SEARING REMODEL

PROJECT DIRECTORY

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PROJECT INFORMATION

PROJECT DESCRIPTION
RENOVATION OF AN EXISTING RESIDENCE. THE PROPOSED PROJECT AREA IS LIMITED TO EXPANDING THE KITCHEN ON THE GROUND FLOOR AND MATCHING ROOF PITCH TO EXISTING.

LAND USE DATA
ASSESSOR'S PARCEL # 545900-0245

LEGAL DESCRIPTION
MERCERDALE # 2
PLat Block: 11
Plat Lot: 11

ZONING R-9.6

ZONING SETBACKS

FRONT YARD SETBACK	20'-0" MIN.
REAR YARD SETBACK	25'-0"
SIDE YARD SETBACK	15'-0" TOTAL, 5'-0" MIN.

LOT COVERAGE

GROSS LOT AREA	9,600 SF	
NET LOT AREA	9,600 SF	
ALLOWED LOT COVERAGE AREA (40%)	3,840 SF	
EXISTING LOT COVERAGE		
MAIN STRUCTURE ROOF AREA	2,312 SF	
VEHICULAR USE	612 SF	
TOTAL EXISTING LOT COVERAGE AREA	2,924 SF	
PROPOSED / ADDITION LOT COVERAGE		
MAIN STRUCTURE ROOF AREA	136 SF	
VEHICULAR USE	NO CHANGE	
TOTAL PROPOSED LOT COVERAGE AREA	3,060 SF	
PROPOSED LOT COVERAGE	3,060 SF < 3,840 SF	

HARDSCAPE

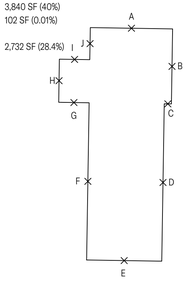
GROSS LOT AREA	9,600 SF	
NET LOT AREA	9,600 SF	
AREA BORROWED FROM LOT COVERAGE	780 SF	
MAX ALLOWED HARDSCAPE AREA [(9600x9%)+780SF]	1,644 SF	
TOTAL EXISTING HARDSCAPE AREA		
UNCOVERED DECKS	299 SF	
UNCOVERED PATIOS	560 SF	NO CHANGE
WALKWAYS	118 SF	NO CHANGE
ROCKERIES & RETAINING WALLS	38 SF	NO CHANGE
OTHER (FIREPIT)	255 SF	NO CHANGE
TOTAL EXISTING HARDSCAPE AREA	1,270 SF	
TOTAL PROPOSED / ADDITION AREA	0 SF	
TOTAL EXISTING HARDSCAPE TO BE REMOVED	102 SF DECK	
TOTAL PROJECT HARDSCAPE AREAS	1,168 SF	
TOTAL PROJECT HARDSCAPE (1,168 SF) < ALLOWED HARDSCAPE AREA (1,644 SF)		

GROSS FLOOR AREA

EXISTING BUILDING AREA		
UPPER FLOOR	600 SF	
MAIN FLOOR	1,080 SF	
GROSS BASEMENT AREA	550 SF	
GARAGE / CARPORT	400 SF	
TOTAL EXISTING FLOOR AREA	2,630 SF	
PROPOSED / ADDITION BUILDING AREA		
UPPER FLOOR	NO CHANGE	
MAIN FLOOR	102 SF	
GROSS BASEMENT AREA	NO CHANGE	
GARAGE / CARPORT	NO CHANGE	
TOTAL PROPOSED FLOOR AREA	102 SF	
TOTAL GROSS FLOOR AREA	2,732 SF	

ALLOWED GROSS FLOOR AREA

LOT AREA	9,600 SF
MAX ALLOWED GROSS FLOOR AREA	3,840 SF (40%)
PROPOSED GROSS FLOOR AREA	102 SF (0.01%)
TOTAL GROSS FLOOR AREA	2,732 SF (28.4%)



AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION		WALL SEGMENT LENGTH	
A:	215.5	a:	23'
B:	214.75	b:	21'
C:	213	c:	2'
D:	211	d:	44'
E:	208.75	e:	21'
F:	212	f:	44'
G:	214.75	g:	8'-6"
H:	215	h:	12'
I:	215.25	i:	8'-6"
J:	215.25	j:	9'

$$\frac{(Axa)+(Bxb)+(Cxc)+(Dxd)+(Exe)+(Fxf)+(Gxg')+(Hxh)+(Ixi)+(Jxj)}{a+b+c+d+e+f+g+h+i+j}$$

(4956.5)+(4509.75)+(426) (9,284)+(4,383.75)+(9,328)+(1,825.375)+(2,580)+(1,829.625)+(1,937.25) / 193

AVERAGE BUILDING ELEVATION : 212.75 FT

CODE COMPLIANCE

CODES
2018 INTERNATIONAL RESIDENTIAL CODE
2018 WASHINGTON STATE ENERGY CODE

ENERGY CODE
PRESCRIPTIVE OPTION FOR SINGLE FAMILY RESIDENCE

U-FACTORS

VERTICAL GLAZING	0.30

R-VALUES

CEILING	R-49 (OR R-38 ADV)
VAULTED CEILING	R-38 ADV
FLOOR	R-30
WALL ABOVE GRADE	R-21 INT

ABBREVIATIONS
'INT' DENOTES STANDARD FRAMING 16" O.C. WITH HEADERS INSULATED WITH A MINIMUM R-10
'ADV' DENOTES ADVANCED CEILING FRAMING

ENERGY CODE CREDITS (1.5 REQUIRED)
HEATING OPTIONS
HEAT PUMP (1.0 CREDIT)
ENERGY OPTIONS
1.1 EFFICIENT BUILDING ENVELOPE (0.5 CREDIT)
VERTICAL FENESTRATION U = 0.24

PER SEATTLE ENERGY CODE 503.8.1
EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE

PER SEATTLE ENERGY CODE 505
MINIMUM 50% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.

VENTILATION
WAC 51-11R WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE
HABITABLE ROOMS MUST HAVE OUTSIDE AIR SUPPLY
MIN. VENTING REQ'D FOR 3001-4500 SF (4-5 BEDROOM): 90 CFM

SMOKE DETECTOR
SMOKE DETECTOR MUST BE POWERED BY INTERCONNECTED BUILDING WIRING AND HAVE BATTERY BACKUP.
MAY BE BATTERY POWERED IN ALTERATIONS OR REPAIRS EXCEPT WHEN WIRING CAN BE INSTALLED WITHOUT REMOVAL OF INTERIOR FINISHES.

HVAC
EXISTING FURNACE LOCATED IN BASEMENT. NEW MINI-SPLIT HEAT PUMP TO PROVIDE ZONAL CLIMATE CONTROL TO MAIN LIVING AREA.

DRAWING INDEX

SEATTLE DCI APPROVAL STAMP

DESROSIER
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SEARING REMODEL
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ISSUE DATE

2022 APRIL 08
PERMIT SUBMITTAL SET

1 REVISION 1
JUNE 22 2022

NTS

COVER SHEET

COV

GENERAL NOTES

GENERAL NOTES

1. THE CONTRACT DOCUMENTS FOR THE PROJECT CONSIST OF THE ENCLOSED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHEET NO.S [A000 - A800]
2. THE WORD "CONTRACTOR" MEANS THE GENERAL CONTRACTOR AND, WHERE APPLICABLE BY TRADE, SUB-CONTRACTORS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND COORDINATION OF ALL WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS WHETHER THE WORK IS PERFORMED BY CONTRACTOR OR BY A SUBCONTRACTOR.
4. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS, INCLUDING CURRENT AMERICANS WITH DISABILITIES ACT (ADA), AND STATE ENERGY CODE.
5. CONTRACTOR SHALL KEEP PREMISES SECURE, CLEAN, AND HAZARD-FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS EQUIPMENT, MATERIALS, AND WORK IN A NEAT, CLEAN, ORDERLY, AND SAFE CONDITION AT ALL TIMES.
6. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, STORMS, FROST, AND HEAT. ALL WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL COMPLETION OF WORK BY OWNER. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOIST LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING, AND UTILITY SERVICES.
8. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES, WATERPROOFING, AND DUST-PROOFING PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK, AND OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION.
9. ITEMS INDICATED IN DRAWINGS AS "NIC" ARE NOT INCLUDED IN CONTRACT AND WILL BE FURNISHED AND INSTALLED BY OWNER. ITEMS INDICATED ON DRAWINGS AS "FOIC" WILL BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
10. DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOB SITE DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED WITHIN THE SCOPE OF WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED IN DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH ARCHITECT PRIOR TO CONSTRUCTION.
11. NO CHANGES IN THE WORK SHALL BE MADE EXCEPT THROUGH DOCUMENTS ISSUED BY ARCHITECT. THOSE DOCUMENTS INCLUDE: ARCHITECT'S SUPPLEMENTAL INSTRUCTION, CONSTRUCTION CHANGE DIRECTIVE, AND CHANGE ORDER PROPOSAL. CONTRACTOR SHALL NOT PROCEED WITH CHANGES UNTIL AN APPROPRIATE DOCUMENT IS ISSUED TO REVISE THE WORK.
12. FIGURED DIMENSIONS ON DRAWINGS OR NOTES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF MEASUREMENTS OF THE DRAWINGS BY SCALE AND SHALL BE STRICTLY COMPLIED WITH. NO SCALE MEASUREMENTS SHALL BE USED AS DIMENSION TO WORK.
13. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN DRAWINGS AND EXISTING CONDITIONS TO ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. IF CONTRACTOR NEEDS FURTHER DETAILS TO DESCRIBE THE WORK, HE SHALL REQUEST THIS AND ANY OTHER NECESSARY INFORMATION FROM ARCHITECT BEFORE PROCEEDING.
14. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY MANUFACTURER.
15. ALL PHASES OF CONSTRUCTION SHALL BE SATISFACTORY TO OWNER BEFORE WORK IS ACCEPTED.
16. THE WORDS 'APPROVED,' 'APPROVAL,' AND 'AS SELECTED' MEAN AND IMPLY FULL CONTROL OF THE ITEMS MENTIONED BY ARCHITECT. THE WORDS 'OR EQUAL' AND 'OR SIM.' MEAN THAT ARCHITECT IS THE SOLE JUDGE OF SUBSTITUTES. 'AS APPROVED,' 'APPROVED,' 'OR EQUAL,' AND 'OR SIM' ITEMS MUST BE SUBMITTED TO ARCHITECT IN A TIMELY MANNER FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION.
17. WORKMANSHIP SHALL REPRESENT THE HIGHEST PUBLISHED STANDARDS OF EACH REPRESENTATIVE TRADE INVOLVED, BY QUALIFIED, EXPERIENCED MECHANICS. ALL WORK AND MATERIALS MUST MEET WITH THE APPROVAL OF ARCHITECT AND, WHEN FOUND DEFECTIVE, BE CORRECTED. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODE AND, IN THE CASE OF SPECIAL EQUIPMENT AND MATERIALS, SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND/OR CODES APPLICABLE TO A PARTICULAR TRADE OR PORTION OF THE WORK.
18. ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL BE RESPONSIBLE FOR ALL BACKFILLING, REPARATION OF WALLS, FLOOR, ETC., AND DAMAGE BY SUCH A COMPANY AND ALL REPAIRS SHALL MATCH EXISTING SURFACES.
19. CONTRACTOR SHALL HEAT AND VENTILATE THE BUILDING AS NECESSARY TO ELIMINATE EXCESSIVE HUMIDITY AND CONDENSATION WITHIN THE BUILDING. WHEN INSTALLATION OF CERAMIC TILE OR SIMILAR WORK IS STARTED, MAINTAIN A MINIMUM TEMPERATURE OF 60 DEGREES F. DURING THE PLACEMENT OF INTERIOR WOOD DOORS, MILLWORK, CASEWORK PAINTING AND FINISHING, AND CONTINUING UNTIL OWNER ASSUMES RESPONSIBILITY FOR THE BUILDING, MAINTAIN A MINIMUM TEMPERATURE OF 65 DEGREES F.
20. AFTER ALL TRADES HAVE COMPLETED THEIR WORK AND JUST BEFORE OCCUPANCY, CONTRACTOR SHALL:
    - VACUUM CLEAN (AND MOP HARDWOOD AREAS) INTERIOR OF THE BUILDING, INCLUDING DUCT SYSTEM.
    - CLEAN ALL NEW GLASS INSIDE AND OUT.
    - REMOVE ALL SITE DEBRIS.
    - ACID-CLEAN ALL MASONRY EFFLORESCENCE.
    - "RAKE" CLEAN THE SITE.
    - INSTALL NEW FILTER IN FURNACE AIR HANDLING UNIT.
    - REMOVE ALL LABELS AND STICKERS FROM ALL ITEMS INCLUDING FOIC APPLIANCES.
21. SUBSTANTIAL COMPLETION IS THE EARLIEST DATE ON WHICH, IN THE OPINION OF ARCHITECT, OWNER MAY OCCUPY THE BUILDING WITHOUT UNDUE INCONVENIENCE. ARCHITECT SHALL BE THE SOLE JUDGE OF TERM "UNDUE INCONVENIENCE." PRIOR TO OBTAINING A DECLARATION OF SUBSTANTIAL COMPLETION, CONTRACTOR MUST HAVE OBTAINED A CERTIFICATE OF OCCUPANCY FROM PERMIT-ISSUING JURISDICTION.
22. WHEN THE WORK IS APPROACHING SUBSTANTIAL COMPLETION, CONTRACTOR SHALL SUBMIT A REQUEST FOR AN INSPECTION FOR SUBSTANTIAL COMPLETION AS WELL AS A LIST OF ITEMS TO BE COMPLETED. REQUESTS FOR A PUNCH LIST INSPECTION SHOULD BE MADE AT LEAST (14) DAYS BEFORE SCHEDULED COMPLETION OF THE WORK. ARCHITECT WILL CONDUCT THE INSPECTION FOR SUBSTANTIAL COMPLETION AND WILL PREPARE A "PUNCH LIST FOR SUBSTANTIAL COMPLETION" OF ITEMS TO BE COMPLETED OR CORRECTED. CONTRACTOR SHALL COMPLETE AND CORRECT THE ITEMS ON PUNCH LIST AS SOON AS POSSIBLE.
23. WHEN THE ITEMS ON PUNCH LIST HAVE BEEN FULLY COMPLETED AND CORRECTED, CONTRACTOR SHALL RETURN THE PUNCH LIST TO ARCHITECT INDICATING IN WRITING THE ACTION TAKEN FOR EACH ITEM AND STATING THAT THE WORK IS COMPLETE. AT THE TIME OF SUBSTANTIAL COMPLETION, A SECOND PUNCH LIST SHALL BE ISSUED.
24. CONTRACTOR SHALL REQUEST A FINAL INSPECTION ACCOMPANIED BY OWNER AND CONTRACTOR WHEN ALL ITEMS ON THE SECOND PUNCH LIST HAVE BEEN COMPLETED. IF ARCHITECT DETERMINES THAT THE WORK IS ACCEPTABLE UNDER THE CONTRACT DOCUMENTS AND THE CONTRACT FULLY PERFORMED, HE WILL SO NOTIFY OWNER AND CONTRACTOR IN WRITING.
25. CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATION OF ALL BURIED UTILITIES, INCLUDING FOUNDATION DRAINAGE, POWER, PHONE, CABLE, SEWAGE AND WATER, AND PLACE THIS INFORMATION ON A REPRODUCIBLE SITE PLAN PROVIDED TO CONTRACTOR BY ARCHITECT. THIS INFORMATION SHALL BE PROVIDED TO OWNER AT SUBSTANTIAL COMPLETION.
26. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL FURNISH OWNER WITH COMPLETE OPERATING INSTRUCTIONS AND MANUFACTURER'S MANUALS FOR ALL PRODUCTS AND EQUIPMENT, AS WELL AS MAINTENANCE RECOMMENDATIONS FOR EXTERIOR FINISHES, WEATHER PROOFING, AND HOUSE SYSTEMS. PROVIDE LOCATIONS AND INSTRUCTIONS FOR SHUT-OFF VALVES, ACCESS PANELS, METERS, IRRIGATION CONTROLS, FIRE SPRINKLER CONTROLS OR ANY SPECIALIZED EQUIPMENT.
27. CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE WARRANTING MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM FINAL ACCEPTANCE OR OCCUPANCY, WHICHEVER IS SOONER. WHERE LONGER WARRANTIES ARE SPECIFIED THESE SHALL APPLY. ALL PRODUCT AND EQUIPMENT WARRANTIES SHALL BE SUBMITTED TO OWNER WITH THE ASSOCIATED OPERATING AND MAINTENANCE DATA.
28. ABBREVIATIONS THROUGHOUT PLANS ARE THOSE IN COMMON USE. NOTIFY ARCHITECT OF ANY ABBREVIATION IN QUESTION.

