**Provide a vertically oriented strap hold down consisting of one or two of the Simpson vertical strap ties listed below, connecting the end stud or post of the shear wall indicated to new or existing studs in the wall framing below, or to a wood beam supporting the shear wall, where applicable.**
**Straps shall be installed so that the minimum end length is provided to both connected posts or studs. Where a strap is connected to a below below, the strap shall be wrapped around the beam until the minimum end length is reached.**

**CS16** denotes a Simpson CS16 strap, with a minim end length of 14", and (13) 8d nails each end.

**Rod Hold Downs:**

**HDUx** denotes a Simpson HDU(2,4,5,8,or 11)-SDS2.5 hold down. For hold down bolts at existing concrete foundations, use the following bolts:

**For HDU2,4,5:** 5/8" diameter A307 threaded steel rod may be used, which shall be epoxy grouted into a 3/4" diameter hole with a minimum embedment of 10".

For hold downs at new concrete foundations, provide the following bolts.

**For HDU2,4,5:** Simpson SB5/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.

**Special Note:**
**All holes for hold down bolts which are installed into existing foundations must be inspected during the installation of the hold down. Either the building inspector, the structural engineer of record, or the special inspection agency must perform the inspection and approve it before the bolts may be epoxy grouted into the holes. The epoxy grout used must be Simpson SET-XP unless otherwise noted by the engineer of record.**

**For drilled holes into existing concrete, no less than 2" must be provided between the edge of the hole and the face of concrete. The Engineer of Record or Special Inspector must witness the installation of hold down bolts, including cleaning the holes with compressed air and a wire brush before the anchor is installed. The hole shall be filled with enough epoxy that when the anchor is inserted, the epoxy rises to the top of the concrete. Care shall be taken that no air bubbles persist in the epoxy.**

**The contractor must verify that the existing foundation stem wall is uncracked and continuous, and is sound and in good condition, within 5 feet of any retrofitted shear wall or hold down, in any direction, except with prior written approval of the engineer. The existing concrete foundation stem wall shall be at least 6" thick and 2'-6" in height. The concrete shall be of good quality, hard and uniform, with appropriate aggregate type, size and distribution, and with no visible rock pockets or other similar deficiencies.**

**Any existing cracks located within 10' of any hold down must be completely filled with an appropriate epoxy based concrete repair product. The product to be used shall be approved in writing by the engineer prior to filling the cracks.**

**Contact the engineer of record prior to proceeding if any of these requirements are not met, or if the installation of the hold downs results in any visible damage to the existing foundation.**

## SHEAR WALL SCHEDULE

**(Lumber for shear walls is HF#2 or better, unless otherwise noted.)**

| Type | Material | Edge Nailing | Field Nailing | A.B. Size/Spacing | Plate Nailing | Plates | A35 Spacing | Shear Capacity |
|---|---|---|---|---|---|---|---|---|
| SW1 | 15/32" WSP one side | 8d @ 6" | 8d @ 12" | 1/2"Ø @ 48" | (2) 16d @ 9" | 2x_ | 24" | 230 plf |
| SW2 | 15/32" WSP one side | 8d @ 4" | 8d @ 12" | 1/2"Ø @ 32" | (2) 16d @ 6" | 2x_ | 16" | 350 plf |
| SW5 | 15/32" WSP two sides | 8d @ 3" | 8d @ 12" | 5/8"Ø @ 16" | 5/8"Ø x 8" Lag @ 16" | 3x_ | 8" | 910 plf |

**For shear wall callouts on the Structural Framing Plans: SW x (y') denotes a shear wall type "x" with a minimum length of "y" feet.**

• For SW3 and greater: studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used for studs if the members are connected by plate nailing. Note 10d nails at WSP panel edges.

• For shear walls with 2 layers of sheathing: Both layers of the sheathing may be installed on the same side of the shear wall, provided the joints between sheathing panels for the two layers are offset. End studs, studs at panel joints, and top and bottom plates must be 3x_ or thicker lumber. Nails should be staggered evenly in rows so that no two nails are closer than 1-1/2" apart. Top and bottom plates may be 2x_ lumber if the sheathing extends up or down past the plates to a continuous rim joist, and is nailed there.

• "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
• Provide double stud minimum at both ends of all shear walls.
• At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall. At lower levels, apply to the bottom of the wall only.
• Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
• Provide 3x_ plates, and 4x_ rim joists, minimum, where lag screws are specified for plate nailing.
• Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
• Where panels are applied on the same face of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints shall be offset horizontally and vertically to fall on different framing members, or all framing supporting panel edges shall consist of 3 inch nominal or thicker members and the position of nails on each side shall be staggered vertically.
• Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
• Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
• Maximum spacing between nails shall not exceed 12".
• Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.

• Lag screw plate connectors shall penetrate 3.5" minimum, and plates or beams receiving lag screws shall have a minimum width of 3.5".
• Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved by the engineer of record. Minimum end studs shall be as specified in the most recent Simpson catalog.
• Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
•Retrofit anchor bolts shall have a minimum embedment of 5" into the concrete foundation.
• Cast in place anchor bolts shall have a minimum embedment of 7" into the concrete foundation.
• For SW3 and greater, foundation anchor bolt plate washers shall extend to within 1/2" of the edge of the sheathing.
• Plate nails shall be nailed into a solid wood rim joist.
• 2x_ plates may be substited for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
• Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
• Where Roof ventilation is required over a shear wall, see roof ventilation detail.

## Diaphragm Schedule

**(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)**

| Type | Material | Edge Nailing | Field Nailing | Edge Blocking | Remarks |
|---|---|---|---|---|---|
| Roof | 15/32" CDX 24/0 | 8d @ 6" o.c. | 8d @ 12" o.c. | no | Minimum Standard |
| Floor | 23/32" CDX 48/24 | 8d @ 6" o.c. | 8d @ 12" o.c. | no | Minimum Standard |

• "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
• Rim joists at exterior walls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24"
• Where roof or floor framing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists.
• This is the minimum required diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.

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