ABBREVIATIONS

OPP.

OPPOSITE

A.B	ANCHOR BOLT
ABV ACC	ABOVE ACCESS
ACOUS.	
A.C.P ACT	ACOUSTICAL TILE
A.D.	AREA DRAIN ADDITIVE
ADJ.	ADJUSTABLE
A.F.F. AGGR.	ABOVE FINISHED FLOOR AGGREGATE
A.H.J.	
A.I.B ALT	ALTERNATE
ALUM. Ap	ALUMINUM ACCESS PANEL
APPROX.	APPROXIMATE
ARCH. ASB.	ARCHITECTURAL ASBESTOS
A.S.L.	
AUTO.	AUTOMATIC
BD.	BOARD
BITUM.	BITUMINOUS
BLDG. BLK.	BLOCK
BLKG. BM.	BLOCKING BEAM
B.O.	BOTTOM OF
BOT. BSMT.	BASEMENT
BRG. BUR	
DOIX.	
CAB. C.B.	CABINET CATCH BASIN
CB.	CHALK BOARD
CEM.	CEMENT
CER. CG	CERAMIC CORNER GUARD
C.I.	CAST IRON
C.I.P. CJ.	CAST IN PLACE CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR. C.M.U.	CLEAR CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL. CONC.	COLUMN CONCRETE
CONN.	
CONT.	CONTINUOUS
CONTR. CORR.	CONTRACTOR
C.P.	CONCRETE PAVER
CPT. CPT SQRS.	CARPET; CARPETED CARPET SQUARES
CRS.	COURSE; COURSES
CTSK.	COUNTERSUNK
C.T. CTR.	CERAMIC TILE CENTER
CU.FT.	CUBIC FEET
C.W.C.	CHILLED WATER CABINET
DBL.	
DTL.,	DET. DETAIL
D.F. DIA.	DRINKING FOUNTAIN DIAMETER
DIM.	DIMENSION
DISP. DL.	DEAD LOAD
DN. D.O.	DOWN DOOR OPENING
D.P.	DAMPPROOFING
DR. DS.	DOOR DOWNSPOUT
D.S.P DT	DRY STAND PIPE DRAIN TH F
DW.	DISHWASHER
DWG.	DRAWING
E. EA.	EAST EACH
EB.	EXPANSION BOLT
E.J. EL.	EXPANSION JOINT ELEVATION
ELEV.	
EMER.	EMERGENCY
ENCL E.O.	ENCLOSURE EDGE OF
E.P.	ELECTRICAL PANELBOARD
EQUIP.	EQUIPMENT
EST. E.W.	ESTIMATE EACH WAY
(E), E.	EXISTING
EXP.	EXPANDED; EXPANSION
EXPO. EXT.	EXPOSED EXTERIOR
E.I.F.S. EXT. IN	ISUL. FINISH SYSTEM
F.A.	
г.в. F.D.	FLOOR DRAIN
FDN. F.F.	FOUNDATION FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
⊦.F.E. F.H.	FINISH FLOOR ELEVATION FIRE HOSE
F.H.C. F.H.S	FIRE HOSE CABINET FIRE HOSE STATION