SUBMITTALS

1. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT. SUBMIT SHOP DRAWINGS AND SAMPLES WITH SUFFICIENT TIME ALLOWED FOR ARCHITECT'S REVIEW AND COMMENT. ARCHITECT WILL RETAIN ONE COPY AND RETURN ONE COPY TO CONTRACTOR.

   SUBMIT THE FOLLOWING SHOP DRAWINGS FOR REVIEW:
    - DOORS
    - WINDOWS
    - CASEWORK
    - SPRINKLER SYSTEM
    - STRUCTURAL STEEL
2. CLEARLY MARK SAMPLES AS TO PROJECT NAME, MANUFACTURER, PRODUCT TYPE, COLOR RANGE, TEXTURE, FINISH, AND/OR OTHER IDENTIFYING DATA. SUBMIT ONE SAMPLE OF EACH ITEM REQUIRED. ARCHITECT WILL INDICATE APPROVAL OF SAMPLES IN WRITING AND WILL RETAIN POSSESSION OF THE SAMPLES UNLESS OTHERWISE AGREED UPON.

   SUBMIT THE FOLLOWING SAMPLES FOR REVIEW:
    - INTERIOR FLOORING WITH FINISH
    - WOOD PANEL WALL SURFACE
    - ALL COUNTERTOPS, TILES, STONE, AND CONCRETE FINISHES
    - ROOFING
    - DOWNSPOUTS
    - EXTERIOR SOFFIT PANELING
    - EXTERIOR SIDING AND FINISH MATERIALS
    - MECHANICAL DIFFUSERS AND REGISTERS

SITE WORK, DEMOLITION, FOUNDATIONS, ETC.

1. CONTRACTOR SHALL PROTECT ALL EXISTING FENCED-OFF VEGETATION FROM DAMAGE BY WORKERS, MATERIALS, OR EQUIPMENT. CONTRACTOR SHALL STAY WITHIN THE BOUNDARY OF THE CONSTRUCTION ZONE SHOWN ON THE DRAWINGS AND MARKED ON SITE. PRIOR TO START OF CONSTRUCTION, ARCHITECT AND CONTRACTOR SHALL REVIEW AND MODIFY THE ZONE OF CONSTRUCTION AND FINALIZE ITS CONFIGURATION. AFTER IT IS FINALIZED, NO WORK, DEBRIS, OR VEHICLE SHALL CROSS OUTSIDE THE ZONE.
2. ALL EXISTING UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING UTILITIES. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGE.
3. ALL TREES IDENTIFIED AS "TO REMAIN" ON THE SITE PLAN SHALL BE PROTECTED AGAINST DAMAGE TO THEIR TRUNKS, BRANCHES, AND ROOT SYSTEMS THROUGHOUT CONSTRUCTION. IDENTIFY AND CLEARLY MARK THESE TREES PRIOR TO START OF CONSTRUCTION AND CONSTRUCTION A BARRIER, SUCH AS A FENCE, AROUND TREES AT THEIR DRIP LINE.
4. TEMPORARY MEANS OF CONTROLLING RUN-OFF AND SILT SHALL BE TAKEN BY CONTRACTOR AS REQUIRED BY LAW. METHODS EMPLOYED SHALL INCLUDE: SILT FENCING, STRAW BALES, AND/OR STRAW OVER DISTURBED EARTH, PLASTIC COVER OF DISTURBED EARTH AND/OR STOCKPILED EARTH, A ROCK SPALL TRUCK WASH DOWN AND PERIODIC STREET OR ROAD CLEANING AS REQUIRED. "BEST MANAGEMENT PRACTICES" SHOULD BE ENFORCED AS OUTLINED BY THE LOCAL GOVERNING JURISDICTION.
5. LEGALLY DISPOSE OFF-SITE ANY DEBRIS AND UNUSABLE FILL. LIMIT EXCAVATION TO THE MINIMUM AMOUNT POSSIBLE FOR EXECUTION OF THE WORK.
6. PRIOR TO TRENCHING, FORMING, AND POURING CONCRETE, CONTRACTOR SHALL STAKE OUT ALL FOUNDATIONS AND PERIMETER LINES AS SHOWN ON PLANS FOR ARCHITECT'S REVIEW. CONFIRM EXISTING AND NEW STRUCTURE AND PROPERTY LINE LOCATIONS AND ELEVATIONS, VERIFY PROPER SETBACKS AND CLEARANCES REQUIRED BY LOCAL CODES.
7. EXCAVATE TO LINES, GRADES, AND DIMENSIONS INDICATED ON THE DRAWINGS OR OTHERWISE NECESSARY FOR EXECUTION OF THE WORK. CONTRACTOR SHALL LAY OUT ALL THE WORK AND ESTABLISH ALL POINTS, GRADES, AND LEVELS. CONTRACTOR SHALL SET ALL GRADE STAKES AND PROTECT THEM IN PLACE AS LONG AS MAY BE REQUIRED BY ALL TRADES AND CRAFTS.
8. MAINTAIN PROPER SLOPE OF EXCAVATION AS REQUIRED BY LAW. INCLUDE SHORING, IF REQUIRED. SHORING CONSTRUCTION, INCLUDING REMOVAL, SHALL BE CONTINUOUSLY INSPECTED BY THE CIVIL, SOIL, OR CERTIFIED LICENSED DEPUTY INSPECTOR AS REQUIRED BY LOCAL APPLICABLE BUILDING CODES, AND CERTIFIED BY A CIVIL OR SOIL ENGINEER. AT THE END OF SHORING CONSTRUCTION, ENGINEER SHALL SEND THE CERTIFICATION LETTER TO THE BUILDING OFFICIAL FOR APPROVAL.
9. REMOVE WATER FROM AREAS TO RECEIVE FILL OR BACKFILL BEFORE STARTING WORK, AND KEEP AREAS FREE OF WATER DURING PLACING AND COMPACTION. BACKFILL BEHIND ALL FOUNDATION WALLS WITH WELL-DRAINING GRANULAR FILL AND PROVIDE SUBSURFACE DRAINAGE AS NOTED ON THE DRAWINGS.
10. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITIONS ENCOUNTERED DURING EXCAVATION. IN THE EVENT THAT THE FOUNDATION SYSTEM IS INTERRUPTED BY MAJOR BEDROCK OUTCROPPINGS, ARCHITECT MUST BE NOTIFIED. NO MODIFICATIONS TO THE CONTRACT DOCUMENTS OR WORK MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.
11. WHERE A SOILS AND/OR GEOLOGY REPORT AND/OR GRADING PRE-INSPECTION REPORT HAS BEEN MADE, IT SHALL BE CONSIDERED A PART OF THE CONSTRUCTION DOCUMENTS, AND CONTRACTOR SHALL FOLLOW ANY RECOMMENDATIONS CONTAINED THEREIN.
12. CONTRACTOR SHALL PROVIDE BASEMENT AND CRAWL SPACE ACCESS AND VENTILATION TO ALL SUB FLOOR AREAS IN ACCORDANCE WITH LOCAL CODES AND CONFIRM FOUNDATION VENT LOCATIONS WITH ARCHITECT PRIOR TO POURING FOUNDATIONS.
13. DO NOT USE HEAVY EQUIPMENT ON UPHILL SIDE OF RETAINING WALL FOR A MINIMUM OF 28 DAYS. HAND-TAMP BACKFILL.
14. REMOVE DEBRIS AND DECAYABLE MATTER BEFORE FILLING. IN AREAS UNDER PAVEMENTS, USE PIT-RUN SAND AND GRAVEL, CONTAINING NOT GREATER THAN 5% NON-PLASTIC FINES PASSING A 200 MESH SIEVE, ONLY FOR FILLS. MATERIALS SHALL BE FREE OF TOPSOIL, ORGANIC MATERIAL, COBBLES (COBBLES UNDER 5 INCHES WILL BE ALLOWED), BOULDERS, STICKS, DEBRIS.
15. EXCEPT FOR HAND-OPERATED PNEUMATIC TAMPERS FOR COMPACTION AGAINST WALLS AND CURBS, NO 'HEAVY' COMPACTION EQUIPMENT IS ALLOWED UNTIL ALL WALLS ARE BRACED OR FLOOR DIAPHRAGMS ARE INSTALLED. CONTRACTOR WILL BE REQUIRED TO COMPACT THE FULL WIDTH AND DEPTH OF EACH LAYER OF MATERIAL TO THE REQUIRED DENSITY.
16. PAVING, UTILITY DITCHES, BACKFILL, ETC. SHOWING EXCESS SETTLEMENT, IN ARCHITECT'S OPINION, DURING ONE-YEAR GUARANTEE PERIOD SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
17. USE PEA GRAVEL OR APPROVED COMPACTABLE FILL MATERIALS UNDER CONCRETE SLABS.
18. REPLACE ALL DISTURBED EARTH. SPREAD AND GRADE STOCKPILED TOPSOIL TO LEVELS SHOWN ON FINISH GRADE ON DRAWINGS. DISTRIBUTE TOPSOIL EVENLY OVER ROUGH-GRADED AREAS. TOPSOIL SHALL BE FROM STOCKPILED TOPSOIL AND SHALL BE USED FOR FINISH GRADING. TOPSOIL SHALL BE SELECTED TO BE REASONABLY WITHOUT MIXTURE OF SUBSOIL, AND SHALL BE CLEAN AND REASONABLY FREE FROM CLAY LUMPS, STONES, ROOTS, OR SIMILAR SUBSTANCES MORE THAN ONE INCH IN DIAMETER; DEBRIS; OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATION. RAKE TO SMOOTH SURFACE WHEN COMPLETE, THEN DISTRIBUTE THE STOCKPILED DUFF AND LEAF LITTER WHERE SHOWN IN LANDSCAPE PLAN.
19. IF POSSIBLE, BURY SITE UTILITIES TOGETHER. BACKFILL WITH 16 INCHES OF PEA GRAVEL, THEN 8" LIFTS OF SOIL. COMPACT BETWEEN LEVELS. RUN LINES WHERE SHOWN ON DRAWINGS. PUT MARKER TAPE OVER ALL BURIED ITEMS BEFORE COVER.
20. BRACE ALL CONCRETE FORM WORK SUFFICIENTLY TO PREVENT BOWING. INSTALL PLUMB AND TRUE TO PROVIDE A SMOOTH FINISH. ALL EDGES SHALL BE SQUARE (NO BEVEL). USE FORM OIL TO PREVENT ADHERENCE TO THE CONCRETE. SPRAY FORM OIL BEFORE PLACING REBAR. PRE-FAB FORMS ARE ACCEPTABLE.
21. AT ALL NON-EXPOSED CONCRETE FOUNDATION AND FOOTING WORK, USE METAL FORMWORK OR APPROVED EQUAL.
22. REMOVE FORM TIES THREE DAYS AFTER POUR, UNLESS DIRECTED OTHERWISE. FILL EXPOSED HOLES OR ROCK POCKETS WITH CEMENT MORTAR MIXED AS DRY AS PRACTICABLE AND RAMMED SOLID. SMOOTH FINISH WITH TOOL. EXPOSED REINFORCING STEEL IN ANY SURFACE WILL NOT BE ACCEPTABLE. REMOVAL AND REPOURING OF THE DEFECTIVE AREA WILL BE REQUIRED.
23. SLOPE ALL SLABS TO GRADE OR FLOOR DRAIN AS SHOWN ON DRAWINGS TO PREVENT STANDING WATER. DEFECTIVE, CRACKED, OR IMPROPERLY GRADED WORK, INCLUDING BLEMISHES OR CRACKS CAUSED BY HEAT SHRINKAGE OR FREEZING, SHALL BE REPLACED.
24. CONTROL JOINTS SHALL BE SAW CUT WITHIN 16 HOURS OF THE POURING AND FINISHING OF THE SLAB. JOINTS SHALL BE 1/8" WIDE AND 3/4" MINIMUM DEPTH AND SHALL BE STRAIGHT AND UNIFORM. AVOID CHIPPING EDGES. PROTECT FROM DAMAGE. PLACE JOINTS WHERE SHOWN IN DRAWINGS.

