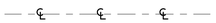
ABBREVIATIONS

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 INSTALLED BY CONTRACTOR	PR.	PAIR
A.I.B	AIR & MOISTURE BARRIERS			PSF.	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	F.O.I.O.	FURNISHED BY OWNER AND INSTALLED BY OWNER	PSI.	POUNDS PER SQUARE INCH
ALUM.	ALUMINUM			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 WATERPROOFING
EQUIP.	EQUIPMENT			WR	WATER RESISTANT
EST.	ESTIMATE	N.	NORTH	WSCT.	WAINSCOT
E.W.	EACH WAY	N/A	NOT APPLICABLE		
(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

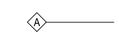
GRIDLINE

CENTERLINE



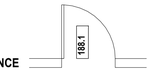
CUT LINE

PARTITION TYPE

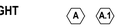


ROOM REFERENCE

DOOR REFERENCE



WINDOW/SKYLIGHT REFERENCE



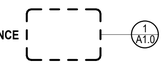
BUILDING SECTION

EXTERIOR ELEVATION

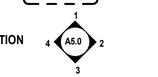
WALL SECTION REFERENCE

ELEVATION/ DATUM

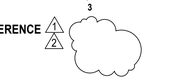
DETAIL REFERENCE



INTERIOR ELEVATION

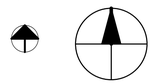


REVISION REFERENCE



(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:

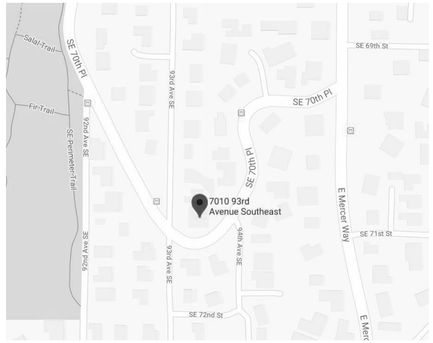
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL 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
- WASHINGTON STATE AMENDMENTS TO THE 2018 CONSTRUCTION CODES
- CITY AMENDMENTS TO THE 2018 CONSTRUCTION CODES

ALL CODES, AS MODIFIED BY LOCAL JURISDICTIONS AND ALL OTHER GOVERNING LAWS, CODES, ORDINANCES AND REGULATIONS

CITY OF MERCER ISLAND ZONING:
R-8.4

VICINITY MAP

NTS



AERIAL VIEW

NTS

PROJECT DATA

OWNER'S NAME:
MICHAEL ROSS + MARIANNE PARKS

SITE AND OWNERS ADDRESS:
7010 93RD AVE SE
MERCER ISLAND, WA 98040

LEGAL DISCRIPTION:
FLOODS LAKESIDE TRS DIV #5 LESS N 20 FT THOF AKA PAR 1
HENNING SHORT PLAT APPROVE BY MERCER ISLAND 2-12-70
PLat Block: 6
Plat Lot: 12

ASSESSOR'S PARCEL NUMBER:
258190-0300

ZONE:
R-8.4

LOT SLOPE CALCULATIONS:
HIGHEST ELEVATION POINT OF LOT: 219 FT
LOWEST ELEVATION POINT OF LOT: 198
ELEVATION DIFFERENCE: 21
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 188.3
LOT SLOPE: 11.1%

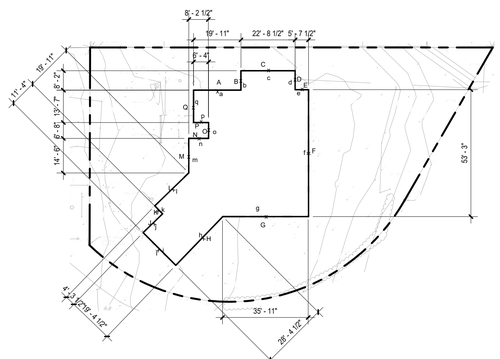
LOT COVERAGE SUMMARY:
LOT SIZE = 13,938 SF
ALLOWED LOT COVERAGE = 5,575 SF 40% MAX.
EXISTING LOT COVERAGE
TOTAL = 5,237 SF (37.17 % > 40 %)
PROPOSED
ADDITION+ OVERHANG + DECK UNDER HOT TUB= 240 SF
TOTAL = 5,477 SF (39.2 %)

GROSS FLOOR AREA CALCULATION:
R-8.4: 5,000 SQUARE FEET OR 40 PERCENT OF THE LOT AREA, WHICHEVER IS LESS.

40% OF LOT AREA:	5,575 SF
ALLOWED GFA:	5,000 SF
EX. MAIN FLOOR	2,374 SF
EX. UPPER FLOOR:	1,503 SF
EX. ATTACHED GARAGE:	715 SF
EX. GFA:	4,592 SF
ADDITION TO MAIN FLOOR:	217 SF
TOTAL GFA:	4,809 SF < 5,000 SF

FIRE DEPARTMENT REVIEW NOTE:
"NFPA "CHAPTER 29" MONITORED FIRE ALARM REQUIRED"

AVERAGE BUILDING ELEVATION:



MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 210.6	a = 19.9
B = 209.6	b = 8.1
C = 208.3	c = 22.7
D = 208.2	d = 8.1
E = 208.2	e = 5.6
F = 208.2	f = 53.2
G = 210.8	g = 35.9
H = 213.1	h = 28.4
I = 215.1	i = 19.4
J = 213.8	j = 11.3
K = 213.8	k = 4.2
L = 213.7	l = 19.9
M = 213.8	m = 14.5
N = 215	n = 8.2
O = 215	o = 6.6
P = 215	p = 6.3
Q = 213.9	q = 13.6

AVERAGE BUILDING ELEVATION FORMULA:
(Mid-point Elevation of Individual Wall Segment) x (Length of Individual Wall Segment)
(Total Length of Wall Segments)
—OR—
{Axa}+{Bxb}+{Cxc}+{Dxd}+{Exe}+{Dxd}+{Exe}+{Fxf}+{Gxg}+{Hxh}
a + b + c + d + e + f + g + h

WHERE: A,B,C,D... = Lower of Finished or Existing Ground Elevation at Midpoint of Wall Segment
AND: a,b,c,d... = Length of Wall Segment Measured on Outside Wall

CALCULATION = 60450.56 / 285.9 = 211.43'

AVERAGE BUILDING HEIGHT: 211.43'
MAX. BUILDING HEIGHT: 211.43 + 30 = 241.43'

PROJECT DIRECTORY

OWNER
MICHAEL ROSS
MARIANNE PARKS

PROJECT ADDRESS
7010 93RD AVE SE
MERCER ISLAND, WA 98040

LOCAL JURISDICTION:
CITY OF MERCER ISLAND
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
P: (206) 275-7605

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
TBD

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

LANDSCAPE DESIGNER
NORIKO MARSHALL LANDSCAPE ARCHITECTURE
CONTACT: NORIKO MARSHALL
EMAIL: NORIKOMARSHALL@GMAIL.COM

PARCEL NUMBER: 258190-0300

LEGAL DISCRIPTION
FLOODS LAKESIDE TRS DIV #5
LESS N 20 FT THOF AKA PAR 1
HENNING SHORT PLAT APPROVE
BY MERCER ISLAND 2-12-70
PLat Block: 6
Plat Lot: 12

DRAWING INDEX

PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES THE ADDITION & REMODEL OF MAIN FLOOR, ALLOWING FOR A LARGER NEW KITCHEN, EATING AREA, NEW DECK AND EASE OF ACCESS TO THE GARDEN.

SZ

SUZANNE ZAHR INC.

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

ROSS PAARKS
RESIDENTIAL REMODEL ADDITION

7010 93RD AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
20001

9221
REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	07.29.22
DRAWN BY:	SA
CHECKED BY:	SZ

COVERSHEET

SHEET NUMBER
A0.0

PERMIT 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.

ELECTRICAL 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 DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

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

4. ELECTRICAL DESIGN TO BE HANDLED AS DESIGNBUILD.

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 DESIGNER 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 DESIGNER PRIOR TO ORDERING OR INSTALLATION.