F.H.M.S F.H.W.S	FLAT HEAD MACHINE SCREW FLAT HEAD WOOD SCREW
FIN. F/F	FINISH FINISH TO FINISH
FF.	FACE TO FINISH
FLASH.	FLASHING
FLUOR. F.O.	FLUORESCENT FACE OF
F.O.C. F.O.F.	FACE OF CONCRETE FACE OF FINISH
F.O.I.C. FURN	
F.O.I.O.	FURNISHED BY OWNER AND
F.O.M.	FACE OF MASONRY
F.O.S. F.O.W.	FACE OF STUDS FACE OF WALL
FPRF. FRPL.	FIREPROOF FIREPLACE
F.R FRT	FRAME FIRE RETARDANT TREATED
F.S.	FLOOR SINK
FT. FTG.	FOOTING
FURR. FUT.	FURRING FURTINTURE
FW. F.V.	FULL WIDTH FIELD VARIFY
GA.	GAUGE
GAL.	
G.C.	GENERAL CONTRACTOR
GL. G.L.B.	GLASS GLUE LAM BEAM
GR. G.R.	GRADE GUARD RAIL
G.S.B. G.W.B.	GYPSUM SHEATHING BOARD GYPSUM WALL BOARD
GYP.	GYPSUM
H.B.	HOSE BIBB
H.D.GALV	HOT DIPPED GALVANIZED
HDR. HDO.	HEADER HIGH DINSITY OVERLAY
HDWD. HDWE.	HARDWOOD HARDWARE
HEM. H.M.	HEMLOCK HOLLOW METAL
HORIZ. HP	HORIZONTAL HIGH POINT
HR.	HOUR
HVAC.	HEATING/VENTILATION/AIR CONDITIONING
HW. H.W.H.	HOT WATER HEATER
I.B.C.	INTERNATIONAL BUILDING CODE
I.D. IN.	INSIDE DIAMETER INCH
INCL. INSUL.	INCLUDED; INCLUDING
INT. INV.	INTERIOR INVERT
J.B.	JUNCTION BOX
JI.	JUINI
KIT. K.O.	KNOCK-OUT
LAM.	LAMINATE
LAV. L.F.	LAVATORY LINEAL FEET
LL. LP.	LIVE LOAD LOW POINT
LOC. I T	LOCATION
MAS. MAX.	
м.в. M.C.	
MDO. MECH.	MEDIUM DENSITY OVERLAY MECHANICAL
MEMB. MET.	MEMBRANE METAL
MEZZ. METAL	MEZZANINE MTL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MNT. M.O.	MOUNTED MASONRY OPENING
MTL. MUL.	MATERIAL MULLION
N.	NORTH
N/A N.I.C.	NOT APPLICABLE NOT IN CONTRACT
NO., # NOM	NUMBER NOMINAL
NR.	NOISE REDUCTION
0/	OVER
0.A.	OVERALL
085. 0.C.	OBSCURE ON CENTER
O.D. OFF.	OUTSIDE DIAMETER OFFICE
0.H. OPH.	OVERHEAD OPPOSITE HAND
OPNG.	OPENING

P.C.	PRE-CAST CONCRETE
PCF.	POUNDS PER CUBIC FOOT
PERP.	PERPENDICULAR
P.GWB.	PAINTED GYPSUM WALL BOARD
PL.	PROPERTY LINE, PLATE
P.LAM.	
PLAS. PLYWD	
PNL.	PANEL
PR.	PAIR
PSF.	POUNDS PER SQUARE FOOT
PSI.	
Р.Т.	PRESSURE TREATED
PTD.	PAINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
F.WD.	
Q.T.	QUARRY TILE
QUAN.	QUANTITY
R	RISERS
RA.	RETURN AIR
RAD.	RADIUS
RB.	
R.D. REF	ROOF DRAIN REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED, REINFORCING
REQ.	REQUIRED
RESIL.	
REV. RGTR	REVISION; REVISED
RH.	ROUND-HEAD; RIGHT HAND
RM.	ROOM
R.O.	
RWL.	
S.	SOUTH
S.B.C.	SEATTLE BUILDING CODE
S.CONC.	
SAF.	SOLID CORF
SC.ALUM.	SOILD CORNER ALUMINUM
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SEC.	
S.G.	SAFETY GLASS
SH;SHLF	SHELF
SHR.	SHOWER
SHT.	SHEET
SHEATH.	
SM.	SHEET METAL
SMS.	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPEC.	
5.P.W. SQ	SINGLE-PLT MEMBRANE
SQ.FT.	SQUARE FEET
SQ.IN.	SQUARE INCH (ES)
SS.	STAINLESS STEEL
STA	STONE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
SYM.	SYMMETRICAL
T.; TRD.	
т.в. Т.В.	TOWEL BAR
T.C.	TOP OF CURB
TEMP.	TEMPERED
T.G.	TEMPERED GLASS
ι.&υ. Τ/·Τ Ο	
T.O.S	TOP OF SLAB; TOP OF STEEL
T.O.W.	TOP OF WALL
TEL.	TELEPHONE
I.Ρ.Η. те	
TYP.	TYPICAL
U.N.O.	
U.JN.	
V.B.	VAPOR BARRIER
WC	WATER CLOSET
WD.	WOOD
W/	WITH
W/O	WITHOUT

P.B.

PCF.

WR

WSCT.