MASONRY

1. LAY ALL MASONRY PLUMB, LEVEL, AND TRUE TO LINE, UNLESS OTHERWISE INDICATED ON DRAWINGS. KEEP BOND PLUMB AND UNIFORM. RAKE COURSES BACK TO HIGHER LEVEL WITHOUT TOOLING. LAY OUT FACE-COURSING TO MINIMIZE CUTTING OR JUMPING OF BOND. CUT OUT, REFILL, AND RETOOL ANY DEFECTIVE JOINTS. CLEAN EXPOSED SURFACES FREE FROM STAIN AND DAUBS. RINSE WITH CLEAR WATER. REMOVE ALL EFFLORESCENCE. EMBED ALL BOLTS, TILES, ETC. INTO SOLID GROUT FOR FULL LENGTH DEPTH.
2. BUILD IN PANEL BOXES, ANCHORS, GROUNDS, FLASHINGS, EXPANSION JOINTS, AND ALL OTHER NECESSARY INCIDENTAL WORK. INSTALL EMBEDDED STRUCTURAL ITEMS DETAILED ON DRAWINGS. BUILD CHASES AND RECESSES INTO WALLS AT TIME WALLS ARE CONSTRUCTED, SO THAT STRUCTURAL STABILITY AND WEATHER-RESISTANCE OF WALL IS MAINTAINED. WETTING OF MASONRY UNITS NOT PERMITTED, UNLESS AS APPROVED IN WRITING BY ARCHITECT.
3. INSTALL MASONRY ONLY WHEN TEMPERATURE IS ABOVE 40 DEGREES F.

METALS

1. ERECT STEEL MEMBERS PLUMB, LEVEL, AND TRUE TO LINES AND DIMENSIONS. HOLES SHALL NOT BE MADE OR ENLARGED BY A CUTTING TORCH. DO NOT CORRECT FABRICATION ERRORS IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF ARCHITECT.
2. PRE-ASSEMBLE AND SHOP-FABRICATE ALL METAL ITEMS TO THE GREATEST EXTENT POSSIBLE. NOTIFY ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF ANY METAL ITEMS THAT ARE INTENDED TO BE FIELD-BENT OR FORMED.
3. SUBMIT MANUFACTURER'S SPECIFICATIONS, ANCHOR DETAILS AND INSTALLATION INSTRUCTIONS FOR PRODUCTS USED IN MISCELLANEOUS METAL FABRICATIONS. INCLUDE SAMPLES OF METAL AND COLORED METAL.
4. INSTALL SPARK ARRESTORS AT TOPS OF ALL CHIMNEYS: MINIMUM 12 GAUGE WELDED WIRE WITH A MAXIMUM OPENING OF 1/2" OR EQUAL.

FRAMING

1. DO NOT CUT AND PATCH STRUCTURAL MEMBERS IN A MANNER RESULTING IN REDUCTION OF LOAD-CARRYING CAPACITY WITHOUT WRITTEN APPROVAL FROM STRUCTURAL ENGINEER.
2. PROVIDE "PRESSURE TREATED" LUMBER WHERE SHOWN IN THE DRAWINGS AND FOR ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY NOT EXPOSED TO VIEW.
3. KEEP MATERIAL UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIAL. STORE TJI'S IN DRY LOCATION WITH NO EXPOSURE TO SALT WATER OR SALTY AIR.
4. WHERE FRAMING, DECKING, POST, OR TIMBER MEMBERS ARE EXPOSED AND NOT PAINTED - HAND SELECT FOR APPEARANCE. ON ALL WOOD EXPOSED TO VIEW, MILDEW, LOOSE OR MISSING KNOTS, AND BANDING MARKS ARE UNACCEPTABLE.
5. CONSTRUCT CORNERS AND INTERSECTIONS WITH NOT LESS THAN (3) STUDS. PROVIDE MISCELLANEOUS BLOCKING AND FRAMING AS SHOWN AND AS REQUIRED FOR SUPPORT OF FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, AND TRIM.
6. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ATTIC AREAS AND PLUMBING AS REQUIRED BY CODE AND SHALL CONFIRM ACCESS LOCATIONS WITH ARCHITECT PRIOR TO FRAMING.
7. CONTRACTOR SHALL COORDINATE FRAMING WITH PROPOSED LOCATIONS OF ELECTRICAL, MECHANICAL AND PLUMBING WORK SO AS TO AVOID CHANGES IN FRAMING WHICH MIGHT CONFLICT WITH PROPOSED EQUIPMENT, FIXTURE, OR DIFFUSER LOCATIONS.

THERMAL AND MOISTURE PROTECTION

1. CONTRACTOR IS RESPONSIBLE FOR WATER-TIGHTNESS OF THE PROJECT UPON COMPLETION. UNLESS CONTRACTOR NOTIFIES ARCHITECT IN WRITING THAT IN HIS OR HER OPINION CERTAIN DETAILS OR SPECIFICATIONS INCLUDED IN THE CONSTRUCTION DOCUMENTS ARE DEFICIENT AS TO WATER TIGHTNESS, THEN IT SHALL BE DEEMED THAT CONTRACTOR HAS ACCEPTED SAID DETAILS.
2. PROVIDE AND INSTALL INSULATION, ROOFING, FLASHING, AND WEATHER-STRIPPING AS INDICATED ON THE DRAWINGS, AND IN A MANNER TO PROVIDE A COMPLETE AND WATER-TIGHT JOB. REFER TO ARCHITECT FOR DETAILS NOT LOCATED IN THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.
3. VAPOR BARRIER TO BE INSTALLED ON THE INTERIOR OF ALL EXTERIOR WALLS, ROOF, AND CEILING TO BE CLEAR POLYETHYLENE WITH A THICKNESS OF 4 MIL. LAP BEHIND INTERSECTING PARTITIONS; LAP UNDER PLATES. OVERLAP 6" MINIMUM AT SEAMS AND TAPE.
4. USE .006" POLYETHYLENE FILM "VISQUEEN" IN CRAWL SPACES AND UNDER CONCRETE SLABS. SPREAD EVENLY. TAPE JOINTS AND TAPE TO FOUNDATION WALLS. OVERLAP SEAMS A MINIMUM OF 12". LAY UNDER CRIPPLE WALL PLATE AND TAPE WITH DUCT TAPE WHEN MAIN SHEETS ARE INSTALLED. INSTALL MAIN SHEETS AT THE END OF CONSTRUCTION.
5. WHERE DRAWINGS CALL FOR "BATT" INSULATION, USE FIBERGLASS WITH KRAFT-PAPER VAPOR BARRIER, INSTALLED WITH VAPOR BARRIER TOWARD THE HEATED SIDE OF THE WALL OF SPACE. TYPE AS PER THE MANUFACTURER'S RECOMMENDATIONS.
6. PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN AND SPECIFIED, AND IN ACCORDANCE WITH WASHINGTON STATE ENERGY CODE AND MANUFACTURER'S INSTRUCTIONS.
7. FIT INSULATION BETWEEN FRAMING MEMBERS AND BEHIND RECEPTACLES AND PIPES TO FORM A COMPLETELY INSULATED AREA. FULLY INSULATE ALL INSIDE AND OUTSIDE CORNERS AT WALLS. PROVIDE CLEARANCES AROUND RECESSED LIGHT FIXTURES, FANS, OR OTHER HEAT-GENERATING DEVICES AS REQUIRED BY CODE.
8. INSULATE ALL DUPLEX OUTLETS AND SWITCHES ON EXTERIOR WALL WITH FOAM COVERS BEHIND ALL COVER PLATES. PLUG ALL WIRE AND PLUMBING HOLES THROUGH FLOOR WITH FOAM INSULATION.
9. INSULATE ALL HOT AND COLD WATER PIPES IN CRAWL SPACE WITH 3/4" FOAM INSULATION. SOUND INSULATE ALL WASTE LINES WITH R-11 BATT INSULATION. PLUG ALL PLUMBING HOLES THROUGH STRUCTURE WITH BATT OR FOAM INSULATION. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR DUCT INSULATION.
10. METAL FLASHING SHALL BE OF THE TYPE APPROVED FOR COASTAL AREAS AND SHALL BE USED FOR ALL LOCATIONS REQUIRED FOR A SECURE AND WEATHER-TIGHT PROJECT INCLUDING BUT NOT LIMITED TO ALL EXTERIOR OPENINGS, ROOF PENETRATIONS, AND ROOF EDGES. SPECIFICATION APPROVED BY ARCHITECT. WORK SHALL BE ACCURATELY FORMED WITH BRAKES STRAIGHT, TRUE AND SHARP. PLAIN SURFACES SHALL BE FREE OF WAVES AND BUCKLES. PROFILES SHALL MATCH EXACTLY AT CONNECTIONS. EXPOSED EDGES SHALL BE BEADED OR RETURNED FOR STRENGTH AND APPEARANCE.
11. ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR FLOW AT WINDOWS, DOORS, OPENINGS BETWEEN WALLS AND FOUNDATION WALLS, ROOF, UTILITY SERVICE PENETRATIONS, ETC. TO MAKE A THOROUGHLY WATER- AND WIND-RESISTANT JOB. INSTALL NEATLY WITHOUT UNSIGHTLY "BEADS" OR "SMUDGES." MAKE EXPOSED SEALANT LINES AS THIN AS POSSIBLE. MATCH COLOR OF ADJACENT SURFACES. APPLY ALL SEALANT WITH AT LEAST ONE AIR-EXPOSED EDGE FOR PROPER CURING. COVER SEALANT WITH FINISH MATERIALS WHERE POSSIBLE. SEAL JOINTS BETWEEN PLUMBING FIXTURES AND WALLS AND FLOORS WITH SILICONE SEALANT. FOR INTERIOR WET AREAS, USE MILDEW-RESISTANT SILICONE RUBBER SEALANT.
12. SEALANTS WILL VARY DEPENDING ON SUBSTRATES. PULL TESTS SHOULD BE CONDUCTED TO CONFIRM THE ADHESION OF SEALANTS TO VARIOUS SUBSTRATES PRIOR TO FINAL ACCEPTANCE. CLOSED CELL BACKER ROD OR EXPANDING FOAM TAPE SHALL BE USED AS A BACKER.

DOORS AND WINDOWS

1. SUBMIT SHOP DRAWINGS FOR ALL DOORS AND WINDOWS. INSTALLATION TO BE PLUMB, LEVEL, AND TRUE WITH EQUAL CLEARANCE BETWEEN DOOR OR WINDOW AND FRAME AT ALL SIDES, AND READY TO RECEIVE FINISH HARDWARE. EXERCISE WORK CAREFULLY TO AVOID DAMAGE TO FACE PANELS. COMPLETED WORK SHALL BE FREE OF TOOL MARKS WITH FACES UNDAMAGED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PROPER OPERATION, AND FITTING OF ALL HARDWARE IN LOCATIONS SPECIFIED, AND SHALL PROTECT ALL EXPOSED HARDWARE SURFACES DURING CONSTRUCTION FROM DAMAGE TO FINISHES. LOOSE FITTING OR "SLOPPY" MOVEMENT SHALL BE CORRECTED.
3. INSTALL ALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. MORTISE AND CUT TO CLOSE TOLERANCE AND CONCEAL EVIDENCE OF CUTTING IN THE FINISHED WORK. REMOVE, COVER, AND PROTECT HARDWARE AFTER FITTING UNTIL PAINT OR OTHER FINISH IS APPLIED. PERMANENTLY INSTALL HARDWARE AFTER FINISHING OPERATIONS ARE COMPLETED. ADJUST AND TEST ALL HARDWARE FOR FUNCTION AND PERFORMANCE, AND LEAVE IN GOOD OPERATING CONDITION. CLEAN ALL HARDWARE TO RESTORE THE ORIGINAL FINISH. PROVIDE FINAL ADJUSTMENT AS NECESSARY.

FINISHES AND CABINETRY

1. CONTRACTOR SHALL SUBMIT ACTUAL MATERIAL SAMPLES FOR ARCHITECT'S AND OWNER'S REVIEW OF ALL FINAL FINISHED MATERIALS, PAINTS, AND STAINS PRIOR TO ORDERING MATERIALS.
2. UNLESS NOTED OTHERWISE, ALL PLASTER AND DRYWALL MATERIALS AND INSTALLATION SHALL BE ACCORDING TO CURRENT U.S. GYPSUM HANDBOOK SPECIFICATIONS AND APPLICABLE CODE REQUIREMENTS. USE WATERPROOF DRYWALL IN ALL BATHROOMS, KITCHENS, MECHANICAL CLOSETS, AND WET AREAS.
3. STANDARD DRYWALL INSTALLATIONS: BLOCK ALL PANEL EDGES AND USE DRYWALL SCREWS FOR ALL PANEL INTERIOR (FIELD) FASTENING. ALL CORNER BEADS AND EDGE TRIM SHALL BE SET LEVEL OR PLUMB, STRAIGHT, AND TRUE AND CHECKED PRIOR TO TAPING. GO OVER TAPING AS MANY TIMES AS NECESSARY TO OBTAIN AN EVEN FINISH PRIOR TO APPLYING SKIM COAT. APPLY SKIM COAT AND FINISH SMOOTH. NO TAPE JOINTS OR SCREW LOCATIONS SHALL BE VISIBLE. WHEN COMPLETELY DRY, ROLL ON PAINT PRIMER COAT (DO NOT BRUSH OR SPRAY), THEN SAND LIGHTLY TO SMOOTH FINISH. TOUCH UP DRYWALL AS REQUIRED AND SPOT-PRIME TOUCH-UPS PRIOR TO APPLYING FINAL PAINT COATS.
4. GYPSUM WALL BOARD SHALL BE 5/8" THICKNESS UNLESS NOTED OTHERWISE AND TYPE 'X' FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED BY APPLICABLE FIRE CODES.
5. INTERIOR PLASTER SHALL BE MINIMUM 2-COAT APPLICATION OVER 3/8" GYPSUM LATH BOARD. CONFIRM FINISH WITH ARCHITECT PRIOR TO STARTING WORK. USE KEENE'S CEMENT PLASTER AT ALL BATHROOMS AND WET AREAS.
6. MARBLE OR GRANITE WORK SHALL BE IN ACCORDANCE WITH THE MASONRY INSTITUTE OF AMERICA AND BUILDING STONE INSTITUTE GUIDELINES. VERIFY ALL CORNER, EDGE, SPLASH, AND OTHER DETAILS WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.
7. ALL CERAMIC, MARBLE, GRANITE, SLATE, OR OTHER TILE WORK SHALL BE ACCORDING TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TILE COUNCIL OF AMERICA AND CERAMIC TILE INSTITUTE. VERIFY ALL LAYOUTS, TRIM SHAPES, GROUT SELECTIONS AND WIDTH, AND OTHER SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING TILE.
8. UNLESS OTHERWISE SPECIFIED, TILE SHALL BE INSTALLED ON A WIRE-REINFORCED MORTAR BED OVER A CLEAVAGE MEMBRANE. ALL DUST SHALL BE COMPLETELY WASHED OFF TILE PRIOR TO APPLICATION OF THE BOND COAT. BONDING MORTAR SHALL COVER 100% OF BOTH THE TILE AND THE SURFACE TO BE COVERED APPROXIMATELY 1/8" THICK.
9. THE USE OF GYPSUM BOARD FOR TILED WALLS OR CEILINGS IN SHOWERS AND OTHER WET AREAS IS PROHIBITED, EVEN FOR BACKING.
10. FINISH CAULKING FOR TUBS, COUNTERS, AND OTHER ITEMS SHALL BE COLOR-MATCHED SILICON LATEX CAULK.
11. ALL CABINETRY AND MILLWORK SHALL BE ACCORDING TO CURRENT STANDARDS OF PREMIUM GRADE AS DEFINED BY THE ARCHITECTURAL WOODWORK INSTITUTE. CABINET SUBCONTRACTORS SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL CABINETS, COUNTERS, AND OTHER BUILT-IN CABINETRY TO ARCHITECT FOR REVIEW. A SAMPLE CABINET FRONT SHALL BE PROVIDED FOR OWNER'S AND ARCHITECT'S REVIEW PRIOR TO MANUFACTURING CABINETS.
12. CONTRACTOR SHALL INSTALL ALL FINISH HARDWARE, INCLUDING BUT NOT LIMITED TO CABINET PULLS, KNOBS, DOOR STOPS, TOWEL BARS, TOILET PAPER HOLDERS, AND OTHER MISCELLANEOUS ITEMS, REGARDLESS OF WHETHER THESE ITEMS ARE SUPPLIED BY OWNER OR AN ALLOWANCE.

