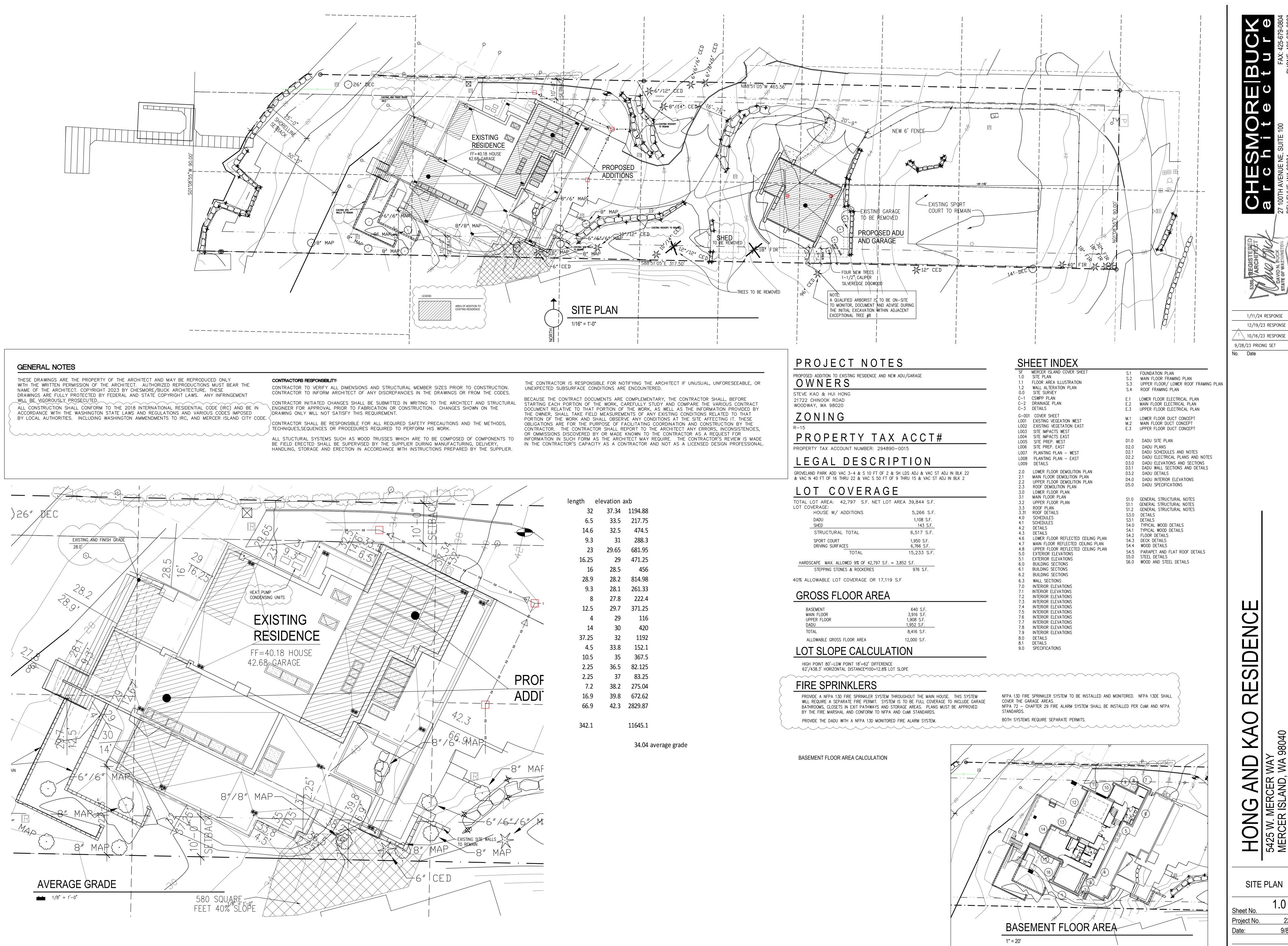




CITY OF MERCER ISLAND	INSPECTION REQUESTS:	Required construction inspections:	
Community Planning & Dovelonment	online:	Construction of the project shall be from <i>approved plans only</i> . No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.	
9611 SE 36TH STREET MERCER ISLAND WA 98040	MyBuildingPermit.com	Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:	
PHONE: 206.275.7605 www.mercerisland.gov	voicemail:	 Site Considerations ROW restrictions Additional Fire Code Requirements Hours of Work Drainage Requirements Planning Requirements Planning Requirements Additional Fire Code Requirements Inspector shall initial and date appropriate inspection <i>only</i> if approved. Note: <i>Items marked with an "*" require on applicants responsibility to apply for and obtain all City of Mercer Island permits.</i> 	<i>i separate permit.</i> It is the
MlePlan	(206) 275-7730	 Construction Vehicle Parking Restrictions Sewer Requirements Noise Abatement Certification Noise Abatement Certification Tree Requirements Tree Requirements Tree Requirements Sewer Requirements Sewer Requirements Noise Abatement Certification Inspector Date Approved 	
ALDELING ST		Refer to "Preconstruction Meeting Checklist" provided at the preconstruction meeting for development related requirements.	
NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE A	AS REQUIRED BY RCW 42.56	 Temporary site address with minimum 6" high numbers visible from the street must be installed. Tere protection Tree protection Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected Erosion control 	
CONTACT INFORMATION: Applicant is to complete the following information.		prior to the start of any site work. A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information.	
	information <i>post</i> permit issuance:	Separate ROW permit required	
Name: Name:		Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and Land clearing, grading and demolition Temporary power	N
Address: Address:		must remain in place throughout the project. No trees shall be cut without a City of Mercer Island tree permit.	PA
		Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection.	O O S O O O O O O O O O O O O O O O O O
Phone: Phone:		For this project, trees are authorized to be removed and replaced with trees. This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their Footings, setbacks, UFER ground. If applicable, provide survey letter	pecti
Email: Email:		website at http://www.fws.gov/pacific/eagle (soil bearing capacity, compaction, earthwork, pile installation, etc.) Foundation walls / concrete columns	L C L a u a u a u a u a u a u a u a u a u a
REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVAT	TIONS:	FIRE PROTECTION REQUIREMENTS:	nirec e d a
It is the Engineer of Record's responsibility to specify all required Special Inspections or St	ructural Observation (check items below).	Separate Permits are required for ALL fre protection systems. For more information, see http://www.mercergov.org/Page.asp?NaviD=2614	L req
The owner is responsible for hiring an approved private Special Inspector for the checked Inspectors (except Geotechnical) must be WABO certified.	inspections noted below. All Special	Image: NFPA 13D Fire Alarm per NFPA 72 • Area drains Image: Plus • Monitored Sprinkler • Conveyance piping / cleanouts	er al
When Special Inspection or Structural Observation is required, the report shall be submitted		NFPA 13R Water Flow Alarm • Detention systems • Storm drain in ROW	d aft
Inspection. Note: Inspection by the City Inspector is required in addition to the Special Insp below. Do not cover or conceal any work prior to the City inspection.	Section of Structural Observation Indicated	NFPA 13 • Infiltration systems • Control structures / manholes Approved Fire Code Alternatives: • Control structures / manholes	Ssue
STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):		□ FCA1 FCA3 FCA3 * Retaining wall drainage	App
Engineer of Record: Company:	Phone:	FCA2 Water Supply	
General Conformance to Construction Documents Other:			
SOILS / GEOTECHNICAL: Special Inspector: Company:	Phone:	• Connections to side • Back-flow valves	
Erosion control measures Subsurface drain		Fire sprinkler design calculations must be provided prior to determining water supply system requirements. sewer main • Grinder pump systems Water Supply system upgrade required • Connections to existing • Sewer manholes	
 Shoring installation and monitoring Observe and monitor excavation Rockery installation 	•	City Installation.	
Verification of soil bearing Pile placement (a	auger cast/driven pile)	Required Service Line Size: Required Supply Line Size: Required Service Line Size: Image: Control of the service Line Size:	
Other: Other:		(water main to meter) (water main to house) Underslab insulation / vapor barrier / reinforcing Underslab insulation / vapor barrier / reinforcin	
REINFORCED CONCRETE: Special Inspector: Company:	Phone:	Image: Second	
Concrete strength		or lake irrigation).	
 Reinforcing steel and concrete placement Shotcrete placement Other: 	ecast construction	Additional water supply requirements: Additional water supply requirements: Inspection letter for lateral wood inspection.	
Other: Other:		Image: Record required. Image: Direct discharge into the lake. Image: Record required. Image: Reco	
STRUCTURAL STEEL: (AISC 360, Chapter N)	Phone:	S On site infiltration system required. No Storm Water permit required. No Storm Water permit required.	
Special Inspector: Company: Fabrication and shop welds Moment Frame of the second		As-built Utility drawings required. Connection to public storm drainage conveyance system req'd. Rough mechanical Full Size drawings required. Other: Other: Go	
Structural steel erection, field welds and bolting Other:		Image: Comparison of the sprinkler of the s	
		Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lateral wood inspection, welding epoxy anchors, etc.	
STRUCTURAL MASONRY: Special Inspector: Company:	Phone:	lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.	
Mortar strength Glass unit mason Masonny unit strength Wall papel and y		New connection. Connect to existing. Disconnect permit required. Reconnect permit required. Stucco (paper and lath) Other: Shower pan (or tub)	
Masonry unit strength Wall panel and vertical strength Other: Other:		Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Miscellaneous	
Other: Other:		Mercer Island Maintenance Department at (206) 275-7800.	
WOOD: Special Inspector /		APPROVED CODE ALTERNATIVES: Code alternatives must be Inspected. Refer to the Inspection Checklist	
Engineer of Record: Company:	Phone:	CA1: CA2: CA2:	<u></u> <u></u> <u>T</u> T
 Lateral resisting system construction Other: Other: 	aphragm construction	Final Inspection: Fire protection, including (but not limited to): • Sprinkler • Fuel Tank Installation	TF
OTHER SPECIAL INSPECTIONS:		Access Road Fire Extinguishing System Fire Code Alternatives (see below) Fire Alarm System	
Special Inspector: Company:	Phone:	SURVEY REQUIREIVIEN IS (The following survey information must be submitted when checked):	
 Epoxy grout installations Expansion anchor installations Infiltration System 		Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation Inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City Inspection: A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City Inspection: Water supply protection, including (but not limited to)	
Other post installed anchors	on Finish System (EIFS) installation	reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.	
 Alternative construction methods: Alternative construction materials: Other: 		Surveyor:	
DEFERRED SUBMITTALS:		 Building setback survey Building setback survey Impervious surface survey Impervious surface	
The Applicant is required to select all deferred submittals / shop drawings for submittal to fabrication / construction.	o the City for review and approval prior to item	Other: Final Inspection: Building, including electrical / mechanical / plumbing. If	B ÅS ÅO
Connector plate wood trusses Post tension layo	out	MAXIMUM 40 PERCENT ALTERATION INSPECTION: MICC 19.01.050(D)(1)(b)(i) A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).	
Metal joist / metal trusses Exterior cladding		40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.	
Precast concrete elements Other:		GEOTECHNICAL INFORMATION:	tings be completed.
		Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1	
ENERGY CODE COMPLIANCE INFORMATION: Indicate where the following information is located in the drawing set. Alternatively, incor	rporate or include the Residential Energy Code	without an approved Seasonal Development Limitation Waiver. Approved	
Prescriptive Compliance (RECPC) Form into the drawing set.		Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.	
Sheet:		Geotechnical Engineer Phone Phone Call the appropriate contact to arrange the inspection.	Scheduling:
	ing. IRC Section R402.4.1.2 WA Amendments	SEASONAL DEVELOPMENT LIMITATION RESTRICTION:	
Whole house ventilation: IRC Section M1507 WA Amended does not to e	eakage test report verifying air leakage rate exceed 5 air changes per hour.	Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development	
(include ventilation option and duct sizing if applicable) Duct Leakage Te Energy Credit Information: wsec Table 406.2 Doct Leakage Te	-		
(include specific, written requirements) I Rough-in Test. ws		Permit number Approved by Date PLAN REVIEW APPROVALS	
RECPC Form Information:		O If applicable. Not all review disciplines may be required Impact fees apply and are due <i>prior</i> to Final Inspection or on Impact fees apply and are due <i>prior</i> to Final Inspection or on	
http://www.mercergov.org/files/2012ResidentialEnergyCalcForm.pdf			
		P, whichever occurs hist.	
FILE NAME: CPD CVR 24x36.PDF			REVISED: JULY 2019

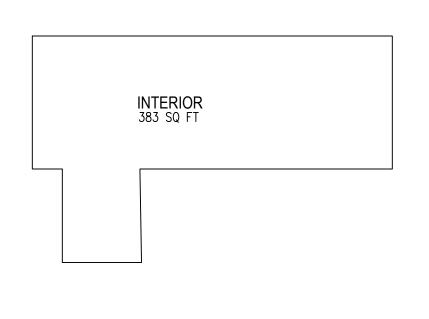


ngth	elevation	axb
32	37.34	1194.88
6.5	33.5	217.75
14.6	32.5	474.5
9.3	31	288.3
23	29.65	681.95
16.25	29	471.25
16	28.5	456
28.9	28.2	814.98
9.3	28.1	261.33
8	27.8	222.4
12.5	29.7	371.25
4	29	116
14	30	420
37.25	32	1192
4.5	33.8	152.1
10.5	35	367.5
2.25	36.5	82.125
2.25	37	83.25
7.2	38.2	275.04
16.9	39.8	672.62
66.9	42.3	2829.87
342.1		11645.1

1.0 2222 9/8/23

804(

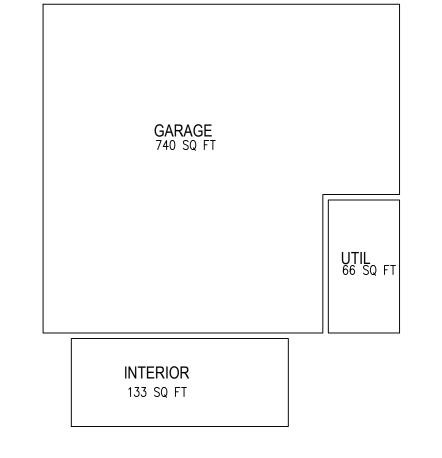
DADU UPPER FLOOR

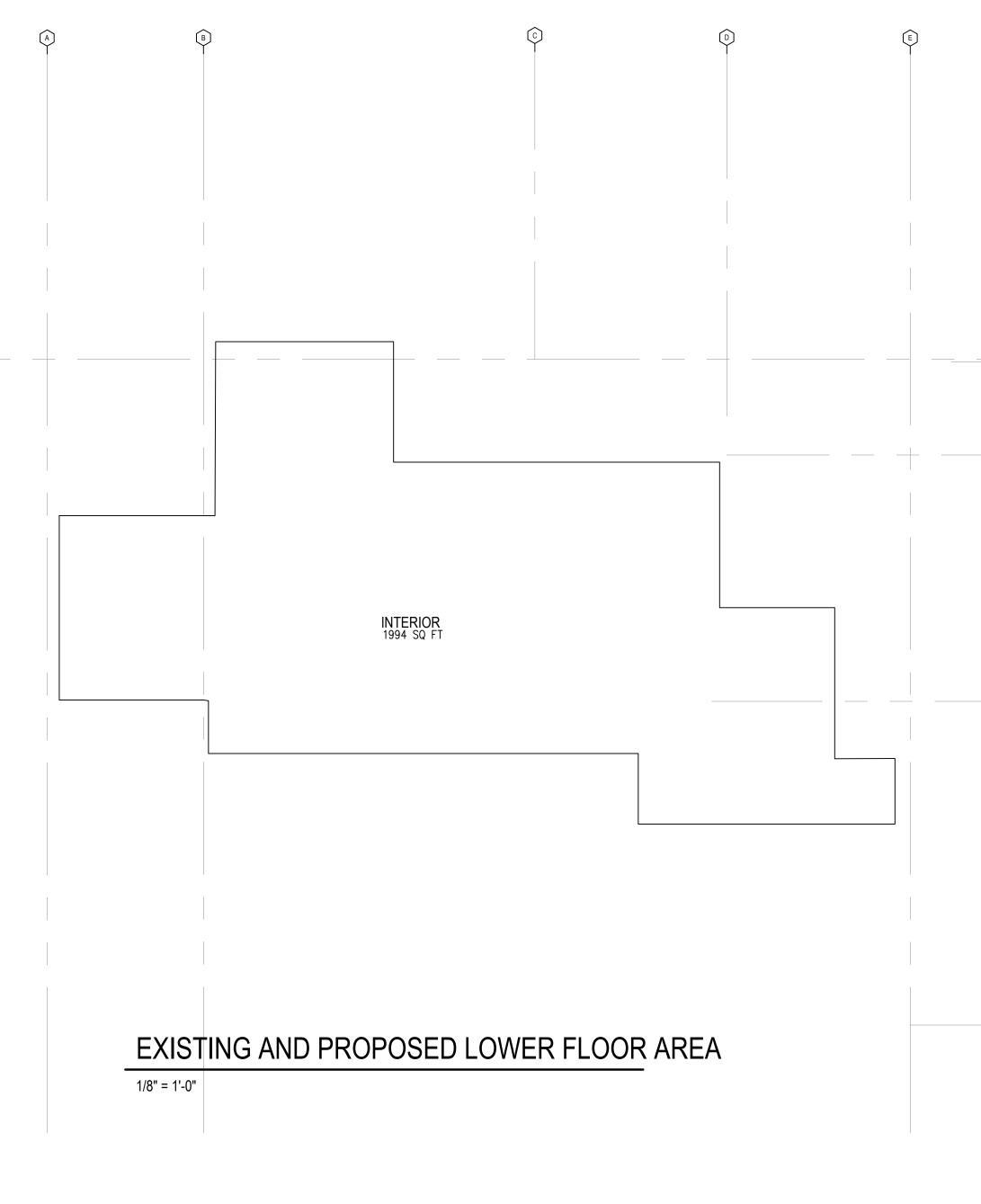


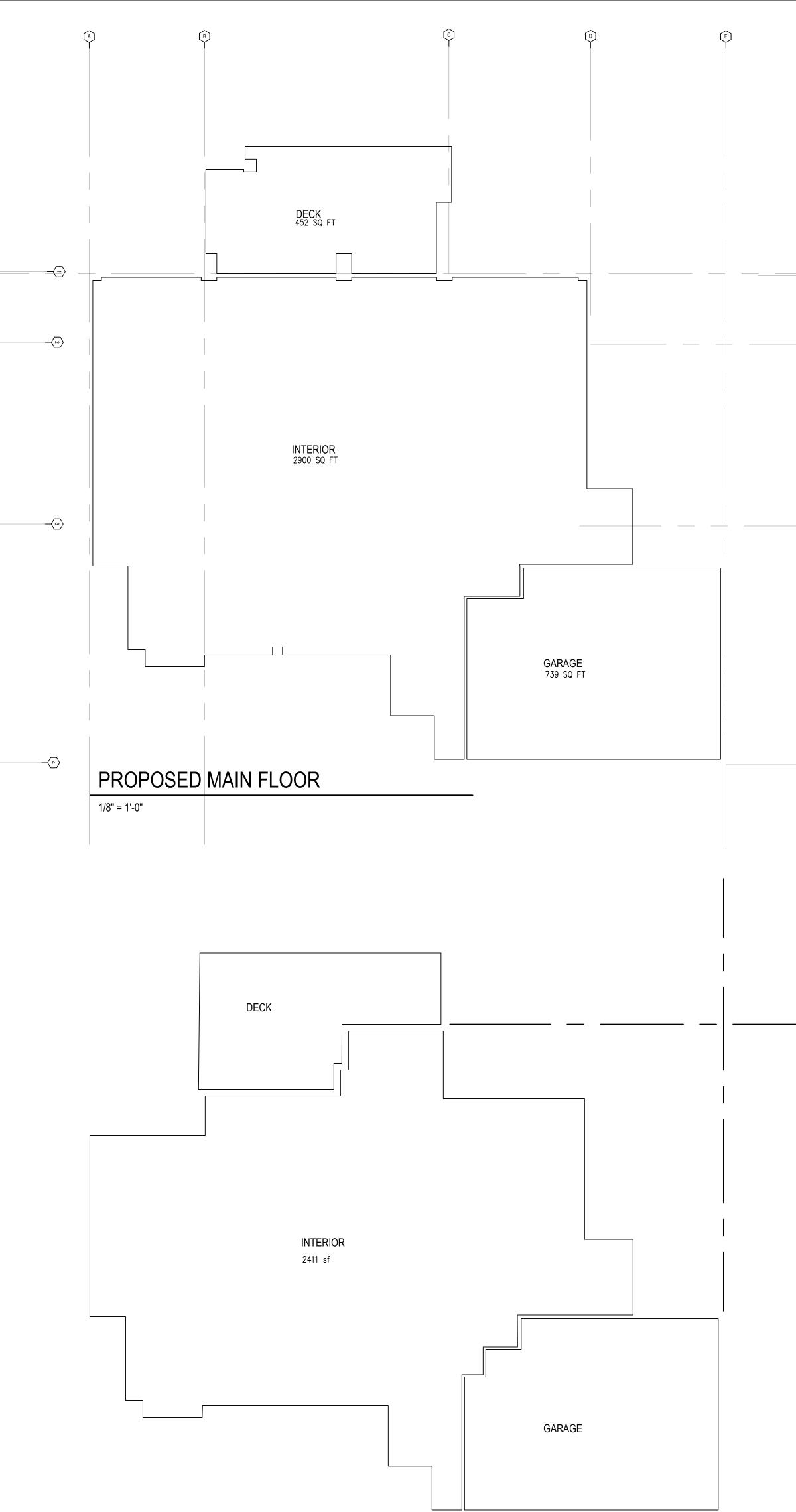
1/8" = 1'-0"

1/8" = 1'-0"

DADU MAIN FLOOR

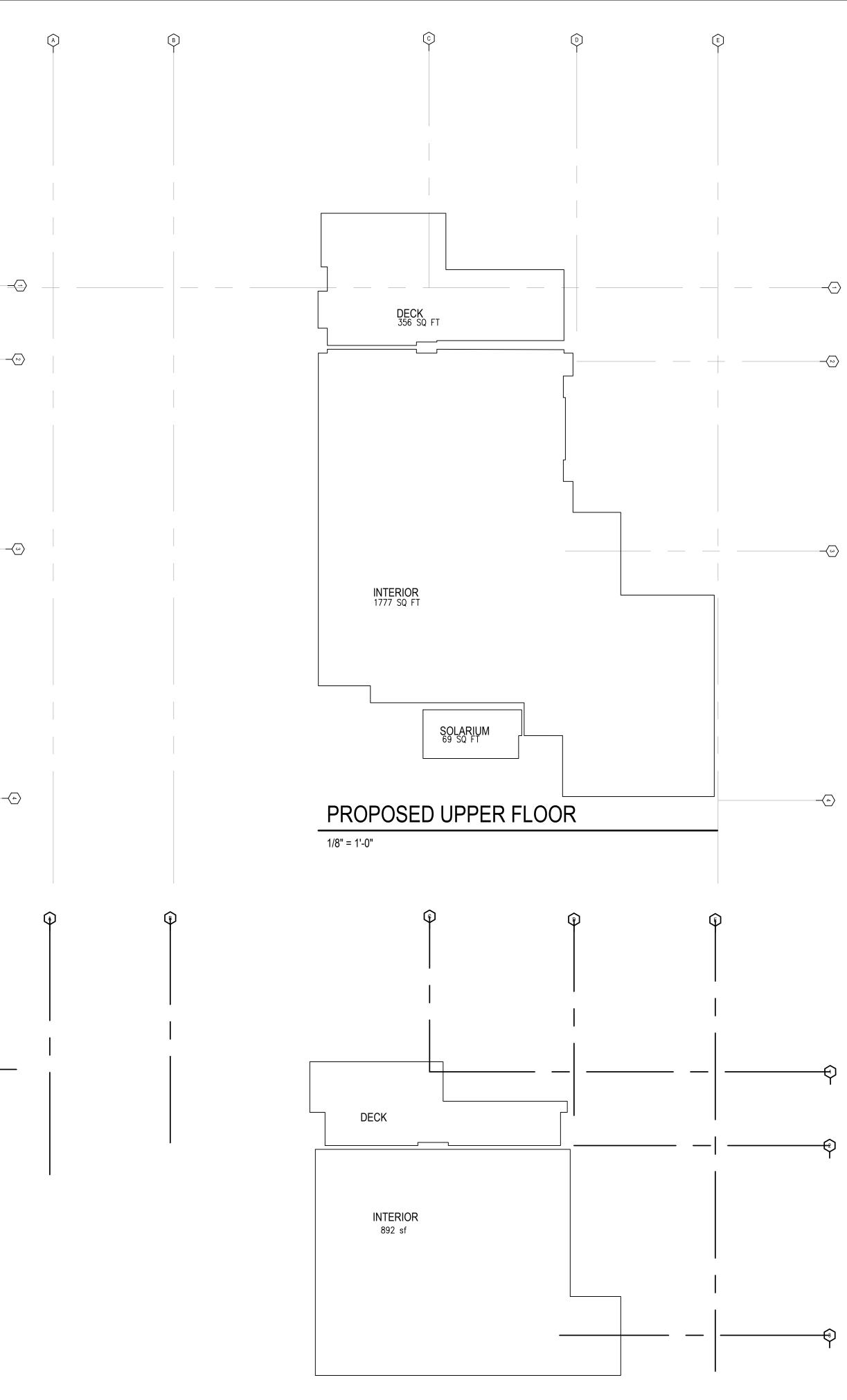








1/8" = 1'-0"

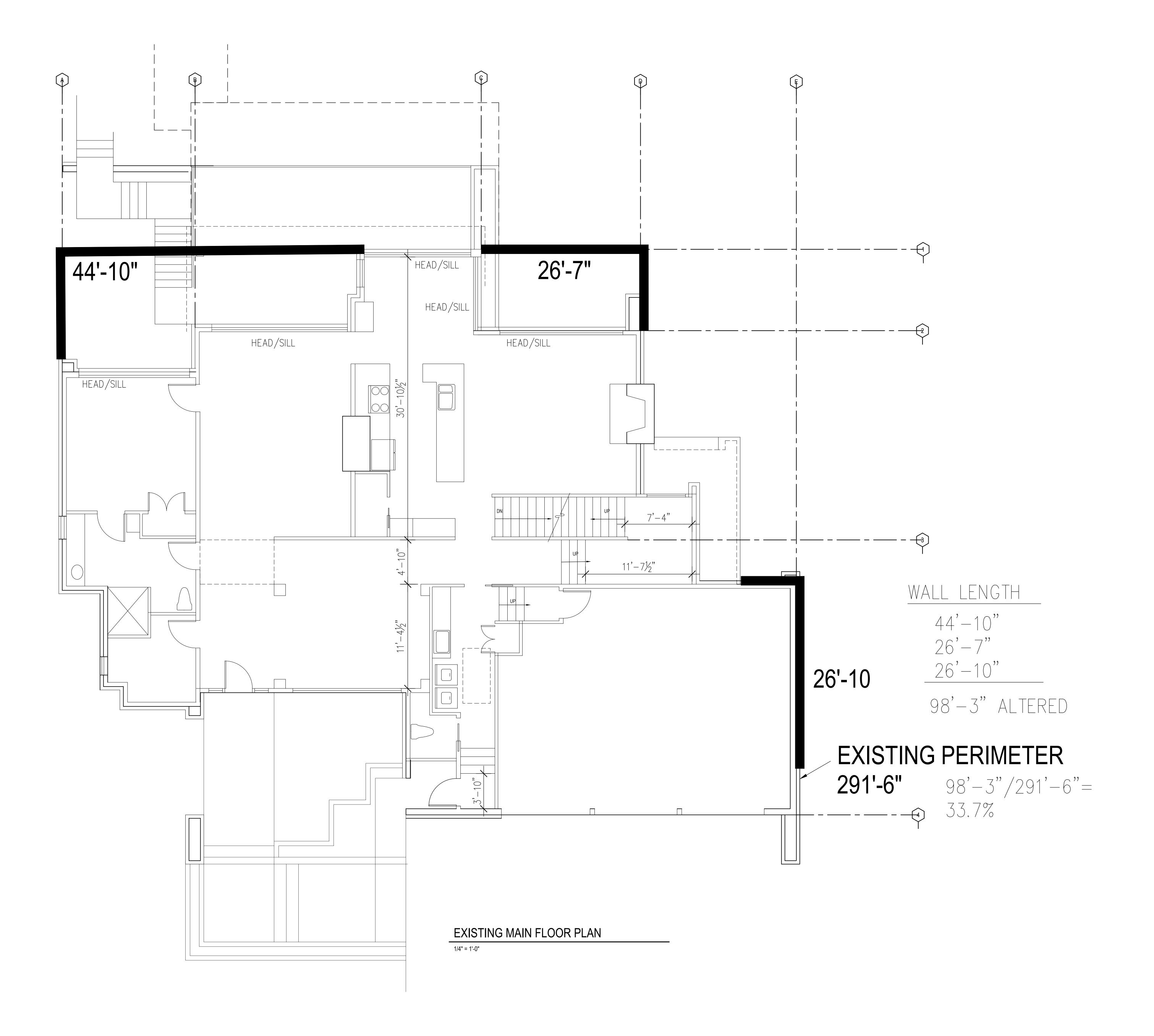


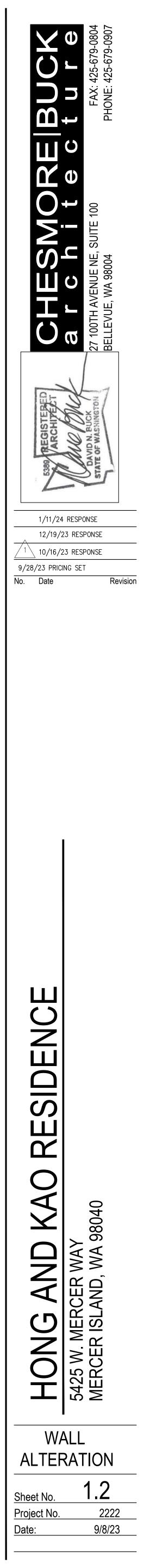
EXISTING UPPER FLOOR

1/8" = 1'-0"



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8. UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITIES AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

9. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON THE SUBJECT PROPERTY.

LEGEN	D	
	FOUND MONUMENT IN CASE BENCHMARK	☆ ₀ ^{TV}
	SECTION CORNER	
	MEASURED	
	CALCULATED WATER VALVE	
	FIRE HYDRANT WATER METER IRRIGATION CONTROL VALVE	$\overset{\sim}{\sim}$
	WATER RISER CATCH BASIN	
	AREA DRAIN POWER VAULT	
	GENERATOR JUNCTION BOX	

P

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LIGHT POST
CABLE TV RISER
ROCKERY
GAS METER
STORM LINE
WOOD FENCE (WF)
CHAIN LINK FENCE (CLF)
HEDGE LINE
EVERGREEN TREE
DECIDUOUS TREE
CONCRETE
ASPHALT
GRAVEL
PAVERS

- SD _____

1. HORIZONTAL DATUM: NAD83-2011 EPOCH 2010.00 ESTABLISHED BY OBSERVATIONS TO THE WASHINGTON STATE REFERENCE NETWORK.

PAGE 36, RECORDS OF KING COUNTY, WA.

SURVEY NOTES:

COUNTY, WA.

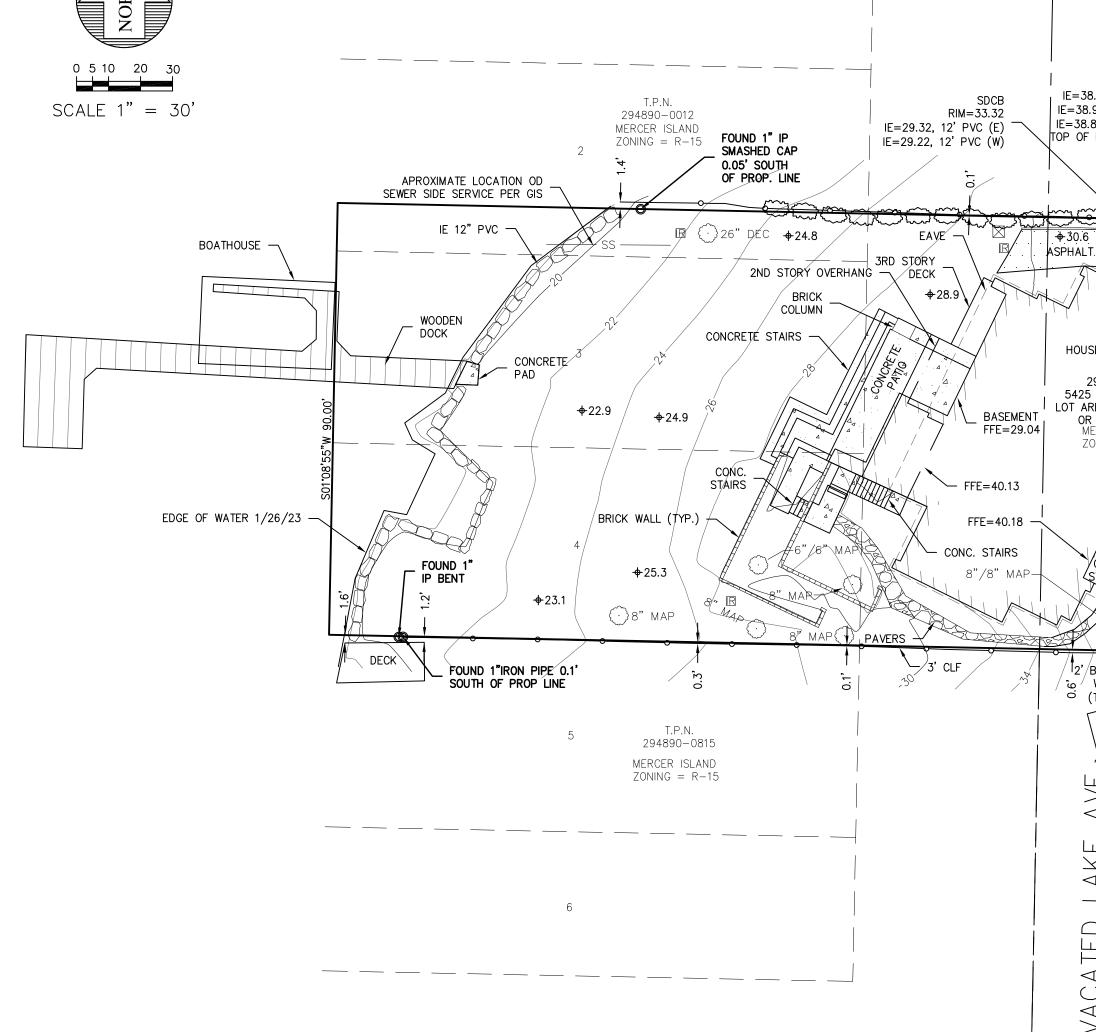
COUNTY, WA.

RANGE 04E, W.M.

COMPLIANCE WITH WAC 332-130.

POSITIONING USER SERVICE (OPUS).

OF A SURVEY BY ENCOMPASS, COMPLETED IN JANUARY 2023.



STEVE KAO & HUI HONG TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 24, TWP 24 N., RGE 4 E., W.M. KING COUNTY, STATE OF WASHINGTON

VACATED BORDER STREET SDCB RIM=41.89 SITE BM #1 IE=38.99, 8" CMP (S) SET MAG NAÏL 17' DRIVEWAY EASEMENT T.P.N. IE=38.99, 12" CMP (E) ELEVATION=42.23 REC. NO. 20030828003801 294890-0011 IE=38.89, 12" CMP (W) MERCER ISLAND TOP OF RISER EL=40.39 ZONING = R-153'CLF FOUND REBAR +53.3 · & ŞMASHED/ CAP ₩6"/12" CED ₩ N8B 51'05"W 465,56 +35.1 \$67. ASPHALT \$63.1 **.♦**42.4 FFE=35.77 R GARAGE HOUSE FFE=42.40 T.P.N. \$56.6 294890-0015 5425 W MERCER WAY LOT AREA=41,900 SQ FT SDCB OR 0.962 ACRES MERCER ISLAND [°] RIM=42.07 / VDCCC. E=40.97, 6" ADS (S) E=40.77, 8" CMP (N) ZONING = R-15R FFE=42.51 CONCRETE 2X IRRIGATION CONTROL VALVES –∖ GRAVEI ASPHALT SPORTS COURT CONCRETE \$48.7 GARAGÉ FAVE FFE=60.08 SHED FFE= 49.83 2'/BRI¢K ₩12" CED ∕ WÁLL —∕ (TYP) HOUSE T.P.N. 294890-0026 5435 W MERCER WAY \triangleleft MERCER ISLAND ZONING = R - 15 \triangleleft (

VACATED BONNEY STREET

2. BASIS OF POSITION: HELD THE FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND VACATED LAKE AVE. (SEE MAP FOR LOCATION AND DESCRIPTION).

3. BASIS OF BEARING: HELD THE BEARING OF S 88'51'05" E, PER DIRECT INVERSE, BETWEEN THE ABOVE NOTED BASIS OF POSITION AND FOUND MONUMENTED INTERSECTION OF VACATED BONNEY

STREET AND WEST MERCER WAY (SEE MAP FOR LOCATION AND DESCRIPTION). 4. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THE BOUNDARY SHOWN HERE ON:

A) GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS,

B)RECORD OF SURVEY AS RECORDED IN VOLUME 23 OF SURVEYS, PAGE 100, RECORDS OF KING

C)RECORD OF SURVEY AS RECORDED IN VOLUME 440 OF SURVEYS, PAGE 145, RECORDS OF KING

D)KING COUNTY ASSESSOR'S MAP FOR THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 24N,

5. VERTICAL DATUM: NAVD88 (ESTABLISHED PER WSRN NETWORK OBSERVATION ON SITE BM#1) SITE BM #1: SET MAG NAIL 0.8 FEET SOUTH OF THE NORTH EDGE OF DRIVE, 3.8 FEET EAST OF

THE END OF CURB. ELEVATION =42.23 FEET. (SEE MAP FOR LOCATION) 6. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING A SPECTRA AND/OR TRIMBLE 5 SECOND TOTAL STATION. ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN

ADDITIONAL FIELD WORK WAS PERFORMED USING SPECTRA SP-80 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE

7. MONUMENTS SHOWN AS FOUND AND PLANIMETRIC INFORMATION SHOWN HEREON ARE THE RESULT

THAT PORTION OF VACATED BLOCKS 2 AND 22 OF GROVELAND PARK, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY AUDITOR, AND OF VACATED STREETS ADJOINING, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF VACATED LAKE AVENUE AND VACATED BONNEY STREET AS SHOWN ON SAID PLAT, SAID POINT BEING MARKED BY A CONCRETE POST; THENCE NORTH ALONG THE CENTER LINE OF SAID VACATED LAKE AVENUE 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE CENTER LINE OF VACATED BONNEY STREET, 317.50 FEET TO THE EAST LINE OF LOT 22 OF SAID BLOCK 2: THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 9 OF SAID 2, A DISTANCE OF 90 FEET;

THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID VACATED BONNEY STREET TO THE SHORELINE OF LAKE WASHINGTON THENCE SOUTHERLY ALONG SAID SHORELINE 90 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY PRODUCTION OF THE SOUTH LINE OF LOT 4 IN BLOCK 22 OF SAID PLAT; THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY PRODUCTION THEREOF TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF,

ADJACENT TO OR ABUTTING THEREON; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF LOTS 8 AND 23 OF SAID BLOCK 2 AND THE NORTH 30 FEET OF THAT PORTION OF VACATED BONNEY STREET LYING BETWEEN THE WEST LINE OF SAID LOT 23, BLOCK 2, PRODUCED SOUTH AND THE WESTERLY LINE OF W. MERCER WAY: AND THAT PORTION OF VACATED ANDERSON AVE. AND SAID BLOCK 2, WITHIN THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF THE NORTH 30 FEET OF VACATED BONNEY STREET 70 FEET WEST

OF THE WESTERLY MARGIN OF WEST MERCER WAY; THENCE EAST ALONG SAID SOUTHERLY MARGIN TO THE WESTERLY MARGIN OF WEST MERCER WAY; THENCE NORTHERLY ALONG THE WEST MARGIN OF WEST MERCER WAY, A DISTANCE OF 110 FEET; THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID EASEMENT LYING NORTH OF THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE

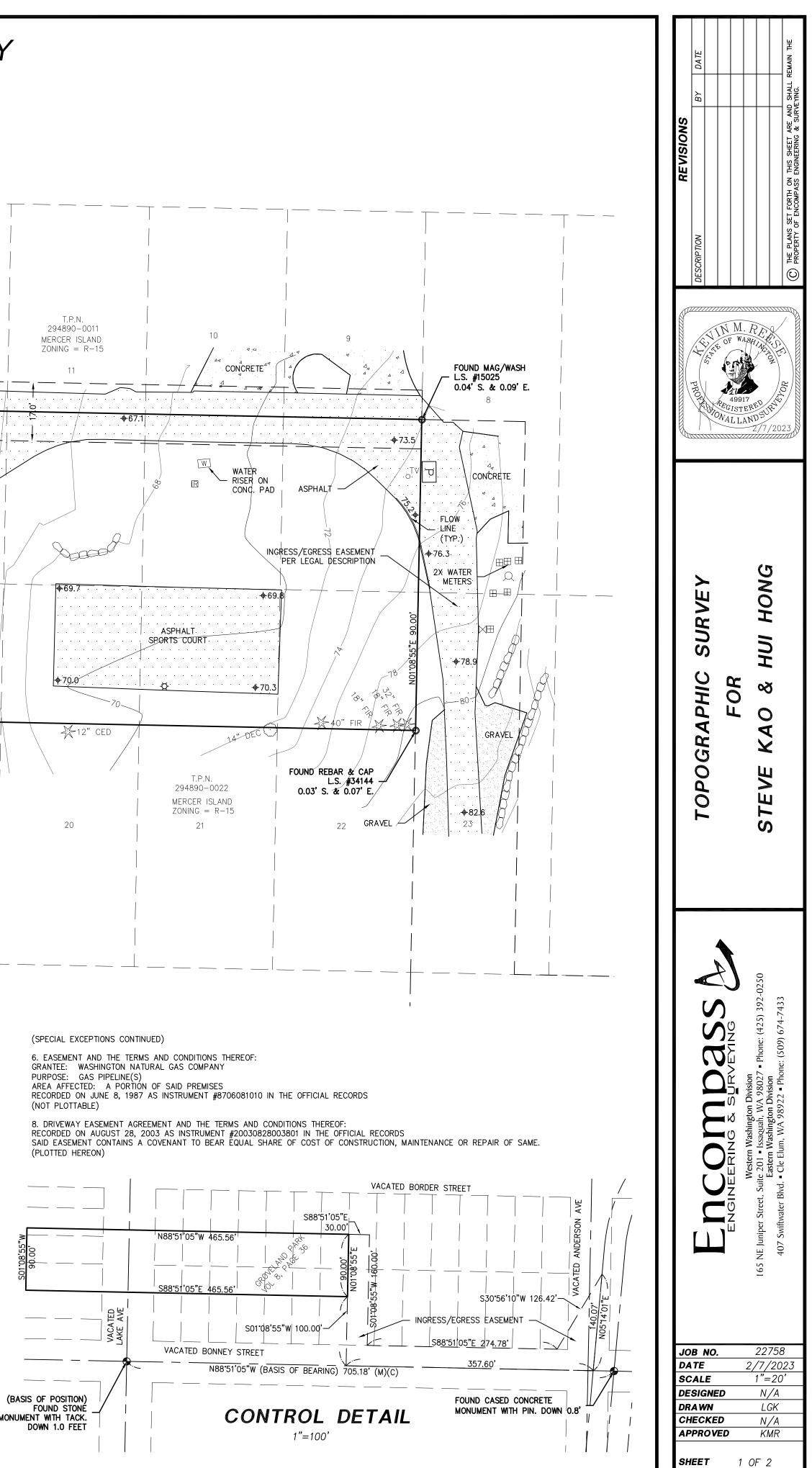
ABOVE DESCRIBED MAIN TRACT. SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

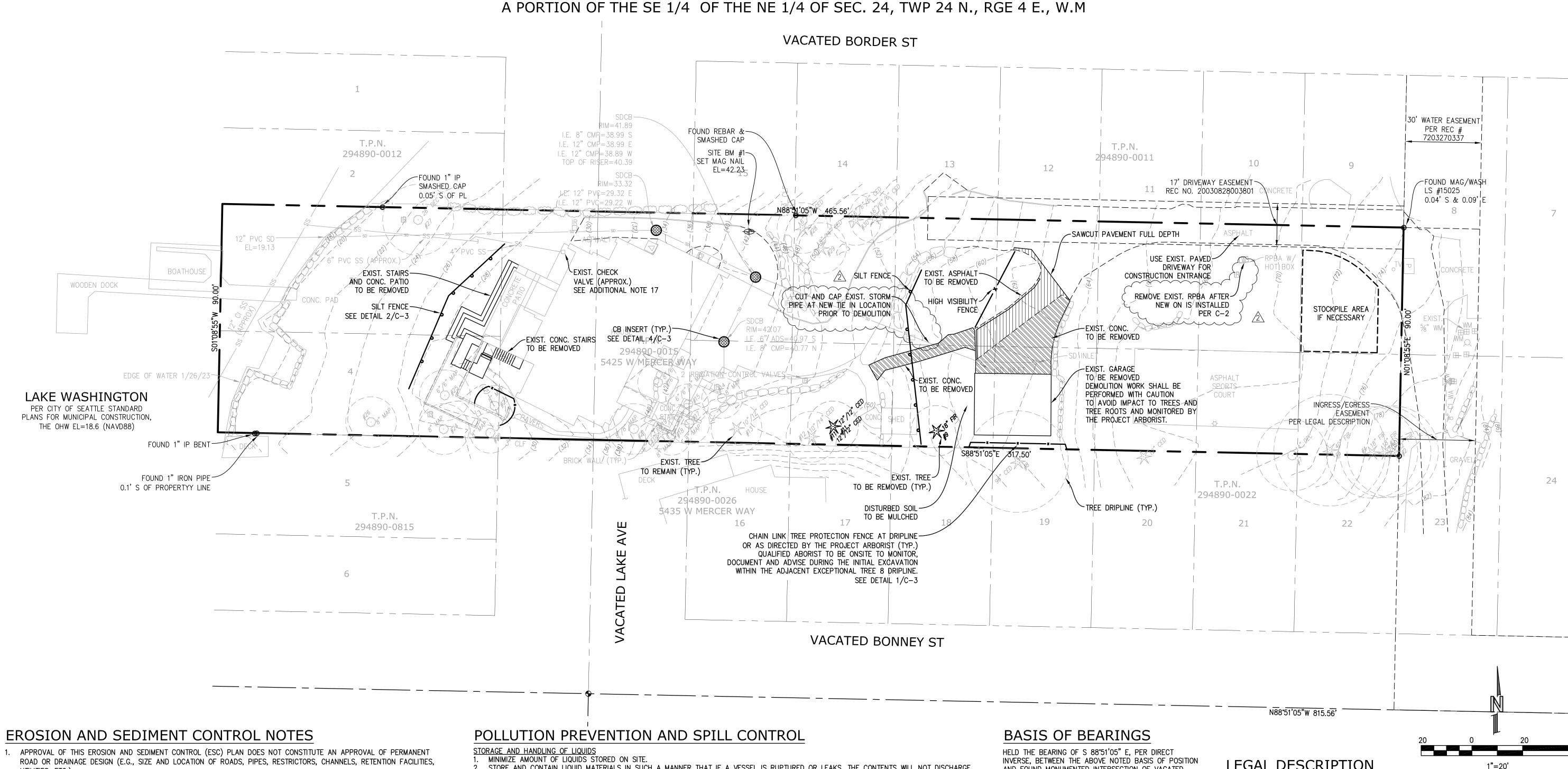
LEGAL DESCRIPTION AND EASEMENTS SHOWN ARE PER CW TITLE COMMITMENT FOR TITLE INSURANCE NO

50025013-101, DATED 10/07/2022 SPECIAL EXCEPTIONS

LEGAL DESCRIPTION

4) EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MERCER ISLAND SEWER DISTRICT PURPOSE: SEWER PIPELINE(S) AREA AFFECTED: A PORTION OF SAID PREMISES RECORDED ON AUGUST 5, 1964 AS INSTRUMENT #5770410 IN THE OFFICIAL RECORDS (NOT PLOTTABLE)





EROSION AND SEDIMENT CONTROL NOTES

- UTILITIES, ETC.)
- 2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED. 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO
- DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- 4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- 5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- 6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING
- THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30). ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. 9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- 10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- 13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- 14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

- PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
- CONTROL.
- OR PROPERLY DISPOSED OF.

- FUELING
- SYSTEM, SURFACE WATER, OR GROUNDWATER.
- WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
- BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF. CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL

- CONVEYANCES.

STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT. SUCH AS A LINED EXCAVATION, LARGER CONTAINER. OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.

4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS. 5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL

6. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED. RECYCLED.

7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES. 8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED. OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS. 9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.

LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE

USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.

4. STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR

IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST

SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES. WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER

WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS. 8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

AND FOUND MONUMENTED INTERSECTION OF VACATED BONNEY STREET AND WEST MERCER WAY (SEE MAP FOR LOCATION AND DESCRIPTION).

HORIZONTAL DATUM

NAD83-2011 EPOCH 2010.00 ESTABLISHED BY OBSERVATIONS TO THE WASHINGTON STATE REFERENCE **VERTICAL DATUM**

NAVD88 (ESTABLISHED PER WSRN NETWORK OBSERVATION ON SITE BM#1)

LEGAL DESCRIPTION

THAT PORTION OF VACATED BLOCKS 2 AND 22 OF GROVELAND PARK, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY AUDITOR, AND OF VACATED STREETS ADJOINING, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF VACATED LAKE AVENUE AND VACATED BONNEY STREET AS SHOWN ON SAID PLAT. SAID POINT BEING MARKED BY A CONCRETE POST; THENCE NORTH ALONG THE CENTER LINE OF SAID VACATED LAKE AVENUE 100 FEET TO THE TRUE POINT OF BEGINNING: THENCE EAST PARALLEL WITH THE CENTER LINE OF VACATED BONNEY STREET, 317.50 FEET TO THE EAST

LINE OF LOT 22 OF SAID BLOCK 2; THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 9 OF SAID 2, A DISTANCE OF 90 FEET:

THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID VACATED BONNEY STREET TO THE SHORELINE OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG SAID SHORELINE 90 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE

WESTERLY PRODUCTION OF THE SOUTH LINE OF LOT 4 IN BLOCK 22 OF SAID PLAT; THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY PRODUCTION THEREOF TO THE TRUE POINT OF BEGINNING: TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN

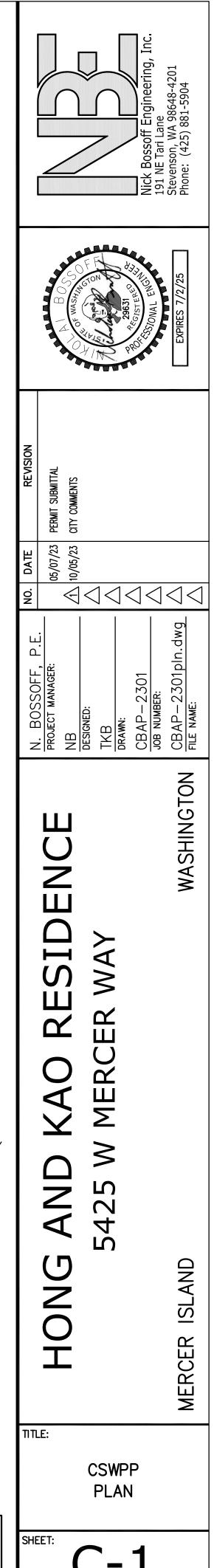
FRONT OF, ADJACENT TO OR ABUTTING THEREON; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THE WEST 30 FEET OF LOTS 8 AND 23 OF SAID BLOCK 2 AND THE NORTH 30 FEET OF THAT PORTION OF

VACATED BONNEY STREET LYING BETWEEN THE WEST LINE OF SAID LOT 23, BLOCK 2, PRODUCED SOUTH AND THE WESTERLY LINE OF W. MERCER WAY: AND THAT PORTION OF VACATED ANDERSON AVE. AND SAID BLOCK 2, WITHIN THE FOLLOWING DESCRIBED

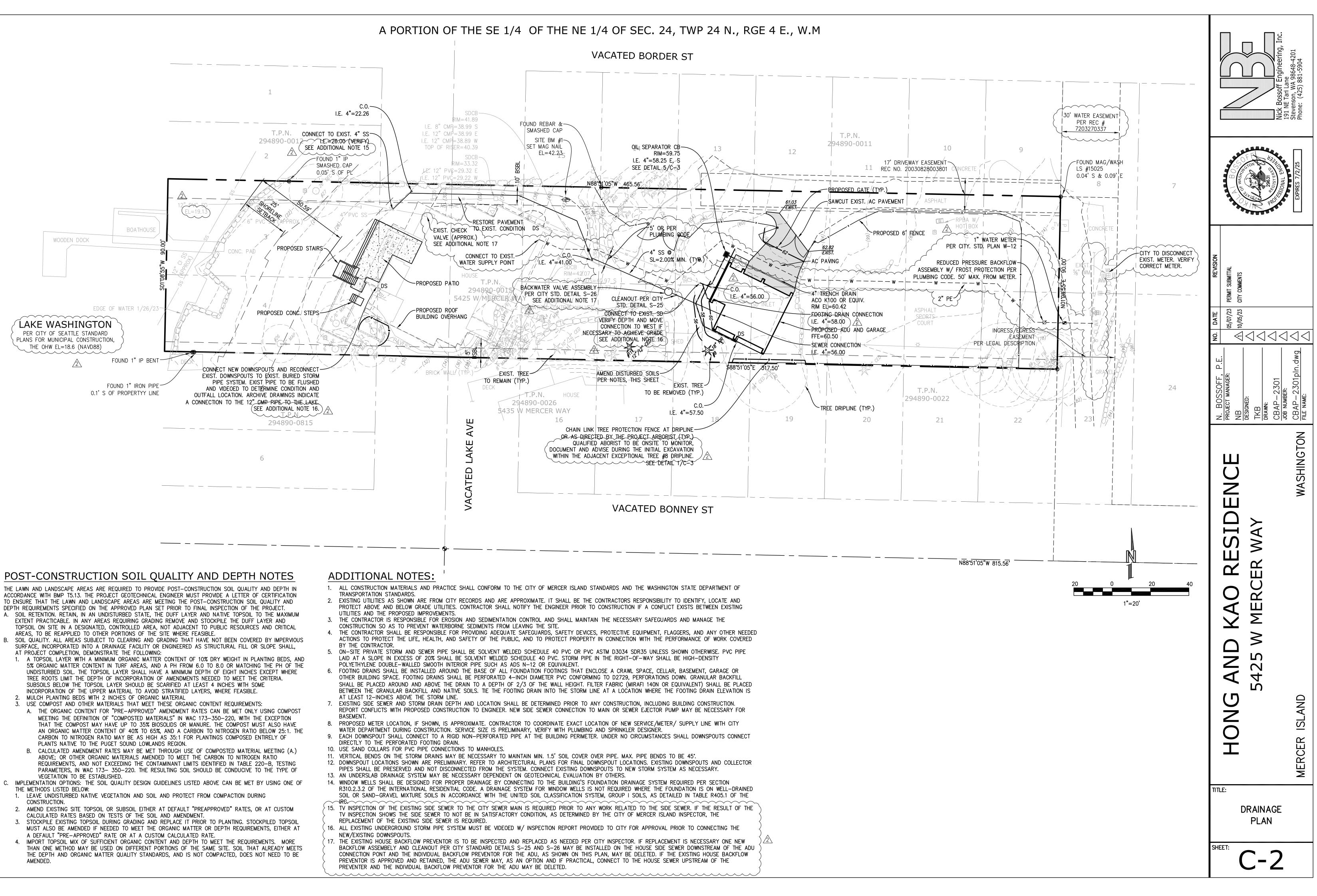
TRACT: BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF THE NORTH 30 FEET OF VACATED BONNEY STREET 70 FEET WEST OF THE WESTERLY MARGIN OF WEST MERCER WAY; THENCE EAST ALONG SAID SOUTHERLY MARGIN TO THE WESTERLY MARGIN OF WEST MERCER WAY;

THENCE NORTHERLY ALONG THE WEST MARGIN OF WEST MERCER WAY, A DISTANCE OF 110 FEET; THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID EASEMENT LYING NORTH OF THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT. SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

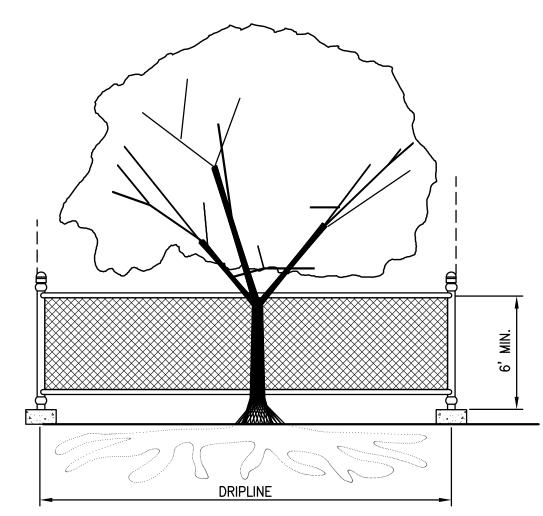






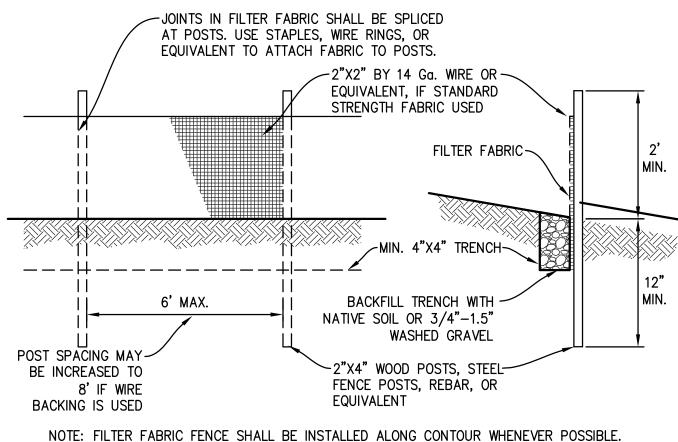
ACCORDANCE WITH BMP T5.13. THE PROJECT GEOTECHNICAL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND





TREE PROTECTION DURING CONSTRUCTION

- 1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- 2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE. 3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS,
- VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. TREE PROTECTION

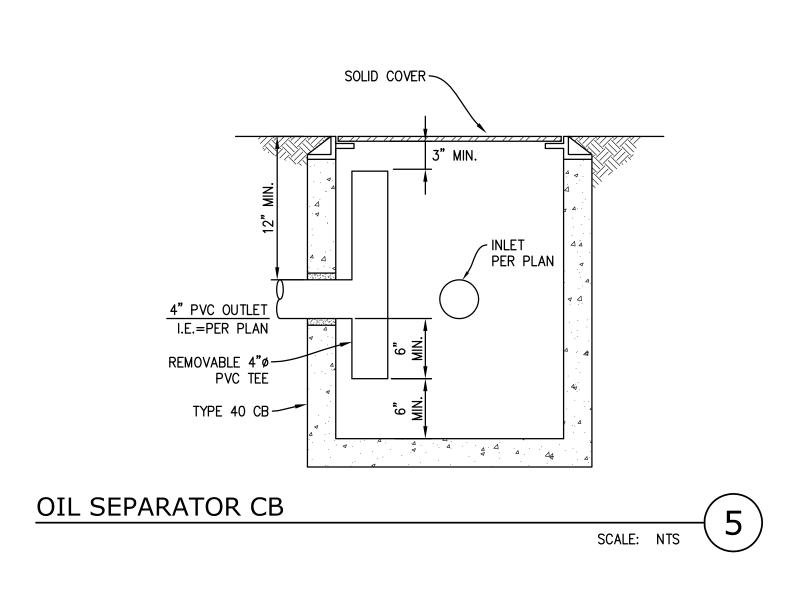


MAINTENANCE STANDARDS

- 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY. CONVEYED TO A SEDIMENT TRAP OR POND.
- 3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT. 4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- 5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

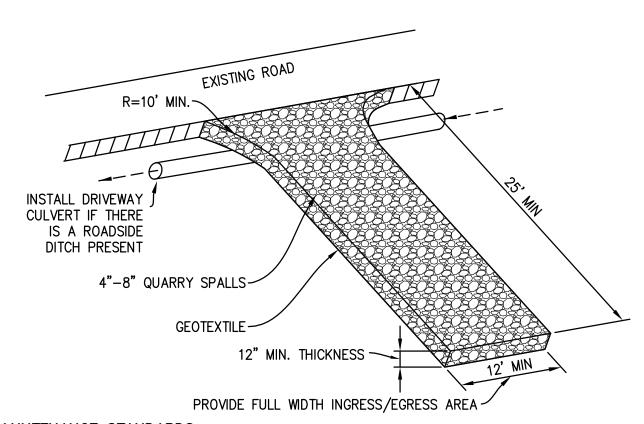


SCALE: NTS



2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND

SCALE: NTS



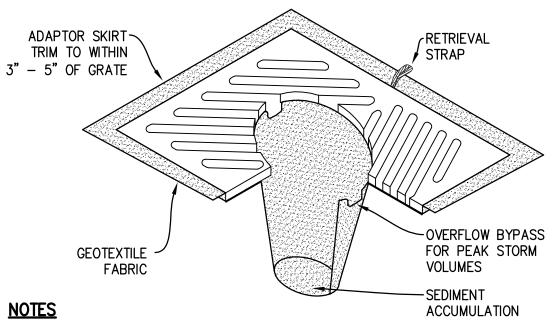
MAINTENANCE STANDARDS

- 1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- 3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY. 5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



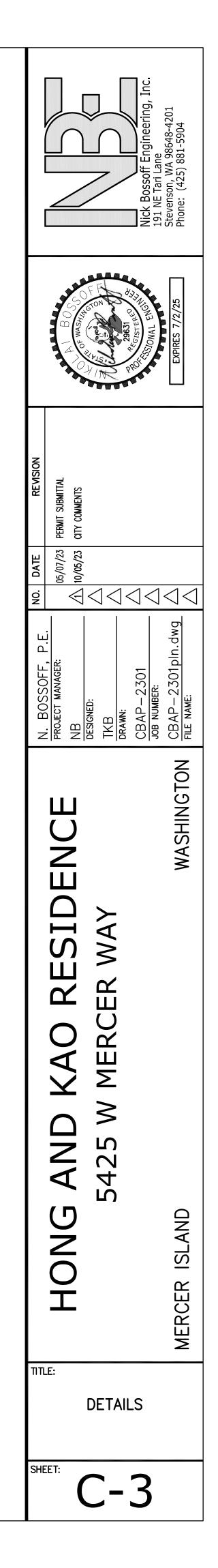
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.

2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.

3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CB INSERT

4 SCALE: NTS



HONG & KAO RESIDENCE

G-001	COVER SHEET
L001	EXISTING VEGETATION & CRITICAL AREA CONDITIONS - WEST
L002	EXISTING VEGETATION & CRITICAL AREA CONDITIONS - EAST
L003	SITE IMPACTS & MITIGATION PLAN - WEST
L004	SITE IMPACTS & MITIGATION PLAN - EAST
L005	SITE PREPARATION PLAN - WEST
L006	SITE PREPARATION PLAN - EAST
L007	PLANTING PLAN & SCHEDULE - WEST
L008	PLANTING PLAN & SCHEDULE - EAST
L009	PLANT INSTALLATION DETAILS & NOTES



PROJECT DIRECTORY

CLIENT:	HUI HONG & STEVE KAO 5425 W. MERCER WAY MERCER ISLAND, WA 98040 T: 425.545.88610 HUIHONG9823@GMAIL.COM
LANDSCAPE ARCHITECT:	DCG WATERSHED CONTACT: KENNY BOOTH 750 SIXTH ST SOUTH KIRKLAND, WA 98033 T: 425.822.5242 KENNY.BOOTH@DCGWATERSHED.C OM WWW.DCGWATERSHED.COM
ARCHITECT:	CHESMORE/BUCK ARCHITECTURE CONTACT: DAVE BUCK 27 100TH AVE NE

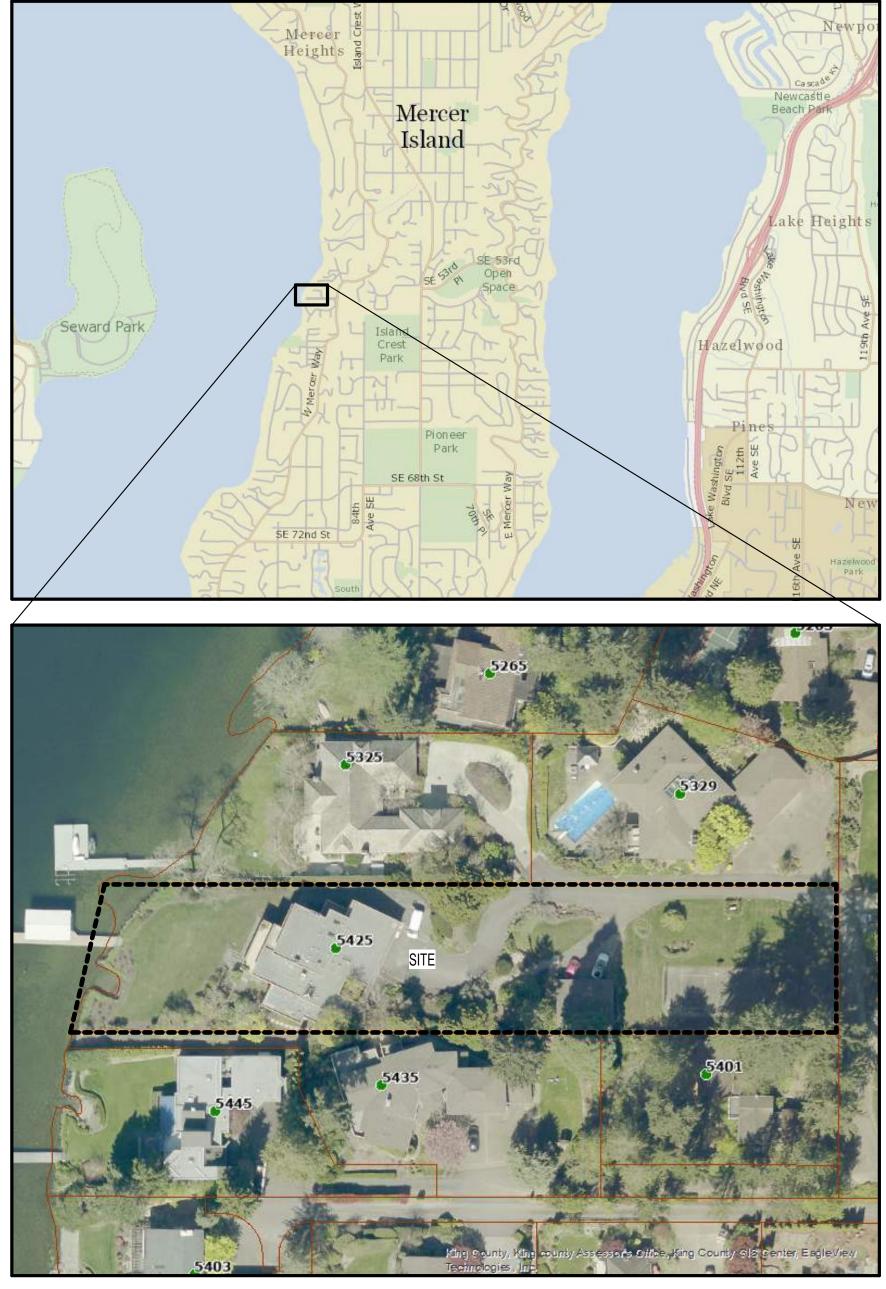
BELLEVUE WA, 98004

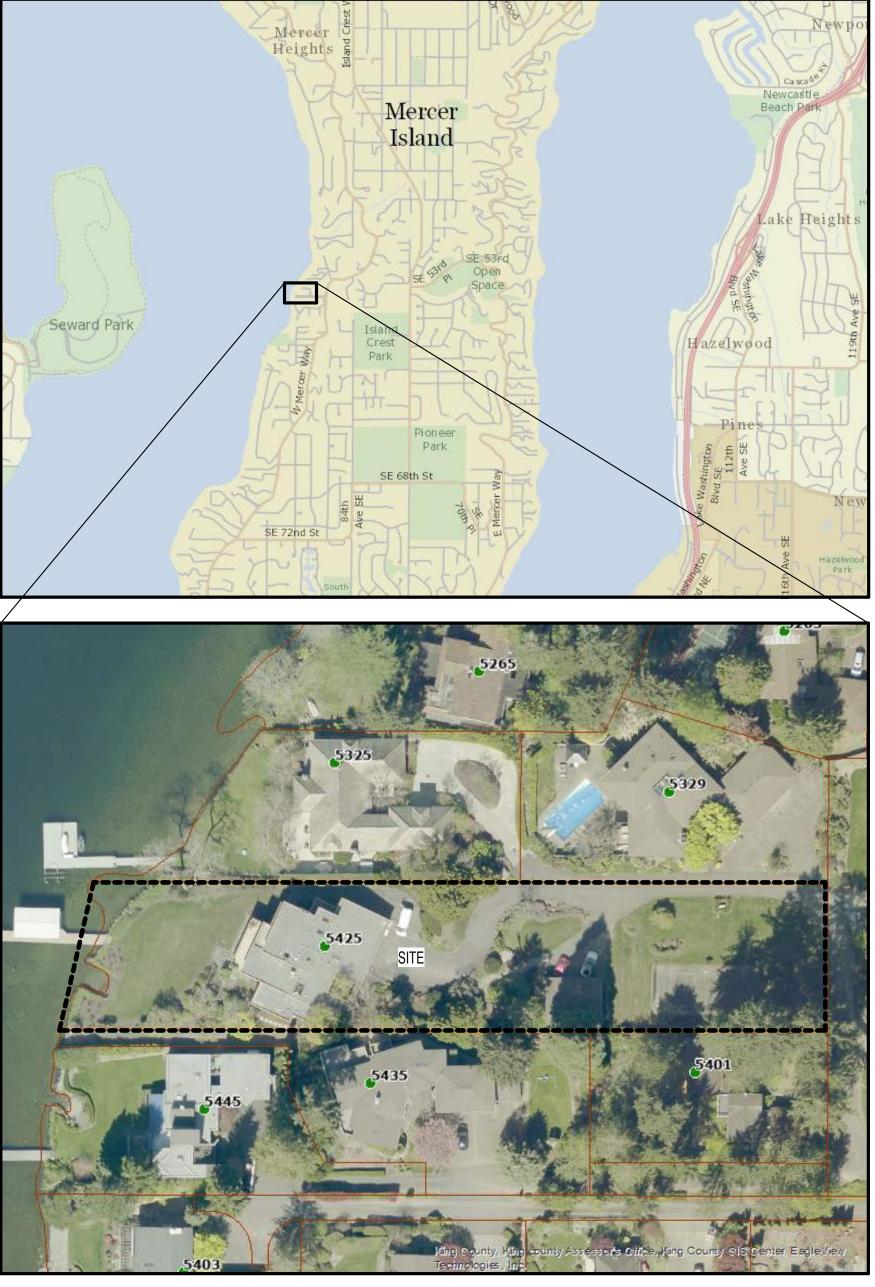
DAVE@CHESMOREBUCK.COM

T: 425.679.0907

PROJECT INFORMATION

PROJECT ADDRESS:	5425 W MERCER WAY, M
ASSESSOR PARCEL NO:	2948900015
LEGAL DESCRIPTION:	GROVELAND PARK ADE OF 16 THRU 22 & VAC S
PROJECT DESCRIPTION:	MITIGATION PLANTING REPLACEMENT WITH AI





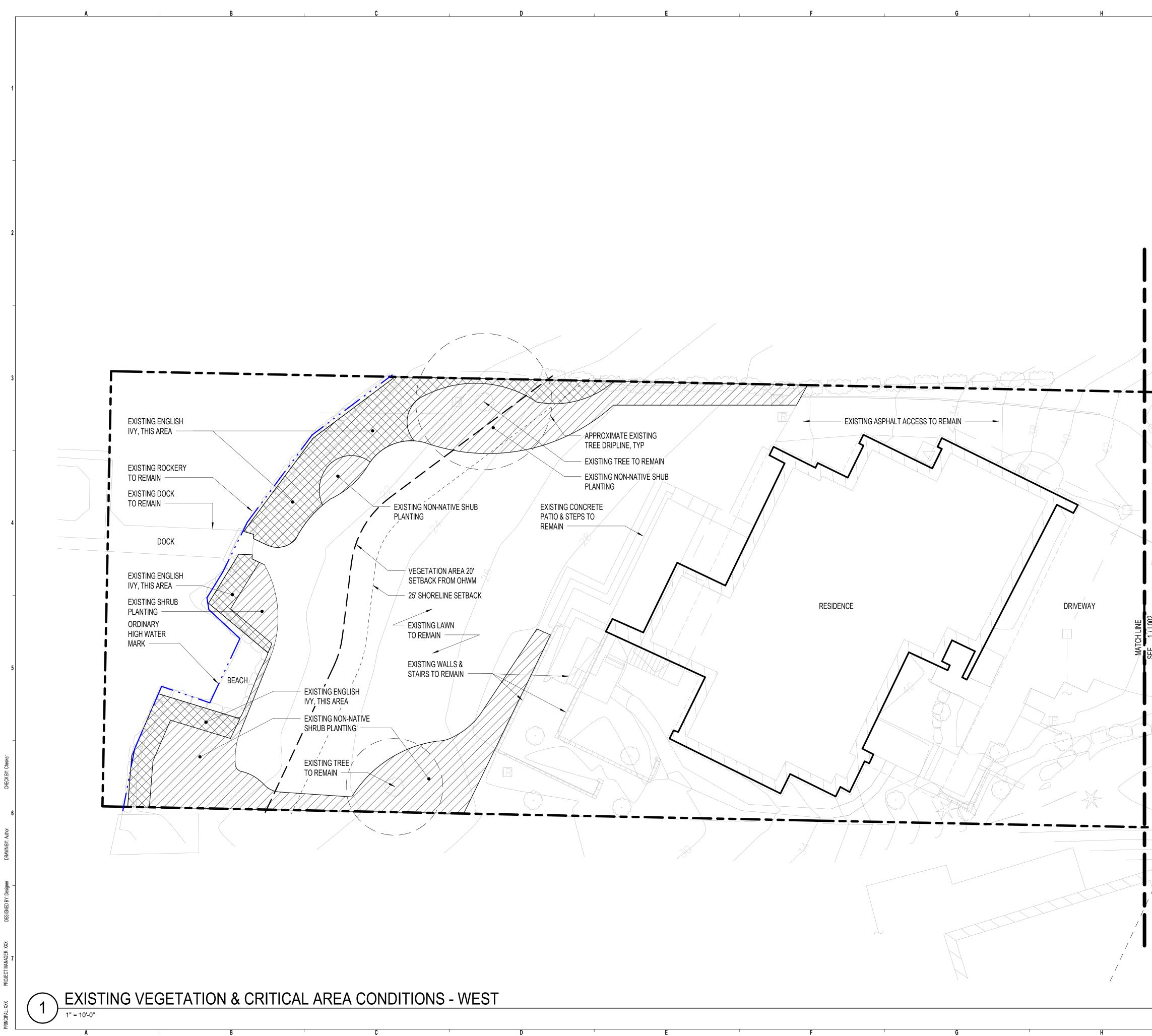
VICINITY MAPS

, MERCER ISLAND, WA 98040

DD VAC 3-4 & S 10 FT OF 2 & SH LDS ADJ & VAC ST ADJ IN BLK 22 & VAC N 40 FT S 50 FT OF 9 THRU 15 & VAC ST ADJ IN BLK 2

G REQUIREMENT AS PART OF AN INTERIOR RENOVATION & DETACHED GARAGE ADU ADDITION



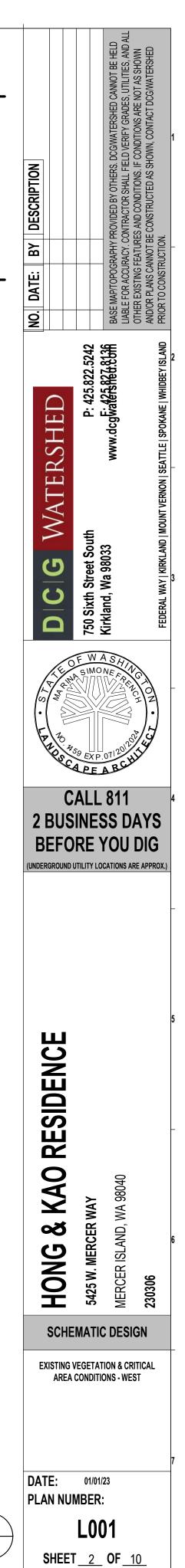


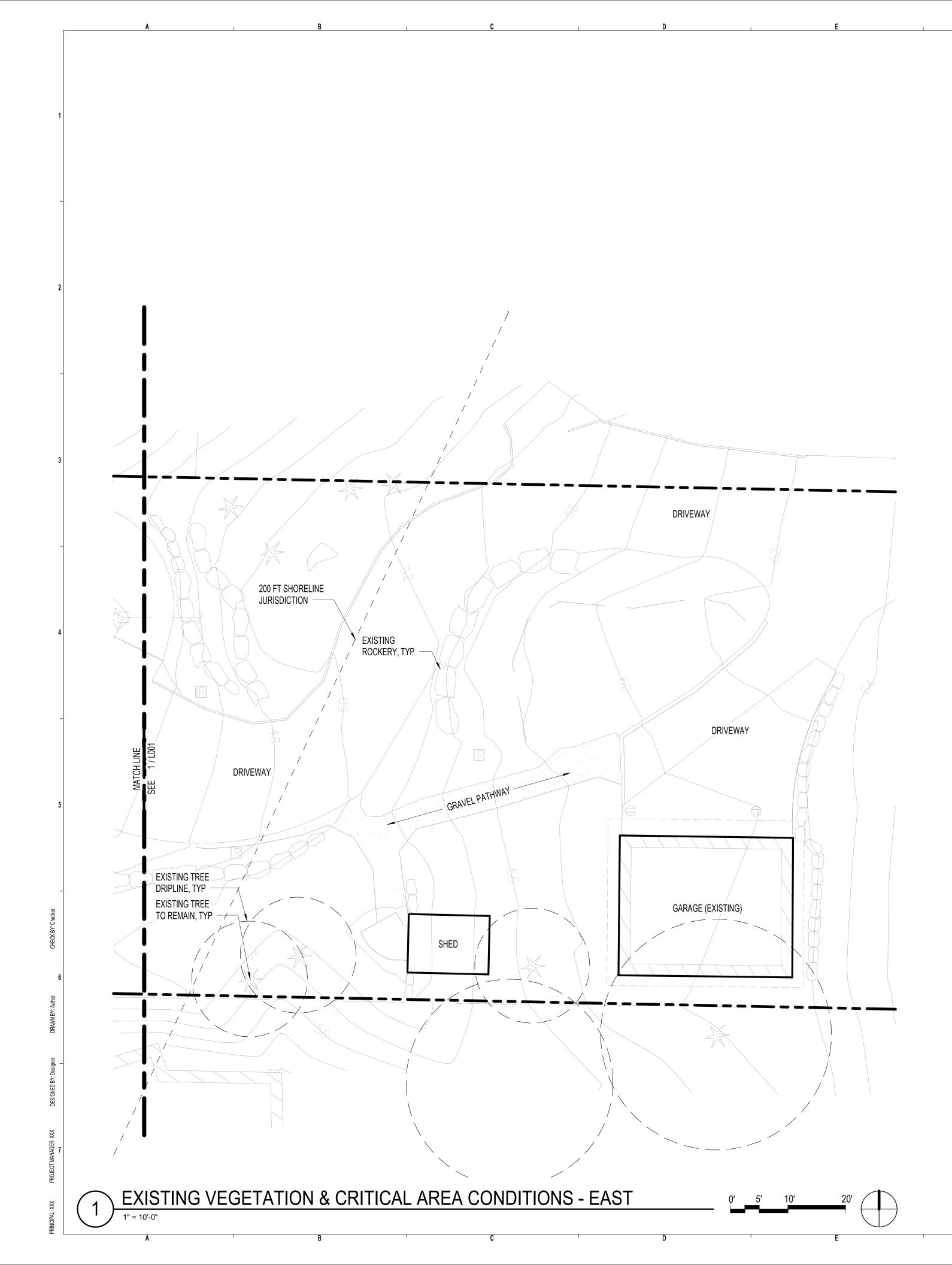
EXISTING CONDITIONS LEGEND

EXISTING DESCRIPTION PROPERTY LINE ORDINARY HIGH WATER MARK (APPROXIMATE)

SHEET NOTES

- SURVEY DATED 02/07/2023 RECEIVED FROM ENCOMPASS ENGINEERING & SURVEYING.
 ORDINARY HIGH WATER MARK ESTIMATED AT +18.6' ALONG FACE OF
- 2. ORDINARY HIGH WATER MARK ESTIMATED AT +18.6' ALONG FACE OF BULKHEAD FROM SURVEY AND AVAILABLE DATA BY DCG|WATERSHED CO. ON 8/14/2023





EXISTING CONDITIONS LEGEND

EXISTING	
	DESCRIPTION
	PROPERTY LINE
	ORDINARY HIGH WATER MARK (APPROXIMATE)





SITE IMPACTS & MITIGATION LEGEND

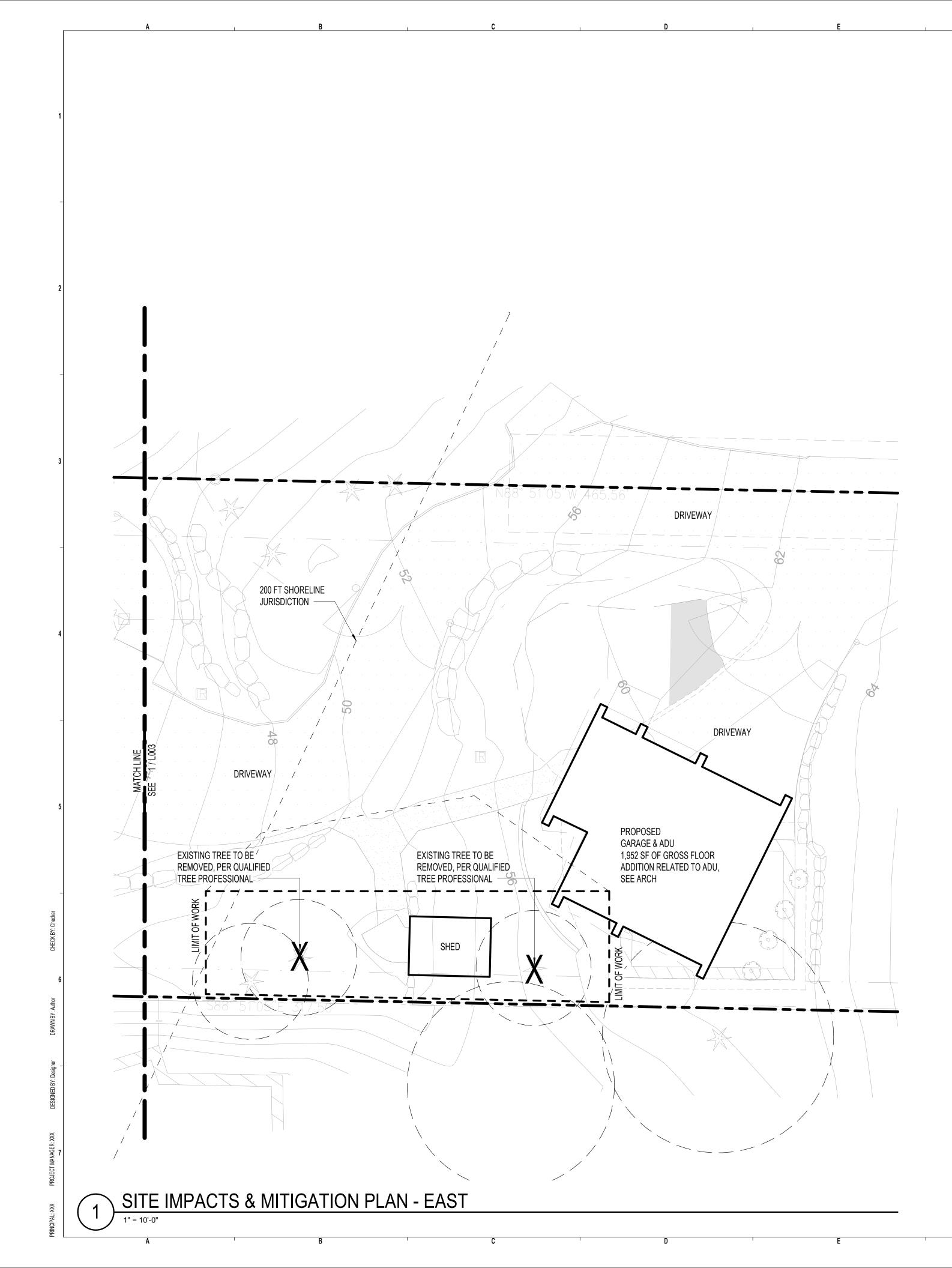
EXISTING	
	DESCRIPTION
	PROPERTY LINE
	ORDINARY HIGH WATER MARK (APPROXIMATE)
PROPOSED	
	DESCRIPTION
	LIMIT OF MITIGATION PLANTING WORK
	20' SHORELINE BUFFER (2351.8 SF)
+ + + + +	PROPOSED MITIGATION AREA 2337.9 X 75% = <u>1903.4 SF MITIGATION</u> <u>REQUIRED</u> PER MICC 19.13.050.K.4 <u>1916 SF MITIGATION PROPOSED</u>

SHEET NOTES

- 1. SEE PLANTING PLAN FOR RESTORATION OF MITIGATION AREA
- MITIGATION AREA SHALL RECEIVE IRRIGATION PER MITIGATION NOTES
 ALL PLANT INSTALLATION IS TO TAKE PLACE DURING A FROST-FREE PERIOD IN THE DORMANT SEASON (OCTOBER 15TH MARCH 30TH), FOR **BEST SURVIVAL**
- PREPARE THE PLANTING AREA AND PLANTING PITS PER L009
 PLACE ARBORIST WOOD CHIP MULCH LAYER AND INSTALL PLANTS PER SITE PREPARATION DETAILS



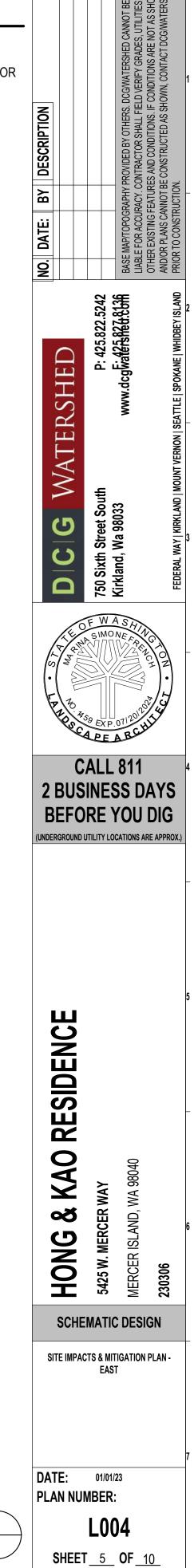
SHEET <u>4</u> OF <u>10</u>



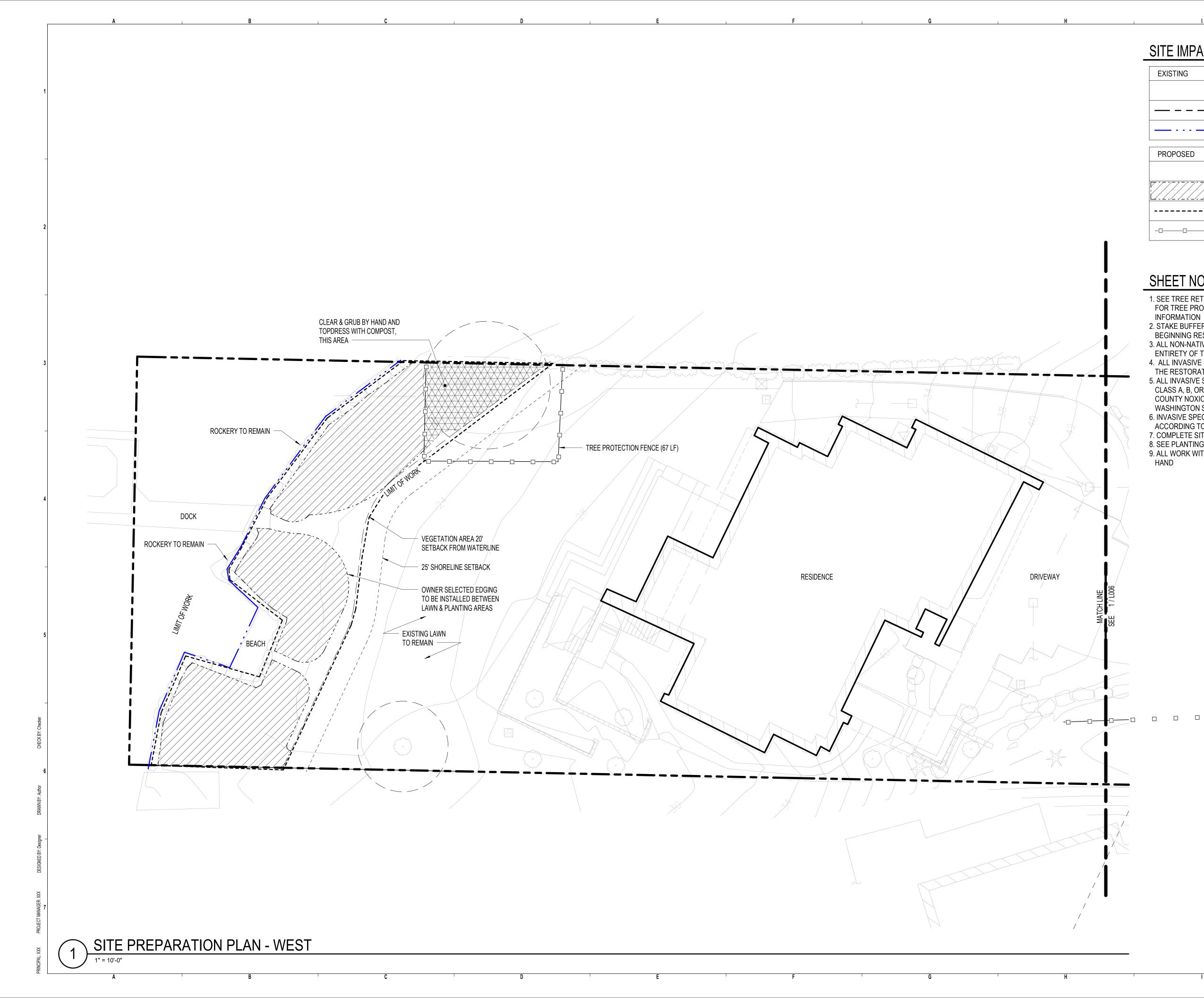
SHEET NOTES

1. SEE PLANTING PLANS FOR ADDITIONAL INFORMATION ON REQUIRED MITIGATION PLANTING FOR REMOVED TREES

2. SEE TREE RETENTION PLANS SUBMITTED AS PART OF THIS PROJECT FOR ADDITIONAL TREE INFORMATION



5'



SITE IMPACTS & MITIGATION LEGEND

EXISTING	
	DESCRIPTION
	PROPERTY LINE
	ORDINARY HIGH WATER MARK (APPROXIMATE)
PROPOSED	
	DESCRIPTION
	CLEAR & GRUBBING AREA
	LIMIT OF MITIGATION PLANTING WORK

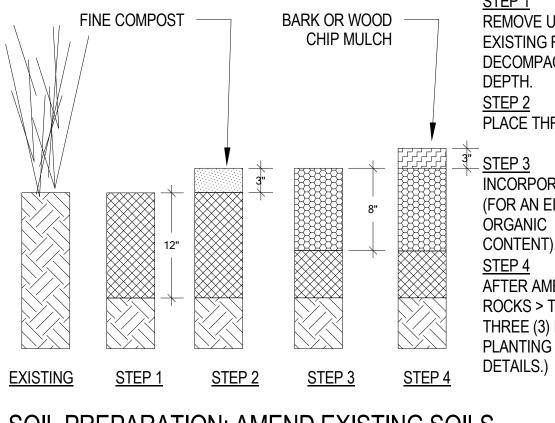
TREE PROTECTION FENCE (197 LF)

SHEET NOTES

- 1. SEE TREE RETENTION PLANS SUBMITTED AS PART OF THIS PROJECT FOR TREE PROTECTION FENCING LOCATIONS AND ADDITIONAL TREE INFORMATION
- 2. STAKE BUFFER BOUNDARY IN FIELD FOR APPROVAL BEFORE **BEGINNING RESTORATION WORK**
- 3. ALL NON-NATIVE PLANT SPECIES SHALL BE REMOVED FROM THE ENTIRETY OF THE RESTORATION AREA PRIOR TO SOIL PREPARATION 4. ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRETY OF
- THE RESTORATION AREA PRIOR TO SOIL PREPARATION 5. ALL INVASIVE SPECIES SHALL BE DEFINED AS ALL SPECIES LISTED AS
- CLASS A, B, OR C OR AS A SPECIES OF CONCERN BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD (KCNWCB) OR ON THE WASHINGTON STATE NOXIOUS WEEDS LIST
- 6. INVASIVE SPECIES SHALL BE REMOVED AND DISPOSED OF ACCORDING TO KCNWCB RECOMMENDATIONS
- 7. COMPLETE SITE PREPARATION WORK PER DETAIL SHEET
- 8. SEE PLANTING SHEETS FOR ADDITIONAL PLANTING INFORMATION
- 9. ALL WORK WITHIN EXISTING TREE DRIPLINES SHALL BE DONE BY HAND







SOIL PREPARATION: AMEND EXISTING SOILS SEQUENCE OF WORK - NOT TO SCALE

PLANTING AREA PREPARATION

<u>STEP 1</u> REMOVE UNDESIRABLE SPECIES. WORK WITHIN EXISTING ROOT ZONES SHALL BE DONE BY HAND. DECOMPACT TO A TWELVE (12) INCH DEPTH. <u>STEP 2</u> PLACE THREE (3) INCHES COMPOST. _<u>STEP 3</u> INCORPORATE COMPOST INTO FIVE (5) INCHES OF SOIL

ORGANIC CONTENT).