9. STANDARD MOUNTING HEIGHTS:

A. ELECTRICAL AND COMMUNICATION OUTLETS @ 18" A.F.F. TO CENTER OF BOX.
B. WALL-MOUNTED TELEPHONES @ 50" A.F.F. TO CENTER OF BOX.
C. SWITCHES @ 44" A.F.F.

10.ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 8" FROM THE LATCH SIDE OF THE DOOR FRAME, 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. 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 DESIGNER. THE DESIGNER SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION.

18.FURNISH AND INSTALL UNDERWRITER'S 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 STUD NEAREST THE CENTER, U.N.O.

22. *SEC R404.1: Provide a note on the drawing,*
"A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps."

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.

PAINT SCHEDULE FOR INTERIOR SURFACES

BENJAMIN MOORE OR EQUAL.
REFER TO FINISH PLAN FOR COLOR SELECTIONS.

1. GYPSUM WALLBOARD: WALLS AND CEILINGS.
   A. LATEX, EGGSHELL. CLEAN AND ROLL ON THREE-COAT SYSTEM.
      1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
      2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
      3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

2. FERROUS METAL: HOLLOW METAL DOORS AND FRAMES, HANDRAILS, EXPOSED MISCELLANEOUS METALS.
   A. ACRYLIC SEMIGLOSS. SAND EXISTING METAL AND BRUSH ON THREE-COAT SYSTEM.
      1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
      2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
      3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

3. WOOD: WOOD TRIM, WOOD DOORS AND FRAMES.
   A. ACRYLIC SEMIGLOSS. SAND EXISTING WOOD AND BRUSH ON THREE-COAT SYSTEM.
      1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
      2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
      3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

GENERAL LIGHTING NOTES

1. 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 FINISHED CEILING HEIGHTS INDICATED ON THE ARCHITECT/DESIGNER'S DRAWINGS.

2. REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY. MECHANICAL AND ELECTRICAL TO BE HANDLED AS "DESIGNBUILD."

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

4. 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.

5. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED.

6. 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.

7. 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/DESIGNER PRIOR TO INSTALLATION.

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

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

10.ALL ELECTRICAL AND MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18 INCHES OF THE END OF A WALL OR A DOOR. VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.

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

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

13.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.

14.CONTRACTOR TO NOTIFY ARCHITECT/DESIGNER 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/DESIGNERS RCP AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE DESIGNER PRIOR TO INSTALLATION.

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

16.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 APPURTENANT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.

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

18.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.

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ROSS PAARKS
RESIDENTIAL REMODEL ADDITION

7010 93RD AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
20001

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	07.29.22
DRAWN BY:	SZ
CHECKED BY:	SZ

GENERAL NOTES

SHEET NUMBER
A0.1

PERMIT SET

2018 WSEC Residential Energy Compliance Certificate (Effective February 1, 2021)

Property address: _____

Builder/registered design professional name: _____

Builder/reg. design pro. signature: _____

Conditioned floor area: _____ ft² (per building permit)

R-Values (R303.1.1)

Ceiling/ Attic:	Vaulted R-_____	Floors:	Over unconditioned space R-_____
	Attic R-_____		Slab-on-grade floor R-_____
Walls:	Above grade R-_____		Fully insulated slab? Y/N (Circle one)
	Below, int. R-_____	Doors:	R-_____, R-_____, R-_____
	Below, ext. R-_____		

U-Value of Windows, Skylights and Doors (R303.1.1.3)

Average area weighted U-value from Glazing Worksheet Average U- -_____

Fuel Normalization (Tables R406.2) and Energy Credits (Table R406.3)

System Type Number (1 to 5) _____ (Select one)

Energy Credits selected (1 to 7)_____

Fuel Normalization Credit _____ + Total Energy Credits _____ = Total Credits_____

Heating, Cooling and Domestic Hot Water

System	Type (Manufacturer and Model Number)	Efficiency
Heating		
Cooling		
DHW		
Drain water heat recovery		

Onsite Renewable Energy Electric Power System

System type _____ System design capacity _____ kW

Rated annual generation _____ kWh/yr

Appliances	Manufacturer and Model	Energy Star? (Circle one)
Dish washer		Y or N
Refrigerator		Y or N
Washer		Y or N
Dryer	Vented or unvented? If vented, CEF rating _____	Y or N

Gas fireplace / heating stove (Section R402.4.2) Fireplace efficiency (FE) _____

Heating or Decorative? (Circle one)

HVAC System Duct Leakage Testing (R403.3)	Circle one
All ductwork and air handler in conditioned space? (See Option 4.2)	Y or N
All ductwork in unconditioned spaces buried and tested at 3% total leakage, and air handler in conditioned space? (See Option 4.1.)	Y or N
All ductwork & air handler outside conditioned space insulated to minimum R-8?	Y or N
Air handler present at duct leakage test? (Total leakage 4% if yes, 3% if no)	Y or N
HVAC leakage to outside test conducted at final?	Y or N
Do HVAC duct leakage tests include GPS and time stamp verification?	Y or N
HVAC system leakage test calculated design target: _____ CFM @ 25 Pa	
HVAC system leakage test measured results: _____ CFM @ 25 Pa	

Building Leakage Testing (R402.4.1.2)	
Dwelling unit leakage test calculated design target: _____ ACH @ 50 Pa	
Dwelling unit leakage test, measured results: _____ ACH @ 50 Pa	
Whole Building Leakage test (R2 non-corridor only) design target: _____ CFM/sf @ 50 Pa	
Whole Building Leakage test (R2 non-corridor only) measured: _____ CFM/sf @ 50 Pa	
Do building leakage tests include GPS and time stamp verification?	Y or N

Whole House Ventilation System Measured Flow Rates (M1505.4 IRC-WA)	Circle one
Are the system controls correctly labeled?	Y or N
The Whole House Ventilation (WHV) system operation and maintenance (O&M) instructions were provided to the building owner?	Y or N
Provided to: _____ on _____(date)	

Whole House Ventilation System Type: (Circle one)

(1) Whole house exhaust fan, location _____

(2) Balanced HRV/ ERV, location _____

For R2 low-rise, serves more than one unit? Y or N

(3) Supply or HRV WHV integral to the air handler. Describe system control sequence of operations or reference to design submittal: _____

Specify run-time: _____ hours per day _____ CFM

WHV calculated design minimum flow rate per plan submittal:

WHV measured min flow rate at commissioning: Exhaust _____CFM, Supply _____CFM

Do WHV flow tests include GPS & time stamp verification?	Y or N
HRV/ERV sensible heat recovery efficiency: _____	
Commissioning Notes:	

Other Mandatory Requirements	Circle one
All other mandatory requirements of WSEC-R have been met?	Y or N

R402.1.1 Insulation and Fenestration Criteria

The *building thermal envelope* shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE 5 AND MARINE 4	
Fenestration *U*-Factor[b]	0.30
Skylight[b] *U*-Factor	0.50
Ceiling *R*-Valuee	49
Wood Frame Wall[g,h] *R*-Value	21 int
Floor *R*-Value	30
Below-Grade[c,h] Wall *R*-Value	10/15/21 int + 5TB
Slab[d,f] *R*-Value and Depth	10, 2 ft

EXTERIOR DOOR SCHEDULE

TAG	LOCATION	MANUFACTURER	DOOR WIDTH	DOOR HEIGHT	AREA	SAFETY GLASS	U-VALUE
109.1	MASTER	TBD	6' - 0"	7' - 9"	47 SF	YES	0.3
117.1	DINING	TBD	6' - 0"	7' - 9"	47 SF	YES	0.3

WINDOW SCHEDULE

TAG	LOCATION	MANUFACTURER	QTY.	WIDTH	HEIGHT	SILL	AREA	SAFETY GLASS	U-VALUE
W-1	KITCHEN	TBD	1	9' - 7"	5' - 0"	3' - 0"	48 SF		0.3
W-2	KITCHEN	TBD	2	6' - 3"	5' - 0"	3' - 0"	31 SF		0.3
W-3	EATING	TBD	1	2' - 0"	4' - 0"	4' - 0"	8 SF		0.3

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SUZANNE ZAHR
STATE OF WASHINGTON

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ISSUE DATE:	07.29.22
DRAWN BY:	LT
CHECKED BY:	SZ

SCHEDULES

SHEET NUMBER
A0.2

PERMIT SET

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 12, BLOCK 6, FLOOD'S LAKE SIDE TRACTS DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE(S) 6, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINES,

(A)BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT, THENCE S00°09'30"W 25 FEET ALONG THE WEST LINE THEREOF, THENCE CONTINUING S00°09'30"W 130 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE EAST 141.40 FEET TO THE END OF SAID DESCRIBED LINE;

(B)BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S00°09'30"W 25 FEET ALONG THE WEST LINE THEREOF, THENCE EAST 93.50 FEET, THENCE S42°33'59"E 70.61 FEET; THENCE S00°09'30"W 78 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE EAST 27.49 FEET, MORE OF LESS, TO THE NORTHWESTERLY MARGIN OF SOUTHEAST 70TH PLACE, AND THE END OF SAID DESCRIBED LINE.