PAINTING

1. CONTRACTOR SHALL INCLUDE WITHIN THE SCOPE OF WORK PREPARATION: PRIMING AND FINISH PAINTING OF EXTERIOR WALLS AND INTERIOR WALLS AND CEILINGS, INCLUDING DOORS, SASH, AND TRIM WORK. CONFIRM ANY EXPOSED BEAMS, DECKING, CABINETS, OR WOOD TO BE STAINED AND/OR CLEAR-SEALED PRIOR TO ORDERING. UNLESS SPECIFIED OTHERWISE, PAINT ALL HVAC GRILLS, SPEAKER GRILLS, AND MISCELLANEOUS COVER PLATES AND DEVICES TO MATCH WALLS AND CEILINGS. CONFIRM PAINT, STAIN, AND FINISH SELECTIONS AND SPECIFICATIONS WITH ARCHITECT, SUBMIT COLOR SAMPLES AND APPLY SAMPLE COLORS ON ACTUAL SURFACE TO BE PAINTED FOR OWNER'S AND ARCHITECT'S REVIEW PRIOR TO ORDERING MATERIAL.
2. BEFORE BEGINNING, INSPECT ALL WORK TO BE PAINTED OR STAINED AND REPORT TO ARCHITECT ANY CONDITIONS WHICH WILL PREVENT A QUALITY FINISH FROM BEING ACCOMPLISHED. COMMENCING OF WORK BY CONTRACTOR INDICATES HIS ACCEPTANCE OF SURFACES.
3. ALL SPACES SHALL BE BROOM CLEAN, AND ALL SURFACES TO BE PAINTED SHALL BE DRY AND CLEAN.
4. ALL WOODWORK SHALL BE CLEANED, SANDED, AND DUSTED BEFORE PAINTING. ALL WOODWORK SHALL BE SANDED LIGHTLY BETWEEN COATS.
5. TOPS AND BOTTOMS OF ALL DOORS SHALL BE FULLY SEALED, SANDED, AND PAINTED AFTER CUTTING AND PRIOR TO HANGING.
6. TO AVOID OVER-PAINTING ON FINISHED HARDWARE, INCLUDING DOOR HINGES, ALL CABINETS, WOOD WINDOWS, AND DOORS SHALL BE HUNG, COMPLETELY WEATHER-STRIPPED, AND FITTED WITH LOCKSETS AND FINISH HARDWARE, THEN ENTIRELY REMOVED AND STRIPPED OF HARDWARE FOR FINISH PAINTING AND/OR STAINING.
7. REMOVE ALL ELECTRIC PLATES, SURFACE HARDWARE, ETC. BEFORE PAINTING. PROTECT AND REPLACE WHEN COMPLETED.
8. PAINTING COATS AS SPECIFIED ARE INTENDED TO COVER SURFACES COMPLETELY; IF NOT, FURTHER COATS SHALL BE APPLIED.
9. EXTERIOR CONCRETE MASONRY UNITS TO BE CLEAR-SEALED SHALL BE SEALED WITH AN ASHFORD FORMULA PENETRATING SEALER OR EQUAL, AS APPROVED BY ARCHITECT.
10. PRIOR TO APPLICATION, CONTRACTOR SHALL ADVISE OWNER AND ARCHITECT OF ANY FINISHES, FACTORY OR SITE-APPLIED, WHICH DO NOT OR CANNOT MEET HIGHEST QUALITY SPECIFICATION STANDARDS.

MECHANICAL

1. EXCEPT AS PROVIDED BY ARCHITECT IN THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL DESIGN, PREPARE NECESSARY PLANS, PROVIDE SIZING OF ALL HVAC EQUIPMENT AND CALCULATIONS, HAVE PLANS CHECKED, AND OBTAIN BUILDING PERMITS FOR THE HVAC SYSTEM.
2. CONTRACTOR SHALL PROVIDE OWNER WITH A LIST OF THE HEATING, COOLING, VENTILATING, WATER HEATER AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
3. CONTRACTOR SHALL FURNISH COMPLETE MAINTENANCE INFORMATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR OWNER'S USE. CONTRACTOR TO PROVIDE OWNER COMPLETE MAINTENANCE INSTRUCTIONS ALONG WITH INSTALLER'S NAME, ADDRESS, AND PHONE NUMBER.
4. PROVIDE SUBMITTAL SHOP DRAWINGS AND DETAILED MANUFACTURER'S SPECIFICATIONS FOR ARCHITECT'S REVIEW ON ALL MECHANICAL EQUIPMENT.
5. CONFIRM WITH ARCHITECT ALL SUPPLY AND RETURN AIR REGISTER OR DIFFUSER LOCATIONS PRIOR TO INSTALLATION OF ROUGH DUCT WORK.
6. ALL BATHROOM EXHAUST FANS, RANGE VENTS, AND BUILT-IN OVENS SHALL BE VENTED TO THE OUTSIDE. CONFIRM ALL EXTERIOR WALL PENETRATIONS, ROOF PENETRATIONS, AND EQUIPMENT LOCATIONS WITH ARCHITECT PRIOR TO DUCTING AND INSTALLATION.
7. VENT DRYERS TO OUTSIDE.
8. CONTRACTOR TO THOROUGHLY CLEAN ALL PORTIONS OF THEIR WORK, REMOVE ALL DEBRIS, AND LEAVE INSTALLATION IN PERFECT CONDITION READY FOR USE.
9. ENERGY EFFICIENCY RATIO RATING AND HEATING COMBUSTION EFFICIENCY RATING OF EACH HVAC UNIT SHALL COMPLY WITH WASHINGTON STATE ENERGY CODE REQUIREMENTS.
10. ALL FURNACES, CONDENSERS, FANS, OR OTHER NOISE-PRODUCING EQUIPMENT TO BE INSTALLED INSIDE OR ON THE BUILDING STRUCTURE SHALL BE MOUNTED AND INSULATED SO AS TO MINIMIZE SOUND TRANSMISSION TO USABLE AREAS.
11. CONDENSER REFRIGERANT PIPING IN THE STRUCTURE SHALL BE INSTALLED SO AS NOT TO TOUCH STRUCTURE, FRAMING, OR WALL SURFACES. INSTALL FOAM RUBBER CUSHIONS AT PENETRATIONS TO SEPARATE PIPING FROM STRUCTURE. CONFIRM OVERFLOW PIPE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
12. MAIN SUPPLY AIR DUCTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO FURNACES OR FAN COILS.
13. COMBUSTION AIR SHALL BE PROVIDED PER CODE. ADVISE ARCHITECT OF ANY VISIBLE OR EXPOSED PORTIONS OF COMBUSTION AIR DUCTING OR VENTING PRIOR TO ROUGH WORK.
14. UNLESS NOTED OTHERWISE, DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED PER CURRENT INTERNATIONAL MECHANICAL CODE.
15. DUCT INSTALLATION: FOR THERMAL INSULATION, INSULATE ALL SUPPLY AND RETURN AIR DUCT WORK AND PLENUM WITH 2" THICK FIBERGLASS INSULATION WRAPPED AROUND WITH 2" OVERLAP AND WIRED ON #18 GALVANIZED WIRE AT 12" ON CENTER. NRC RATING SHALL BE AT LEAST 0.80 AT FREQUENCIES ABOVE 1000. ALL DUCTS SHALL HAVE JOINTS AND SEAMS SEALED. FOR SOUND INSULATION, INSULATE INTERIOR OF SUPPLY AND RETURN AIR PLENUMS WITH MINIMUM 1" THICK SOUND-ABSORBING INSULATION TO REDUCE NOISE. INSTALL SOUND TRAPS IN PLENUM AND INSULATE BLOWER COMPARTMENT WHERE RETURN AIR REGISTERS ARE IN CLOSE PROXIMITY TO UNITS.
16. INSULATION LINING MUST BE APPROVED BY THE BUILDING DEPARTMENT AND SHALL MEET OR EXCEED NFPA STANDARDS.
17. ALL DUCT INTERIORS BEHIND SUPPLY AND RETURN REGISTERS WHICH ARE VISIBLE SHALL BE SPRAYED MATTE BLACK PRIOR TO INSTALLING REGISTERS.
18. PER SEC R402.4.1.2, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION. THE AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED ON THE FORM WHICH IS AVAILABLE ONLINE AT: http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx

ELECTRICAL

1. CONTRACTOR SHALL OBTAIN A SIGNED PLAN FROM THE POWER COMPANY WHICH APPROVES SIZES, LOCATIONS, AND SPECIFIC CLEARANCES OF MAIN SERVICE AND PANEL, ANY TRANSFORMERS, UNDERGROUND LINES, NEW POLES, OVERHEAD LINES, AND ANY OTHER RELATED ELECTRICAL INFORMATION OVER WHICH THE POWER COMPANY HAS AUTHORITY. CONTRACTOR SHALL SUBMIT APPROVED PLAN TO ARCHITECT FOR REVIEW PRIOR TO START OF CONSTRUCTION.
2. EXCEPT AS PROVIDED BY ARCHITECT IN THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL DESIGN, PREPARE NECESSARY PLANS, SCHEDULES, AND CALCULATIONS, HAVE PLANS CHECKED, AND OBTAIN BUILDING PERMITS FOR ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY ELECTRICAL AND LIGHTING SYSTEM FOR CONSTRUCTION PURPOSES AS NECESSARY. CONTRACTOR MAY ARRANGE FOR OPERATION OF THE PERMANENT LIGHTING AND POWER SYSTEM WHEN INSTALLATION HAS PROGRESSED TO THE EXTENT PERMITTING OPERATION AND SHALL FULLY INSPECT AND CLEAN THE SYSTEM PRIOR TO SUBSTANTIAL COMPLETION.
4. ALL EXTERIOR WALL PENETRATIONS, ROOF PENETRATIONS, AND UTILITY BOXES, IF NOT LOCATED ON THE PLANS, MUST BE APPROVED BEFORE INSTALLATION BY ARCHITECT.
5. UNLESS NOTED OTHERWISE, ALL CONDUITS SHALL BE CONCEALED IN STRUCTURE, ATTIC SPACES, OR UNDERGROUND. ANY EXCEPTIONS ARE TO BE REVIEWED WITH AND CONFIRMED IN WRITING TO ARCHITECT.
6. CONTRACTOR TO VERIFY THAT ANY EXISTING SERVICE, METER, MAIN, PANEL, CONDUITS, AND WIRING TO REMAIN ARE ADEQUATE. ADVISE OWNER PRIOR TO FINALIZING CONTRACT OF ANY CHANGES REQUIRED.
7. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL PANEL, CAPACITY, BREAKERS, CIRCUITS, ETC. AS REQUIRED FOR NEW ELECTRICAL LOADS, AND SHALL VERIFY LOCATION AND SCOPE OF NEW OR EXPANDED SERVICE WITH OWNER AND ARCHITECT. CONTRACTOR SHALL CONFIRM ALL ELECTRICAL LOADS AND REQUIREMENTS FOR EXISTING AND NEW APPLIANCES, HEATING AND AIR CONDITIONING SYSTEMS, AND OTHER ELECTRICAL EQUIPMENT AND FIXTURES PRIOR TO FINALIZING CONTRACT.
8. CONTRACTOR TO ROUGH-IN BOXES AND HOUSING PER PLAN FOR ALL OUTLETS, SWITCHES, FIXTURES, TELEPHONE, TELEVISION, ETC. FOR OWNER AND ARCHITECT WALKTHROUGH TO CONFIRM FINAL LOCATIONS AND LAYOUT. THIS SHOULD BE ACCOMPLISHED PRIOR TO PULLING ANY CONDUIT OR WIRE.
9. CONTRACTOR TO VERIFY CLEARANCES FOR ALL RECESSED FIXTURES AND ADVISE ARCHITECT OF ANY CONFLICTS PRIOR TO ORDERING.
10. CONFIRM FIXTURE TRIM SELECTION, DIFFUSER, AND FINISH OPTIONS WITH ARCHITECT PRIOR TO ORDERING.
11. ALL RECESSED FIXTURE TRIMS SHALL BE GASKETED AND TIGHT-FITTING TO PREVENT LIGHT LEAKS.
12. GROUND FAULT INTERRUPTER REQUIRED FOR ALL EXTERIOR OUTLETS, BATHROOMS, TEMPORARY PANELS, AND OTHER WET AREAS AS REQUIRED BY CODE.
13. ELECTRICAL CONTRACTOR AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, INCLUDING FURNACES, HOT WATER HEATERS, RECIRCULATING PUMPS, SUMP PUMPS, AND ANY OTHER EQUIPMENT, AND SHALL PROVIDE CONNECTIONS TO THESE AS PART OF THEIR CONTRACT WORK.
14. PER SEC 4 401.3 CONTRACTOR SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