WATER RESISTANT

WAINSCOT

PARTICLE BOARD

SYMBOLS LEGEND



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



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. 5,575 SF 40% OF LOT AREA:

ALLOWED GFA:	5,000	SF
EX. MAIN FLOOR INCLUDING GARAGE:	3,088 1.017	SF SF
EX. AREA WITH CEILING HEIGHT 12' TO 16' (ADD 50%)	28	SF
EX. AREA WITH CEILING HEIGHT GREATER THAN 16'	546	SF
TOTAL EX. GFA	4,679	SF

ADDITION TO MAIN FLOOR: TOTAL GFA:

217 SF <u>4,896 SF</u> < 5,000 SF

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

NTS

PROJECT DIRECTORY

<u>OWNER</u> 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

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

GENERAL CONTRACTOR

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

DRAWING INDEX

	SHEET NUMBER	SHEET NAME
\sum_{n}	\sim	
<u>/2</u>	A0.0	COVERSHEET
	Ă0.1	GENERAL NOTES
	A0.2	SCHEDULES
$\frac{1}{\Delta}$	SURVEY	SURVEY
<u>⁄2¥</u>	A1.0}	SITE PLAN
\wedge	A2.0	MAIN FLOOR DEMO PLAN
3	A2.1	MAIN FLOOR CONSTRUCTION PLAN
$\overset{\prime}{\frown}$	(A2.2)	UPPER FLOOR CONSTRUCTION PLAN
/1\	A4.0	BUILDING ELEVATION & SECTION
	S1	DECK FRAMING AND FOUNDATION PLAN
	S2	UPPER FLOOR FRAMING AND MAIN FLOOR WALL PLAN
	S3	STRUCTURAL DETAILS
	S4	STRUCTURAL NOTES

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.

A CRITICAL AREA REVIEW 1 ASSOCIATED WITH THIS PROJECT (CAO22-015) HAS BEEN SUBMITTED.

<u>∕1</u>



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

AND: a,b,c,d... = Length of Wall Segment Measured on Outside Wall CALCULATION = 60450.56 / 285.9 = 211.43'

(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+hWHERE: A,B,C,D... = Lower of Finished or Existing Ground Elevation at Midpoint of Wall

C DDITION Ζ Ш S Ш С ШО 040 0 U. Ž 98(RE m 3 **3RD AVE SE** ER ISLAND, SIDENTIA C) ດ 7010 MER(U ш R Ω PROJECT NUMBER 20001

REGISTERED

ARCHITECT

10.11.2022

11.17.2022

07.29.22

SA

SZ

SUZANNE ZAHR

STATE OF WASHINGTON

ISSUED / REVISIONS DATE

COVERSHEET

SHEET NUMBER

A0.0

PERMIT SET

REVISION

REVISION

ISSUE DATE:

DRAWN BY:

CHECKED BY:

SUZANNE ZAHR INC.

2441 SE 76TH AVE, SUITE 160

WWW.SUZANNEZAHR.COM

T. 206 354 1567

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9221

MERCER ISLAND, WASHINGTON 98040

GENERAL NOTES

. 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.

. 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.

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. LOCATIONS.

10. FOR DOORS THAT ARE NOT LOCATED BY SPECIFIC PLAN DIMENSIONS, REFER TO TYPICAL DOOR JAMB 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.

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.

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

6. ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER

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.

ONE-PIECE TYPE, U.N.O.

STUD NEAREST THE CENTER, U.N.O.

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

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

DIMENSIONS. DOOR OR CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE (6) INCHES FROM

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

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.

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

PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE ARCHITECT PRIOR TO

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

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

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. 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. 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.

. 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.

3. 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.

. 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.

3. 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.



SUZANNE ZAHR INC.