REFERENCES

1. RECORD OF SURVEY, VOL. 23, PG. 61, RECORDS OF KING COUNTY, WASHINGTON
2. RECORD OF SURVEY, VOL. 125, PG. 180, RECORDS OF KING COUNTY WASHINGTON
3. UNRECORDED SURVEY PREPARED BY M.W. MARSHALL UNDER JOB NO. 5022, DATED 9-5-2014.

SURVEYOR'S NOTES

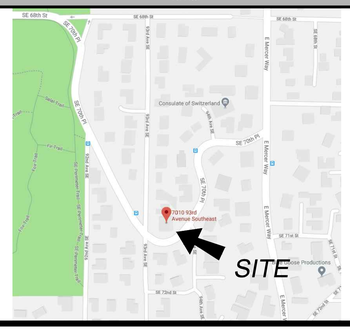
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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. 258190-0300
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 13,938 S.F. (0.32 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. 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	BIR	BIRCH
	ASPHALT SURFACE	BLDG	BUILDING
	BUILDING	C.C.	CENTER CHANNEL
	CENTERLINE ROW	CB	CATCH BASIN
	CONCRETE SURFACE	CED	CEDAR
	DECK	COL	COLUMN
	FENCE LINE (WOOD)	CONC	CONCRETE
	FIRE HYDRANT	COR	CORNER
G	GAS METER	DEC	DECIDUOUS
	HEDGE FOLIAGE LINE	EVG	EVERGREEN
	INLET (TYPE 1)	FF	FINISH FLOOR
MB	MAILBOX (RESIDENTIAL)	HB	HOSE BIB
	MONUMENT IN CASE (FOUND)	LS#	LAND SURVEYOR NUMBER
	PAVER SURFACE	MEAS	MEASURED
PP	POWER POLE W/LIGHT	MON	MONUMENT
	REBAR AS NOTED (FOUND)	PIN	PINE
	ROCKERY	PROP	PROPERTY
SS	SEWER LINE	(R)	RECORD DATA
	SEWER MANHOLE	SPR	SPRUCE
SD	STORM DRAIN LINE	SSMH	SANITARY SEWER MANHOLE
		SSS	SANITARY SIDE SEWER
SIZE TYPE	TREE (AS NOTED)		
W	WATER LINE		
WM	WATER METER		
WV	WATER VALVE		

VICINITY MAP

N.T.S.



BASIS OF BEARINGS

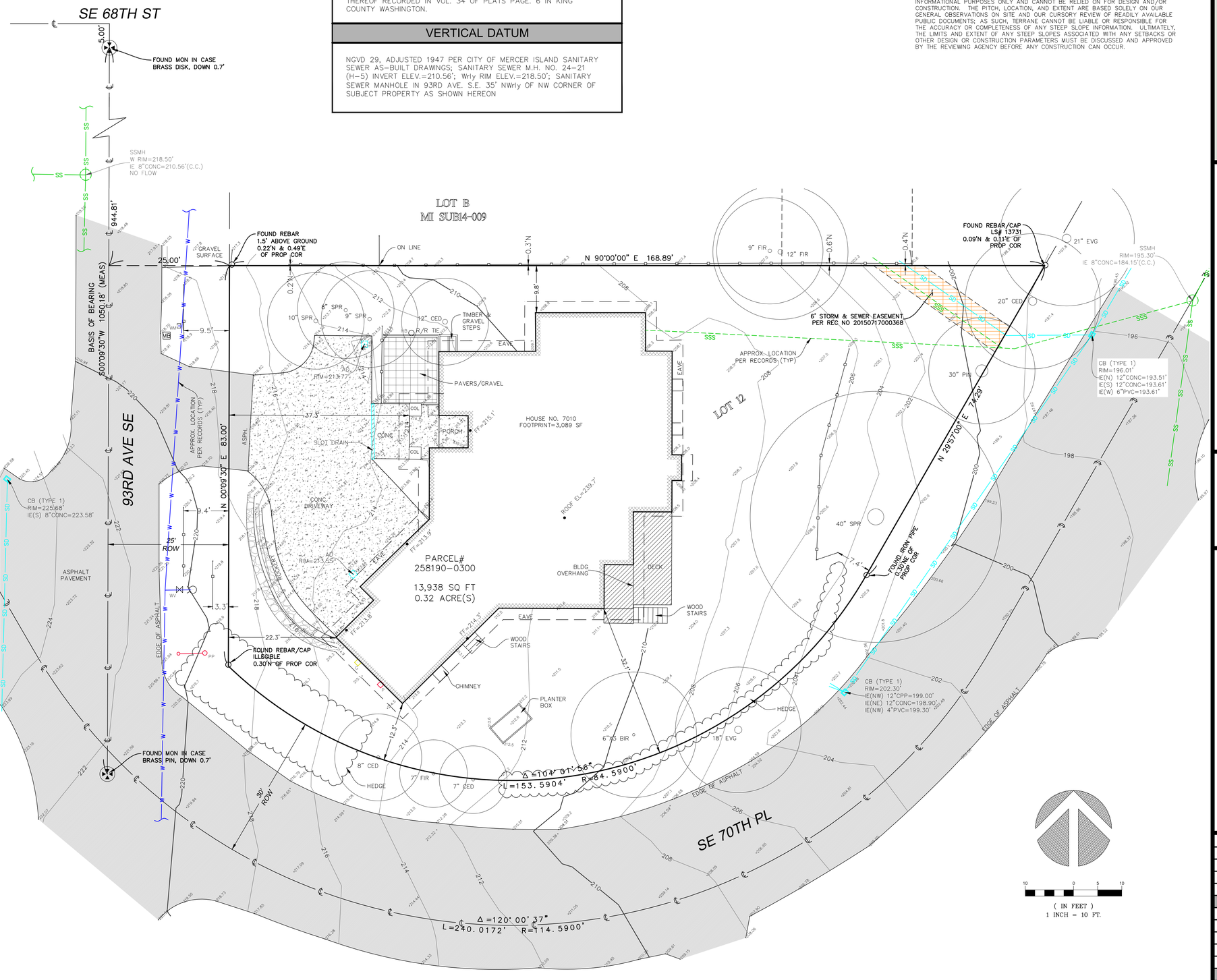
HELD BEARING OF N 00°09'30" E ALONG 93RD AVE. S.E. PER PLAT OF FLOOD'S LAKE SIDE TRACTS DIV. NO. 5 PER PLAT THEREOF RECORDED IN VOL. 34 OF PLATS PAGE. 6 IN KING COUNTY WASHINGTON.