ABBREVIATIONS

ABV	ABOVE
A.F.F.	ABOVE FINISH FLOOR
ADD'L	ADDITIONAL
ADJ	ADJACENT
APPROX	APPROXIMATE(LY)
ARCH'T	ARCHITECT
A.S.F.	ABOVE SUB FLOOR
BSMT	BASEMENT
BDRM	BEDROOM
BLW	BELOW
B.F.F.	BELOW FINISH FLOOR
BM	BENCH MARK
BTWN	BETWEEN
B.O.	BOTTOM OF
BLDG	BUILDING
CAB	CABINET
CPT	CARPET
CSMT	CASEMENT
CSWK	CASEWORK
CLG	CEILING
CL	CENTER LINE
CT	CERAMIC TILE
CLR	CLEAR
CCF	CLOSED CELL FOAM (SPRAY INSUL.)
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
CTR	COUNTER
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DISP	DISPOSAL
DIST	DISTANCE
DR	DOOR
DH	DOUBLE HUNG
DBL	DOUBLE
DN	DOWN
D.S.	DOWNSPOUT
DWG	DRAWING
D	DRYER
E	EAST
E	EGRESS (WINDOWS)
EJ	EXPANSION JOINT
EP	ELECTRICAL PANEL
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
F	FIXED
F.O.	FACE OF
FOF	FACE OF FINISH
FIN	FINISH
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FP	FIREPLACE
FRPF	FIREPROOF
FLASH	FLASHING
FD	FLOOR DRAIN
FLR	FLOOR
FTG	FOOTING
FDN	FOUNDATION
FMG	FRAMING
FRZ	FREEZER
FAI	FRESH AIR INTAKE
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FUR	FURRED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GA	GAUGE
GL	GLASS
GLZ	GLAZING
GND	GROUND
GRD	GRADE

HW	HOT WATER
HDR	HEADER
HDWD	HARDWOOD
HORZ	HORIZONTAL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
INSUL	INSULATION
INST	INSTALL
INT	INTERIOR
JB	JUNCTION BOX
JNT	JOINT
JST	JOIST
LH	LEFT HAND
L1	LEVEL 1
L2	LEVEL 2
LT	LIGHT
LF	LINEAL FOOT
MFR	MANUFACTURER
MC	METAL CLAD (WINDOWS)
MICRO	MICROWAVE
MIN	MINIMUM
MIRR	MIRRORED
MULL	MULLION
PATT	PATTERN
PWDR	POWDER ROOM
PROP	PROPOSED
REF	REFRIGERATOR
REQ'D	REQUIRED
RM	ROOM
S	SOUTH
SD	SMOKE DETECTOR
SF	SQUARE FOOT
SHLV	SHELVING
SHWR	SHOWER
SIM	SIMILAR
SQ	SQUARE
STD	STANDARD
STL	STEEL
ST	STONE
STRUCT	STRUCTURAL
SBFLR	SUBFLOOR
SUPP	SUPPORT
SW	SWITCH
TSTAT	THERMOSTAT
TL	TILE
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TO SBFLR	TOP OF SUBFLOOR
TOW	TOP OF WALL
T	TREAD
T	TEMPERED (WINDOWS)
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UC	UNDERCUT
VB	VAPOUR BARRIER
VIF	VERIFY IN FIELD
VERT	VERTICAL
VEST	VESTIBULE
VAR	VARIES
W	WEST
WC	WATER CLOSET
WH	WATER HEATER
WR	WATER RESISTANT
WWM	WELDED WIRE MESH
W/O	WITHOUT
WD	WOOD
WF	WOOD FLOOR
WIN	WINDOW
WP	WATERPROOF(ING)

SEATTLE DCI APPROVAL STAMP

DESROSIER
ARCHITECTURE PLLC

1710 E COLUMBIA ST #1
SEATTLE, WA 98122

425 638 3306

SEARING REMODEL
3873 80TH AVE SE

ISSUE DATE

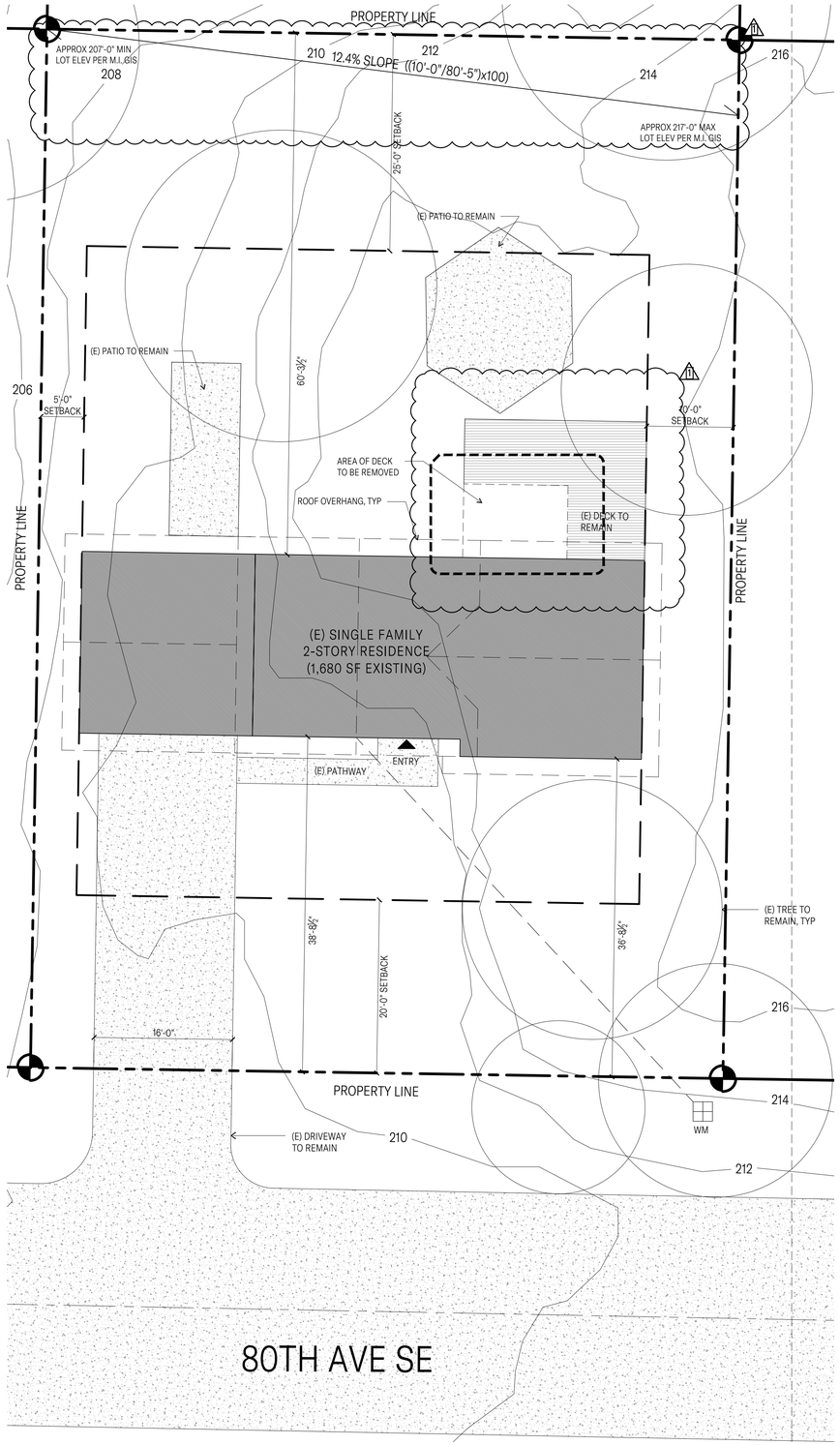
2022 APRIL 08
PERMIT SUBMITTAL SET

△1 REVISION 1
JUNE 22 2022

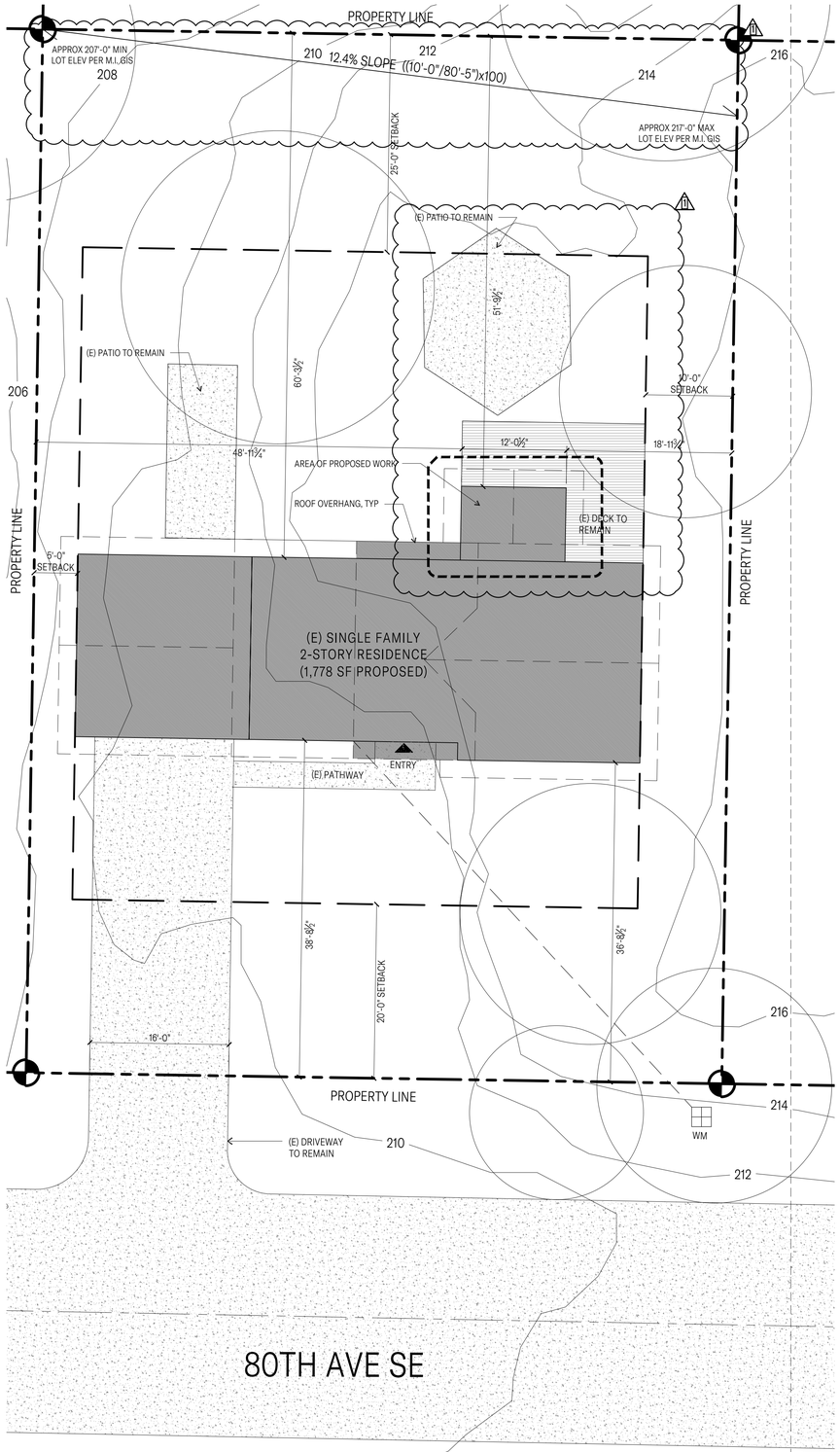
NTS

GENERAL NOTES

A001



2 EXISTING SITE PLAN
1/8" = 1'-0"



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

LEGAL DESCRIPTION

MERCERDALE # 2
PLAT BLOCK: 11
PLAT LOT: 11

PARCEL NUMBER

545900-0245

LEGEND

- AREA OF PROPOSED REMODEL
- BUILDING OUTLINE
- WOOD DECK, PRICE THERMORY OR SIM.
- ROAD, HARDSCAPE OR SIM.