<u>STEP 4</u>

AFTER AMENDING, RAKE BEDS AND REMOVE SURFACE ROCKS > TWO (2) INCH DIAMETER. PLACE MULCH LAYER THREE (3) INCHES DEEP AND INSTALL PLANTS. (SEE PLANTING PLAN AND

EXISTING	
	DESCRIPTION
	PROPERTY LINE
	ORDINARY HIGH WATER MARK (APPROXIMATE)
PROPOSED	
	DESCRIPTION
	CLEAR & GRUBBING AREA
	LIMIT OF MITIGATION PLANTING WORK
	TREE PROTECTION FENCE (197 LF)

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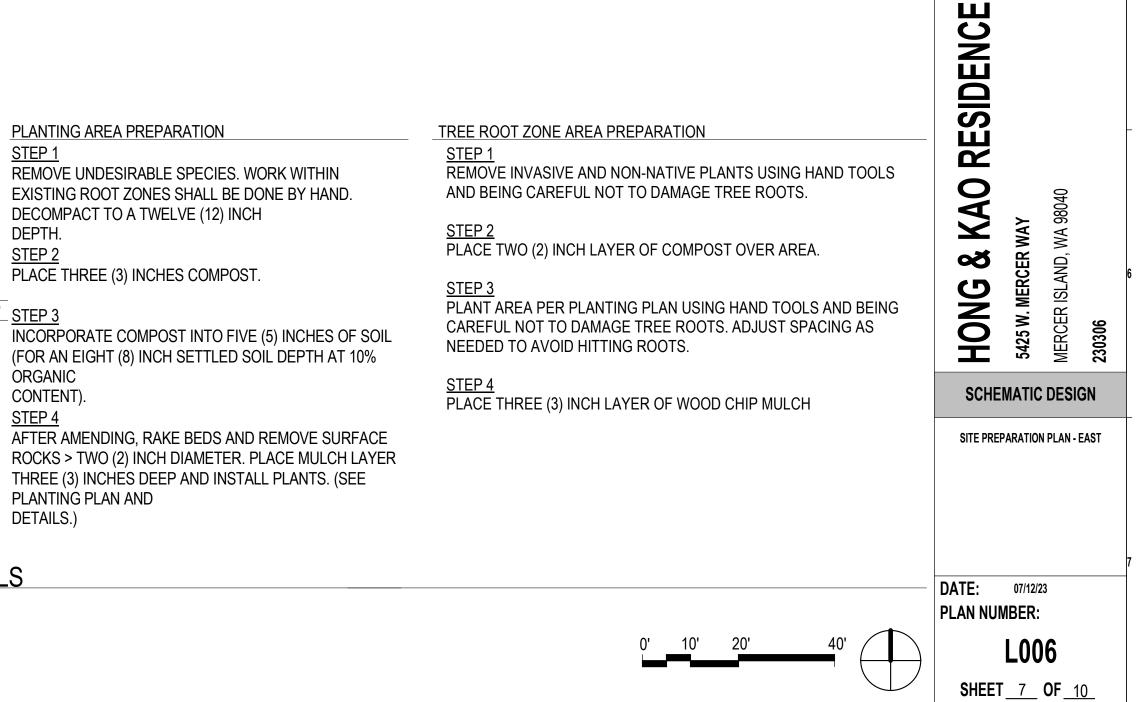
2 BUSINESS DAYS

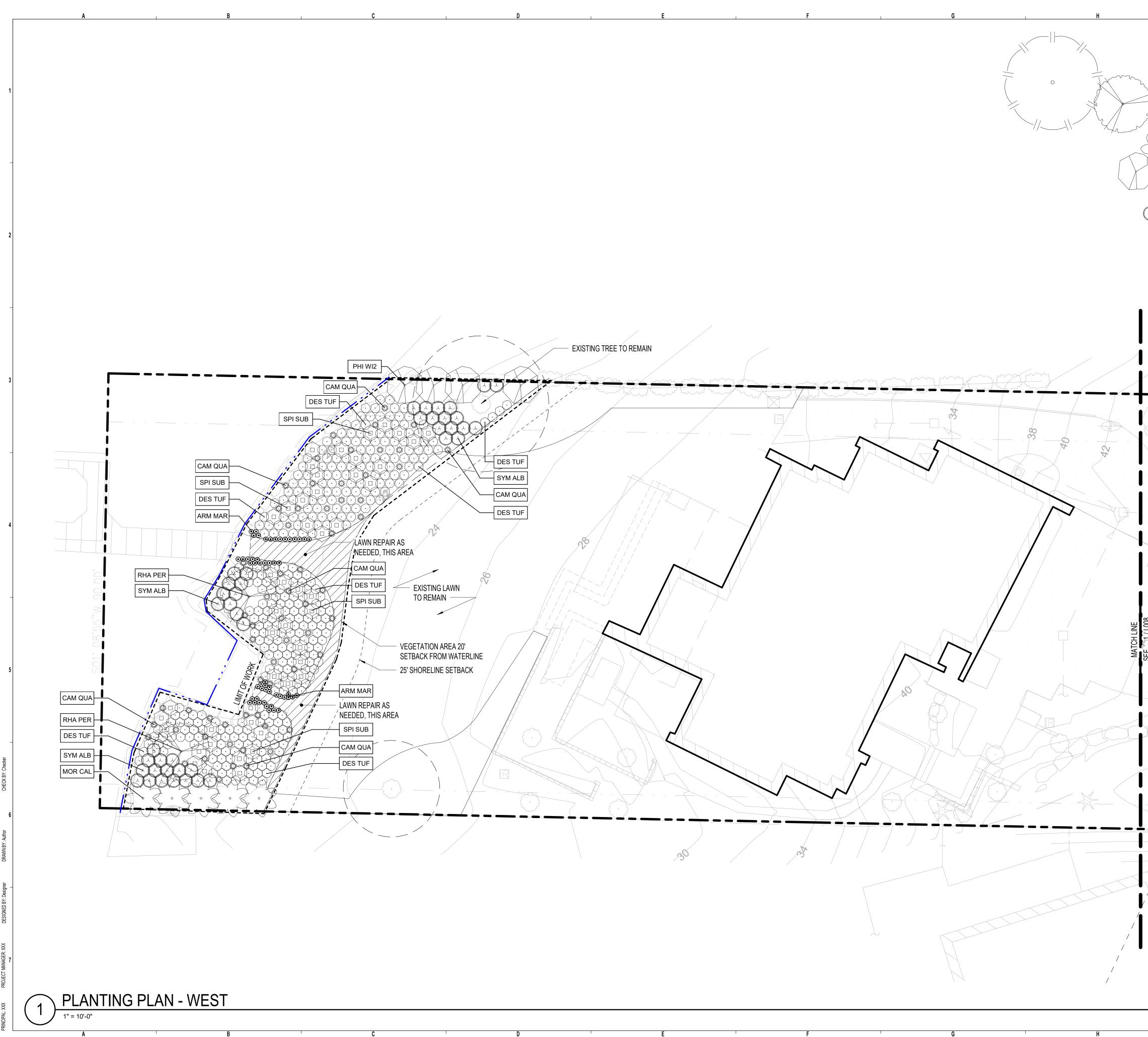
BEFORE YOU DIG

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.

SHEET NOTES

- 1. SEE TREE RETENTION PLANS SUBMITTED AS PART OF THIS
- PROJECT FOR ADDITIONAL TREE INFORMATION 2. STAKE BUFFER BOUNDARY IN FIELD FOR APPROVAL BEFORE BEGINNING RESTORATION WORK
- 3. ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRETY OF THE RESTORATION AREA PRIOR TO SOIL PREPARATION
- 4. ALL INVASIVE SPECIES SHALL BE DEFINED AS ALL SPECIES LISTED AS CLASS A, B, OR C OR AS A SPECIES OF CONCERN BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD (KCNWCB) OR ON THE WASHINGTON STATE NOXIOUS WEEDS LIST
- 5. INVASIVE SPECIES SHALL BE REMOVED AND DISPOSED OF
- ACCORDING TO KCNWCB RECOMMENDATIONS 6. COMPLETE SITE PREPARATION WORK PER DETAIL SHEET
- 7. SEE PLANTING SHEETS FOR ADDITIONAL PLANTING INFORMATION
- 8. ALL WORK WITHIN EXISTING TREE DRIPLINES SHALL BE DONE BY HAND

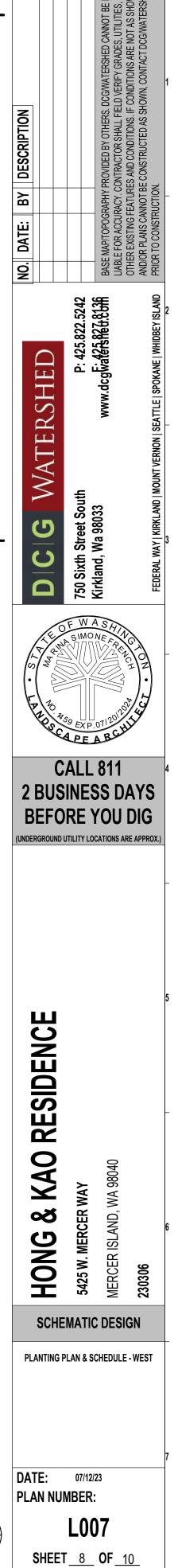




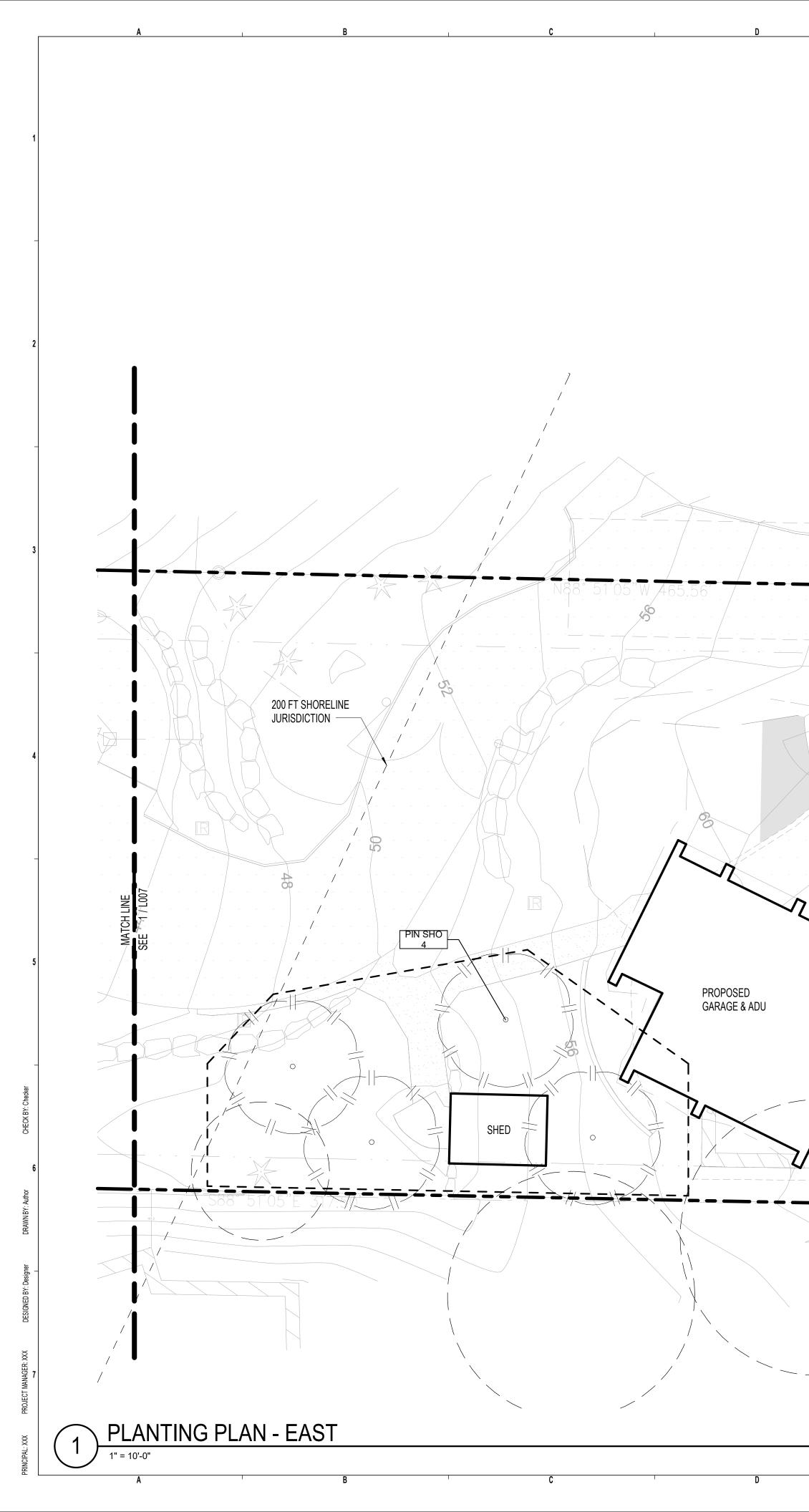
Count	Plant Code	HEDULE Botanical Name	Common Name	Size	Cont.	Remarks	,				VNUT B TILITIE F AS SH	WATER
Trees	L				1						ES, U ES, U E NO	DCG/
4	PIN SHO	Pinus contorta	Shore Pine	Min. 2" cal.	B & B						BASE MAP/I OPOGRAPHY PROVIDED BY OTHERS. DCGWATERSHED CANNOT BE HELD LABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL DTHER FXISTING FEATURES AND CONDITIONS IF CONDITIONS ARE NOT AS SHOWN	AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG/WATERSHED PRIOR TO CONSTRUCTION.
2	RHA PER	Rhamnus purshiana	Cascara	Min. 2" cal.	B & B		Z				RS: DUG/W FIELD VEF	SHOWN,
6		1					DESCRIPTION				UTHEI SHALL ITIONS	TED AS
Native	Shrubs	-	-				S				TOR (RUC
5	MOR CAL	Morella californica	California Wax Myrtle	2 Gallon							PRUVIDE CONTRAC	BE CONST N.
4	PHI WI2	Philadelphus lewisii	Wild Mockorange	2 Gallon			BY		+		OGKAPHY CURACY. (G FFATUF	CANNOT F
47	SPI SUB	Spiraea densiflora	Sub-alpine Spirea	2 Gallon			DATE:				E FOR AC	AND/OR PLANS CANNOT BE PRIOR TO CONSTRUCTION.
42	SYM ALB	Symphoricarpos albus	Common White Snowberry	2 Gallon			Ň				LIABI	AND/ PRIO
98									242	136	Ē	LAND
Native	Groundcover	S							2.5	×2	ju.c	EY ISI
52	ARM MAR	Armeria maritima	Sea Thrift	1 Gallon					5.82	582		HIDB
62	CAM QUA	Camassia quamash	Small Camas	1 Gallon			(P: 425.822.5242	.42	Valle	 ₽
331	DES TUF	Deschampsia cespitosa	Tufted Hair Grass	1 Gallon				KSHEI			พ.นะษูง	SEATTLE SPOKANE WHIDBEY ISLAND

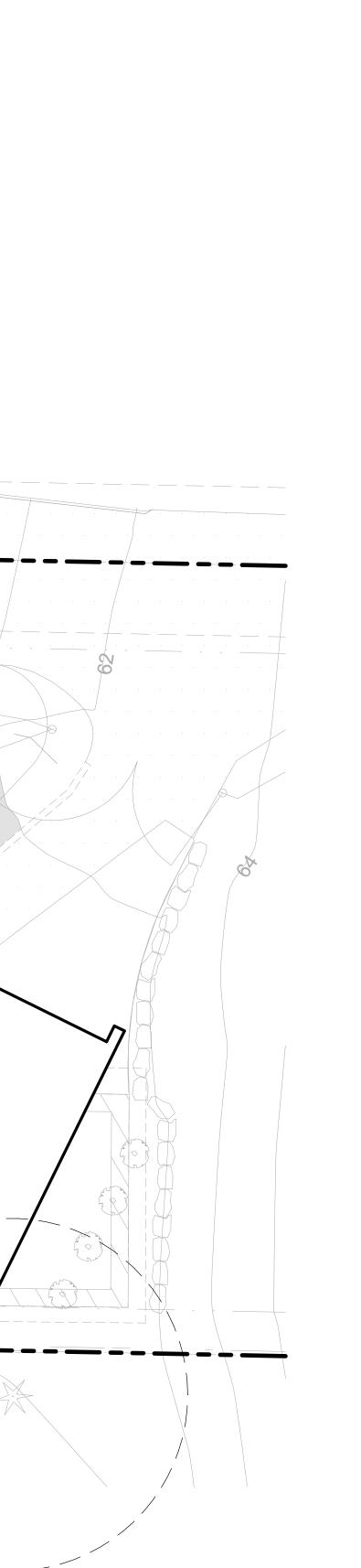
SHEET NOTES

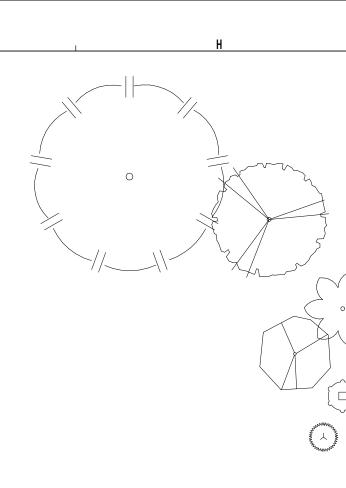
1. VARY PLANTING TYPICALS IN FIELD TO ACCOMMODATE EXISTING NATIVE VART PLANTING TIPICALS IN FILED TO ACCOMMODATE EXISTING NATIVE VEGETATION AND TREE ROOTS TO REMAIN, IF NECESSARY
 DURING PLANT INSTALLATION, USE CAUTION NOT TO DISTURB EXISTING PLANT ROOTS
 SEE ARCHITECTURE SHEETS FOR ADDITIONAL SITE INFORMATION



0'	10'
1	







				I	J			I				
	PL	ANT SC	HEDULE							JABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL	SHOWN ERSHED	
	Count	Plant Code	Botanical Name	Common Name	Size	Cont.	Remarks			NNOT	T AS S WATE	
	Trees		•	•						ED CAL	DCG/	
	4	PIN SHO	Pinus contorta	Shore Pine	Min. 2" cal.	B & B				ATERSHE	IF CONDITIONS ARE NOT AS SHOWN SHOWN, CONTACT DCG/WATERSHEE	
<u>}</u>	2	RHA PER	Rhamnus purshiana	Cascara	Min. 2" cal.	B & B		Z		RS. DCGM FIELD VEF	S. IF COND S SHOWN,	
	6							1IC		OTHE	TIONS ED AS	
\sim	Native	Shrubs						CRII		D BY	RUCT	
	5	MOR CAL	Morella californica	California Wax Myrtle	2 Gallon			DESCRIPTION		PROVIDE	RES AND (BE CONST	ż
₹V	4	PHI WI2	Philadelphus lewisii	Wild Mockorange	2 Gallon			ΒY		DGRAPHY DURACY. (G FEATUF CANNOT I	STRUCTIO
	47	SPI SUB	Spiraea densiflora	Sub-alpine Spirea	2 Gallon			DATE:		JABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND /	OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG/WATERSHED	R TO CON
/////////////////////////////////////	42	SYM ALB	Symphoricarpos albus	Common White Snowberry	2 Gallon			Ň		BASE	OTHE AND/(PRIO
	98			,	1				42	ک		AND
	Native	Groundcover	S						2.52	6.81 19.92		EY ISL
۲	52	ARM MAR	Armeria maritima	Sea Thrift	1 Gallon				5.82	₹₩		HIDB
A.M.	62	CAM QUA	Camassia quamash	Small Camas	1 Gallon				P: 425.822.5242	vate		NE V
•	331	DES TUF	Deschampsia	Tufted Hair	1 Gallon				<u>u</u>	dcgFiatefsRedt.8b3f		POKANE WHIDBEY ISLAND

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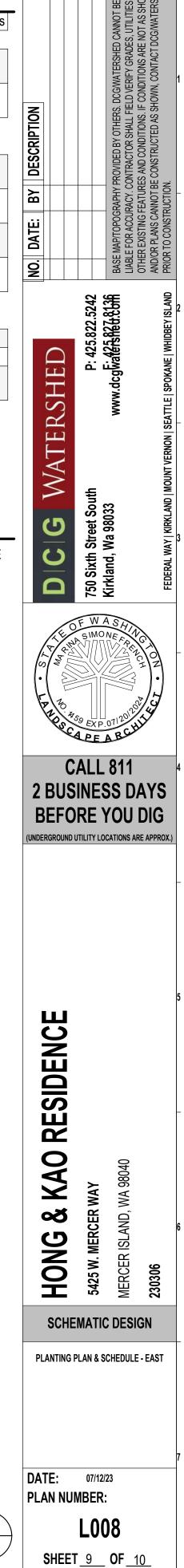
 \bigcirc

SHEET NOTES

cespitosa

VARY PLANTING TYPICALS IN FIELD TO ACCOMMODATE EXISTING NATIVE VEGETATION AND TREE ROOTS TO REMAIN, IF NECESSARY
 DURING PLANT INSTALLATION, USE CAUTION NOT TO DISTURB EXISTING PLANT ROOTS
 SEE ARCHITECTURE SHEETS FOR ADDITIONAL SITE INFORMATION

Grass



PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- 1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- 2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- 3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED. 4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST
- BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 2018 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- 1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.,; SPRIGS, PLUGS, AND LINERS,
- 2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- 2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- 3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- 4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- 1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- 2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE
- 3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.

- 2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- 3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES

1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- 1. PLANT MATERIALS LIST SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- 2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- 1. TRANSPORTATION DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- 2. SCHEDULING AND STORAGE PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- 3. HANDLING PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- 4. LABELS PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

- VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

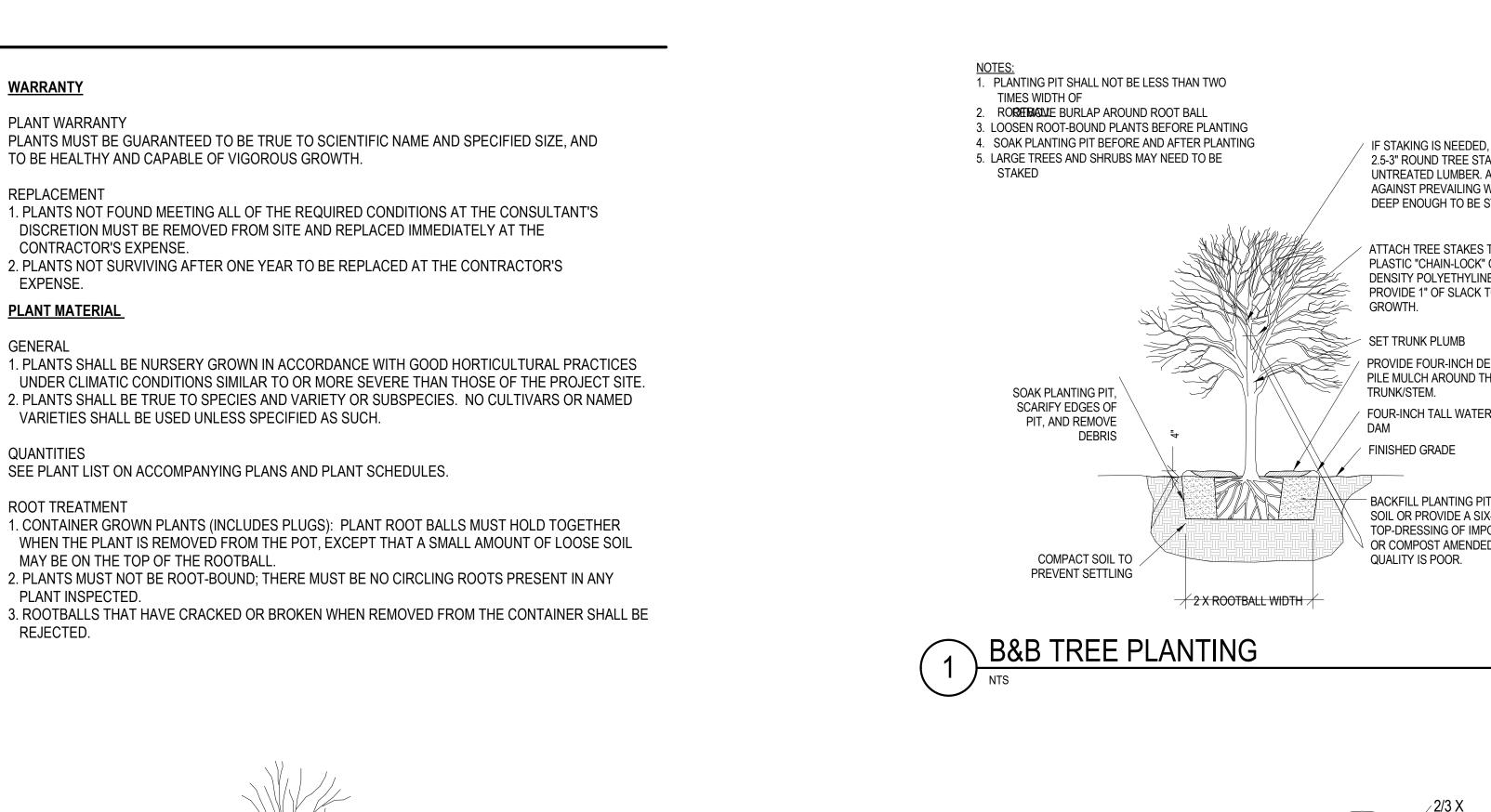
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

- MAY BE ON THE TOP OF THE ROOTBALL.
- PLANT INSPECTED.
- REJECTED.







PLANT ROOT COLLAR SHOULD BE EVEN WITH FINISH GRADE

SPECIFIED MULCH LAYER, HOLD BACK MULCH FROM TRUNK/STEMS

FINISH GRADE

REMOVE DEBRIS AND LARGE ROCKS FROM PLANTING PIT AND SCARIFY SIDES AND BASE. BACKFILL WITH SPECIFIED SOIL. FIRM UP SOIL AROUND PLANT.

REMOVE FROM POT OR BURLAP & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLING ROOTS - PRUNE IF NECESSARY. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE

IF VEGETATION EXISTS WITHIN PLANTING AREA. SPACE AT $\frac{2}{3}$ X FROM STEM OF EXISTING VEGETATION

AREA FOR SPACING ADJUSTMENT

NOTE: FIRST PLACE PLANTS ALONG THE PERIMETER OF THE PLANTING AREA. AND AROUND EXISTING VEGETATION. THEN SPACE THE REMAINDER OF THE PLANTINGS.

> × = PLANT SPACING \oplus = PLANT

2X MIN. DIA.

ROOTBALL



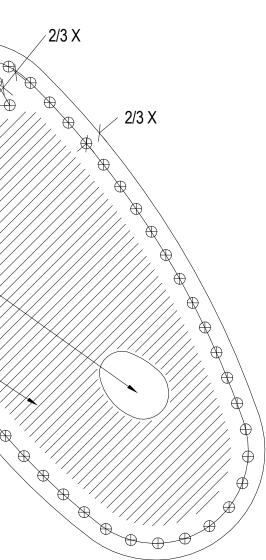
IF STAKING IS NEEDED, PROVIDE A 2.5-3" ROUND TREE STAKE MADE OF UNTREATED LUMBER. ANGLE AGAINST PREVAILING WINDS AND DEEP ENOUGH TO BE STABLE.

ATTACH TREE STAKES TO TRUNK WITH PLASTIC "CHAIN-LOCK" OR EQUAL HIGH DENSITY POLYETHYLINE TREE TIE MATERIAL PROVIDE 1" OF SLACK TO ACCOMODATE TREE

SET TRUNK PLUMB PROVIDE FOUR-INCH DEPTH MULCH, BUT DO NOT PILE MULCH AROUND THE BASE OF THE TRUNK/STEM.

⊕×⊕ ₩

BACKFILL PLANTING PIT WITH NATIVE SOIL OR PROVIDE A SIX-INCH TOP-DRESSING OF IMPORTED TOPSOIL OR COMPOST AMENDED SOIL IF SOIL QUALITY IS POOR.



NO. DATE: BY DESCRIPTION BASE BP DESCRIPTION DESCRIPTION BASE BP DESCRIPTION DESCRIPTION BASE BP DESCRIPTION DESCRIPTION BASE DESCRIPTION DESCRIPTION DESCRIPTION BASE DESCRIPTION DESCRIPTION DESCRIPTION BASE DESCRIPTION DESCRIPTION DESCRIPTION BASE DESCRIPTION DESCRIPTION DESCRIPTION	1
DICIG WATERSHED 750 Sixth Street South P: 425.822.5242 Kirkland, Wa 98033 www.dcglvatefsfledt.803f FEDERAL WAYI KIRKLAND I MOUNT VERNON I SEATTLE I SPOKANE I WHIDBEY ISLAND	-
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG	4
HONG & KAO RESIDENCE 5425 W. MERCER WAY MERCER ISLAND, WA 98040 230306 23030	5
PLANT INSTALLATION DETAILS & NOTES DATE: 07/12/23 PLAN NUMBER:	7
L009 Sheet <u>10</u> of <u>10</u>	

TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY OR TEMPERED GLASS. HAZARDOUS LOCATIONS ARE:

GLAZING IN STORM DOORS

GLAZING IN ALL UNFRAMED SWINGING DOORS

ABOVE A STANDING SURFACE AND DRAIN INLET.

60 INCHES ABOVE THE WALKING SURFACE.

ALL OF THE FOLLOWING CONDITIONS:

THE GLAZING GLAZING IN RAILINGS REGARDLESS OF HEIGHT.

SET FORTH IN UBC STANDARD NO. 24-2, PART II.

ADJACENT WALKING SURFACE.

NOSE OF THE TREAD.

FLOOR. IRC SEC. R310.1

ENERGY:

THIS VAPOR

STANDARDS (H.B. 96).

SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98).

DOWELING TO TIE SLAB AND FOOTING TOGETHER.

DIFFERENTIAL OF 0.1" W.G. (25 PA) ACROSS THE ENTIRE SYSTEM.

R406.3 LARGE DWELLING UNIT FUEL NORMALIZATION CREDITS

2. AIR LEAKAGE CONTROL

3. HIGH EFFICIENCY HVAC EQUIPMENT

WHOLE HOUSE VENTILATION

MANUAL OVERRIDE.

5. EFFICIENT WATER HEATING

SYSTEM TYPE 2 LISTED HEAT PUMP.....

6. RENĚWABLE ELEČTRIČ ENĚRGÝ OPŤIOŇ 6.1 4200 KWh PHOTO VOLTAIC SYSTEM

WALLS: INSULATED WITH R-21 BATT, INSULATE HEADERS TO R-10.

BATTS IN 2X RAFTERS TO R-38 IN VAULTED CEILING CONDITIONS.

GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE ABOVE, THAT MEETS

4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE

1. EXPOSED AREA ON AN INDIVIDUAL PANE GREATER THAN 9 SQURE FEET 2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR

GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS

GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OURDOOR SWIMMING POOLS AND

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE

GLAZING ADJACENT TO STARWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING

IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR

OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE

APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF

FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE).

PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE

BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF

INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION

THE FOLLOWING: PREDOMINATE R- VALUES, U- VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING AIR LEAKAGE TESTING, THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST, AND THE TYPES

LEAK TESTING: DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAXIMUM DUCT LEAKAGE RATES

SPECIFIED. TOTAL LEAKAGE MUST BE VERIFIED BY EITHER THE ROUGH-IN TEST OR POSTCONSTRUCTION TEST PER WSEC R403.3.3.

TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE

MAXIMUM PER HOUR AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS

OR IRC M1505.4 OR IMC 403.4 SHALL BE MET WITH HEAT RECOVERY VENTILATION SYSTEM

. 7.0 CREDITS REQUIRED

. 1.0 CREDITS

.... 3.0 CREDITS

.. 7.0 CREDITS

CERTIFICATE: PRIOR TO SUBSTANTIAL COMPLETION POST ON A WALL NEAR THE HEATING EQUIPMENT OR ON AN ELECTICAL PANEL

BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR

SLAB ON GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION R-10. INSULATION TO

VAPOR BARRIERS: AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS.

AND EFFICIENCIES OF HEATING/COOLING/WHOLE-HOUSE MECHANICAL VENTILATION/WATER HEATING EQUIPMENT.

SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

3.5 AIR SOURCE DUCTED HEAT PUMP MIN. HSPF 11.0 1.5 CREDITS

TEST AIR LEAKAGE CHANGES WITH A BLOWER DOOR AT A PRESSURE OF 0.2" W.G. (50 PASCALS)

INTEGRATE WHOLE HOUSE VENTILATION WITH AIR HANDLER FANS THAT ARE VARIABLE SPEED WITH LOW SPEED OPERATION NOT GREATER THAN 25% OF RATED SUPPLY AIRFLOW. OUTDOOR AIR INTAKE OPENINGS MUST MEET THE PROVISIONS OF R303.5

AND R303.6 AND MUST INCLUDE MOTORIZED DAMPERS ACTIVATED BY THE WHOLE HOUSE VENTILATION CONTROLLER. TEST AND VERIFY THAT OUTDOOR AIR INTAKE AT MINIMUM

THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE PROVIDED CONTROLS THAT ENABLE

FAN MUST BE SOUND RATED TO ONE SONE.

WITH MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.75

SYSTEM TO BE INSTALLED IN COMPLIANCE WITH IRC R324

VENTILATION FAN SPEED AND MAXIMUM HEATING OR COOLING FAN SPEED.

PER TABLE M1505.4.3(1) PROVIDE 135 CFM FRESH AIR CONTINUOUS.

TOTAL PROVIDED

ROOF AND CEILING: INSULATED WITH R-10 CLOSED CELL FOAMED IN-PLACE INSULATION, UNFACED FIBERGLAS

UNIFORM BUILDING CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION.

SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE

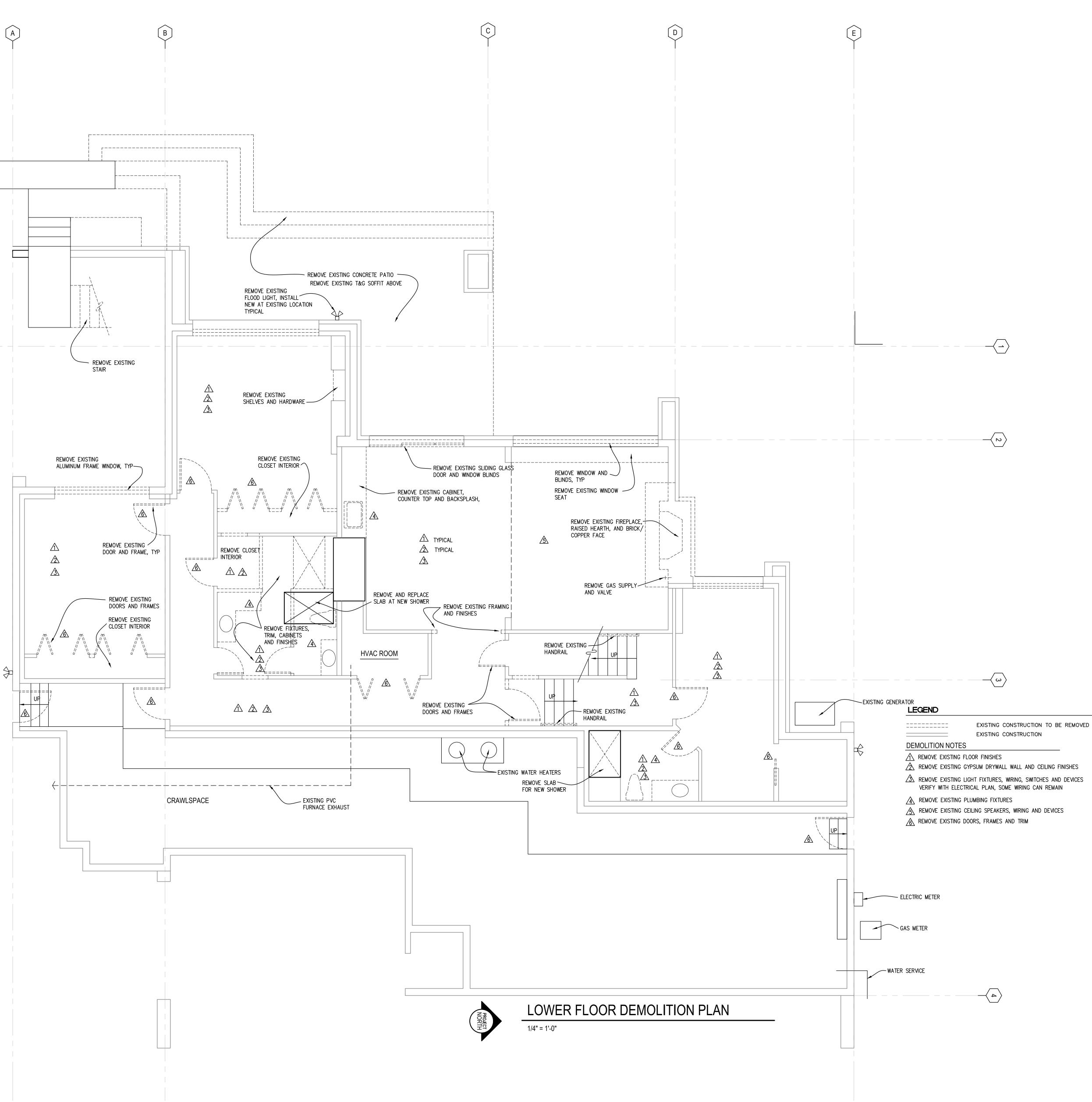
GLAZING ADJACENT TO STAIRWAYS, WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY

THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE

3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR

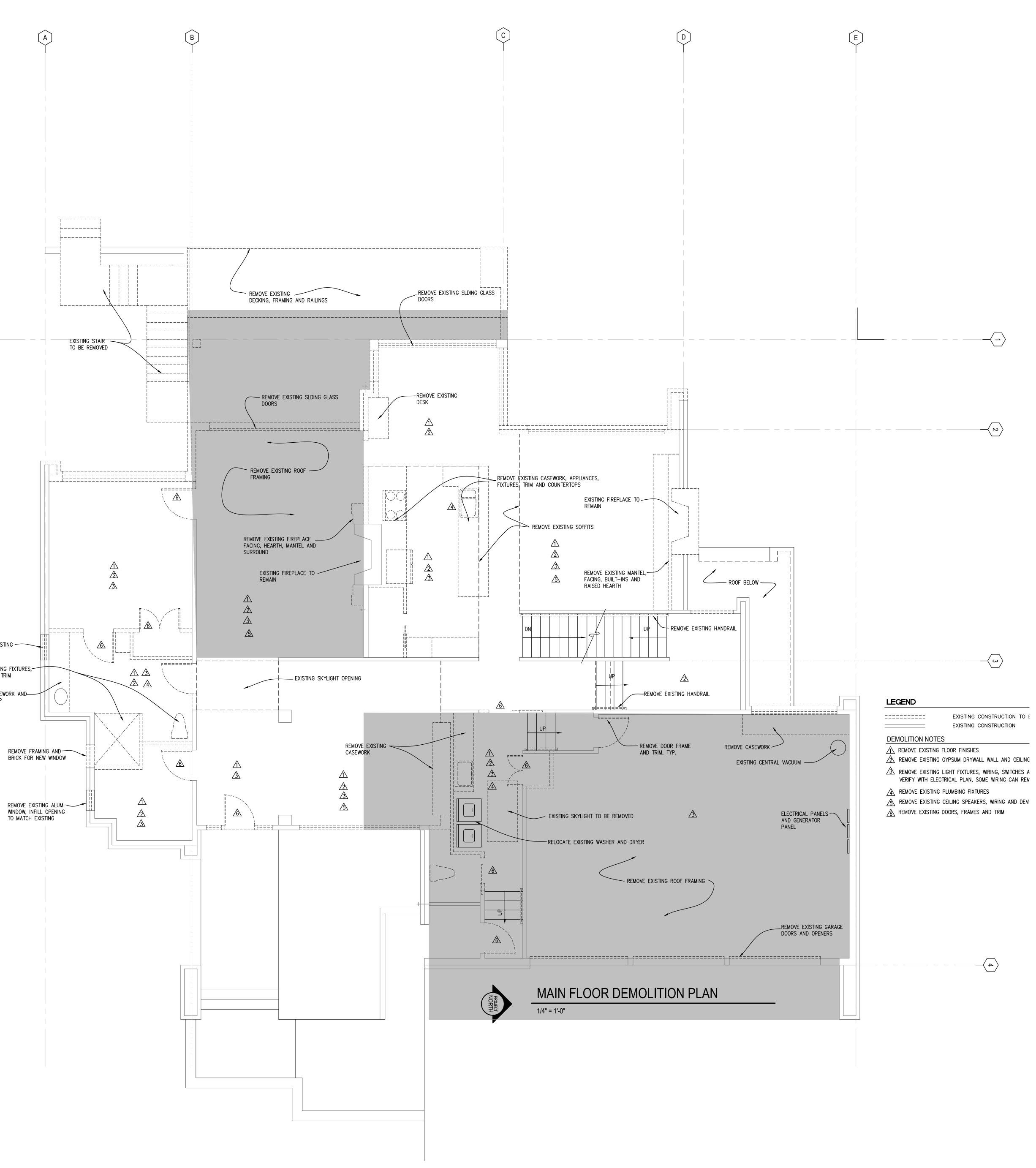
GLAZING IN SWINGING DOORS EXCEPT JALOUSIES

GLAZING



1/11/24 RESPONSE 12/19/23 RESPONSE 、10/16/23 RESPONSE 9/28/23 PRICING SET No. Date \bigcirc Ζ Ш \bigcirc S Ŷ Č 8 0 8 NOH ≥ US 5425 MER(DEMOLITION PLAN 2.0 Sheet No 2222 9/8/23 Project No Date:

REMOVE CASEWORK AND-COUNTER TOP





R402.4 Air leakage.	The building therma	al envelope shall be constructed to limit air leakage	in

accordance with the requirements of Sections R402.4.1 through R402.4.4. R402.4.1 Building thermal envelope. The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for

differential expansion and contraction.

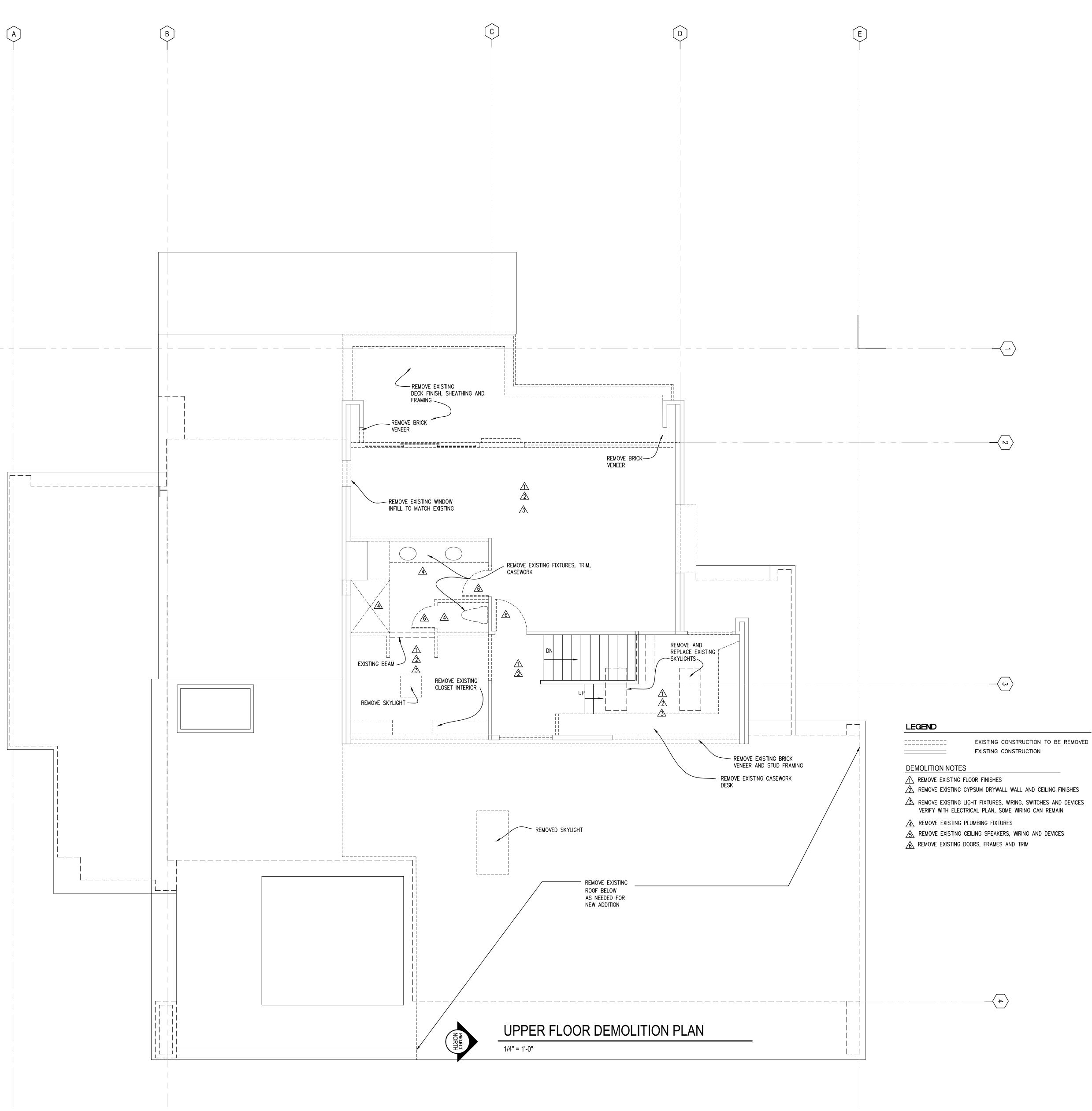
R402.4.1.1 Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

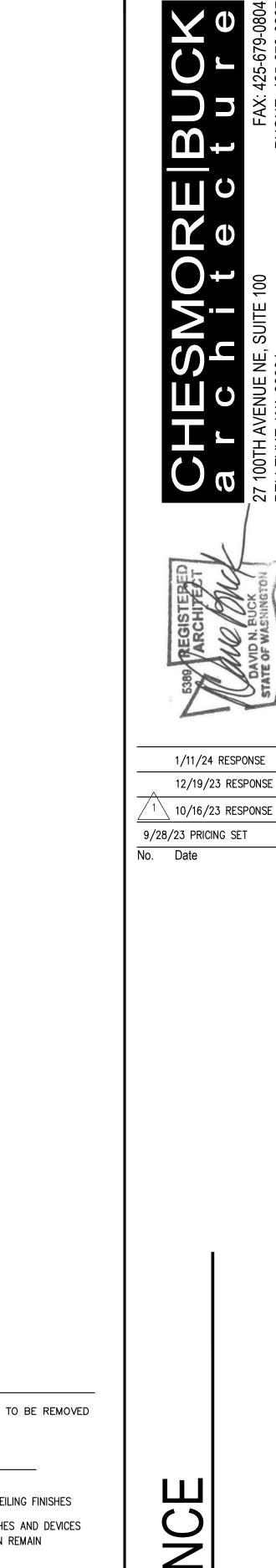
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION AIR BARRIER CRITERIA^a **NSULATION CRITERIA[®]** COMPONENT A continuous air barrier shall be installed in General Requirements Air-permeable insulation shall not be the building envelope. used as a sealing material. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. All cavities in the thermal envelope Cavity insulation installation shall be filled with insulation. The density of the insulation shall be at the manufacturers' product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturers' specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturers' density ecommendation. The insulation in any dropped The air barrier in any dropped ceiling/soffit Ceiling/attic shall be aligned with the insulation and any ceiling/soffit shall be aligned with the gaps in the air barrier sealed. air barrier Batt insulation installed in attic roof Access openings, drop down stair or knee assemblies may be compressed at wall doors to unconditioned attic spaces exterior wall lines to allow for required shall be sealed. attic ventilation. The junction of the foundation and sill plate avities within corners and headers of Wals shall be sealed. The junction of the top frame walls shall be insulated by plate and top of exterior walls shall be completely filling the cavity with a sealed. Knee walls shall be sealed. material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. The space between window/door jambs Windows, skylights and and framing and skylights and framing shall be sealed.

> TABLE R402.4.1.1 (continued) AIR BARRIER AND INSULATION INSTALLATION

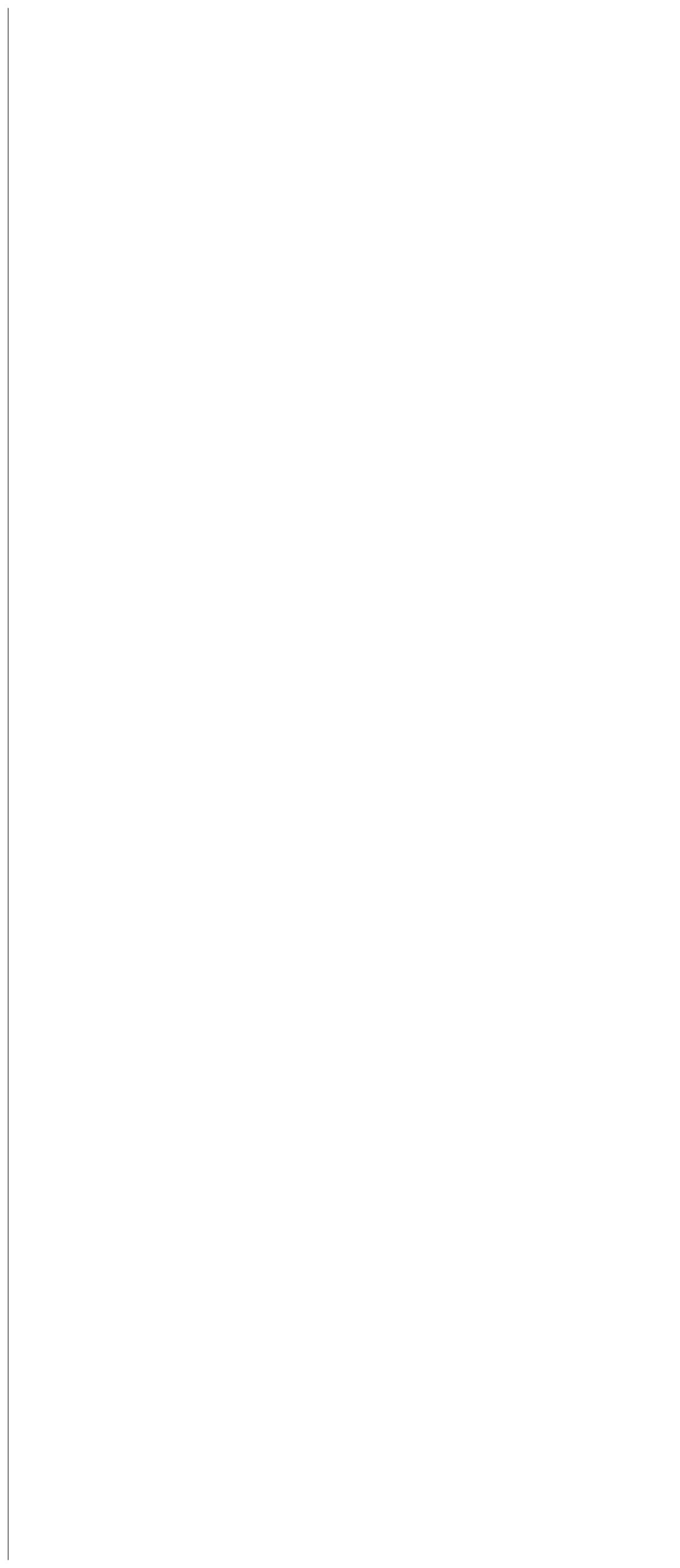
COMPONENT	AIR BARRIER CRITERIA*	INSULATION CRITERIA®
Rim Joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking or floor framing cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the underside of floor framing and extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I, black vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

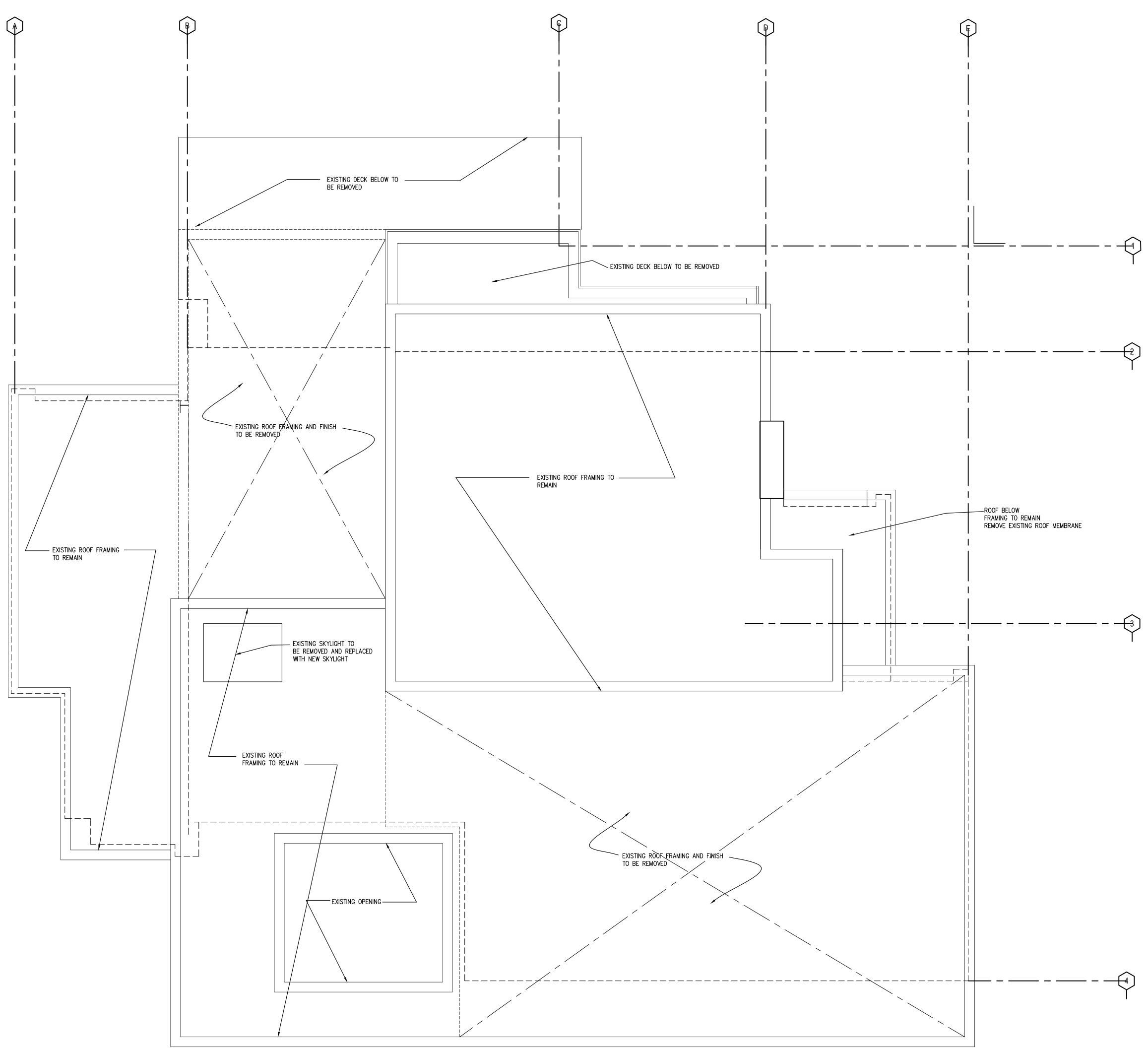
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.





RESIDENCE 4 98040 HONG A 5425 W. MERC MERCER ISLA DEMOLITION PLAN 2.2 Sheet No. 2222 9/8/23 Project No. Date:

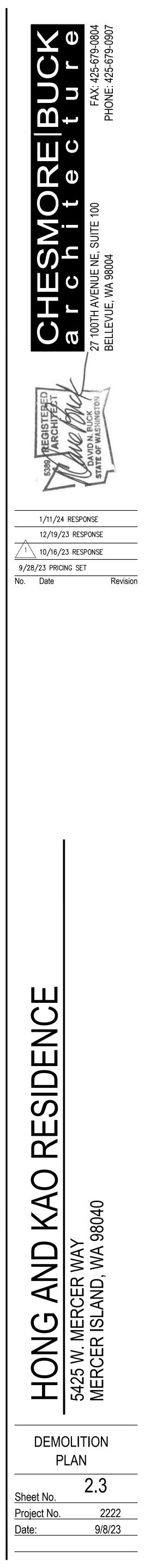






ROOF DEMOLITION PLAN 1/4" = 1'-0"

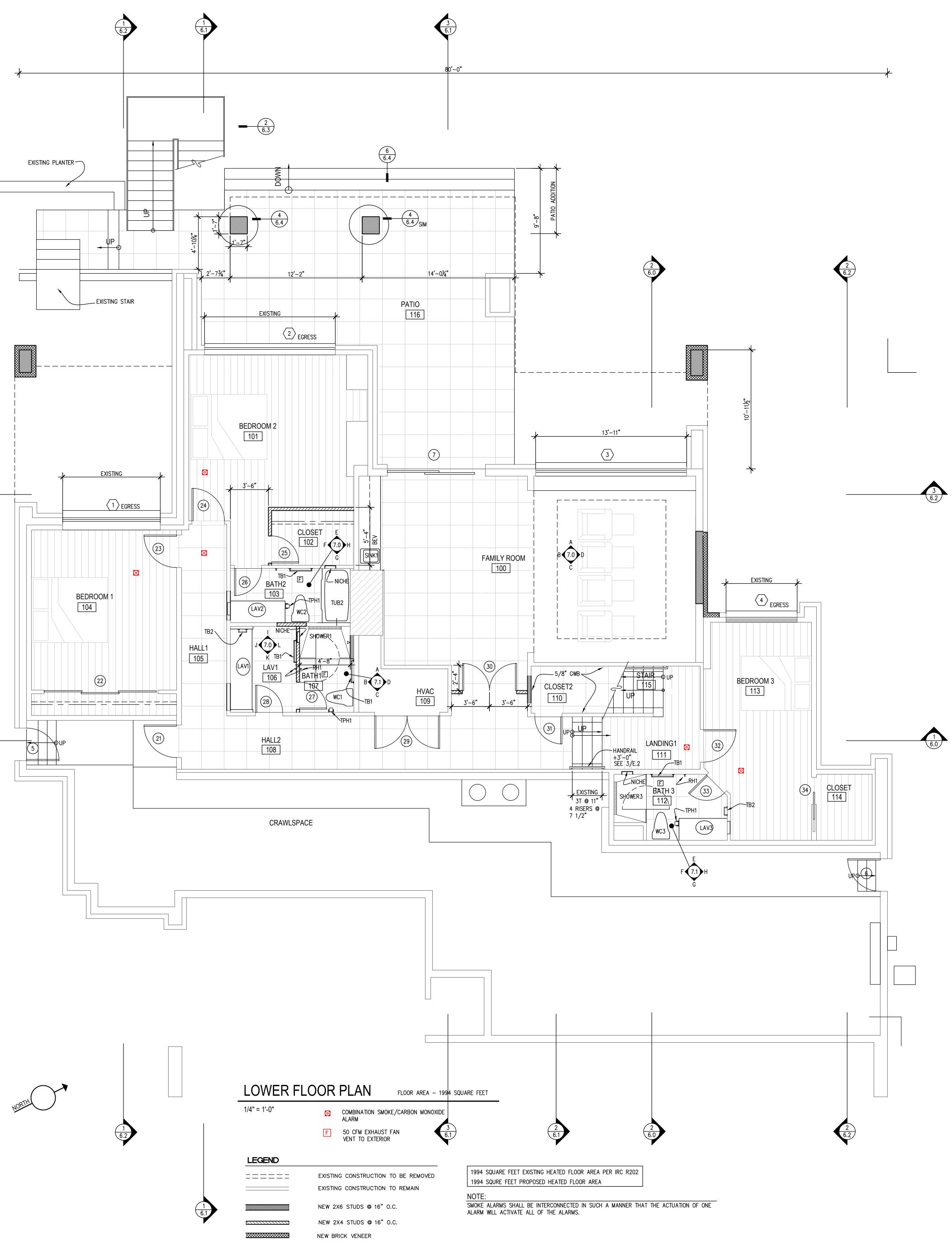
NOTE: ALL EXISTING ROOF MEMBRANE TO BE REMOVED.