VERTICAL DATUM

NGVD 29, ADJUSTED 1947 PER CITY OF MERCER ISLAND SANITARY SEWER AS-BUILT DRAWINGS; SANITARY SEWER M.H. NO. 24-21 (H-5) INVERT ELEV.=210.56'; Wrly RIM ELEV.=218.50'; SANITARY SEWER MANHOLE IN 93RD AVE. S.E. 35' NWrly OF NW CORNER OF SUBJECT PROPERTY AS SHOWN HEREON

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
SW 1/4 OF NE 1/4 SEC 30, TWP. 24N., RGE 05E., W.M.
PARCEL NO. 258190-0300

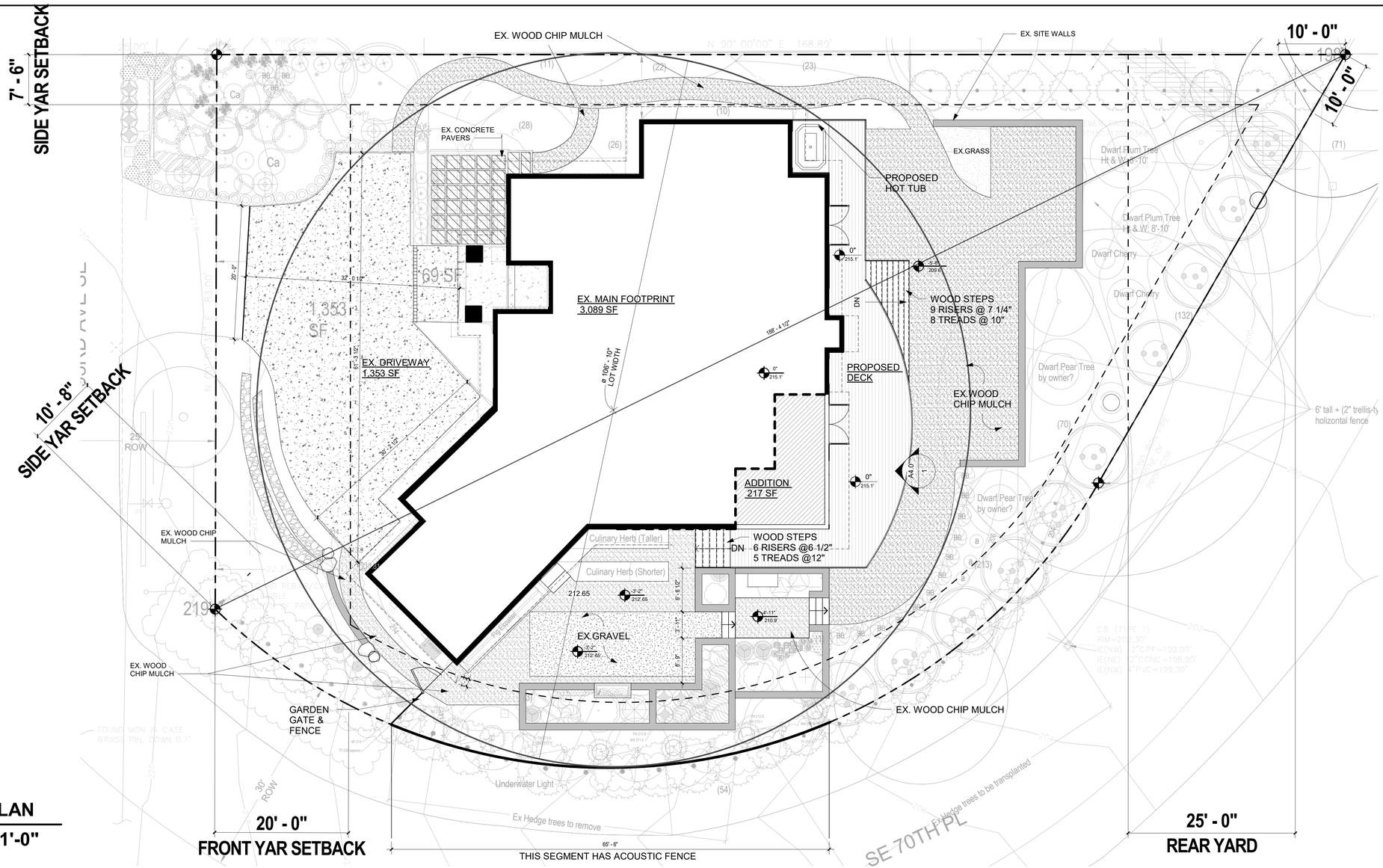
Ross / Parks Residence
7010 93RD AVE SE
MERCER ISLAND, WA 98040

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

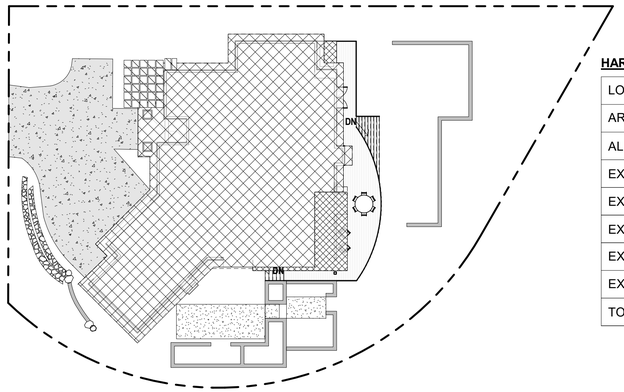
JOB NUMBER:	190100
DATE:	2/22/19
DRAFTED BY:	TLR
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1



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



2 SITE PLAN DIAGRAM
1" = 20'-0"

HARDSCAPE

LOT AREA	13,938 SF SF	
AREA BORROWED FROM LOT COVERAGE	98	
ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + 98	1,352 SF	
EX. SITE WALLS	256 SF	
EX. ROCKERIES	95 SF	
EX. GRAVEL PATH & PAVING	256 SF	
EX. CONCRETE STEPS	20 SF	
EX. CONCRETE PAVERS	130 SF	
TOTAL HARDSCAPE AREA	757 SF < 1,352 SF	

LOT COVERAGE - PROPOSED

LOT AREA	13,938 SF SF	
EX. HOUSE/GARAGE+ OVERHANG	3,815 SF	
DRIVEWAY	1,422 SF	
EXISTING LOT COVERAGE (IMPERVIOUS SURFACE)	**5,237 SF (37.17 %)**	
ADDITION+ OVERHANG + DECK UNDER HOT TUB	240 SF	
TOTAL IMPERVIOUS SURFACE	5,477 SF	
TOTAL LOT COVERAGE	(5,477 SF) 39.3 % < (5,575 SF) 40 %	
REMAINING IMPERVIOUS SURFACE	98 SF	

OWNER'S NAME:
MICHAEL ROSS + MARIANNE PARKS

SITE AND OWNERS ADDRESS:
7010 93RD AVE SE
MERCER ISLAND, WA 98040

LEGAL DISCRIPTION:
FLOODS LAKESIDE TRS DIV #5 LESS N 20 FT THOF
AKA PAR 1 HENNING SHORT PLAT APPROVE BY
MERCER ISLAND 2-12-70
PLat Block: 6
Plat Lot: 12

ASSESSOR'S PARCEL NUMBER:
258190-0300

ZONE: R-8.4

LOT WIDTH: 106-10"
SIDE YARDS TOTAL: 17 % OF 106'-10" = 18'-2"
SIDEYARD 1: 7'-6"
SIDEYARD 2: 10'-8"

LOT SLOPE CALCULATIONS:
HIGHEST ELEVATION POINT OF LOT: 219 FT
LOWEST ELEVATION POINT OF LOT: 198
ELEVATION DIFFERENCE: 21
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS: 188.3
LOT SLOPE: 11.1%

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9221 REGISTERED ARCHITECT
SUZANNE ZAHR STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	07.29.22
DRAWN BY:	SA
CHECKED BY:	SZ