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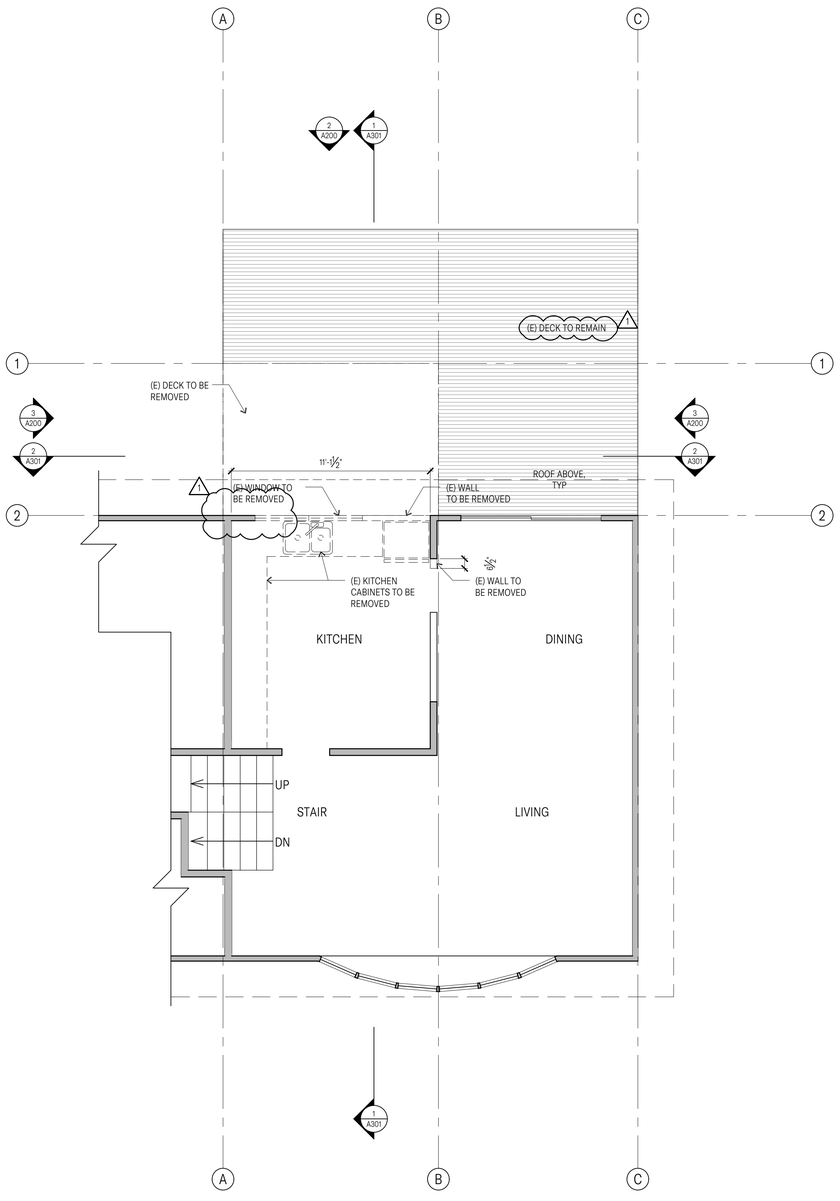
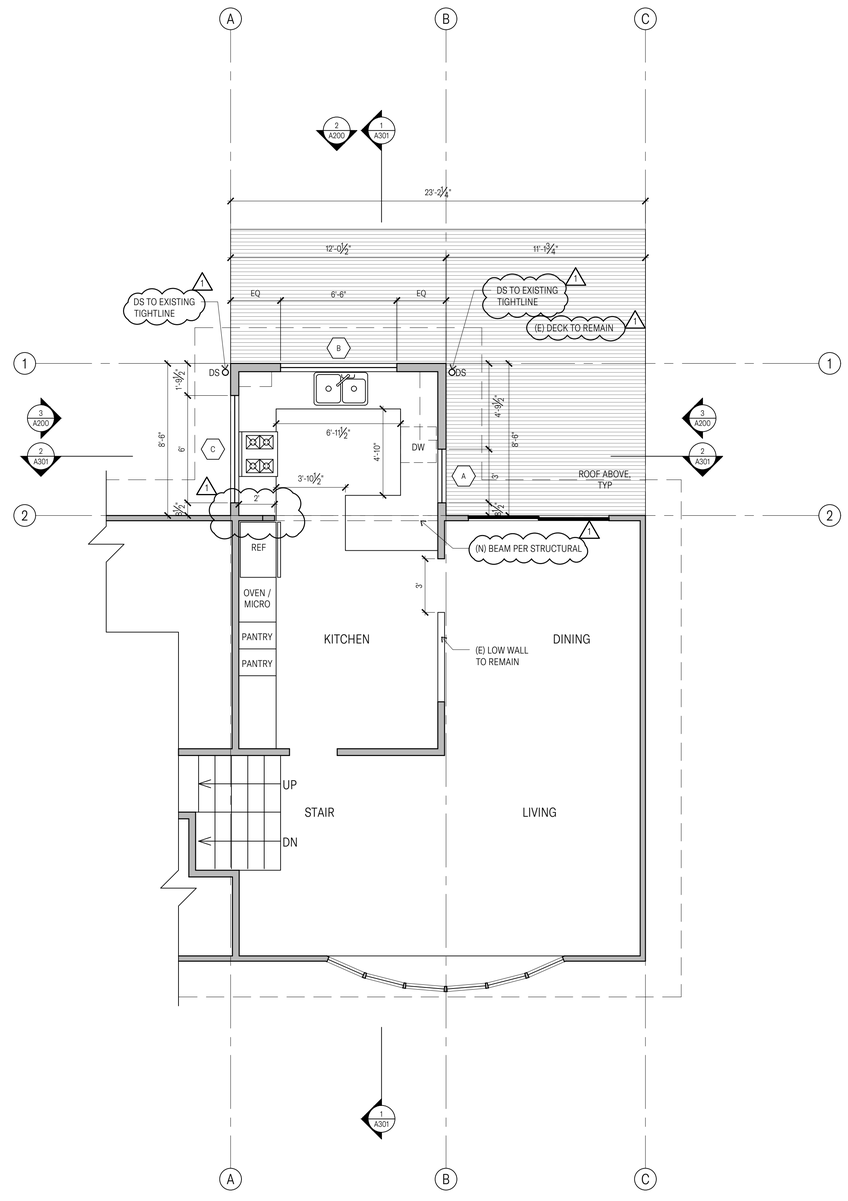
1/8" = 1'-0"

EXISTING AND PROPOSED SITE PLANS

A002



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

DIMENSIONING
1. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN.
2. VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.
3. CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION.
4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.
5. SEE STRUCTURAL DRAWINGS FOR CRAWL SPACE ACCESS

INSULATION
1. INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS.
2. SOUND INSULATION SHALL BE INSTALLED AT SECOND FLOOR FLOOR JOISTS.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- AREA OF PROPOSED REMODEL
- (SD) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR

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1/4" = 1'-0"

FLOOR PLANS

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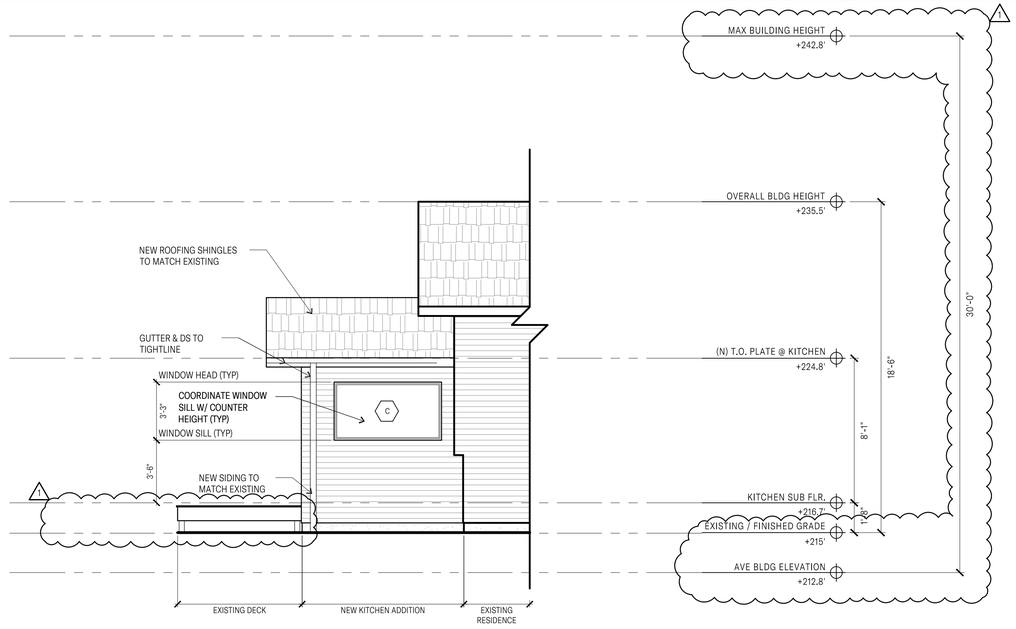
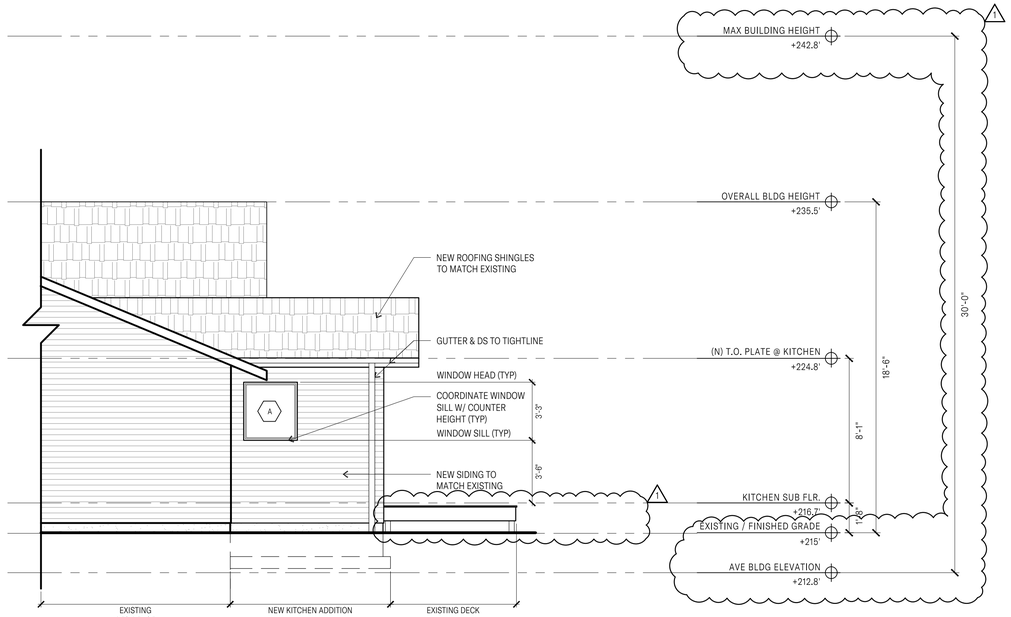
A100



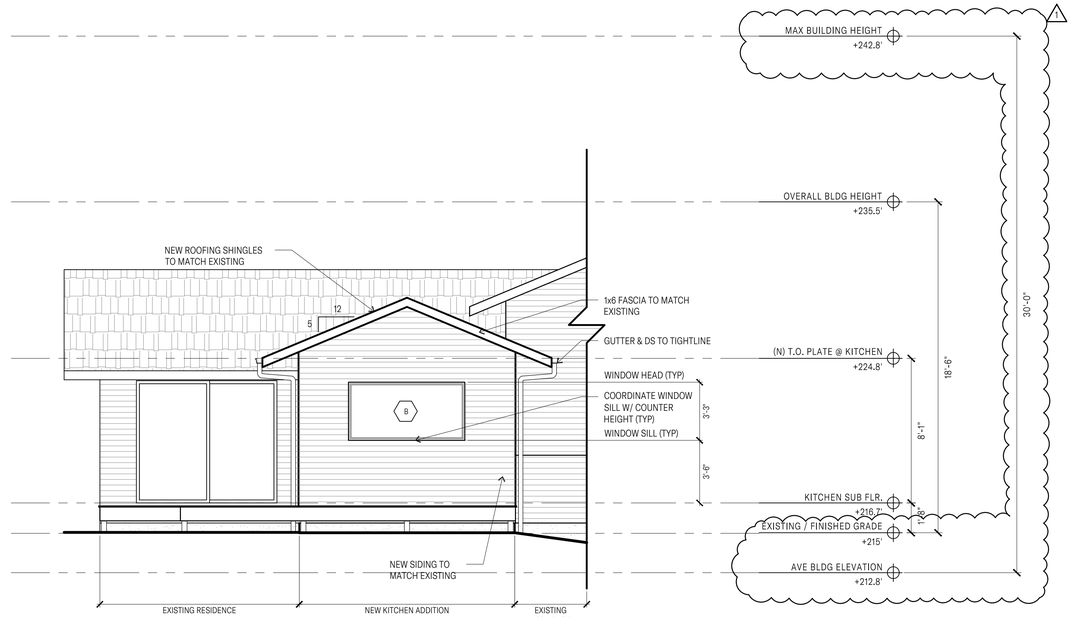
1 EAST ELEVATION

1/4" = 1'-0"



3 WEST ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

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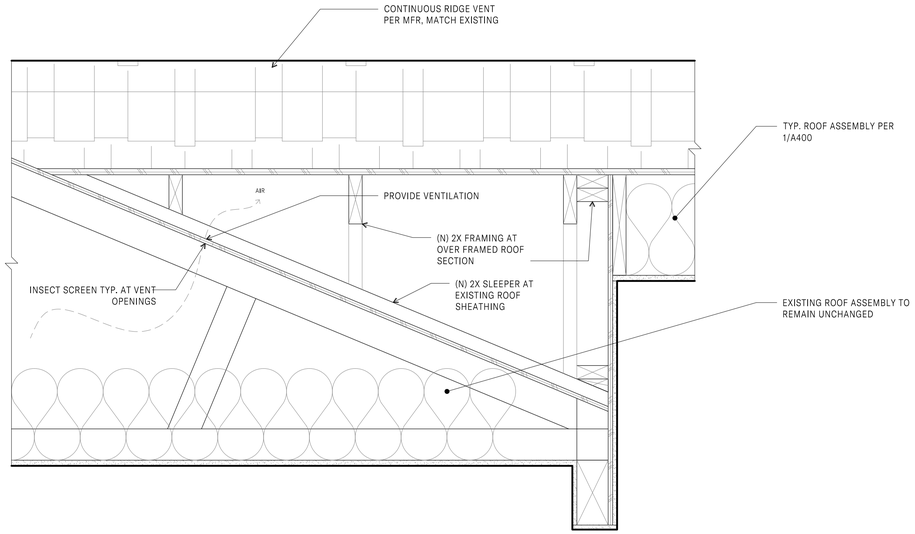
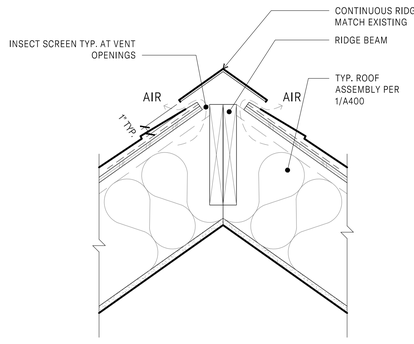
1/4" = 1'-0"