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PERMIT SET

Property address	:								
Builder/registered design professional name:									
Builder/reg design pro signature:									
Conditioned floor area: ft ² (per building permit)									
R-Values (R303.1.1)									
Ceiling/	Vaulted R	Floors:	Over uncondition	ed space R					
Auto.	Attic R		Slab-on-gr	ade floor R					
Walls: Abo	ve grade R		Fully insulated slat	•? Y/N (Circle one)					
B	elow, int. R	Doors:	R, R, R-	·					
Be	elow, ext. R								
U	-Value of Windows	, Skylights a	nd Doors (R303.1.1.	3)					
Average area wei	ghted U-value from G	azing Works	heet Ave	rage U					
Fuel Norn	nalization (Tables l	R406.2) and	Energy Credits (Tab	le R406.3)					
System Type Nun	nber (1 to 5)	(Select o	ne)						
Energy Credits se	elected (1 to 7)		· · · · · · · · · · · · · · · · · · ·						
Fuel Normalizatio	n Credit + To	tal Energy Cro	edits = Total C	redits					
	Heating, Cooli	ing and Dorr	estic Hot Water						
System	Type (Manu	facturer and	Model Number)	Efficiency					
Heating									
Cooling									
DHW									
Drain water heat									
Tecovery	l 		etrie Deuren Cuete						
0	nsite Renewable	Energy Ele	ectric Power Syste	m					
System type Rated appual gen	eration	Syst	em design capacity Wh/vr	KVV					
rtatoa annaa gon		^	····	Energy Stor?					
	Manu	facturer and	, I Model	(Circle one)					
Dish washer			्राप्त के का कर	Y or N					
Refrigerator				Y or N					
Washer				Y or N					
Dryer				Y or N					
65 	Vented or unvented?	? If vented	, CEF rating						
Gas fireplace / he	ating stove (Section	R402.4.2)	Fireplace efficiency	(FE)					
Heating or Dec	corative? (Circle one)								

HVAC System

All ductwork and air handler in co All ductwork in unconditioned spa handler in conditioned space? (Se All ductwork & air handler outside Air handler present at duct leakag HVAC leakage to outside test con Do HVAC duct leakage tests inclu HVAC system leakage test calcula HVAC system leakage test measu Build Dwelling unit leakage test calcula

Dwelling unit leakage test, measu Whole Building Leakage test (R2 Whole Building Leakage test (R2 Do building leakage tests include

 Whole House Ventilation Sys

 Are the system controls correctly

 The Whole House Ventilation (WH

 instructions were provided to the

 Provided to:

Whole House Ventilation System
(1) Whole house exhaust fan, lo
(2) Balanced HRV/ ERV, location
For R2 low-rise, serves more

(3) Supply or HRV WHV integral operations or reference to d

Specify run-time: _____ hours WHV calculated design minimum WHV measured min flow rate at c Do WHV flow tests include GPS & HRV/ERV sensible heat recovery Commissioning Notes:

Other

All other mandatory requirement

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} <i>R</i> -Value	21 int				
Floor <i>R</i> -Value	30				
Below-Grade ^{c,h} Wall <i>R</i> -Value	10/15/21 int + 5TB				
Slab ^{d,f} <i>R</i> -Value and Depth	10, 2 ft				

n Duct Leakage Testing (R403.3)	Circle one
conditioned space? (See Option 4.2)	Y or N
paces buried and tested at 3% total leakage, and air See Option 4.1.)	Y or N
de conditioned space insulated to minimum R-8?	Y or N
age test? (Total leakage 4% if yes, 3% if no)	Y or N
nducted at final?	Y or N
lude GPS and time stamp verification?	Y or N
ılated design target: (CFM @ 25 Pa
sured results: C	CFM @ 25 Pa
ding Leakage Testing (R402.4.1.2)	
ated design target: A	CH @ 50 Pa
sured results: A	CH @ 50 Pa
2 non-corridor only) design target: CFN	l/sf @ 50 Pa
2 non-corridor only) measured: CFN	1/sf @ 50 Pa
e GPS and time stamp verification?	Y or N
ystem Measured Flow Rates (M1505.4 IRC-WA)	Circle one
ly labeled?	Y or N
/HV) system operation and maintenance (O&M) e building owner?	Y or N
on	(date)
n Type: (Circle one) ocation on ore than one unit?	Y or N
design submittal:	
rs per day	CFM
n flow rate per plan submittal: commissioning: ExhaustCFM, Supply	CFM
& time stamp verification?	Y or N
/ efficiency:	
Mandatory Requirements	Circle one
ts of WSEC-R have been met?	Y or N

EXTERIOR DOOR SCHEDULE								
TAG LOCATION MANUFACTURER DOOR WIDTH DOOR HEIGHT AREA SAFETY GLASS U-VALUE								
109 1	MASTED	TRD	6' - 0"	7' _ 9"	17 SE	VES	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







	13,938 SF SF	
DT COVERAGE	98	
EA = 9% OF LOT AREA + 98	1,352 SF	
	256 SF	
	95 SF	
3	256 SF	
	20 SF	
	130 SF	
EA	757 SF < 1,352	SF
DOD DECK	544 SF	
CAPE AREA	1301 SF < 1,352	SF