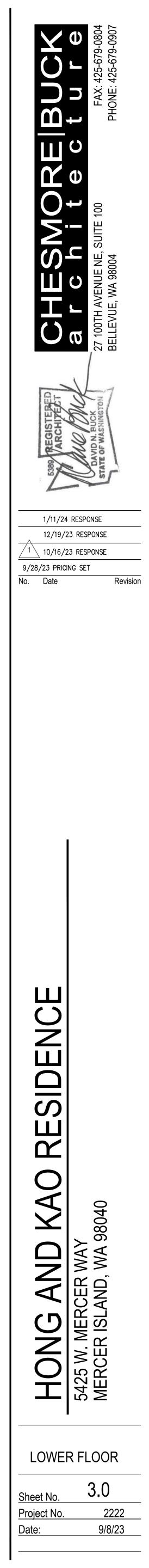


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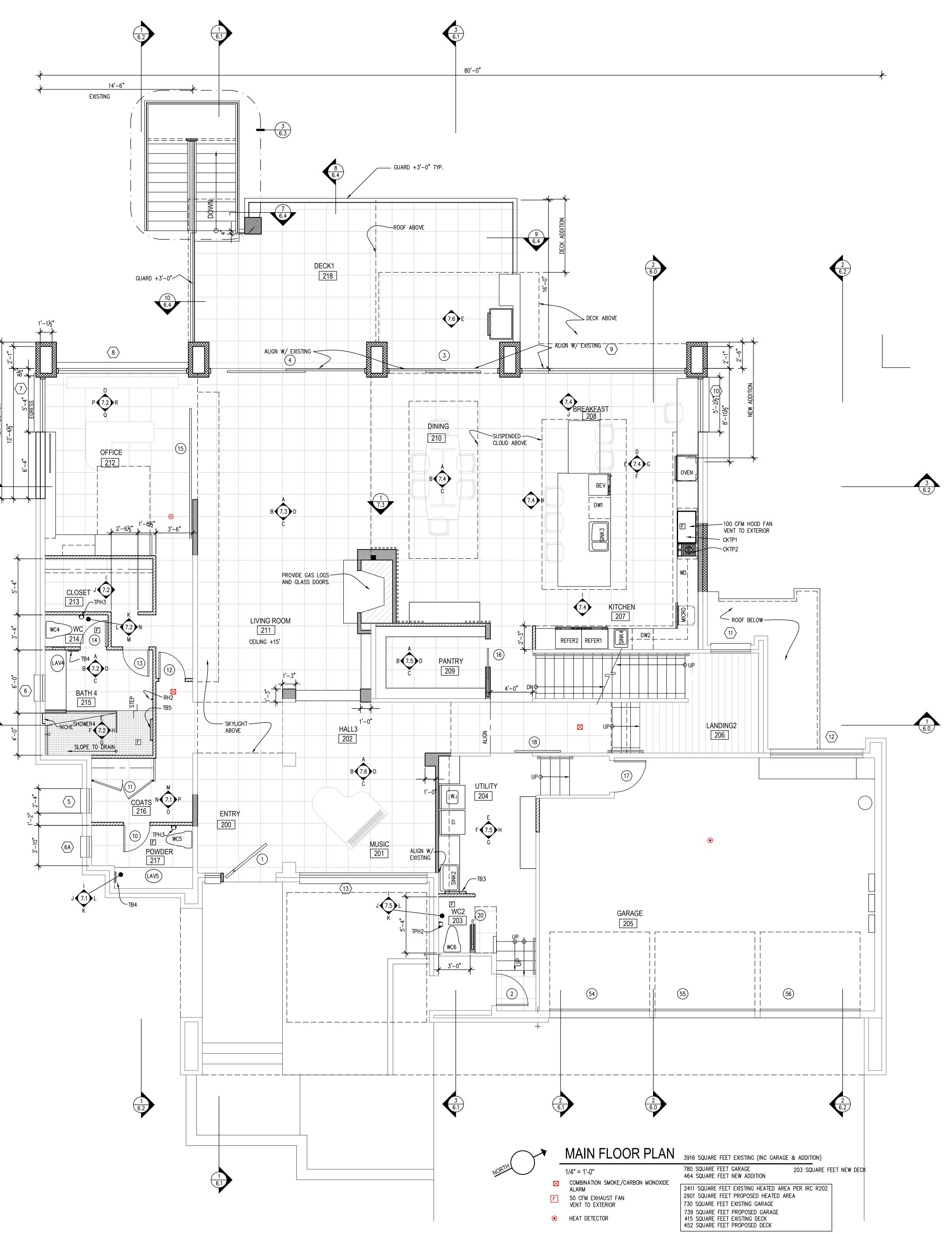
3 6.2

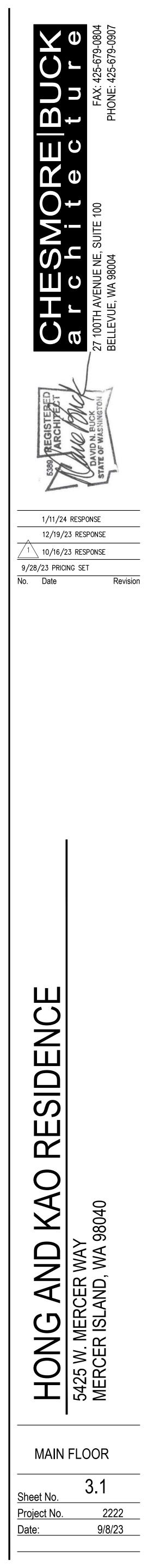
1 6.0





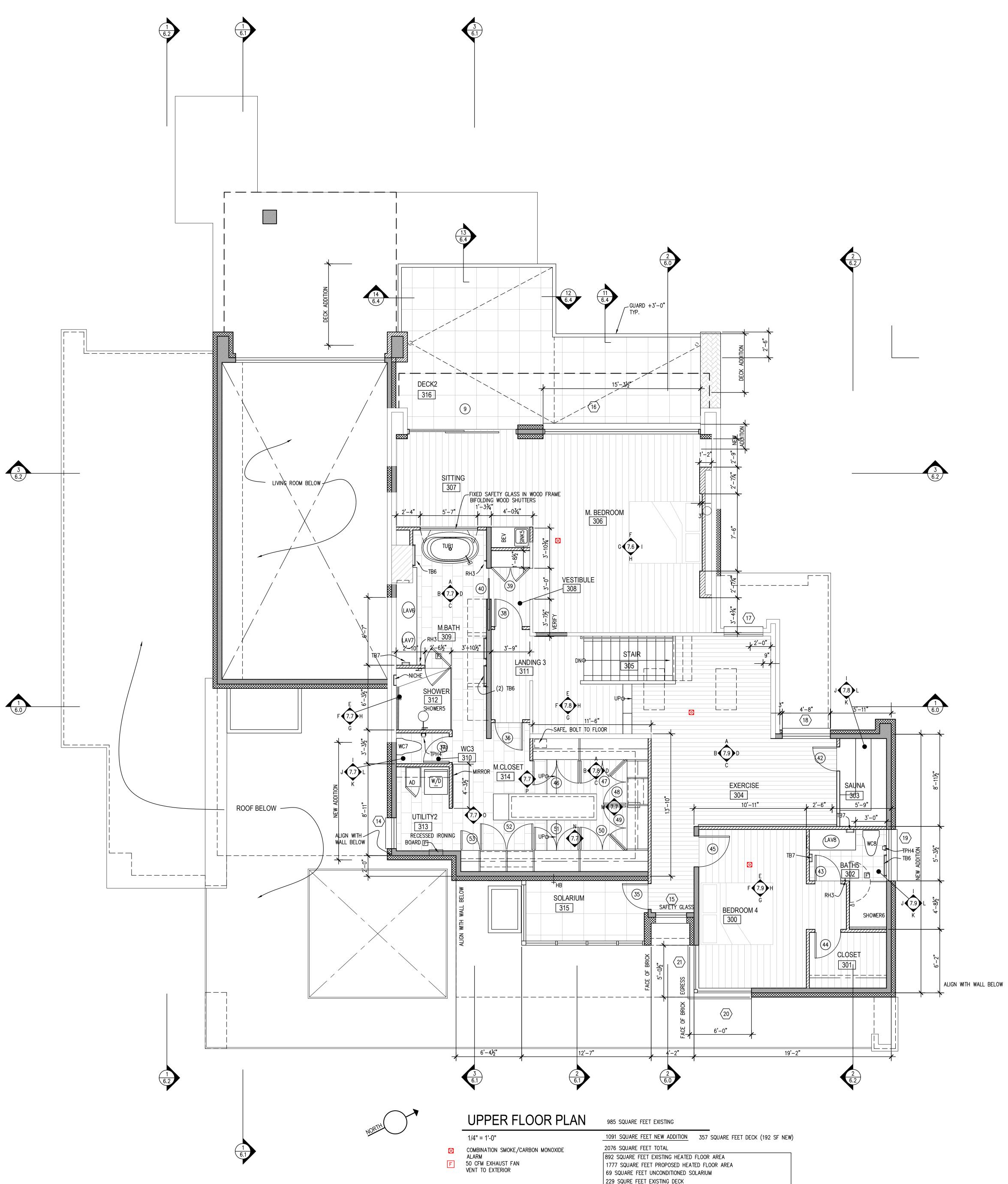
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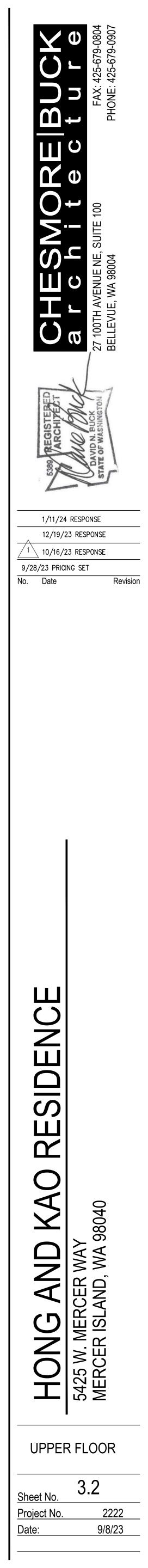


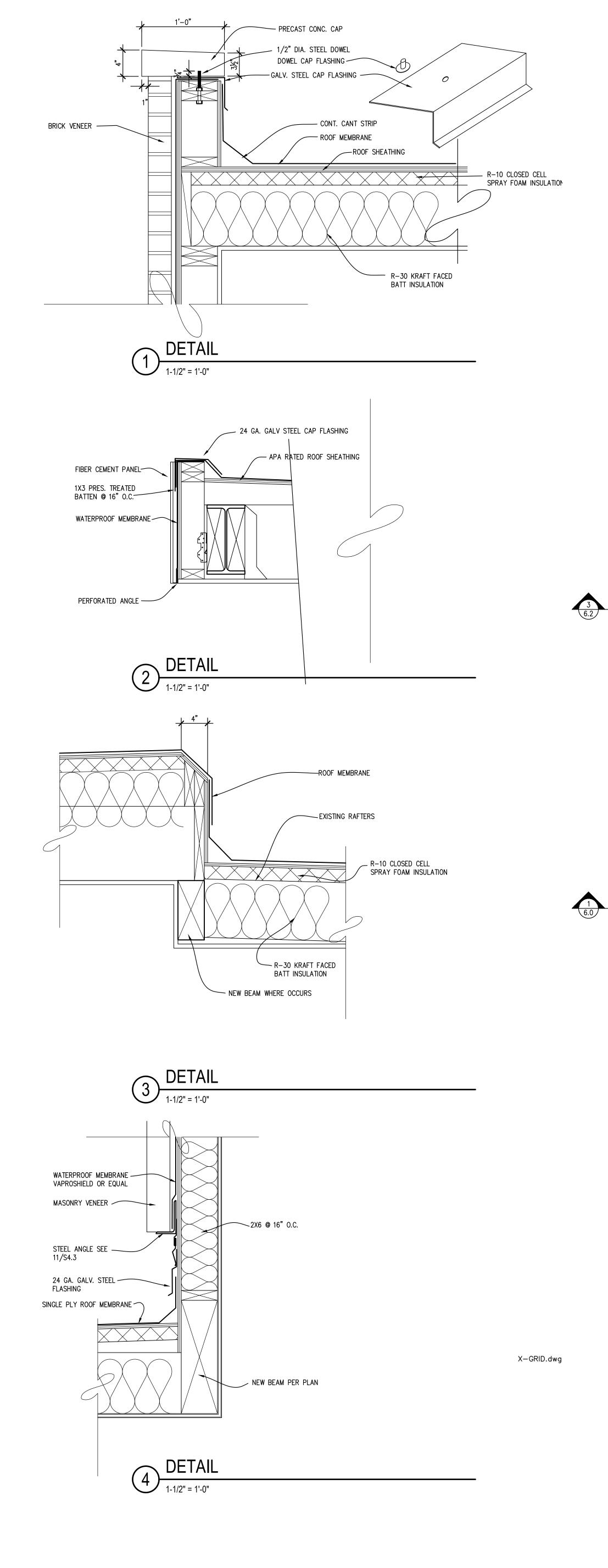
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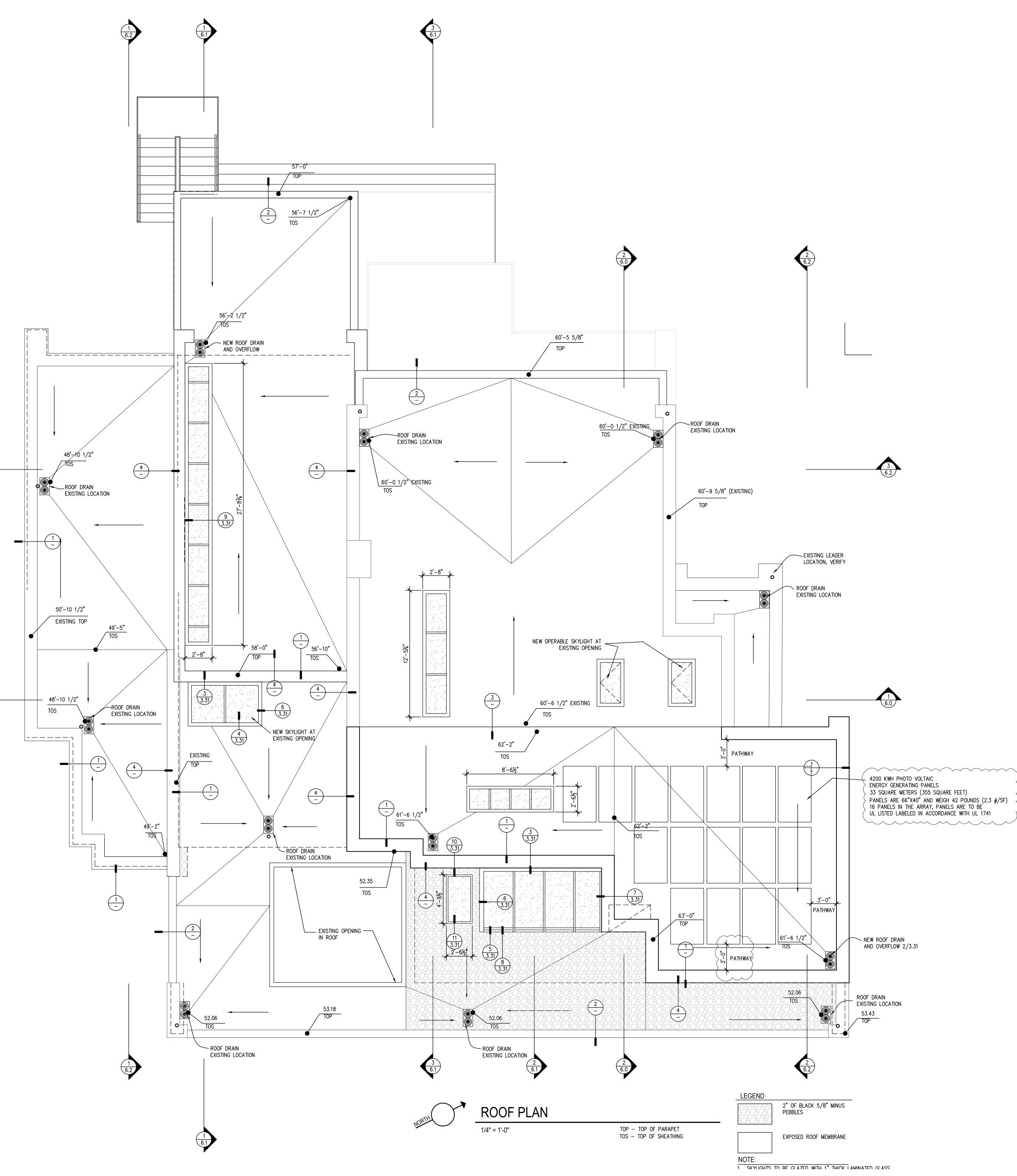
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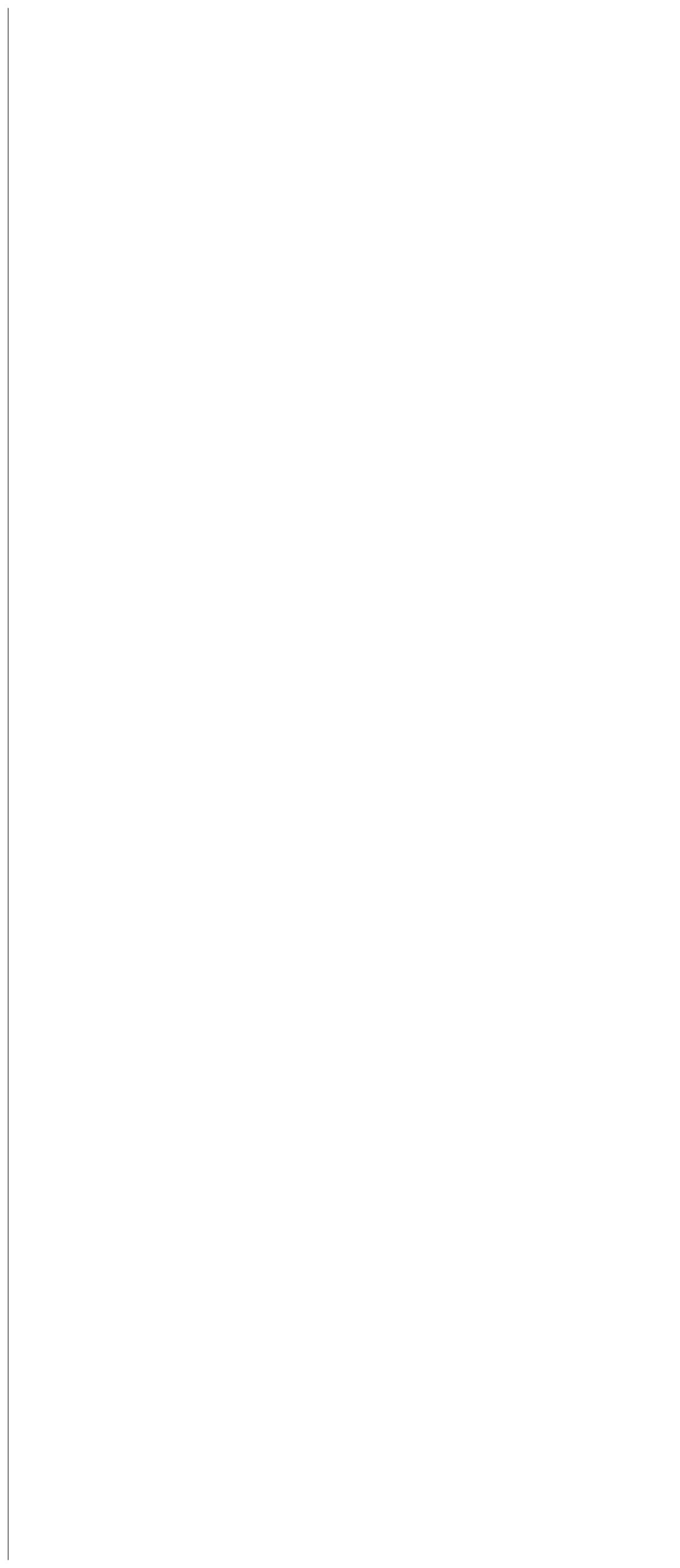
- 229 SQURE FEET EXISTING DECK 356 SQUARE FEET PROPOSED DECK

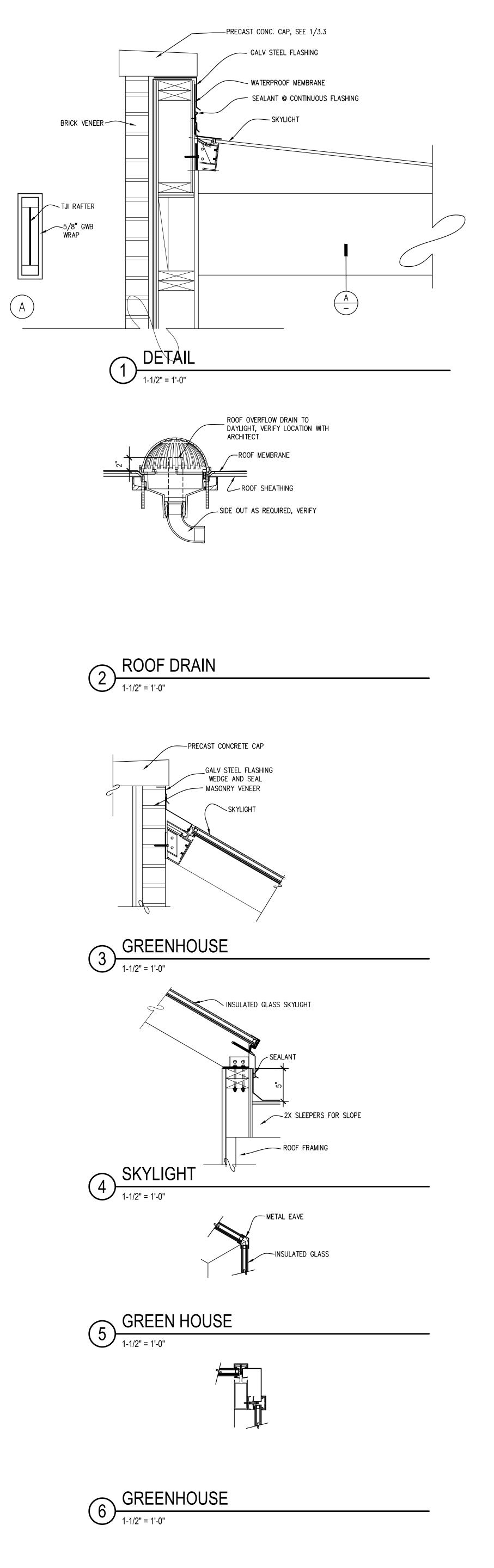


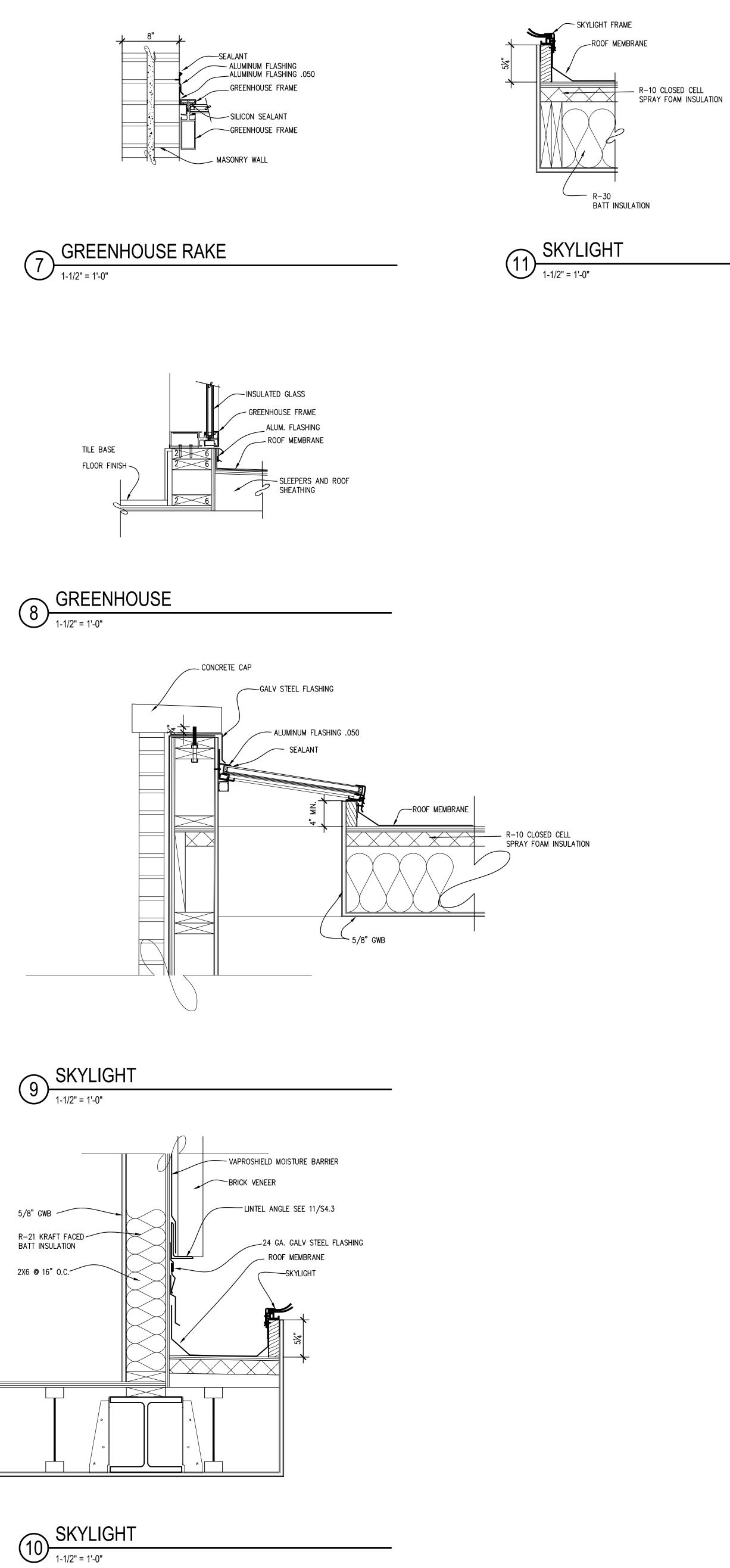


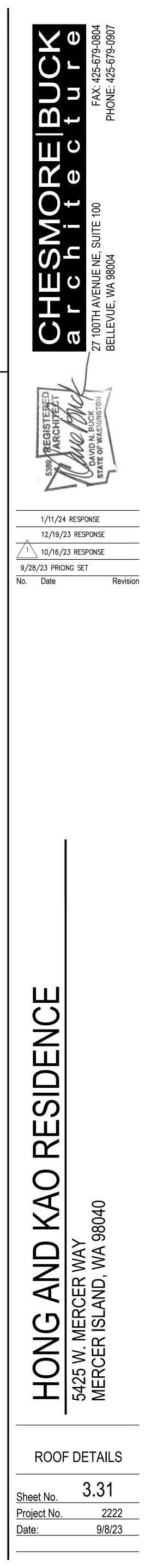






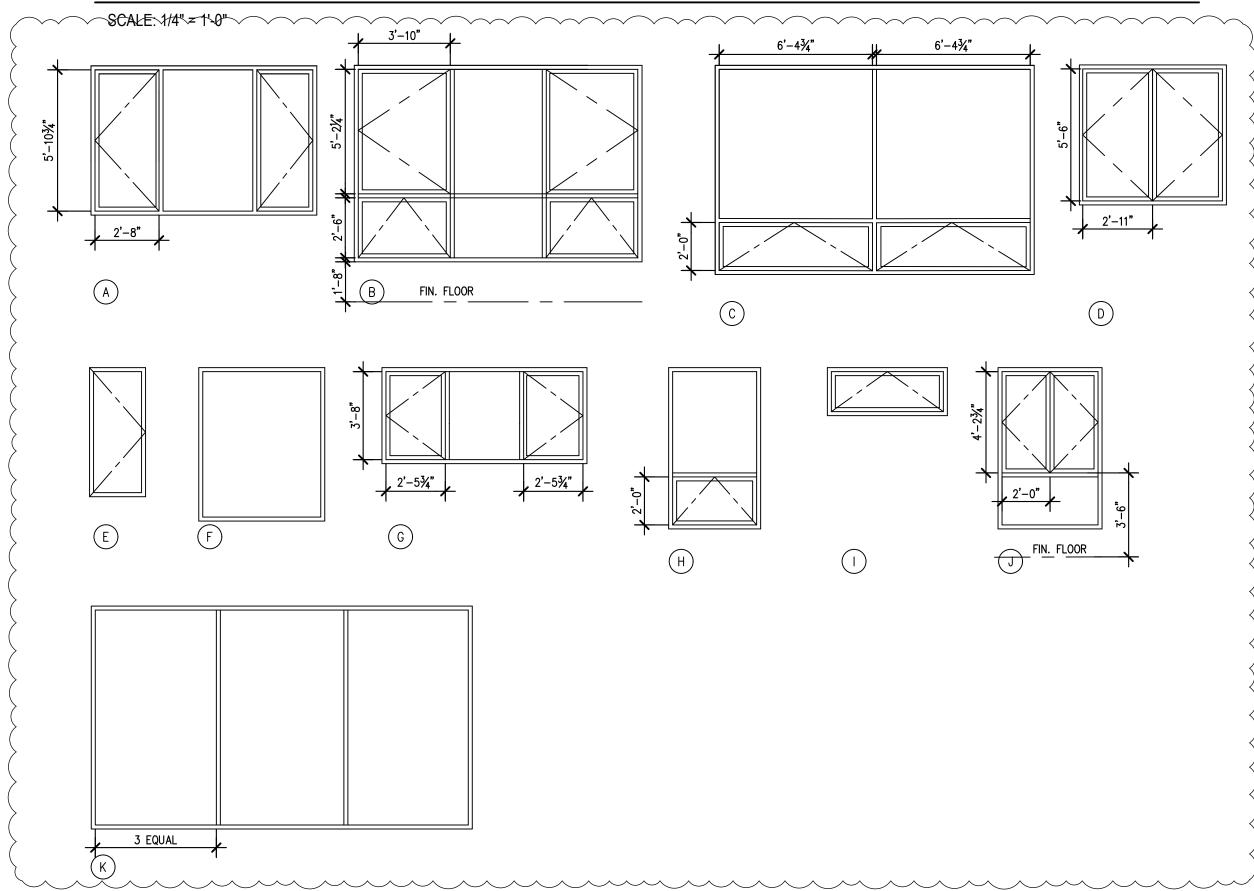






V	VINI	DOW	SCH	Ε	D	ULE				WINDOWS BY: MARVIN ALUMINUM CLAD FRAMES; INSULATED HIGH PERFORMANCE GLAZING WHERE FALL PROTECTION IS NOTED COMPLY WITH ASTM F2090
	ROUGH (OPENING	HEAD HEIGHT		-UE	DETAILS				
	WIDTH	HEIGHT		TYPE	U-VALUE	HEAD det#/sht#	JAMB JAMB SILL det#/sht# det#/sht# det#/sht#		SILL det#/sht#	REMARKS
1	9'-0"	6'-8"	10'-3"	Α	.30	4/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING EGRESS SAFETY GLASS
2	12–0"	7'–10"	9'-3"	В	.30	4/4.3	3/4.3	3/4.3	2/4.3	EXISTING WIDTH EGRESS
3	13–11"	8'-6"	10'-3"	С	.30	1/4.3	3/4.3	5/4.3	2/4.3	-
4	6'-6"	5'-9"	8'-8"	D	.30	6/4.3	3/4.3	3/4.3	2/4.3	– EGRESS
5	2'-4"	4'-10"	7'-11" EXISTING	Е	.30	6/4.3	3/4.3	3/4.3	2/4.3	-
6	2'-4"	4'-10"	7'-11" EXISTING	Е	.30	6/4.3	3/4.3	3/4.3	2/4.3	OBSCURE GLASS LLUMAR MATTE FROST GLACIER
6A	2'-4"	4'-10"	7'-11" EXISTING	Е	.30	6/4.3	3/4.3	3/4.3	2/4.3	OBSCURE GLASS LLUMAR MATTE FROST GLACIER
7	5 ' -4"	7'-9"	7'–11"	D	.30	11/4.3	7/4.3	15/4.3	2/4.3	EGRESS PROVIDE FALL PROTECTION, SAFETY GLASS
8	12'-6"	7'-9"	7'–11"	F	.30	14/4.3	8/4.3	8/4.3	12/4.3	SAFETY GLASS
9	15'–10"	9'-6"	9'-8"	к	.30	1/4.3	8/4.3	8/4.3	12/4.3	SAFETY GLASS
10	5'-2"	6'-10"	9'-8"	Е	.30	6/4.3	7/4.3	15/4.3	2/4.3	
11	3'-8"	5'-9"	6'-8"	F	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING SAFETY GLASS
12	8'-8"	4'-0"	7'-6"	G	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING PROVIDE FALL PROTECTION
13	12'–1"	8'-0"	9'-8"	С	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING WDTH
14	3'-0"	6'-6"	9'-6"	Е	.30	6/4.3	3/4.3	3/4.3	2/4.3	-
15	3'-0"	7'-0"	8'-0"	Е	.30	6/4.3	3/4.3	3/4.3	2/4.3	SAFETY GLASS
16	15'–3"	8'-3"	8'-3"	С	.30	1/4.3	8/4.3	9/4.3	13/4.3	SAFETY GLASS
17	3'-8"	6'-9"	7'-4"	н	.30	6/4.3	3/4.3	3/4.3	2/4.3	EXISTING OPENING PROVIDE FALL PROTECTION SAFETY GLASS
18	4'-8"	6'-9"	7'-4"	Н	.30	6/4.3	3/4.3	3/4.3	2/4.3	PROVIDE FALL PROTECTION SAFETY GLASS
19	5 ' -0"	2'-0"	8'-0"	Ι	.30	6/4.3	3/4.3	3/4.3	2/4.3	-
20	5 ' -3"	7'-0"	8'-0"	Н	.30	6/4.3	3/4.3	10/4.3	2/4.3	– EGRESS
21	4'-3"	7'-0"	8'-0"	J	.30	6/4.3	10/4.3	3/4.3	2/4.3	-

WINDOW TYPES



DOC (NOTE: WID 1 5'-2 | 3'-4 | 14'-۱<u>5</u> 6 7 9'-8 NOT 9 10'
 10
 2'

 11
 PR 3

 12
 2' 13 2' 14 2'-15 12' 16 2'-
 17
 2'

 18
 4'

 19
 NC

 20
 2' 32 2'-33 2'
 34
 2'

 35
 2'
 36
 2'

 37
 2'-

 38
 2'-

 39
 PR. 1'

 40
 3'-2

 41
 NOT

 42
 43 2

 44
 2'

 45
 3'

 46
 PR.2-:

 47
 PR.2-:

 48
 PR.2

 49
 PR.2-:

 50
 PR.2-:

 51
 PR.2-:

 52
 PR.2'

 53
 2'

 54
 9'

 55
 9'

 56
 9'

6 4.2

5

A

F

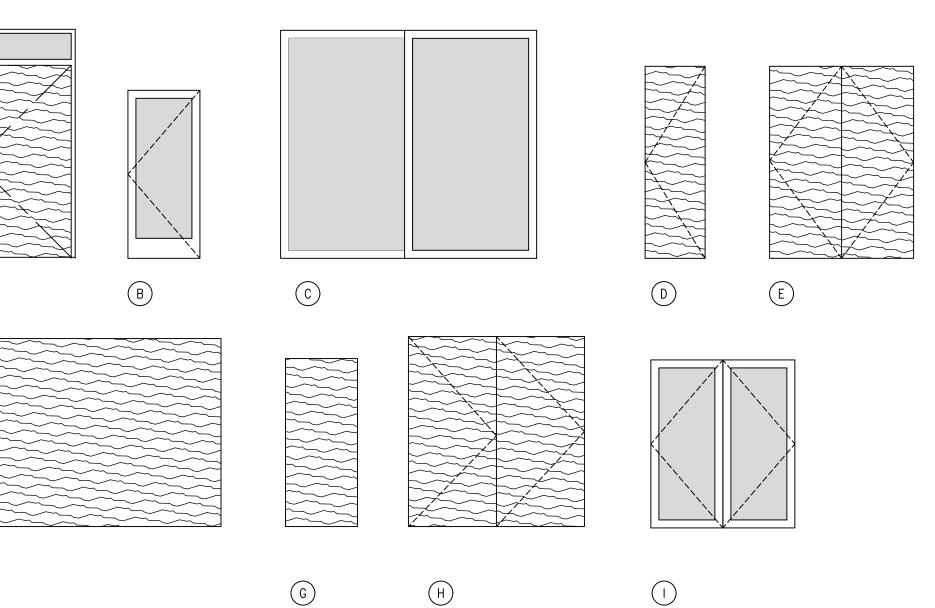
5 POCKET DOOR PULLS TO BE BALDWIN SANTA MONICA SMALL FINISH 056 SATIN NICKEL, SEE SCHEDULE FOR FUNCTION 6 BARN DOOR TRACK TO BE MWE TWIN ST.1011.TW BRUSHED CHROME OR EQUIVALENT, PULLS TO BE MWE LUNA TG.1511.30

7 PASSAGE DOOR HARDWARE TO BE BALDWIN MORTISE LATCH (6110.056.R) L022 LEVER, AND 5032 ROSE, 056 SATIN NICKEL, BLANK ON INTERIOR SEE SCHEDULE FOR FUNCTION HINGES, STRIKES AND MISC. PARTS ARE TO MATCH FINISH OF LEVER, EMTEK CYLINDER BUMPER 1–1/2" SATIN NICKEL 0425.056 BALL CATCH 102

C	DOOR SCHEDULE EXTERIOR DOORS BY: QUANTUM QUANTUM INTERIOR DOORS TO BE SOLID CORE ALUMINUM CLAD FRAMES; INSULATED HIGH PERFORMANCE GLAZING INT. FINISH; INT. FINISH; HARDWARE; INT. FINISH; INT. FINISH;																					
(#)	DOOR DII (note: verify	DOOR HEIGHT)		HARDWARE	Ц	ALUE			JAMB	SILL	LOCKSET	LATCHSET	DEADBOLT	PRIVACY	FLUSH BOLTS	DB PULL	DS. LATCH	KT. ROLLER	ITS	CLOSER	WEATHERST.	
<u> </u>	WIDTH	HEIGHT		HAF	ТҮРЕ	U-VAL	HEAD det#/sht#	JAMB det#/sht#	JAIVIB Det#/Sht#	SILL Det#/sht#	ГО	LAT	DE∕	PR	FLU	KNOB	CLOS.	PCKT.	BUTTS	CLC	WE/	REMARKS
1	5'-0"	8'-0"	-	1	A	.30	1/4.2	2/4.2	3/4.2	4/4.2	0		•	0	0	•	0	0	0	0	-	RIXSON 375 PIVOT
2	3'-0"	7'-0"	-	3	B	.30	7/4.2	8/4.2	8/4.2	37/4.2	•		•	0			0	<u> </u>	•	0	-	EXISTING ROUGH OPENING
3	10'-8"	9'-6"	-	3	C	.30	9/4.2	10/4.2	10/4.2	11/4.2	•		0	0			0			-		
4 5	14'–11" –	9'-6" _		3	с –	.30	12/4.2	10/4.2	10/4.2	11/4.2 _	•		0				0			0	_	LIFT/SLIDE
6	_	_	_		-	_	_	_	_	_	0		0				0					
7	9'-0"	9'-0"	_	3	С	.30	33/4.2	34/4.2	34/4.2	35/4.2	ullet		0				0					LIFT/SLIDE
8	NOT	USED	-		-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	-
9	10'-8"	8'-2"		3	C	.30	9/4.2	10/4.2	10/4.2	11/4.2	•		0				0					LIFT/SLIDE
10	2'-6"	7'-10"	_	2	D	-	15/4.2	15/4.2	15/4.2	_	0		0				0			0		
11	PR 3'-0" 2'-6"	7'-10" 7'-10"	-	4	E	-	18/4.2	16/4.2	17/4.2	-	0		0	0	0				0	0		RIXSON 128-3/4
12 13	2 -6 2'-6"	7 –10 7'–10"		2	D D		15/4.2 15/4.2	15/4.2 15/4.2	15/4.2 15/4.2	_	0		0	•			0		-	0		
13	2 -6" 2'-6"	7'–10"	_	2	D	_	15/4.2	15/4.2	15/4.2	_	0		0	•			0		•	0		
15	12'-4"	7'–10"	_	6	F	-	, 19/4.2	-	-	19/4.2	0		0	0			0		0			BARN DOOR HARDWARE
16	2'-8"	8'-0"	-	5	G	_	22/4.2	20/4.2	21/4.2	-	0	0	0	0	0	•	0	ullet	0	0	0	POCKET DOOR
17	2'-8"	7'–0"	-	2	G		15/4.2	15/4.2	15/4.2	-												SOLID CORE WITH CLOSER
18	4'-4"	9'-6"	-	6	F	-	19/4.2	-	-	-												BARN DOOR HARDWARE
19	NOT	USED	-	5	-	-	-	-	-	_					0							
20	2'-8" 3'-0"	8'-0" 8'-0"	-	5	G D	-	22/4.2	23/4.2	21/4.2 15/4.2 SIM	_					0							POCKET DOOR
21 22	3 – 0 3@ 3'–6"	8'-0"	-	5	G	-	24/4.2 SIM	25/4.2 SIM	26/4.2 SIM					0								SLIDING DOOR
23	3'-0"	8'-0"	_	2	D	_	15/4.2	15/4.2	15/4.2	_					0							
24	3'-0"	8'-0"	-	2	D	-	, 15/4.2	, 15/4.2	, 15/4.2	_					0					0		
25	2'-6"	8'-0"	-	2	D	-	15/4.2	15/4.2	15/4.2	_	0	•	0	0	0	0	0	0	•	0	0	-
26	2'-6"	8'-0"	-	2	D	-	15/4.2	15/4.2	15/4.2	-	0				0							
27	2'-6"	8'-0"	_	2	D	-	15/4.2	15/4.2	15/4.2	-					0					0		
28	2'-6"	8'-0"	-	2	D	-	15/4.2	15/4.2	15/4.2	_					0					0		
29	PR. 3'-0" PR. 2'-6"	8'-0" 8'-0"	-		D E	-	15/4.2 15/4.2	15/4.2 15/4.2	15/4.2 15/4.2	_					0 0					0 0		
30 31	2'-6"	8'-0"		2	D	_	15/4.2	15/4.2	15/4.2	_					0					0		
32	2'-6"	8'-0"	_	2	D	_	15/4.2	15/4.2	15/4.2	-					0							
33	2'-6"	8'-0"	_	2	D	-	15/4.2	15/4.2	15/4.2	_	0	0	0	ullet	0	0	0	0	•	0	0	-
34	2'-6"	8'-0"	_		G	-	22/4.2	20/4.2	21/4.2	_	0	•	0	0	0	0	0	0	ullet	0	0	POCKET DOOR
35	2'-6"	8'-0"	-		В	_	7/4.2	8/4.2	8/4.2	-					0					0		
36	2'-8"	8'-0"	-	2	D	-	15/4.2	15/4.2	15/4.2	-					0					0		
37	2'-6" 2'-8"	8'-0" 8'-0"	-	2	D D	-	15/4.2 15/4.2	15/4.2 15/4.2	15/4.2 15/4.2	_					0 0					0		
38 39	2-8 PR. 1'-10"	- 8 - 0	– 1–3/8" THICK		E		27/4.2	29/4.2	29/4.2	- 28/4.2												- PIVOT DOORS
40	3'-2"	8'-0"	-	5	G	_	30/4.2		26/4.2 SIM	-				0								POCKET DOOR
41	NOT	USED	-							_	0	0	0	0	0	0	0	0	0	0	0	
42	_	-	-		-	-	_	_	-	-												SAUNA DOOR
43	2'-6"	8'-0"	-	2	-	-	15/4.2	15/4.2	15/4.2	-					0							
44	2'-6"	8'-0"	-	2	-	-	15/4.2	15/4.2	15/4.2	_				0			0			•	-	
45 46	3'-0" PR.2-2 1/2"	8'-0" 6'-3"	-	2	-	-	15/4.2 38/4.2	15/4.2 _	15/4.2	- 39/4.2				•	0		0				-	- OBSCURE GLASS LLUMAR MATTE FROST GLACIER
10	PR.2-2 1/2	6'-3"				-	38/4.2	-	-	39/4.2				-	0	-	-	0	-			OBSCURE GLASS LLUMAR MATTE FROST GLACIER
48	PR.2'-2"	6'-3"	_		1	_	38/4.2	-	-	39/4.2			0		0	•		0				OBSCURE GLASS LLUMAR MATTE FROST GLACIER
49	PR.2'-2"	6'-3"	_		I	-	38/4.2	_	_	39/4.2	0	0	0	0	0	•	•	0	0	0	0	OBSCURE GLASS LLUMAR MATTE FROST GLACIER
00	PR.2-2 1/2"	6'-3"	_		Ι	-	38/4.2	-	-	39/4.2	0	0	0	0	0	•	•	0	0	0	0	OBSCURE GLASS LLUMAR MATTE FROST GLACIER
01	PR.2-2 1/2"	6'-3"	-			-	38/4.2	_	-	39/4.2	0		0		0	-		0				OBSCURE GLASS LLUMAR MATTE FROST GLACIER
52	PR.2'-6"	7'-6"	-			-	38/4.2	_	-	39/4.2					0	-		0				OBSCURE GLASS LLUMAR MATTE FROST GLACIER
53	2'-0" 9'-6"	7'-6" 7'-0"				-	38/4.2	-	-	39/4.2			0		0	-		0				OBSCURE GLASS LLUMAR MATTE FROST GLACIER
54 55	9'-6" 9'-6"	7'-0" 7'-0"			-		41/4.2 41/4.2	16/4.3 40/4.2	40/4.2 40/4.2			-	0	0			0			0		GARAGE DOOR EXISTING OPENING GARAGE DOOR EXISTING OPENING
55 56	9'-6"	7'-0"			\vdash		41/4.2	40/4.2	40/4.2*		0		0	0								* SIMILAR GARAGE DOOR
							,	,	,			-			-	-	-	_				
				•								I		. 1	1		1					

DOOR TYPES

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



DOOR HARDWARE NOTES:

1 BALDWIN PALM SPRINGS 85397.056.190 SATIN BLACK, EMTEK CYLINDER BUMPER 1-1/2" 225719 FLAT BLACK RIXSON MODEL 370 CENTER HUNG PIVOT

2 PASSAGE DOOR HARDWARE TO BE BALDWIN MORTISE LATCH (6110.056.R) L022 LEVER, AND 5032 ROSE, 056 SATIN NICKEL, SEE SCHEDULE FOR FUNCTION HINGES, STRIKES AND MISC. PARTS ARE TO MATCH FINISH OF LEVER, EMTEK CYLINDER BUMPER 1-1/2" SATIN NICKEL

3 HARDWARE PROVIDED BY DOOR MANUFACTURER

(4) RIXSON 128-3/4, PULLS TO BE SELECTED



MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	REMARKS
LAV1	_	KOHLER	LADENA K-2214	_	HANSGROHE 71710821	-
LAV2	_	KOHLER	LADENA K-2214		HANSGROHE 71710821	_
LAV3	_	KOHLER	LADENA K-2214		HANSGROHE 71710821	-
LAV4	_	KOHLER	LADENA K-2214	_	BRIZO 65035LF-GL-ECO	_
LAV5	_	KOHLER	K-2773-G3-B11	OPAQUE DOE	BRIZO R65700 VALVE, T65735LF- GL-ECO TRIM	RP72414GL DRAIN
LAV6	_	KOHLER	LADENA K-2214-0	_	65368LF-GLLHP-ECO, HK5367-GL HANDLE	_
LAV7	_	KOHLER	LADENA K-2214-0	_	65368LF-GLLHP-ECO, HK5367-GL HANDLE (BRIZO)	_
LAV8	_	KOHLER	LADENA K-2214-0	_	BRIZO 65368LF-GLLHP-ECO FAUCET HK5367-GL HANDLE	_
_	_	_	-	_		_
SHOWER1	_	HANSGROHE	04233820 TRIM		28632820 BAR, HG26036821 HEAD	01850181 VALVE, 27458823 ELBOW, GROHE 228417ENO HOSE, SIGNATURE HDW 404938 DRAIN
SHOWER2	NOT USED	_	_	_	-	-
SHOWER3	_	HANSGROHE	04231820 TRIM		28632820 BAR, HG26036821 HEAD	01850181 VALVE, 27458823 ELBOW SIGNATURE HDW. 404938 DRAIN
SHOWER4	_	BRIZO	R60000-UNBX VALVE		HL60P33-GL HANDLE, T60P035- GLLHP TRIM, 85521-GL BAR RP71648GL ARM, 81392-GL HEAD	LUXE WW-30 DRAIN, DBASE2-PVC
SHOWER5	_	BRIZO	R75000 VALVE, HL7567-GL		RP71648GL ARM, 81392-GL BAR 88767-GL BAR, 175506-GLLHP TRIM	SIGNATURE HDW 404985
SHOWER6	_	BRIZO	R60000–UNBX VALVE, T60006–GLLHP TRIM		HL6067 HANDLE, 88767-GL BAR	JACLO 6224–42–BSS DRAIN
	_	_		_	_	_
SINK1	_	KOHLER	K-5287-NA	_	BRIZO 61063LF-BLGL	K-8799 DRAIN & STRAINER
SINK2	_	ELKAY	ELGU251912PD	WHITE	SIGNATURE HARDWARE 465186	LKPDQ1CR DRAIN FITTING
SINK3	_	KOHLER	K-5285-NA *OPTIONS	_	BRIZO 63063LF-BLGL	L-8799-BN STRAINER, K-11352-BN STOPPER
SINK4	_	KOHLER	K-5287-NA	_	BRIZO 61363LF-C-BLGL BRIZO 61063LF-BLGL	K-77686-NA FILTER, L-8799-BN STRAINER, K-11352-BN STOPPER K-77686-NA FILTER,
SINK5	_	KOHLER	K-5287-NA	_	CALFAUCETS K51–111–XX	K-77686-NA FILTER, K-8801-VS
	_	_	_	_	_	_
WC1	TOILET	SIGNATURE HARDWARE	447355	_		_
WC2	TOILET	SIGNATURE HARDWARE	447355	_	K–10349–0 SEAT	_
WC3	TOILET	SIGNATURE HARDWARE	447355	_	K-10349-0 SEAT	_
WC4	TOILET	SIGNATURE HARDWARE	447355		K-10349-0 SEAT	-
WC5	TOILET	KOHLER	K-46006-0	_	K-10349-0 3EA1	
WC6	TOILET	SIGNATURE HARDWARE	447355	_	K–10349–0 SEAT	-
WC0 WC7	TOILET	KOHLER	K-77780-0	_	K-10349-0 SEAT	-
					- K 10340 0 SEAT	
WC8	TOILET	SIGNATURE HARDWARE	447355	-	K-10349-0 SEAT	-
			466612	-	BRIZO T70310-ALL-TW-F-GL FILLEF	2
TUB1	TUB	SIGNATURE HARDWARE	LNS6032BRXXXXW, MF35826		R70200 VALVE	
TUB2	TUB	JACUZZI	DRAIN	-	HANSGROHE 04233820 TRIM 01850181 VALVE, 26036821 HEAD	28632820 BAR, 27458823 ELBOW, 72411821 SPOU 28417ENO HOSE
	-	-	-	-	-	-

А	PPLIAN	ICE SCH	EDULE		0.P.C.I. = OWNER TO PROVIDE/CONTRACTOR TO INSTALL
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	REMARKS
DW1	DISHWASHER	WOLF-COVE	DW2450	9019419 STAINLESS PANEL, TUBULAR HANDLE	-
DW2	DISHWASHER	WOLF-COVE	DW2450	9019419 STAINLESS PANEL, TUBULAR HANDLE	
W/D	STACK WASHER/DRYER	LG	WKEX200HGA	-	120 VOLT 10 AMP, 240 VOLT 30 AMP
REFER1	REFRIGERATOR	SUB ZERO	DET3050CI/L	7023628 DUAL INST. HANDLE PANEL FRONT	115 VOLT, 15 AMP
REFER2	REFRIGERATOR	SUB ZERO	DET3050CI/R	PANEL FRONT	115 VOLT, 15 AMP
OVEN	WALL OVENS	WOLF	D03050TE/S/T	-	240/208 VOLT, 50 AMP
MICRO	MICRO WAVE OVEN	WOLF	MDD30TE/S/TH	-	120 VOLT, 15 AMP
CKTP1	INDUCTION COOKTOP	WOLF	CI365TF/S	-	3-WIRE, 240/208 VOLT, 50 AMP
CKTP2	GAS COOKTOP	WOLF	MM15TF/S		120 VOLT, 15 AMP, 3/4" GAS
HOOD	EXHAUST HOOD	WOLF	PL582212 1200 CFM	814423 BLOWER, PL522212 LINER	120 VOLT, 2.4 AMP PER BLOWER, SEE NOTE 1 BELOW
W.	WASHER	ELECTROLUX	ELFW7637AT	TITANIUM COLOR, EPWD257UTT PED	120 VOLT, 15 AMP
D.	DRYER	ELECTROLUX	ELFE7637AT	TITANIUM COLOR, EPWD257UTT PED	240 VOLT, 30 AMP
AD	AIRDRESSER	SAMSUNG	DF60A8500CG		120 VOLT
BEV	BEVERAGE REFER	ZEPHYR	PRB24C01CPG		115 VOLT, 1.5 AMP
WD	WARMING DRAWER	WOLF	WWD30	829839 FRONT	120 VOLT, 15 AMP
DISP	DISPOSAL	INSINKERATOR	BADGER5XPWC	BRIZO 69080-BL SWITCH	

WHEN EXHAUST SYSTEM OPERATES.

S F	PECIAL	TIES SC	HEDULE			
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
GAS LOG	_	RH PETERSON	SPLIT OAK DESIGNER PLUS 36" (SPD-36)	_	LIVING	-
GLASS DOOR	FIREPLACE DOOR	STOLL DOOR	ELITE THINLINE	STANDARD FINISH	LIVING	-
SAFE	-	AMERICAN SECURITY	EST1014	-	_	9-3/4"H X 14-1/8"W X 7-3/4"D
TIE RACK	-	HAFELE	807.54.633	MATT NICKEL	_	-
BELT RACK	-	HAFELE	807.54.631	MATT NICKEL	_	-
PANT RACK	-	HAFELE	805.58.635	MATT NICKEL	_	-
HAMPER	PULL-OUT HAMPER	HAFELE	807.52.631	MATT NICKEL	-	-
IRON	IRONING BOARD	IRONAWAY	AE-42	-	_	-
ROD	CLOTHES ROD	HAFELE	830.28.710	MATT NICKEL	VARIOUS	VERIFY LENGTHS
TPH1	TOILET PAPER HOLDER	HANSGROHE	40526820			
TB1	TOWEL BAR-24	HANSGROHE	40516820			
RH1	ROBE HOOK	PFISTER	BRH-NC1K			
TB2	TOWEL BAR-12	HANSGROHE	40513820			
TPH2	TOILET PAPER HOLDER	SIGNATURE HARDWARE	466405			
TB3	TOWEL BAR-26	SIGNATURE HARDWARE	466397			
TPH3	TOILET PAPER HOLDER	BRIZO	695035-GL			
TB4	TOWEL BAR-8	BRIZO	694735-GL			
TB5	TOWEL BAR-24	BRIZO	692435-GL			
RH2	ROBE HOOK	BRIZO	693537–GL			
TPH4	TOILET PAPER HOLDER	BRIZO	695067-GL			
TB6	TOWEL BAR-24	BRIZO	692467-GL			
TB7	TOWEL BAR-8	BRIZO	694767-GL			
RH3	ROBE HOOK	BRIZO	693467-GL			

1. PROVIDE MAKEUP AIR AT A RATE EQUAL TO THE EXHAUST AIR RATE. PROVIDE AT LEAST ONE DAMPER COMPLYING WITH IRC M1503.6.2. DAMPER SHALL BE GRAVITY OR ELECTRICALLY OPERATED THAT OPENS

ROOM	F			SH S	S C	Η	ΕD) U	LE	-												
	~	MA	TERIA	۸L							1		FIN	SH	1							
	NUMBER	FLOOR	BAS	E	CAS	SING	WAL	LS	1	r	CEII	ING	FLOOR	BASE	CAS	SING	WAL	LS	1		CEILING	
			MTL.	DET.#/SHT.#	DR.	WIN.	N	E	S	W	MTL.	HEIGHT		BA	DR.	WIN.	N	E	S	W		REMARKS
FAMILY ROOM BEDROOM 2	100	F5/F3		1/8.0	-	-	WC4**	WC4	W1	W1		9'-2"/ * <u>10'-2"</u> 10'-2" [*]	X1/S2	-	-	-	-	-	-	-	P/ST1	* EXISTING ** SEE D/7.0
CLOSET	101 102	F4 F4	B1 B1	1/8.0 1/8.0	-	-	W1 W1	W1 W1	W1 W1	W1 W1	C1 C1	8'-0"	X1 X1	-	-	-	-	-	-	_	-	* EXISTING
ATH2	102	F3	B1/W6		_	_		W6/W7		W6	C1	8'-0"	S2	_	_	_	_	_	_	_	_	
EDROOM 1	103	F4	B17 110	1/8.0	_	_	W1	W1	W1	W1	C1	10'-2"	X1	_	_	_	_	_			_	
ALL1	105	F3	B1	1/8.0	_	_	W1	W1	W1	W1	C1	10'-2"*	S2	_	_	_	_	_	_	_	_	* EXISTING
AV1	106	F3	B1	1/8.0	_	-	W1	W1	W1	W1	C1	8'-0"	S2	_	-	-	_	_	_	_	_	
ATH1	107	F3	B1/W3	1/8.0-1A/8.0	_	-	W1	W1	W3	-	C1	8'-0"	S2	_	-	-	-	-	-	_	_	
HOWER1		F6					W4/W5	-	W3	W3	C1											
ALL2	108	F3	B1	1/8.0	-	-	W1	W1	W1	W1	C1	10'-2"*	S2	-	-	-	-	-	-	I	-	* EXISTING
IVAC	109	F1	B2	-	-	-	W1	W1	W1	W1	C1	- *	S1	-	-	-	-	-	-	-	-	* EXISTING
LOSET2	110	F3	B2	-	-	-	W1	W1	W1	W1	C1	10'-2"*	S2	-	-	-	-	-	-	-	-	* EXISTING
ANDING	111	F4	B1	1/8.0	-	-	W1	W1	W1	W1	C1	10'-0"*	X1	-	-	-	-	-	-	_	-	* EXISTING
ATH3	112	F3	B1/W8	1/8.0-1A/8.0	-	-	W1	W1/SS		W8	C1	8'-0" *	S2	-	-	-	-	-	-	-	-	* EXISTING
HOWER3		F6					-	W8	W8	W8	C1	*										
EDROOM3	113	F4	B1	1/8.0	-	-	W1	W1	W1	W1	C1	9'-2" *	X1	-	-	-	-	-	-	_	-	* EXISTING
	114	F4	B1	1/8.0	-	-	W1	W1	W1	W1	C1	9'-2" *	X1	-	-	-	-	-	-	_	-	* EXISTING
TAIR ATIO	115 116	F4/F11	B1 B1	1/8.0	-	-	_		_	_	C1	VARIES [*]	X1 S2	-	-	-	-	-	-	-	- ST1	* EXISTING
NTRY	200	F2 F7	B1	1/8.0	-	-	-	- W1	- W1	-	C2 C2	- 9'-6" *	52 S2	-	-	-	-	-	-	-	STI STI	* EXISTING
USIC	200	F7	B1	1/8.0	_	-	 	W1	- wi	_	C2	9'-6" *	S2	_	_	-	_	_	-	_	ST1	* EXISTING
ALL3	201	F7	B1	1/8.0	_	-	-	W1	-	W1	C2	9'-6" *	S2	-	-	_	_	_	_	_	ST1	* EXISTING
C2	203	F7	B1	1/8.0	_	-	W1	W1	W1	W1	C1	9'-6" *	S2	-	_	_	_	_	_	_	_	* EXISTING
TILITY	204	F7	B1	1/8.0	_	-	W1	W1	W1	W1	C1	9'-6" *	S2	_	-	-	_	_	_	_	_	* EXISTING
ARAGE	205	F1	B2	-	-	-	W1	W1	W1	W1	C1	8'-4"	S1	-	-	-	-	-	-	_	_	
ANDING2	206	F4	B1	1/8.0	-	-	W1	W1	-	W1	C2	8'-6" *	X1	-	-	-	-	-	-	_	ST1	* EXISTING
ITCHEN	207	F7	-	-	-	-	W1	W1	-	W1	C2	9'-6" *	S2	-	-	-	-	-	-	-	ST1	* EXISTING
REAKFAST	208	F7	-	-	-	-	-	-	-	W1	C2	9'-6" *	S2	-	-	-	-	-	-	_	ST1	* EXISTING
ANTRY	209	F7	B1	1/8.0	_	-	W1	W1	W1	W1	C1	9'-6"	S2	-	-	-	-	-	-	1	-	
INING	210	F7	-	-	-	-	-	W1*	W1*	-	C2	9'-6"	S2	-	-	-	_	_	-	-	ST1	*SEE ELEVATIONS B&C/7.4
IVING ROOM	211	F7	B1	1/8.0	-	-	W1	W1	W1	W1	C2	15'-6"	S2	-	-	-	-	-	-	-	ST1	
FFICE	212	F7	B1	1/8.0	-	-	W1	W1	W1	W1	C1	7'-10"*	S2	-	-	-	-	-	-	-	-	* EXISTING
CLOSET	213	F7	B1	1/8.0	-	-	W1	W1	W1	W1	C1	7'-10"*	S2	-	-	-	-	-	-	-	-	* EXISTING
	214	F7	B1	1/8.0	-	-	W1	W1	W1	W1	C1	7'-10" [*] 7'-10" [*]	S2	-	-	-	-	-	-	_	-	* EXISTING
BATH4 SHOWER 4	215	F7 F8	ВІ/МІС	1/8.0-1A/8.0	_	-	W10 W10	W10 W9	W1/W2 W10	W1 W10	C1 C1	7-10	S2	-	-	-	-	-	-	-	-	* EXISTING
COATS	216	F7	B1	1/8.0	_	_	W1	W1	W1	W1	C1 C2	7'-10"*	S2	_	_	-	_	_	_	_	ST1	* EXISTING
OWDER	217	F7	B1	1/8.0	_	-	W1	W1	W1	W1	C2	7'-10"*	S2	_	_	-	_	_	_	_	ST1	* EXISTING
ECK 1	218	F2	_	-	_	-	_	_	_	_	C2	_	S1	_	-	-	_	_	_	_	ST1	
	-	-	-	_	-	-					-	_	-	-	-	-	-	_	-	_	-	
EDROOM4	300	F4	B1	1/8.0	_	-	W1	W1	W1	W1	C1	8'-8"	X1	_	-	-	_	_	_	_	-	
LOSET	301	F4	B1	1/8.0	_	-	W1	W1	W1	W1	C1	8'-8"	X1	_	-	-	-	_	-	I	_	
ATH5	302	F9	B1 W12/W1	3 1/8.0-1A/8.0	_	-	W11	-	W1	W1/W13	5 C1	8'-8"	S2	-	-	-	-	-	-	-	-	
HOWER6		F10					W11	W12	W12	_	C1											
AUNA	303	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
XERCISE	304	F14	B1	1/8.0	-	-	W1	W2	W1	W1	C1	8'-6"	X1	-	-	-	-	-	-	_	-	
TAIR	305	F4	B1	1/8.0	-	-	-	W1	W1	W1	C2	8'-0	X1	-	-	-	-	-	-	_	ST1	* EXISTING
BEDROOM	306	F4	B1	1/8.0	-	-	W1	W1	W1	W1	C2	8'-3" [*]	X1	-	-	-	-	-	-	_	ST1	* EXISTING
	307	F4	B1	1/8.0	-	-	-	W1	W1	W1	C2	8'-3" ⁺	X1	-	-	-	-	-	-	_	ST1	* EXISTING
	308	F4	B1	1/8.0	-	-	W1	W1	W1	W1	C2	8'-3" [*]	X1	-	-	-	-	-	-	-	ST1	* EXISTING
BATH	309	F12	B1	1/8.0	-	-	W1	-	W1	- W1	C1	8'-0" [*]	S2	-	-	-	-	-	-	_	ST1	* EXISTING
C3 NDING3	310 311	F12 F4	B1 B1	1/8.0	-	-	W1	W1	W1 W1	W1	C1	8'-0" ⁺ 8'-6" [*]	S2 V1	-	-	-	-	-	-	-	ST1	* EXISTING * EXISTING
10WER5	311	F4 F13	B1	- 1/8.0	-	-	-	W1 W14	W1 W14	W1 W14	C2 C1	8-6 8'-0" *	X1 _	-	-	-	-	-	-	-	ST1 ST1	* EXISTING * EXISTING
TILITY2	312	F13	- B1	1/8.0	-	-	-	W14 W1	W14 W1	W14 W1	C1	8-0 9'-8"	- S2	-	-	-	-	-	-	-	STI STI	
.CLOSET		F12/F4		1/8.0	_	-	- W1	W1	W1	W1	C1	9-8 9'-8"/ 8'-8"	S2/X1	-	-	-	-	-	-	_	STI STI	
OLARIUM	315	F2	- DI	-	_	-	-	-	- wi	-	-	8'-8" VARIES	S1	_	-	-	_	_	-	_		
ECK2	316	F2	_	_	_	_	_	_	_	_	C2	-	S1	_	_	_	_	_	_	_	ST1	
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FLOORING

FLOORING	F12 – TILE MTL: MARBLE TILE
F1 – EXPOSED CONCRETE (EXISTING)	MFR: META MARBLE PATTERN: CALACAT
F2 – PAVERS MFR: DALTILE	FINISH: HONED SIZE: 12" X 24"
MODEL: TREAD PORCELAIN PAVERS COLOR: LUMINARY WHITE DR07 THICKNESS: 3/4" SIZE: 24" X 24"	F13 – TILE MTL: NATURAL STO MFR: DALTILE PATTERN: DA 06 C FINISH:
F3 – PORCELAIN TILE MFR: DALTILE	SIZE: MOSAIC 13" >
MODEL: DIGNITARY COLOR: LUMINARY WHITE DR07 SIZE: 24"X 24" GROUT:	F14 – LVP MTL: LUXURY VINYL MFR: PROVENZA W COLLECTION: UPTOV

F4 – HARDWOOD MFR: CARLISLE WIDE PLANK FLOORS COLLECTION: TRANQUIL COLOR: REFUGE F5 – CARPET

MATL: BROADLOOM WOOL CARPET MFR: FABRICA COLLECTION: WHITE NOISE COLOR: 715WN QUIET SEQ:1 NOTE: PROVIDE SEAMING LAYOUT PRIOR TO INSTALLATION PAD: HEALTHY CHOICE

F6 – MTL: PORCELAIN TILE MFR: DALTILE MODEL DIGNITARY ABSTRACT COLOR: LUMINARY WHITE DR07 SIZE: MOSAIC

F7 – TERRAZZO TILE MFR: ANN SACKS TILE AND STONE MODEL TERRAZZO RENATA COO: IT COLOR: CASHMERE SIZE: 24" X 24"

F8 – TERRAZZO TILE MTL: MEDIUM TERRAZZO TILE MFR: ANN SACKS TILE AND STONE MODEL: TERRAZZO RENATA COO: IT COLOR: CASHMERE

F9 – PORCELAIN TILE MFR: UNITED TILE PATTERN: CROSSVILLE/SHADES 2.0 Color: Fog Finish: UPS SIZE: 24" X 24"

SIZE: 2" X 2" MOSAIC

INSTALL: HORIZONTAL STACKED F10 – TILE MTL: NATURAL STONE

MFR: ISLAND STONE PATTERN: LEVEL PEBBLE COLOR: FP1SEP SEPIA

FINISH: HONED SIZE: FLAT PEBBLE F11 – CARPET RUNNER

MTL: NYLON CARPET MFR: KATHA LIVING FIBREWORKS RUBENSTEIN CONTENT: 100% NYLON

COLOR: DAY ROOM EDGE: SURGED YARD TBSELECTED

MIL: MARBLE TILE MFR: META MARBLE AND GRANITE PATTERN: CALACATTA CARRARA HONED FINISH: HONED SIZE: 12" X 24" TI3 – TILE MTL: NATURAL STONES MFR: DALTILE	W8 – TILE MTL: PORCELAIN TILE MFR: UNITED TILE PATTERN: MOONSTRUCK COLOR: AV301 UNPOLISHED SIZE: 12" X 24" INSTALL: VERTICAL
PATTERN: DA OG CREAMY SAND BLEND FINISH: SIZE: MOSAIC 13" X 13"	W9 – TILE MTL: NATURAL STONE MFR: MSI PATTERN: VEIN CUT TRAVERTINE COLOR: SILVER BROWN SIZE: 12" X 24"
MTL: LUXURY VINYL PLANKS MFR: PROVENZA WATERPROOF/MAX COR COLLECTION: UPTOWN CHIC COLOR: TO BE SELECTED SIZE:	RE W10 – TILE MTL: PORCELAIN TILE MFR: UNITED TILE/CROSSVILLE PATTERN: GOTHAM COLOR: AV322 PENTHOUSE SIZE: 12" X 24"
BASE B1 – WOOD BASE MTL: POPLAR SIZE: 3–1/2" X 5/8" DETAIL: 1/8.0 B2 – RUBBER BASE	W11 – TILE MTL: PORCELAIN TILE MFR: Z COLLECTION PATTERN: EPOQUE COLOR: ARABESCATO ZAREPAO/2448 SIZE: 24" X 48" INSTALL: HORIZONTAL STACKED W12 – TILE
MFR: ROPPE COLOR: TBD STYLE: TBD WALLS	MTL: PORCELAIN TILE MFR: UNITED TILE PATTERN: CROSSVILLE/SHADES COLOR: FOG FINISH: UPS
W1 – WALL MTL: 5/8" TYPE 'X' GYPSUM DRYWAI MFR: USG OR EQUAL FINISH: LEVEL 5 SMOOTH	SIZE: 24" X 24" INSTALL: HORIZONTAL STACKED W13 – TILE MTL: PORCELAIN TILE MFR: DALTILE
W2 MIRROR W3 - TILE MTL: PORCELAIN TILE AV311 MFR: UNITED TILE PATTERN: BUTTONED UP UPS SIZE: 12" X 24"	PATTERN: COLOR WAVE COLOR: CW04 SILVER MINK FINISH: GLOSS SIZE: 1" X 1" INSTALL: GRID, FLUSH WITH DRYWALL W14 – TILE
W4 – TILE MTL: PORCELAIN TILE MFR: UNITED TILE PATTERN: POTTERY WOW COLOR: POTTERY SQUARE GRAPHITE SIZE: 6" X 6"	MTL: MARBLE TILE MFR: META MARBLE AND GRANITE PATTERN: CALACATTA CARRARA FINISH: POLISHED SIZE: 12"X 24"
W5 – TILE MTL: PORCELAIN TILE MFR: UNITED TILE PATTERN: POTTERY WOW COLOR: COSMIC GRAPHITE (DECO) SIZE: 6" X 6"	W15 – TILE MTL: ACCENT TILE MFR: ARTISTIC TILE PATTERN: ORCHID DIMENSIONAL NERO MARBLE WJ MOSAIC SIZE: 21," X-24"
INSTALL: RANDOM QUARTER TURNS W6TILE MTL: PORCELAIN TILE MFR: ERGON PATTERN: STONE PROJECT COLOR: WHITE FALDA LAPP SIZE: 12" X 24"	W16 - TILE MTL: TILE SPLASH MFR: ANN SACKS PATTERN: SELVAGIO MT# AS8743-10 COLOR: BIANCO GRIGIO FINISH: FIELD SAFARI BIANCO GRIGIO SIZE: 11.811 X 11.811
W7 – TILE MTL: PORCELAIN TILE MFR: UNITED TILE BY SONOMA TILEMAKERS PATTERN: HUSTLE JIVE MOSAIC	W17 - GLASS WALL TILE
COLOR: UPTOWN SIZE: 3–7/8" X 1–1/8" INSTALL: VERTICAL	MTL: GLASS WALL TILE MFR: ANN SACKS PATTERN: AQUA VERRE COLOR: PURE SILK GLOSS SIZE: 6" X 12"

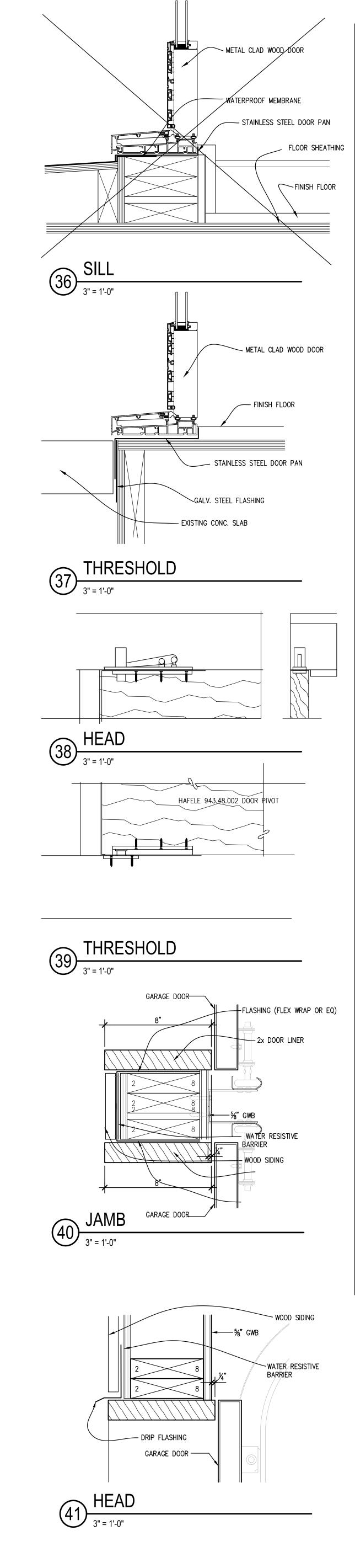
			<u>SOLID</u>	
			SS1	_
E				

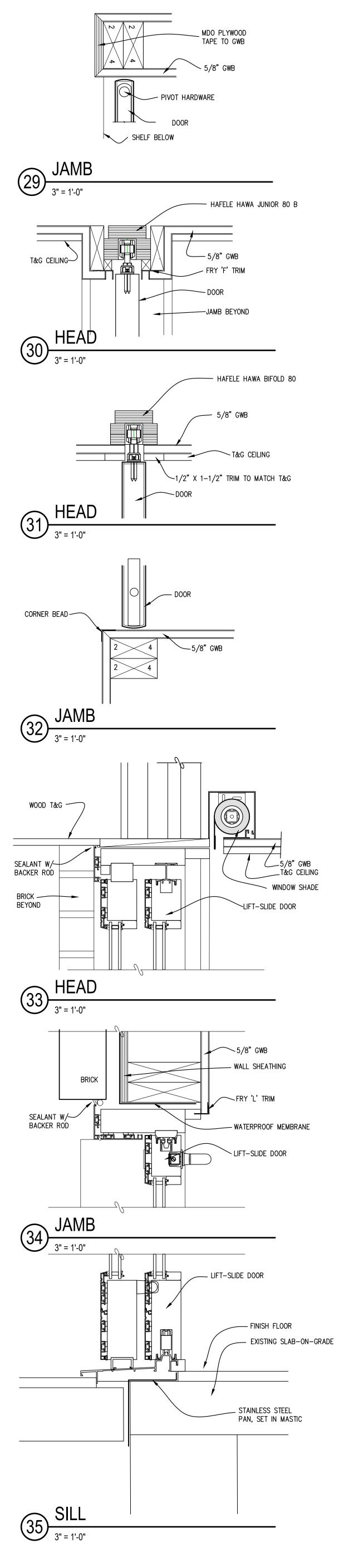
D SURFACE - SOLID SURFACE MTL: QUARTZ MFR: CAMBRIA MATTE

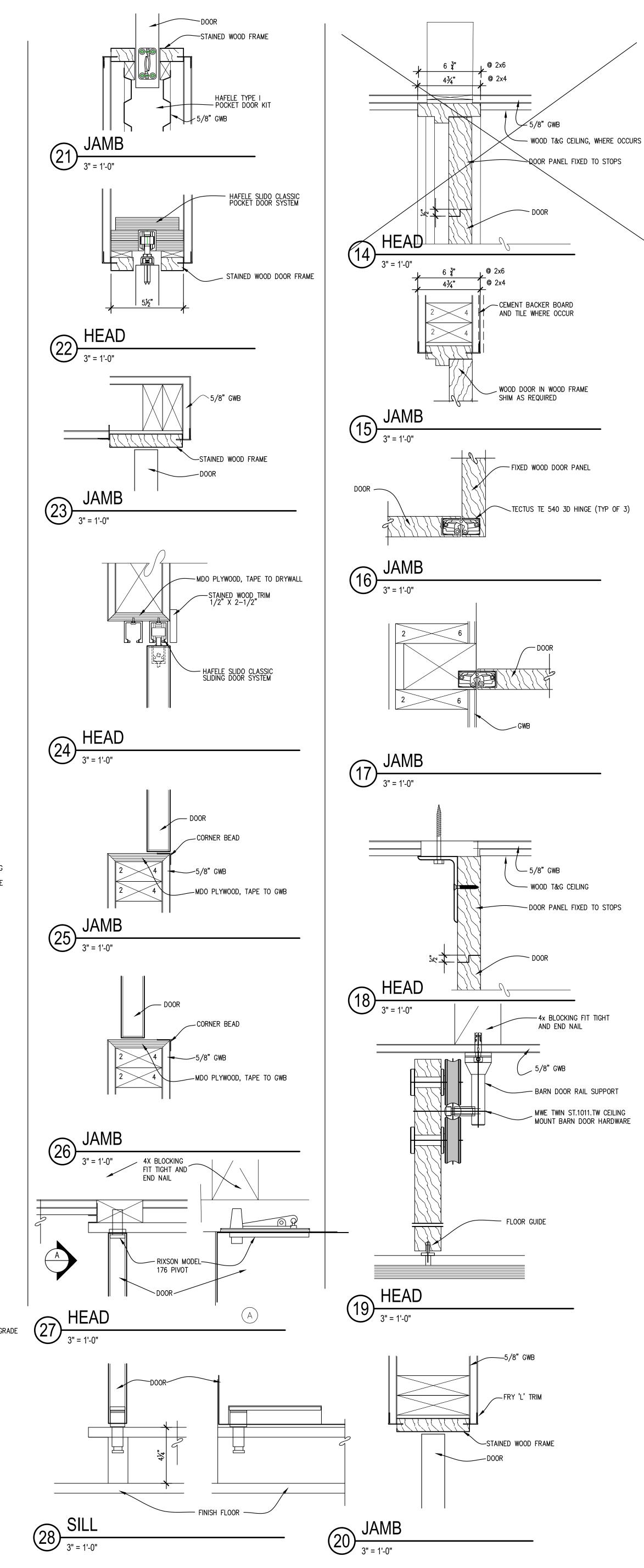
- NAME: LAKEDALE LUXURY SERIES FINISH: MATTE THICKNESS:
- EDGE: INSTALL: PROVIDE SEAM LAYOUT PRIOR TO INSTALL
- SS2 NATURAL STONE MTL: SOLID SURFACE NATURAL STONE MFR: META MARBLE AND GRANITE COLOR: HONEY ONYX
- FINISH: POLISHED THICKNESS: 2 CM SLAB SS3 – SOLID SURFACE
- MTL: QUARTZ MFR: STRATUS QUARTZ
- COLOR: LEVINA FINISH: POLISHED THICKNESS: 3/4" (2CM) EDGE: DETAIL X/X SS4 – SOLID SURFACE QUARTZ MFR: STRATUS
- COLOR: CALACATTA PANTHEON FINISH: POLISHED THICKNESS: (3CM) SLAB EDGE: DETAIL X/X SS5 – SOLID SURFACE
- MTL: QUARTZITE MFR: STRATUS
- COLOR: PLATINO DARK PREMIUM FINISH: LEATHERED THICKNESS: 3CM
- SS6 SOLID SURFACE MTL: WALNUT
- SS7 SOLID SURFACE MTL: SAME AS SS3
- SS8 SOLID SURFACE MTL: QUARTZ MFR: STRATUS QUARTZ COLOR: REGAL SOAPSTONE SQ5015 FINISH: MATTE
- PL1 PLASTIC LAMINATE MTL: LAMINATE FENIX MFR: FORMICA FENIX COLOR: GRIGIO J0724 FINISH: MATTE
- PL2 PLASTIC LAMINATE MTL: LAMINATE FENIX MFR: FORMICA FENIX COLOR: TBD BIANCO KOS FINISH: MATTE
- WC1 WALL COVERING MTL: FABRIC WALL COVERING MFR: CARLISLE & CO PATTERN: FUSION EDGE COLOR: SANDSTONE WIDTH: 36", 8 YARD BOLT CONTACT: JENNIFER WEST SHOWROOM
- 206-405-4500 WC4 – WALL COVER MTL: FABRIC COVERED ACOUSTIC PANEL MRF: ARCHITEX PATTERN: ADARE MANOR COLOR: PARLOR WIDTH: 54"
- WC5 UTILITY ROOM BENCH PAD MTL: FABRIC MFR: PERENNIALS PATTERN: TISKET TASKET 920-317 COLOR: GREY HILLS (SOLUTION DYED) WIDTH: 54" RAILROAD OK

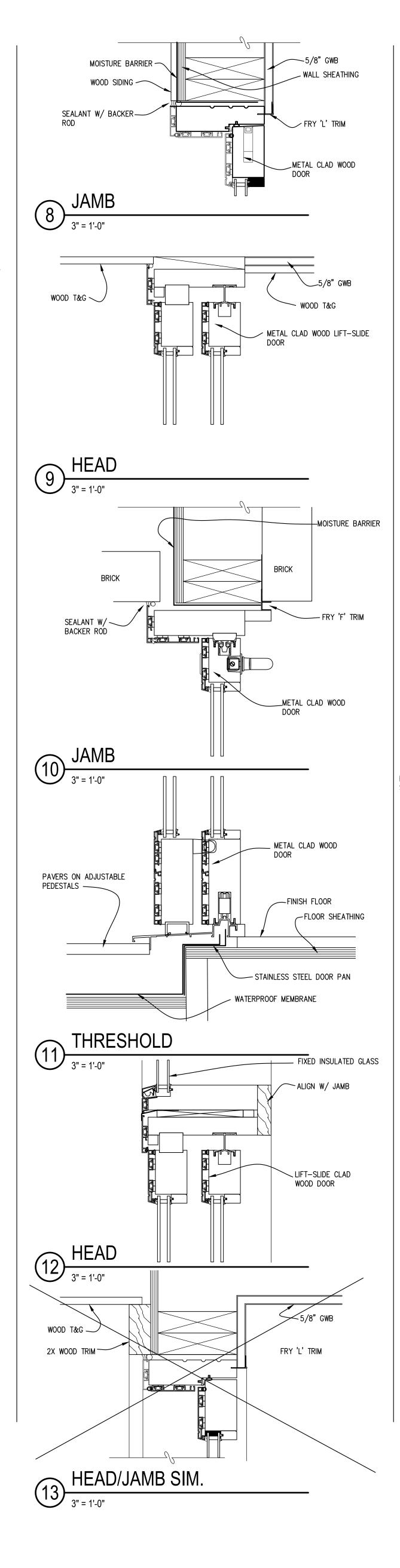
- WC6 WALL COVERING MTL: M3 LEATHER DISTR: KELLY FORSLUND MFR: JERRY PAIR PATTERN: HIDE PARK
 - REPEAT: LEATHER COLOR: 3015-12 NORFOLK HIDE SIZE: 50 SQ. FT.
- CEILINGS
- C1 GYPSUM DRYWALL MTL: 5/8" TYPE 'X' GYPSUM DRYWALL MFR: ÚSG OR EQUAL FINISH: LEVEL 5 SMOOTH
- C2 WOOD MTL: WESTERN RED CEDAR SHAPE: 1/2" X 3-1/2" V-GROOVE TEXTURE: SMOOTH GRADE: CLEAR
- MISCELLANEOUS
- M1 FABRIC MTL: FABRIC WALL
- MFR: ARCHITEX PATTERN: WHAT THE FRAY COLOR: SANDAL WOOD TBD
- M2 FABRIC MTL: FABRIC MFR: HOLLY HUNT OUTDOOR
- OR PERENNIALS PATTERN: TBD
- M3 LEATHER MTL: LEATHER UPHOLSTERY MFR: HOLLY HUNT PATTERN: STINGRAY
- **FINISHES**
- X1 FACTORY FINISH P1 – PAINT
- MTL: ACRYLIC LATEX PAINT MFR: COLOR:
- SHEEN: P2 – PAINT
- MTL: ACRYLIC LATEX PAINT MFR: COLOR:
- SHEEN:
- S1 SEALER MTL: WATERBORNE DENSE STONE SEALER MFR: STAIN PROOF
- S2 SEALER MTL: PREMIUM IMPREGNATING SEALER MFR: STAIN-PROOF
- ST1 STAIN MTL: - INTERIOR STAIN MFR: - DALY'S

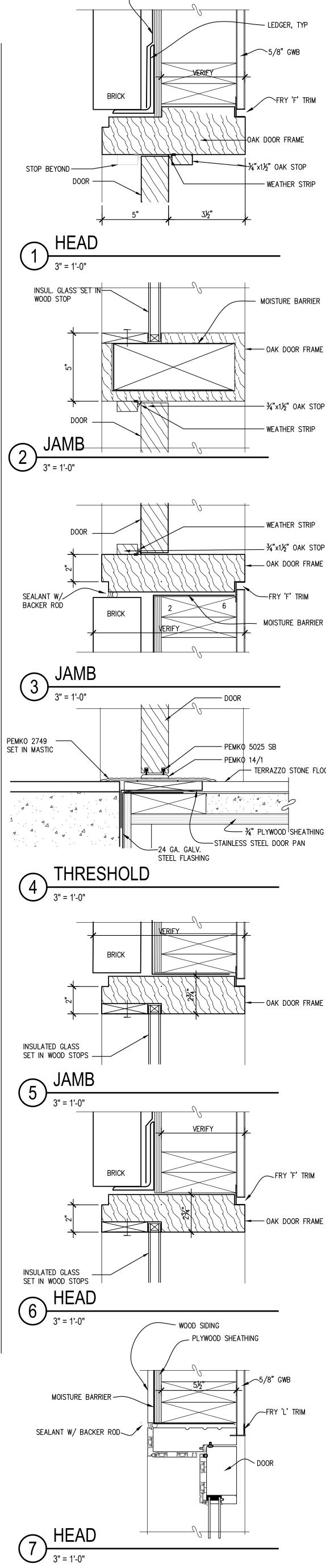






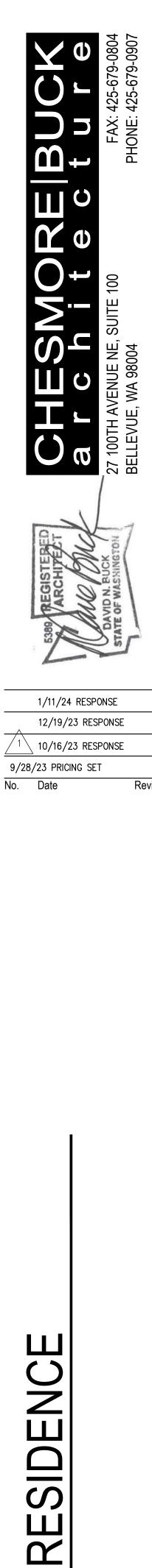






- TERRAZZO STONE FLOORING

- OAK DOOR FRAME





98040

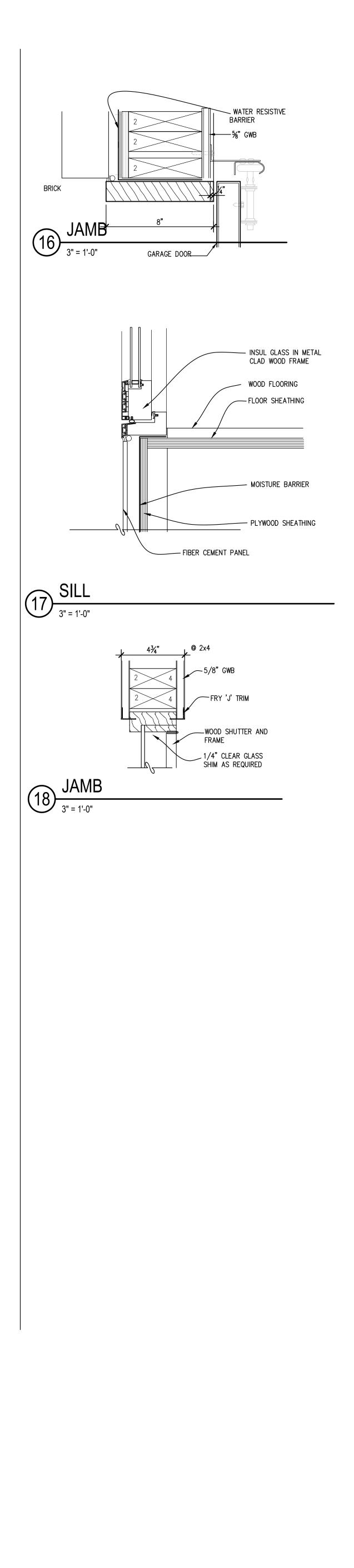
DETAILS

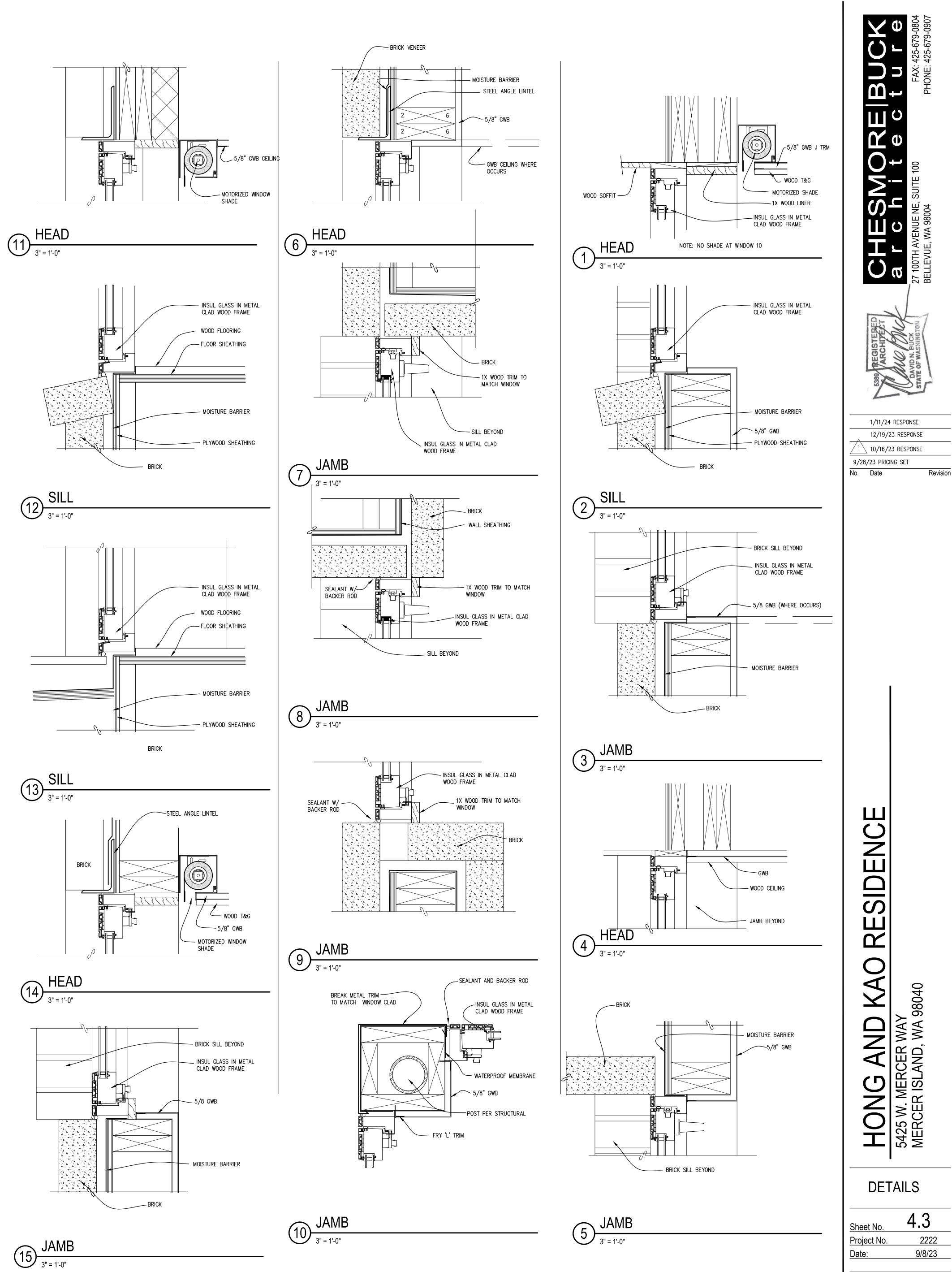
Sheet No. Project No. Date:

4.2

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9/8/23



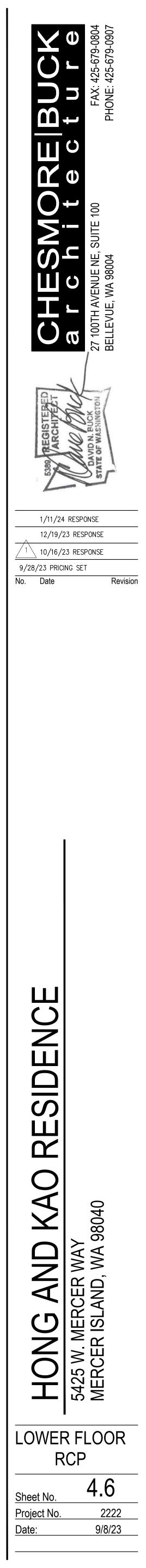


5 JAMB 3" = 1'-0"

Project No. Date:

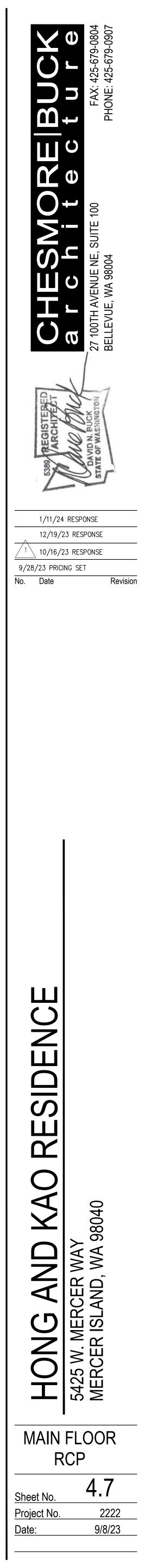
Xref C:\User





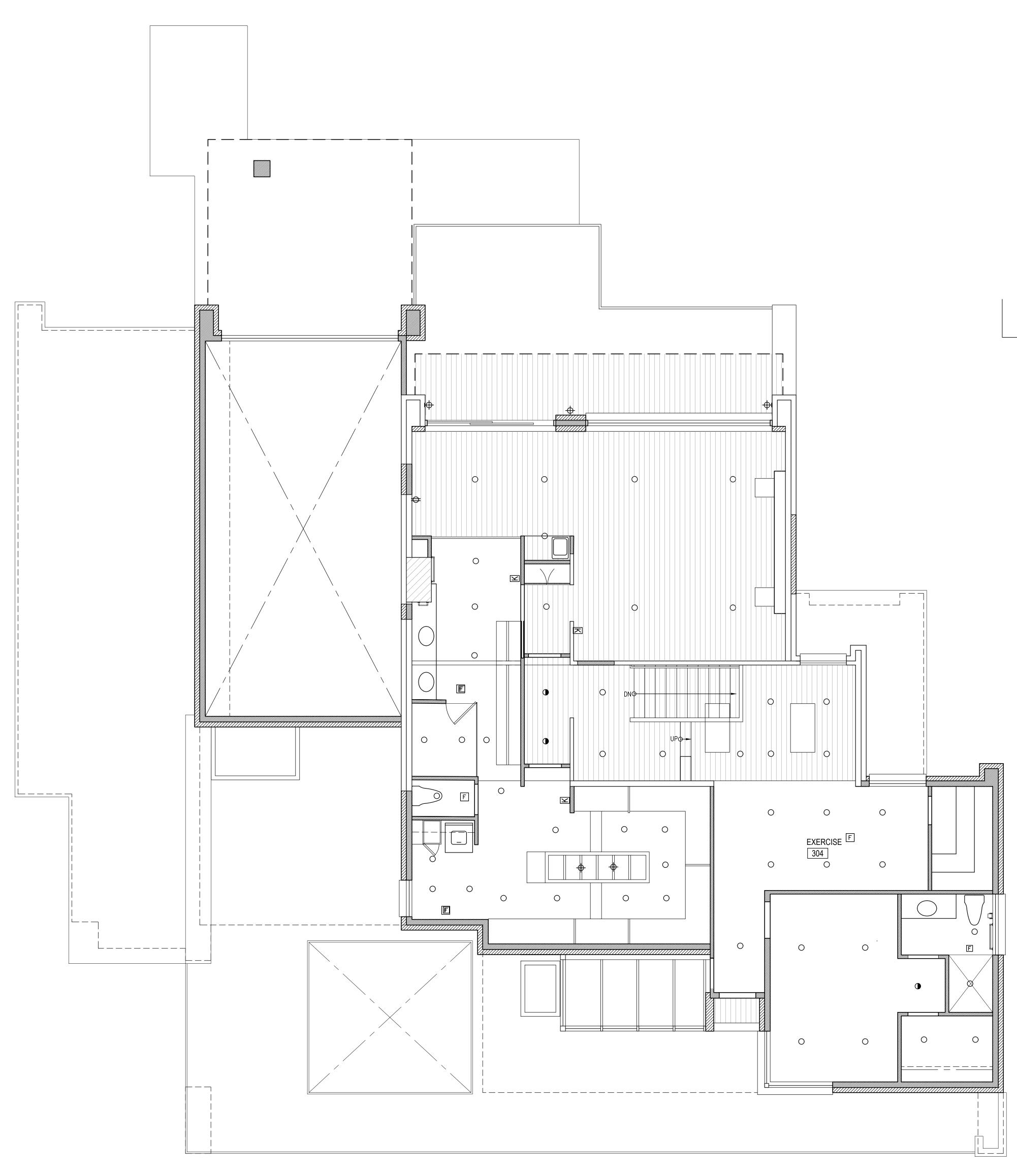
Xref C:\Users\Eric\Desktop\X-GRID.dwg





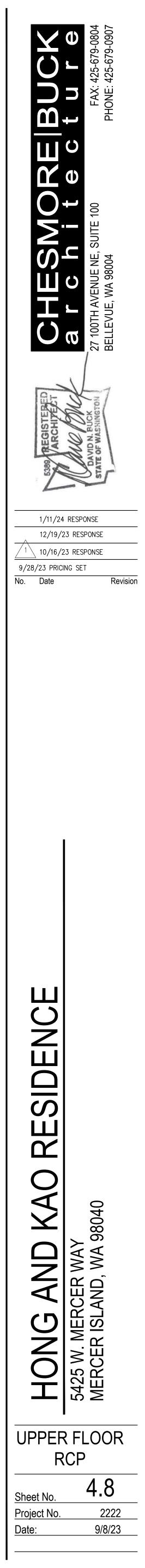
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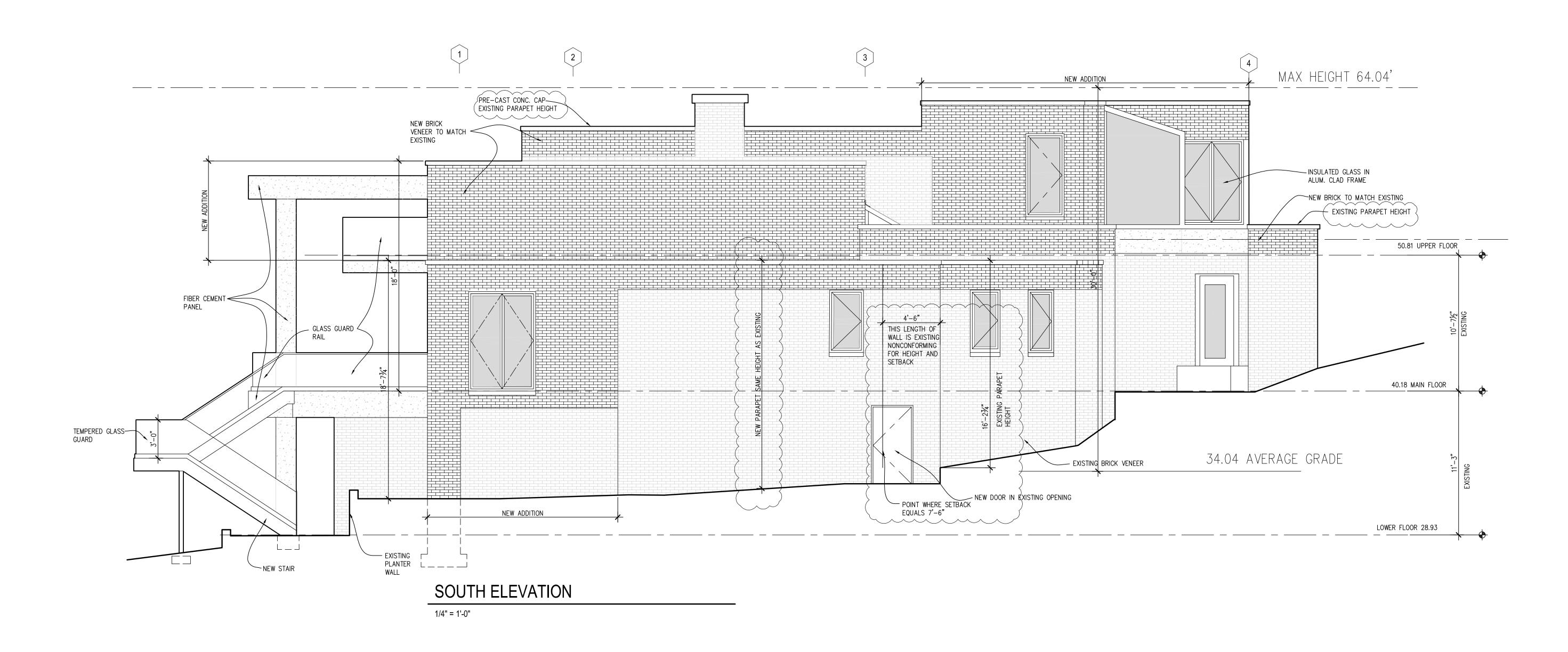
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^{1/4&}quot; = 1'-0"

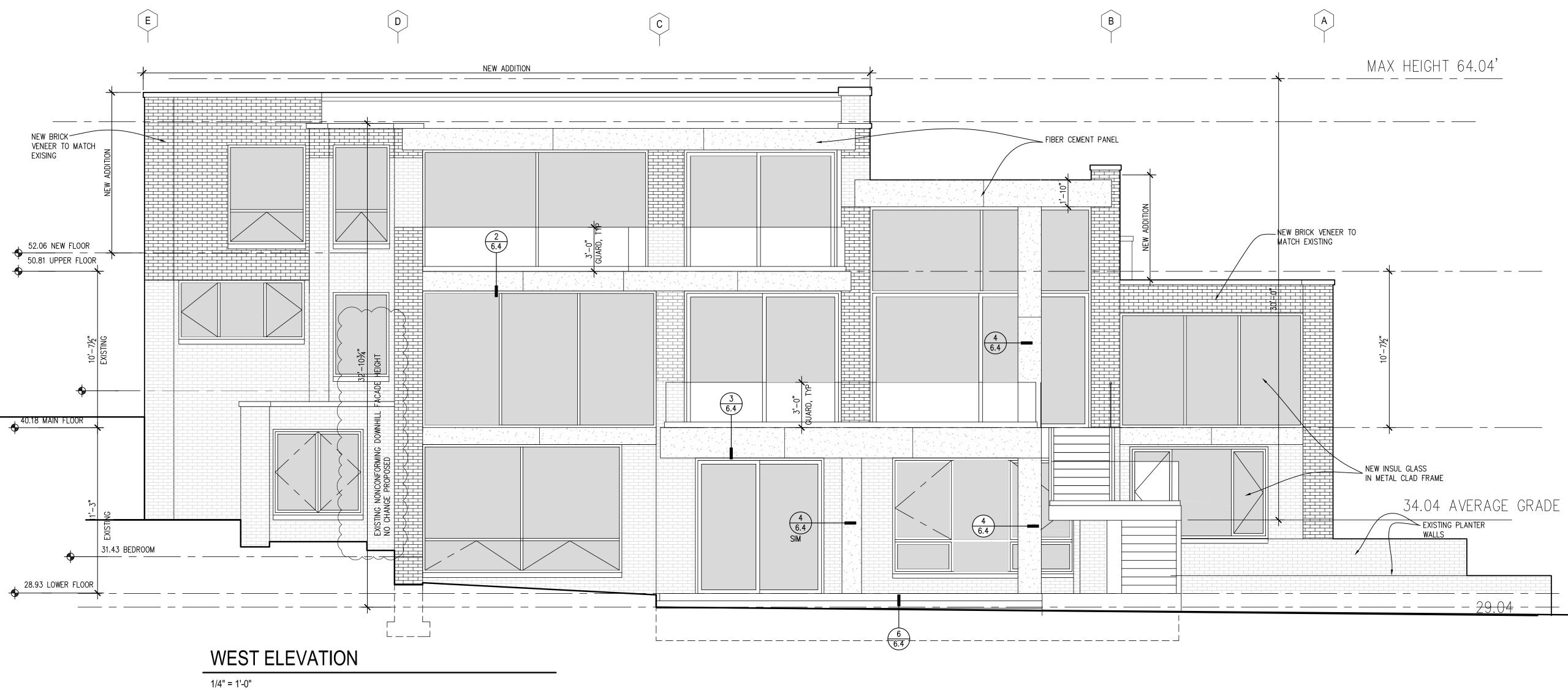
UPPER FLOOR REFLECTED CEILING PLAN



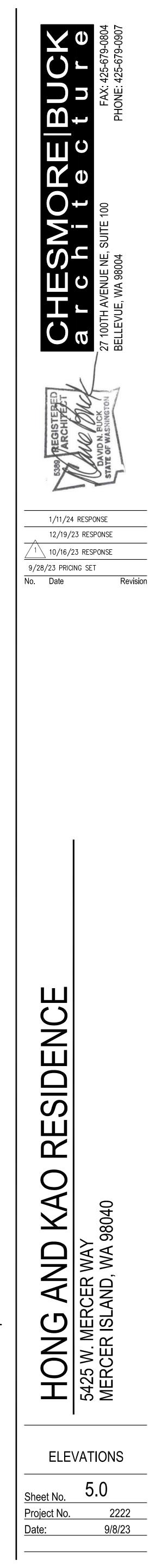


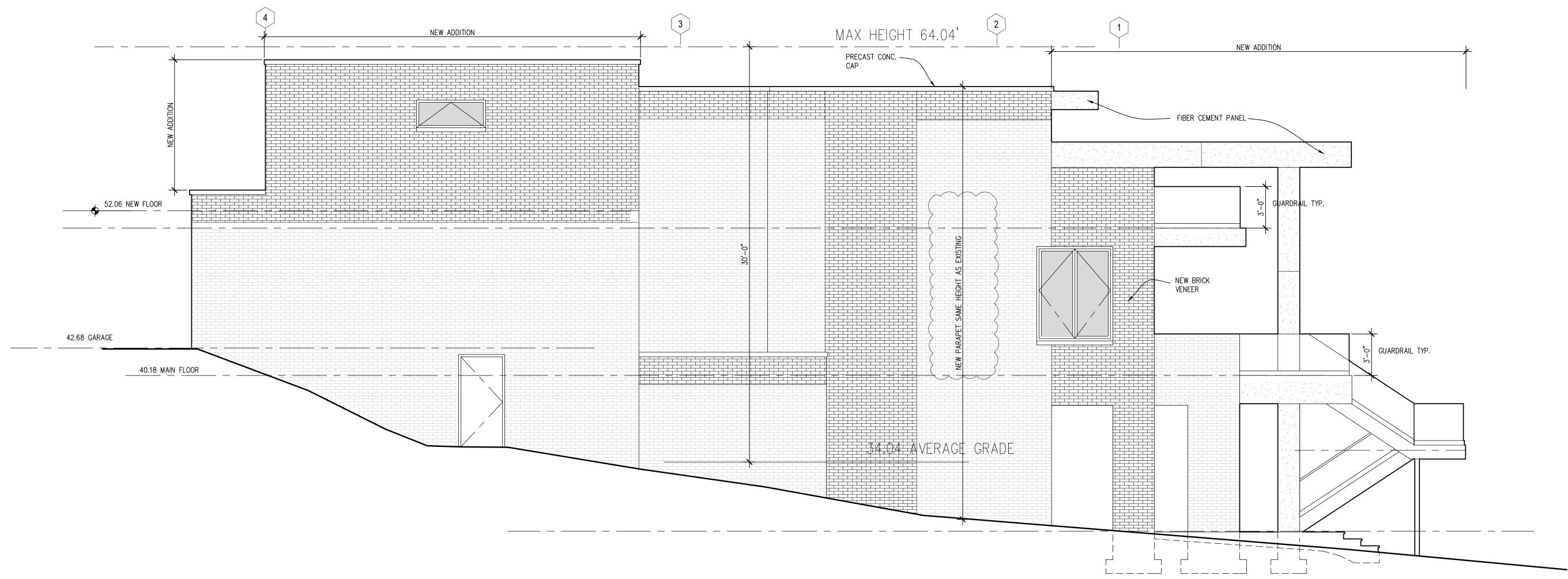
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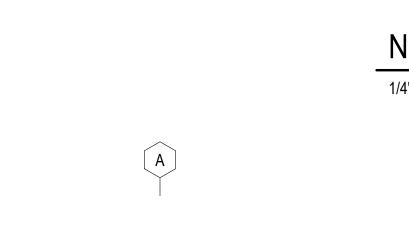
40.18 MAIN FLOOR

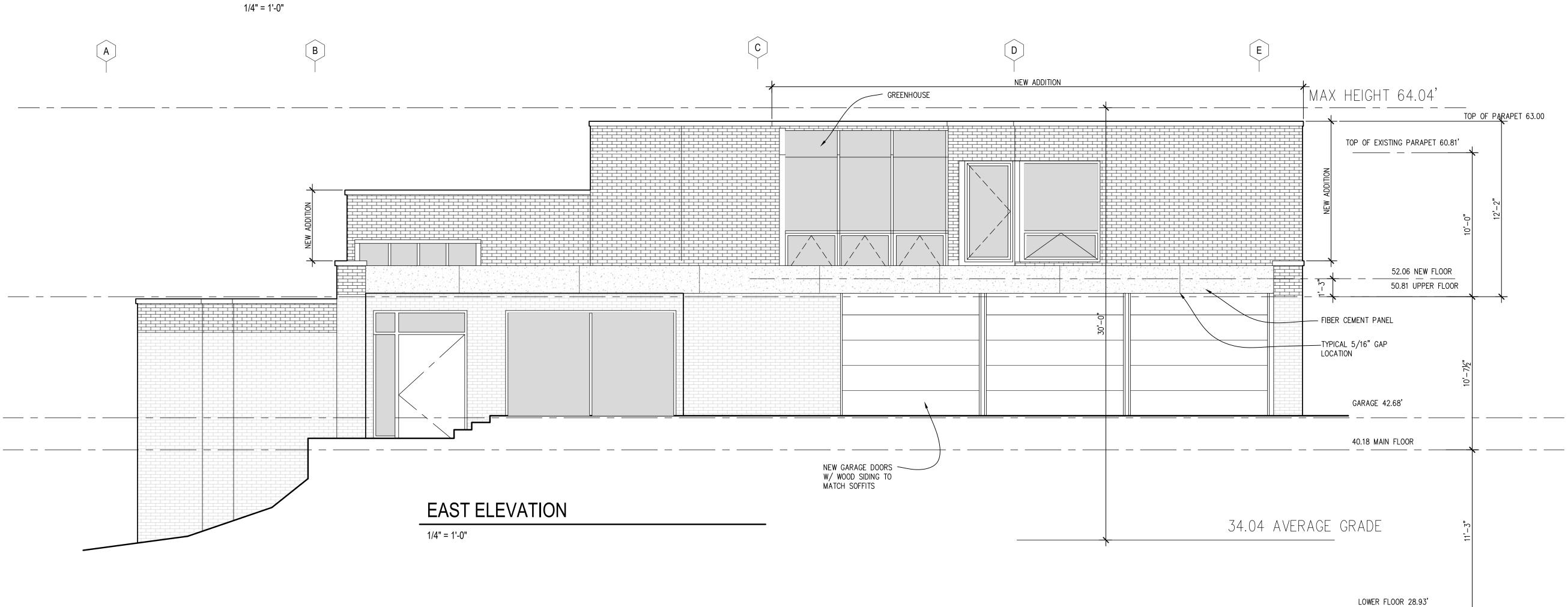




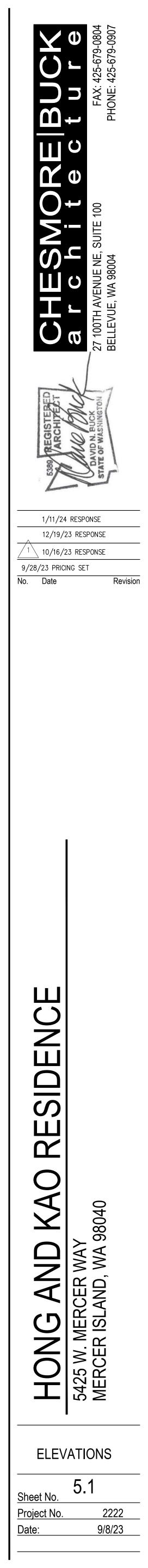


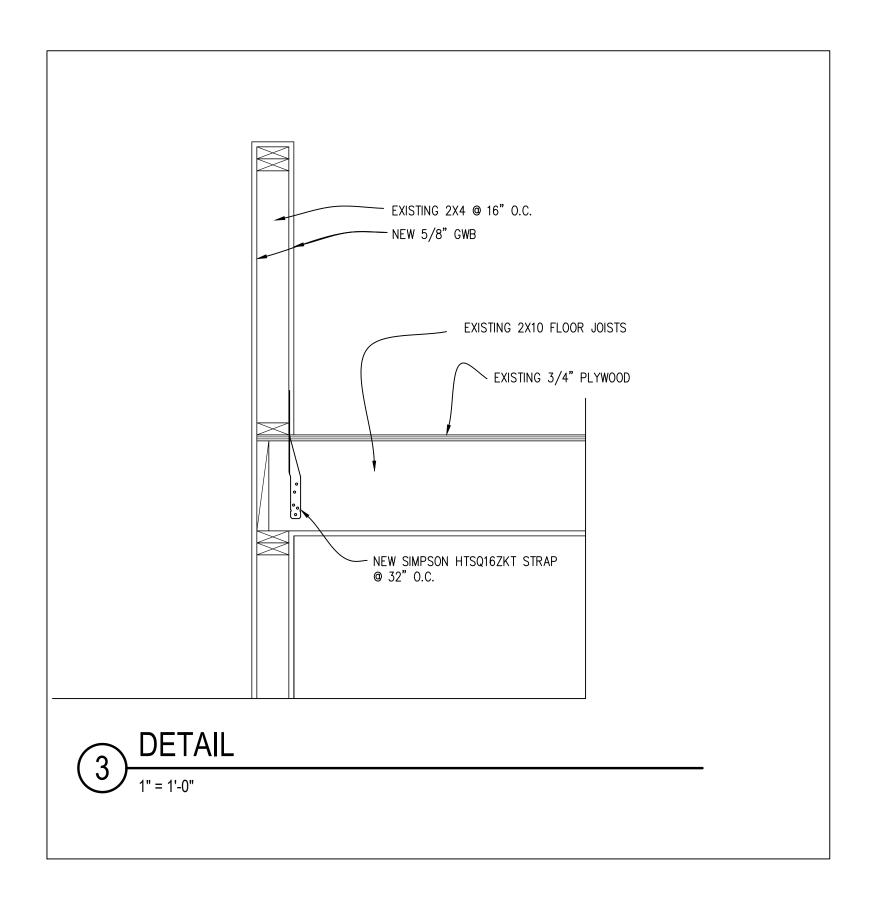


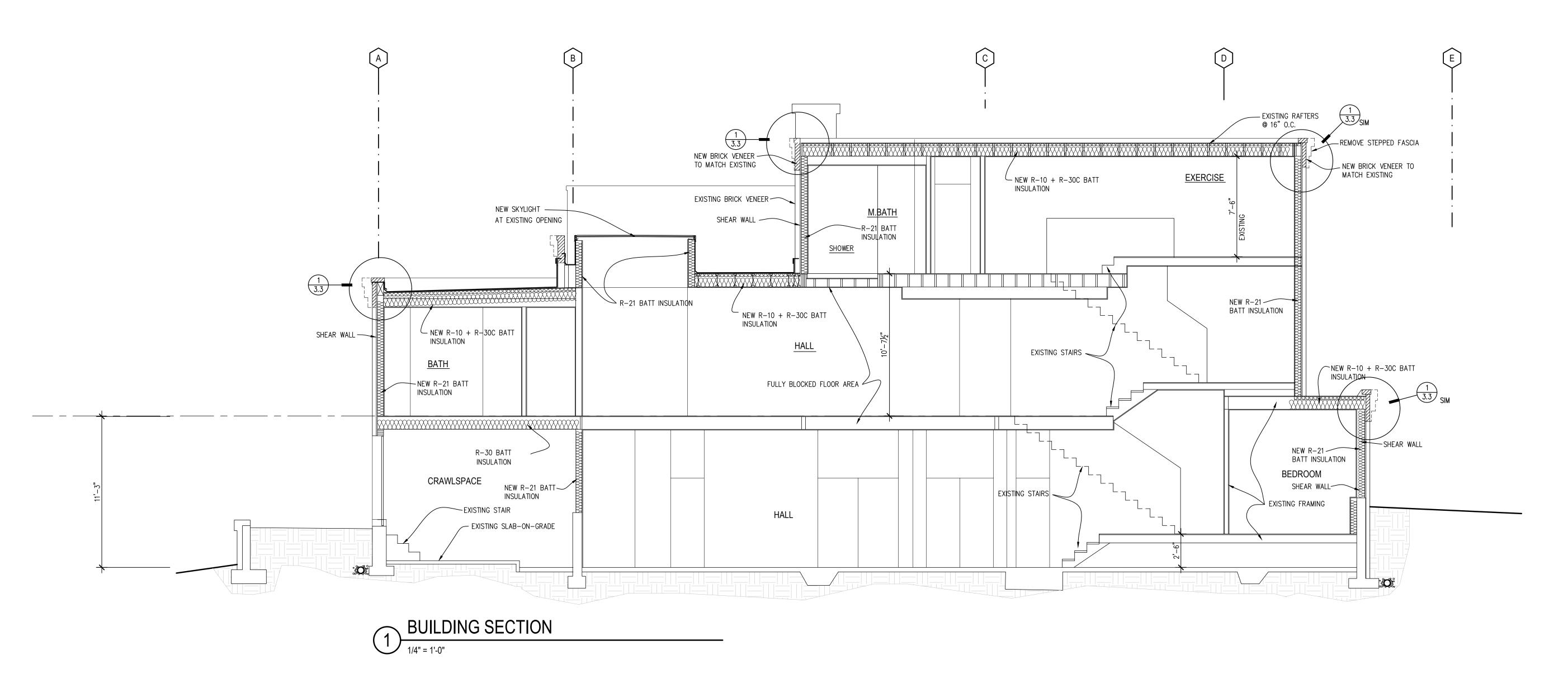


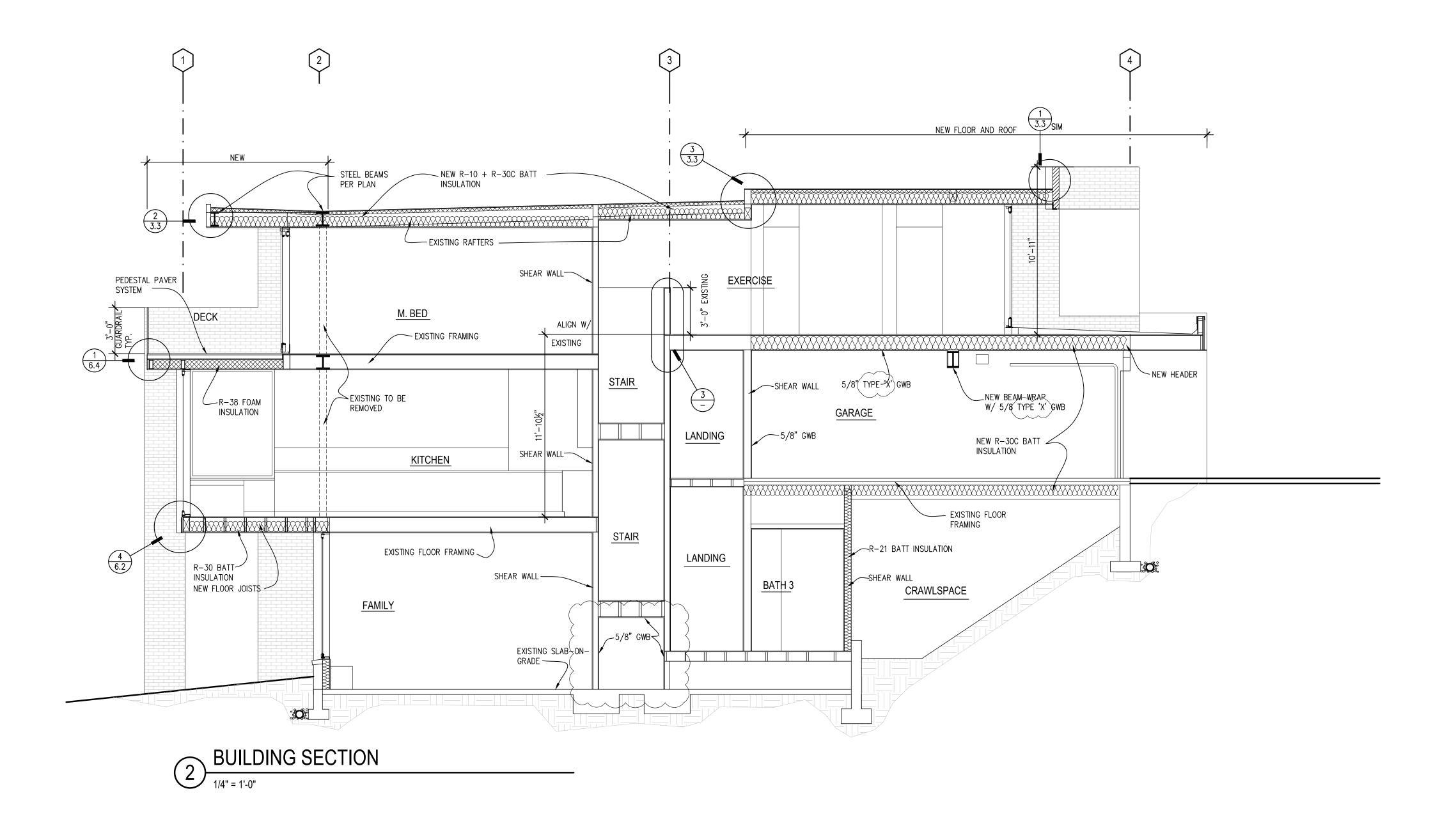


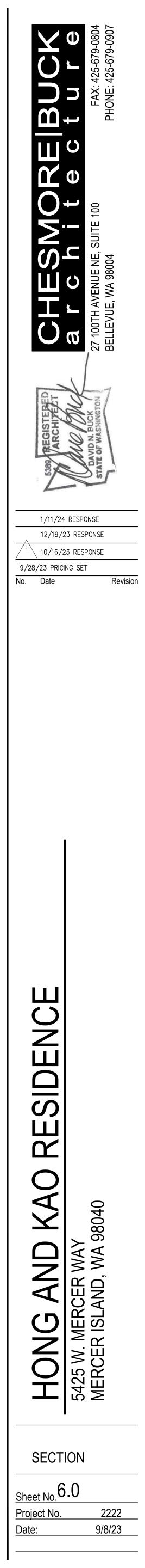
NORTH ELEVATION

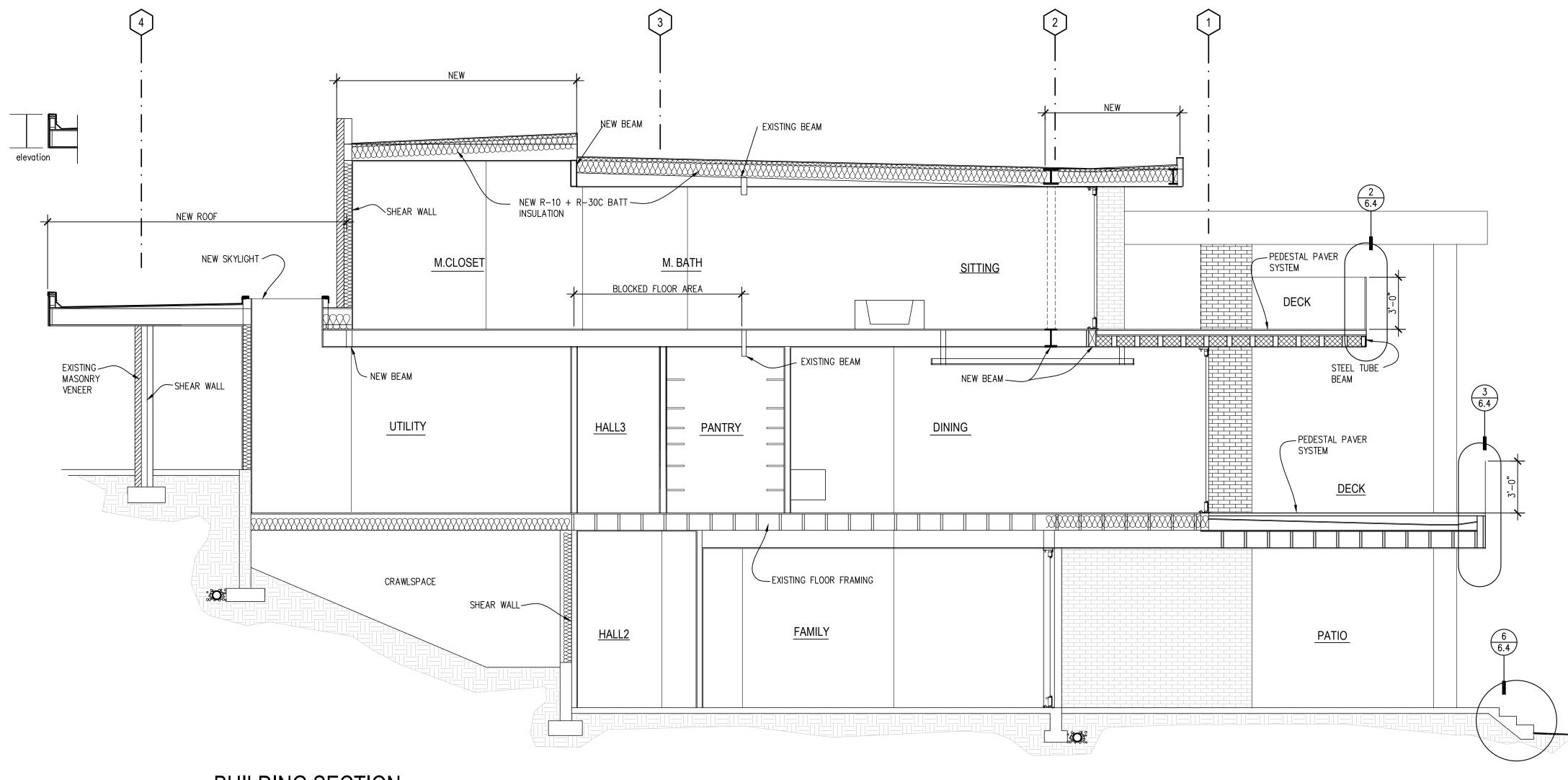




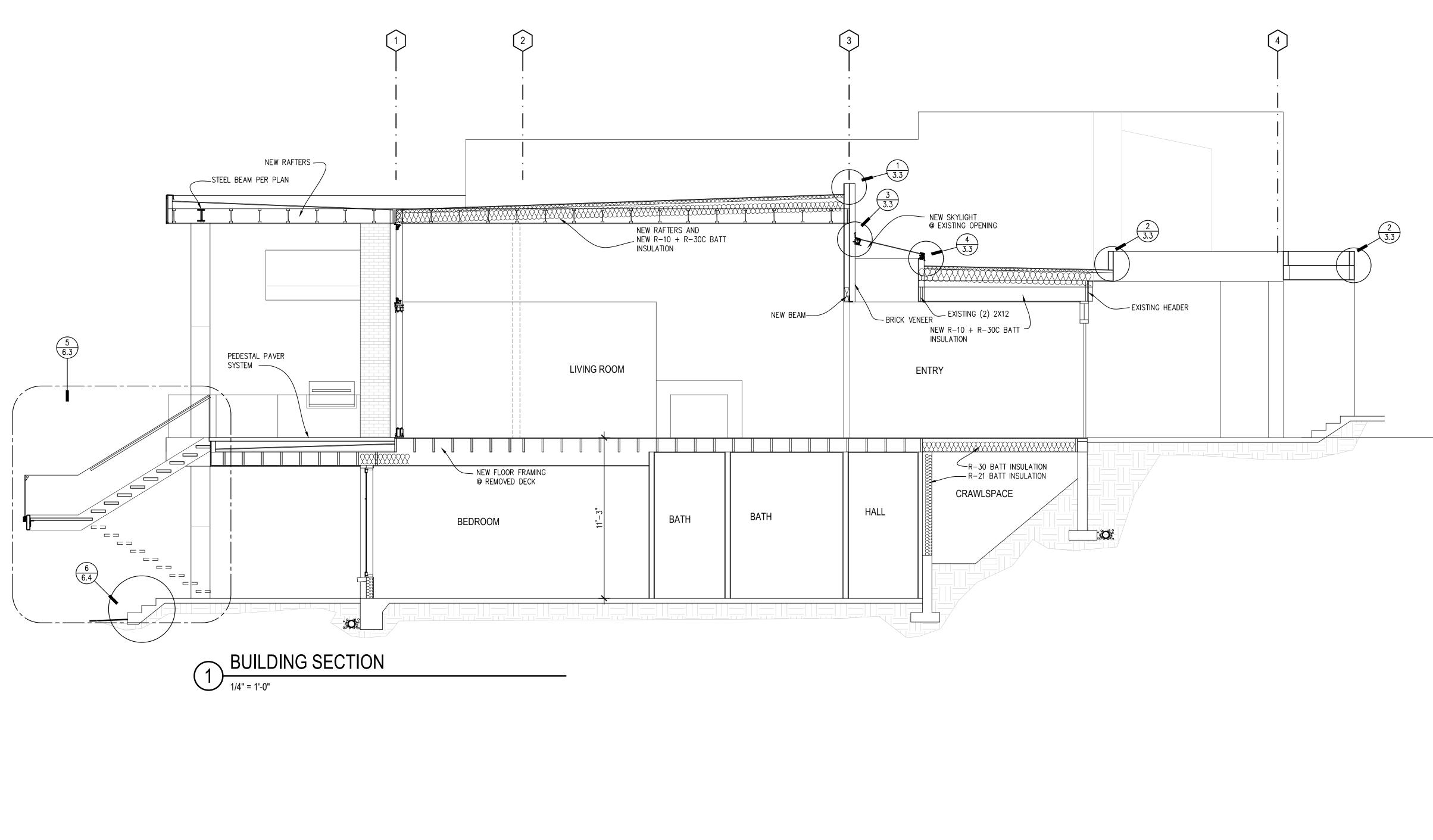


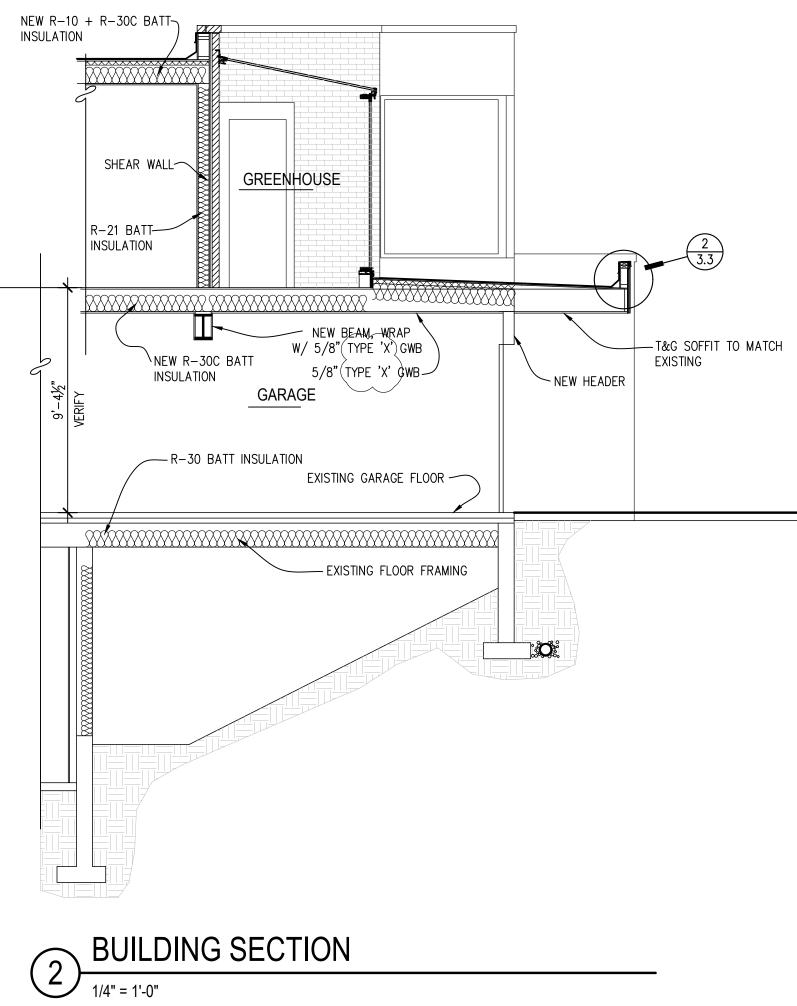


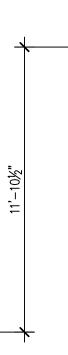










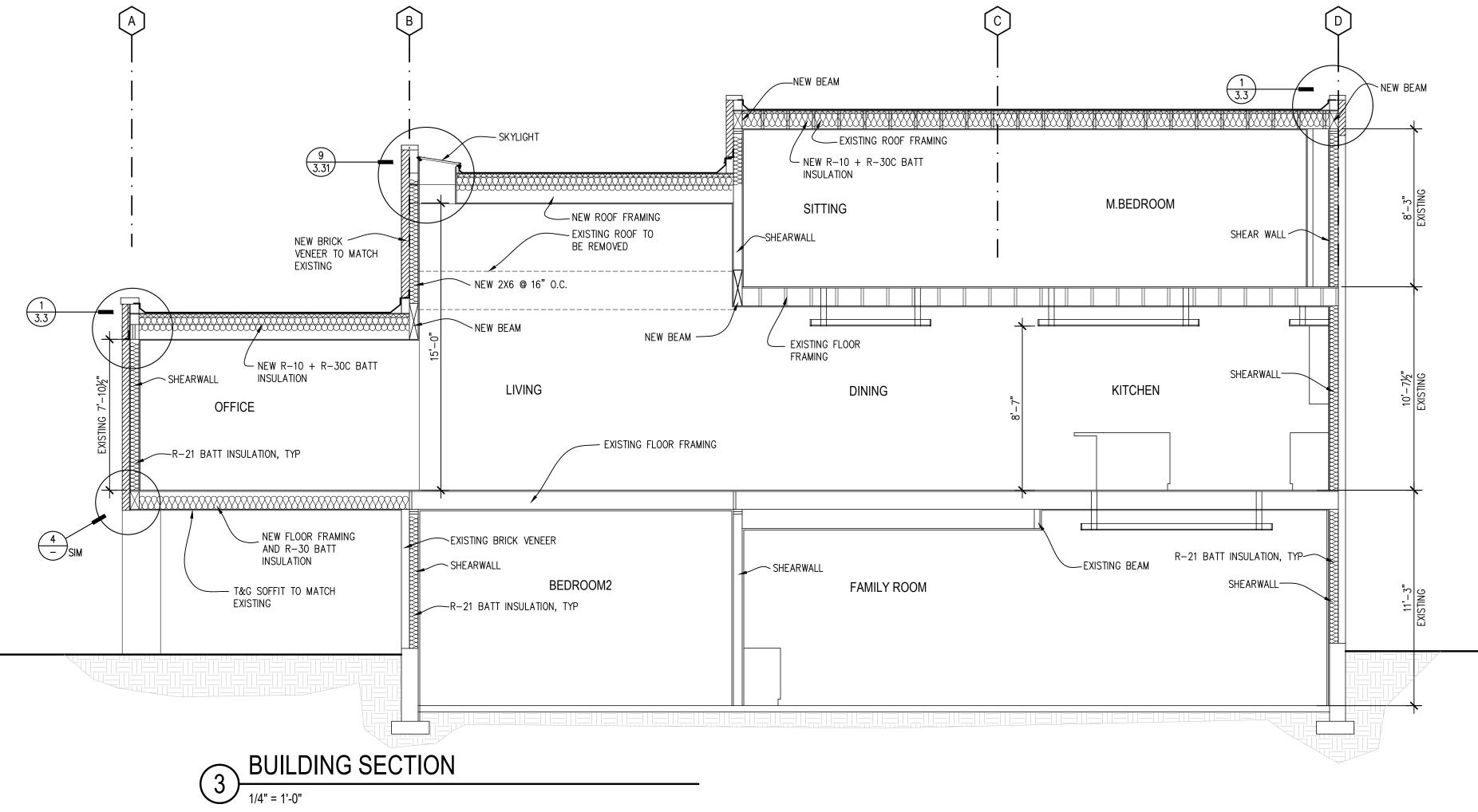


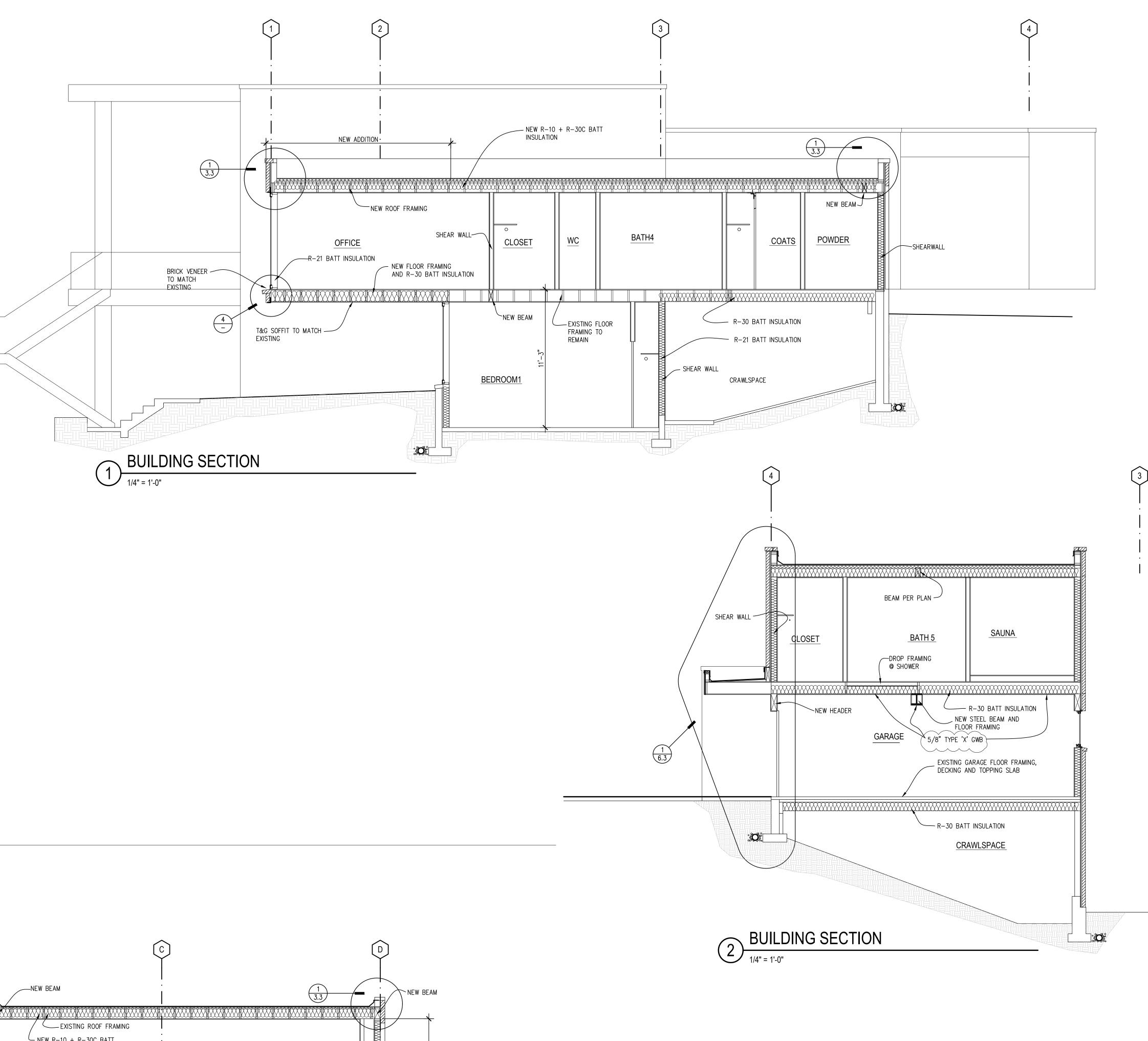


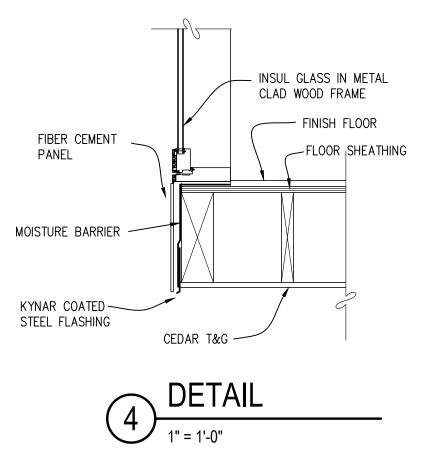
SECTION

<u>Sheet No.</u> 6.1 Project No. Date:

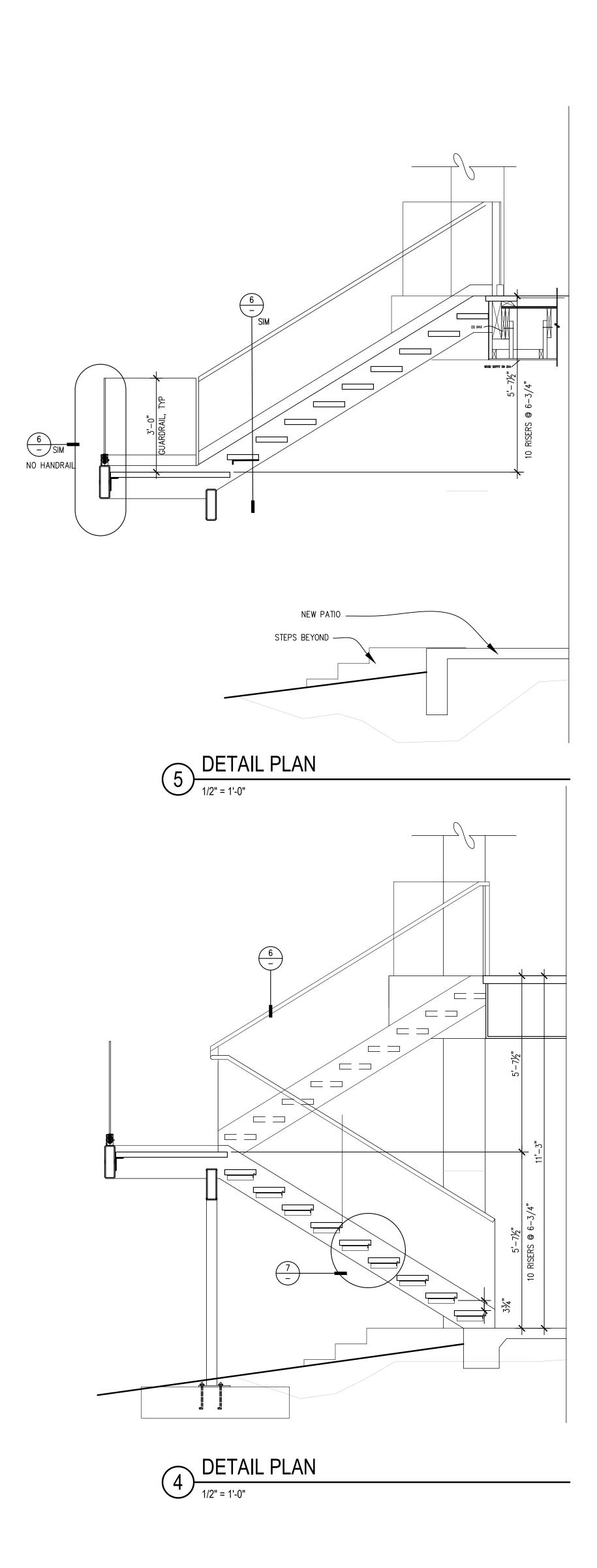
2222 9/8/23

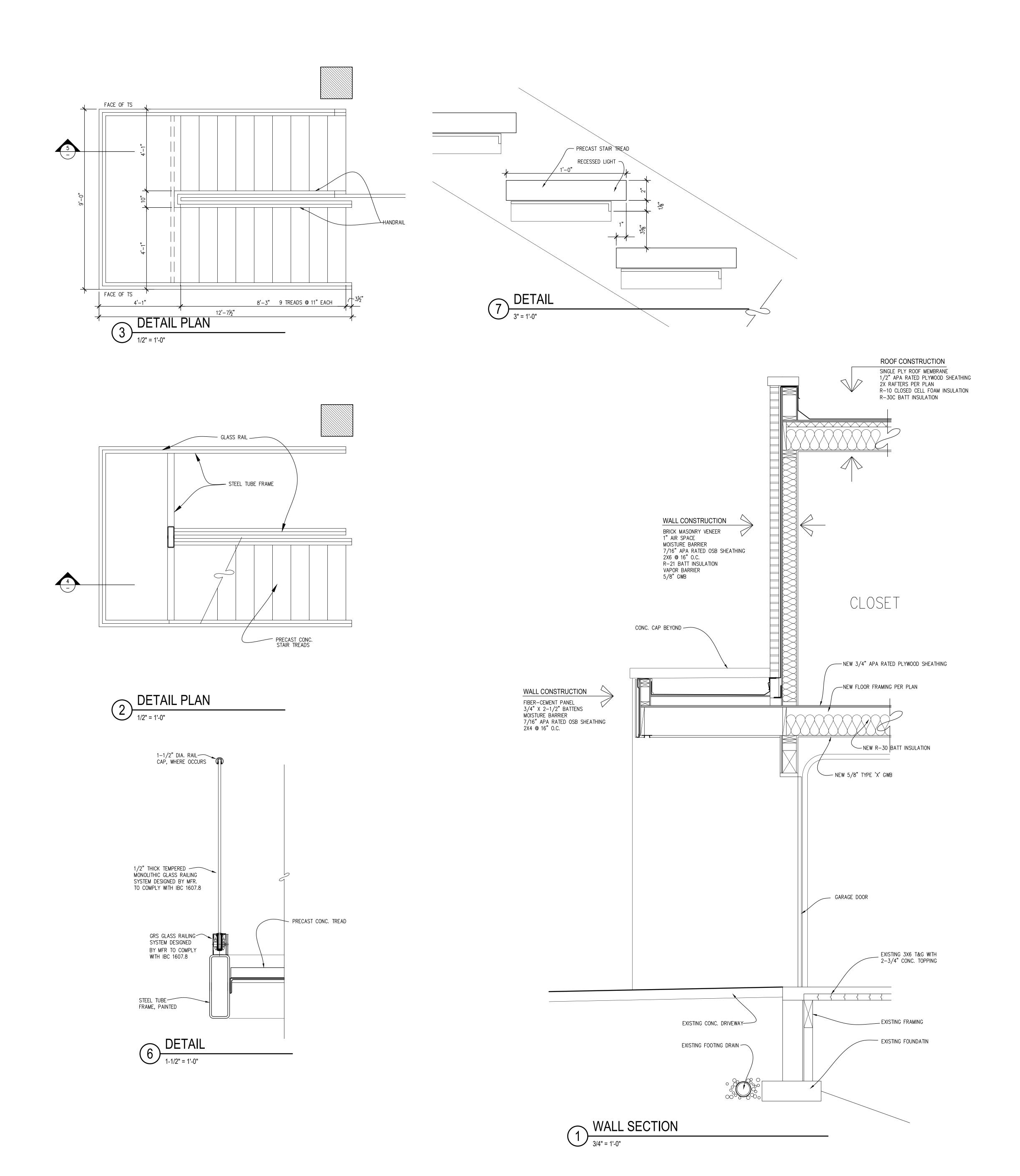


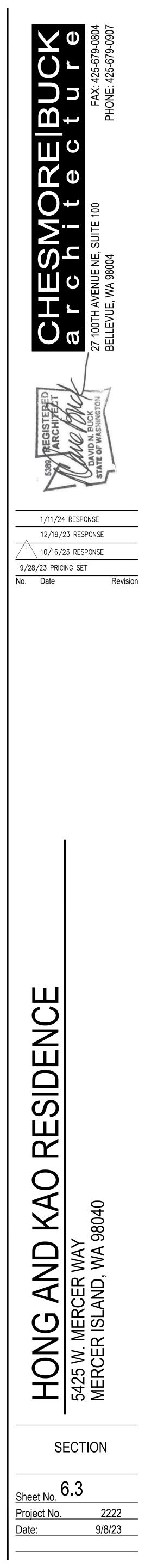


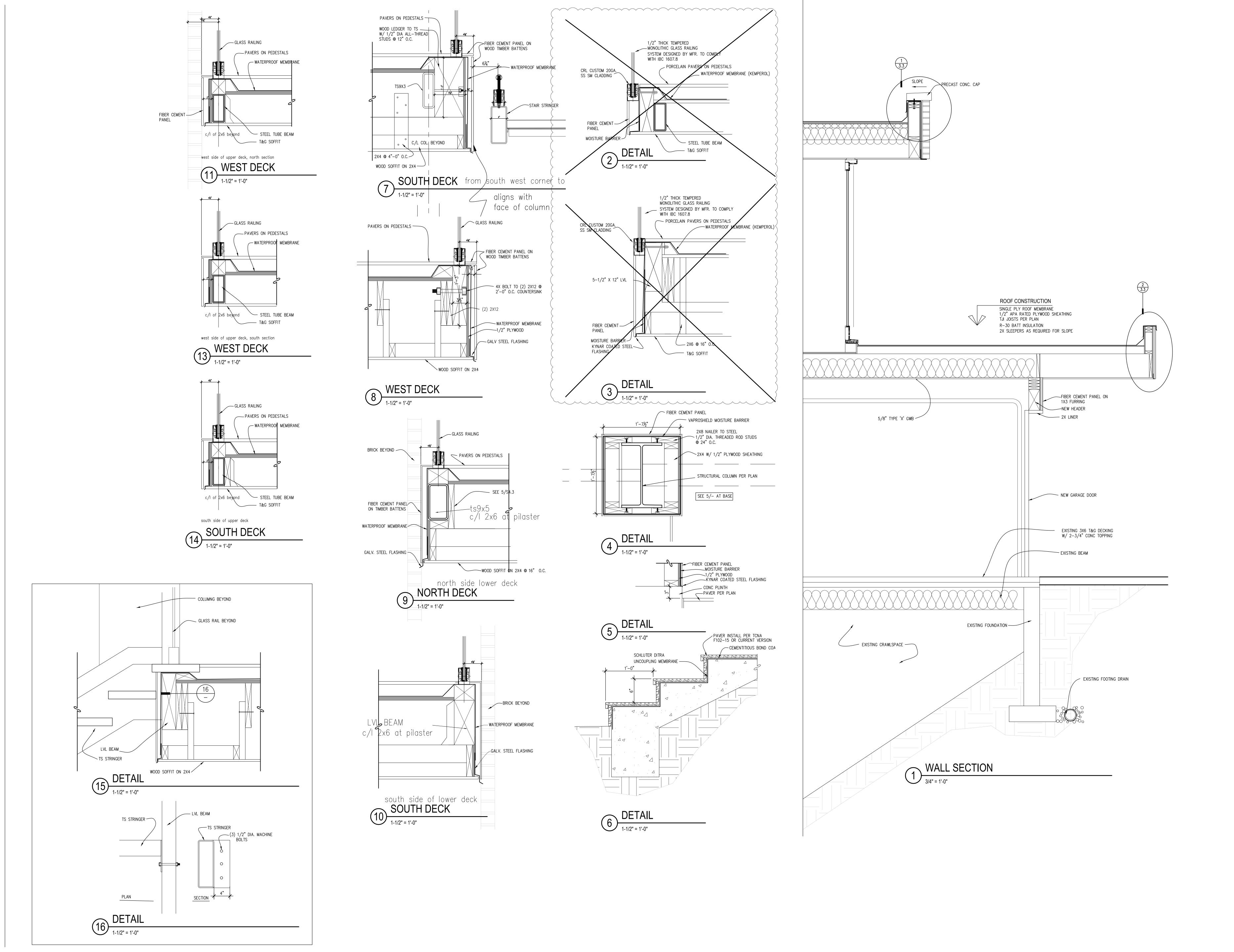


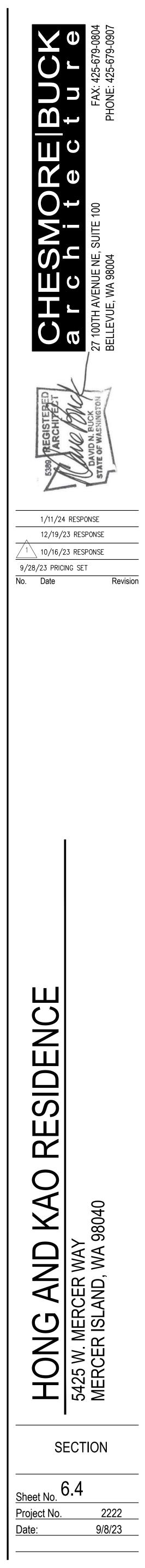


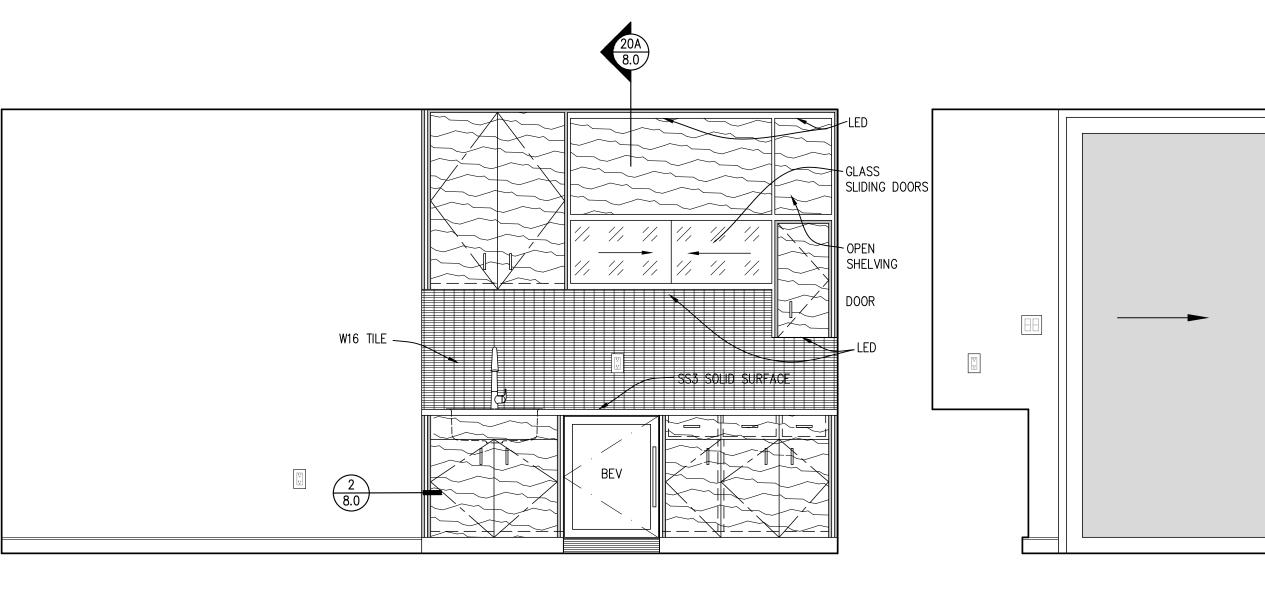




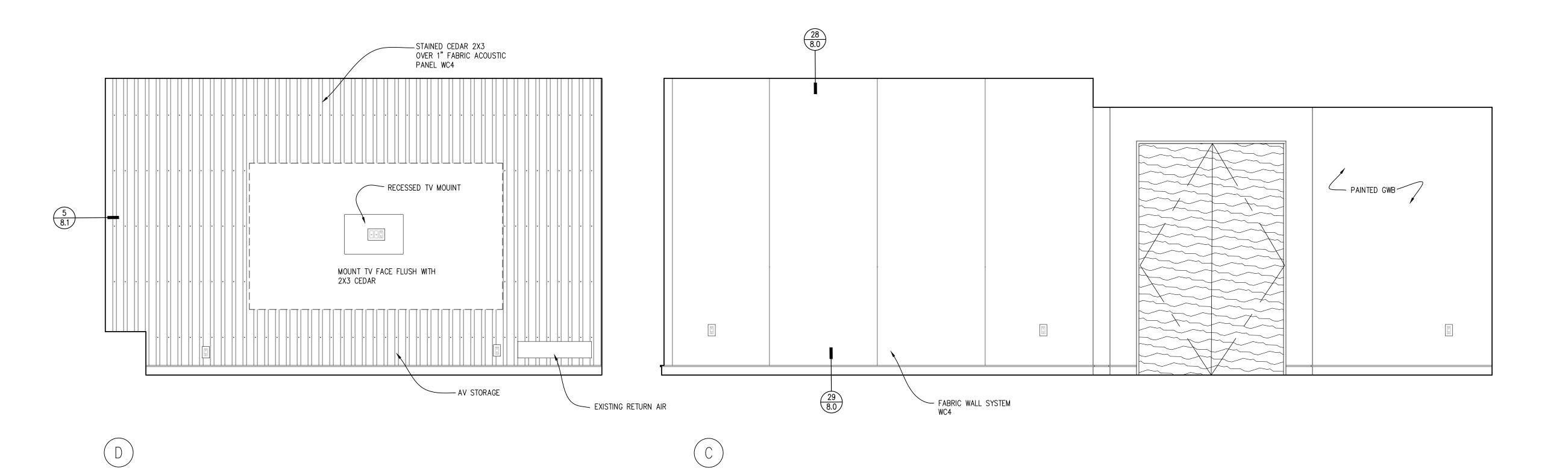


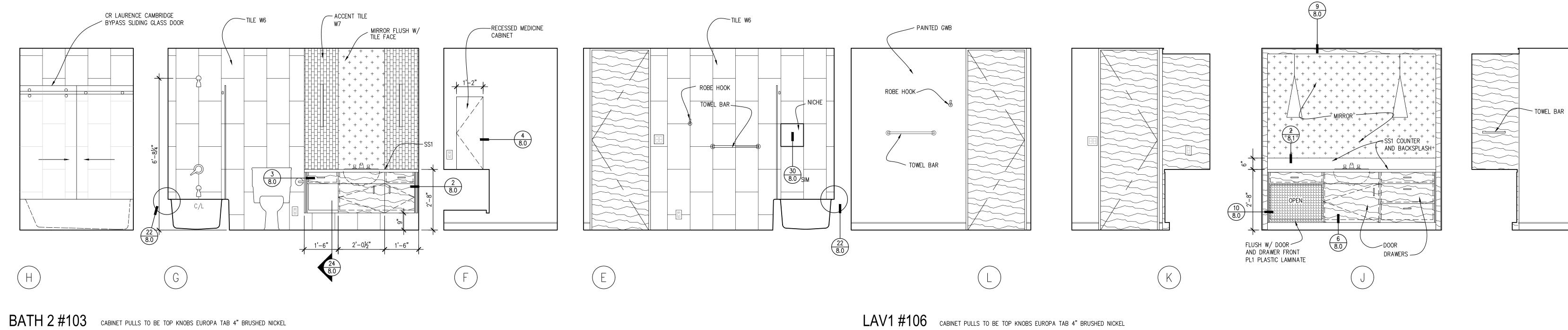












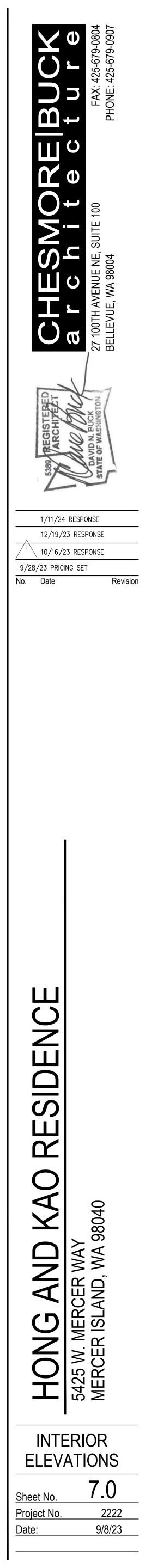
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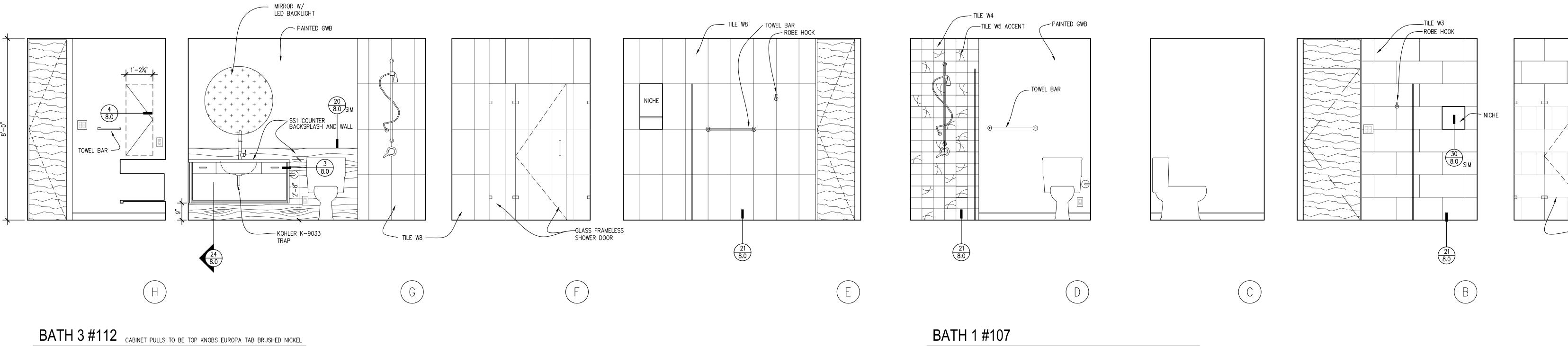
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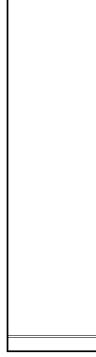
FAMILY ROOM #100 CABINET PULLS TO BE TOP KNOBS EUROPA TAB 4" ASH GRAY SLIDING GLASS DOOR PULLS TO BE TOP KNOBS 1.25" HARTRIDGE KNOB ASH GRAY

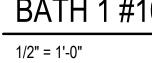
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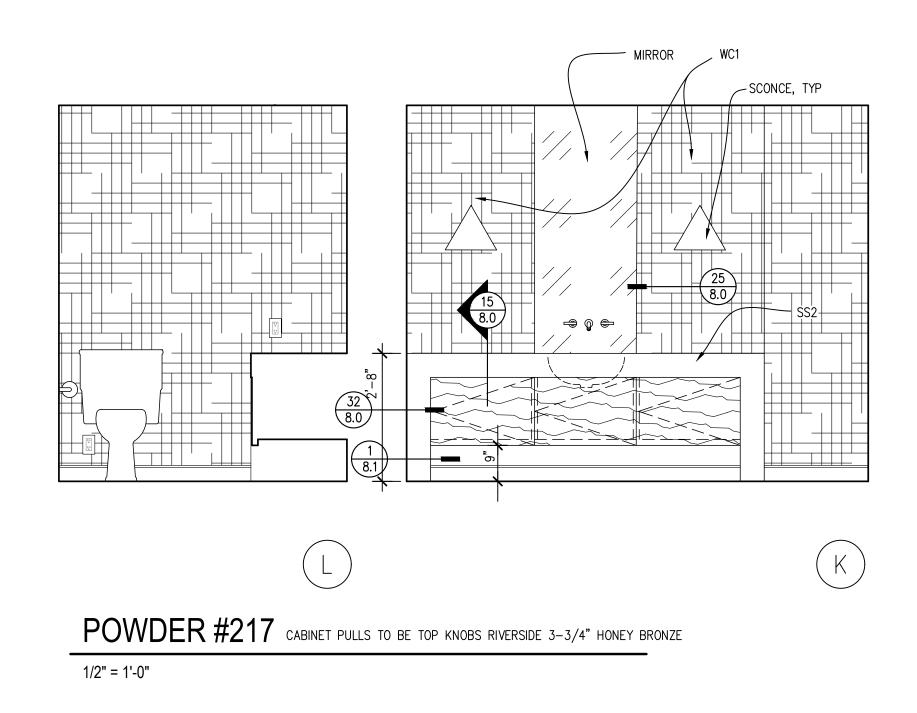


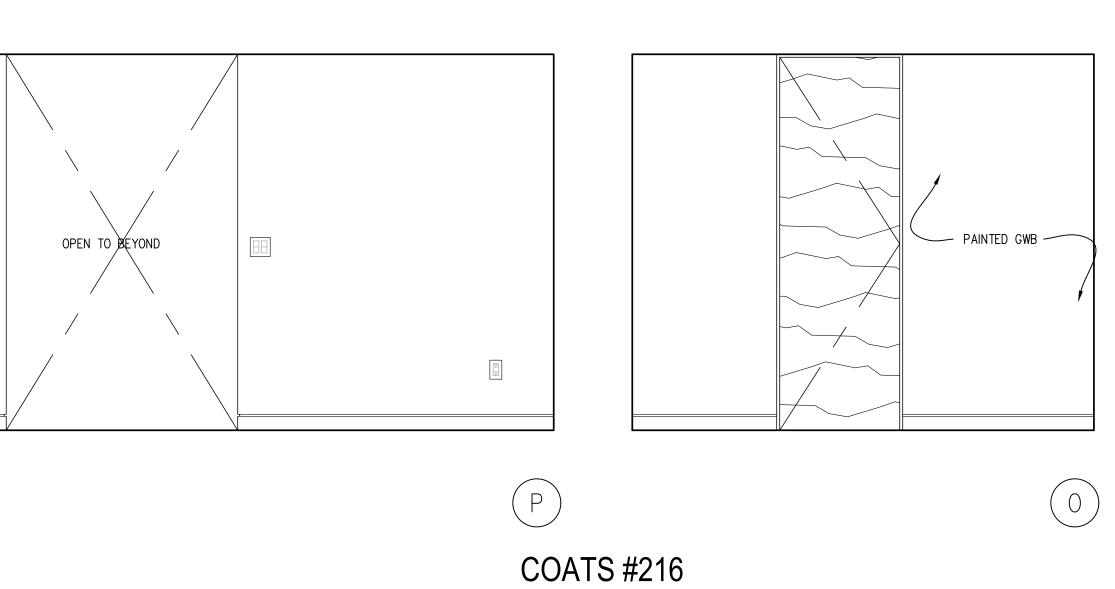


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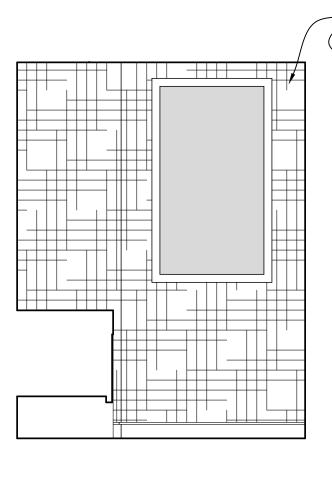




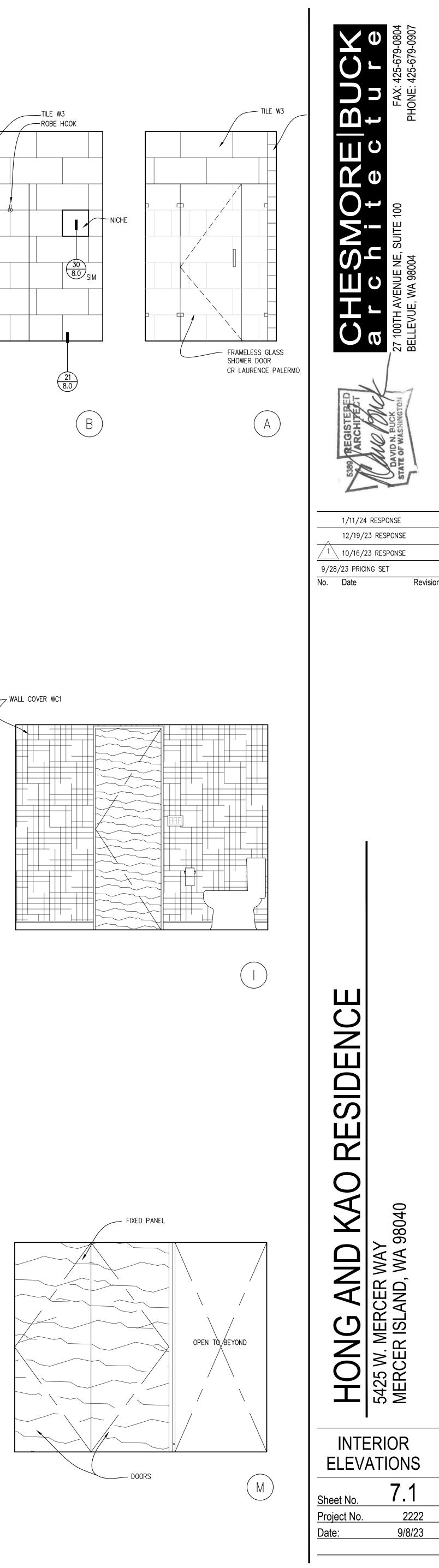


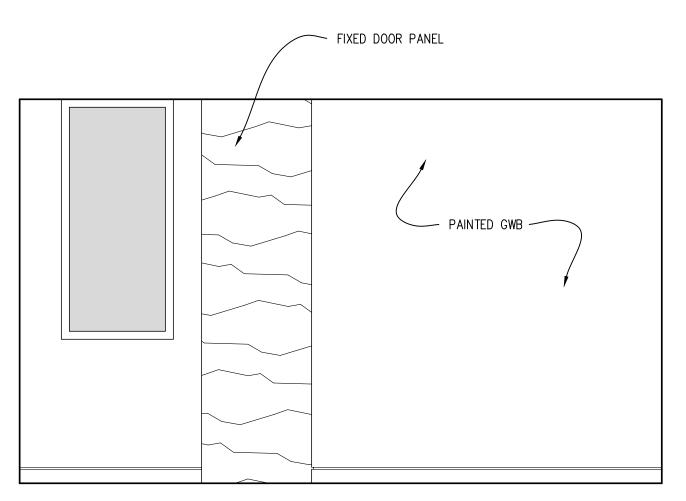


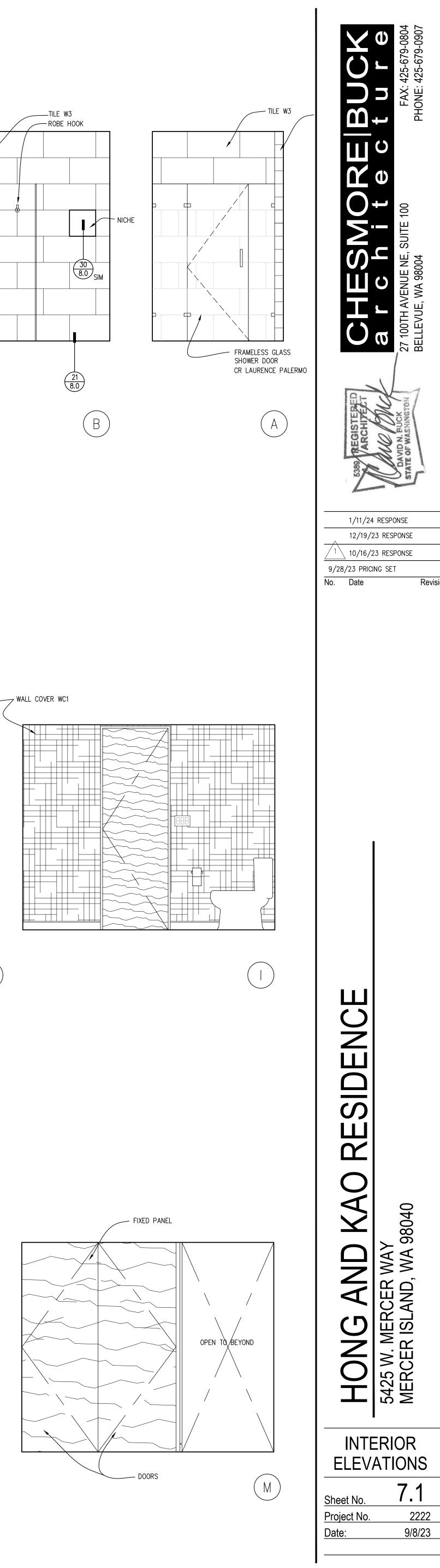
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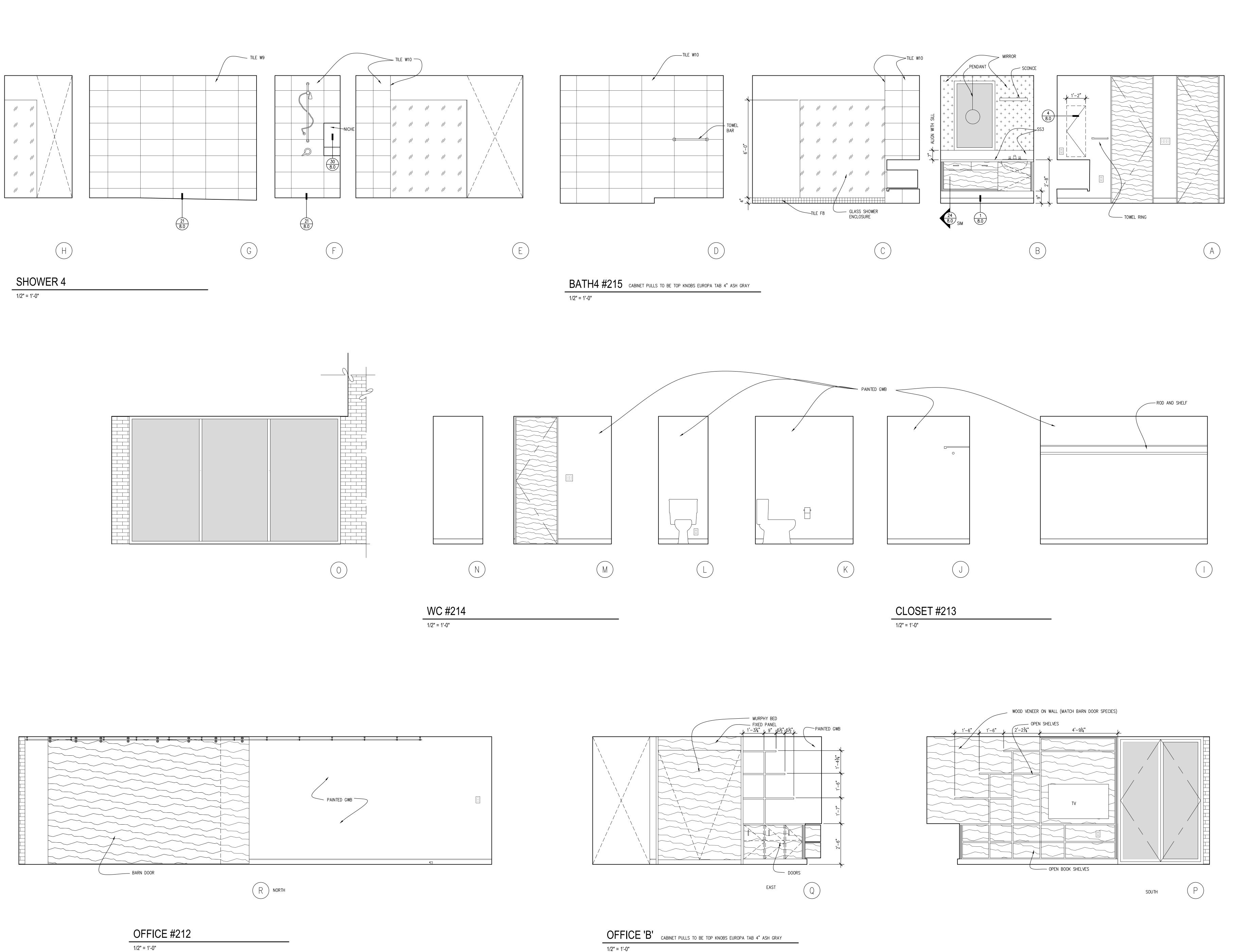