SITE PLAN

SHEET NUMBER
A1.0

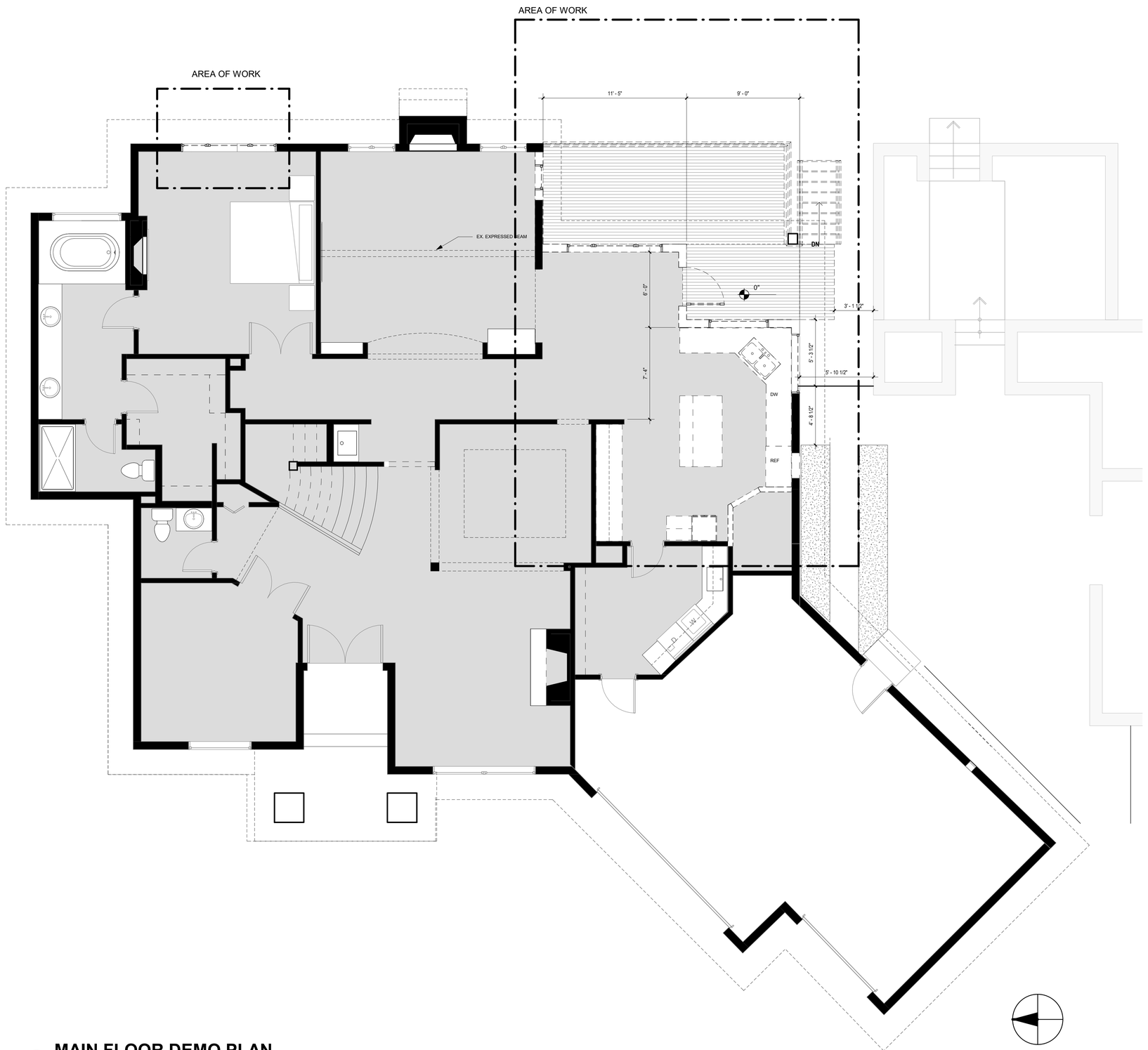
PERMIT SET

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.

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"

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STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	07.29.22
DRAWN BY:	SA
CHECKED BY:	SZ

MAIN FLOOR DEMO PLAN

SHEET NUMBER
A2.0

PERMIT SET

LEGEND

	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
X	REPRESENTS A WALL TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
XXX.X	REPRESENTS A DOOR TAG.
W-X	REPRESENTS A WINDOW TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
S.D.	REPRESENTS OVERHEAD SMOKE DETECTOR.
C.O.	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR

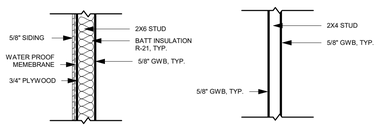
NOTES

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.

WALL TYPES



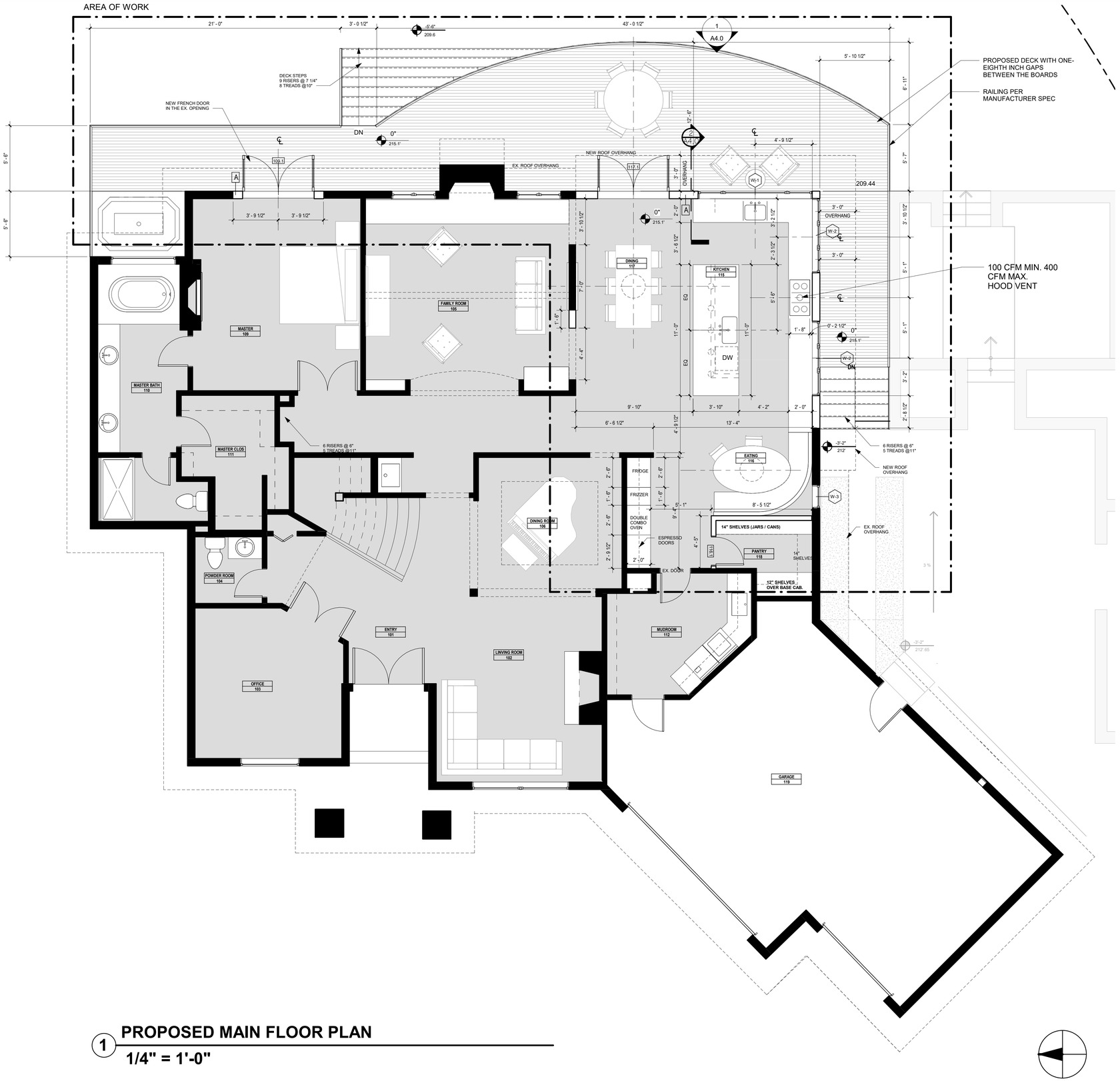
A EXTERIOR WALL TYP.

B INTERIOR WALL TYP.