LOT AREA	13,938 SF 5
EX. HOUSE/GARAGE+ OVERHANG	3,815 SF
DRIVEWAY	1,422 SF
EXISTING LOT COVERAGE (IMPERVIOUS SURFACE)	5,237 SF
ADDITION+ OVERHANG + DECK UNDER HOT TUB	240 SF
TOTAL IMPERVIOUS SURFACE	5,477 S
TOTAL LOT COVERAGE	(5,477 SF) 39.3 9
REMAINING IMPERVIOUS SURFACE	98 SF

SUZANNE ZAHR INC 2441 SE 76TH AVE, SUITE 160 MERCER ISLAND, WASHINGT T. 206 354 1567 WWW.SUZANNEZAHR.COM	ON 98040
Residential remodel addition	7010 93RD AVE SE MERCER ISLAND, WA 98040
PROJECT NUMB 20001	ER
9221 REGISTEL ARCHITE SUZANNE ZAHR STATE OF WASHING	RED
ISSUED / REVISIONS	DATE 10.11.2022 11.17.2022
ISSUE DATE: DRAWN BY:	07.29.22 SA
ISSUE DATE: DRAWN BY: CHECKED BY: SITE PLA	07.29.22 SA SZ

LEGEND		
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.)	
	REPRESENTS NEW WALL.	
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.	
×	REPRESENTS WALL TAG.	
<u>} 3'-0"</u> }	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.



L------





LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
×	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).
$\left(\begin{array}{c} \bullet \\ \bullet \\ \bullet \\ \bullet \end{array} \right)$	REPRESENTS OVERHEAD SMOKE DETECTOR.
	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR
NOTES	

<u>/1</u>

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.



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





LEGEND		
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFREONT, STRUCTURE, ETC.)	
	REPRESENTS NEW WALL.	
XXXXXXXX	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/If = 17 If 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

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– P.T. 6x6 DF post @ intersection. Provide

NOTES:

Contractor to verify existing foundation stem wall extends up to deck level.

Railing system by others.



Consulting Structural Engineering Services 6311 17th Ave NE, Seattle, WA 98115 Phone: 206-527-1288 Email: john@cses-engineering.com	
Ross & Parks Residence 7010 93rd Ave SE Mercer Island, WA 98040	
Revisions:	
Date: 5-5-22 Sheet:	
S-1	







Consulting Structural Engineering Services 6311 17th Ave NE, Seattle, WA 98115	Phone: 206-527-1288	Email: john@cses-engineering.com	
Ross & Parks Residence	7010 93rd Ave SE	Mercer Island, WA 98040	
Revisi	ons	5:	
Date: 5-5-	22		
Sheet:			-
S-	2		

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



Retrofit HDU Hold Dowi	n Typi	cal	Detail
	3/4"	=	1'-0"

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.

ads:	
roof	25 psf (snow)
floors	40 psf (60 psf decks)
solar panels	4 psf
Basic wind speed	110 mph, exposure C, KzT=1.0
Building Category: E	nclosed, Wind Important Factor Iw = 1.0
Refer to calculation pa	age L1 for design wind forces.
Internal pressure 5 ps	f, Components and cladding design per 1609.6.4.4.1
	ads: roof floors solar panels Basic wind speed Building Category: E Refer to calculation p Internal pressure 5 ps

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 (5-1/2 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 1/2" 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 preservativetreated 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

<u>Convention for showing shear walls and hold downs:</u> 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 concrete foundations, use the follow			
	For HDU2,4,5: 5/8" diameter			
	epoxy grouted into a 3/4" diameter			
	See Retrofit HDU Typical Detail.			
	For hold downs at new concrete for			
	For HDU2,4,5: Simpson SB5/			
	of the Simpson Strong-Tie Literatu			
	The DAD anchor shall be continued			

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.

11)-SDS2.5 hold down. For hold down bolts at existing wing bolts:

: A307 threaded steel rod may be used, which shall be hole with a minimum embedment of 10".

undations, provide the following bolts.