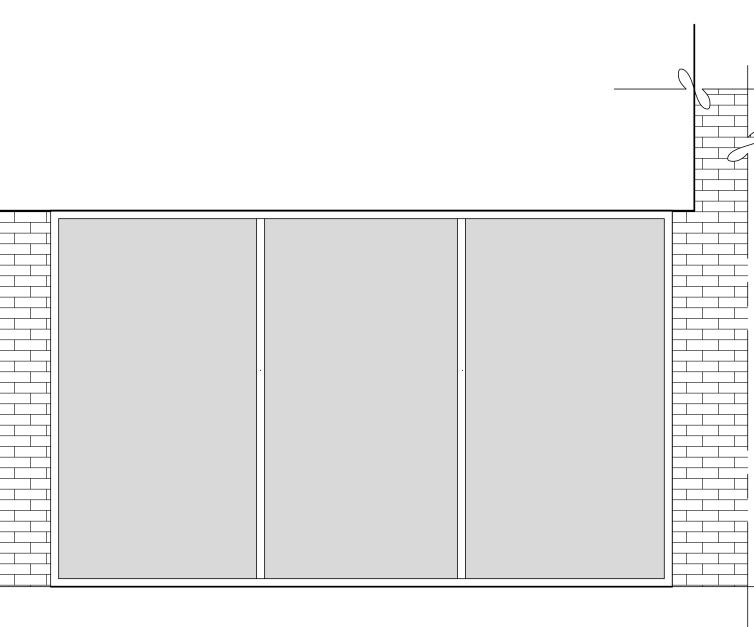
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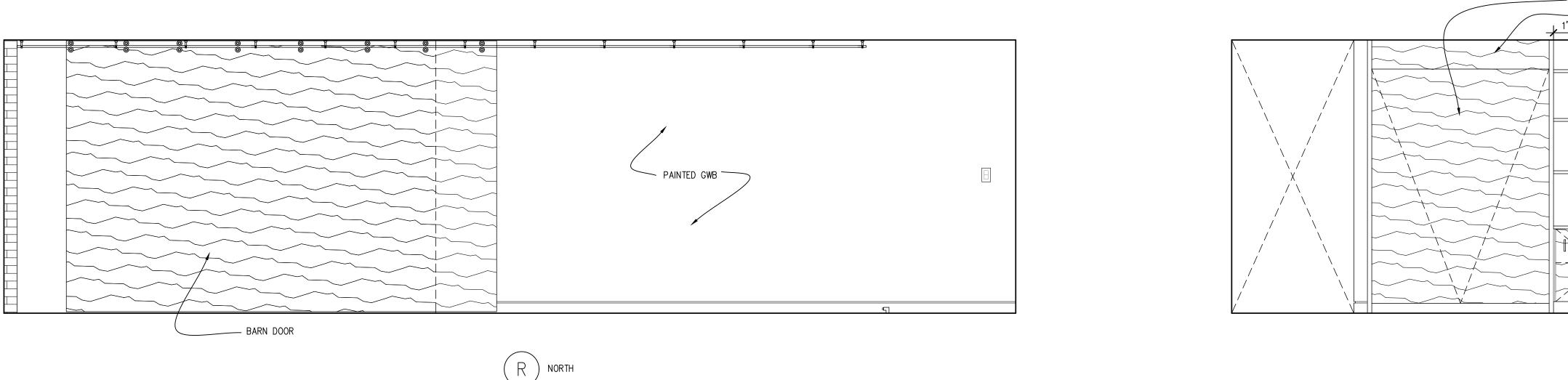


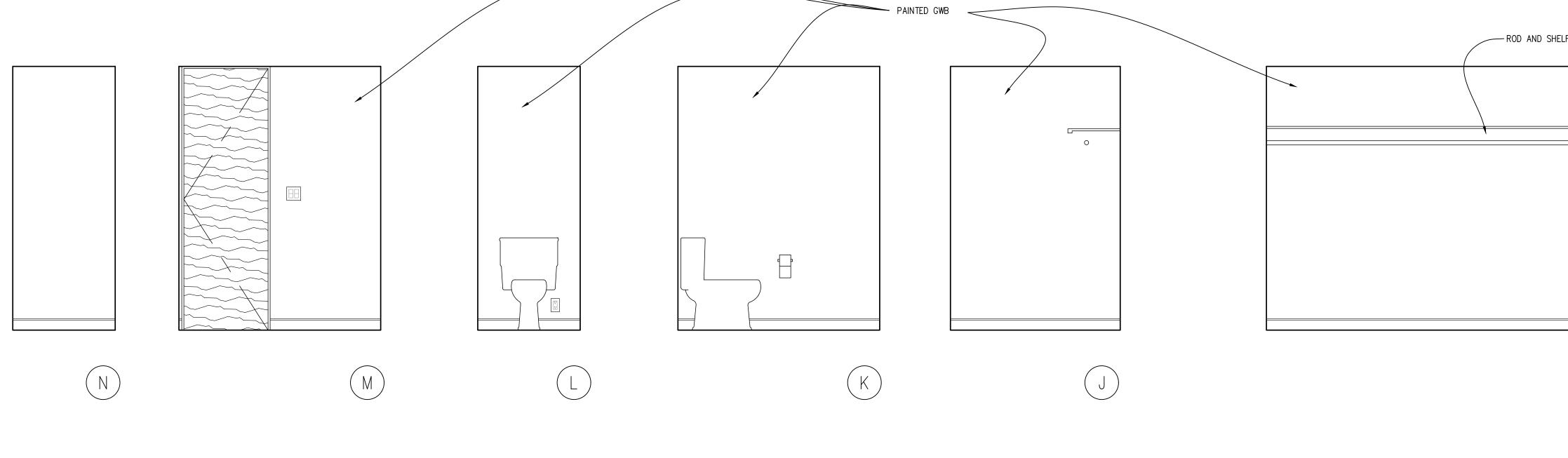


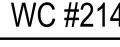




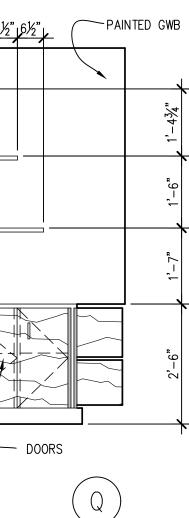


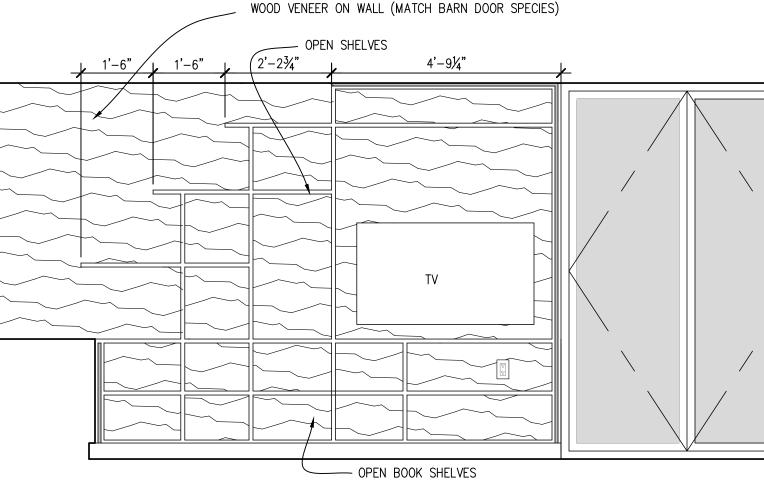


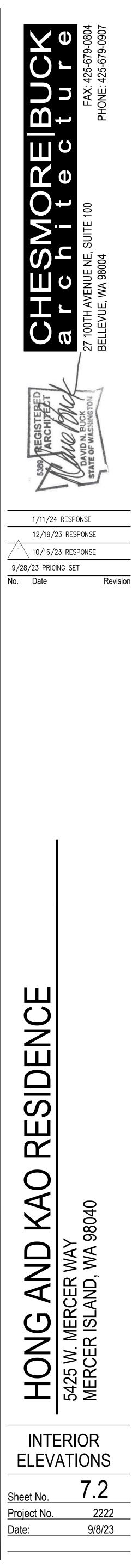


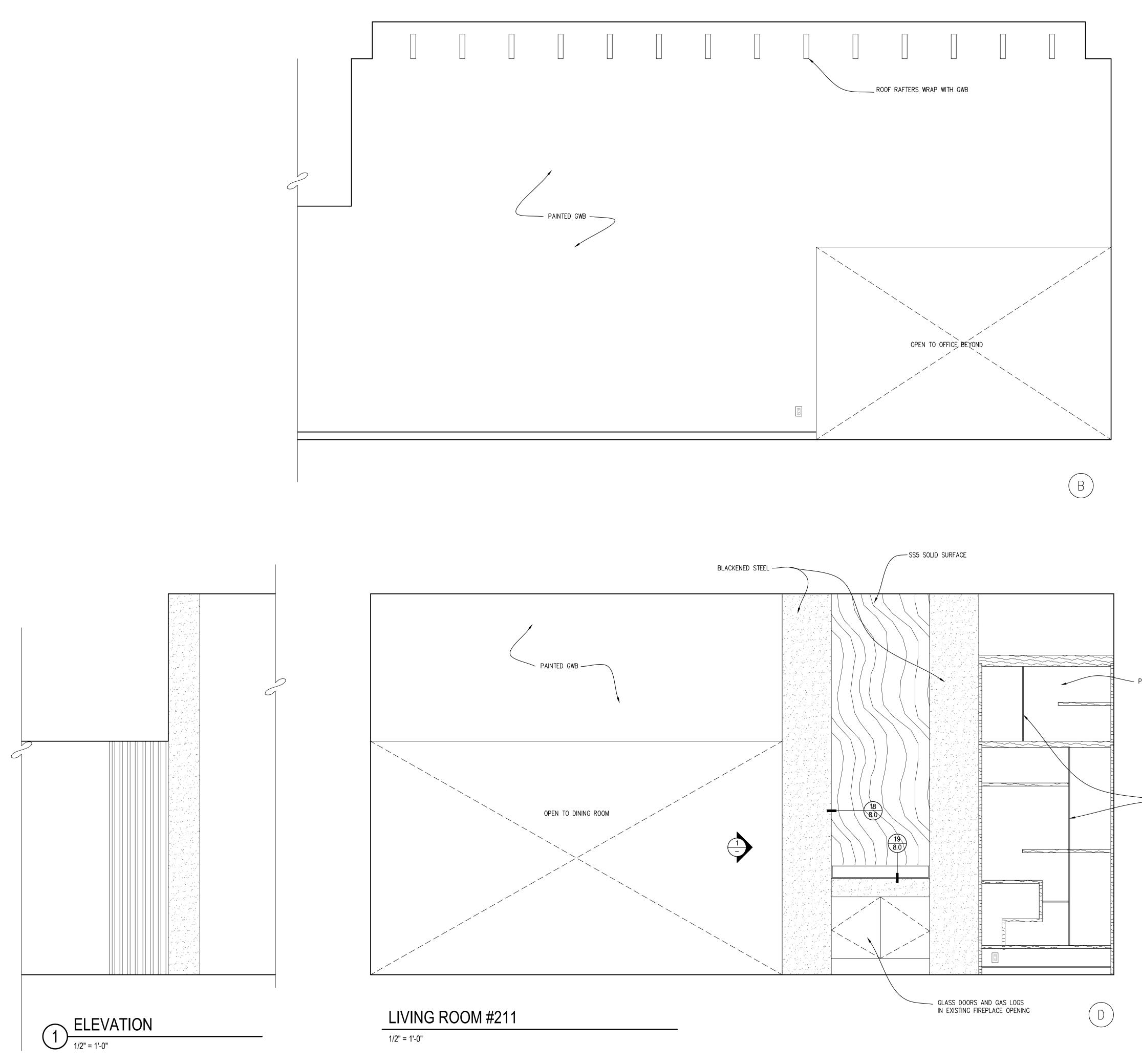


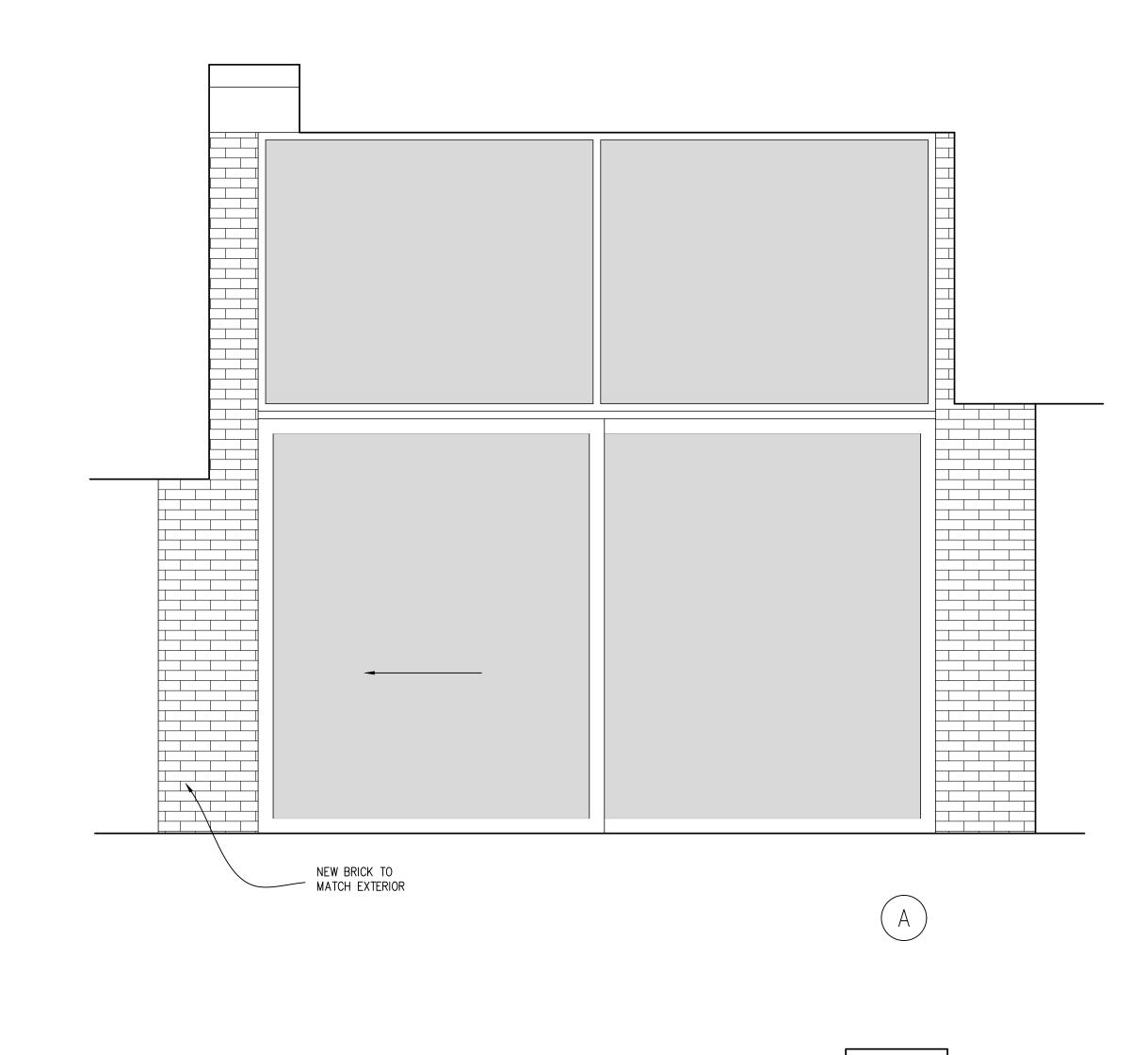


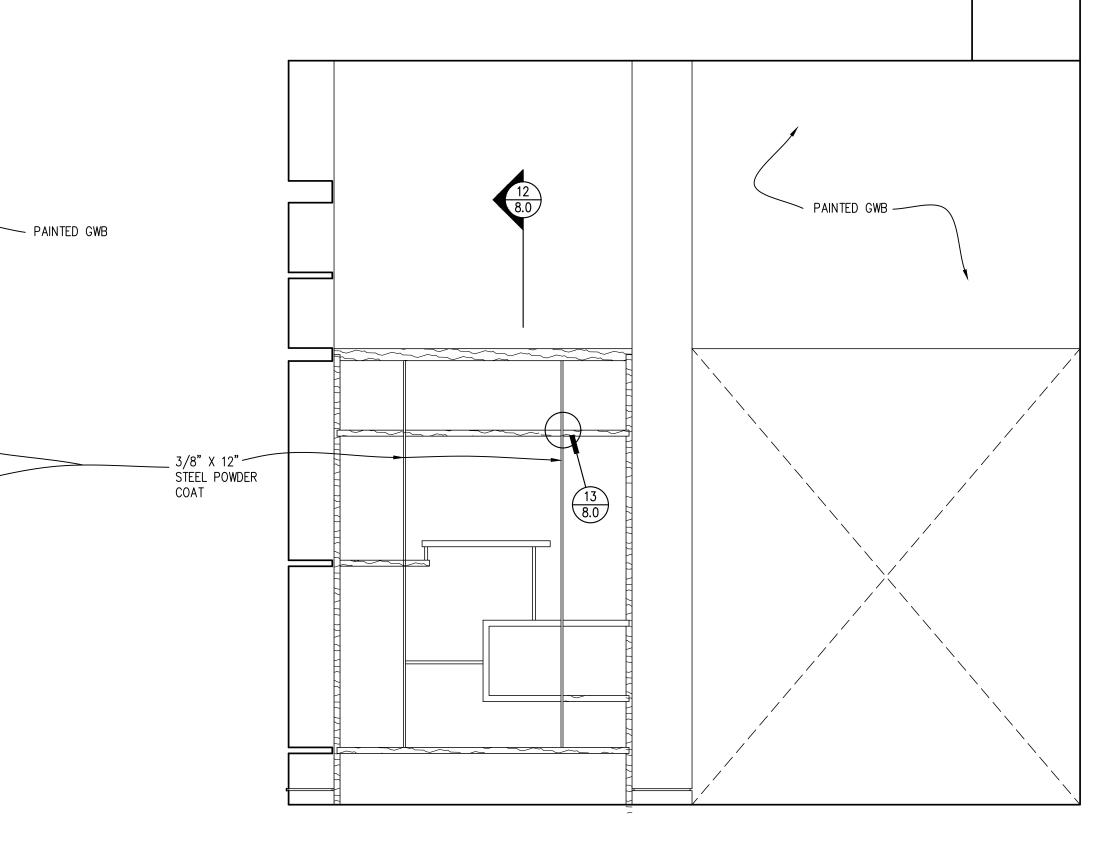




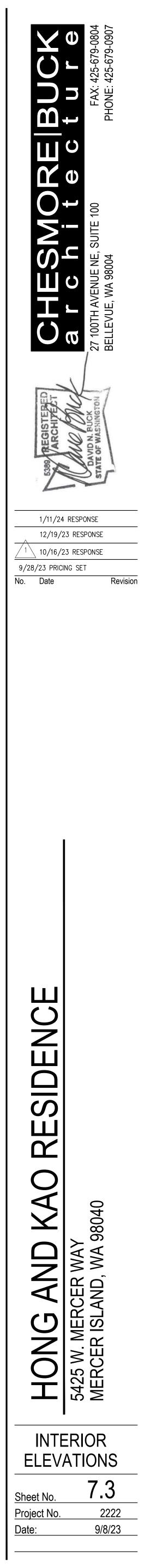


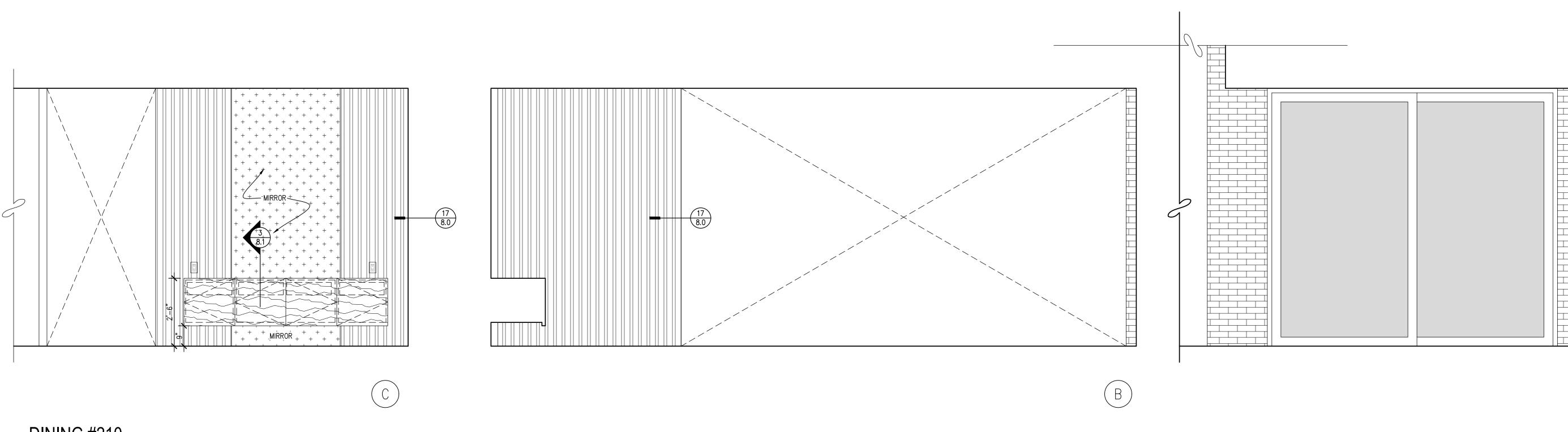


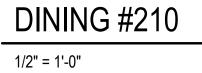


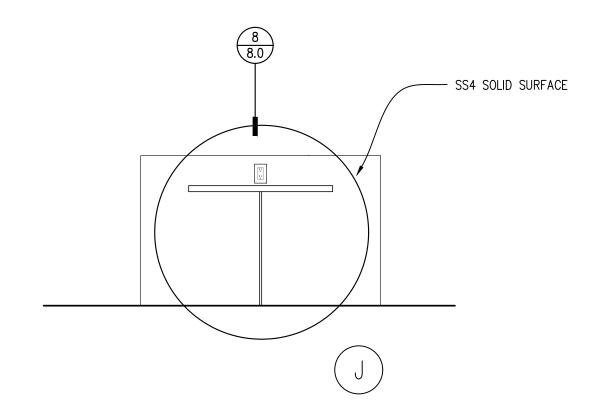


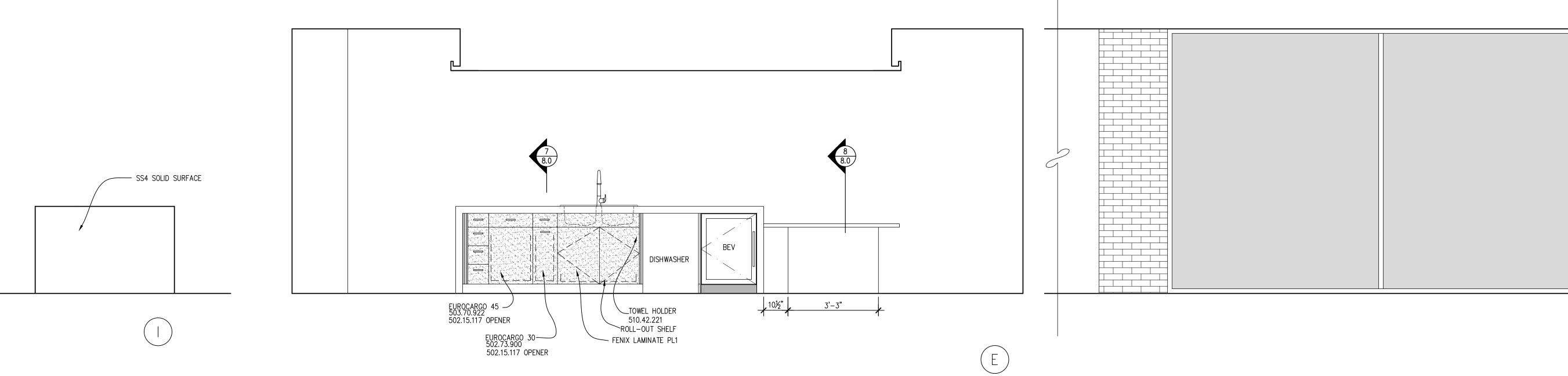
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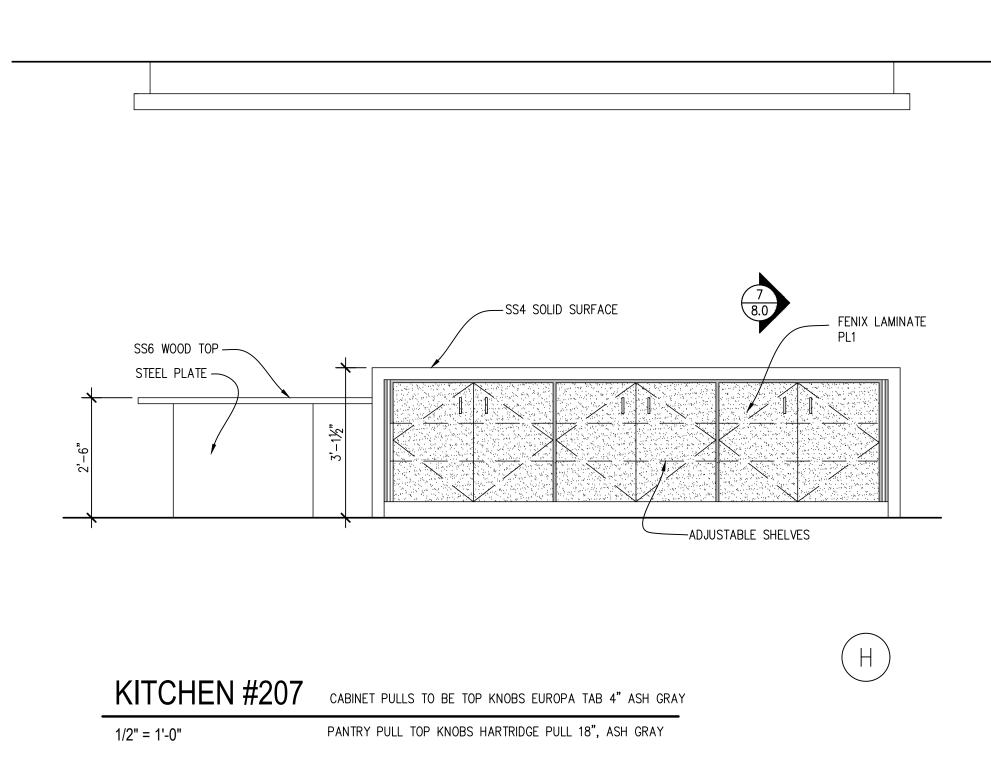


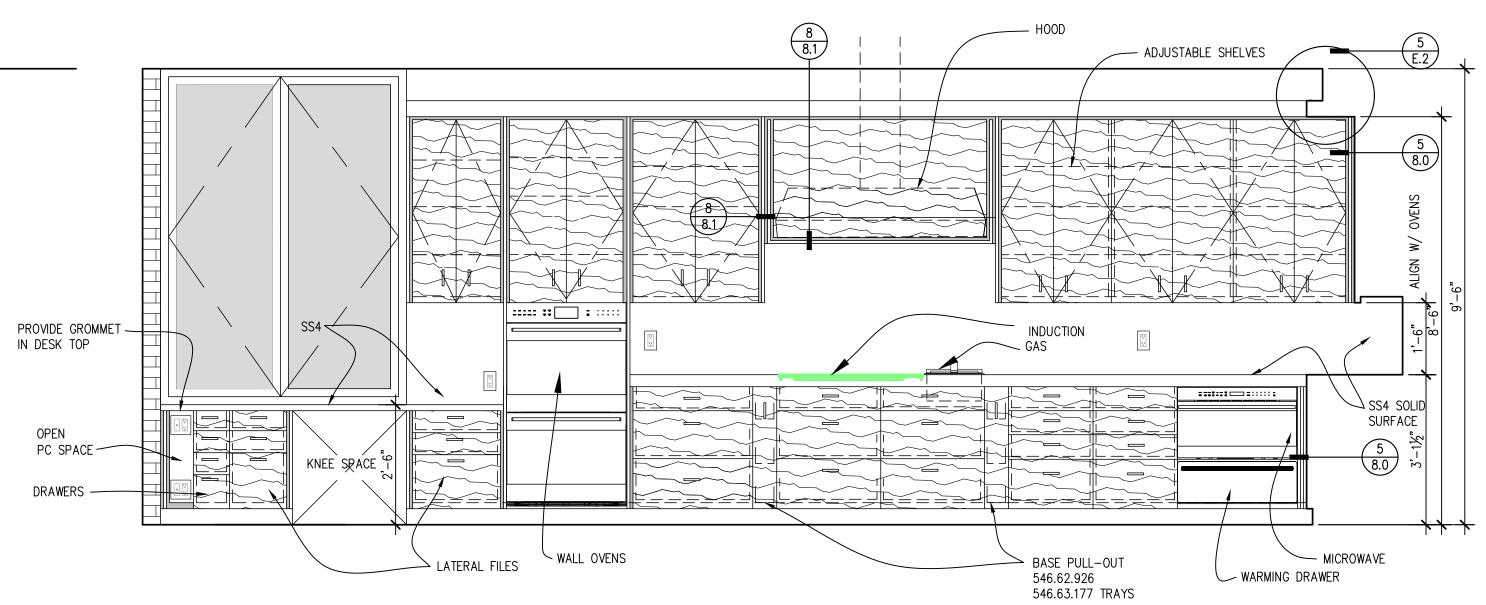


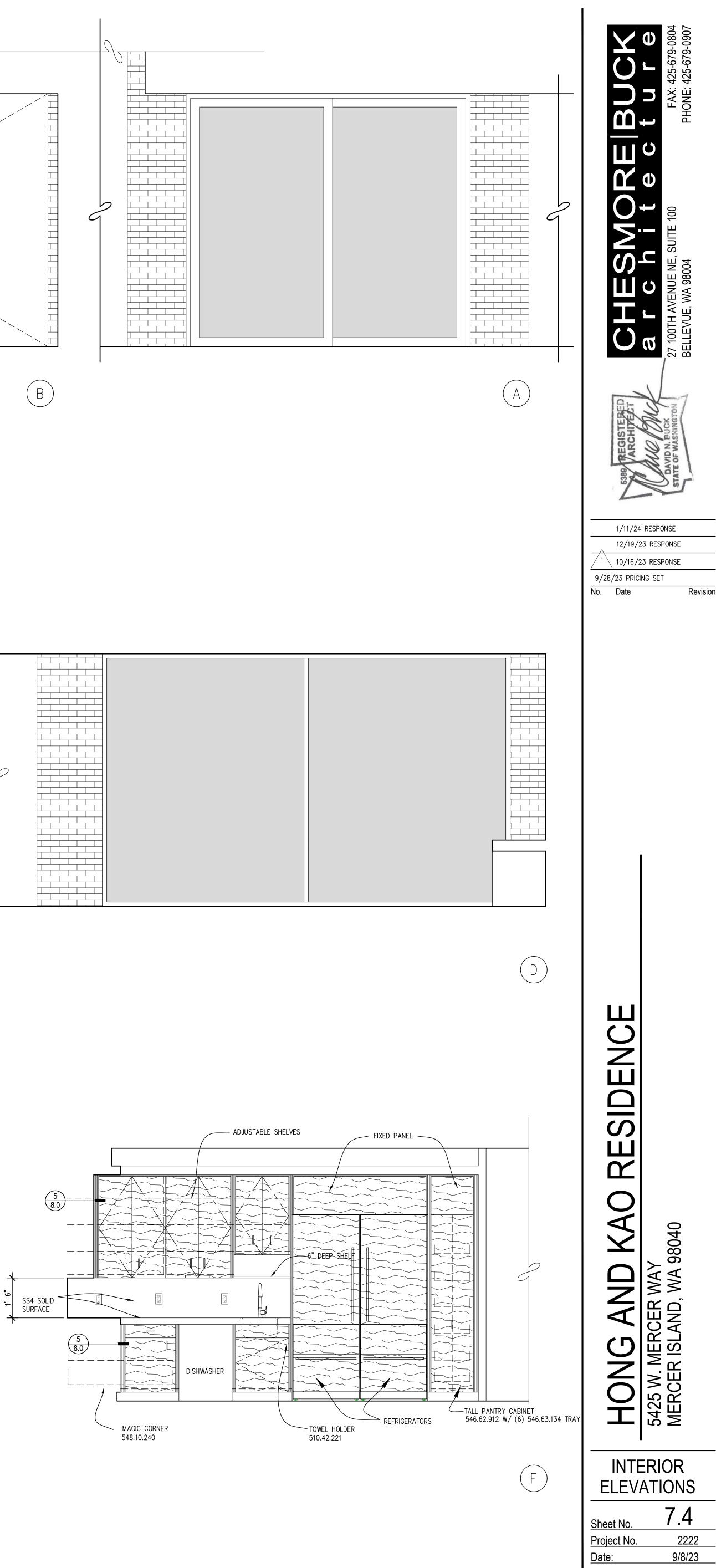




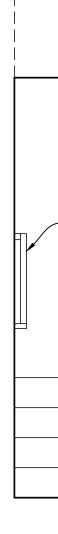




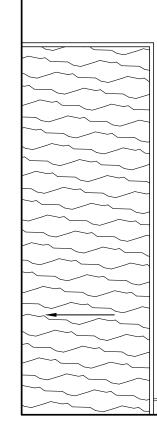




G

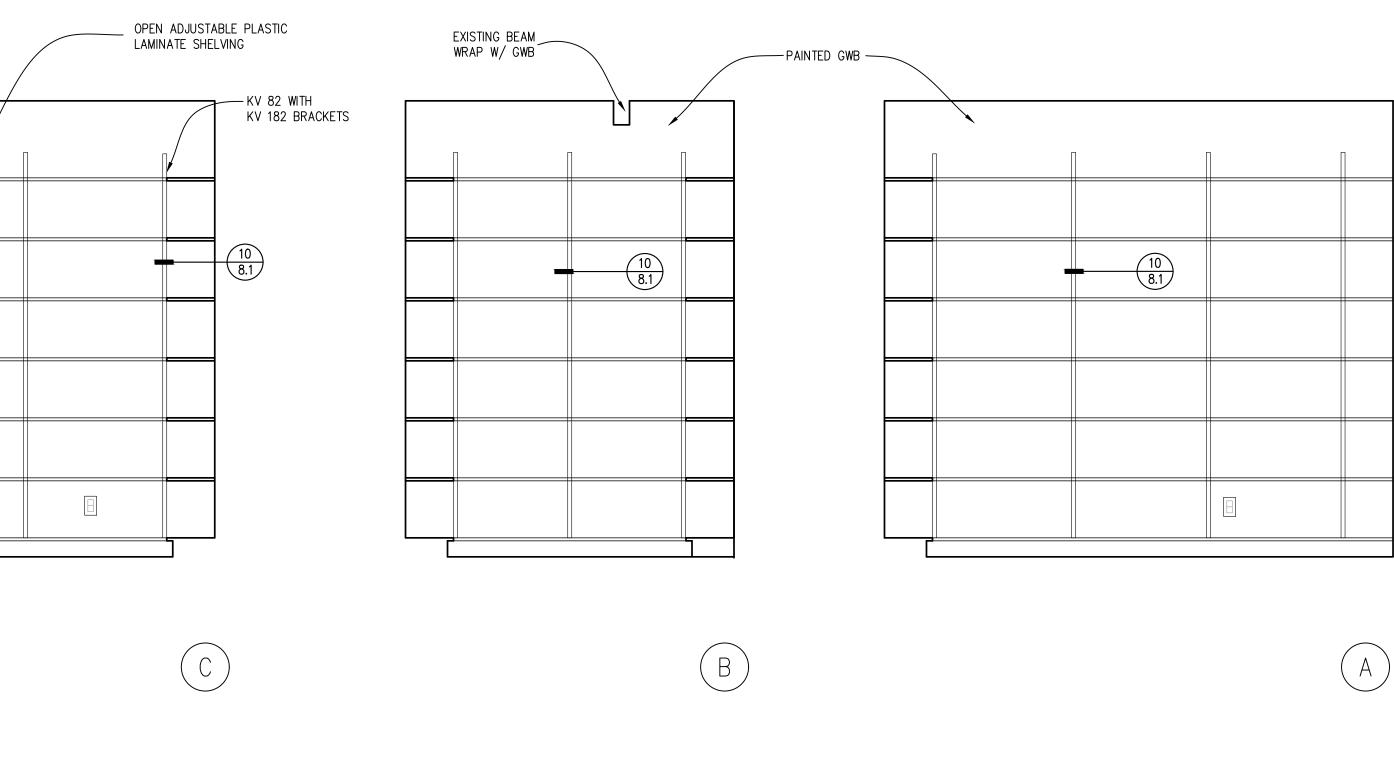


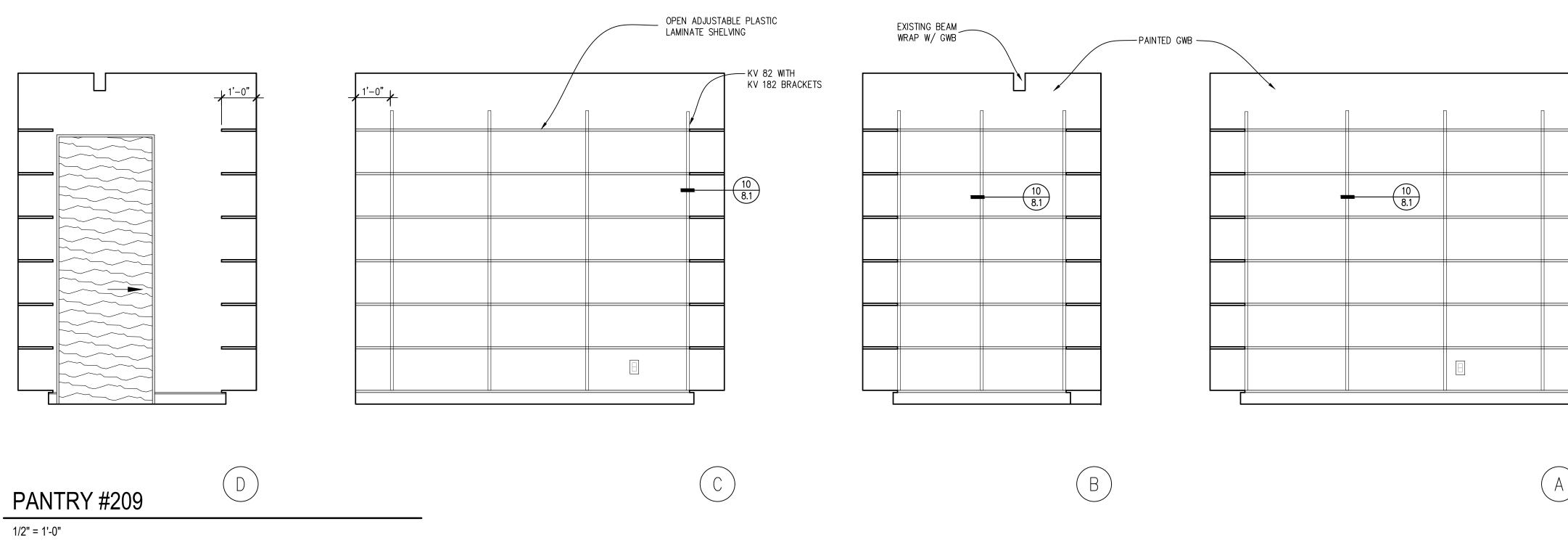
1/2" = 1'-0"

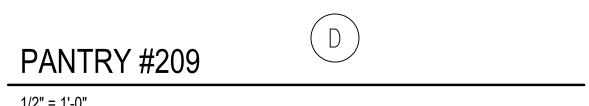


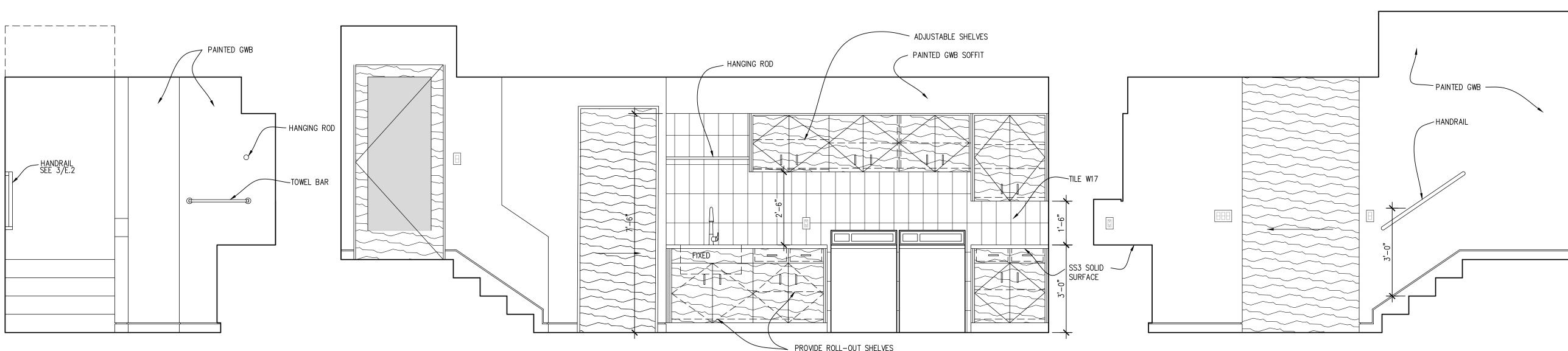
WC2 #203

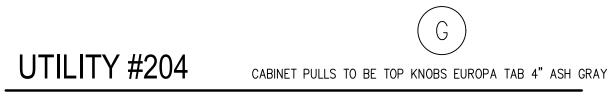
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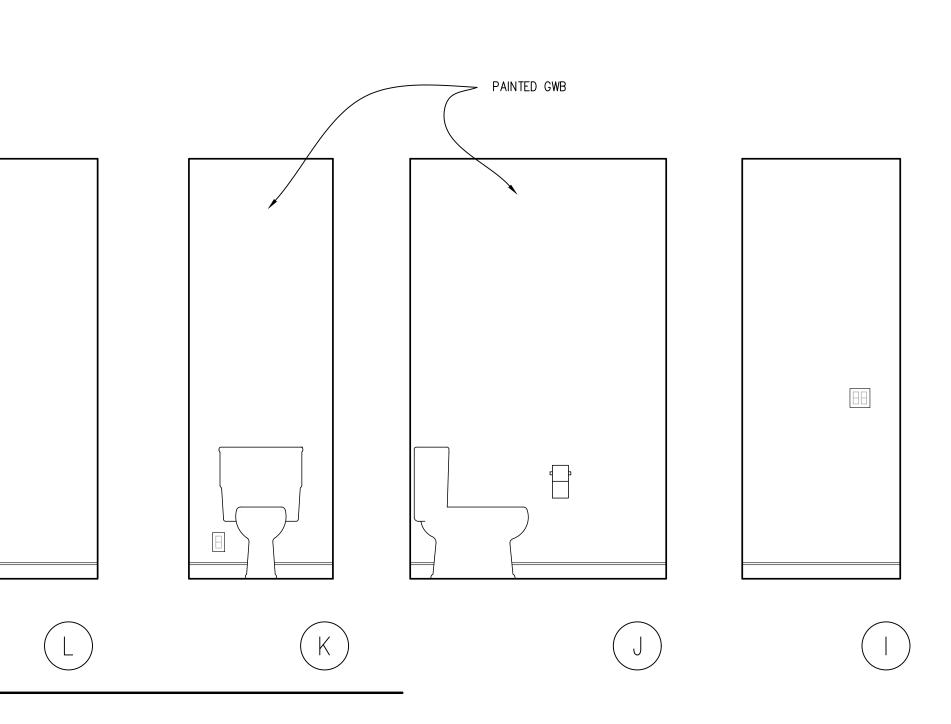






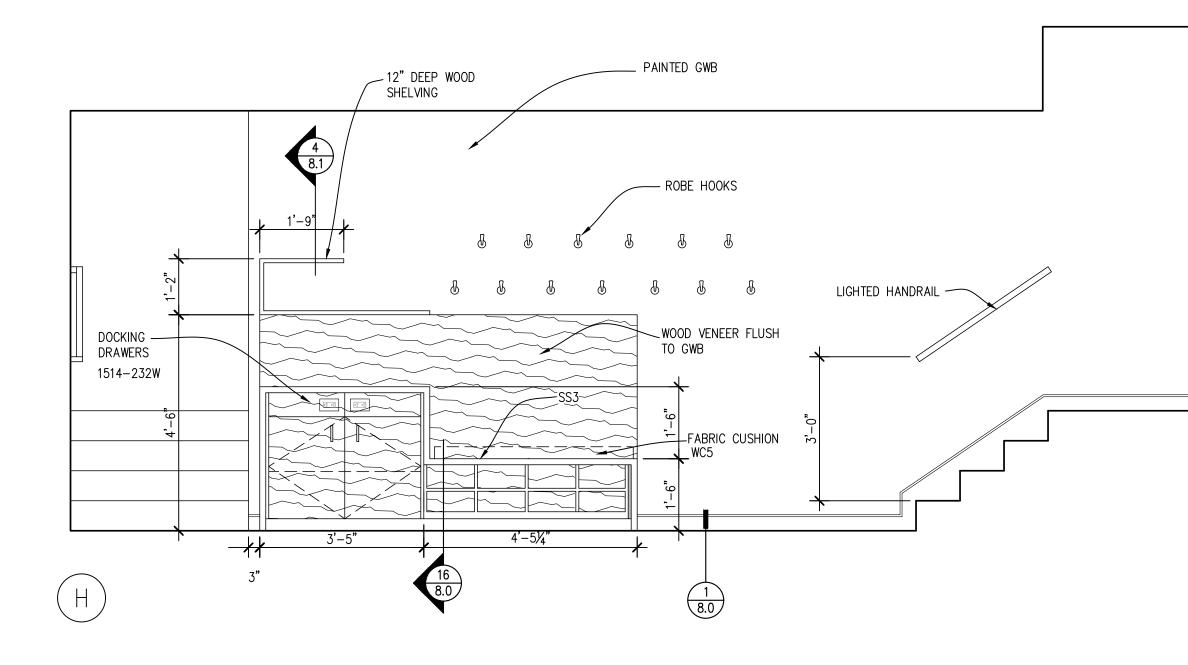






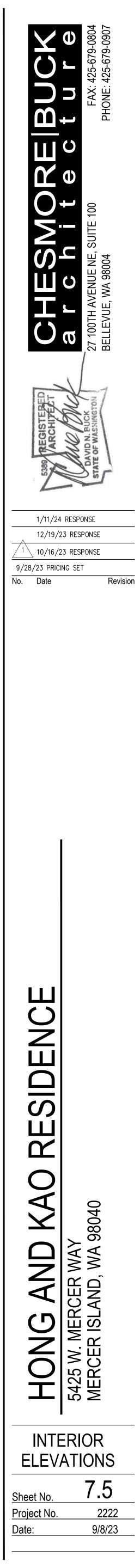
PROVIDE ROLL-OUT SHELVES
 IN BASE CABINETS, TYP.

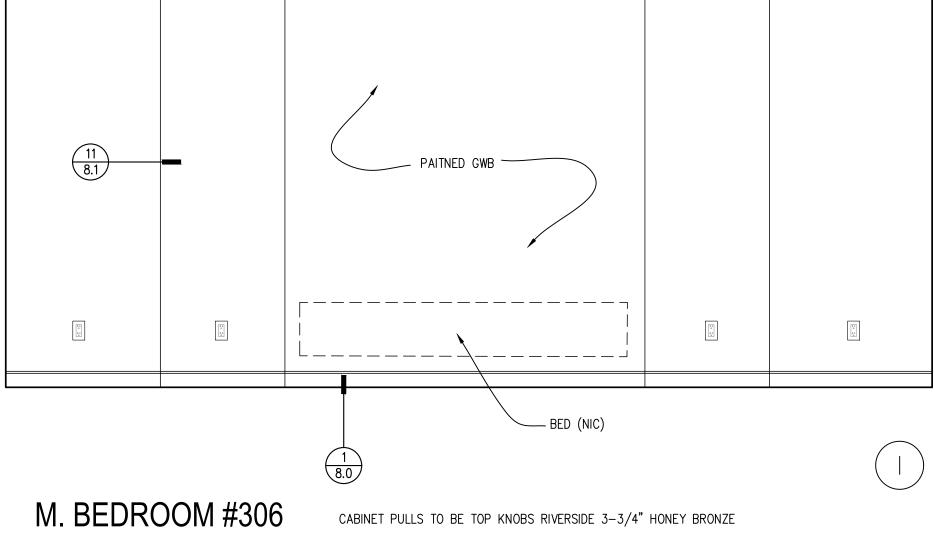
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E

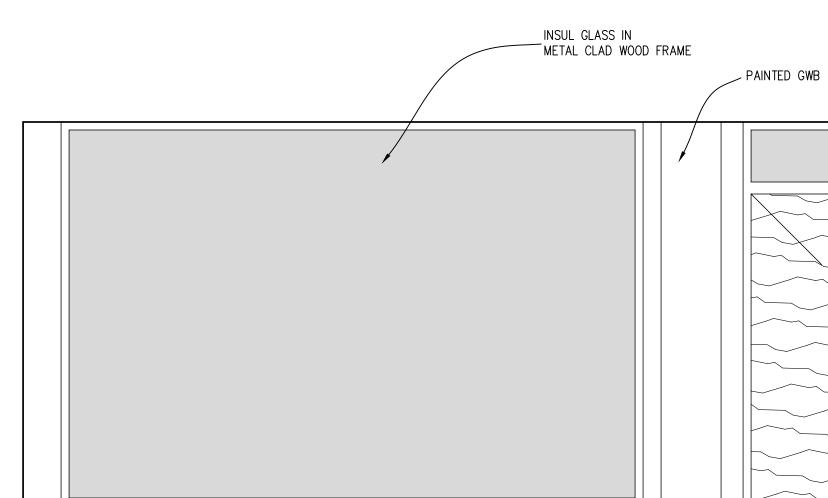




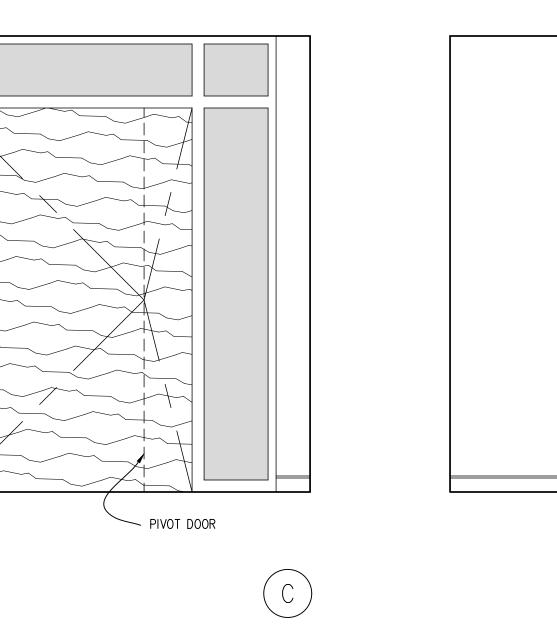
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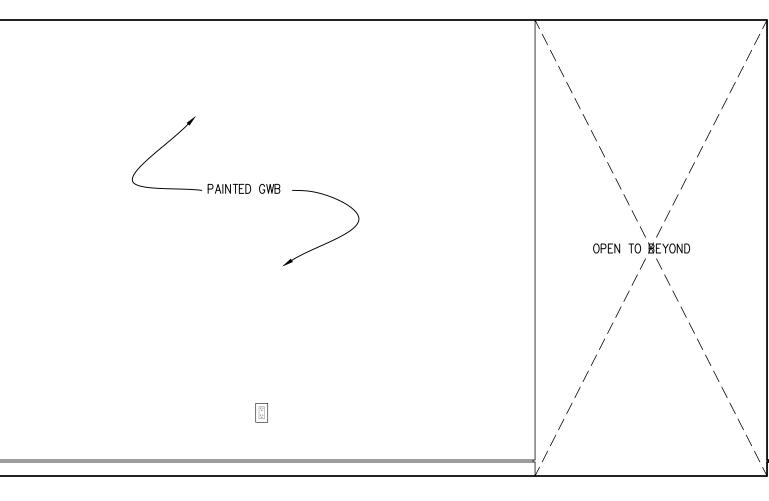
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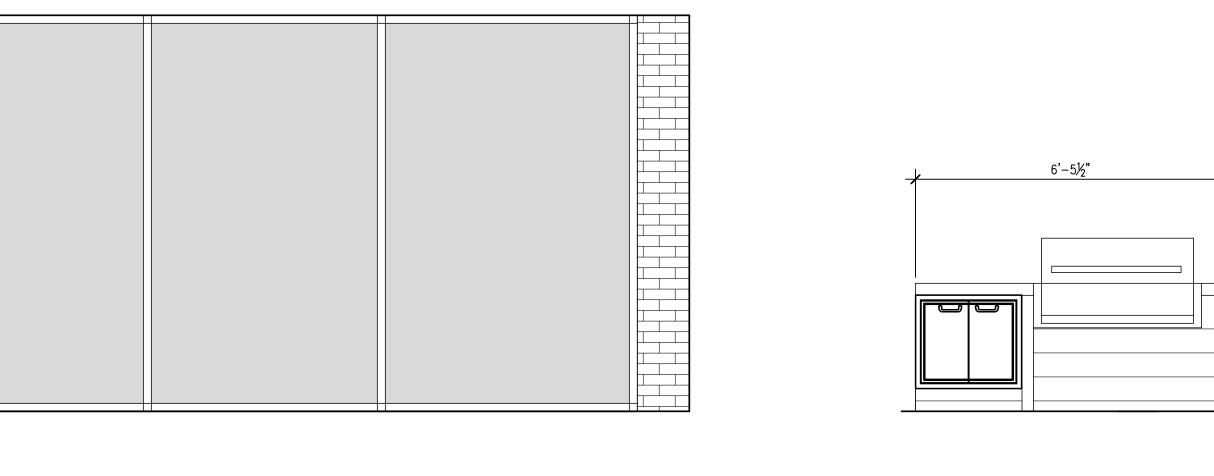


1/2" = 1'-0"





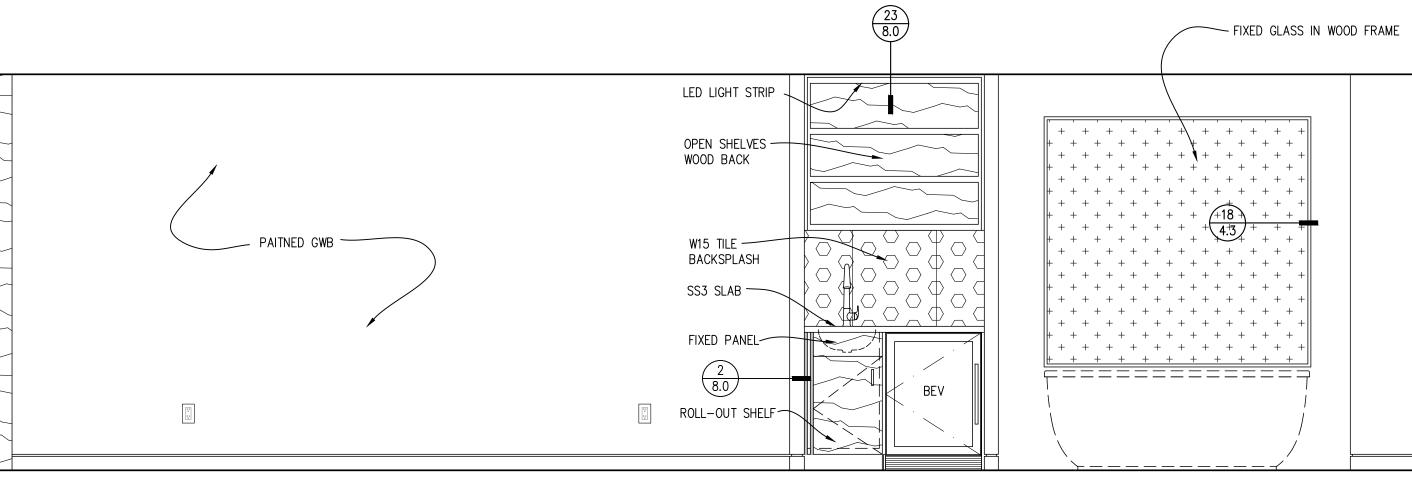
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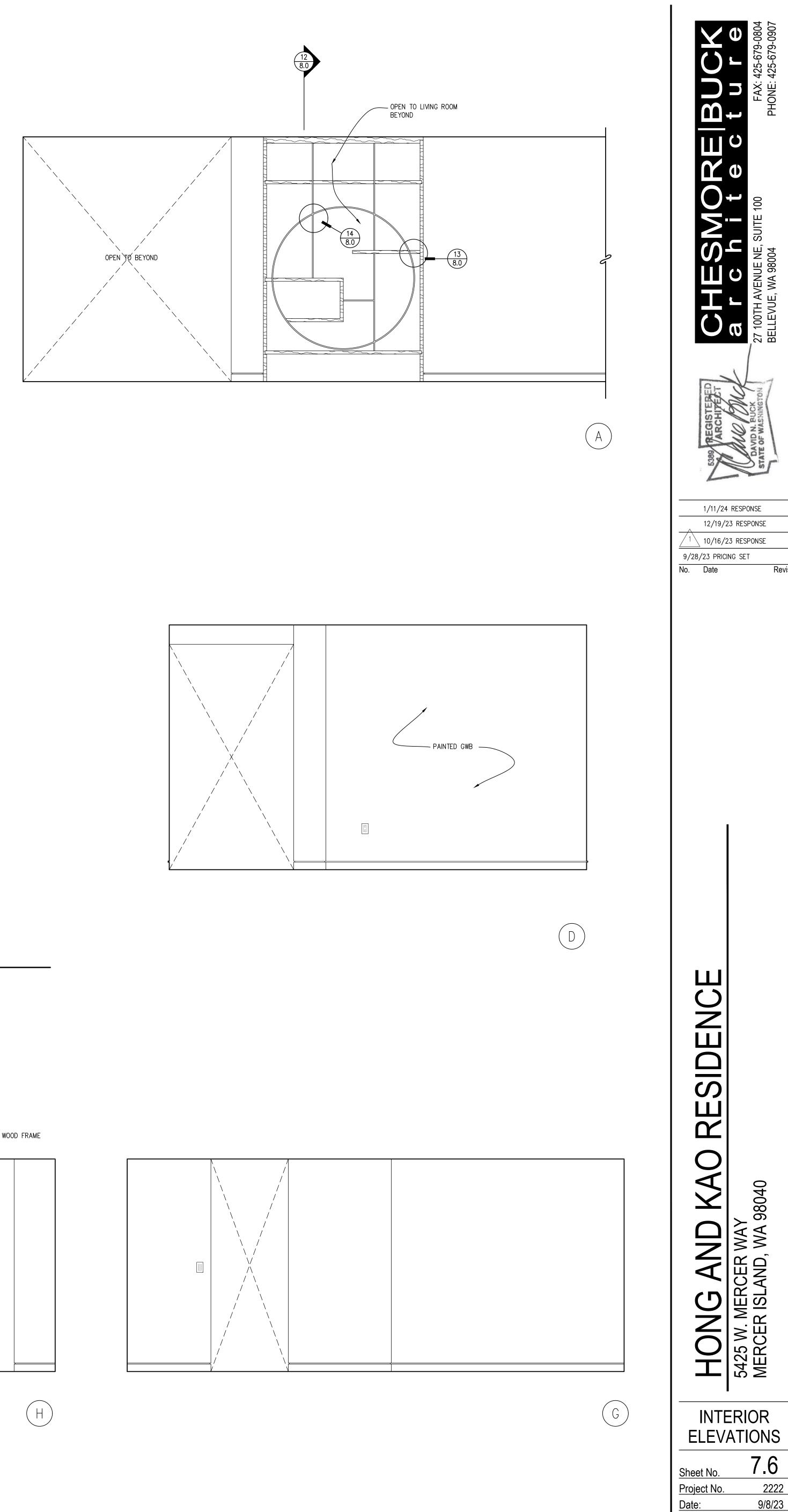


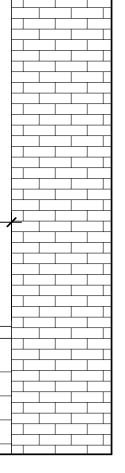
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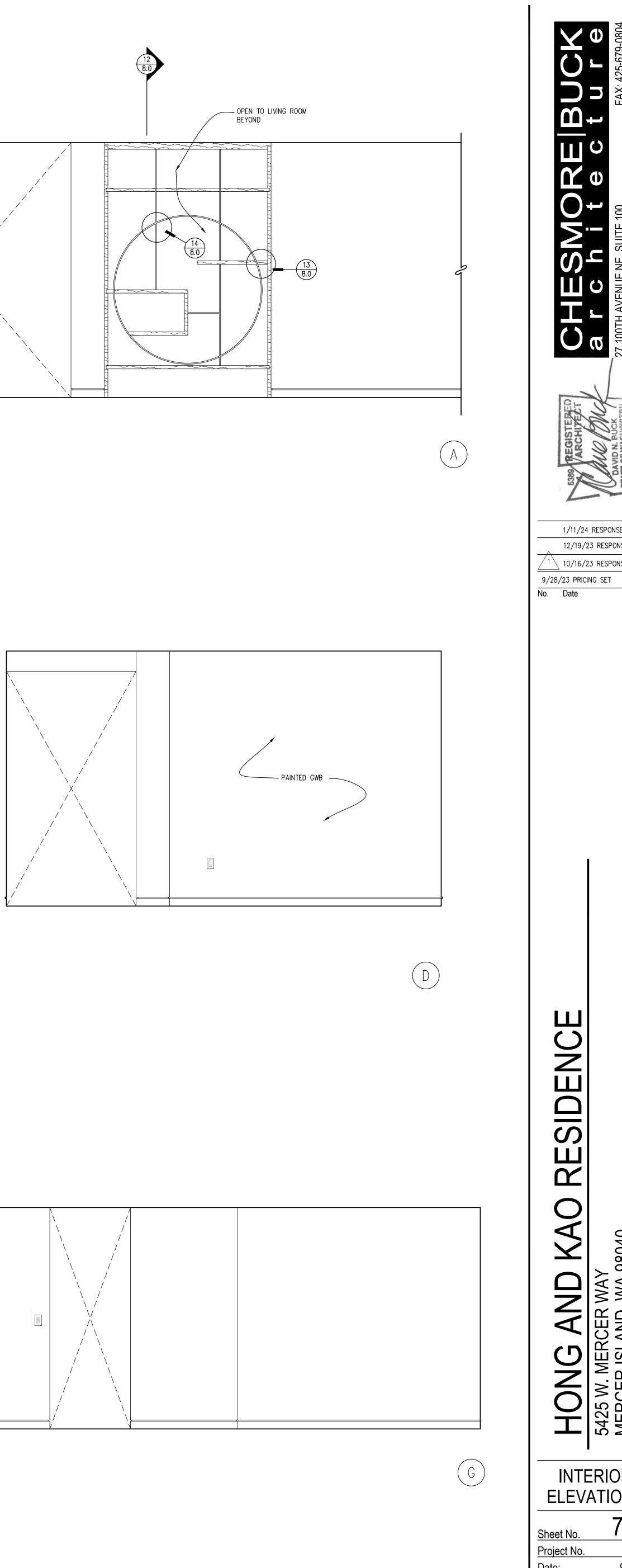
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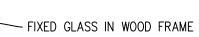




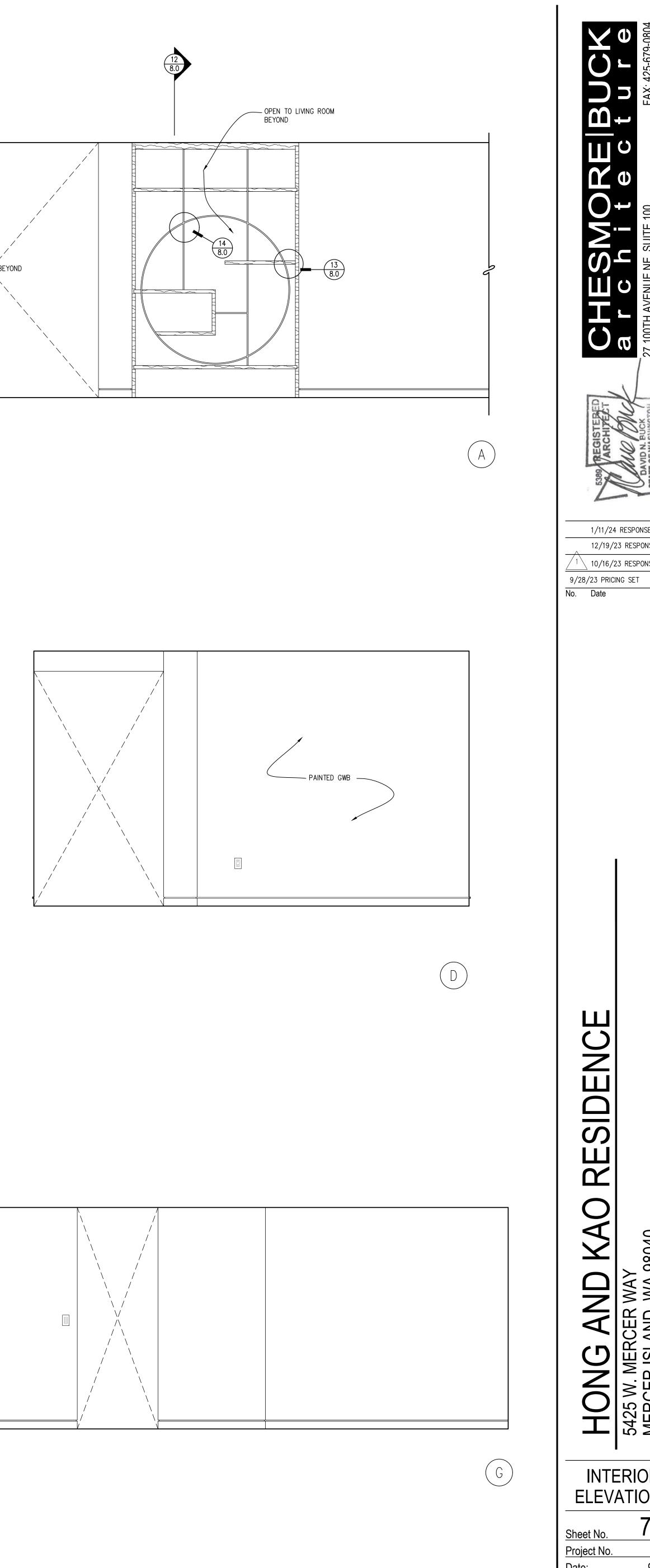






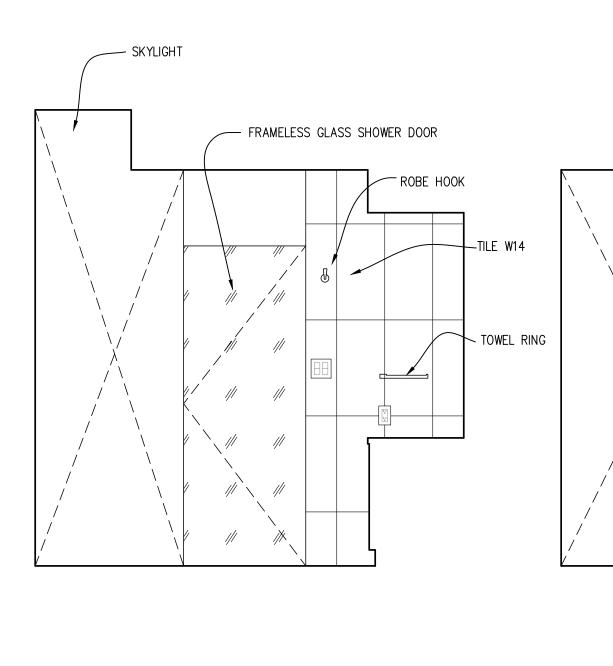






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Revisior



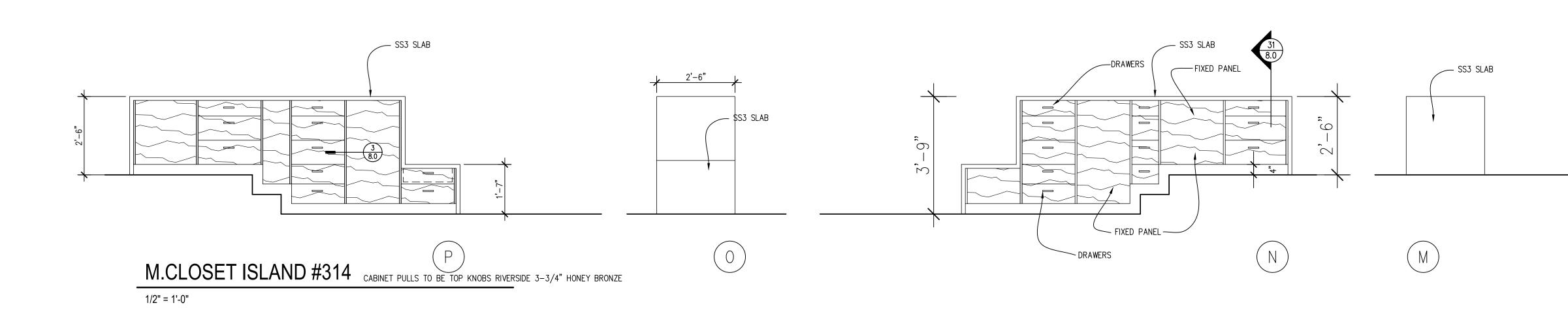


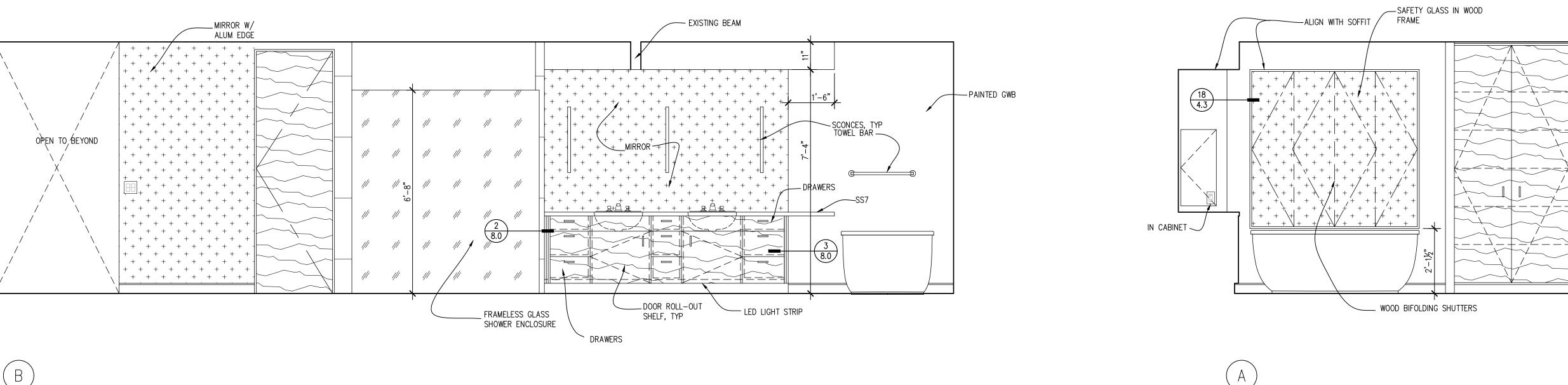
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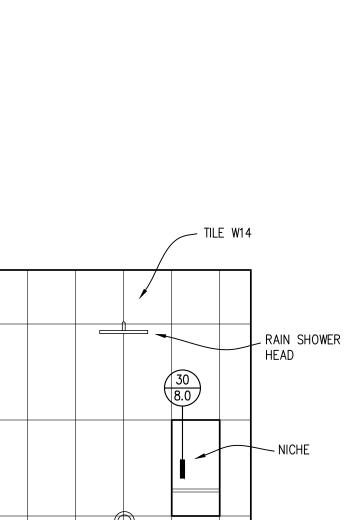
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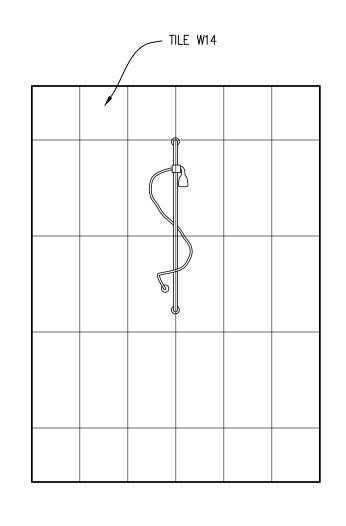


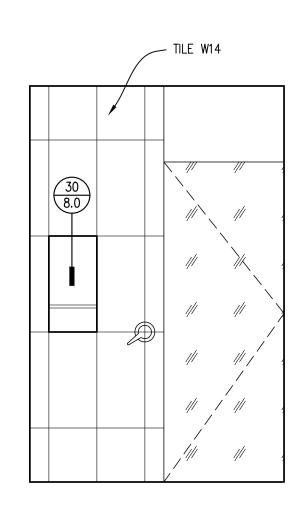
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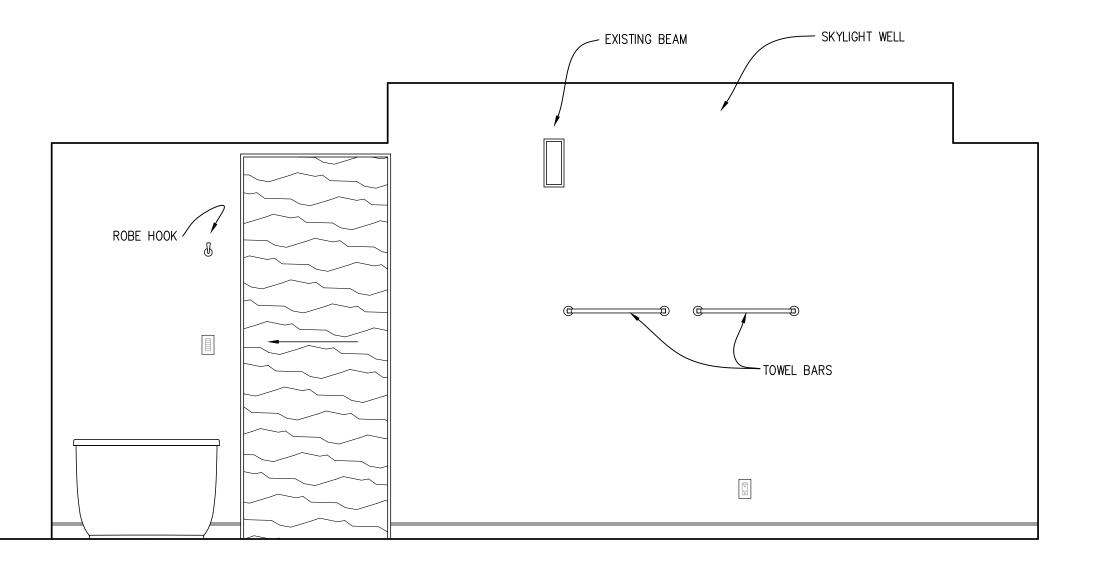




E

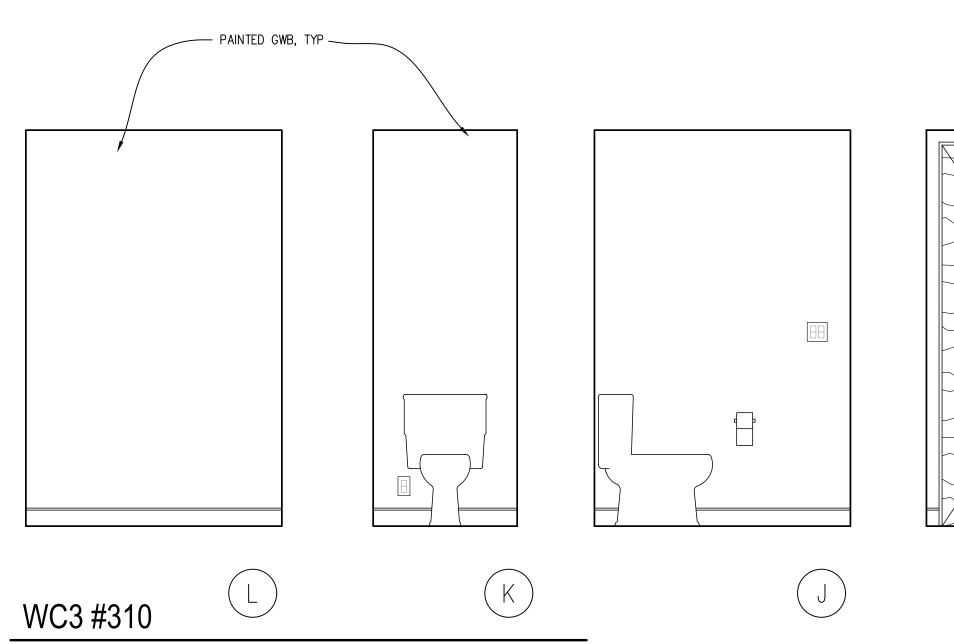
(G)







1/2" = 1'-0"







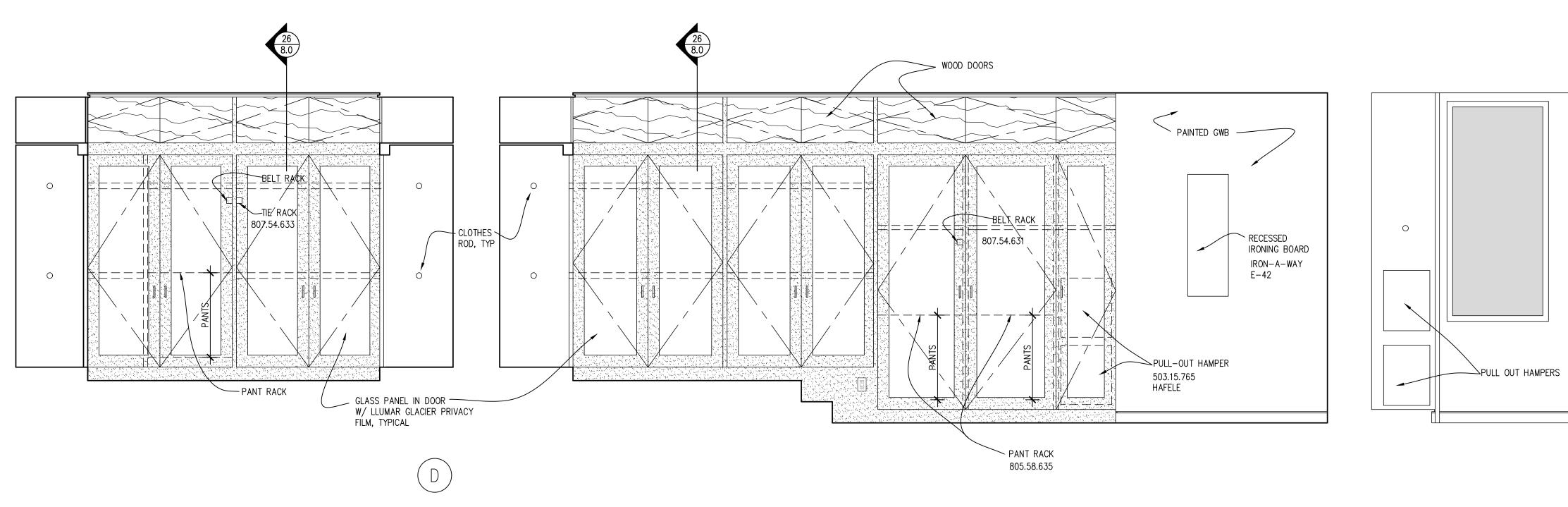


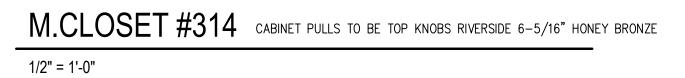


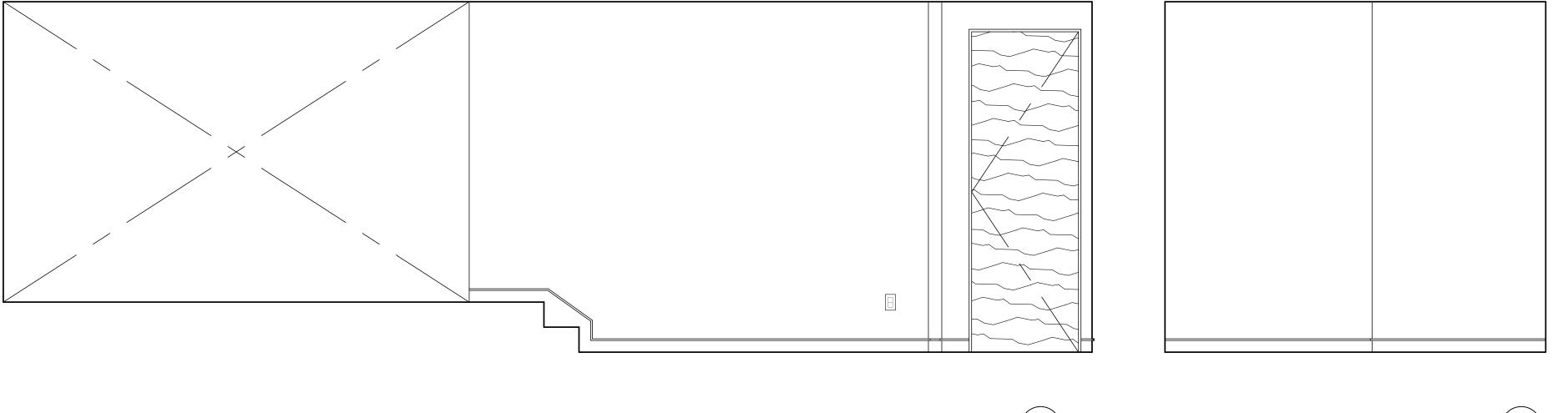


Sheet No. Project No. Date:

7.7 2222 9/8/23







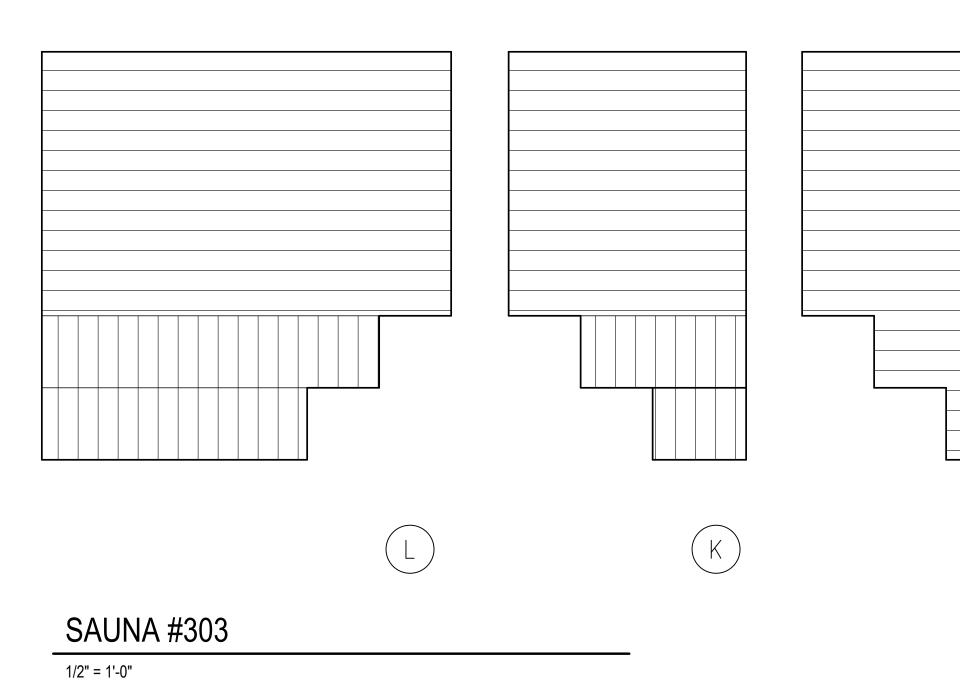
LANDING3 #311

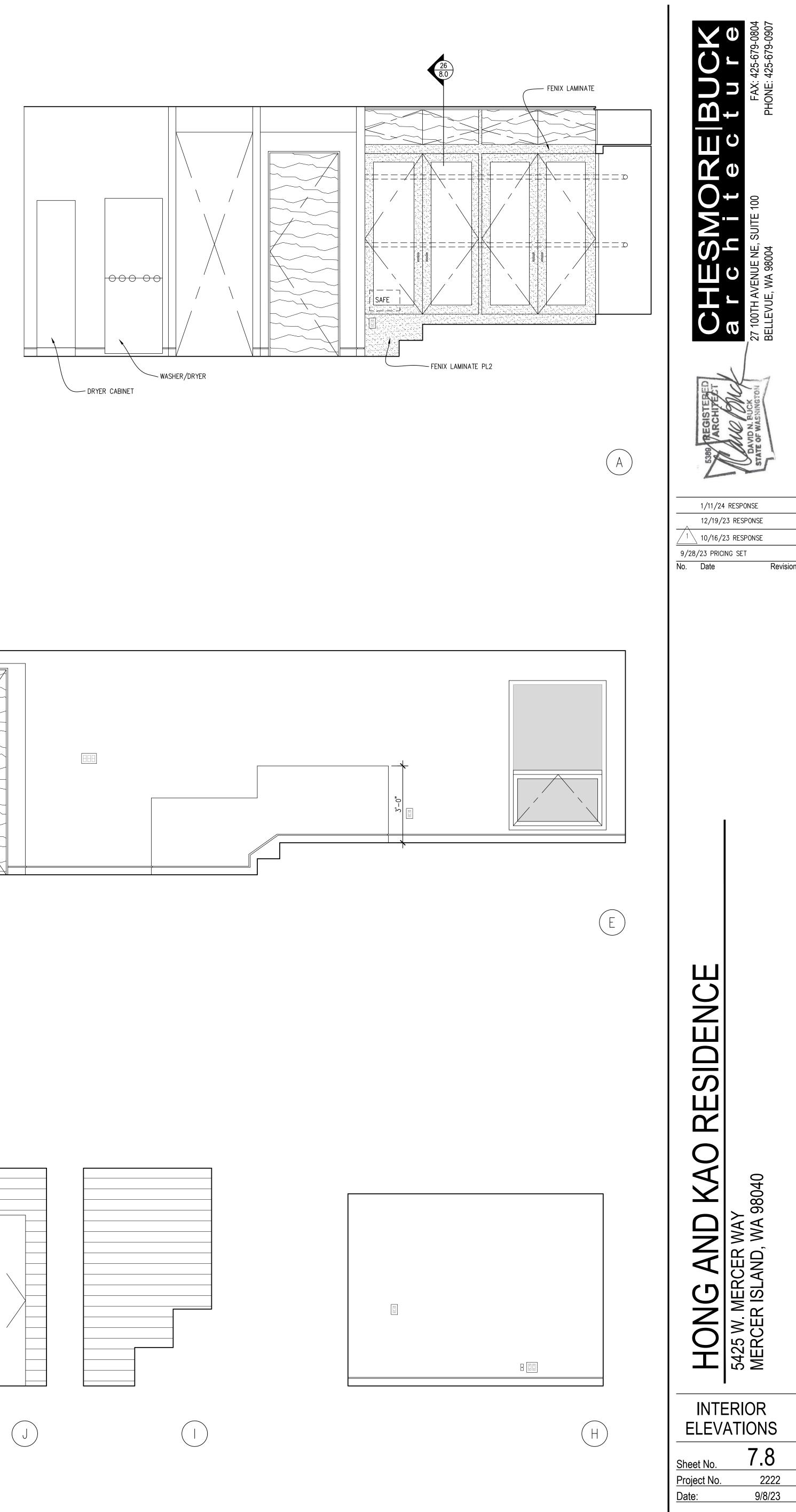
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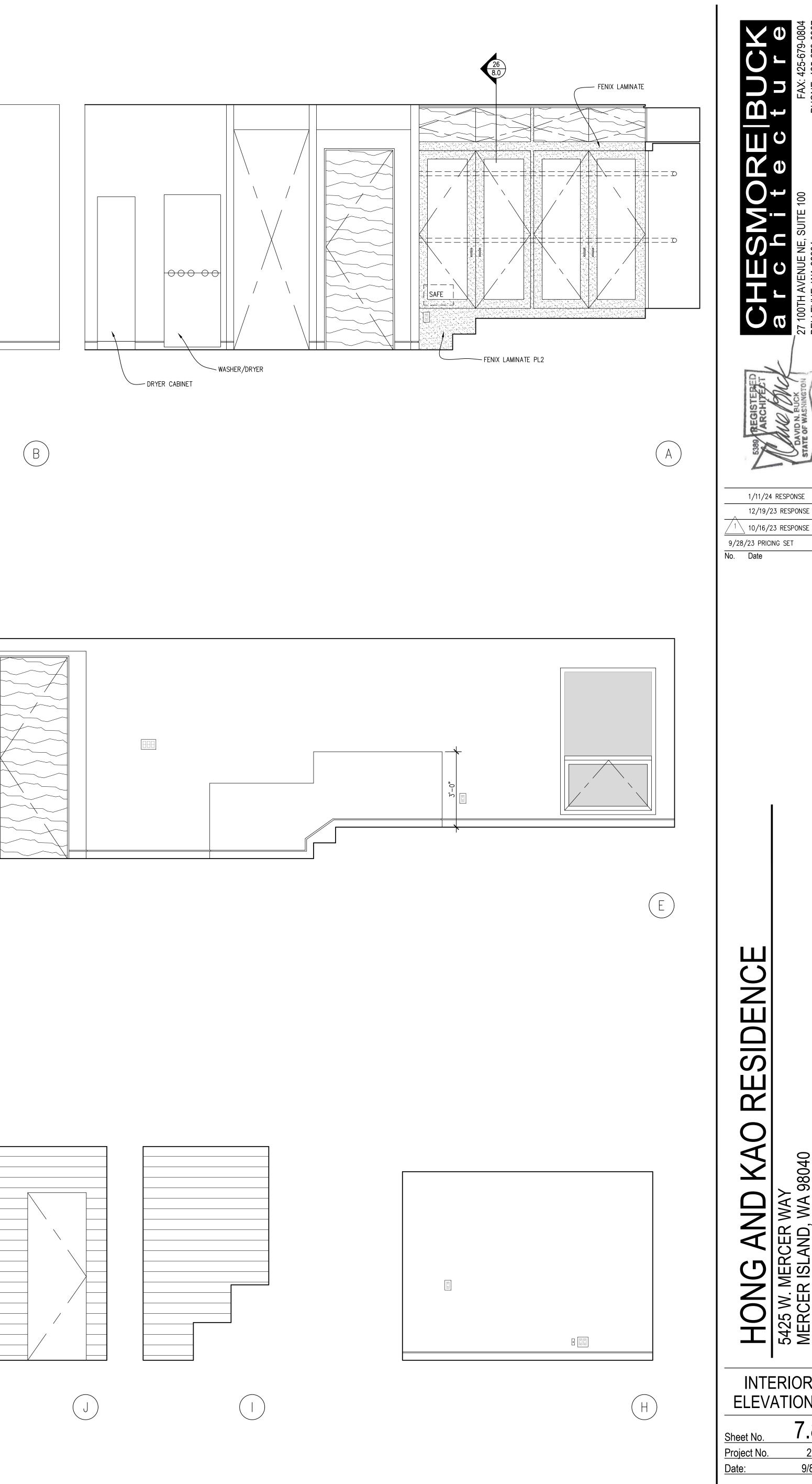
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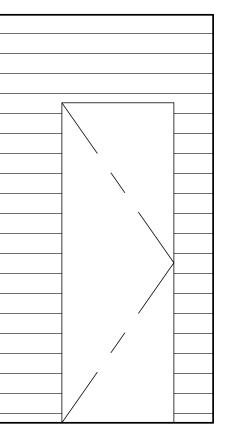
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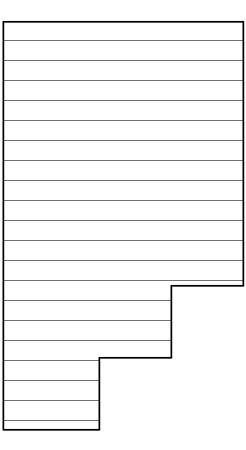
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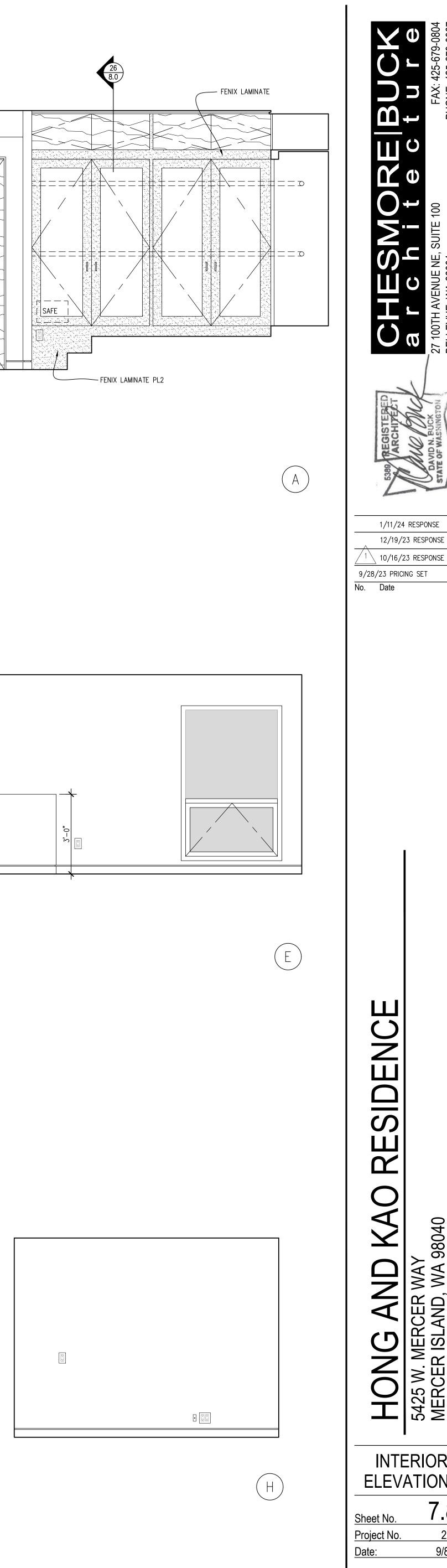




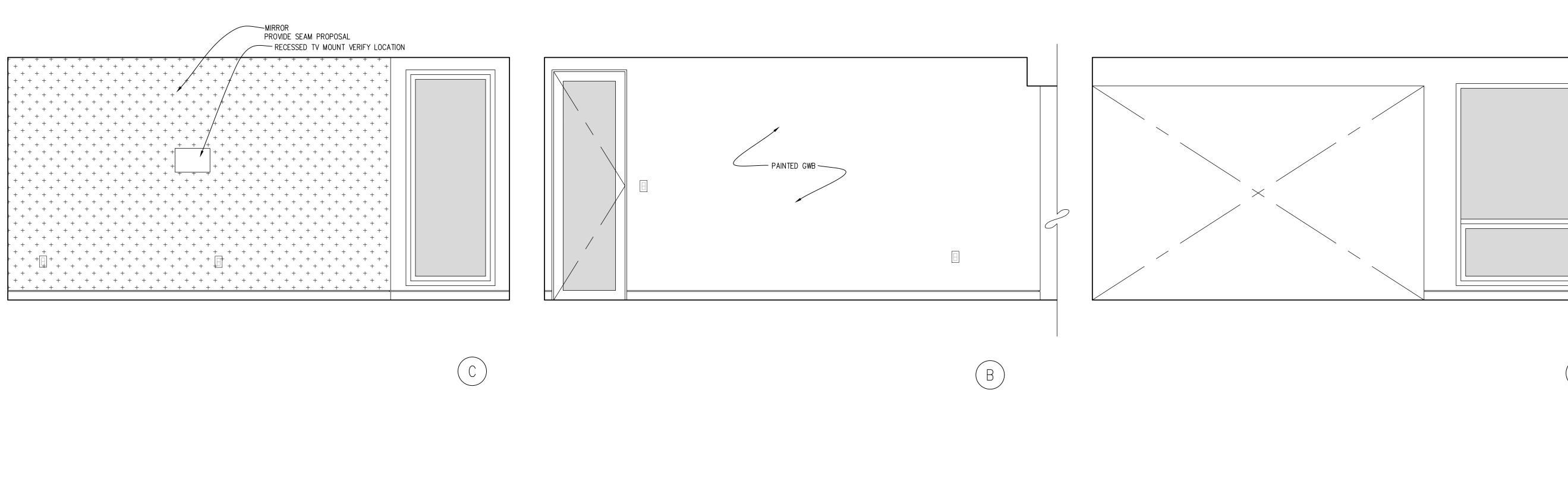


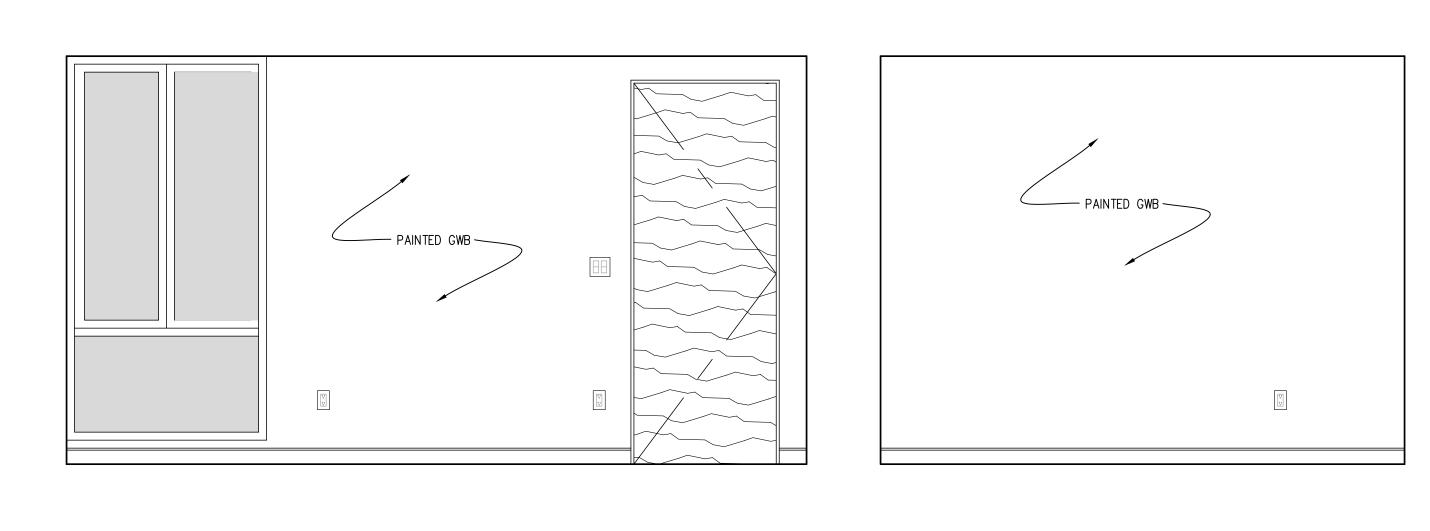


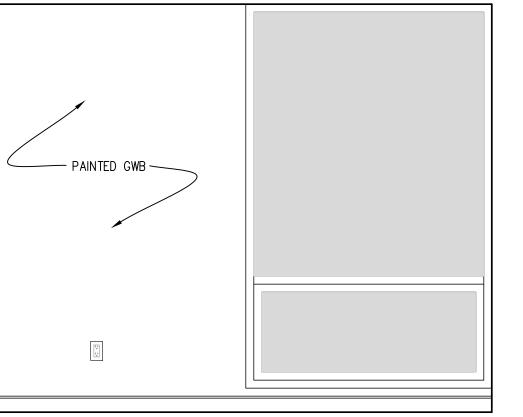




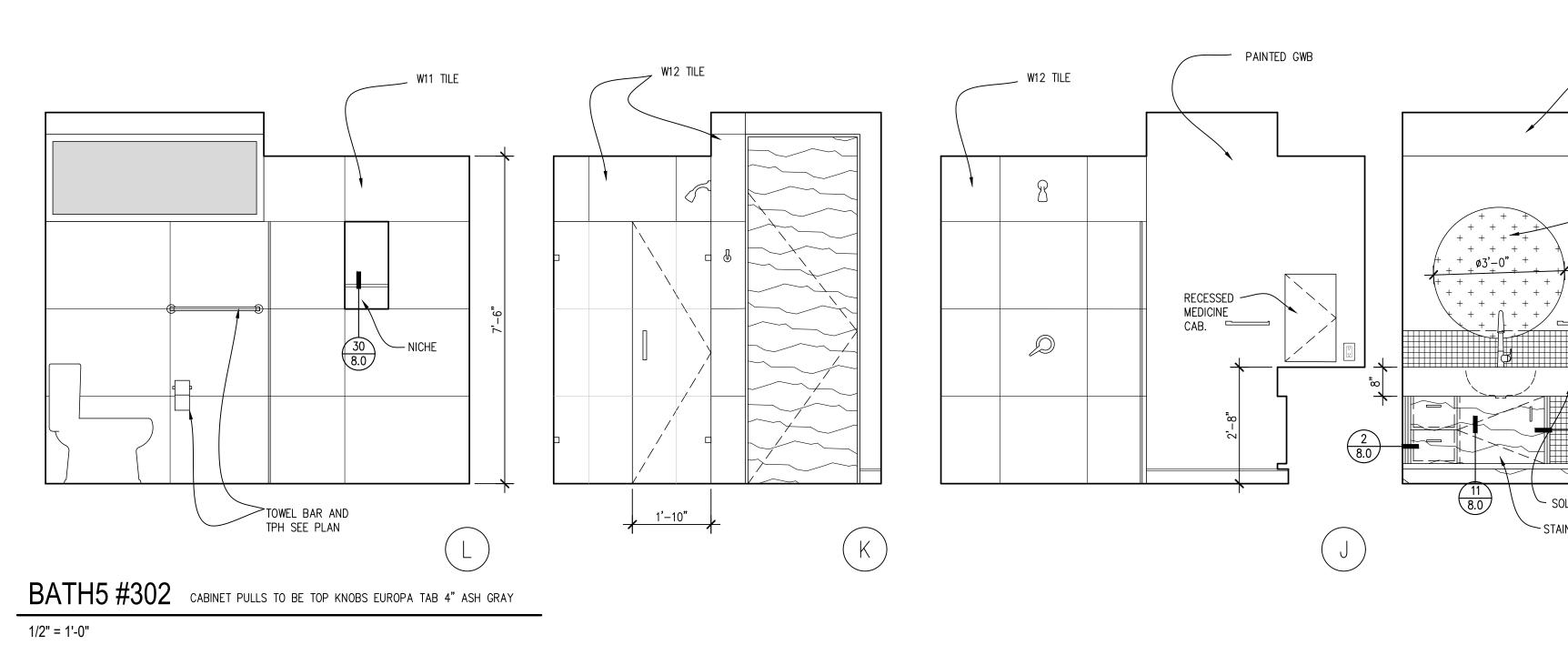
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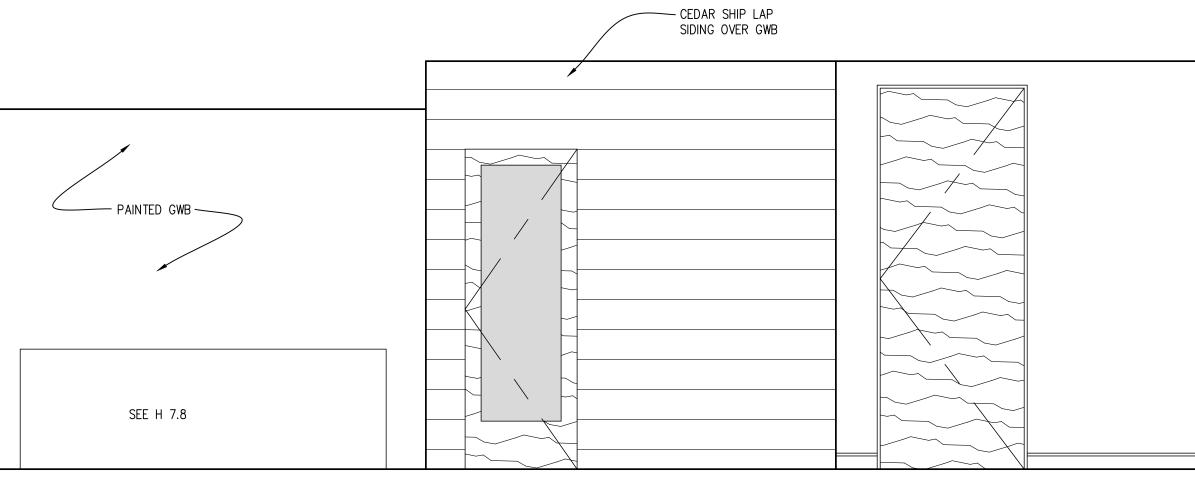
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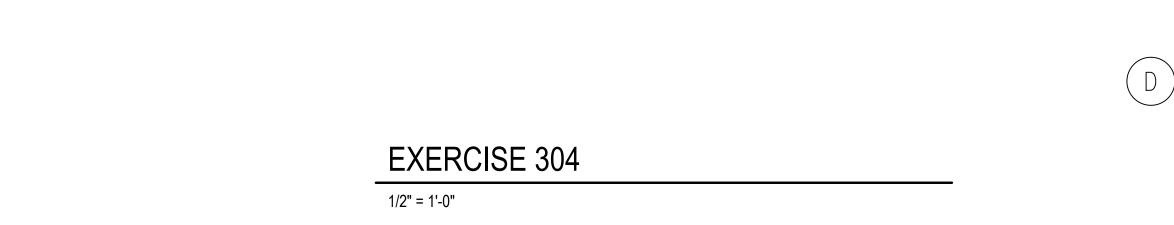


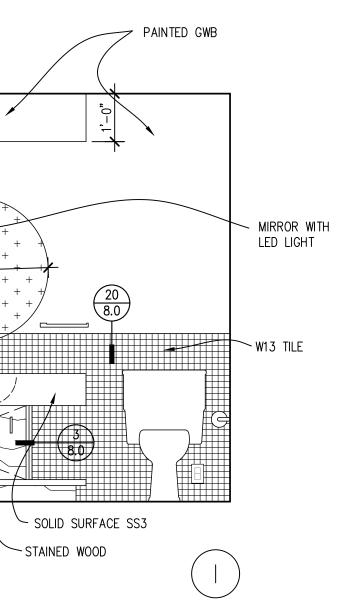


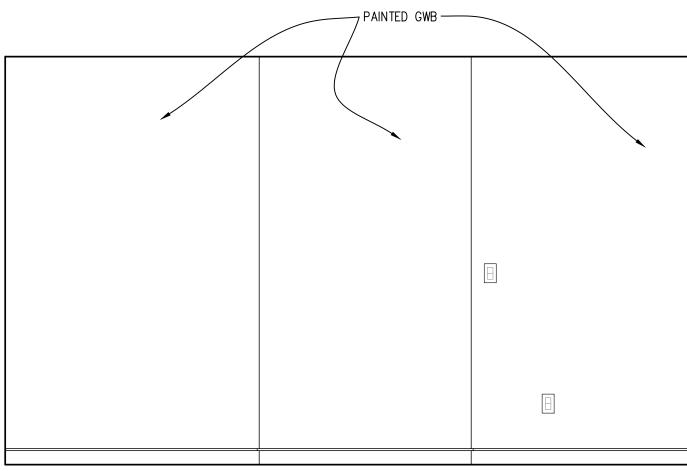






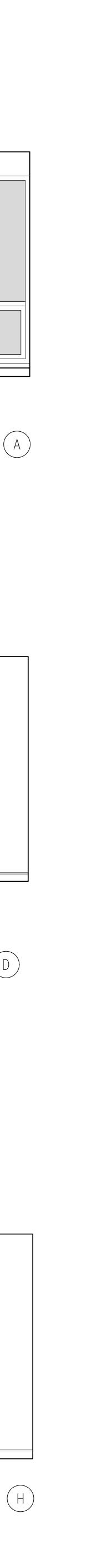


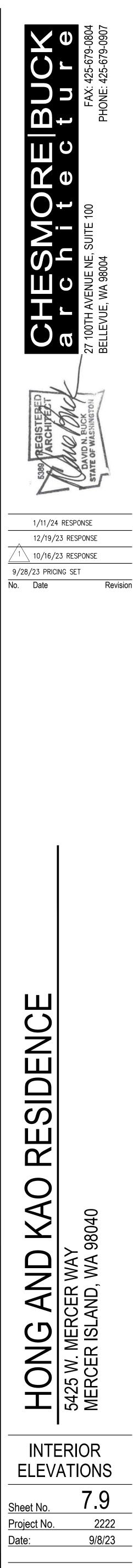


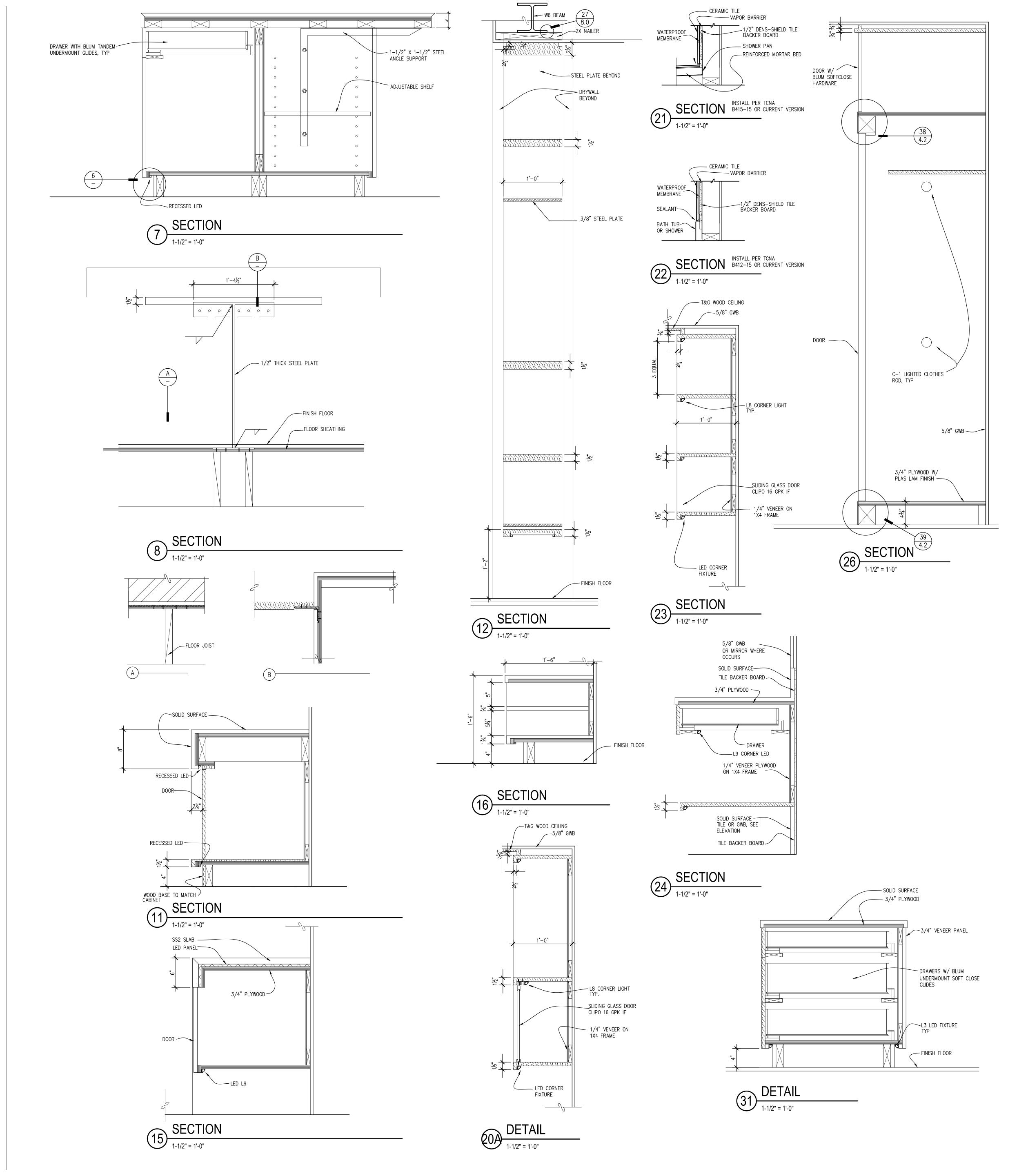


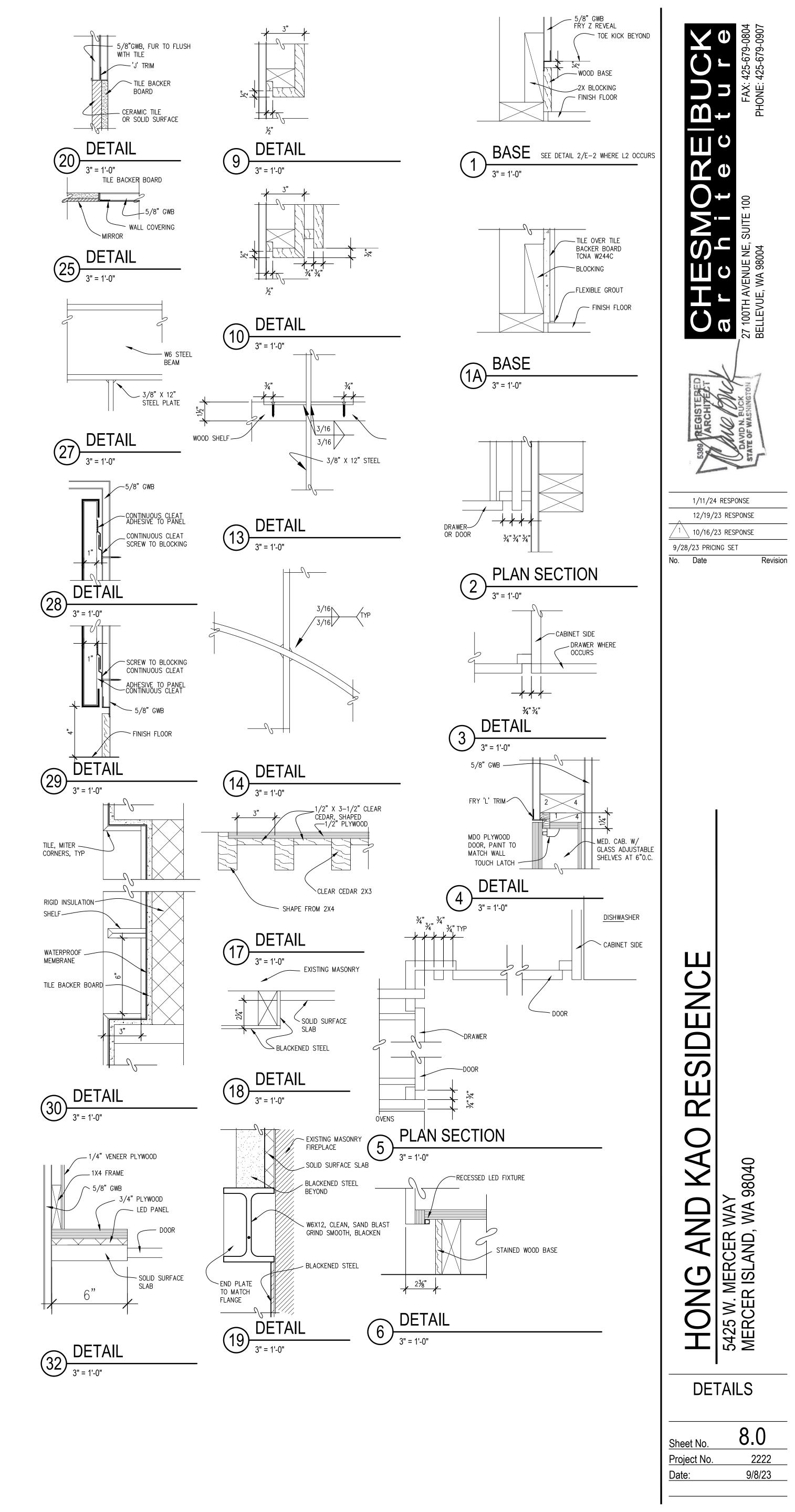
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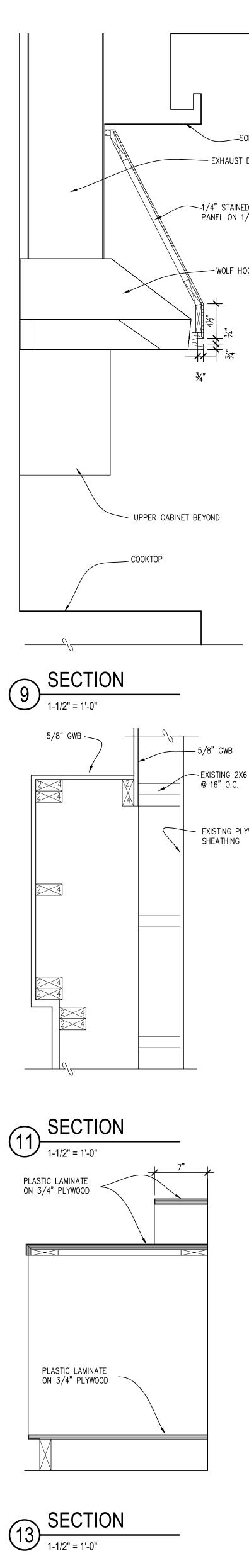
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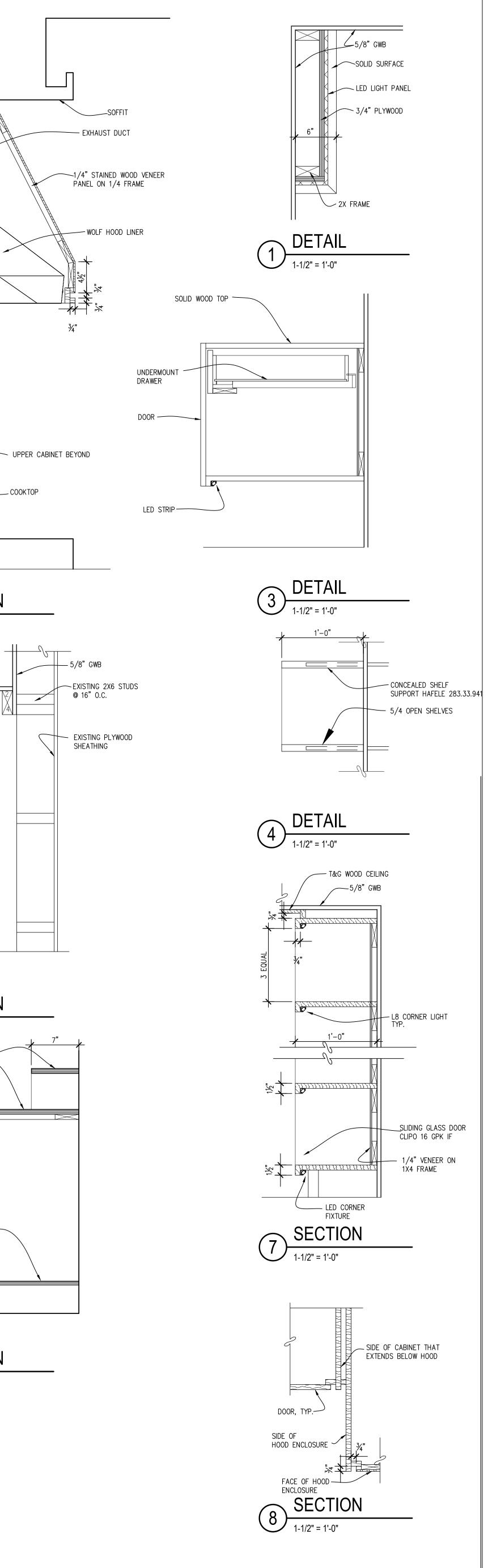


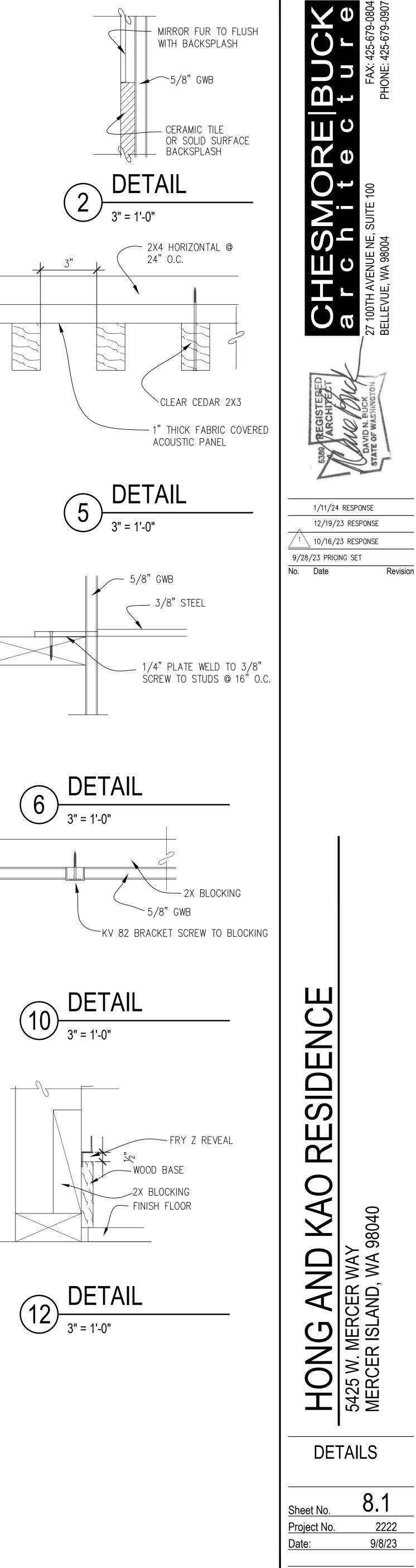


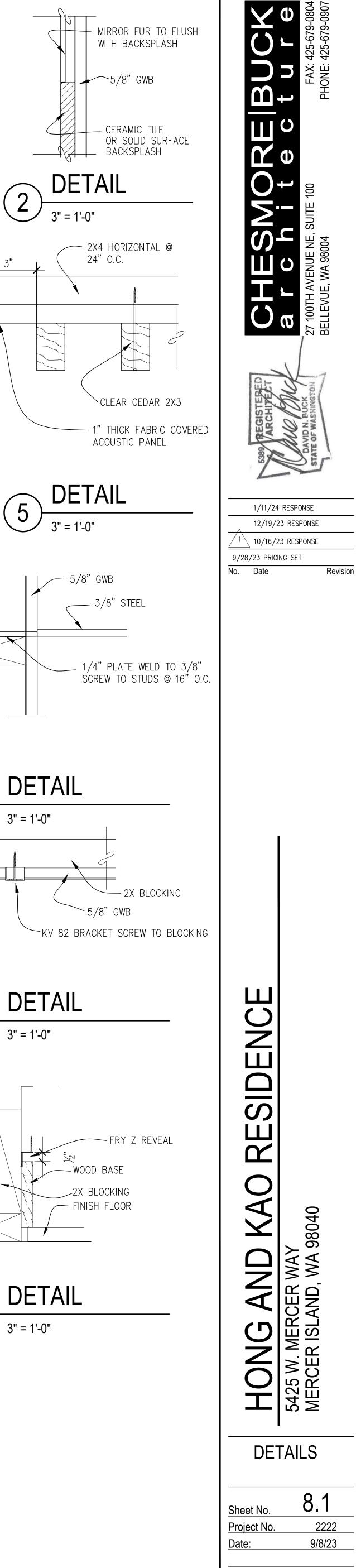


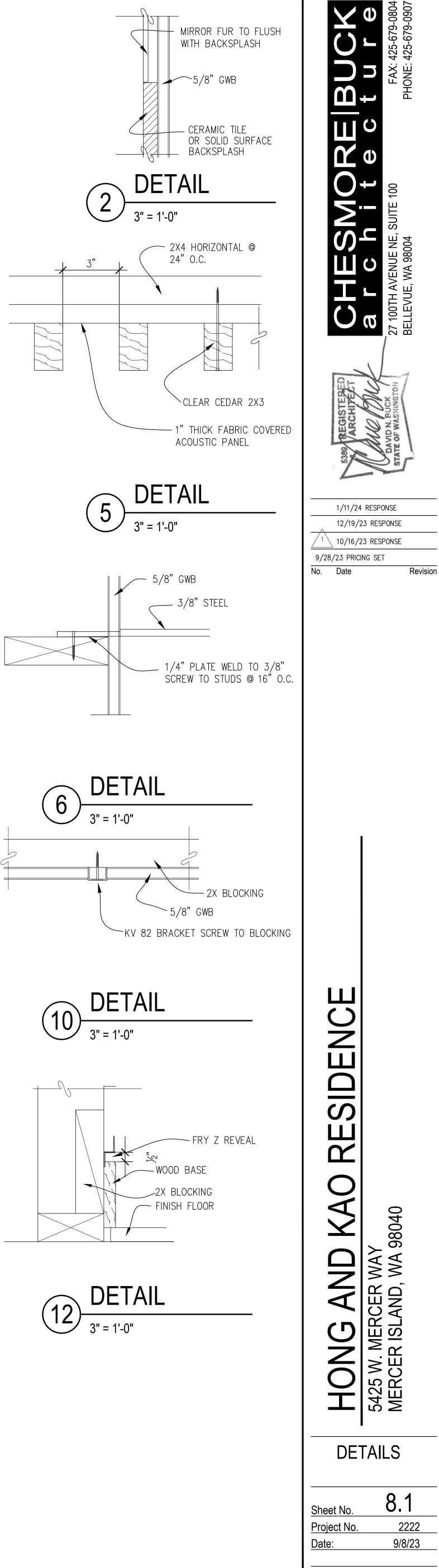


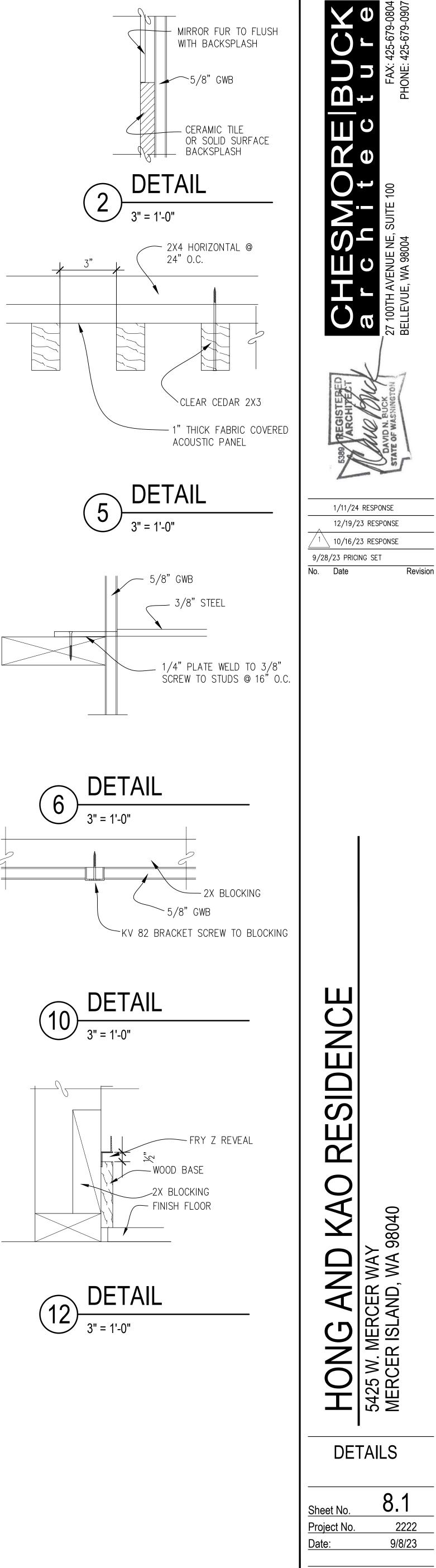


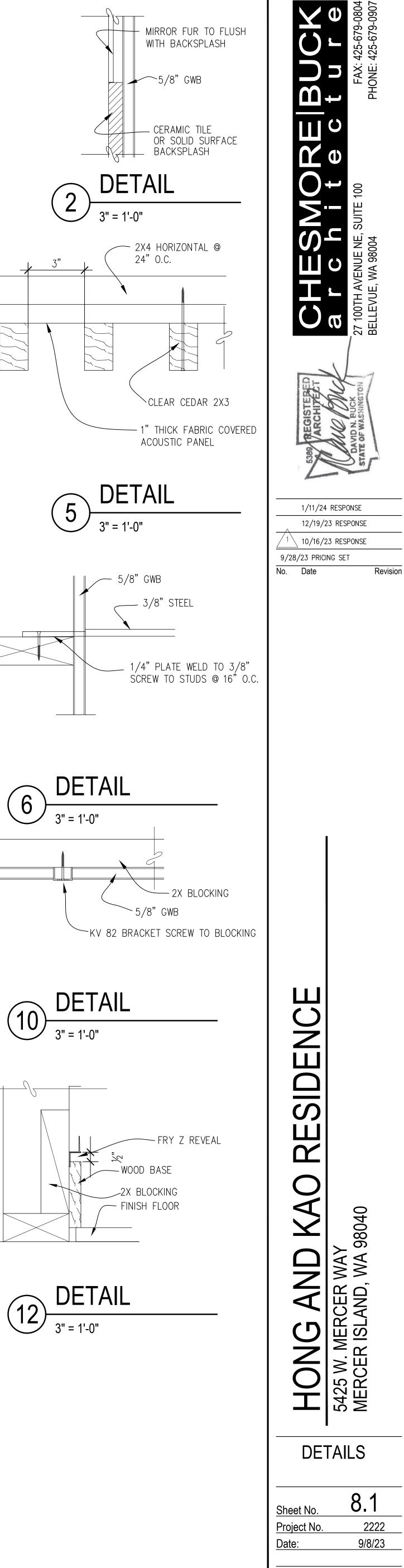


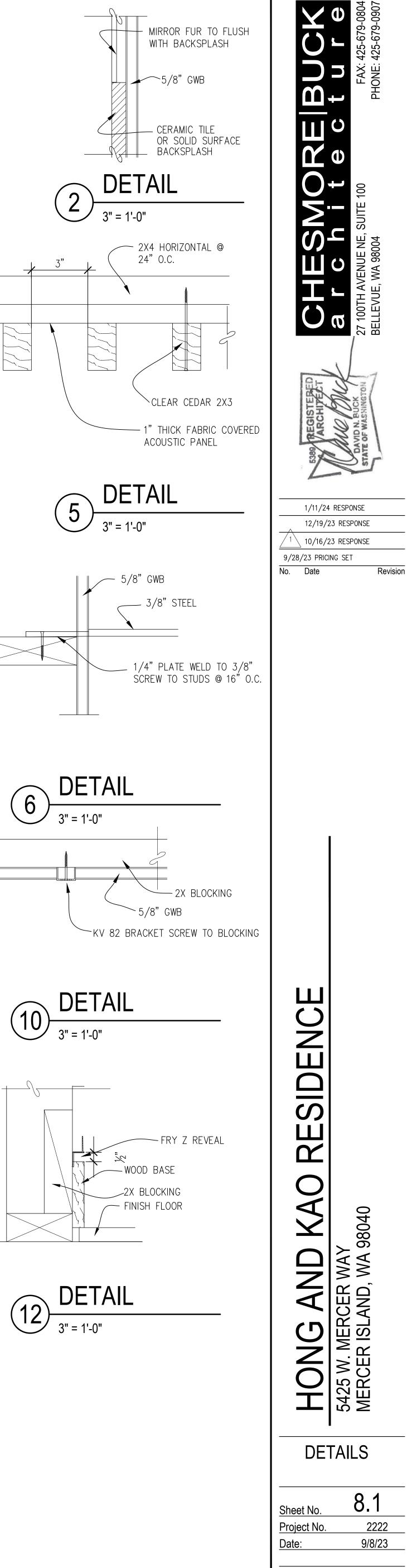


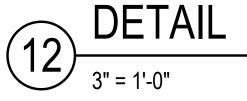












TPO MEMBRANE ROOFING

SECTION 07531 - TPO MEMBRANE ROOFING

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS A. Submittals: Shop Drawings of tapered insulation.
- B. Exterior Fire-Test Exposure: ASTM E 108, Class [A] [B] [C].
- defects in materials or workmanship for period of [10] [15] years.

PART 2 - PRODUCTS

2.1 ROOFING MATERIALS

- A. TPO Sheet: 80 mils thick; color to be selected
- 1. Products: a. Carlisle Sure-Weld TPO or equivalent
- B. Auxiliary Materials: Recommended by roofing system manufacturer for intended use and as follows: 1. Sure-Weld reinforced flashing, low VOC adhesive, Pressure sensitive cover strip, TPO joint covers, Cut edge sealant and others as recommended by manufacturer.

2.2 BALLAST

A. Aggregate Ballast: Smooth, washed, black riverbed gravel or other acceptable smooth-faced stone, 3/4 to 1-1/2 inches. PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install TPO sheet according to roofing system manufacturer's written instructions and as follows:
- B. 1. Sweep loose debris from the substrate.
- C. 2. Position Sure-Weld Membrane over acceptable substrate and fold membrane back so half the underside is exposed.
- D. 3. Apply the applicable Carlisle Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area with a plastic core medium nap paint roller at the published application rate on the applicable Product Data Sheet.
- E. 4. Allow adhesive to dry until tacky and roll coated membrane into coated substrate and avoid wrinkling.
- F. 5. Brush down the bonded section of membrane immediately with a soft bristle push broom.
- G. 6. Fold back the un-bonded half of the sheet and repeat the bonding procedure. H. 7. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2" to provide for a minimum 1- 1/2" hot air weld. It is recommended that all splices be shingled to avoid bucking of water.
- I. 8. Hot air weld the membrane sheets a minimum of 1-1/2" with an Automatic Hot Air Welding Machine. J. 9. Membrane that has been exposed to the elements for approximately 7 days must be prepared with Weathered Membrane Cleaner. Wipe
- the surface where Weathered Membrane Cleaner has been applied with a clean, dry HP Splice Wipe or other white rag to remove cleaner residue prior to hot air welding

END OF SECTION 07531

SECTION 08211 - FLUSH WOOD DOORS

- PART 1 GENERAL
- 1.1 SECTION REQUIREMENTS
- A. Submittals: Samples for doors, shop drawings.
- B. Quality Standard: NWWDA I.S.1-A.

1.2 FLUSH WOOD DOORS

- A. Doors for Transparent Finish: **Premium** grade.
- 1. Faces: white oak, rift cut, horizontal grain.
- 2. Veneer Matching: **Book and balance** match.
- 3. Pair matching **and set matching**.
- Continuous matching for doors with transoms
- B. Doors for Opaque Finish: Custom grade.
- 1. Faces: Medium-density overlay.
- C. Interior Veneer-Faced Solid-Core Doors: Five-ply, structural composite lumber cores.
- D. Interior Solid-Core Doors with Hardboard Faces: Three-ply, particleboard cores.
- 1.3 FABRICATION AND FINISHING
- A. Factory fit doors to suit frame-opening sizes indicated and to comply with referenced quality standard. 1. Comply with NFPA 80 for fire-resistance-rated doors.
- B. Factory machine doors for hardware that is not surface applied.
- C. Cut and trim openings to comply with referenced standards.
- 1. Trim light openings with moldings indicated.
- 2. Factory install louvers in prepared openings.

PART 2 -EXECUTION

varnish

1.1 INSTALLATION

A. Comply with WDMA's "How to Store, Handle, Finish, Install, and Maintain Wood Doors."

1. Install fire-rated doors to comply with NFPA 80. Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Repair, refinish, or replace factory-finished doors damaged during installation, as directed by Architect.

END OF SECTION 08211

DOOR HARDWARE 08710 - 1

SECTION 08710 - DOOR HARDWARE

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS
- Allowances: Provice Hardware Allowance in Division 8 Section 8700 A. Submittals: Hardware Schedule.
- B. Deliver keys to Owner.
- C. For fire-rated openings provide hardware tested and listed by UL or FMG (NFPA 80). On exit devices provide UL or FMG label indicating
- "Fire Exit Hardware."

PART 2 - PRODUCTS

- 2.1 HARDWARE
- A. Manufacturers:
- 1. Baldwin
- B. Hinges:

- C. Locksets and Latchsets:
- 1. BHMA A156.13, Series 1000, Grade 3 for mortise locks and latches.
- 2. Lever handles on locksets and latchsets, Baldwin LO22 lever.

Provide wall stops or floor stops for doors without closers.

- D. Provide hardware finishes as follows:
- 3. Other Hardware: Matching finish of lockset/latchset.
- PART 3 EXECUTION
- 3.1 INSTALLATION
- A. Mount hardware in locations recommended by the Door and Hardware Institute, unless otherwise indicated.

- Two hinges for 1-3/8-inch- thick wood doors.
- 3. Pocket door pulls see schedule

- 1. Hinges: Matching finish of lockset/latchset.
- 2. Locksets, Latchsets, and Exit Devices: Brushed Nickel US15

- END OF SECTION 08710

C. Warranties: Manufacturer's standard form, without monetary limitation, signed by roofing manufacturer agreeing to repair leaks due to

D. Factory doors indicated for transparent finish with stain and manufacturer's standard finish comparable to AWI System TR-4, conversion

2. Three hinges for 1-3/4-inch- thick doors 90 inches or less in height; four hinges for doors more than 90 inches in height.

INTERIOR ARCHITECTURAL WOODWORK SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Product Data for solid-surfacing materials, Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.

06402 - 1

- B. Quality Standard: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards C. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is completed, and HVAC system is operating.
- PART 2 PRODUCTS
- 2.1 MATERIALS A. Hardboard: AHA A135.4.
- B. Medium-Density Fiberboard: ANSI A208.2, Grade MD.
- C. Particleboard: not allowed
- D. Softwood Plywood: DOC PS 1.
- E. Hardwood Plywood and Face Veneers: HPVA HP-1.
- F. Solid-Surfacing Material:
- 1. Products: a. See finish schedule
- 2.2 CABINET HARDWARE AND ACCESSORY MATERIALS
- A. Hardware Standards: Comply with BHMA A156 series standards.
- B. Exposed Hardware Finishes: Comply with BHMA A156.18 for BHMA code number indicated.
- 1. Finish: Satin Chrome: BHMA 626 or BHMA 652 or Satin Stainless Steel: BHMA 630. C. Furring, Blocking, Shims, and Hanging Strips: **Softwood or hardwood** lumber, kiln dried to 15 percent moisture content.
- 2.3 INTERIOR WOODWORK
- A. Complete fabrication before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping and installing. Where necessary for fitting at Project site, provide for scribing and trimming.
- B. Backout or groove backs of flat trim members, kerf backs of other wide, flat members, except for members with ends exposed in finished Work
- C. Interior Standing and Running Trim for Transparent Finish: Premium grade, made from white oak, rift sawn. D. Interior Standing and Running Trim for Opaque Finish: Premium grade, made from any closed-grain hardwood.
- E. Wood Cabinets (Casework) for Transparent Finish: **Premium** grade.
- 1. AWI Type of Cabinet Construction: **Reveal overlay, see details**.
- 2. Wood Species for Exposed Surfaces: White oak, rift sawn or cut.
- 3. Grain Matching: Run and match grain **horizontal** for drawer fronts, doors, and fixed panels.
- Matching of Veneer Leaves: Slip and balance match.
- 5. Semiexposed Surfaces Other Than Drawer Bodies: Same species and cut as exposed surfaces.
- 6. Drawer Sides and Backs: Solid hardwood, stained to match exposed surfaces
- 7. Drawer Bottoms: Hardwood plywood.
- 2.4 SHOP FINISHING OF INTERIOR ARCHITECTURAL WOODWORK
- A. Finishes: Same grades as items to be finished.
- B. Finish architectural woodwork at the fabrication shop; defer only final touch up until after installation. Apply one coat of sealer or primer to concealed surfaces of woodwork.
- 2. Apply a vinyl wash coat to woodwork made from closed-grain wood before staining and finishing.
- 3. After staining, if any, apply paste wood filler to open-grain woods and wipe off excess. Tint filler to match stained wood.
- C. Transparent Finish: AWI Finish System **TR-4**, conversion varnish.
- PART 3 EXECUTION
- 3.1 INSTALLATION
- A. Condition woodwork to prevailing conditions before installing.
- B. Install woodwork to comply with AWI Section 10 for grade specified. C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches for level and plumb.
- D. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
- E. Install trim with minimum number of joints possible, using full-length pieces to greatest extent possible. Stagger joints in adjacent and related members.
- F. Anchor countertops securely to base units. Seal space between backsplash and wall. G. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips,
- and similar associated trim and framing. H. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to
- risers, and glue and nail treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts.
- 3.2 CABINET HARDWARE AND ACCESSORY SCHEDULE
- A. Butt Hinges: 2-3/4-inch, 5-knuckle steel hinges made from 0.095-inch- thick metal; BHMA A156.9, B01361 for flush doors and BHMA A156.9, B01521 for overlay doors.
- B. Concealed (European-Type) Hinges: Clip top Blumotion BHMA A156.9, B01602.
- C. Pulls: TOPKNOB EUROPA TAB PULL BRUSHED SATIN NICKEL.
- D. Catches: Magnetic catches, BHMA A156.9, B03141.
- E. Adjustable Shelf Standards: BHMA A156.9, B04071; with shelf rests, BHMA A156.9, B04081.
- F. Drawer Slides: Blum Movento under-mounted, zinc-plated steel drawer slides with steel ball bearings, complying with BHMA A156.9, Grade 1 and rated for the following loads:
- 1. Box Drawer Slides: 75 lbf
- 2. File Drawer Slides: 150 lbf
- 3. Pencil Drawer Slides: 45 lbf
- G. Door Locks: BHMA A156.11, E07121
- H. Drawer Locks: BHMA A156.11, E07041.
- I. Grommets for Cable Passage through Countertops: 1-inch- OD brown, molded-plastic grommets with brown plastic cap.

END OF SECTION 06402

BUILDING INSULATION

SECTION 07210 - BUILDING INSULATION

- PART 1 GENERAL
- 1.1 SECTION REQUIREMENTS
- A. Submittals: Product Data. B. Surface-Burning Characteristics: ASTM E 84, and as follows:
- 1. Flame-Spread Index: 25 or less where exposed; otherwise, as indicated in Part 2 "Insulation Products" Article.
- 2. Smoked-Developed Index: 450 or less.
- PART 2 PRODUCTS
- 2.1 INSULATION PRODUCTS

2.2 ACCESSORIES

PART 3 - EXECUTION

voids with insulation.

3.1 INSTALLATION

END OF SECTION 07210

- Foamed-in-Place Insulation: closed cell spray applied polyurethane foam insulation.
- 1. Product: Icynene ProSeal LE, R-7.1 per inch

Vapor Retarder: Polyethylene, Reinforced polyethylene 6 mil thick.

on between attic spaces and vented eaves.

Locate seams at framing members, overlap, and seal with tape.

C. Fiberglas Insulation Kraft Faced Batt Insulation: ASTM C 665, Type II, Class C preformed formaldehyde free glass fiber batt type, Kraft paper faced one side.

07210 - 1

B. Acoustic Batt Insulation: ASTM C 665, Type I, unfaced with fibers manufactured from rock wool, with flame-spread index of 25 or less.

C. Eave Ventilation Troughs: Preformed, rigid fiberboard or plastic sheets designed to fit between roof framing members and to provide

A. Install insulation in areas and in thicknesses indicated or required to produce R-values indicated. Cut and fit tightly around obstructions and fill

B. Extend vapor retarder to extremities of areas to be protected from vapor transmission. Secure in place with adhesives or other anchorage.

UNIT MASONRY ASSEMBLIES

SECTION 04810 - UNIT MASONRY ASSEMBLIES

1.1 SECTION REQUIREMENTS

PART 1 - GENERAL

PART 2 - PRODUCTS

2.1 MASONRY UNITS

Products:

2.2 MORTAR AND GROUT

having jurisdiction.

1. Products:

PART 3 - EXECUTION

textures.

3.2 LINTELS

mortar.

3.4 CLEANING

END OF SECTION 04810

of structure above.

A. Submittals: Samples for face brick and colored mortar

B. Comply with ACI 530.1/ASCE 6/TMS 602.

C. Mockups: Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.

04810 - 1

A. Face Brick: Grade SW, Type FBX.

a. Mutual Materials (Jackson Valencia 425-452-2430)

2. Size: Standard match existing.

3. Solid brick with exposed surfaces finished for ends of sills and caps. 4. Special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

A. Mortar: Ready-mixed mortar, ASTM C 1142, may be used at Contractor's option.

1. Do not use calcium chloride in mortar. 2. For masonry below grade or in contact with earth, use Type **M**.

For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior

non-load-bearing partitions, and for other applications where another type is not indicated, use Type N. 2.3 REINFORCEMENT, TIES, AND ANCHORS

A. Veneer Anchors: Two-piece adjustable masonry veneer anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to studs, and acceptable to authorities

a. see detail 9 on sheet s4.4

2.4 EMBEDDED FLASHING MATERIALS A. Sheet Metal Flashing: Stainless steel, 0.0156 inch thick or Copper, 10-oz./sq. ft. weight or 0.0135 inch thick for fully concealed flashing, 16-oz./sq. ft. weight or 0.0216 inch thick elsewhere.

2.5 MISCELLANEOUS MASONRY ACCESSORIES

A. Compressible Filler: Premolded strips complying with ASTM D 1056, Grade 2A1.

B. Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall; made from styrene-butadiene rubber or PVC. C. Weep Holes: [Round polyethylene tubing, 3/8-inch OD] [Cotton or polyester rope, 1/4 to 3/8 inch in diameter, 24 inches

3.1 INSTALLATION, GENERAL

A. Cut masonry units with saw. Install with cut surfaces and, where possible, cut edges concealed. B. Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and

Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.

C. Stopping and Resuming Work: Rack back units; do not tooth.

D. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside

E. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated. F. Keep cavities clean of mortar droppings and other materials during construction. Strike joints facing cavities flush.

A. Install steel lintels where indicated.

3.3 FLASHING AND WEEP HOLES

A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to the downward flow of

water in the wall, and where indicated. B. Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing before covering with

1. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan.

C. Trim wicking material used in weep holes flush with outside face of wall after mortar has set.

A. Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.

B. Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse unit masonry. Wet wall surfaces with water before applying acidic cleaner, then remove cleaner promptly by rinsing thoroughly with clear water.

SECTION 01701 - EXECUTION AND CLOSEOUT REQUIREMENTS PART 1 - GENERAL

1.1 CLOSEOUT SUBMITTALS

EXECUTION AND CLOSEOUT REQUIREMENTS

A. Record Drawings: Maintain a set of the Contract Drawings as Record Drawings. Mark to show installation that varies from the Work originally shown. Operation and Maintenance Data: Organize data into three-ring binders with identification on front and spine of each binder and pocket folders for folded sheet information. . Include the following:

01701 - 1

- 1. Manufacturer's operation and maintenance brochures.
- 2. Emergency instructions
- 3. Spare parts list. 4. Wiring diagrams.
- 5. Copies of warranties.

PART 2 - PRODUCTS (Not Applicable)

PART 3 -EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, plumb, smooth, clean, and free of deleterious substances; substrates within installation tolerances; and application conditions within environmental limits. Proceed with installation only after unsatisfactory conditions have been corrected.

- B. Verify layout information shown on Drawings, in relation to property survey and existing benchmarks, before laying out the Work.
- C. Prepare substrates and adjoining surfaces according to manufacturer's written instructions, including, but not limited to, filler and primer application.
- D. Take field measurements as required to fit the Work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabricating and, when possible, allow for fitting and trimming during installation.
- 3.2 CUTTING AND PATCHING
- A. Do not cut structural members[or operational elements] without prior written approval of Architect.
- B. For patching, provide materials whose installed performance will equal or surpass that of existing materials. For exposed surfaces, provide or finish materials to visually match existing adjacent surfaces to the fullest extent possible.

3.3 INSTALLATION

- A. Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located and aligned. Clean exposed surfaces and protect from damage. If applicable, prepare surfaces for field finishing.
- B. Clean Project site and work areas daily, including common areas.

3.4 FINAL CLEANING

- A. Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:
- 1. Remove labels that are not permanent.
- 2. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass. 3. Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave concrete floors broom clean.
- 4. Vacuum carpeted surfaces and wax resilient flooring.
- 5. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures. Clean light fixtures and lamps. 6. Clean the site. Sweep paved areas; remove stains, spills, and foreign deposits. Rake grounds to a smooth, even-textured surface.

3.5 CLOSEOUT PROCEDURES

A. Substantial Completion: Before requesting Substantial Completion inspection, complete the following:

- 1. Advise Owner of pending insurance changeover requirements.
- 2. Submit specific warranties, maintenance agreements, and similar documents.
- 3. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
- 4. Submit Record Drawings[and Specifications], operation and maintenance manuals,[property surveys,] and similar final record information. 5. Deliver tools, spare parts, extra materials, and similar items.
- 6. Changeover locks and transmit keys to Owner.
- 7. Complete startup testing of systems and instruction of operation and maintenance personnel.
- 8. Remove temporary facilities and controls.
- 9. Advise Owner of changeover information related to Owner's occupancy, operation, and maintenance.
- 10. Complete final cleaning requirements, including touchup painting.
- 11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- B. On receipt of a request for inspection, Architect will proceed with inspection or advise Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or advise Contractor of items that must be completed or corrected before the certificate will be issued.
- C. Request inspection for certification of Final Completion, once the following are complete:
- 1. Submit a copy of Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
- 2. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. D. Architect will reinspect the Work on receipt of notice that the Work has been completed.
- 1. On completion of reinspection, Architect will prepare a final Certificate for Payment. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.

3.6 DEMONSTRATION AND TRAINING

- A. Provide experienced instructors for each piece of equipment that requires operation and maintenance to provide instruction to Owner's personnel. Include a detailed review of the following:
- 1. Include instruction for system design and operational philosophy, review of documentation, operations, adjustments, troubleshooting, maintenance, and repair.

END OF SECTION 01700

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS
- A. Unless otherwise indicated, demolished materials become Contractor's property. Remove from Project site.
- B. Items indicated to be removed and salvaged remain Owner's property. Remove, clean, and deliver to Owner's designated storage area.
- C. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
- D. Conduct demolition without disrupting Owner's use of the building.
- E. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner.

PART 2 -PRODUCTS (Not Applicable)

PART 3 -EXECUTION

END OF SECTION 01732

- 3.1 DEMOLITION A. Maintain and protect existing utilities to remain in service before proceeding with demolition.
- B. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
- C. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
- D. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
- E. Protect building structure and interior from weather and water leakage and damage.
- F. Protect walls, ceilings, floors, and exposed finishes that are to remain.
- G. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.
- H. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
- I. Promptly remove demolished materials from Owner's property and legally dispose of them.