SEC R406.2 & 406.3 ENERGY CREDITS

3.1	HIGH EFFICIENCY HVAC	1
7.1	APPLIANCE PACKAGE	0.5
TOTAL CREDITS:		**1.5**

AREA OF WORK



1 PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

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STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

ISSUE DATE:	07.29.22
DRAWN BY:	SA
CHECKED BY:	SZ

MAIN FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.1

PERMIT SET

LEGEND

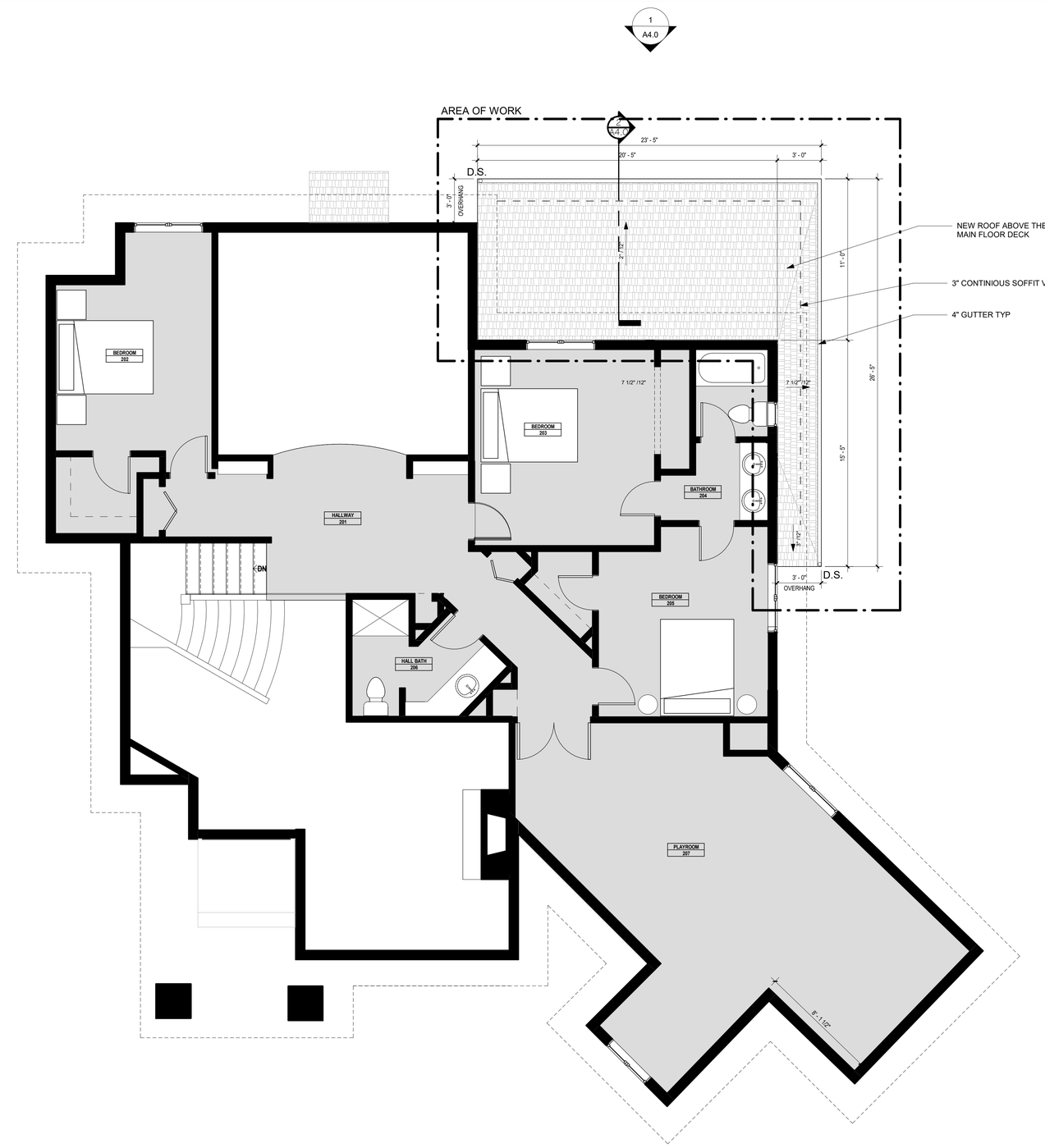
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
X	REPRESENTS A WALL TAG.
3'-0"	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
XXX.X	REPRESENTS A DOOR TAG.
W-X	REPRESENTS A WINDOW TAG.
ROOM NAME / XXX	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
E.F.	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
S.D.	REPRESENTS OVERHEAD SMOKE DETECTOR.
C.O.	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR.

NOTES

NEW ADDED ROOF
ROOF VENTILATION TO CONFORM TO IRC SECTION R806.

ROOF AREA: 316 sf
VENTILATION REQUIRED: (316 SG /150) x 144 si/sf = 303.36 si 18 sim ea.
3" SCREENED VENT: 439.68si / 18 si/lf = 17 lf
TOTAL VENTILATION REQUIRED: VENTILATION PROVIDED:17 FT LINEAR FEET OF COR-A-VENT

NOTE: VENTILATION REQUIREMENTS MET BY CONTINIOUS SOFFIT VENT.
LINEAR FEET OF SOFFIT VENT: 17FT



1 PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

SZ

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ROSS PAARKS
RESIDENTIAL REMODEL ADDITION

7010 93RD AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
20001

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS	DATE

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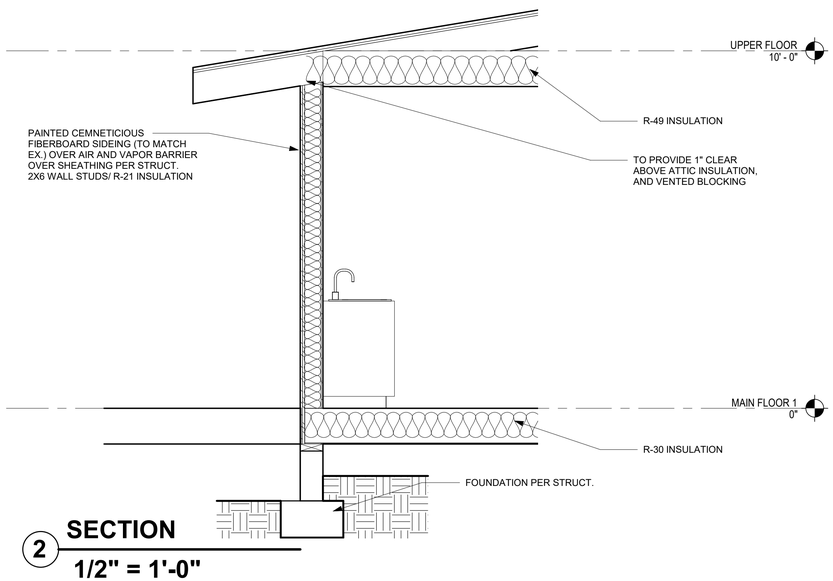
UPPER FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.2

PERMIT SET

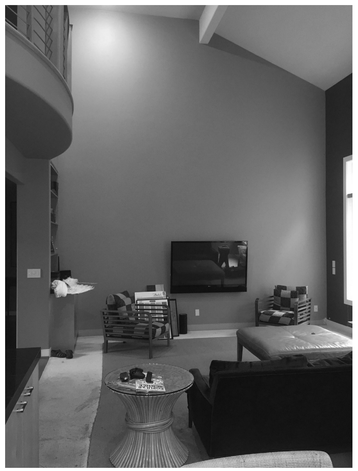
1 ELEVATION - EAST

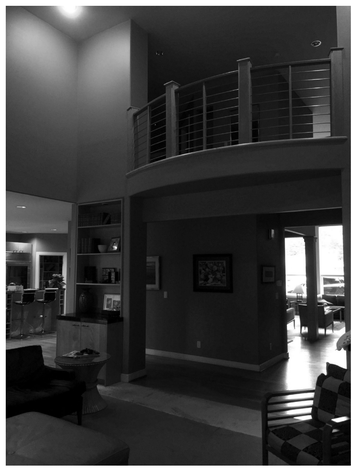
1/4" = 1'-0"



2 SECTION

1/2" = 1'-0"