PROPOSED EXTERIOR
ELEVATIONS

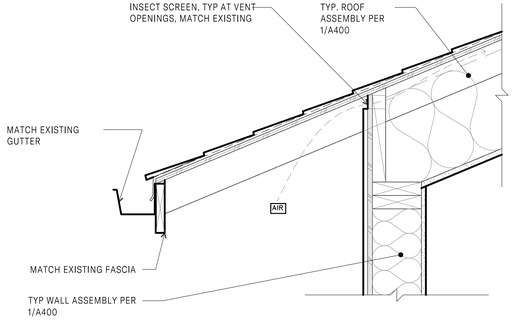
A200



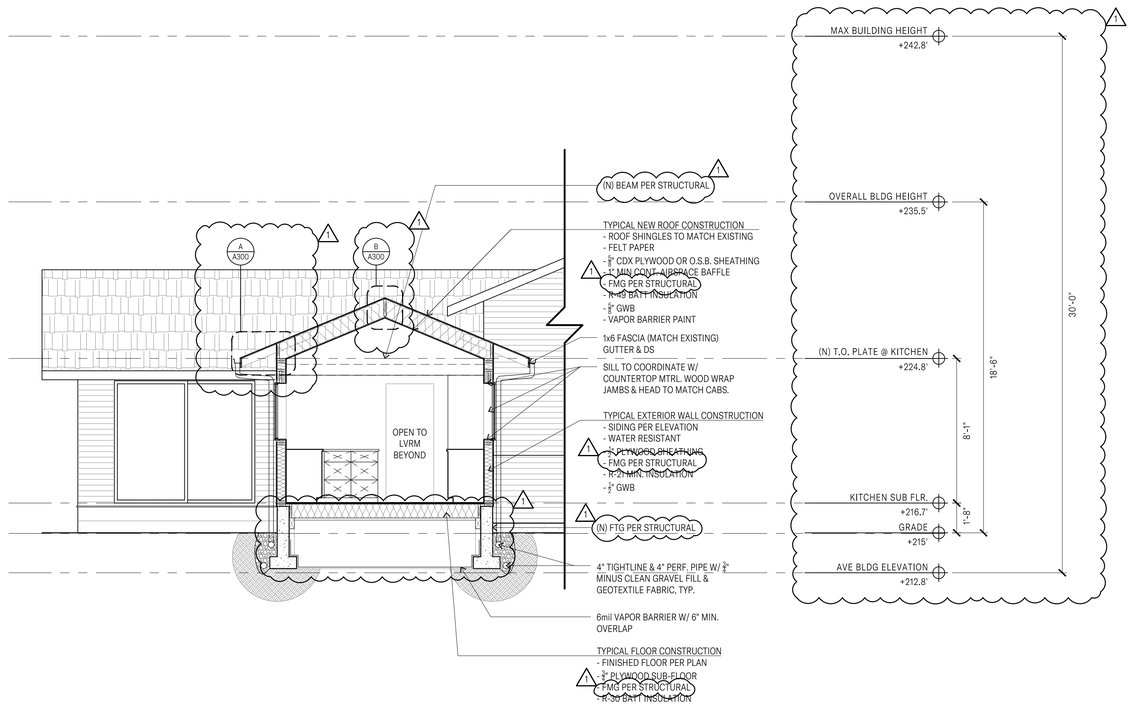
C ROOF OVER-FRAMING
1 1/2" = 1'-0"



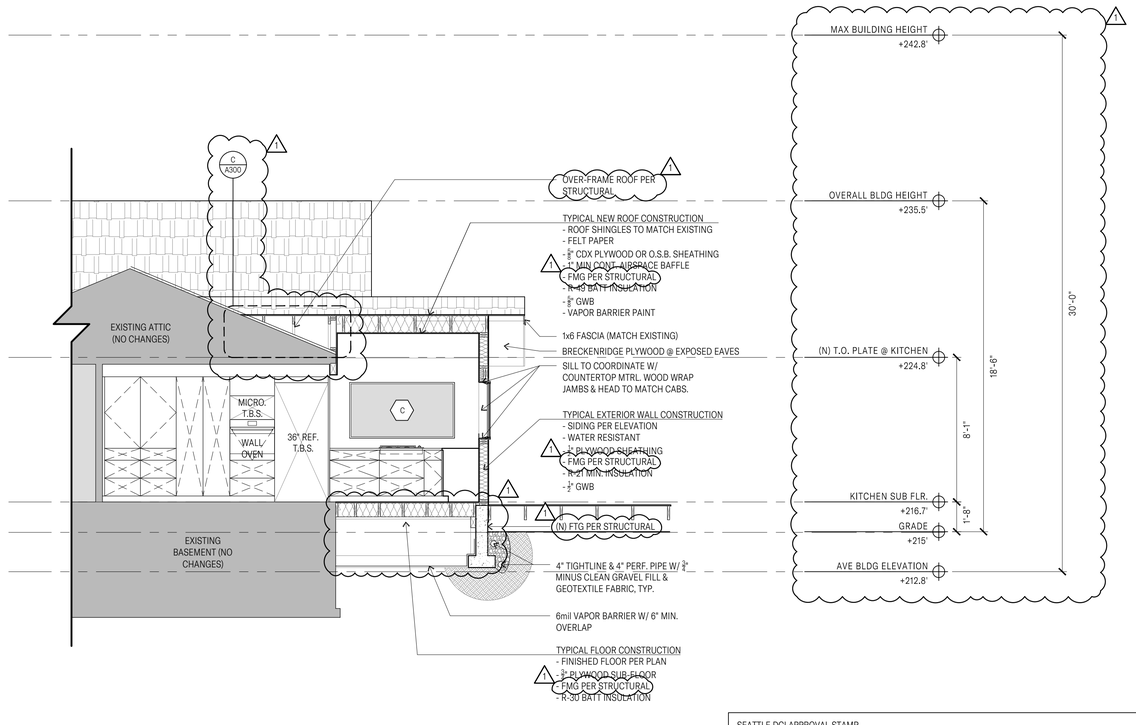
B ROOF RIDGE AT VAULTED CEILING
1 1/2" = 1'-0"



A OPEN EAVE WITH BIRD BLOCKED VENT
1 1/2" = 1'-0"



2 SECTION THROUGH KITCHEN AND STAIR
1/4" = 1'-0"



1 SECTION THROUGH KITCHEN AND DECKS
1/4" = 1'-0"

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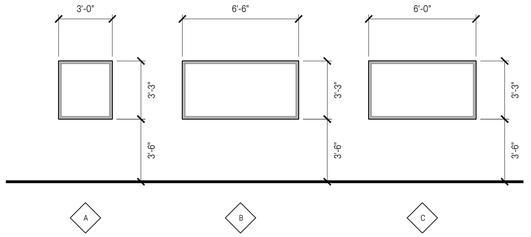
1/4" = 1'-0"

BUILDING SECTIONS

SEATTLE DCI APPROVAL STAMP

A3.00



WINDOW LEGEND

1/4" = 1'-0"

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HEIGHT	U-VALUE	WINDOW TYPE
A	3'-0"	3'-3"	3'-6"	0.24	PICTURE
B	6'-6"	3'-3"	3'-6"	0.24	PICTURE
C	6'-0"	3'-3"	3'-6"	0.24	PICTURE

WINDOW AND GLAZING NOTES

1. ALL WINDOW ELEVATIONS DRAWN IN THESE SCHEDULES ARE VIEWED FROM THE EXTERIOR. SEE ELEVATIONS TO VERIFY OPERABILITY OF ALL WINDOWS.

2. SAFETY GLAZING (SG) SHALL BE PROVIDED IN HAZARDOUS LOCATIONS, INCLUDING THE FOLLOWING LOCATIONS AS SPECIFIED IN R308.4.1 THROUGH R308.4.7 EACH PANE OF SAFETY GLAZING SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION PER 308.1.*

   A. GLAZING IN ALL DOORS, AND WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR WHERE THE SILL IS LESS THAN 60" ABOVE WALKING SURFACE.
   B. GLAZING PANELS LARGER THAN 9 SF WITH SILLS LESS THAN 18" ABOVE THE FINISHED FLOOR AND A TOP EDGE GREATER THAN 36" ABOVE THE FINISHED FLOOR, WITH A WALKING SURFACE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.
   C. GLAZING PANELS WITH SILLS LESS THAN 60" ABOVE THE STANDING SURFACE OF A BATH TUB OR SHOWER.
   D. GLAZING IN ALL BATH AND SHOWER DOORS AND ENCLOSURES.
   E. GLAZING IN ALL GUARDS AND RAILINGS.
   F. GLAZING LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
   G. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION.

3. WINDOWS SHALL BE DESIGNED, MANUFACTURED, AND INSTALLED TO WITHSTAND WIND EFFECTS AS DESCRIBED IN R301.2.1.

4. WINDOWS ARE SHOWN AT ACTUAL DIMENSION. CONTRACTOR SHALL PLAN FOR ROUGH OPENINGS ACCORDINGLY.

5. REFER TO ENERGY CODE NOTES FOR MORE INFORMATION ON THE AVERAGE U-VALUE.

6. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF THE WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR PER R312.2.

7. ALL WINDOWS AND GLAZED DOORS SHALL BE NFRC CERTIFIED AND LABELED.

8. ALL WINDOWS SHALL BE INSTALLED WITH A FLEXIBLE MEMBRANE FLASHING.

9. DEAD BOLTS OR OTHER APPROVED LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENABLE WINDOWS WITH SILLS LESS THAN 10 FEET OR MORE ABOVE GRADE AND SHALL COMPLY WITH R329.3.

10. PROVIDE MIN R-10 INSULATION AT HEADERS.

*NOTE: SEE ELEVATIONS FOR INDIVIDUAL SAFETY GLAZING (SG) IDENTIFICATION.

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WINDOW SCHEDULE

A800

Code Requirements
ASCE 7-16

Codes
2018 IRC
AISC/ASD Sixteenth Edition
ACI 318-16
NDS 2015
SEAW Rapid Design Methodology for Wind Design

DESIGN LOADS

Wind Design
ANALYSIS PROCEDURE SEAW RAPID SOLUTIONS METHODOLOGY for WIND DESIGN
BUILDING CATEGORY = 1
WIND SPEED = 85 MPH
EXPOSURE = 'B'
TOPOGRAPHIC FACTOR Kzt = 1.3

Building Design Loads
SNOW LOAD = 25 PSF
ROOF (DL) = 15 PSF, (LL) 25 PSF
FLOOR (DL) = 12 PSF, (LL) = 40 PSF
EXTERIOR WALL (DL) = 15 PSF
INTERIOR WALL = 7.5 PSF
EXTERIOR DECK (DL) = 15 PSF, (LL) = 65 PSF
CORRIDORS, STAIRS, EXITS (DL) = 12 PSF, (LL) = 100 PSF

Seismic Design
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

Geotechnical Parameters

SEE SOILS REPORT BY EARTH CONSULTANTS, INC.

ALLOWABLE SOIL BEARING PRESSURE = 1500 psf
ASSUMED ACTIVE SOIL PRESSURE = 35 pcf
ASSUMED PASSIVE SOIL BEARING PRESSURE = 350 pcf
ASSUMED SAFETY FACTOR = 1.5
ASSUMED COEFFICIENT OF FRICTION = .3
ASSUMED SOIL WEIGHT = 125 pcf

Seismic Considerations
SITE CLASS D
OCCUPANCY CATAGORY = 1
IMPORTANCE FACTOR = 1

S_S = 1.28 g
S_1 = .45
F_a =1.0
F_V = 1.5
$S_{ms} = F_a \cdot S_S$ = 1.54
$S_{m1} = F_V * S_1$ = .59
$S_{DS} = S_{MS} * .67$ = 1.03
$S_{D1} = S_{M1} * .67$ = .4

MATERIAL SPECIFICATIONS

Prefabricated Floor Trusses/Floor Joists (if required)
> Submit to engineer of record complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.
> Provide for all temporary and permanent truss and joist bracing and bridging (per manufacturer's recommendations).
> Store and erect trusses in accordance with the manufacturer's details and installation recommendations.
> Substitution in prefabricated assemblies to be approved by engineer of record prior to installation.
> Plywood to be glue nailed to top flange of prefab floor joist or truss.
> Provide additional web reinforcing at TJI joists at or over supports.

Floor Loads (See loading table above)

Wood Notes
> New exterior walls to be framed with 2 x 4 or 2 X 6 studs @ 16" O.C. (unless noted otherwise).
> New interior walls to be framed with 2 x 4 studs @ 16" o.c. (unless noted otherwise).
> All frame nailing shall be in accordance with Table No. 2304.9.1, 2018 IBC
> When a girder is spliced over a support, an adequate tie shall be provided.
> Provide solid blocking over all supports.
> Provide fire blocking within framing cavity at 10'-0"vertically and horizontally). Fire stop openings around vents, pipes, ducts, chimneys,etc. with non-combustible materials.
> Framing anchors shall be provided to support joists which frame into the side of a wood girder or framing band.
> Wood members shall have sufficient bearing area based on allowable values for compression perpendicular to grain per 2001 NDS.
> Provide double joists under all interior bearing walls.
> Where boring through studs is required for plumbing or electrical wiring in bearing walls use 2 X 6 or double 2 X 4 studs.
> All joists, studs, blocking, bracing, and rafters shall be Hem Fir #2 or better; Fb = 850 psi (1000 psi repetitive), Fv = 75 psi E = 1, 300,000

> All sawn beams, headers, posts, lintels, and girders which are 4" nominal width shall be Doug-Fir Larch #2 or better; Fb = 850 psi, Fv = 95 psi, E = 1, 600,000.
> All sawn beams, headers, posts, lintels, and girders which are 6" nominal width shall be Doug-Fir Larch #1 or better: Fb = 850 psi, Fv = 85 psi, E = 1, 600,000.
> All glue-laminated timbers to be kiln dried Doug-Fir top and bottom (24 F-V-4) for simple span beams; (24 F-V8) for multiple span or cantilever beams. Fb = 2400 psi, Fv = 165 psi, E = 1,800,000.
> All framing lumber shall be kiln dried to a maximum 19% moisture content prior to installation.
> Steel framing accessories and structural fasteners shall be as manufactured by Simpson Company (or approved equal). Connectors shall be installed in accordance with manufacturer's recommendations. Provide all plan designated manufacturer's connectors.
> Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.

Plywood Notes
> All plywood shall be installed per American Plywood Association standards.
> All plywood shall be A.P.A rated C-D Struct 1(min.).
> All panel edges to occur with long edges over wood supports, short edges to be blocked.
> All roof plywood to be ½" thick with span rating 24/0.
> Nail panels with 10d common nails at 12" o.c. in the field, 6" o.c. at all panel edges. Nail at 4" o.c. to all exterior walls and other shear walls.
> All floor plywood to be min ¾" thick with span rating 32/16.
> Nail panels with 10d. galv. nails at 6" o.c. at panel edges, 12" o.c. in the field. See Shear wall schedule for nailing patterns shear walls.
> At floor sub-floor glue floor plywood to floor joists with an approved elastomeric adhesive suitable for use in wet weather.
> See shear wall schedule and notes for wall plywood and nailing schedule.
> All plywood at waterproof decks to be pressure treated.
> Plywood floor and roof sheathing shall be laid up with face grain perpendicular to supports.
> All floor plywood shall be glue nailed to supporting joist in accordance with the American Plywood Association. Glue shall meet the requirements of Adhesive Specification AFG-01.