1/11/24 RESPONSE 12/19/23 RESPONSE 10/16/23 RESPONSE 9/28/23 PRICING SET No Date

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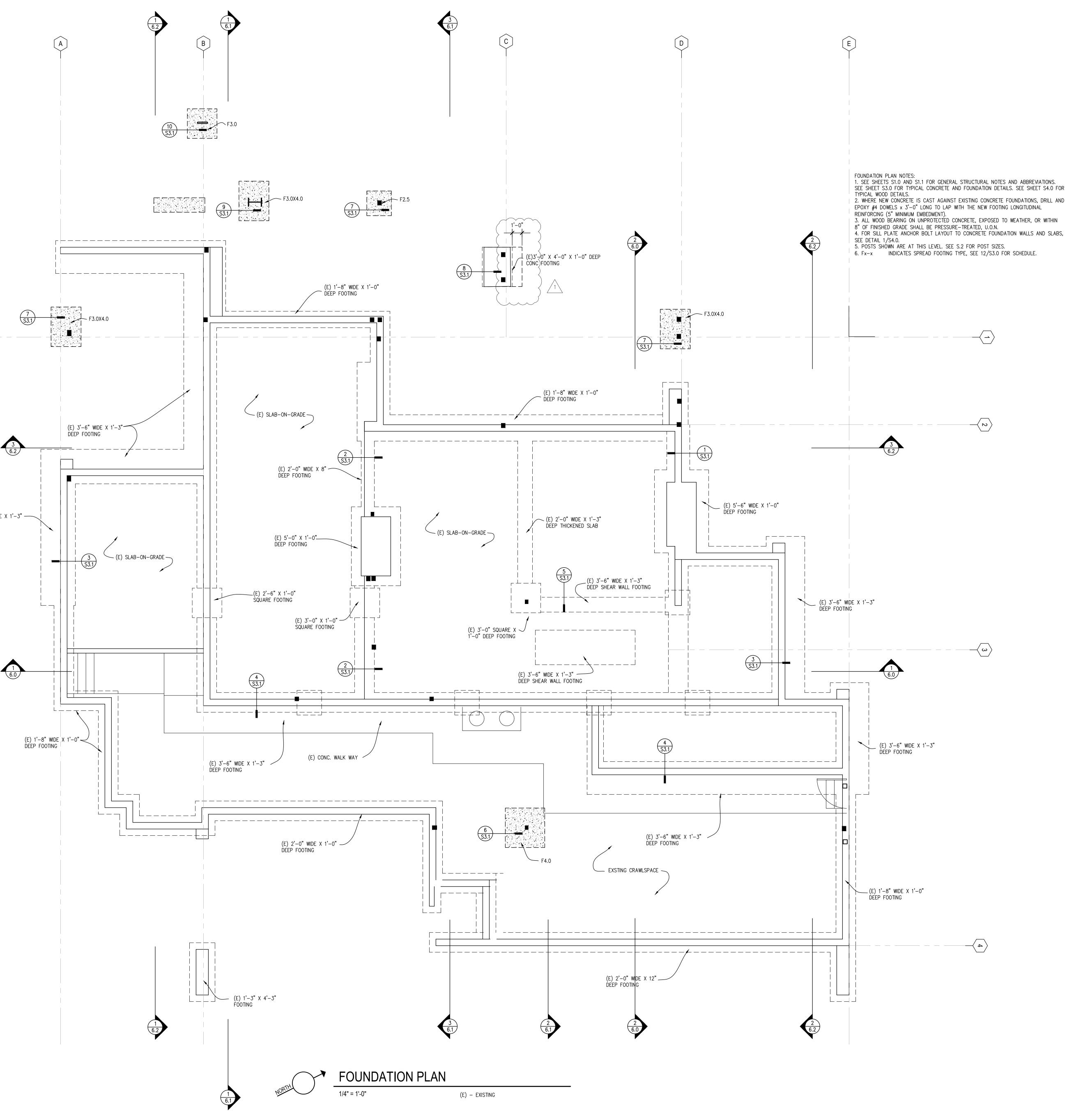
SPECIFICATION

Sheet No. Project No. Date:

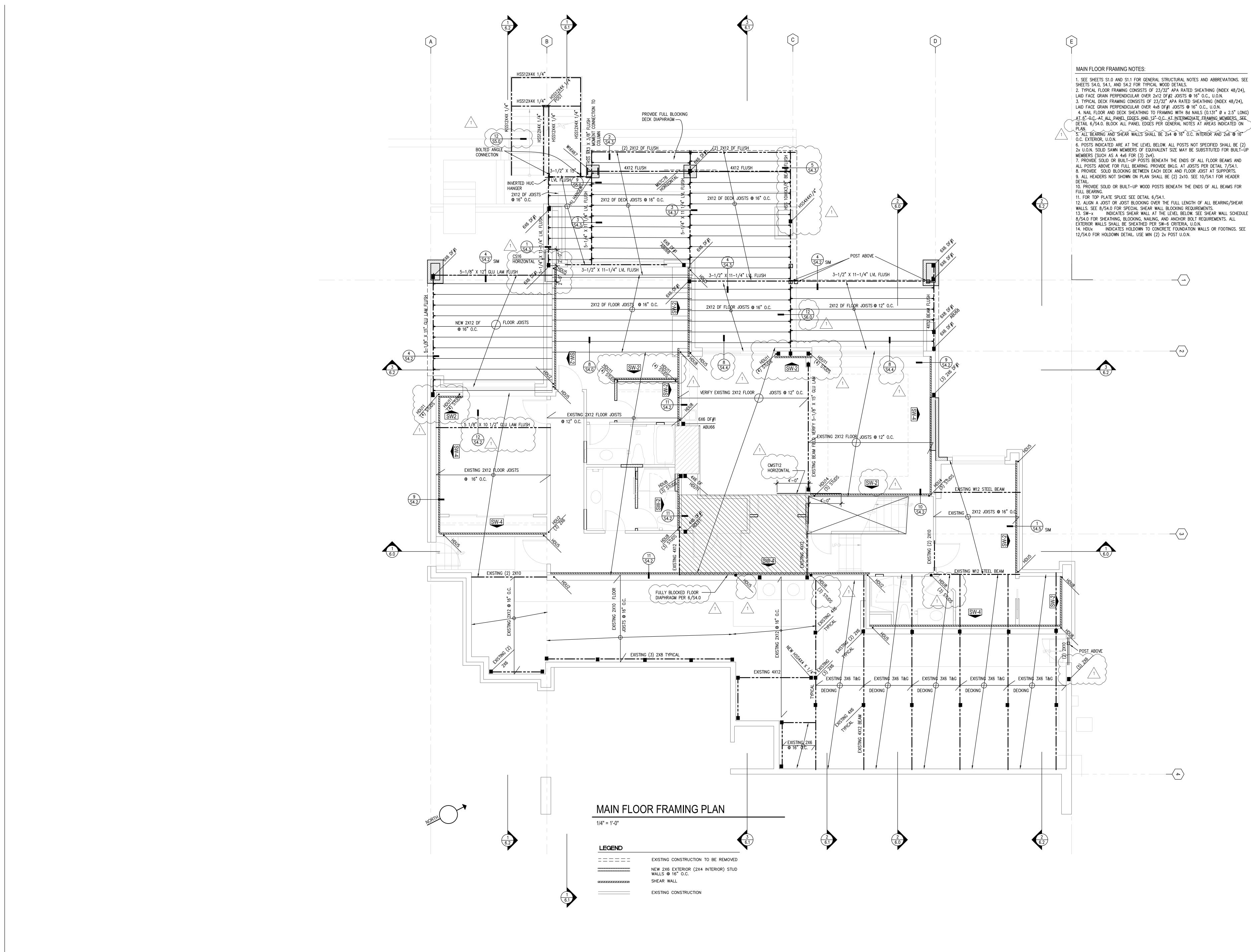
2222 9/8/23

(E) 3'-6" WIDE X 1'-3"

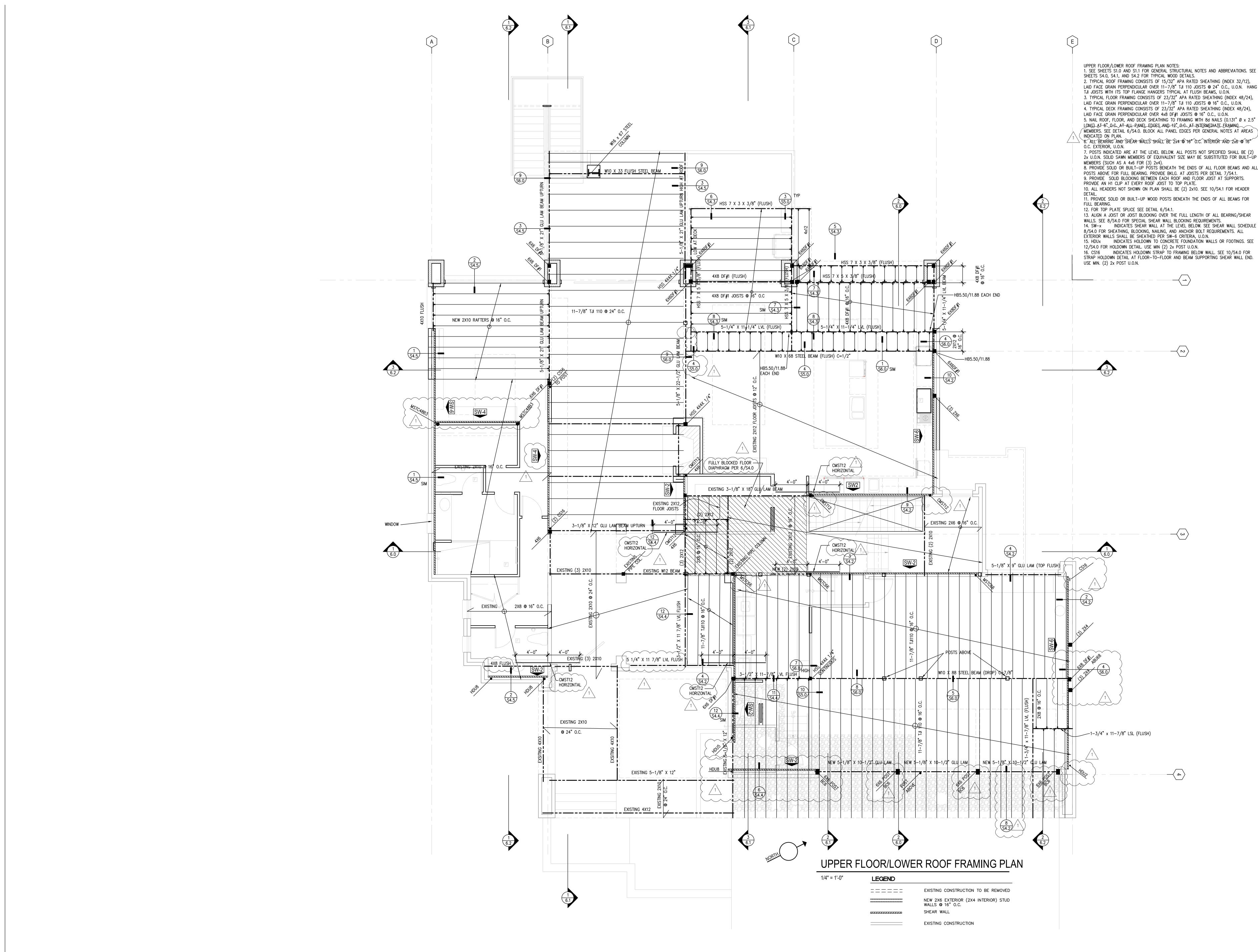
1 6.0

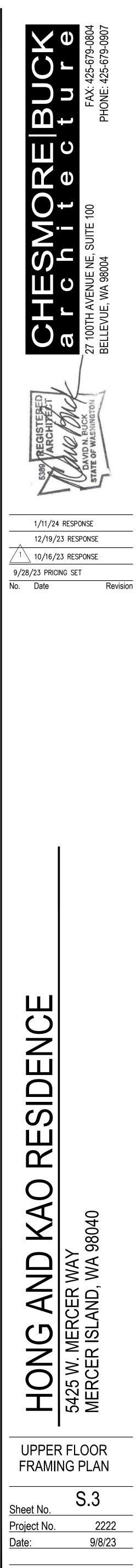


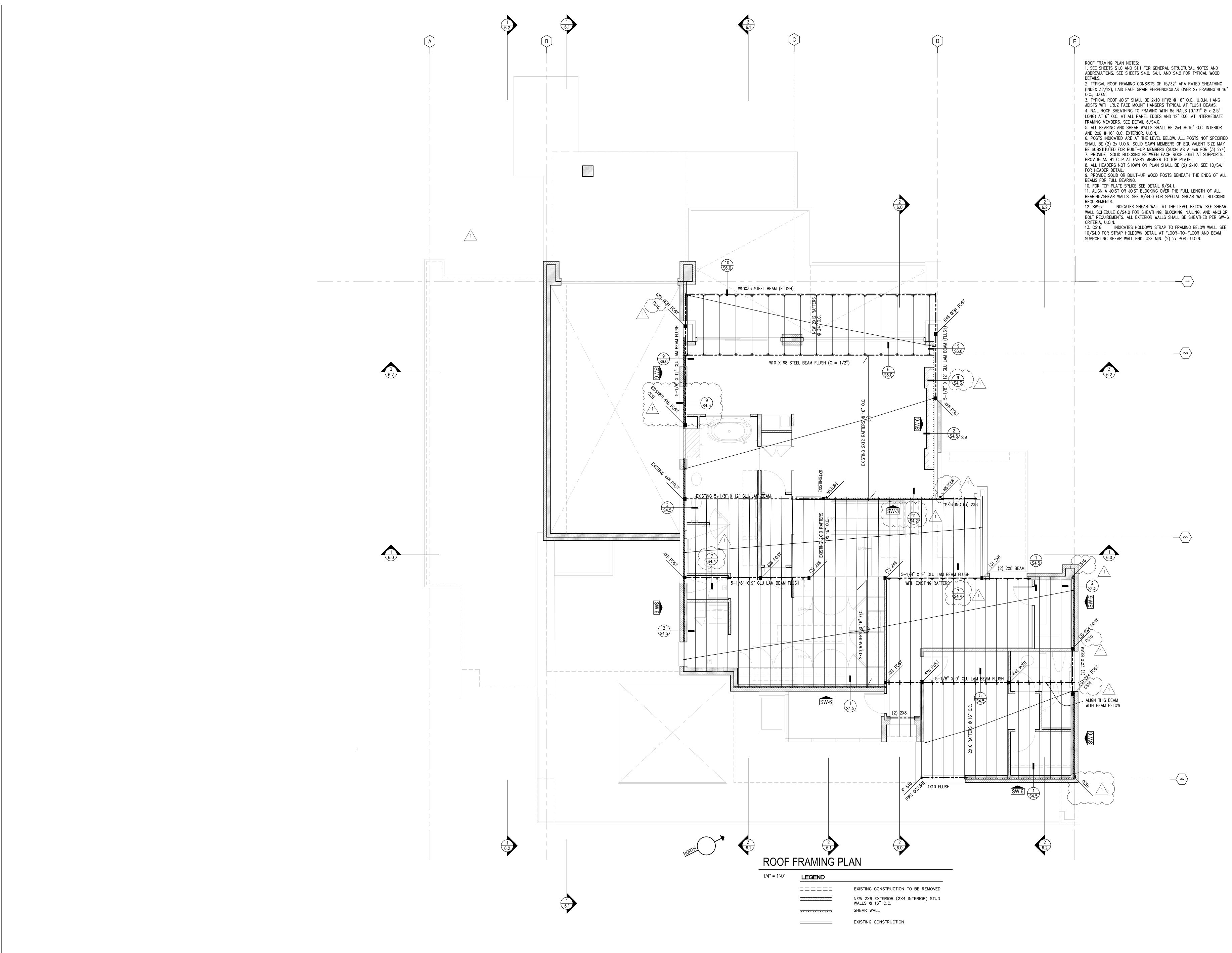






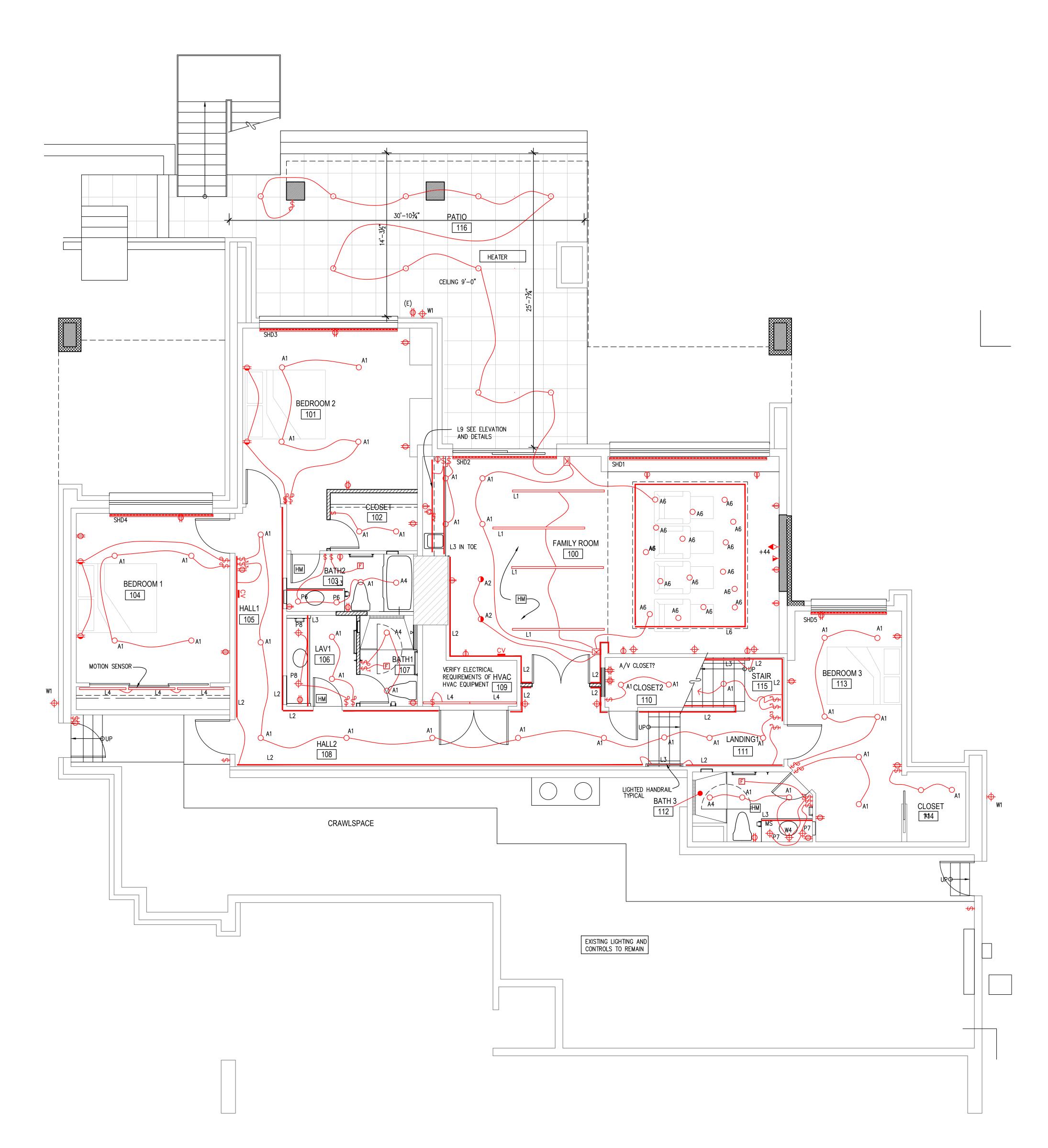








ELI	ECTRICAL S	ΥN	/ B O L S
↓	RECESSED LIGHT/ROUND TRIM RECESSED LIGHT/SQUARE TRIM WALL MOUNTED LIGHT SURFACE/PENDANT LIGHT WALLWASH LIGHT FLOOD LIGHT STRIP LIGHT STEP LIGHT	₽ ₽ \$	SWITCH 3-WAY SWITCH DIMMING SWITCH SWITCH W/ TIMER SWITCH W/ OCCUPANCY SENSOR 6-BUTTON KEYPAD, LUTRON SMART DIMMER SWITCH, LUTRON
Ø	CERAMIC SOCKET	⇔	DUPLEX RECEPTACLE DUPLEX RECEPT./HALF-SWITCHED
	SMOKE DETECTOR (SD) CARBON MONOXIDE DETECTOR (C COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/CM) HEAT DETECTOR EXHAUST FAN (VENT TO EXTERIC CENTRAL VACUUM WALL PORT MOTION SENSOR DOORBELL THERMOSTAT GARAGE DOOR CONTROL PANEL		DUPLEX RECEPT. W/ DUAL USB-C
	CIRCUIT BREAKER PANEL METER	8►	SPEAKER OUTLET SOUND SPEAKER WINDOW SHADE

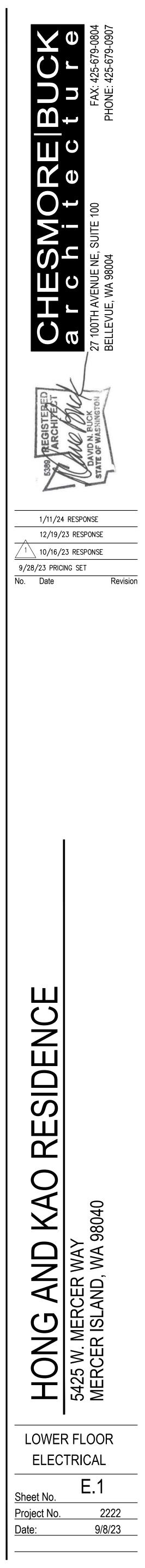


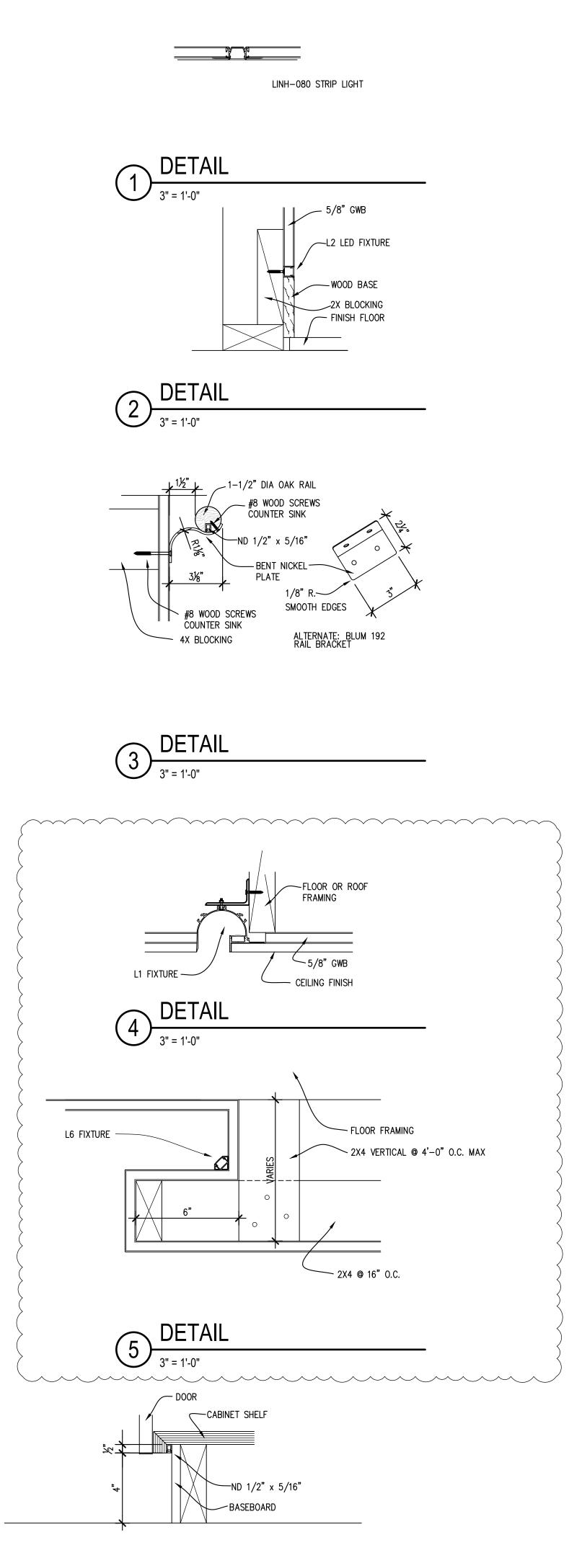
NORTH

LOWER FLOOR ELECTRICAL PLAN

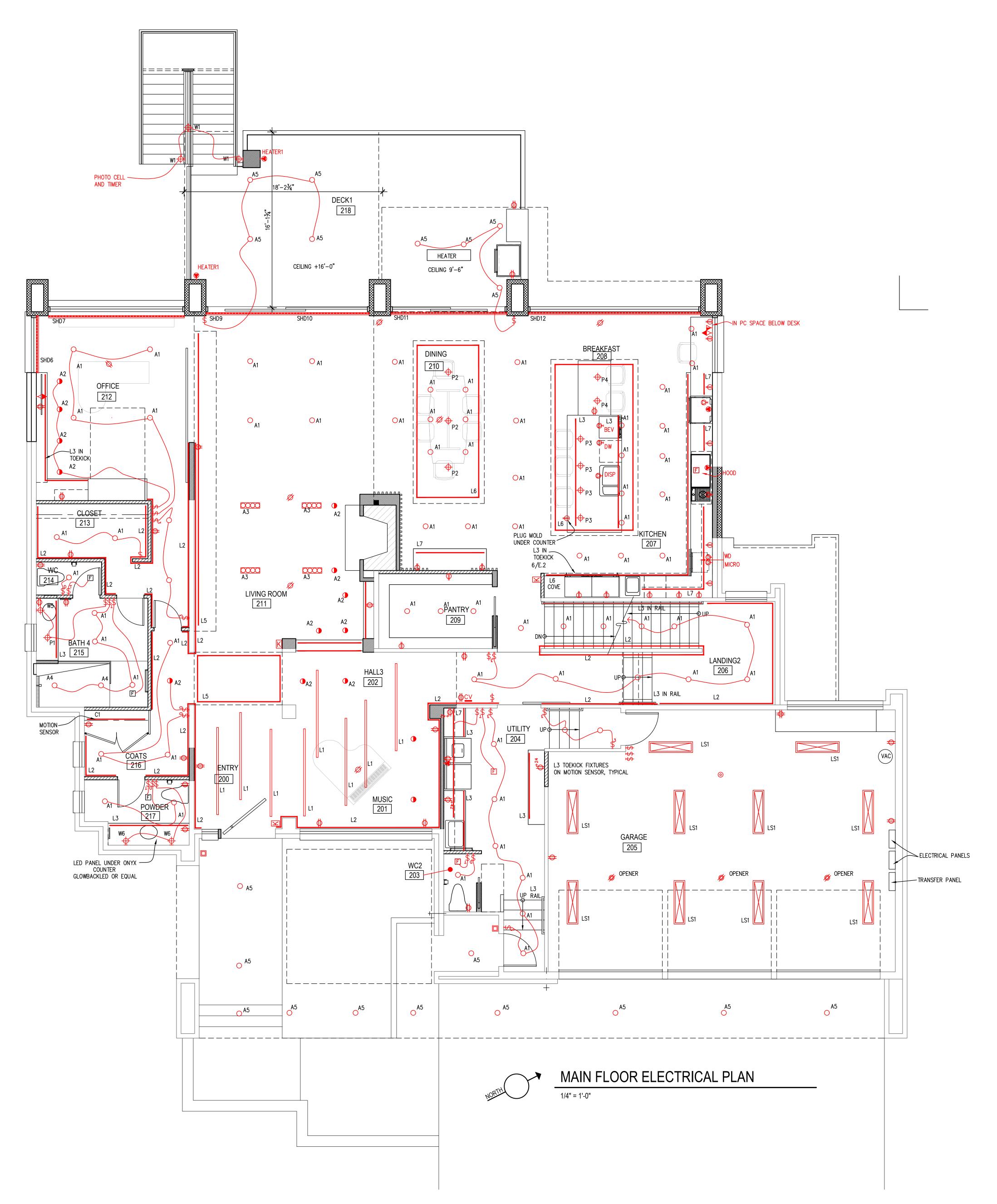
1/4" = 1'-0"

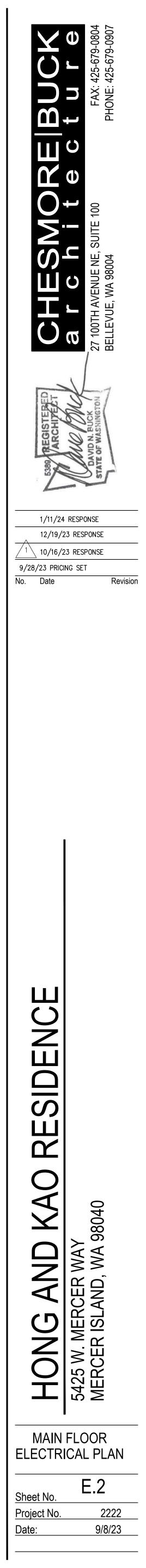
NOTE: SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

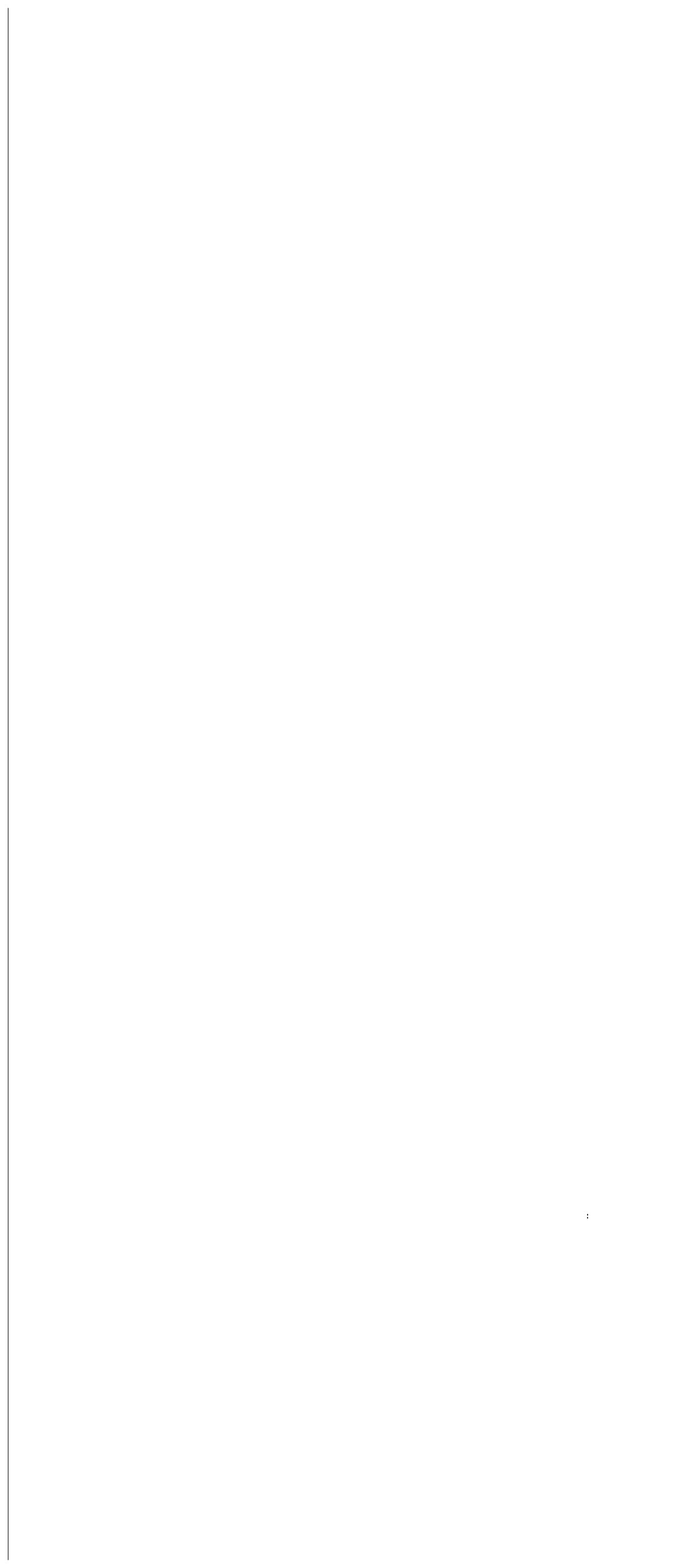


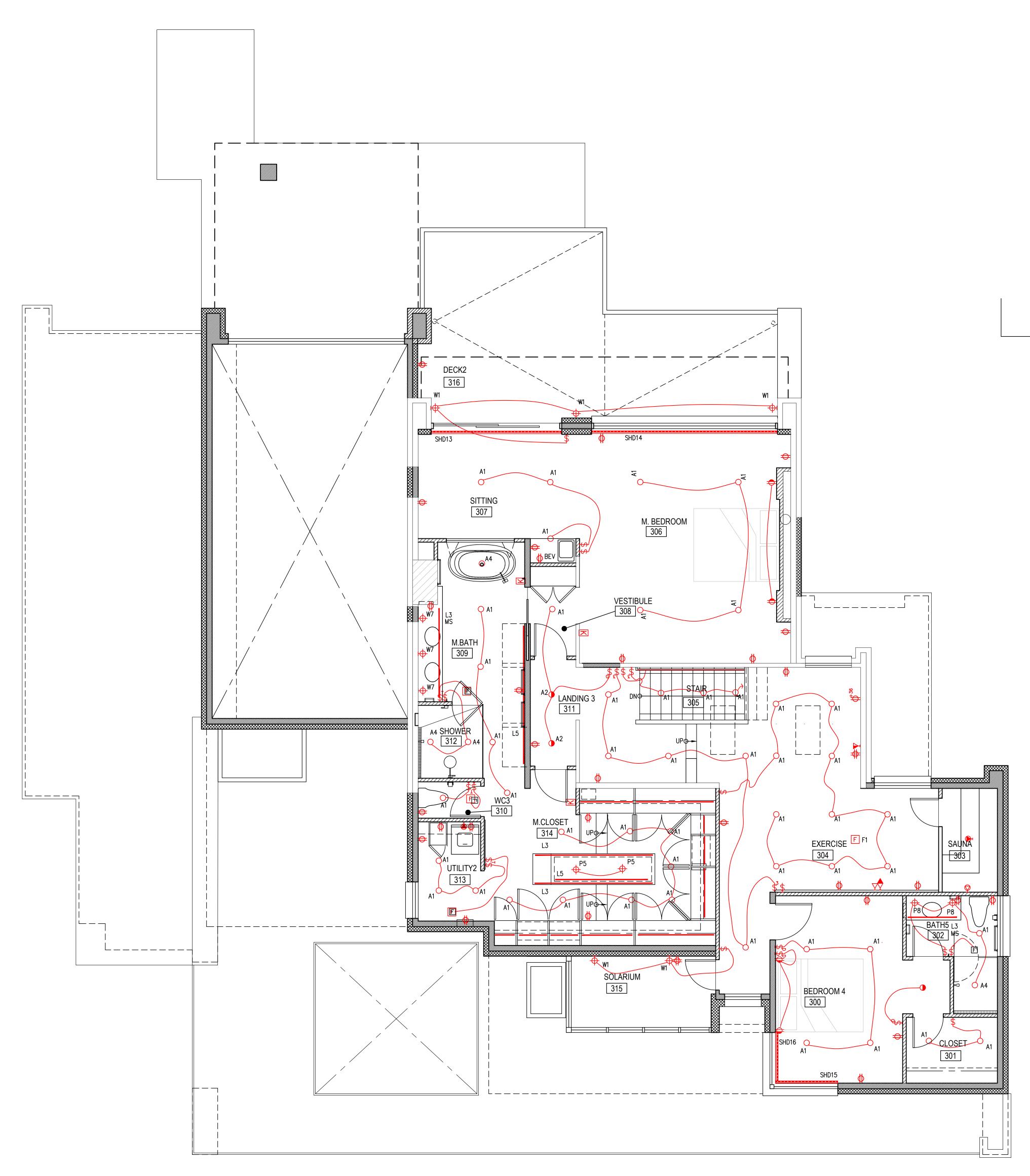


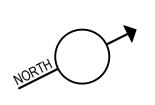




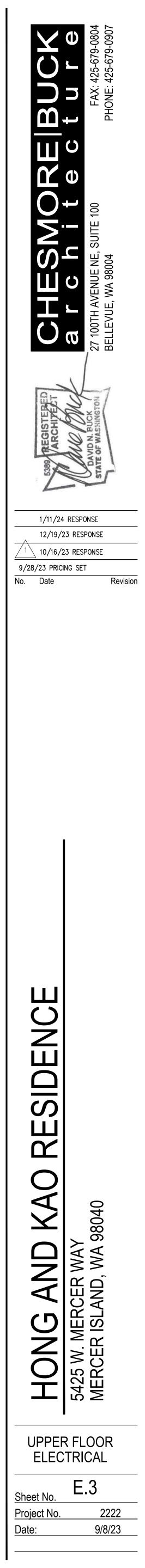








UPPER FLOOR ELECTRICAL PLAN 1/4" = 1'-0"



WIND	ΟW	SHAD	E S	CHEDU	JLE								
LOCATION	MARK	ELEV.	LOC.	OPERATION	TYPE	QTY	WIDTH	HEIGHT	SQ. FT.	FABRIC	HEMBAR	HOUSING	REMARKS
FAMILY	SHD1			MOTOR	A	2	6' - 10"	8'-9"					DUAL 95% AND BLACKOUT
	SHD2			MOTOR	A	1	9'-0"	9'-3"					DUAL 95% AND BLACKOUT
BEDROOM2	SHD3			MOTOR	A	1	12'–1"	7'-10"					DUAL 95% AND BLACKOUT
BEDROOM1	SHD4												95%
BEDROOM3	SHD5			MOTOR	A	1	6'-6"	5'-8"					95%
OFFICE	SHD6			MOTOR	A	1	5'-4"	7'-9"					DUAL 95% AND BLACKOUT
	SHD7			MOTOR	A	1	12'-6"	7'–9"					DUAL 95% AND BLACKOUT
LIVING	SHD9			MOTOR	A	1	7'-6"	15'-6"					95%
	SHD10			MOTOR	A	1	7'-6"	15'-6"					95%
DINING	SHD11			MOTOR	A	1	10'-8"	9'-6"					95%
KITCHEN	SHD12			MOTOR	A	1	15'–10"	9'-6"					95%
M. BEDROOM	SHD13			MOTOR	A	1	10'-8"	8'-2"					DUAL 95% AND BLACKOUT
	SHD14			MOTOR	A	1	15'–3"	8'-2"					DUAL 95% AND BLACKOUT
BEDROOM4	SHD15			MOTOR	A	1	5 ' –3"	7'-0"					DUAL 95% AND BLACKOUT
	SHD16			MOTOR	A	1	4'-3"	7'-0"					DUAL 95% AND BLACKOUT
SHADE TYPES	· · · · -												GENERAL WINDOW SHADE NOTES:
B BOTTO		PER SCHEDULE	TOP-DOV						DEL MOTORI P: 1.866.44	ZED SOLUTIONS		CONTACT:	 ALL SHADES TO BE LUTRON, SIVOIA QS, ROLLER 64 OR ROLLER 100 SERIES (AS DETERMINED BY INDIVIDUAL SHADE AREA) SHADE FABRIC TO BE LUTRON, BASKETWEAVE 90, 5% SHEAR, #SV24-90-5, CHARCOAL/CHESTNUT, UNO. ALL HEMBARS TO BE FULL WRAP STYLE W/ NO END CAPS ALL SHADES TO BE INSTALLED IN LUTRON ALUMINUM SHADE POCKETS, UNO. ALL SHADES TO BE INSTALLED IN 'REGULAR ROLL' ORIENTATION, UNO., ('REVERSE ROLL' WHERE NOTED) SHADE DIMENSIONS INDICATED ARE NOMINAL, FIELD VERIFY PRIOR TO ORDERING

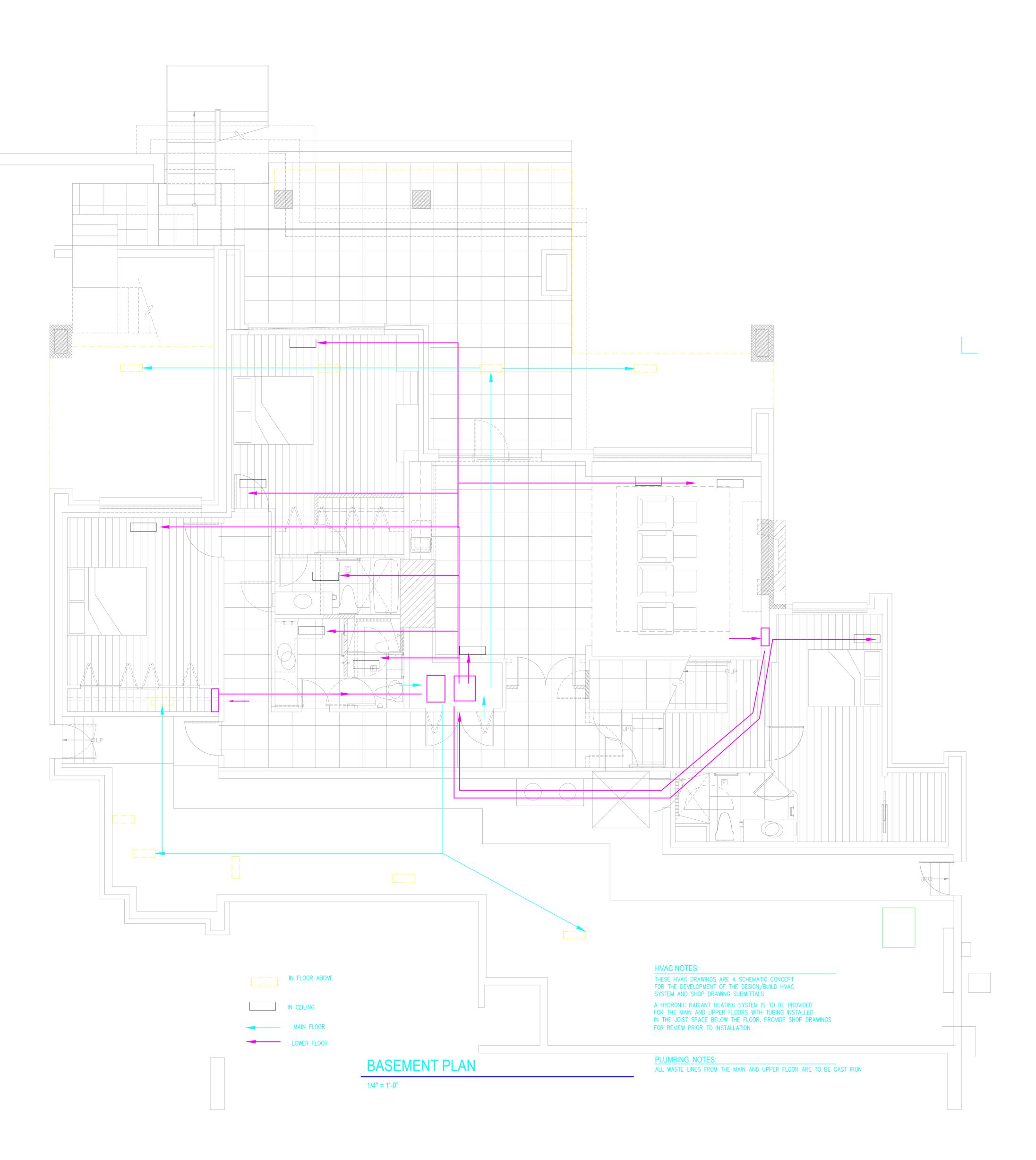
CIRC	UIT	SCHED	ULE											
LOCATION	MARK		REMARKS	FIXTURE QTY	LOCATION	MARK	DESCRIPTION	REMARKS	FIXTURE QTY	LOCATION	MARK	DESCRIPTION	REMARKS	FIXTURI QTY
												E PROVIDED FOR P	LAN REFERENCE O	NLY.

TO COMPLETE ELECTRICAL SCOPE OF WORK

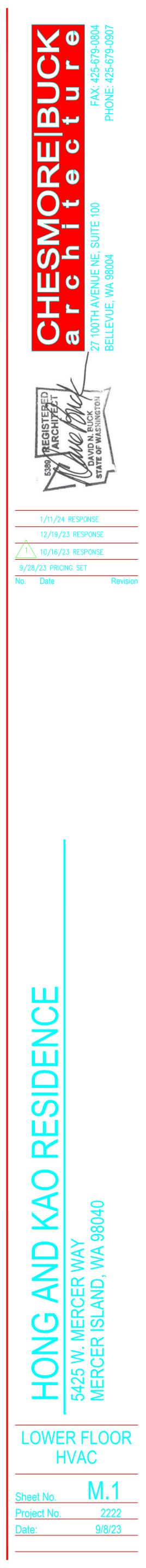
	DECODIDITION						LAMP							
ARK	DESCRIPTION RECESSED LINEAR	SIZE	TYPE	MANUF.	LINH-078-F-DB-30K-VARIES	FINISH / TRIM	WATTS LUMENS	TEMP.	REMARKS DETAIL 4/E.2 MERCER WW					
	RECESSED COVE			NWLED	LINF12/24S-F-MB-30K-VARIES				DETAIL 4/E.2 MERCER WW					
	RAIL LIGHT			NWLED	LINF12-ND-S0-30K-VARIES				DETAIL 3/E.2					
	CLOSET LIGHT SKYLIGHT			NORA NWLED	NLSTR-4L1334W LINF12-018-WD-30K-	WHITE LENGTH VARIES								
	COVE LIGHT			NWLED	LINF12-K-F-S0-30K		24W		DETAIL 5/E.2					
	UNDERCABINET			NWLED	LINF12-NT-F-MB-30K									
	NOSING			NWLED	LINF12/24-S-F-S-30K LINF12/24-C-o-MB-30K									
	CORNER			NWLED										
1	SURFACE			NORA	NLSTR-4L1334W									
2	DOWNLIGHT WALL WASH			NORA NORA	NHSIC-485LE3LT NHRIOIC-48	NLCBS-4W51-85-30-MPW NIO-4RC-30X-MPW								
 ;	MULTIHEAD			COOPER	LAM4B4-08-R25-97-30	MATTE BLACK								
1	SHOWER LIGHT			NORA	NSEIC-407AT/20	NL-427W-	20W/LED							
5 	EXTERIOR DOWNLIGHT			NORA NORA	NHSIC-485LE3LT	NLCBS-4W52-85-30-BB NHIOICD-16LE3								
	FINHOLE DOWNLIGHT			NUKA	NIOB-1RPH-CDX-MPW									
	WALL LIGHT			BEGA	33817-КЗ	BLACK	_							
<u>}</u> 5	SCONCE NOT USED	TO BE SELECTED												
,	MIRROR	MIRROR LIGHT												
5	SCONCE	TO BE SELECTED												
6	SCONCE	TO BE SELECTED												
7	SCONCE	TO BE SELECTED												
1	PENDANT	TO BE SELECTED												
2	PENDANT	TO BE SELECTED												
3	PENDANT	TO BE SELECTED												
4	PENDANT	TO BE SELECTED												
5	PENDANT PENDANT	TO BE SELECTED		HUBBERTONFORGE	UME 2-LIGHT									
7	PENDANT	TO BE SELECTED												
3	PENDANT	TO BE SELECTED												
	FAN			PANASONIC	FV-1115VK2									
-1	FAN LIGHTED WARDROBE TUBE			PANASONIC HAFELE	FV-0511VFC1 830.28.710 TUBE, 833.74.781 LENS	VERIFY LENGTH	N/A	3000K	PROVIDE LED STRIP LINR12-ST NWLED					
1														
1	HEAT MATT			SCHLUTER	DITRAHEAT									
ATER	RECESSED RADIANT			BROMIC	BH3622000 PLATINUM	BH3623012 LOW CLEARANCE KIT			18.8 AMPS					
ATER1				BROMIC	BH0820001 ECLIPSE PORTABLE 2900W				12.1 AMPS					
	TRICAL SYMBOLS RECESSED LIGHT/RO	UND TRIM 601 S	WITCH				GENERAL ELECT							
	RECESSED LIGHT/SQ		-WAY SWIT	СН					O PROVIDE LUTRON 'HOMEWORKS QS' HOME CONTROL SYSTEM					
ф-	WALL MOUNTED LIGH		IMMING SWI	ТСН			1.1. ALL SWIT 1.2. KEY PADS	CHES, OUTLETS 5 TO BE LUTR	S, AND ACCESSORIES (CABLE, PHONE, ETC) BY LUTRON, UNO ON TOUCH.					
¢	SURFACE/PENDANT	Ś	WITCH W/						RON 'ARCHITECTURAL' STYLE, WHITE, UNO.					
	WALLWASH LIGHT FLOOD LIGHT			OCCUPANCY SENSOR (EYPAD, LUTRON					S IN STAINED CABINETRY TO BE BLACK, UNO.					
•	STRIP LIGHT			ER SWITCH, LUTRON			2.2. SWITCHES 3. ALL SWITCHES 1		S IN TILE - COLOR TO BE DETERMINED BY ARCHITECT/OWNER IN FIELD					
	STEP LIGHT								ALLY DESIGNED FOR LOW VOLTAGE TRANSFORMERS, WHERE OCCURS					
Ø	CERAMIC SOCKET		UPLEX REC				4. OCCUPANCY SEN	NSOR SWITCHE	S TO BE LUTRON 'MAESTRO' W/ DIMMER, WHITE, UNO.					
0	SMOKE DETECTOR (S			EPT./HALF-SWITCHEI EPT. W/ DUAL USB-					HOME RUN TO LIGHTING CONTROL PANEL AND BE ASSIGNABLE BY OWNE					
0	CARBON MONOXIDE	•		ECEPTACLE					NOTED IN PLAN ARE FROM FINISH FLOOR TO CENTER OF FIXTURE SPECIFIC SWITCH AND OUTLET LOCATIONS W/ INTERIOR ELEVATIONS					
0	COMBO-SMOKE/CARBON DETECTOR (S/CM)		LOOR RECE	PTICAL					KEL-PLATED BRASS COVERS, W/ THREADED PLUGS, TYP.					
۲	HEAT DETECTOR		•	FIT RECEPTACLE					DOR CONSTRUCTION, USE ARLINGTON FLBC101NL, UNO.					
				L PURPOSE AL PURPOSE					CONSTRUCTION, USE ARLINGTON FLB5321NL, UNO.					
F	EXHAUST FAN (VENI	TO EXTERIOR)	ELEPHONE						NGL', USE CARLON E971FADIB-2 SINGLE GANG OUTLET					
5	CENTRAL VACUUM W		ELEVISION					·	TIC FLOOR OUTLET LOCATIONS TO BE VERIFIED WITH ARCHITECT OF OUTLETS ('WP') TO BE INSTALLED IN ARLINGTON DBHM1W HOUSING					
•	MOTION SENSOR DOORBELL		•	MULTI-FUNCTION CAE			9.1. RECESSED HOUSING TO BE PAINTED BLACK, ALL FACES, PRIOR TO INSTALLATION							
	THERMOSTAT			PUTER NETWORK/DA	ГА				BE CENTERED IN WOOD SIDING COURSE, WHERE OCCURS					
Ð	GARAGE DOOR CONT		BER OPTIC	OUTLET					N/ BLACK PLATE					
Ъ С			ודו הד			10. WHERE ADD'L OUTLETS ARE REQ'D BY CODE, LOCATIONS TO BE FIELD VERIFIED WITH ARCHITECT 11. WHERE LOW VOLTAGE TRANSFORMERS ARE REQUIRED, LOCATIONS TO BE APPROVED BY ARCHITECT								
0 1		b⊫ S	PEAKER UU				11. WHERE LOW VOLTAGE TRANSFORMERS ARE REQUIRED, LOCATIONS TO BE APPROVED BY ARCHITECT 12. VERIFY/PROVIDE ELEC. FOR ALL APPLIANCES AS REQUIRED (MAY NOT BE SHOWN FOR CLARITY)							
O	CIRCUIT BREAKER P		OUND SPEA											
<u></u>	CIRCUIT BREAKER P	ANEL 🛞 S		KER DE			12. VERIFY/PROVID	E ELEC. FOR						

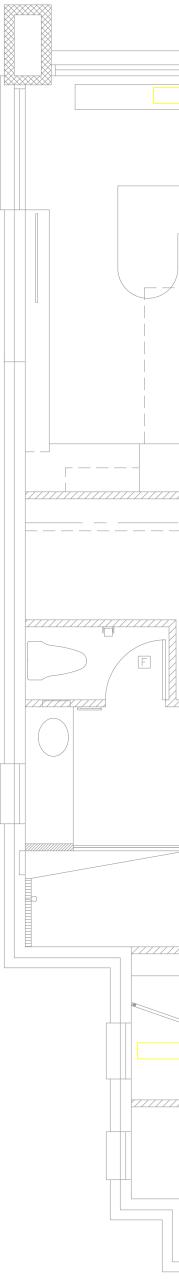
O RECESSED LIGHT/ROUND TRIM ↔ SWITCH	
Image: Construct Source Train Summary Switch Image: Construct Source Train Switch W/ Train Image: Construct Source Train Switch Source Train Image: Construct Source Train Switch W/ Train Image: Construct Source Train<	 GENERAL ELECTRICAL NOTES: 1. LOW VOLTAGE CONTRACTOR TO PROVIDE LUTRON 'HOMEWORKS QS' HOME CONTROL SYSTEM LAL SWITCHES, OUTLETS, AND ACCESSORIES (CABLE, PHONE, ETC) BY LUTRON, UNO X. KEY PADS TO BE LUTRON 'ARCHITECTURAL' STYLE, WHITE, UNO. TYPICAL OUTLETS TO BE LUTRON 'ARCHITECTURAL' STYLE, WHITE, UNO. SWITCHES AND OUTLETS IN STANED CABINETRY TO BE BLACK, UNO. SWITCHES AND OUTLETS IN TILE - COLOR TO BE DETERMINED BY ARCHITECT/OWNER IN F ALL SWITCHES TO HAVE DIMMER CONTROL, UNO. USE DIMMERS SPECIFICALLY DESIGNED FOR LOW VOLTAGE TRANSFORMERS, WHERE OCCURS OCCUPANCY SENSOR SWITCHES TO BE LUTRON 'MAESTRO' W/ DIMMER, WHITE, UNO. ALL MOTION SENSORS TO BE HOME RUN TO LIGHTING CONTROL PANEL AND BE ASSIGNABLE BY SWITCH AND OUTLET HEIGHTS NOTED IN PLAN ARE FROM FINISH FLOOR TO CENTER OF FIXTURE CONTRACTOR TO COORDINATE SPECIFIC SWITCH AND OUTLET LOCATIONS W/ INTERIOR ELEVATION FLOOR OUTLETS TO HAVE NICKEL-PLATED BRASS COVERS, W/ THREADED PLUGS, TYP. AT CONCRETE SLAB FLOOR CONSTRUCTION, USE ARLINGTON FLBC10TINL, UNO. AT WOOD JOIST FLOOR CONSTRUCTION, USE ARLINGTON FLBC10TINL, UNO. WHERE DENOTED AS 'SNGL', USE CARLON E97IFADIB-2 SINGLE GANG OUTLET WHERE DENOTED AS 'SNGL', USE CARLON E97IFADIB-2 SINGLE GANG OUTLET WHERE DENOTED AS 'SNGL', USE CARLON E97IFADIB-2 SINGLE GANG OUTLET WHERE DENOTED AS 'SNGL' DE CONTENCE (WP') TO BE INSTALLED IN ARLINGTON DBHMIW HOUS RECESSED HOUSING TO BE PAINTED BLACK, ALL FACES, PRIOR TO INSTALLATION RECESSED HOUSING TO BE CENTERED IN WOOD SIDING COURSE, WHERE OCCURS OUTLET TO BE BLACK W/ BLACK PLATE WHERE ADD'L OUTLETS ARE REQU'B DY CODE, LOCATIONS TO BE FIELD VERIFIED WITH ARCHITECT WHERE ADD'L OUTLETS ARE REQU'D BU CODE, LOCATIONS TO BE APPROVED BY ARCHITE VERIFY/PROVIDE ELEC. FOR ALL APPLIANCES AS REQUIRED (MAY NOT BE SHOWN FOR CLARITY) VERIFY/PROVIDE





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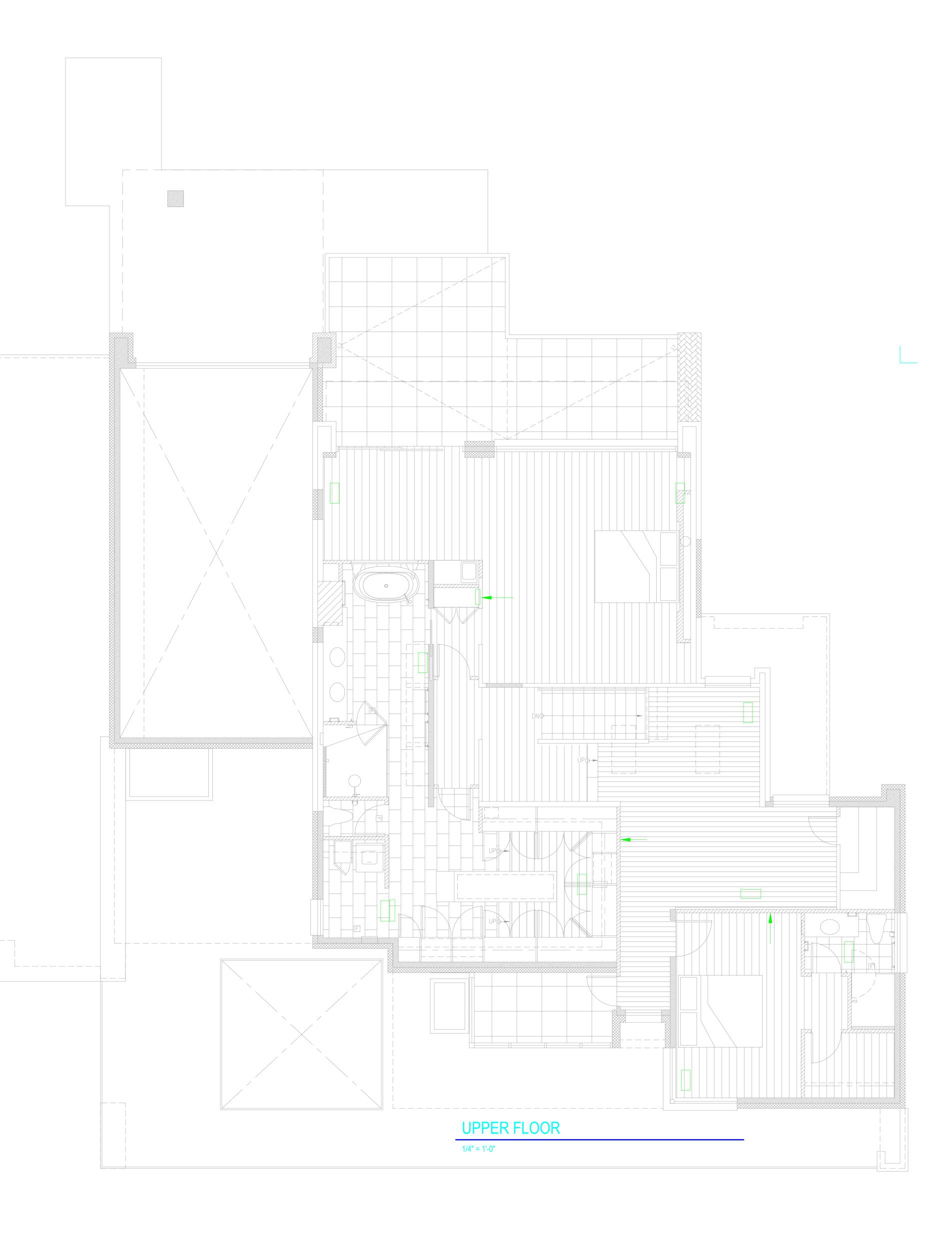
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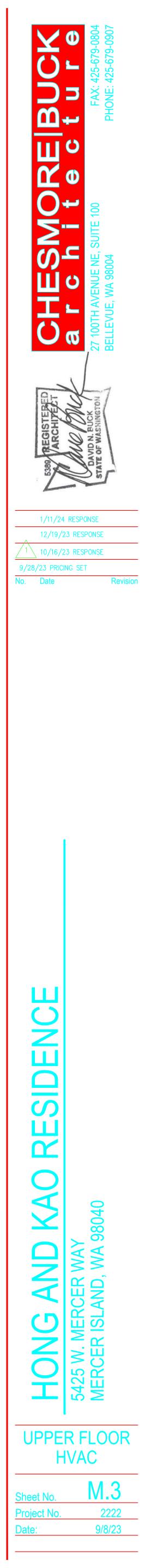


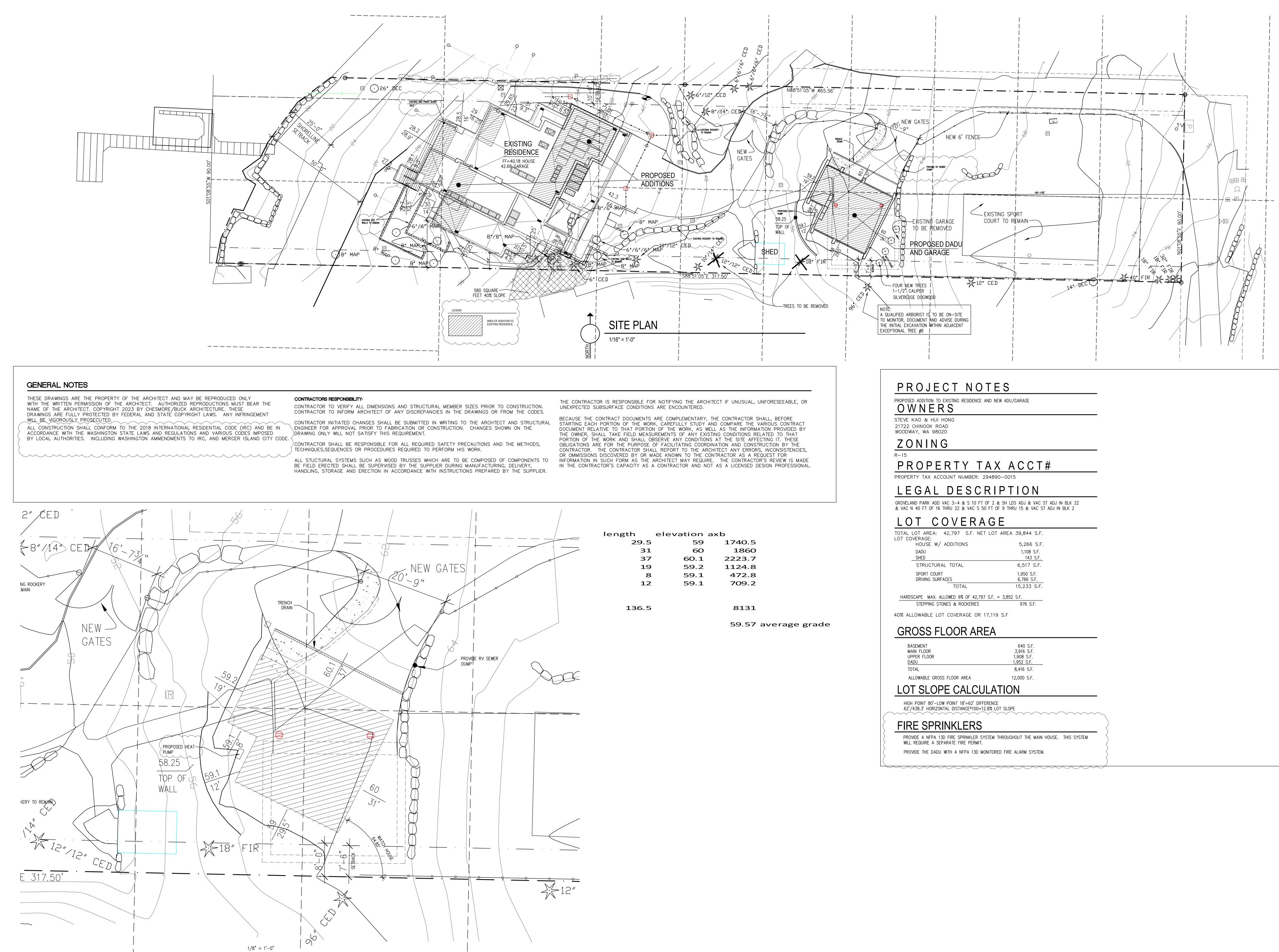


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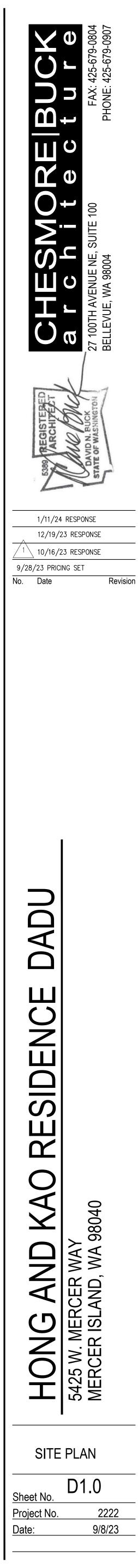
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DETAIL SITE PLAN 1/8" = 1'-0"



FOUNDATION NOTES:

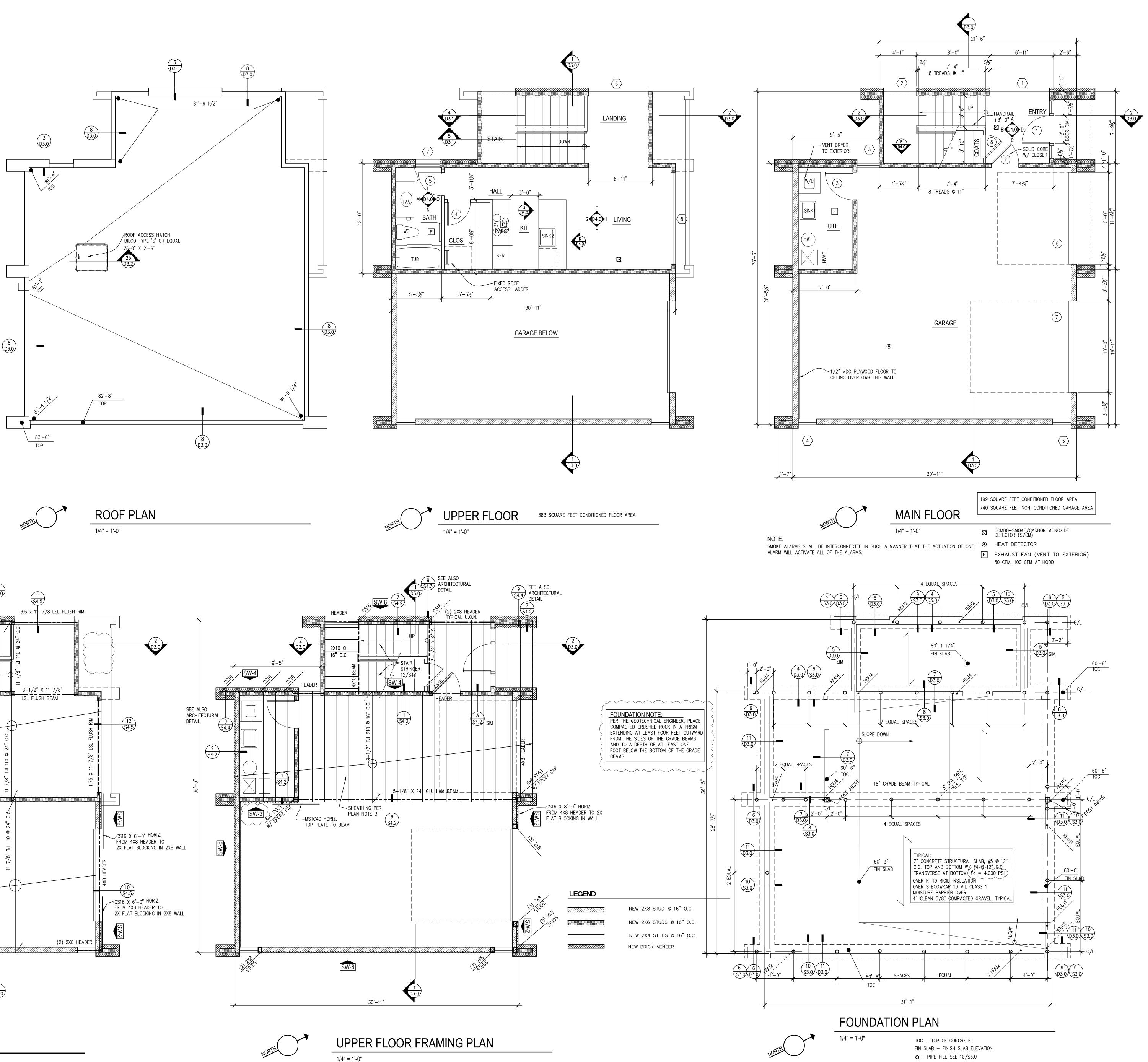
- 1. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
- 2. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN
- 3. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND
- 4. HDUx INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

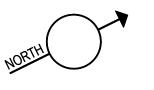
ROOF FRAMING NOTES:

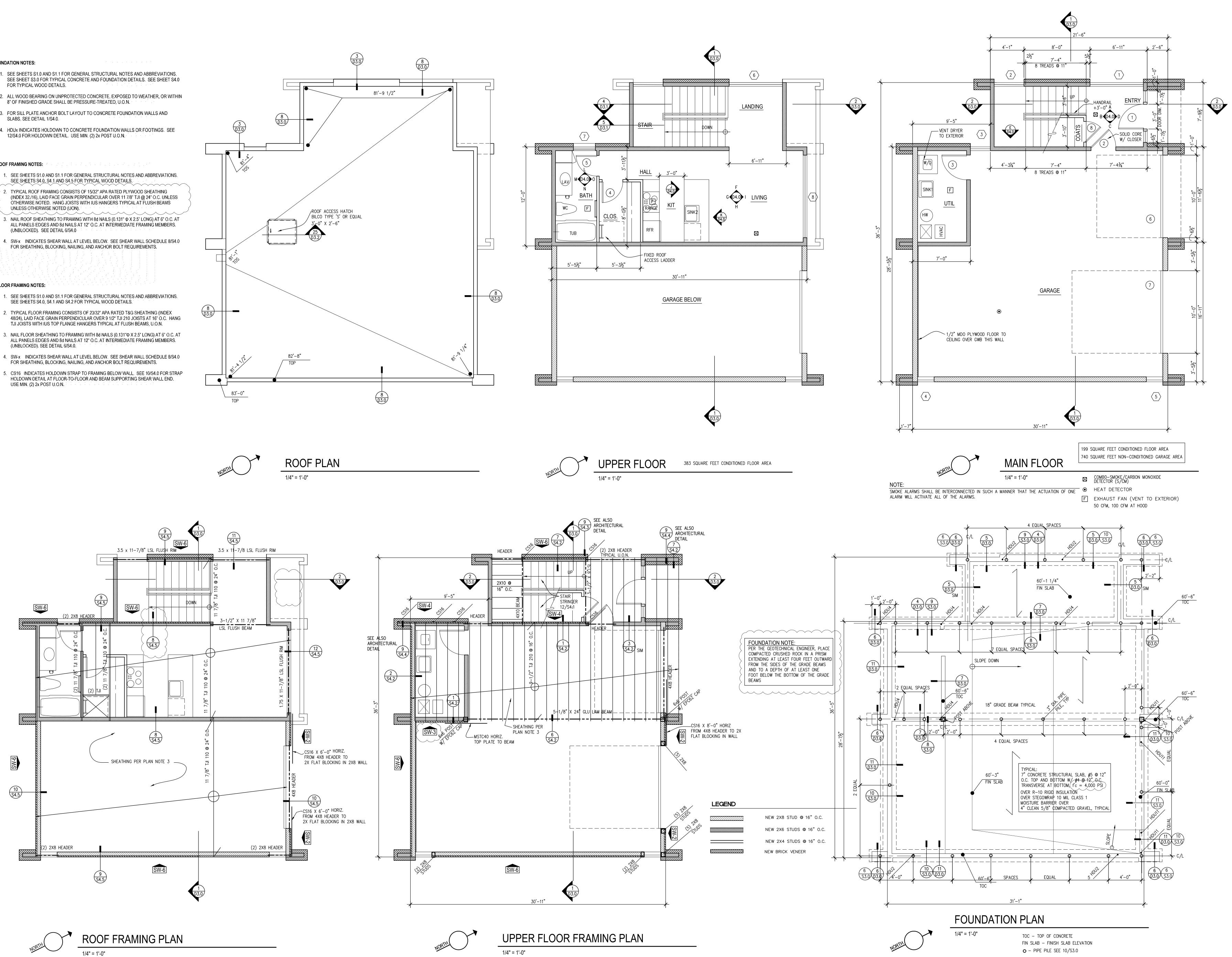
- 1. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS.
- 3. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131" & X 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.

FLOOR FRAMING NOTES:

- 1. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS \$4.0, \$4.1 AND \$4.2 FOR TYPICAL WOOD DETAILS.
- TJI JOISTS WITH IUS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. (UNBLOCKED). SEE DETAIL 6/S4.0.
- 4. SW-x INDICATES SHEAR WALL AT LEVEL BELOW. SEE SHEAR WALL SCHEDULE 8/S4.0
- 5. CS16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.









SECTION R406 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS
R406.3 SMALL DWELLING UNIT
FUEL NORMALIZATION CREDITS SYSTEM TYPE 2 LISTED HEAT PUMP 1.0 CREDITS
2. AIR LEAKAGE CONTROL 2.2 REDUCE AIR LEAKAGE TO 2.0 AIR CHANGES 1.0 CREDITS MAXIMUM PER HOUR AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS OR IRC M1505.4 OR IMC 403.4 SHALL BE MET WITH HEAT RECOVERY VENTILATION SYSTEM WITH MIN. SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65
3. HIGH EFFICIENCY HVAC EQUIPMENT 3.2 AIR SOURCE DUCTED HEAT PUMP MIN. HSPF 9.5 1.0 CREDITS
TOTAL PROVIDED 3.0 CREDITS
TESTING
TEST AIR LEAKAGE CHANGES WITH A BLOWER DOOR AT A PRESSURE OF 0.2" W.G. (50 PASCALS)
TEST AIR LEAKAGE CHANGES WITH A BLOWER DOOR AT A PRESSURE OF 0.2" W.G. (50 PASCALS) WHOLE HOUSE VENTILATION

THE WHOLE HOUSE VENTILATION SYSTEM SHALL BE PROVIDED CONTROLS THAT ENABLE MANUAL OVERRIDE.

ENERGY:

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 98). WALLS: INSULATED WITH R-21 BATT, INSULATE HEADERS TO R-10.

ROOF AND CEILING: INSULATED WITH R-10 CLOSED CELL FOAMED IN-PLACE INSULATION, UNFACED FIBERGLAS BATTS IN 2X RAFTERS TO R-38 IN VAULTED CEILING CONDITIONS.

FLOORS: PROVIDE R-30 BATT INSULATION OVER UNHEATED SPACE (UNLESS NOTED OTHERWISE). <u>SLAB ON GRADE:</u> PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION R-10. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-0" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER.

VAPOR BARRIERS: AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF

INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS (H.B. 96).

CERTIFICATE: PRIOR TO SUBSTANTIAL COMPLETION POST ON A WALL NEAR THE HEATING EQUIPMENT OR ON AN ELECTICAL PANEL THE FOLLOWING: PREDOMINATE R- VALUES, U- VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING AIR LEAKAGE TESTING, THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST, AND THE TYPES AND EFFICIENCIES OF HEATING/COOLING/WHOLE-HOUSE MECHANICAL VENTILATION/WATER HEATING EQUIPMENT.

LEAK TESTING: DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. TOTAL LEAKAGE MUST BE VERIFIED BY EITHER THE ROUGH-IN TEST OR POSTCONSTRUCTION TEST PER WSEC R403.3.3. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" W.G. (25 PA) ACROSS THE ENTIRE SYSTEM.

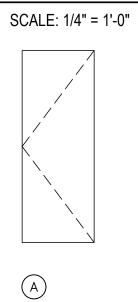
	MA	TERIA	NL									FIN	IISH								
	R	BAS	E	CAS	SING	WAI	LS			CEII	ING	OR	ш	CAS	ING	WAI	LS			NG	-
ROOM NAME	FLOOR	MTL.	DET.#/SHT.#	DR.	WIN.	N	E	S	W	MTL.	HEIGHT	FLOOR	BASE	DR.	WIN.	N	E	S	W	CEILING	REMARKS
ENTRY	F2	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	8'-0"	-	-	-	-	-	-	-	-	-	-
GARAGE	F1	B2	-	-	-	W5	W5	W5	W5	C-1	9'-1"/ 18'-0"	S1	X1	-	-	-	-	-	-	-	_
UTILITY	F1	B2	-	_	-	W5	W5	W5	W5	C-1	9'—1"	S1	X1	_	_	_	-	-	-	-	-
STAIR	F3	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	18'-0"	S2	-	-	-	-	-	-	-	-	-
LANDING	F3	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	8'-0"	S2	-	-	-	-	-	-	-	-	-
LIVING	F3	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	8'-0"	S2	-	-	-	_	-	-	-	-	-
KITCHEN	F3	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	8'-0"	S2	-	-	-	_	-	-	-	-	-
CLOSET	F2	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	8'-0"	S2	-	-	-	-	-	-	-	-	-
BATH	F3	B1	18/3.2	-	-	W1	W1	W1	W1	C-1	8'-0"	S2	-	-	-	-	-	-	-	-	-
COATS	F2	B1	-	-	-	W5	W5	W5	W5	C-1	VARIES	-	-	-	-	-	-	-	-	-	-
F2 – TILE MTL: TERRAZZO TILE MFR: ANN SACKS MODEL: TERRAZZO RENATA COLOR: CASHMERE SIZE: 24" X 24", OR 12" X 24" COO: IT						PATT COLC SIZE: TILE MTL: MFR:	STAT TERN: DR: BI 12" ACCI CRO	MIKAS ANCO X 24" ENT TII SSVILL	A LE E — UI	NITED	TILE		MTL: ACRYLIC LATEX PAINT MFR: COLOR: SHEEN: P2 - PAINT MTL: ACRYLIC LATEX PAINT MFR: COLOR:								
F3 – LVP MTL: LUXUR MFR: PROVE COLLECTION: COLOR: TO SIZE: BASE		PATTERN: YIN+YANG COLOR: BONSAI YY01/.1.51.5MOS SIZE: 1/2" X 1–1/2" STACKED W5 – DRYWALL MTL: 5/8" TYPE 'X' GYPSUM DRYWALL FINISH: LEVEL FOUR SMOOTH SOLID SURFACE									SHEEN: S1 – SEALER MTL: WATERBORNE DENSE STONE SEALER MFR: STAIN PROOF S2 – SEALER MTL: PREMIUM IMPREGNATING SEALER										
	1 – WOOD BASE MTL: POPLAR SIZE: 1 X 4 32 – RUBBER BASE MTL: RUBBER COVE BASE MFR: ROPPE						SS1 - QUARTZ SOLID SURFACE MFR: CAMBRIA MATTE MTL: LAKEDALE LUXURY SERIES FINISH: MATTE THICKNESS; 2CM, 3CM SS2 - QUARTZ SOLID SURFACE MFR: STRATUS QUARTZ COLOR: LEVINA FINISH: POLISHED THICKNESS: 3/4" SLAB														
					<u>CEIL</u> C1 –	DRYW	ALL , "				WALL BOAF										

DOOR SCHEDULE

ALL INTERIOR DOORS TO BE SOLID CORE

L		ALL INTER	IOR DOORS	10	BF :	SULIL) (0	KE													
#		MENSION door height)			LUE	DETAIL	S			(SET	CHSET	ADBOLT	ACY	H BOLTS	3 PULL	S. LATCH	- ROLLER	TS	SER	WEATHERST.	
#	WIDTH	HEIGHT		TYPE	U-VAL	HEAD DET#/SHT#	JAMB det#/sht#	JAMB det#/sht#	SILL det#/sht#	LOCK	LATC	DEAI	PRIVACY	FLUSH	KNOB	CLOS.	PCKT	BUTT	CLOSER	MEA.	REMARKS
1	3'-0"	8'-0"	_	A	.30	1/3.2	2/3.2	3/3.2	4/3.2	•	0		0	0	0	0	0	•	0	•	WITH SIDELIGHTS SAFETY GLAS
2	3'-0"	6'-8"	_	A	.30	5/3.2	5/3.2	5/3.2	4/3.2		0	•	0	0	0	0	0	ullet	0	•	SOLID CORE WITH CLOSER
3	3'-0"	6'-8"	_	A	-	5/3.2	5/3.2	5/3.2	-	0		0	0	0	0	0	0	\bullet	0	0	-
4	2'-6"	6'-8"	_	A	-	5/3.2	5/3.2	5/3.2	_	0		0	0	0	0	0	0	ullet	0	0	-
5	2'-6"	6'-8"	_	A	-	5/3.2	5/3.2	5/3.2	_	0	0	0		0	0	0	0	ullet	0	0	-
6	10'-0"	8'-0"	_	-	-	7/3.2	6/3.2	6/3.2	-	0	0	0	0	0	0	0	0	0	0	0	GARAGE DOOR OPENER LIFTMAS
7	10'-0"	12'-0"	_	-	_	9/3.2	8/3.2	8/3.2	_	0	0	0	0	0	0	0	0	0	0	0	GARAGE DOOR OPENER LIFTMA
5	2'-6"	6'-8"	_	A	-	5/3.2	5/3.2	5/3.2	_	0		0	0	0	0	0	0	ullet	0	0	-

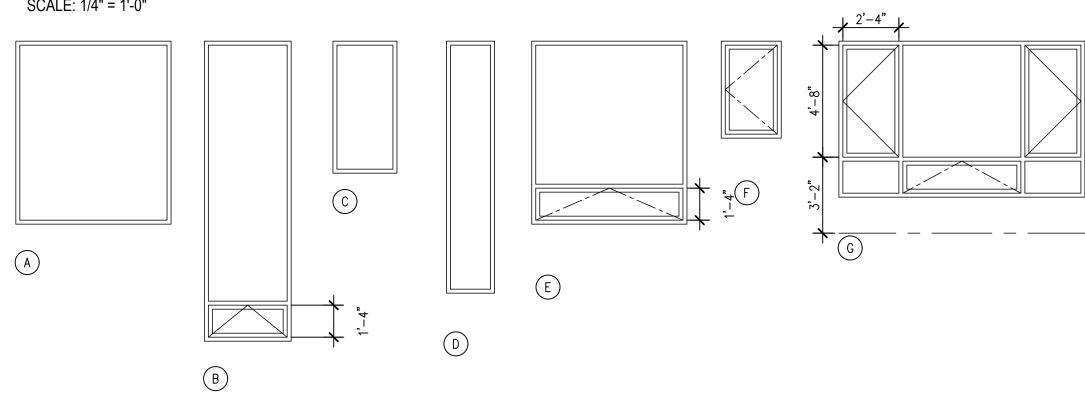
DOOR TYPES



V	VINI	NDOWS BY: MARVIN ALUMINUM CLAD FRAMES; INSULATED HIGH PERFORMANCE GLA WHERE FALL PROTECTION IS NOTED COMPLY WITH ASTM								
	ROUGH (OPENING			ПE П	DETAILS				
< <u>#</u> >	WIDTH	HEIGHT	ROUGH HEAD (FROM SUBFLOOR)	TYPE	U-VALUE	HEAD det#/sht#	JAMB DET#/SHT#	JAMB det#/sht#	SILL det#/sht#	REMARKS
1	6'-5"	7'-6"	8'-0"	A	.30	10/3.2	12/3.2	12/3.2	11/3.2	SAFETY GLASS
2	3'-7"	12'-5"	18'-0"	В	.30	10/3.2	12/3.2	12/3.2-14/3.2	11/3.2	SAFETY GLASS - FALL PROTECTION REQUIRED
3	2'-5"	5'-6"	6'-10"	С	.30	15/3.2	12/3.2	13/3.2	11/3.2	-
4	2'-0"	10'-6"	12'-0"	D	.30	15/3.2	12/3.2	14/3.2	11/3.2	SAFETY GLASS
5	2'-0"	10'-6"	12'-0"	D	.30	15/3.2	11/3.2	12/3.2	11/3.2	SAFETY GLASS
6	6'-5"	7'-7"	8'-0"	E	.30	10/3.2	12/3.2	14/3.2	11/3.2	SAFETY GLASS - FALL PROTECTION REQUIRED
7	2'-8"	4'-0"	6'-10"	F	.30	16/3.2	12/3.2	12/3.2	17/3.2	SAFETY GLASS
8	10'-0"	6'-6"	8'-0"	G	.30	10/3.2	14/3.2	14/3.2	11/3.2	FALL PROTECTION REQUIRED - EGRESS
	-		-	-	-	-	-	-	-	-
	-	-	_	-	-	-	-	-	-	-

WINDOW TYPES

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

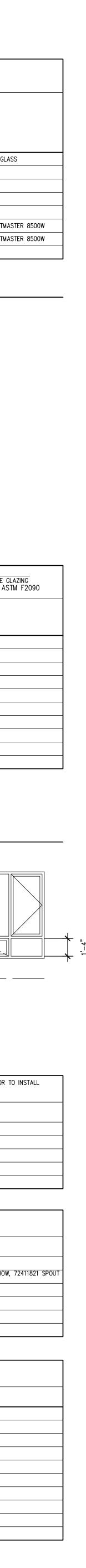


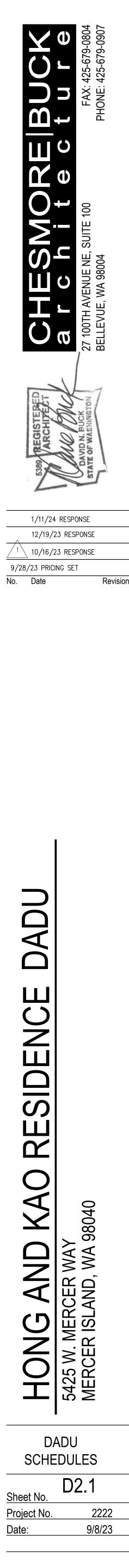
AF	PPLIANCE SCHE		DULE	0.P.C.I. = OWNER TO PROVIDE/CONTRACTOR TO		
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
DW	-	-	-	-	-	-
RANGE	-	-	-	-	-	-
REFER	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

PL	UMBI	NG FIXTU	JRE SCH	HEDULE	

MARK	FIXTURE	MANUFACTURER	MODEL NO.	FINISH/COLOR	FITTING	REMARKS
LAV		KOHLER	LADENA K-2214		HANSGROHE 71710821	
TUB	TUB	JACUZZI	LNS6032BRXXXXW, MF35826 DRAIN	-	HANSGROHE 04233820 TRIM 01850181 VALVE, 26036821 HEAD	28632820 BAR, 27458823 ELBOW, 28417ENO HOSE
SINK1	-	EL MUSTEE	14CP COMBO	-	INCLUDES FAUCET AND STOPPER	-
SINK2	-	KOHLER	K-3335	STAINLESS	BRIZO 61063LF-BLGL	K-8799 DRAIN & STRAINER
WC	TOILET	SIGNATURE HARDWARE	447355		K-10349-0 SEAT	
-	-	-	-	-		_

SI	PECIA	LTIES SC	HEDULE			
MARK	PRODUCT	MANUFACTURER	MODEL NO.	FINISH/COLOR	LOCATION	REMARKS
-	_	-	-	-	-	-
_	-	-	-	-	_	_
-	-	-	-	-	_	-
-	-	-	-	-	_	_
-	-	-	-	-	_	_
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	_	-	-	-	-
-	-	_	-	-	-	-

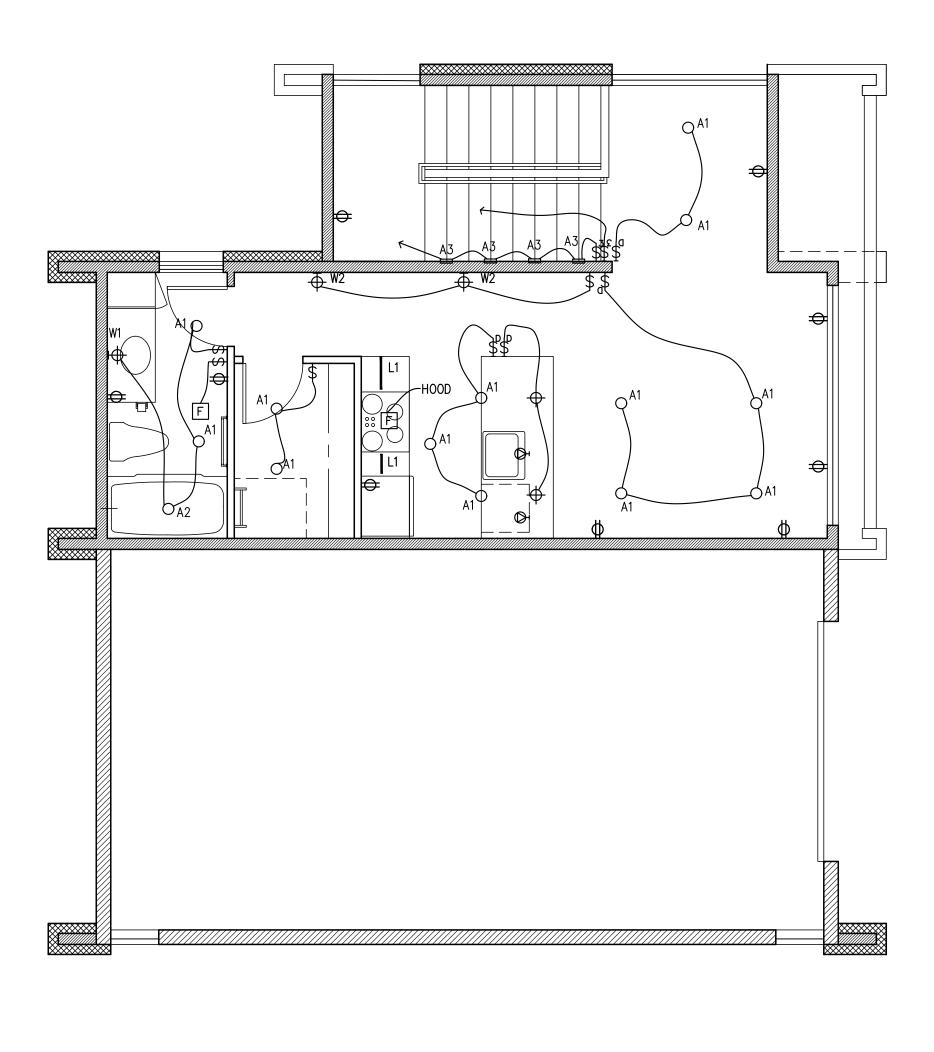




EL	ECTRICAL S	YN	/ B O L S
0 ◘ ♣ ♠ ● ₄┡ ┃	RECESSED LIGHT/ROUND TRIM RECESSED LIGHT/SQUARE TRIM WALL MOUNTED LIGHT SURFACE/PENDANT LIGHT WALLWASH LIGHT FLOOD LIGHT STRIP LIGHT STEP LIGHT	S K \$ ^{cs} \$ \$ \$ S	SWITCH 3-WAY SWITCH DIMMING SWITCH SWITCH W/ TIMER SWITCH W/ OCCUPANCY SENSOR 6-BUTTON KEYPAD, LUTRON SMART DIMMER SWITCH, LUTRON
Ø	CERAMIC SOCKET	⇔	DUPLEX RECEPTACLE DUPLEX RECEPT./HALF-SWITCHED
0	SMOKE DETECTOR (SD)	÷	DUPLEX RECEPT. W/ DUAL USB-C
٥	CARBON MONOXIDE DETECTOR (C	м₩	FOURPLEX RECEPTACLE
0	COMBO-SMOKE/CARBON MONOXIDE DETECTOR (S/CM) HEAT DETECTOR	Ø Ø Ø	FLOOR RECEPTICAL CEILING/SOFFIT RECEPTACLE 1××V SPECIAL PURPOSE
F S •	EXHAUST FAN (VENT TO EXTERIO CENTRAL VACUUM WALL PORT MOTION SENSOR DOORBELL THERMOSTAT GARAGE DOOR CONTROL PANEL	$ \overset{\bullet}{\mathbb{R}} \overset{\bullet}{\to} $	2xxV SPECIAL PURPOSE TELEPHONE TELEVISION TELEVISION/MULTI-FUNCTION CABLE CAT 6 COMPUTER NETWORK/DATA FIBER OPTIC OUTLET
	CIRCUIT BREAKER PANEL METER	*	SPEAKER OUTLET SOUND SPEAKER WINDOW SHADE

MARK	DESCRIPTION	MANUF.	MODEL NO.	FINISH / TRIM	LAMP
A1	DOWNLIGHT	NORA	NLCBS-4W51-85-30-MPW	NHSIC-485LE3LT	_
A2	SHOWER LIGHT	NORA	NL-427W-	NSERIC-407AT/20	20W/LED
A3	STEP LIGHT	NORA	NSW-851/32BN		3W/LED
F	FAN	PANASONIC	FV-0511VFC1	_	N/A
LS1	SURFACE	NORA	NLSTR-4L1334W	_	24W
L1	UNDERCABINET	NWLED	LINF12-NT-F-MB-30K		
W1	WALL LIGHT	TBS			
W2	WALL LIGHT	BEGA	33817-КЗ	BLACK	

LAM4B408R259730DE0103MB





UPPER FLOOR ELECTRICAL PLAN

GENERAL NOTES

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1/4" = 1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND BE IN ACCORDANCE WITH THE WASHINGTON STATE LAWS AND REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES. INCLUDING WASHINGTON AMMENDMENTS TO IRC, AND MERCER ISLAND CITY CODE.

SOILS:

REFER TO TABLE R401.4.1 FOR MAXIMUM LOAD-BEARING VALUES OF FOUNDATION MATERIALS UNLESS ENGINEERING INFORMATION IS PROVIDED. ALL FOOTINGS AND SLABS SHALL BEAR ON UNYIELDING SOIL. UNLESS A SOILS REPORT BY A SOILS ENGINEER IS PROVIDED AND ATTACHED

THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS. CONTRACTORS RESPONSIBILITY:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHTECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON THE

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

DRAWING ONLY WILL NOT SATISFY THIS REQUIREMENT.

UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED.

ALL STUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IF UNUSUAL, UNFORESEEABLE, OR

BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENT RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION PROVIDED BY THE OWNER, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. THE CONTRACTOR'S REVIEW IS MADE IN THE CONTRACTOR'S CAPACITY AS A CONTRACTOR AND NOT AS A LICENSED DESIGN PROFESSIONAL.