BUILDING VIEW - SOUTH

BUILDING VIEW - EAST

SZ

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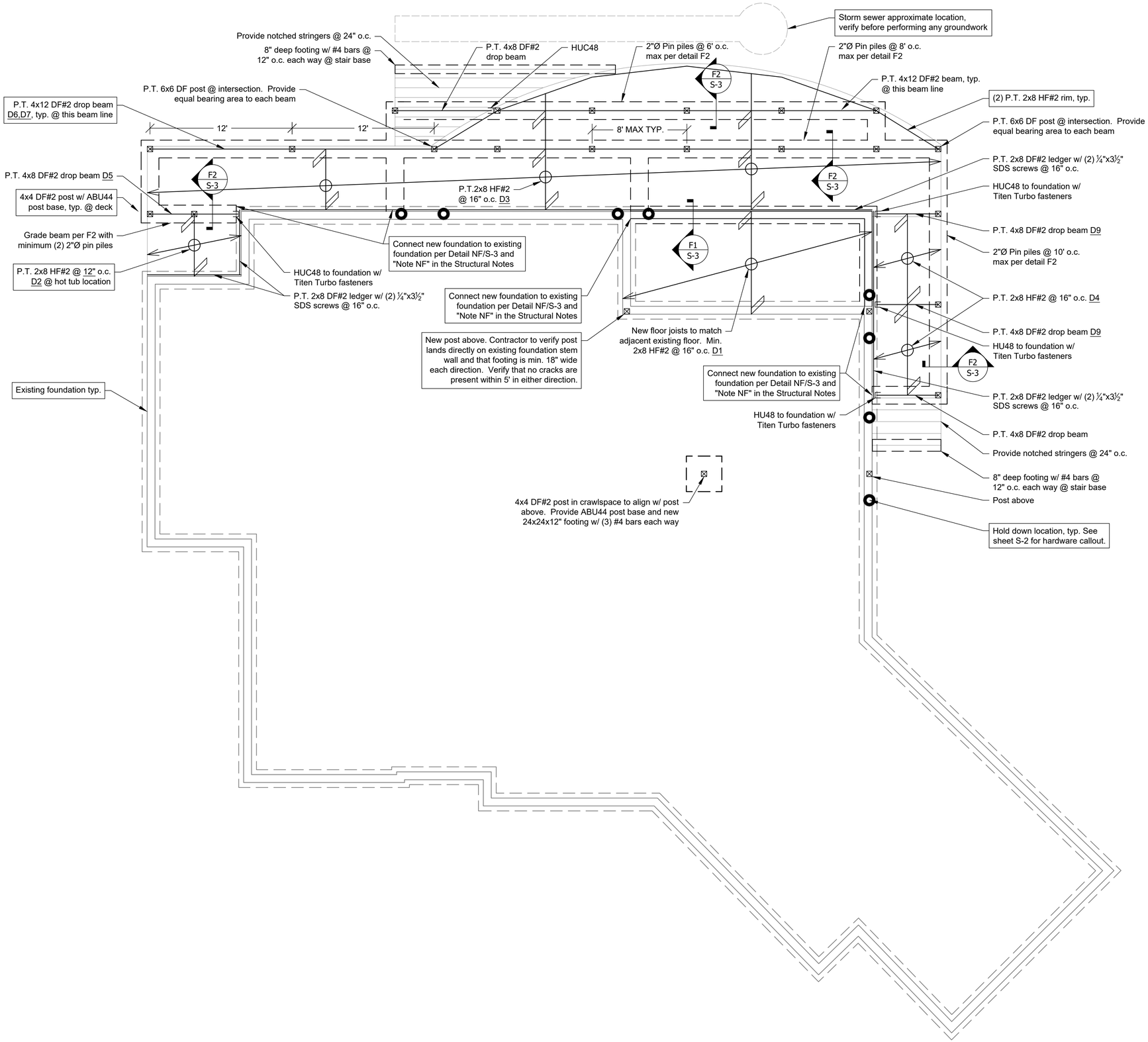
BUILDING ELEVATION & SECTION

SHEET NUMBER
A4.0

PERMIT SET



1 Deck Framing and Foundation Plan

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

NOTES:

- Contractor to verify existing foundation stem wall extends up to deck level.
- Railing system by others.

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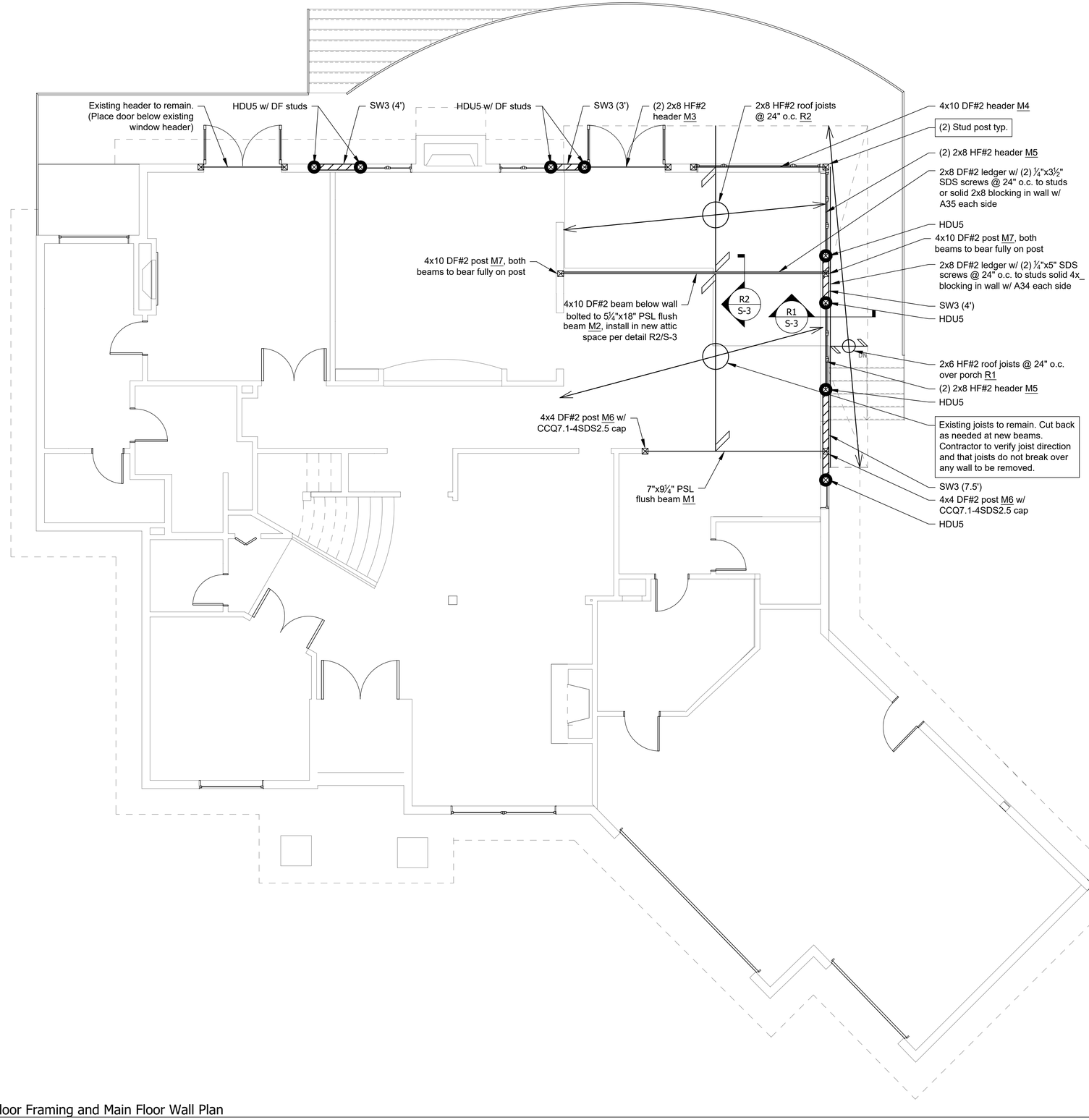

1 Upper Floor Framing and Main Floor Wall Plan

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

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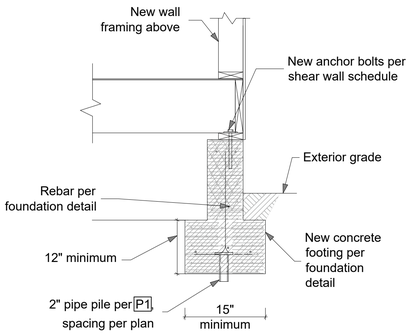
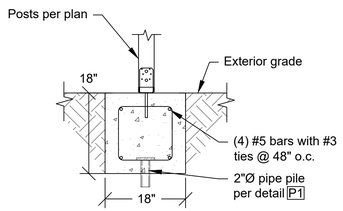


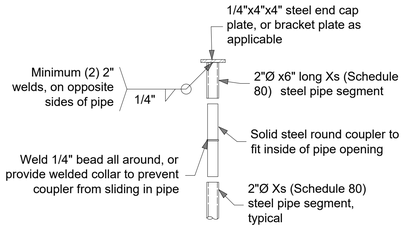
F1 Pipe Pile Foundation Detail

Scale: 3/4"=1'-0"