Concrete/Foundation Notes
> Foundation design is in accordance with chapter 19 of the 2018 IBC
All work shall be performed in accordance with all current building and safety codes.
> Concrete strengths shall be verified by standard 28-day cylinder tests, unless approved otherwise.
> Anchor bolts to be 5/8"diameter with 10" embedment @ 48" o.c. (see shear wall schedule for anchor bolt size and spacing at other than P1-6" shearwalls). All anchor bolts to be ASTM A-307.
> ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
> Backfill behind unbraced retaining walls prior to attaching floor diaphragm.
> Exterior footings to be entrenched a minimum of 18" below existing grade and bear on firm undisturbed soil.
> All reinforcing bars to be Grade 60 deformed bars. The tie wire is to be 16 Ga. double annealed wire. Lap all reinforcing 36 diameters. At corners of walls extend horizontal bars 2" from outside face of wall and lap with elbow bars of 30 diameters at the same size and spacing. Provide 2-#5 bars around all wall openings. Provide footing dowels to match vertical reinforcing.

Concrete cover

3"	concrete poured against earth
2"	formed concrete with earth backfill
1 1/2"	outside face of walls exposed to weather, slabs on a moisture barrier
1"	walls, outside face

> Provide 4"diameter perforated PVC drain in granular fill at the base of all new exterior footings (existing and new).

Concrete mix
Mix design shall be in conformance with ACI-318-99. Submit mix designs to engineer of record 2 weeks prior to placement indicating where each concrete mix is used and the maximum aggregate size.

type	f'c	max.water/cem.ratio min. non-air ent.	air ent.	sks/cu.yd.
ftgs		.65	.42	6
found.walls	2500			
slab on grade	3000	.65	.50	5 ½

> Water reducing mixtures may be incorporated into the mix designs in accordance with ASTM C 494 and manufacturer's recommendations.
>Water/Cement ratio shall be measured by weight and shall be based on the total cementious material. Water/Cement ration shall be determined by the supplier based on the strength requirements and shall no exceed the maximum water/cement ratio shown above.

General Conditions
> Contractor will call for inspection prior to placing any footing and foundation wall concrete.
> Provide rigid insulation around the perimeter of all slabs within heated spaces.
> Permanent cut and fill slopes should not exceed 2:1 (H:V).
> All reinforcing shall be detailed in accordance with ACI detailers manual.
> All excavations shall be adequately barricaded and marked. All work area and surfaces shall be cleaned upon completion of the project. All debris and waste materials shall be removed off the site to an approved disposal area by the contractor.
-Use air -entrained (3%-6%) in all flat work exposed to weather.- Master flow 928 or equal.
> Provide minimum of 1/2" air space between non-pressure treated wood and concrete, or provide waterproofing membrane between concrete and non-pressure treated wood.
> Top of concrete to be field verified by contractor.
> Contractor to field verify existing grade cut and soil conditions with before proceeding with concrete retaining wall forming and reinforcing steel placement.
> Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.
>In the case of discrepancies between the drawings and the anticipated field conditions the contractor shall notify the architect before proceeding with construction.
>DO NOT SCALE the architects or engineer's drawings – noted dimensions take precedence over scaled dimensions.

Fasteners
Fasteners for pressure treated wood must be ZMAX hot dipped galvanized (G185) or stainless steel.

STEPHEN T. TAPP — STATE OF WASHINGTON — 38386 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 11/2/23

SHEAR WALL SCHEDULE

2018 IBC

Wall Sheathing to be 1/2" (C-D) Structural 1, 24/0
Roof Sheathing to be 1/2" C-D) Structrual 1, 32/16
Use 10d common nails

WALL TYPE	NAIL Size	PANEL NAIL SPACING Panel Edges	Field Studs	Top/Btm Plates	BLK'G	REQUIRED ANCHORS P.T.Sill	Bottom Plate	ALLOWABLE UNIT SHEAR (plf)
P1-6"	10d	6"	12"	6"	2 X 6 (4)	5/8"d. @ 48"	16d @ 6"	282(HF), 340(DF)
P1-4"	10d	4"	12"	4"	3 X 6 (4)	5/8"d. @ 32"	(2)16d. @ 8"	410(HF), 510(DF)
P1-3"	10d	3"	12"	3"	3 X 6 (4)	5/8"d. @ 24"	(2)16d. @ 6"	550(HF), 665(DF)
P1-2"	10d	2"	12"	2"	3 X 6 (4)	3/4"d. @ 24"	(2)16d. @ 5"	710(HF), 870(DF)

Shear Wall Notes:
1. P1 indicates plywood on one side of shear wall only.
2. P2 indicates plywood on two sides of shear wall. Framing members shall be 3X. Offset panel joints to fall on different studs.
3. Plywood may be installed either horizontally or vertically on Hem-Fir #2 studs.
4. For nailing at 4",3" or 2" on center, use 3 X framing members at all panel edges. Stagger fasteners at all panel joints.
5. For nailing at 4", 3", or 2" on center use pressure treated 3X sill at foundation.
6. Solid block all panel edges with full depth blocking.
7. Use 10d common nails for shear wall fasteners.
8. Nails must be flush driven with diaphragm surface.
9. Anchor bolts to have minimum 3" X 3" X 1/4" plate washers.
10. Finger jointed studs are not to be used at holdown locations.
11. Nails for panel edges shall be 10d common (0.131"d. X 3" long). Nails for plates shall be 16d. common (0.148d. X 3 ¼" long).
12. Where bottom plate nailing requires (4) nails at a specific spacing, block floor space below the sole plate consisting of a minimum of two framing members. Nailing pattern shall consist of two rows in each member offset 1/2" and staggered.
13. Do not install floor diaphragm nailing over bottom sill nailing.
14. ALL STUDS TO BE 2x HEM FIR #2 OR BETTER.

revisions

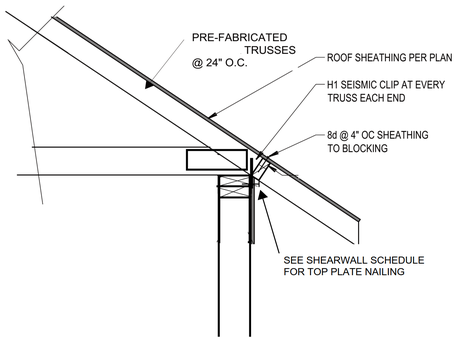
Searing Addition
3873 80th Avenue SE
Mercer Island, Washington 98040

Stephen Tapp
Architect / P.E.
Ph. 206-320-0534
2330 East Madison Street
Seattle, Washington

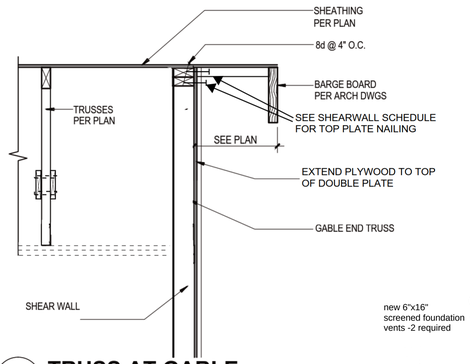
This work was prepared by me or under my supervision.

Sheet Contents:

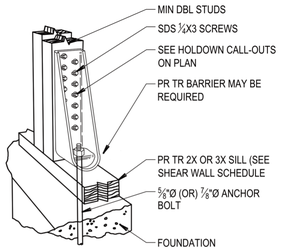
Scale: as noted
Date: 6/16/22
Job no.: T22F3
Drawn by: STT
Sheet no.: S-1.0
OF 2



1 ROOF TRUSS
SCALE: 1"=1'-0"



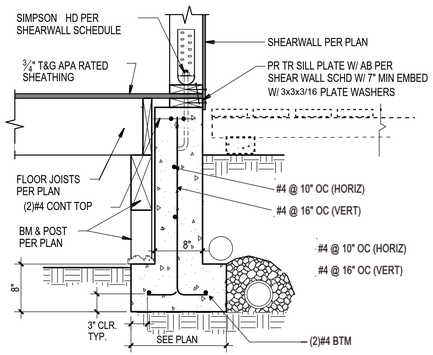
2 TRUSS AT GABLE
SCALE: 1"=1'-0"



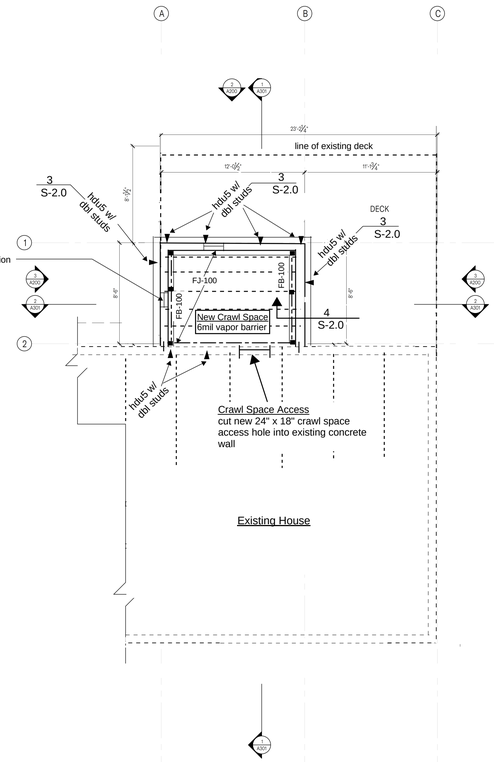
TYPICAL HDU INSTALLATION AS A HOLDOWN (SHOWN "FLUSH", TOUCHING SILL PLATE)

NOTE:
SEE MANUFACTURER'S CATALOG FOR ADDITIONAL INFORMATION

3 HOLDOWN INSTALLATION
SCALE: NTS



4 TYPICAL FOUNDATION
SCALE: 1"=1'-0"



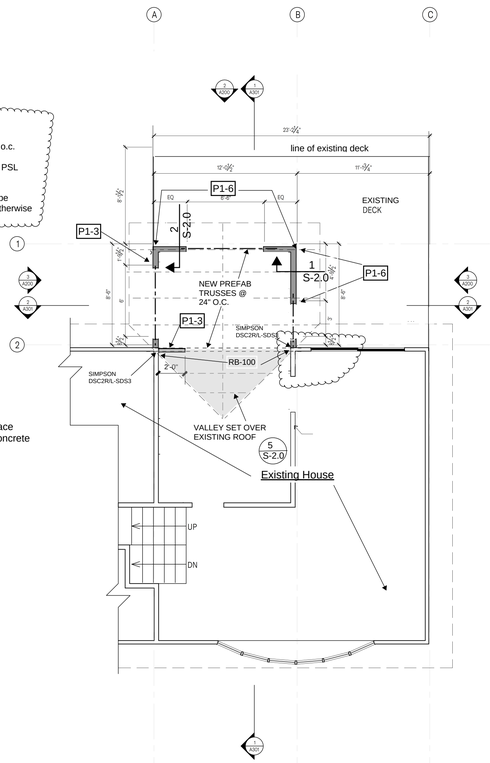
Beam Schedule
FB-100 4 X 8 DF#1

FJ-100 2x10 DF#2 @ 16" o.c.

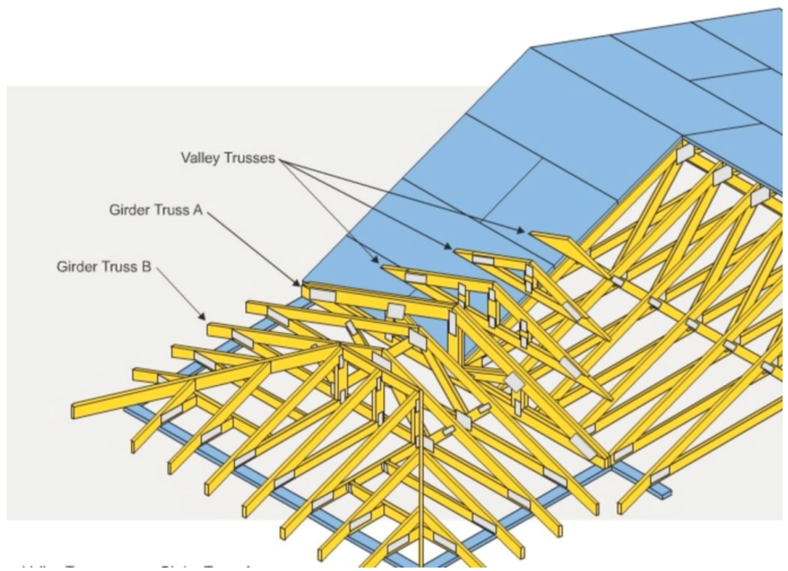
RB-100 3 1/2 X 9 1/2 2.0E PSL

All beams and headers to be
4x10 DF#1 unless noted otherwise

Crawl Space Access
cut new 24" x 18" crawl space
access hole into existing concrete
wall below existing vent



Wall Schedule
- new wall construction
- existing wall to remain



Roof Over-framing Detail
NTS

5

Partial Foundation Plan for Addition
nts

SHEAR WALL NOTES - FOUNDATION

◄ INDICATES 'SIMPSON' HOLDOWN LOCATION (SEE MANUFACTURER'S INSTALLATION REQUIREMENTS). HOLDOWN ANCHORS ARE TO BE INSTALLED AT THE END OF PLYWOOD SHEAR WALL PANELS.

SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, SCHEDULES, ANCHOR BOLT PLACEMENT, AND PRESSURE TREATED SILL SIZES.

ALL SHEAR WALL PANELS OTHER THAN P1-6" ARE TO BE INSTALLED WITH PRESSURE TREATED 3X SILLS.

ANCHOR BOLTS TO BE MINIMUM 5/8"Ø X 10" @ 48" O.C. (UNLESS NOTED OTHERWISE IN ANCHOR BOLT SCHEDULE, SHEET S-3).

CONCRETE STRENGTH F'C = 3000 PSI FOR CONCRETE EXPOSED TO THE ELEMENTS.
CONCRETE STRENGTH F'C = 2500 PSI FOR CONCRETE NOT EXPOSED TO ELEMENTS.

NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR HOLDOWN PLAN OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

INCREASE DEPTH OF FOUNDATION AT HOLDOWN ANCHOR BOLTS TO INSURE PROPER CONCRETE COVERAGE.

SIMPSON STRONG TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF THIS PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OF CALCULATIONS. THE ENGINEER OF RECORD SHOULD EVALUATE AND GIVE APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.

Partial Main Floor Shearwall Plan
nts

SHEAR WALL NOTES - WALLS

PX-X INDICATES SHEAR WALL. SEE LEGEND.

SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.

NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOLID BLOCK BELOW SHEAR WALLS ABOVE.

◄► INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.

revisions
7.14.22

Searing Addition
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This work was prepared by me or under my supervision.

Sheet Contents:

Scale: as noted
Date: 6/16/22
Job no.: T22F3
Drawn by: STT
Sheet no.:

S-2.0

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