/8x24 may be used, installed per the most recent edition

	Edge		A.B.			A35	Shear
Material	Nailing	Field Nailing	Size/Spacing	Plate Nailing	Plates	Spacing	Capacity
15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf
	Material 15/32" WSP one side, unblocked 15/32" WSP one side 15/32" WSP one side 15/32" WSP one side	Edge Material Nailing 15/32" WSP one 8d @ 6" side, unblocked ''' 15/32" WSP 8d @ 6" 15/32" WSP 8d @ 4" one side '' 15/32" WSP 8d @ 3" one side '' 15/32" WSP 8d @ 3" one side '' 15/32" WSP '' one side '' 15/32" WSP ''	Edge Material Nailing Field Nailing 15/32" WSP one 8d @ 6" 8d @ 12" side, unblocked 8d @ 6" 8d @ 12" 15/32" WSP 8d @ 6" 8d @ 12" one side 5/32" WSP 8d @ 4" 8d @ 12" one side 15/32" WSP 8d @ 4" 8d @ 12" one side 10d @ 3" 10d @ 12" one side 10d @ 3" 10d @ 12"	Edge A.B. Material Nailing Field Nailing Size/Spacing 15/32" WSP one 8d @ 6" 8d @ 12" 1/2"Ø @ 72" side, unblocked 1 1/2"Ø @ 48" 15/32" WSP 8d @ 6" 8d @ 12" 1/2"Ø @ 48" one side 1 1/2"Ø @ 32" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" one side 1 1/2"Ø @ 32" 15/32" WSP 10d @ 3" 10d @ 12" 5/8"Ø @ 24"	Edge A.B. Material Nailing Field Nailing Size/Spacing Plate Nailing 15/32" WSP one 8d @ 6" 8d @ 12" 1/2"Ø @ 72" (2) 16d @ 12" 15/32" WSP 8d @ 6" 8d @ 12" 1/2"Ø @ 48" (2) 16d @ 9" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" one side 15/32" WSP 10d @ 3" 10d @ 12" 5/8"Ø @ 24" (2) 16d @ 4"	EdgeA.B.MaterialNailingField NailingSize/SpacingPlate NailingPlates $15/32"$ WSP one side, unblocked $8d @ 6"$ $8d @ 12"$ $1/2"Ø @ 72"$ $(2) 16d @ 12"$ $2x_{_}$ $15/32"$ WSP $8d @ 6"$ $8d @ 12"$ $1/2"Ø @ 48"$ $(2) 16d @ 9"$ $2x_{_}$ $15/32"$ WSP $8d @ 4"$ $8d @ 12"$ $1/2"Ø @ 32"$ $(2) 16d @ 6"$ $2x_{_}$ $0ne side$ $15/32"$ WSP $8d @ 4"$ $8d @ 12"$ $1/2"Ø @ 32"$ $(2) 16d @ 6"$ $2x_{_}$ $15/32"$ WSP $8d @ 4"$ $8d @ 12"$ $1/2"Ø @ 32"$ $(2) 16d @ 6"$ $2x_{_}$ $0ne side$ $10d @ 3"$ $10d @ 12"$ $5/8"Ø @ 24"$ $(2) 16d @ 4"$ $3x_{_}$	Edge A.B. A35 Material Nailing Field Nailing Size/Spacing Plate Nailing Plates Spacing 15/32" WSP one side, unblocked 8d @ 6" 8d @ 12" 1/2"Ø @ 72" (2) 16d @ 12" 2x_ 24" 15/32" WSP 8d @ 6" 8d @ 12" 1/2"Ø @ 48" (2) 16d @ 9" 2x_ 24" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 2x_ 24" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 2x_ 16" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 2x_ 16" 15/32" WSP 8d @ 4" 8d @ 12" 1/2"Ø @ 32" (2) 16d @ 6" 3x_ 12" one side 104 @ 3" 10d @ 12" 5/8"Ø @ 24" (2) 16d @ 4" 3x_ 12"

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.

Туре	Μ
Roof	15/32"
Floor	23/32"
• "WSP" ret	fers to "Wood S
• Rim joists	at exterior wall
• Where roo	f or floor framin
• This is the	minimum requ



SHEA	AR WALL SCHEDULI	
Lumber for shear wa	<u>alls is HF#2 or better, unless o</u>	therwise noted.

For shear wall callouts on the Structural Framing Plans: SW x (y') denotes a shear wall type "x" with a

Diaphragm Schedule

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

aterial	Edge Nailing	Field Nailing	Edge Blocking	Remarks	
CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard	
CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard	
ructural Panel", either plywood or other wood materials.					

ls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24" ing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists. ired diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.

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