F2 Exterior Grade Beam wtih Pipe Pile Detail

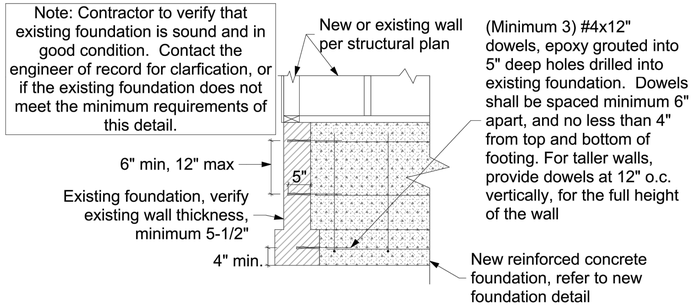
Scale: 3/4"=1'-0"



P1 2"Ø Pipe Pile Detail

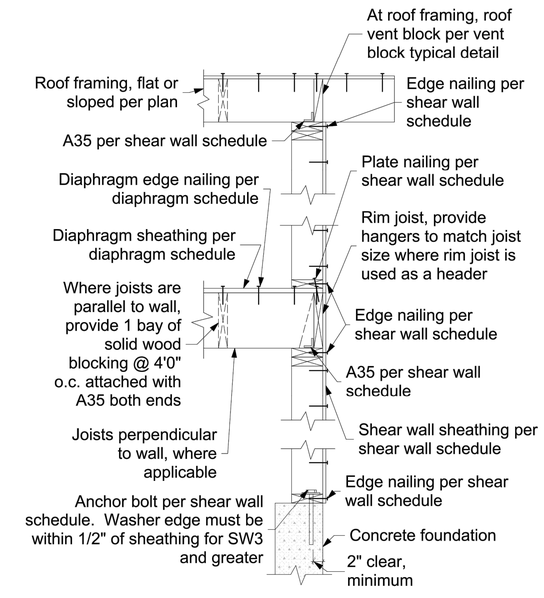
Scale: 1"=1'-0"

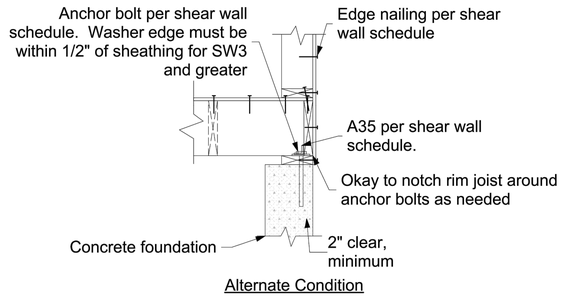
Note: Contractor to verify that existing foundation is sound and in good condition. Contact the engineer of record for clarfication, or if the existing foundation does not meet the minimum requirements of this detail.



NF New Foundation to Existing Detail

Scale: 3/4"= 1'-0"

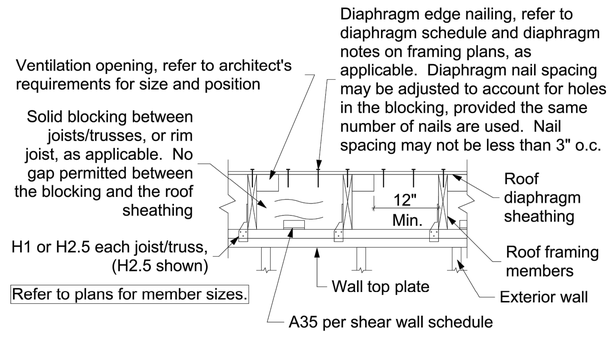




Alternate Condition

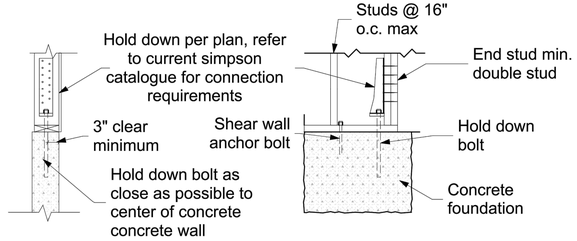
Exterior Shear Wall Framing Typical Detail

1" = 1'-0"



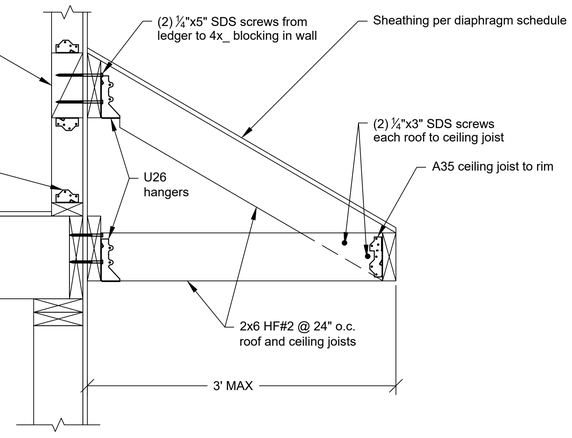
Roof Ventilation Typical Detail

1" = 1'-0"



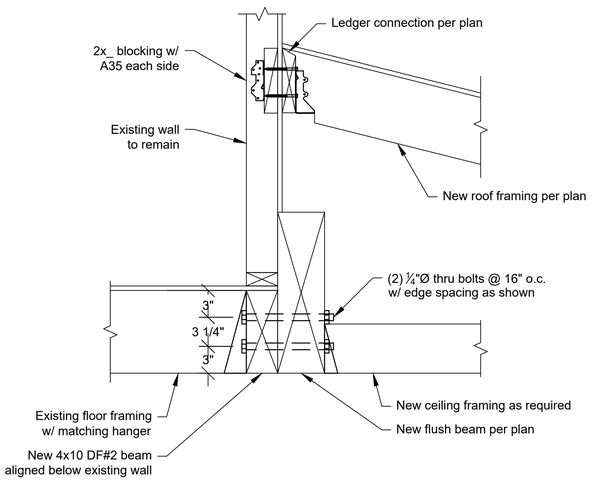
Retrofit HDU Hold Down Typical Detail

3/4" = 1'-0"



R1 Porch Roof Framing Detail

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



R2 Flush Beam @ Existing Wall Framing Detail

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

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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 C, KzT=1.0**
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 = 0.503 PGA .2 sec = 1.454
Seismic base shear = 0.149 * 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"**

Steel Pipe Piles:

Steel pipe piles shall be installed per the geotechnical report by Nelson Geotechnical Associates, Inc., dated April 29, 2022.

The design strength for 2" piles is 6,000 lbs. The Structural Steel pipe shall conform to ASTM A53, Fy = 35 ksi. Galvanized 2" diameter schedule 80 pipe may be used. The pipes shall be driven to refusal, defined as less than 1" of movement in 60 seconds of driving with a 140-pound jackhammer. The steel pipe pile refusal shall be witnessed by the geotechnical engineer of record or the structural engineer of record.

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**
Parallam lumber	**2.2 WS, Fb = 2900 psi, Fv = 290 psi (minimums)**

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.

Bearing Walls:

All walls supported by continuous concrete footings shall be connected to the foundation per 2018 IRC section 403.1.6. 1/2" diameter anchor bolts shall be provided at 4' o.c., or two per wall segment, minimum. Anchor bolts shall penetrate 7" into the concrete foundation.

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.

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.

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".
See Retrofit HDU Typical Detail.

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.

The PAB anchor shall be continuous through the foundation stem wall, into the footing. Footings containing an anchor bolt shall be a minimum of 16" wide by 12" deep. The embedment depth shall be as shown in the Hold Down Bolt Embedment Table.
The PAB threaded rod may be extended using an ASTM A194-2H coupler connecting to a 1" diameter ASTM A449 threaded rod.

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
SW0	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
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
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 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.

• "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.
• 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.
• Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
• Where a shear wall terminates above the foundation level (no shear wall below), provide minimum 4x_ blocking or double joist framing (as applicable) below the shear wall."&" Plate nailing per this schedule shall be nailed into this blocking at the bottom of the shear wall.
• 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.
• 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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