GLAZING: TO BE IN COMPLIANCE WITH IRC SEC. R308, AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308.4.

HAZARDOUS LOCATIONS ARE: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES

DOORS OTHER THAN WARDROBE DOORS. GLAZING IN STORM DOORS GLAZING IN ALL UNFRAMED SWINGING DOORS ABOVE A STANDING SURFACE AND DRAIN INLET. 60 INCHES ABOVE THE WALKING SURFACE.

ALL OF THE FOLLOWING CONDITIONS: 1. EXPOSED AREA ON AN INDIVIDUAL PANE GREATER THAN 9 SQURE FEET 2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR THE GLAZING

GLAZING IN RAILINGS REGARDLESS OF HEIGHT. SET FORTH IN UBC STANDARD NO. 24-2, PART II. SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

ADJACENT WALKING SURFACE. NOSE OF THE TREAD.

FLOOR. IRC SEC. R310.1

CAR CHARGER 30 AMP

1/4" = 1'-0"

MAIN FLOOR ELECTRICAL PLAN

GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY OR TEMPERED GLASS.

GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE ABOVE, THAT MEETS

3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR 4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE

GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OURDOOR SWIMMING POOLS AND

THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE

GLAZING ADJACENT TO STARWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE

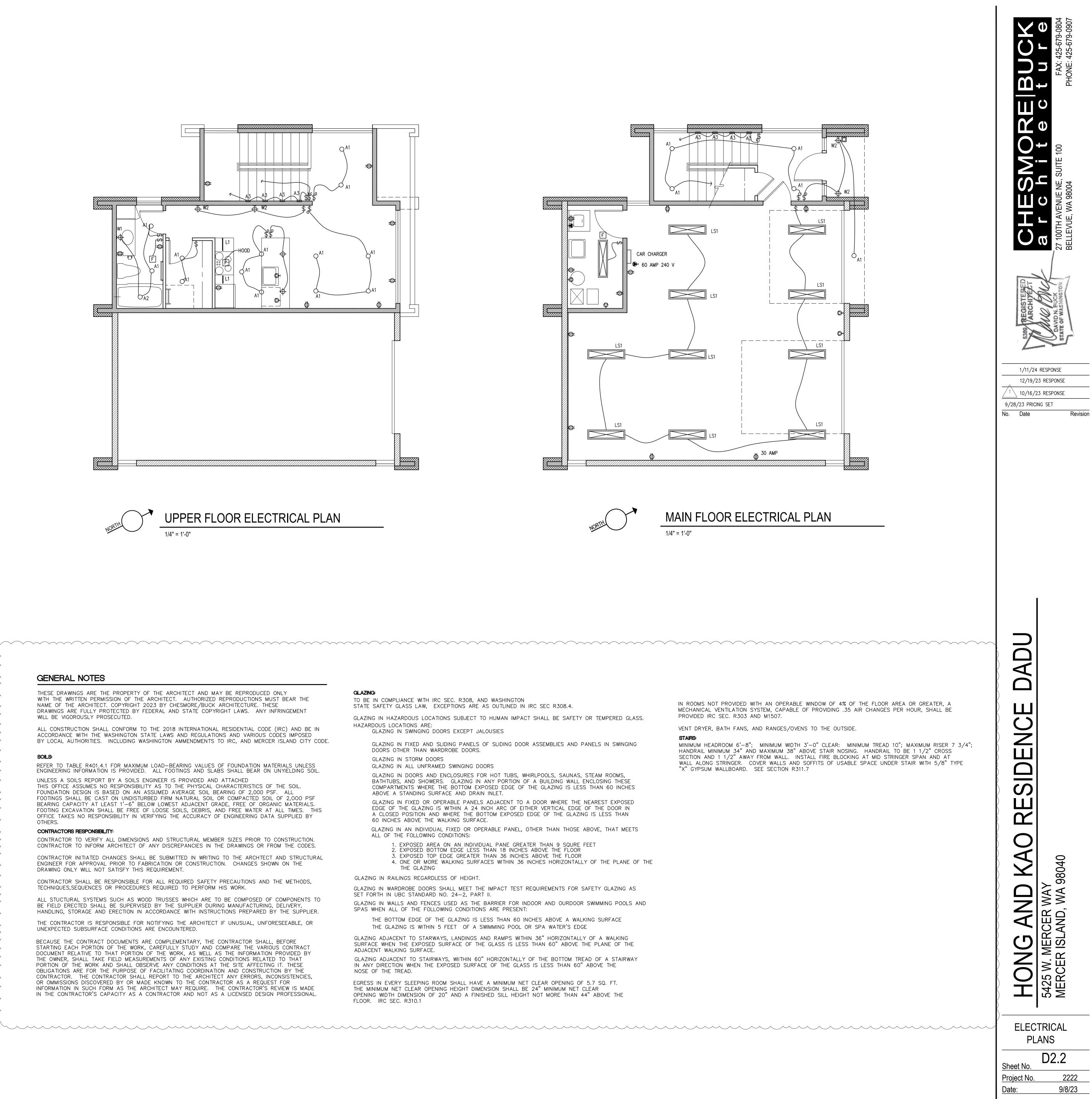
GLAZING ADJACENT TO STAIRWAYS, WIITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE

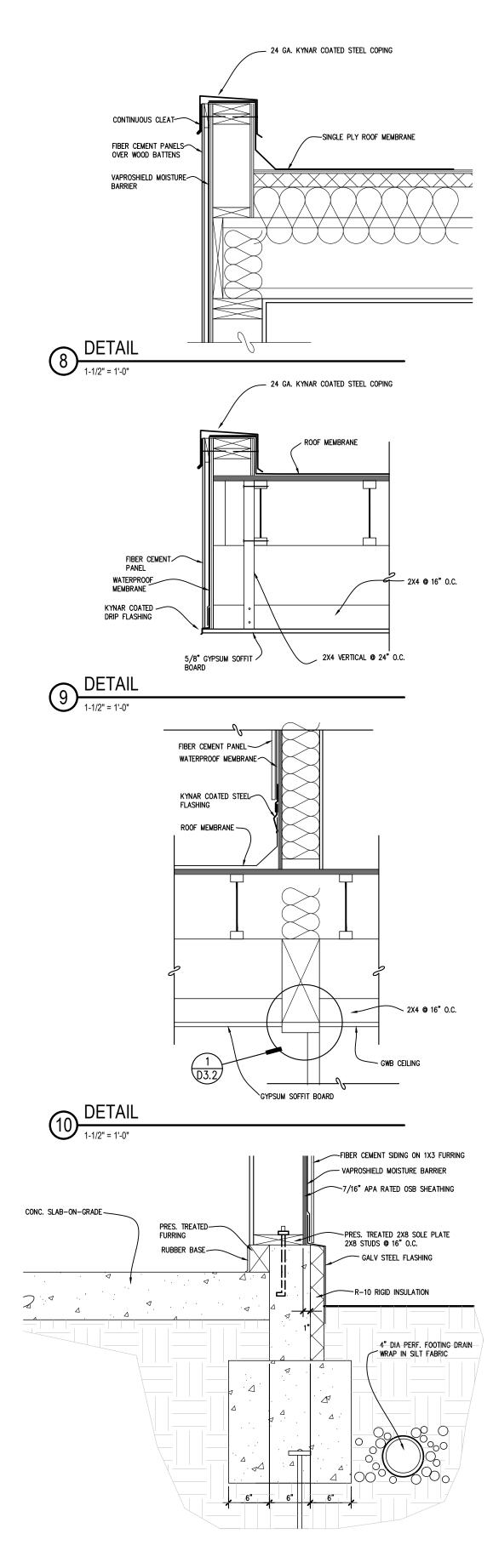
EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE

IN ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 4% OF THE FLOOR AREA OR GREATER, A MECHANICAL VENTILATION SYSTEM, CAPABLE OF PROVIDING .35 AIR CHANGES PER HOUR, SHALL BE PROVIDED IRC SEC. R303 AND M1507.

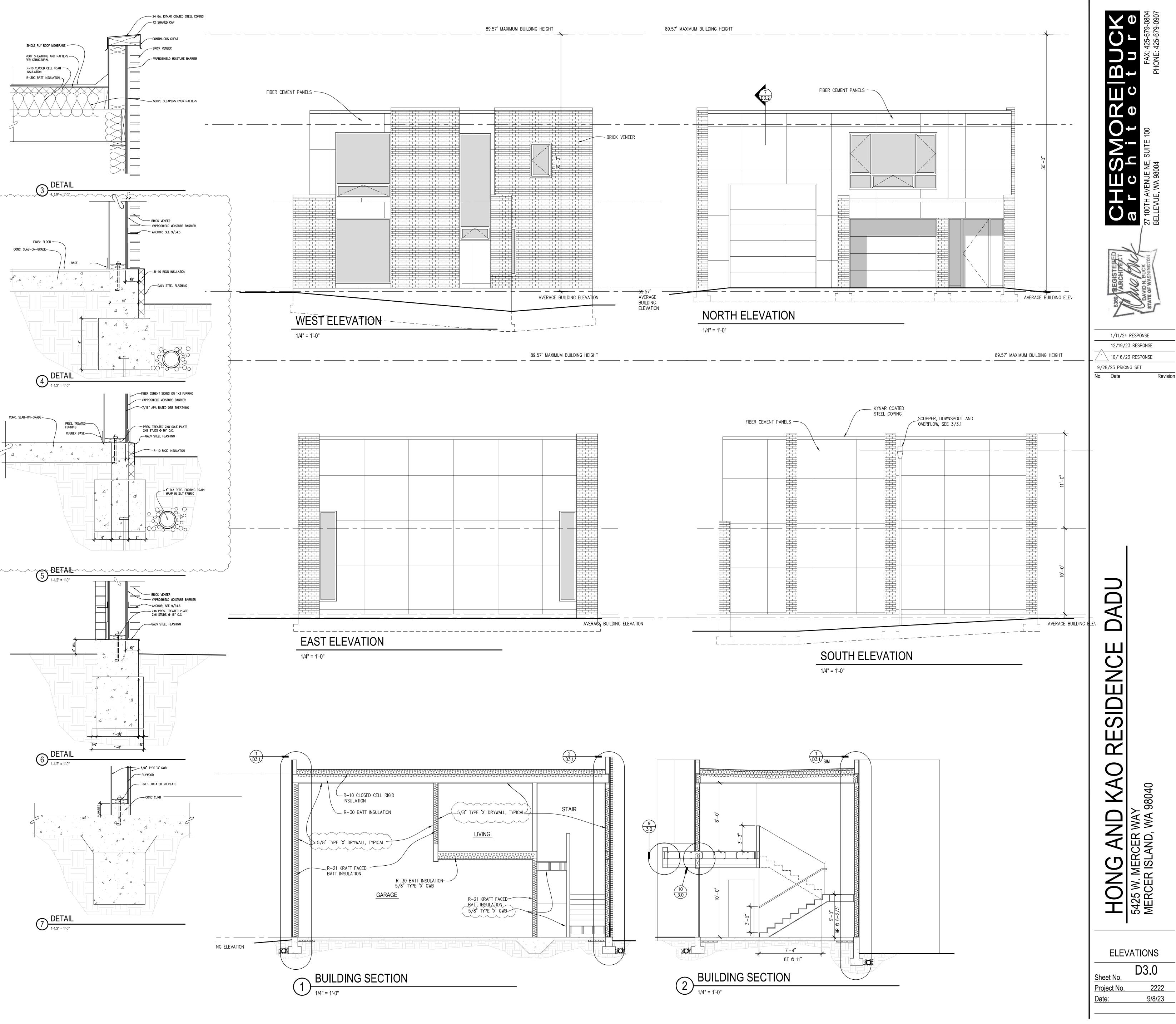
VENT DRYER, BATH FANS, AND RANGES/OVENS TO THE OUTSIDE. STAIRS:

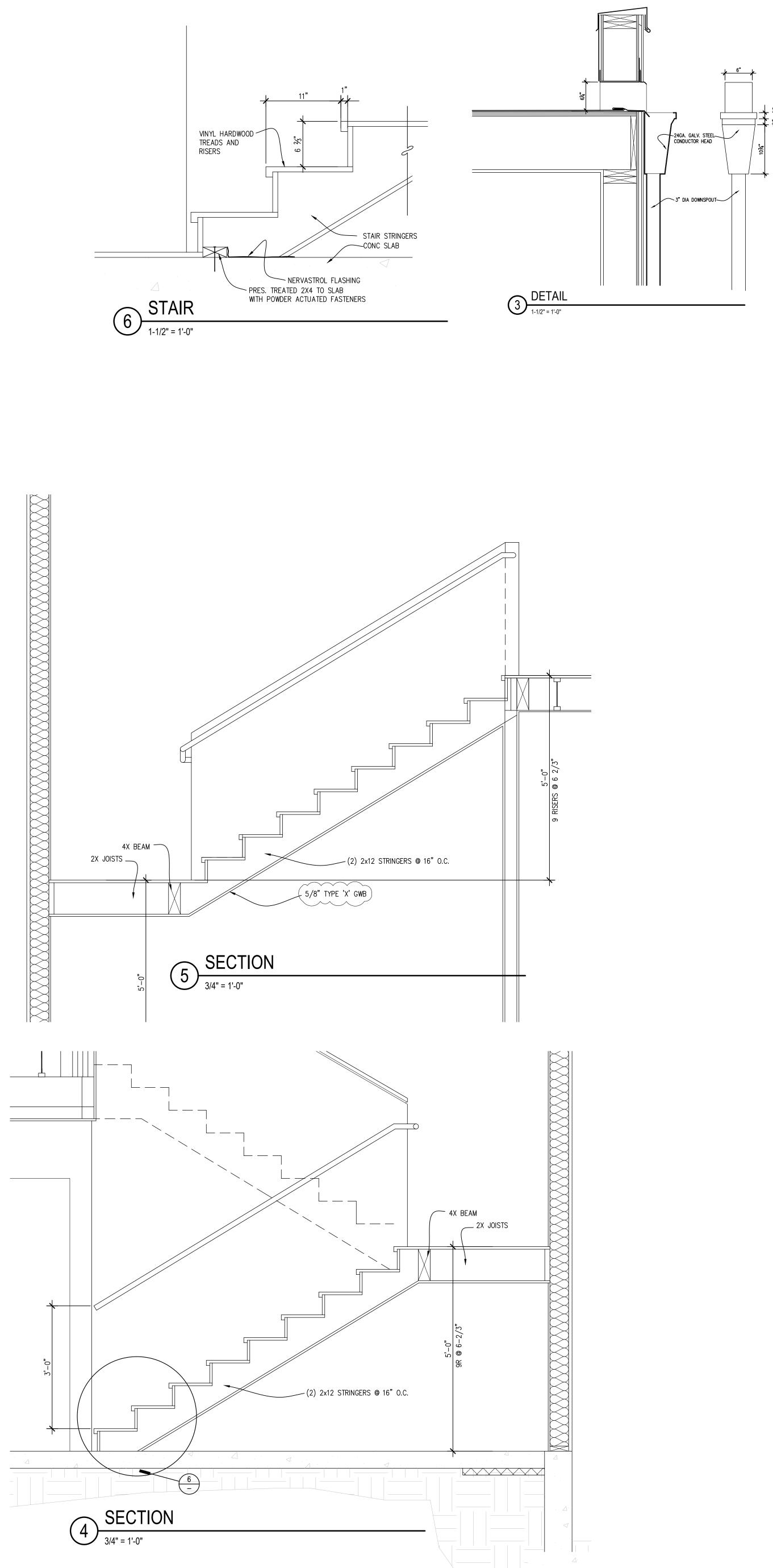
MINIMUM HEADROOM 6'-8"; MINIMUM WIDTH 3'-0" CLEAR: MINIMUM TREAD 10"; MAXIMUM RISER 7 3/4"; HANDRAIL MINIMUM 34" AND MAXIMUM 38" ABOVE STAIR NOSING. HANDRAIL TO BE 1 1/2" CROSS SECTION AND 1 1/2" AWAY FROM WALL. INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL ALONG STRINGER. COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 5/8" TYPE "X" GYPSUM WALLBOARD. SEE SECTION R311.7

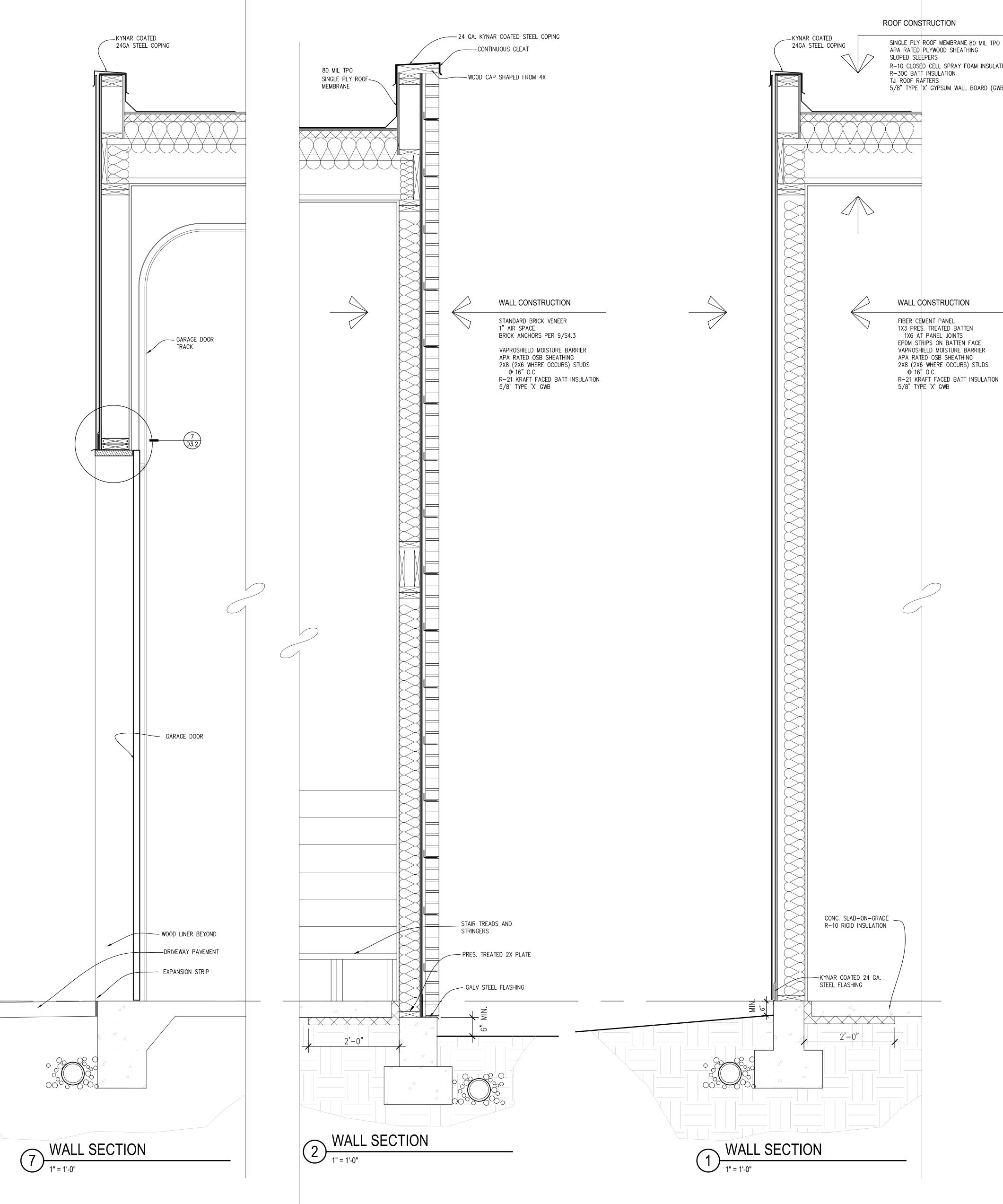




DETAIL 1-1/2" = 1'-0"





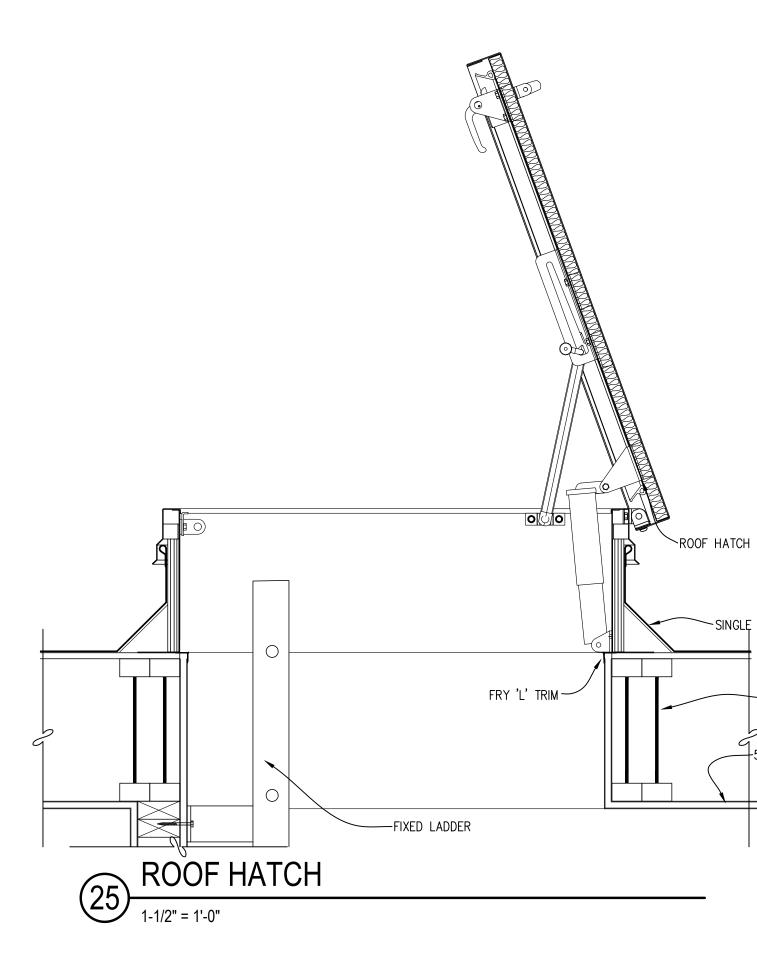


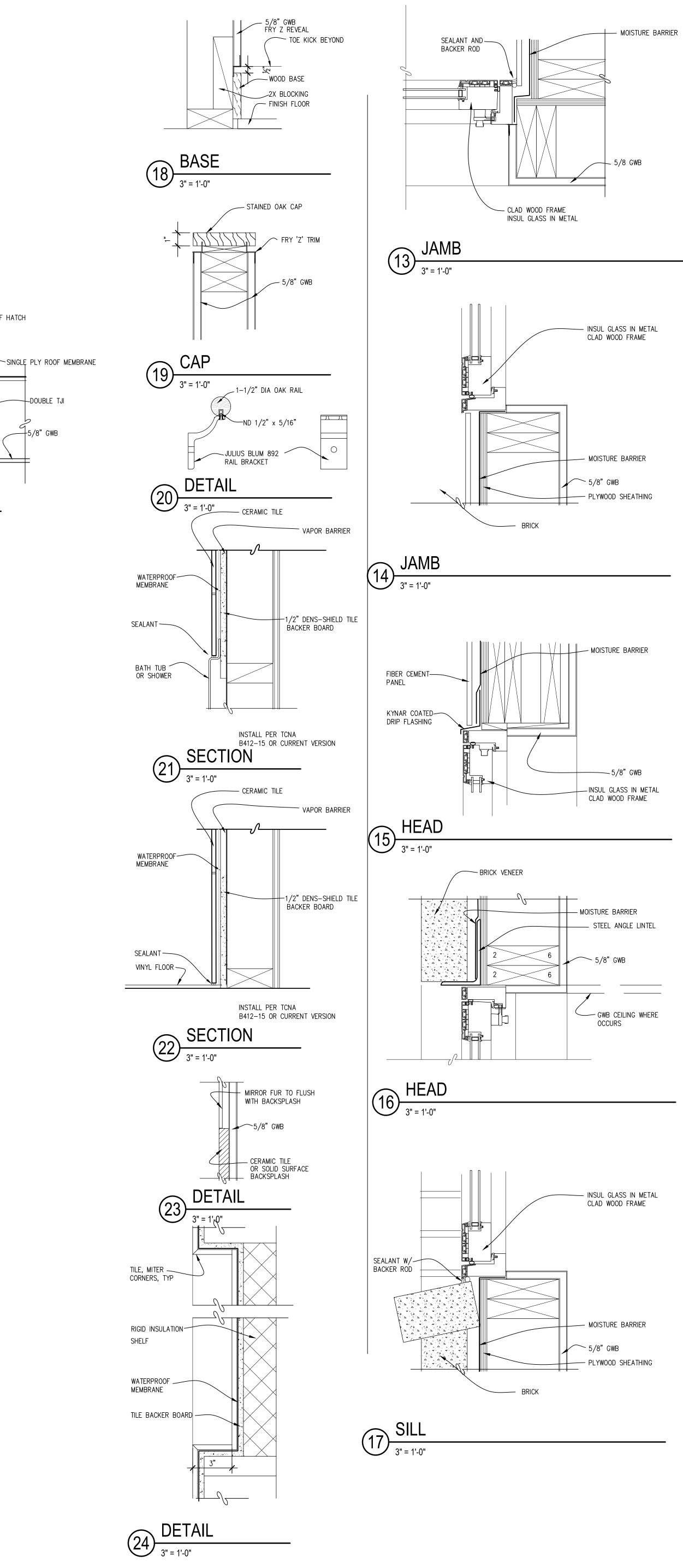
SINGLE PLY ROOF MEMBRANE 80 MIL TPO APA RATED PLYWOOD SHEATHING R-10 CLOSED CELL SPRAY FOAM INSULATION R-30C BATT INSULATION TJI ROOF RAFTERS 5/8" TYPE X' GYPSUM WALL BOARD (GWB)

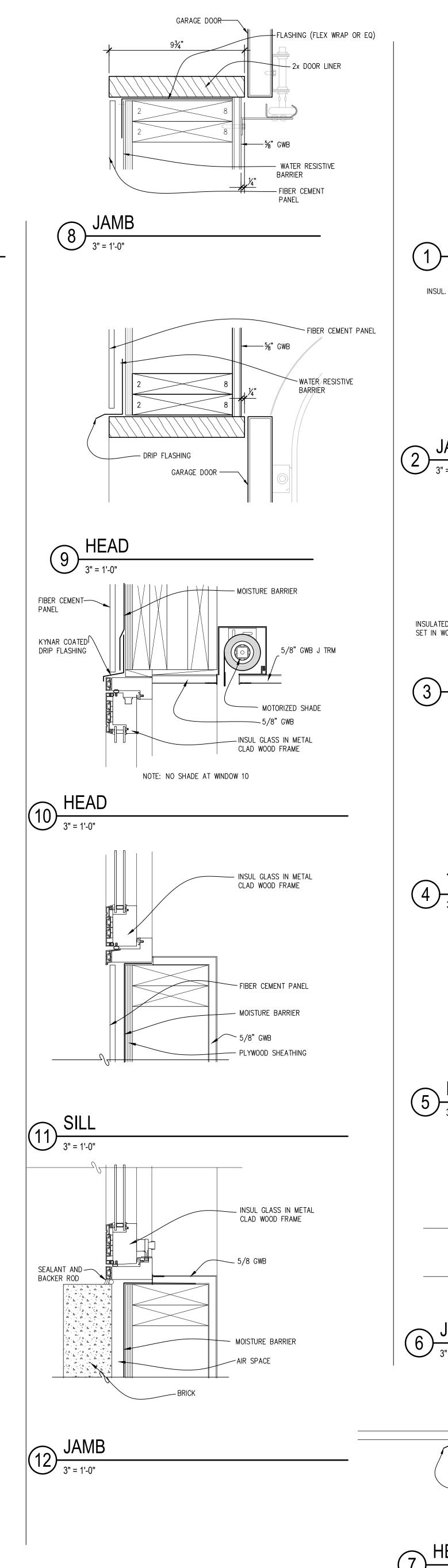
VAPROSHIELD MOISTURE BARRIER APA RATED OSB SHEATHING 2X8 (2X6 WHERE OCCURS) STUDS

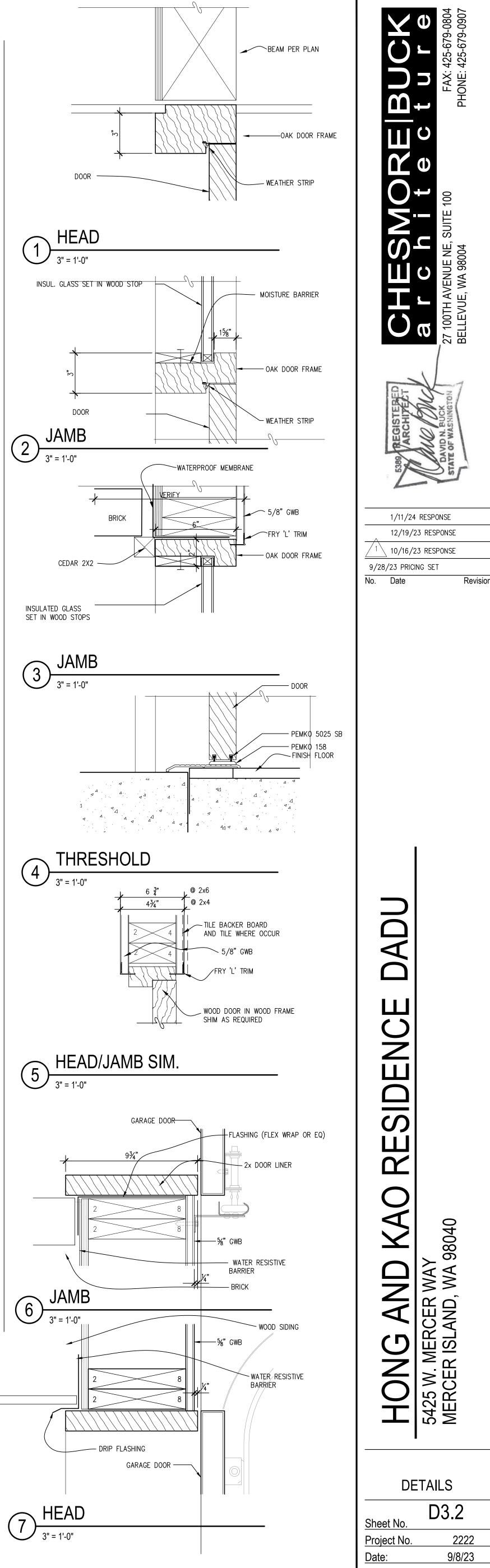


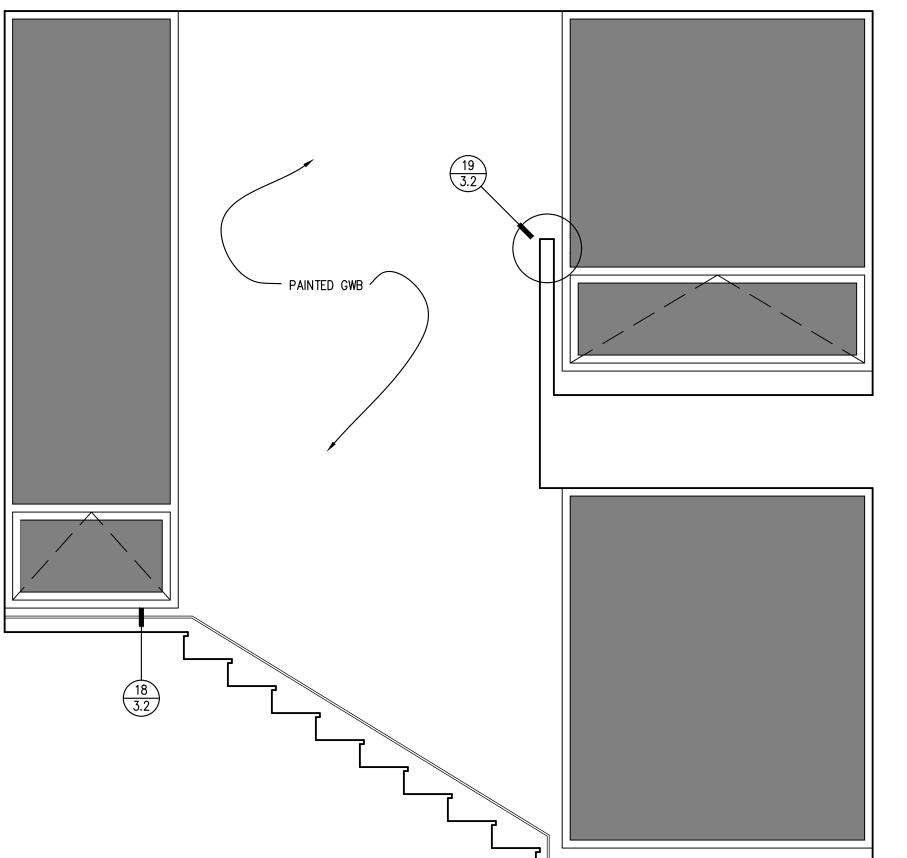
DADU RESIDENCE KAO 98040 HONG AN 5425 W. MERCER V MERCER ISLAND, DETAILS D3.1 Sheet No. 2222 9/8/23 Project No. Date:



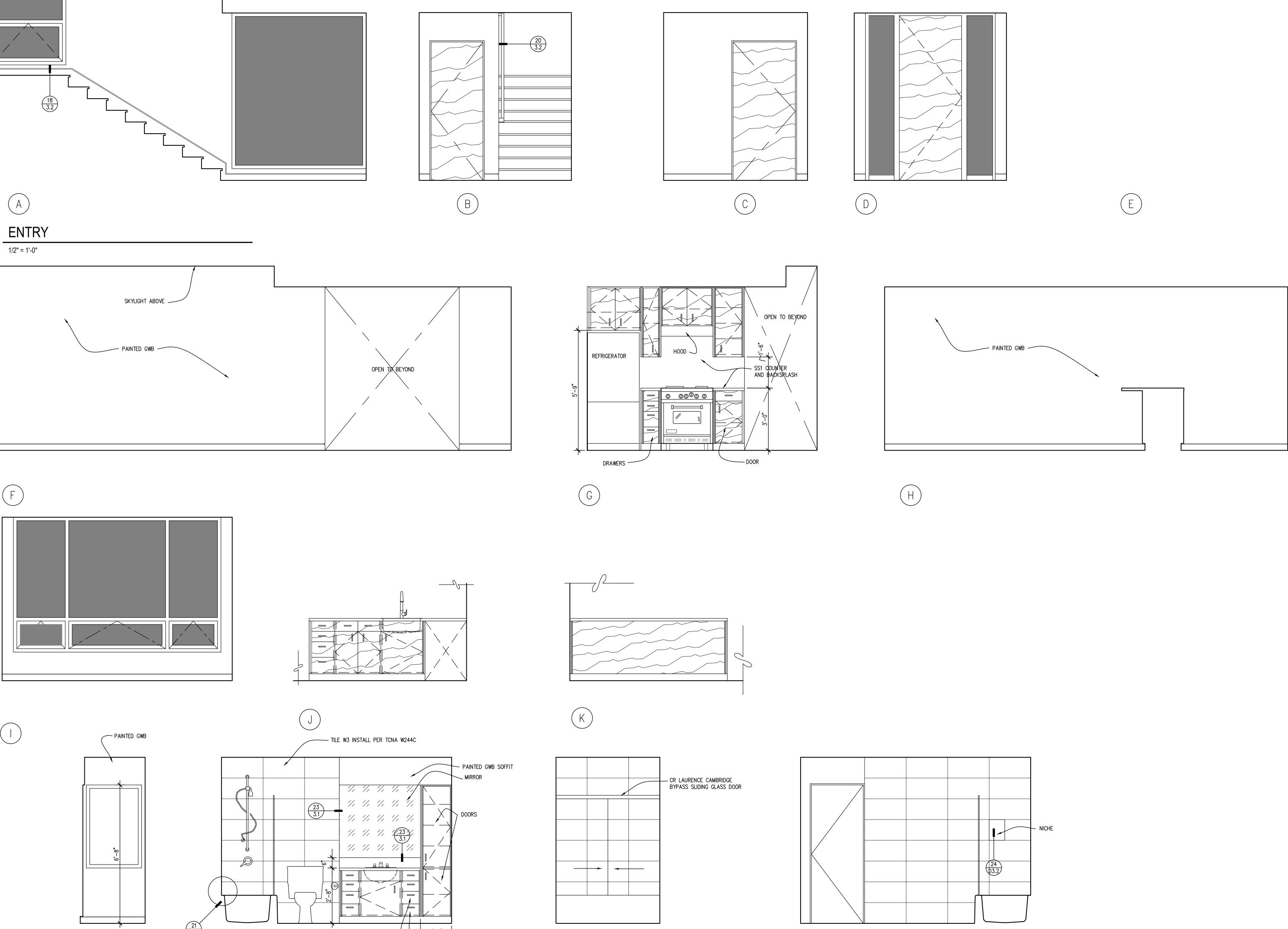


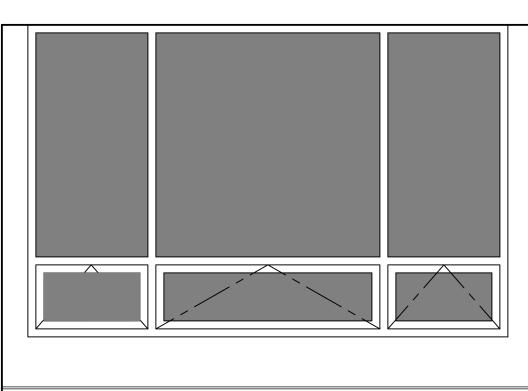


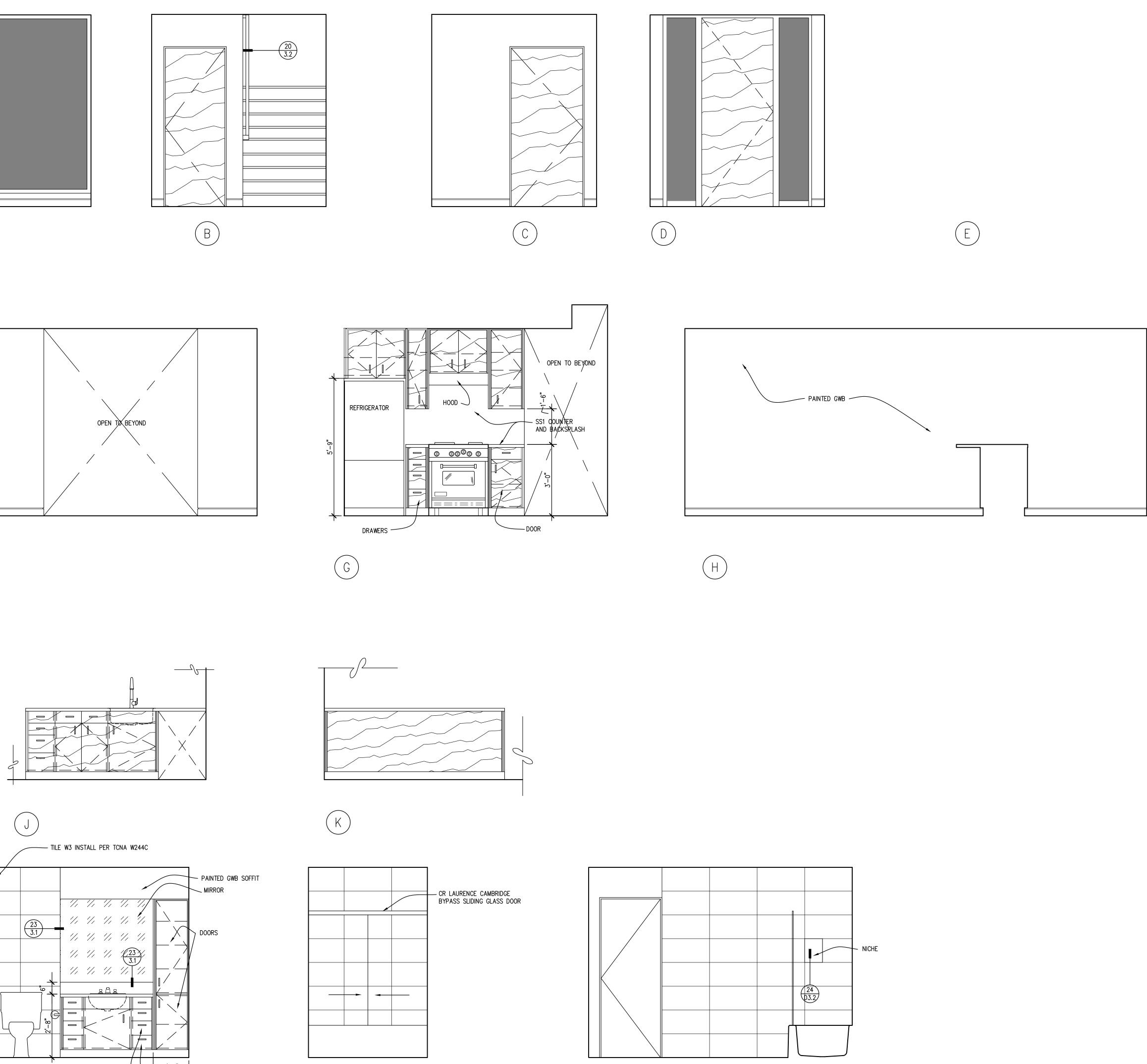






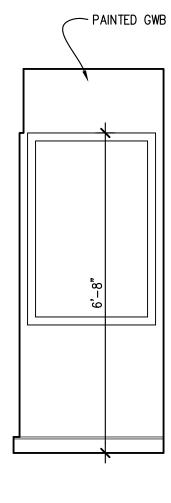


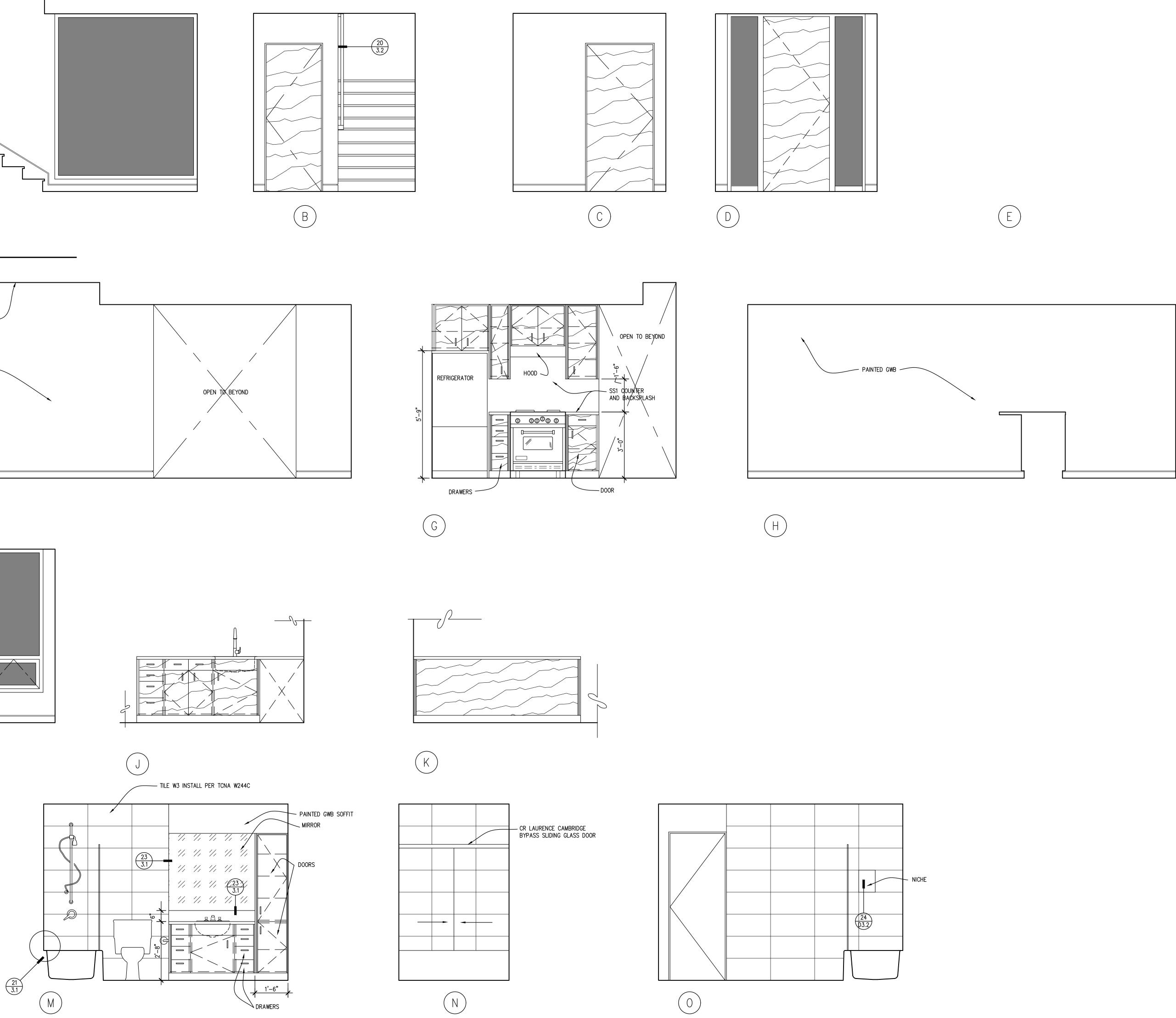


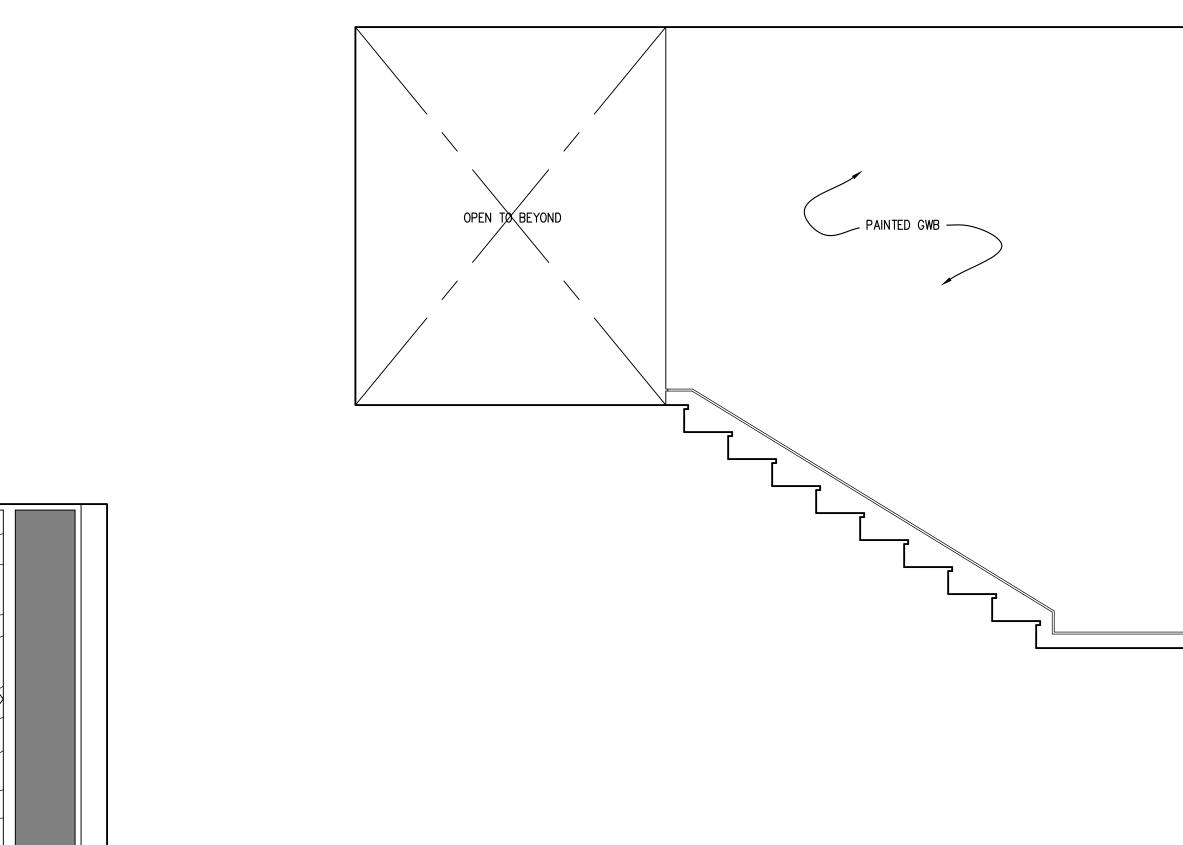




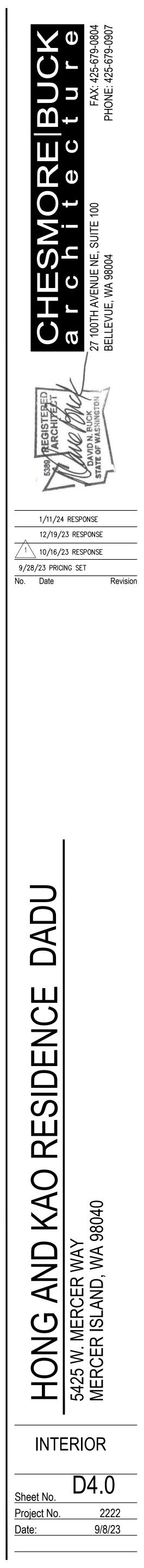
(L)











TPO MEMBRANE ROOFING

SECTION 07531 - TPO MEMBRANE ROOFING

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS A. Submittals: Shop Drawings of tapered insulation.
- B. Exterior Fire-Test Exposure: ASTM E 108, Class [A] [B] [C].
- defects in materials or workmanship for period of [10] [15] years.

PART 2 - PRODUCTS

- 2.1 ROOFING MATERIALS
- A. TPO Sheet: 80 mils thick; color to be selected
- 1. Products: a. Carlisle Sure-Weld TPO or equivalent
- B. Auxiliary Materials: Recommended by roofing system manufacturer for intended use and as follows: 1. Sure-Weld reinforced flashing, low VOC adhesive, Pressure sensitive cover strip, TPO joint covers, Cut edge sealant and others as recommended by manufacturer.

2.2 BALLAST

A. Aggregate Ballast: Smooth, washed, black riverbed gravel or other acceptable smooth-faced stone, 3/4 to 1-1/2 inches. PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install TPO sheet according to roofing system manufacturer's written instructions and as follows:
- B. 1. Sweep loose debris from the substrate.
- C. 2. Position Sure-Weld Membrane over acceptable substrate and fold membrane back so half the underside is exposed.
- D. 3. Apply the applicable Carlisle Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area with a plastic core medium nap paint roller at the published application rate on the applicable Product Data Sheet.
- E. 4. Allow adhesive to dry until tacky and roll coated membrane into coated substrate and avoid wrinkling.
- F. 5. Brush down the bonded section of membrane immediately with a soft bristle push broom.
- G. 6. Fold back the un-bonded half of the sheet and repeat the bonding procedure. H. 7. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2" to provide for a minimum 1- 1/2" hot air weld. It is recommended that all splices be shingled to avoid bucking of water.
- I. 8. Hot air weld the membrane sheets a minimum of 1-1/2" with an Automatic Hot Air Welding Machine. J. 9. Membrane that has been exposed to the elements for approximately 7 days must be prepared with Weathered Membrane Cleaner. Wipe
- the surface where Weathered Membrane Cleaner has been applied with a clean, dry HP Splice Wipe or other white rag to remove cleaner residue prior to hot air welding

END OF SECTION 07531

- SECTION 08211 FLUSH WOOD DOORS
- PART 1 GENERAL
- 1.1 SECTION REQUIREMENTS
- A. Submittals: Samples for doors, shop drawings.
- B. Quality Standard: NWWDA I.S.1-A.
- 1.2 FLUSH WOOD DOORS
- A. Doors for Transparent Finish: **Premium** grade.
- 1. Faces: white oak, rift cut, horizontal grain.
- 2. Veneer Matching: **Book and balance** match.
- 3. Pair matching **and set matching**.
- Continuous matching for doors with transoms
- B. Doors for Opaque Finish: Custom grade.
- 1. Faces: Medium-density overlay.
- C. Interior Veneer-Faced Solid-Core Doors: Five-ply, structural composite lumber cores.
- D. Interior Solid-Core Doors with Hardboard Faces: Three-ply, particleboard cores.
- 1.3 FABRICATION AND FINISHING
- A. Factory fit doors to suit frame-opening sizes indicated and to comply with referenced quality standard.
- 1. Comply with NFPA 80 for fire-resistance-rated doors.
- B. Factory machine doors for hardware that is not surface applied.
- C. Cut and trim openings to comply with referenced standards.
- 1. Trim light openings with moldings indicated.
- 2. Factory install louvers in prepared openings.

varnish

PART 2 -EXECUTION 1.1

INSTALLATION A. Comply with WDMA's "How to Store, Handle, Finish, Install, and Maintain Wood Doors."

1. Install fire-rated doors to comply with NFPA 80. Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Repair, refinish, or replace factory-finished doors damaged during installation, as directed by Architect.

END OF SECTION 08211

DOOR HARDWARE 08710 - 1

SECTION 08710 - DOOR HARDWARE

PART 1 - GENERAL

- 1.1 SECTION REQUIREMENTS
- Allowances: Provice Hardware Allowance in Division 8 Section 8700
- A. Submittals: Hardware Schedule. B. Deliver keys to Owner.
- "Fire Exit Hardware."

PART 2 - PRODUCTS

- 2.1 HARDWARE
- A. Manufacturers:
- 1. Baldwin
- B. Hinges:

Two hinges for 1-3/8-inch- thick wood doors.

- C. Locksets and Latchsets: 1. BHMA A156.13, Series 1000, Grade 3 for mortise locks and latches.
- 2. Lever handles on locksets and latchsets, Baldwin LO22 lever.
- 3. Pocket door pulls see schedule

Provide wall stops or floor stops for doors without closers.

- D. Provide hardware finishes as follows: 1. Hinges: Matching finish of lockset/latchset.
- 2. Locksets, Latchsets, and Exit Devices: Brushed Nickel US15
- 3. Other Hardware: Matching finish of lockset/latchset.
- PART 3 EXECUTION
- 3.1 INSTALLATION
- A. Mount hardware in locations recommended by the Door and Hardware Institute, unless otherwise indicated.
- END OF SECTION 08710

C. Warranties: Manufacturer's standard form, without monetary limitation, signed by roofing manufacturer agreeing to repair leaks due to

D. Factory doors indicated for transparent finish with stain and manufacturer's standard finish comparable to AWI System TR-4, conversion

C. For fire-rated openings provide hardware tested and listed by UL or FMG (NFPA 80). On exit devices provide UL or FMG label indicating

2. Three hinges for 1-3/4-inch- thick doors 90 inches or less in height; four hinges for doors more than 90 inches in height.

INTERIOR ARCHITECTURAL WOODWORK SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Product Data for solid-surfacing materials, Shop Drawings and Samples showing the full range of colors, textures, and patterns available for each type of finish.

06402 - 1

B. Quality Standard: Architectural Woodwork Institute's "Architectural Woodwork Quality Standards C. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is completed, and HVAC system is operating.

PART 2 - PRODUCTS

- 2.1 MATERIALS
- A. Hardboard: AHA A135.4. B. Medium-Density Fiberboard: ANSI A208.2, Grade MD.
- C. Particleboard: not allowed
- D. Softwood Plywood: DOC PS 1.
- E. Hardwood Plywood and Face Veneers: HPVA HP-1.
- F. Solid-Surfacing Material:
- 1. Products:
- a. See finish schedule

2.2 CABINET HARDWARE AND ACCESSORY MATERIALS

- A. Hardware Standards: Comply with BHMA A156 series standards. B. Exposed Hardware Finishes: Comply with BHMA A156.18 for BHMA code number indicated.
- 1. Finish: Satin Chrome: BHMA 626 or BHMA 652 or Satin Stainless Steel: BHMA 630.
- C. Furring, Blocking, Shims, and Hanging Strips: **Softwood or hardwood** lumber, kiln dried to 15 percent moisture content.
- 2.3 INTERIOR WOODWORK
- A. Complete fabrication before shipping to Project site to maximum extent possible. Disassemble only as needed for shipping and installing. Where necessary for fitting at Project site, provide for scribing and trimming.
- B. Backout or groove backs of flat trim members, kerf backs of other wide, flat members, except for members with ends exposed in finished Work
- C. Interior Standing and Running Trim for Transparent Finish: Premium grade, made from white oak, rift sawn.
- D. Interior Standing and Running Trim for Opaque Finish: Premium grade, made from any closed-grain hardwood.
- E. Wood Cabinets (Casework) for Transparent Finish: **Premium** grade.
- 1. AWI Type of Cabinet Construction: **Reveal overlay, see details**.
- 2. Wood Species for Exposed Surfaces: White oak, rift sawn or cut.
- 3. Grain Matching: Run and match grain **horizontal** for drawer fronts, doors, and fixed panels.
- Matching of Veneer Leaves: Slip and balance match. 5. Semiexposed Surfaces Other Than Drawer Bodies: Same species and cut as exposed surfaces.
- 6. Drawer Sides and Backs: Solid hardwood, stained to match exposed surfaces
- 7. Drawer Bottoms: Hardwood plywood.
- 2.4 SHOP FINISHING OF INTERIOR ARCHITECTURAL WOODWORK
- A. Finishes: Same grades as items to be finished.
- B. Finish architectural woodwork at the fabrication shop; defer only final touch up until after installation.
- Apply one coat of sealer or primer to concealed surfaces of woodwork.
- 2. Apply a vinyl wash coat to woodwork made from closed-grain wood before staining and finishing. 3. After staining, if any, apply paste wood filler to open-grain woods and wipe off excess. Tint filler to match stained wood.
- C. Transparent Finish: AWI Finish System **TR-4**, conversion varnish.
- PART 3 EXECUTION
- 3.1 INSTALLATION
- A. Condition woodwork to prevailing conditions before installing.
- B. Install woodwork to comply with AWI Section 10 for grade specified.
- C. Install woodwork level, plumb, true, and straight. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 96 inches for level and plumb.
- D. Scribe and cut woodwork to fit adjoining work, seal cut surfaces, and repair damaged finish at cuts.
- E. Install trim with minimum number of joints possible, using full-length pieces to greatest extent possible. Stagger joints in adjacent and related members.
- F. Anchor countertops securely to base units. Seal space between backsplash and wall.
- G. Anchor paneling to supports with concealed panel-hanger clips and by blind nailing on back-up strips, splined-connection strips, and similar associated trim and framing. H. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to
- risers, and glue and nail treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts.
- 3.2 CABINET HARDWARE AND ACCESSORY SCHEDULE
- A. Butt Hinges: 2-3/4-inch, 5-knuckle steel hinges made from 0.095-inch- thick metal; BHMA A156.9, B01361 for flush doors and BHMA A156.9, B01521 for overlay doors.
- B. Concealed (European-Type) Hinges: Clip top Blumotion BHMA A156.9, B01602.
- C. Pulls: TOPKNOB EUROPA TAB PULL BRUSHED SATIN NICKEL.
- D. Catches: Magnetic catches, BHMA A156.9, B03141.
- E. Adjustable Shelf Standards: BHMA A156.9, B04071; with shelf rests, BHMA A156.9, B04081.
- F. Drawer Slides: Blum Movento under-mounted, zinc-plated steel drawer slides with steel ball bearings, complying with BHMA A156.9, Grade 1 and rated for the following loads:

07210 - 1

- 1. Box Drawer Slides: 75 lbf
- 2. File Drawer Slides: 150 lbf
- 3. Pencil Drawer Slides: 45 lbf
- G. Door Locks: BHMA A156.11, E07121
- H. Drawer Locks: BHMA A156.11, E07041.

I. Grommets for Cable Passage through Countertops: 1-inch- OD brown, molded-plastic grommets with brown plastic cap.

END OF SECTION 06402

BUILDING INSULATION SECTION 07210 - BUILDING INSULATION

- PART 1 GENERAL
- 1.1 SECTION REQUIREMENTS A. Submittals: Product Data.
- B. Surface-Burning Characteristics: ASTM E 84, and as follows:
- 1. Flame-Spread Index: 25 or less where exposed; otherwise, as indicated in Part 2 "Insulation Products" Article.
- 2. Smoked-Developed Index: 450 or less.
- PART 2 PRODUCTS
- 2.1 INSULATION PRODUCTS

2.2 ACCESSORIES

PART 3 - EXECUTION

voids with insulation.

3.1 INSTALLATION

END OF SECTION 07210

- Foamed-in-Place Insulation: closed cell spray applied polyurethane foam insulation.
- 1. Product: Icynene ProSeal LE, R-7.1 per inch

Vapor Retarder: Polyethylene, Reinforced polyethylene 6 mil thick.

on between attic spaces and vented eaves.

Locate seams at framing members, overlap, and seal with tape.

- C. Fiberglas Insulation Kraft Faced Batt Insulation: ASTM C 665, Type II, Class C preformed formaldehyde free glass fiber batt type, Kraft paper faced one side.
- B. Acoustic Batt Insulation: ASTM C 665, Type I, unfaced with fibers manufactured from rock wool, with flame-spread index of 25 or less.

C. Eave Ventilation Troughs: Preformed, rigid fiberboard or plastic sheets designed to fit between roof framing members and to provide

A. Install insulation in areas and in thicknesses indicated or required to produce R-values indicated. Cut and fit tightly around obstructions and fill

B. Extend vapor retarder to extremities of areas to be protected from vapor transmission. Secure in place with adhesives or other anchorage.

UNIT MASONRY ASSEMBLIES

SECTION 04810 - UNIT MASONRY ASSEMBLIES

1.1 SECTION REQUIREMENTS

PART 1 - GENERAL

PART 2 - PRODUCTS

2.1 MASONRY UNITS

Products:

2.2 MORTAR AND GROUT

having jurisdiction.

1. Products:

PART 3 - EXECUTION

textures.

3.2 LINTELS

mortar.

3.4 CLEANING

END OF SECTION 04810

of structure above.

A. Submittals: Samples for face brick and colored mortar

B. Comply with ACI 530.1/ASCE 6/TMS 602.

C. Mockups: Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.

04810 - 1

A. Face Brick: Grade SW, Type FBX.

a. Mutual Materials (Jackson Valencia 425-452-2430)

2. Size: Standard match existing. 3. Solid brick with exposed surfaces finished for ends of sills and caps.

4. Special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

A. Mortar: Ready-mixed mortar, ASTM C 1142, may be used at Contractor's option.

1. Do not use calcium chloride in mortar. 2. For masonry below grade or in contact with earth, use Type **M**.

For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior

non-load-bearing partitions, and for other applications where another type is not indicated, use Type N. 2.3 REINFORCEMENT, TIES, AND ANCHORS

A. Veneer Anchors: Two-piece adjustable masonry veneer anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall, for attachment over sheathing to studs, and acceptable to authorities

a. see detail 9 on sheet s4.4

2.4 EMBEDDED FLASHING MATERIALS A. Sheet Metal Flashing: Stainless steel, 0.0156 inch thick or Copper, 10-oz./sq. ft. weight or 0.0135 inch thick for fully concealed flashing, 16-oz./sq. ft. weight or 0.0216 inch thick elsewhere.

2.5 MISCELLANEOUS MASONRY ACCESSORIES

A. Compressible Filler: Premolded strips complying with ASTM D 1056, Grade 2A1. B. Preformed Control-Joint Gaskets: Designed to fit standard sash block and to maintain lateral stability in masonry wall; made

from styrene-butadiene rubber or PVC. C. Weep Holes: [Round polyethylene tubing, 3/8-inch OD] [Cotton or polyester rope, 1/4 to 3/8 inch in diameter, 24 inches

3.1 INSTALLATION, GENERAL

A. Cut masonry units with saw. Install with cut surfaces and, where possible, cut edges concealed. B. Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and

Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.

C. Stopping and Resuming Work: Rack back units; do not tooth.

D. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside

E. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated. F. Keep cavities clean of mortar droppings and other materials during construction. Strike joints facing cavities flush.

A. Install steel lintels where indicated.

3.3 FLASHING AND WEEP HOLES

A. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to the downward flow of

water in the wall, and where indicated. B. Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing before covering with

1. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan.

C. Trim wicking material used in weep holes flush with outside face of wall after mortar has set.

A. Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.

B. Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse unit masonry. Wet wall surfaces with water before applying acidic cleaner, then remove cleaner promptly by rinsing thoroughly with clear water.

repair.

END OF SECTION 01700

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Unless otherwise indicated, demolished materials become Contractor's property. Remove from Project site.
- B. Items indicated to be removed and salvaged remain Owner's property. Remove, clean, and deliver to Owner's designated storage area.
- C. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
- D. Conduct demolition without disrupting Owner's use of the building.
- E. It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner.

PART 2 -PRODUCTS (Not Applicable) PART 3 -EXECUTION

3.1 DEMOLITION

- A. Maintain and protect existing utilities to remain in service before proceeding with demolition.
- B. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
- C. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
- D. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
- E. Protect building structure and interior from weather and water leakage and damage.
- F. Protect walls, ceilings, floors, and exposed finishes that are to remain.
- G. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.
- H. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
- I. Promptly remove demolished materials from Owner's property and legally dispose of them.

END OF SECTION 01732

1. Manufacturer's operation and maintenance brochures. 2. Emergency instructions

EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 - GENERAL

1.1 CLOSEOUT SUBMITTALS

information. . Include the following:

SECTION 01701 - EXECUTION AND CLOSEOUT REQUIREMENTS

- 3. Spare parts list.
- 4. Wiring diagrams.
- 5. Copies of warranties.

PART 2 - PRODUCTS (Not Applicable) PART 3 -EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Examine substrates and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, plumb, smooth, clean, and free of deleterious substances; substrates within installation tolerances; and application conditions within environmental limits. Proceed with installation only after unsatisfactory conditions have been corrected.

01701 - 1

- B. Verify layout information shown on Drawings, in relation to property survey and existing benchmarks, before laying out the Work.
- C. Prepare substrates and adjoining surfaces according to manufacturer's written instructions, including, but not limited to, filler and primer application.
- D. Take field measurements as required to fit the Work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabricating and, when possible, allow for fitting and trimming during installation.
- 3.2 CUTTING AND PATCHING
- A. Do not cut structural members[or operational elements] without prior written approval of Architect.
- B. For patching, provide materials whose installed performance will equal or surpass that of existing materials. For exposed surfaces, provide or finish materials to visually match existing adjacent surfaces to the fullest extent possible.
- 3.3 INSTALLATION
- A. Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located and aligned. Clean exposed surfaces and protect from damage. If applicable, prepare surfaces for field finishing.
- B. Clean Project site and work areas daily, including common areas.
- 3.4 FINAL CLEANING A. Clean each surface or item as follows before requesting inspection for certification of Substantial Completion:
- 1. Remove labels that are not permanent.
- 2. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass.
- 3. Clean exposed finishes to a dust-free condition, free of stains, films, and foreign substances. Leave concrete floors broom clean.
- 4. Vacuum carpeted surfaces and wax resilient flooring.
- 5. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures. Clean light fixtures and lamps. 6. Clean the site. Sweep paved areas; remove stains, spills, and foreign deposits. Rake grounds to a smooth, even-textured surface.

3.5 CLOSEOUT PROCEDURES

- A. Substantial Completion: Before requesting Substantial Completion inspection, complete the following:
- 1. Advise Owner of pending insurance changeover requirements.
- 2. Submit specific warranties, maintenance agreements, and similar documents.
- 3. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases. 4. Submit Record Drawings[and Specifications], operation and maintenance manuals,[property surveys,] and similar final record information.
- 5. Deliver tools, spare parts, extra materials, and similar items.
- 6. Changeover locks and transmit keys to Owner.
- 7. Complete startup testing of systems and instruction of operation and maintenance personnel.
- 8. Remove temporary facilities and controls.
- 9. Advise Owner of changeover information related to Owner's occupancy, operation, and maintenance.
- 10. Complete final cleaning requirements, including touchup painting.
- 11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- B. On receipt of a request for inspection, Architect will proceed with inspection or advise Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or advise Contractor of items that must be completed or corrected before the certificate will be issued.
- C. Request inspection for certification of Final Completion, once the following are complete:
- 1. Submit a copy of Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance. 2. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
- D. Architect will reinspect the Work on receipt of notice that the Work has been completed.
- 1. On completion of reinspection, Architect will prepare a final Certificate for Payment. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.

3.6 DEMONSTRATION AND TRAINING

A. Provide experienced instructors for each piece of equipment that requires operation and maintenance to provide instruction to Owner's personnel. Include a detailed review of the following:

1. Include instruction for system design and operational philosophy, review of documentation, operations, adjustments, troubleshooting, maintenance, and

A. Record Drawings: Maintain a set of the Contract Drawings as Record Drawings. Mark to show installation that varies from the Work originally shown. Operation and Maintenance Data: Organize data into three-ring binders with identification on front and spine of each binder and pocket folders for folded sheet

1/11/24 RESPONSE 12/19/23 RESPONSE 10/16/23 RESPONSE 9/28/23 PRICING SET No Date

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SPECIFICATION

Project Date:

2222 9/8/23

١.	<u>CRITERIA</u> <u>ALL_MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION</u> SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS,		THE FOL
	AND THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).		STAIRS,
2.	DESIGN LOADING CRITERIAROOF SNOW LOAD25 PSFROOF RAIN ON SNOW LOAD5 PSFROOF DEAD LOAD ALLOWANCE FOR PV PANELS5 PSFFLOOR LIVE LOAD40 PSFFLOOR LIVE LOAD (EXTERIOR DECKS AND BALCONIES)60 PSFFLOOR LIVE LOAD (PARKING GARAGE)50 PSFGUARDRAILS/BALCONY RAILS200 LBS	15.	SPECIAL HIGH-ST GROUTE SECTION OWNER. DIRECTL MATERI, ARCHITE
	MIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART I - BUILDINGS OF ALL HEIGHTS" RISK CATEGORY II 97 MPH EXPOSURE "C" TOPOGRAPHIC FACTOR Kzt = 1.0 MAIN HOUSE WIND BASE SHEAR, NORTH/SOUTH VM = 32.6 K MAIN HOUSE WIND BASE SHEAR, NORTH/SOUTH VM = 38.9 K DADU WIND BASE SHEAR, NORTH/SOUTH VM = 11.6 K	16.	FOUNDA REQUIRE DIRECTE COMPAC DEPTHS, ELEVAT LAB AN WALLS
	DADU WIND BASE SHEAR, EAST/WEST VW = 10.9 K EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"		BACKFII DRAINA
	SEISMIC DESIGN CATEGORY (SDC) = D RISK CATEGORY = SEISMIC SITE CLASS = D IMPORTANCE FACTOR e = .0 MAPPED MCE Ss = .45; S ₁ = 0.5 DESIGN ACCELERATION Sds = 0.97; Sd ₁ = 0.6 SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5 SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5		THE STR ALLOWA LATERA SEISMIC PASSIVI SOIL CO PILE CA
	MAIN HOUSE SEISMIC BASE SHEAR $Vs = 88.2$ K DADU SEISMIC BASE SHEAR $Vs = 10.8$ K		<u>GEOTEC</u>
З.	LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.	17.	PIPE PIL PIPE DE COMPRE COMPRE
4.	STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.	18.	<u>PIPE PIL</u> TO CON LEAST : MIS-LOC
5.	<u>CONTRACTOR</u> SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.		GEOTEC
6.	<u>CONTRACTOR</u> SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.		
٦.	<u>CONTRACTOR</u> SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.	19.	DEMOLI INSTALL SEQUENO WHERE ALLOWE DEMOLI
8.	<u>CONTRACTOR-INITIATED</u> CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.	20	D. <u>ALL EXT</u> SCRAPE ANY LO MASONE
٩.	<u>DRAWINGS</u> INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.	21.	NOT WE, FIRE ES THE CON CHECK I STAINS,
IO.	ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.		MEMBER
11.	SHOP DRAWINGS STRUCTURAL STEEL AND GLUED LAMINATED MEMBERS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.	22	. <u>CONCRE</u> CONSTR STRENG
	SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR REVIEW.		WEATHE ACCORI DURABIL CEMENT ADDITIC SLABS
13.	<u>SHOP DRAWING SUBMITTALS</u> PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.		AGGREG THE MIN SUBMITT PLACING AMOUNT AS THE WITH AC
4.	DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.		ASH PET REQUIRE REVIEW CONFOR PERFOR

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

LLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT: RAILINGS.

. INSPECTION: CONCRETE, STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND RENGTH FIELD BOLTING), EXPANSION BOLTS AND THREADED EXPANSION INSERTS, SCREW ANCHORS, EPOXY ED INSTALLATIONS, AND DRIVEN PILE INSTALLATION SHALL BE SUPERVISED IN ACCORDANCE WITH IBC NS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS 'LY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY IALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ECT

GEOTECHNICAL

ATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING EMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS ED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, CTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING 5/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL IONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING ND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR ABOVE.

ILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE GE AS NOTED IN THE GEOTECHNICAL REPORT.

RUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:

OWABLE SOIL BEARING PRESSURE	2,000 PSF
ERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
MIC SURCHARGE PRESSURE (RESTRAINED/UNRESTRAINED)	8H PSF/5H PSF
SIVE SOIL PRESSURE	350 PCF
COEFFICIENT OF FRICTION	0.35
CAPACITY (3 INCH)	12 KIPS

HNICAL REPORT REFERENCE: #G-5881 BY GEO GROUP NORTHWEST, INC. DATED MAY 20, 2023.

<u>.ES</u> SHALL BE GALVANIZED SCHEDULE-40 (STD) ASTM A53 (TYPE E OR S, GRADE A OR B) 3 INCH NOMINAL RIVEN TO REFUSAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. THE ALLOWABLE AXIAL ESSION CAPACITY SHALL BE 12 KIPS. SECTIONS OF PIPE SHALL BE CONNECTED TOGETHER WITH ESSION FITTED SLEEVE COUPLERS.

ING INSPECTION SHALL BE CONTINUOUSLY PERFORMED BY THE GEOTECHNICAL ENGINEER DURING PLACEMENT. FIRM THAT THE PILES ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND GEOTECHNICAL REPORT. AT 3% OF THE 3 INCH PILES SHALL BE LOAD TESTED IN ACCORDANCE WITH ASTM DI143. MAXIMUM PILE CATION SHALL BE 2" LATERALLY. ACTUAL PILE LENGTH SHALL BE DETERMINED IN THE FIELD BY THE HNICAL ENGINEER. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND S PRIOR TO DRIVING PILES.

RENOVATION

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

TERIOR WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS:

ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE DOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL JOINTS SOLID. ALL RY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS AKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS SCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF NNECTIONS TO THE STRUCTURE. NOTIFY THE STRUCTURAL ENGINEER AS TO THE FINDINGS OF THIS INSPECTION.

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

CONCRETE



ETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. RUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY 5TH OF I'C = 2.500 PSI AT THE HOUSE. AND 4.000 PSI AT THE DADU. ALL CONCRETE EXPOSED TO THE ER AND ALL GARAGE SLABS-ON-GRADE SHALL ATTAIN A 28-DAY STRENGTH 1'C OF 3.000 PSI IN DANCE WITH IBC SECTION 1904.1. AND ACI 318 TABLE 19.3.2.1 THIS INCREASE IN REQUIRED STRENGTH IS FOR LITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ON OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, GATE SIZE SHALL NOT EXCEED 3/4".

NIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS TED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO NG ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE ITS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE CI 301, CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY RCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX ES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED RMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED MANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

23. REINFORCING STEEL SHALL CONSIST OF #4 BARS, GRADE 40, fy = 40,000 PSI AND #5 BARS, GRADE 60, fy = 60,000 PSI, CONFORMING TO ASTM A615 AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-O" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-O" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-O" PAST CORNERS, TYPICAL

OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

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

FOOTINGS AND OTHER UNFORMED SURF FORMED SURFACES EXPOSED TO EAR SLABS AND WALLS (INTERIOR FACE)

CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

MALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
6" WALLS 8" WALLS	#4 @ 18" (1 CURTAIN) #4 @ 16" (1 CURTAIN)	#4 @ 12" (I CURTAIN) #4 @ 10" (I CURTAIN)
IO" WALLS	#4 @ 18" (2 CURTAIN)	#4 @ 16" (2 CURTAIN)

25. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM CIIOT AND BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (5000 PSI MINIMUM).

- REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
- SCREW ANCHOR INSTALLATION.

ALLOWABLE APPLICATION	ALLOWABLE FASTENER TYPE	SHEAR CAPACITY (LBS) TE	ENSION CAPACITY (LBS)
2X TREATED LUMBER TO CONCRETE (2000 PSI MIN.)	X-CP 72 P8 523 w/ 1.33" EMBED	250	175
2X LUMBER TO	X-U 52 MX PLUS	250	175

STRUCTURAL STEEL R-23 WASHERS (3/16" MIN., 36 OR 50 KSI)

30. MASONRY VENEER SHALL HAVE WI.7 (9 GAUGE) WIRE JOINT REINFORCEMENT SPACED AT 16" O.C. VERTICALLY AND SHALL BE ANCHORED TO BACKING WALLS PER IBC SECTION 1404.6 WITH SHEET METAL ANCHORS, WIRE ANCHORS OR ADJUSTABLE ANCHORS. MECHANICALLY CONNECT THE ANCHORS TO THE JOINT REINFORCEMENT WITH CLIPS OR HOOKS THAT WILL ENGAGE OR ENCLOSE THE WIRE. THE WIRE SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN ANCHORS PERMITTED.

SHEET METAL ANCHORS (NON-CORRUGATED) SHALL BE AT LEAST 7/8" WIDE, 0.03" THICK, COMPLY WITH TMS 402/602 REQUIREMENTS AND BE SPACED AT 16" O.C. VERTICALLY AND A MAX. OF 24" O.C. HORIZONTALLY.

THE MAXIMUM HEIGHT OF CONTINUOUS BRICK VENEER FROM A CONCRETE FOUNDATION SHALL BE 30 FEET. PROVIDE VERTICAL EXPANSION JOINTS IN CONTINUOUS VENEER @ 25' O.C. MAX. TYPICAL U.O.N. LINTEL ANGLES OVER OPENINGS 6'-O" WIDE OR LESS SHALL BE L4" X 4" X 1/4" HOT DIP GALVANIZED, U.N.O. AND SHALL BEAR ON A MINIMUM OF 4" OF MASONRY EACH END.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM

FACES CAST AGAINST EARTH	З"
TH (i.e. WALLS BELOW GROUND) OR WEATHER	2"

ANCHORAGE

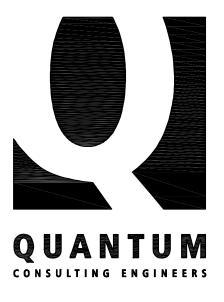
26. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS

27. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL

28. DRIVE PINS, SHOT PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE FASTENERS AS MANUFACTURED BY HILTI CORPORATION. WHEN CALLED FOR IN THE DRAWINGS. PROVIDE THE APPROPRIATE FASTENER AS NOTED IN THE TABLE BELOW FOR EACH GIVEN APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORTS NO. ESR-2269 FOR THE X-U FASTENERS AND ESR-2379 FOR THE X-CP FASTENERS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE I" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE AND 4" CENTER TO CENTER SPACING. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR JAPMO VES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES.

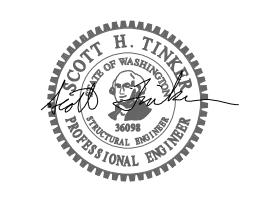
29. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-3G" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

MASONRY



1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 www.quantumce.com

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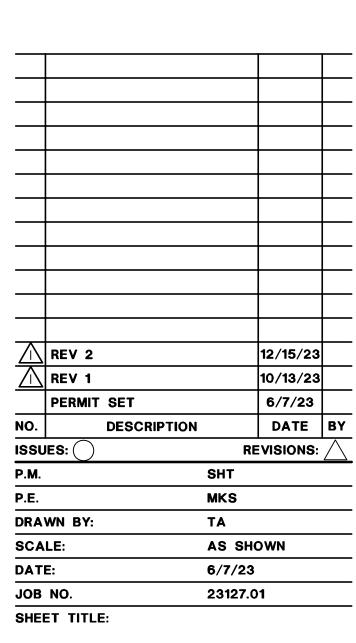


PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY MERCER ISLAND, WA 98040

APPROVAL:



GENERAL STRUCTURAL **NOTES**

SHEET NO.

S1.0

. <u>STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION</u> SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:	RIM JO AT SH
A. AISC - STEEL CONSTRUCTION MANUAL, 15 TH EDITION	AT 5n
B. AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. C. 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.	BEAM
2. <u>STRUCTURAL STEEL</u> , WIDE FLANGE (W AND WT) SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, Fy = 36	DESIG
KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING ŠHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307. ANCHOR BOLTS SHALL CONFORM TO ASTM FI554 GRADE 36, Fy = 36 KSI.	ALTER STRUC
. <u>ARCHITECTURALLY EXPOSED STRUCTURAL STEEL</u> SHALL CONFORM TO SECTION IO OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.	42. <u>WOOD</u> CORP ARCH
ALL A325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F959 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.	FOR CAPA PROV 43. <u>WOOD</u>
. <u>ALL A307 CONNECTION BOLTS</u> SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.	FOR REQU
2. <u>ALL WELDING</u> SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING ETO XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING ETOXX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. ALL WELDING SHALL BE PERFORMED BY WELDERS WITH AWS / W.A.B.O. CERTIFICATION WITH THE MATERIAL AND METHOD REQUIRED.	UNLESS PERPE JOINTS FLOOF OTHER PANEL WITH 8
SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON DRAWINGS ARE MINIMUM SIZES. INCREASE WELD SIZE TO AWS MINIMUM SIZES BASED ON PLATE THICKNESS. MINIMUM WELDING SHALL BE 3/16-INCH. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD ARROWS ARE SHOWN WHERE A FIELD WELD IS REQUIRED BY THE STRUCTURAL DESIGN; THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL DELIVERY AND ERECTION.	44. <u>ALL</u> UNPRO TREA ASSO EQUAL COAT
NELDING OF LATERAL FORCE RESISTING MEMBERS SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS DI.I AND APPROVED BY THE STRUCTURAL ENGINEER BEFORE WORK BEGINS. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. WELDING ELECTRODES SHALL BE ETOTG-K2 OR ETOT6 WITH A MINIMUM SPECIFIED CHARPY V-NOTCH (CVN) OF 20 ft-lbs AT -20 DEGREES FAHRENHEIT AND 40 ft-lbs AT 70 DEGREES FAHRENHEIT. REMOVE BOTTOM FLANGE WELD TAB AT MOMENT FRAME CONNECTIONS AND REINFORCE WITH 5/16''' FILLET WELD IN CONFORMANCE WITH FEMA-353 RECOMMENDATIONS. WELD ACCESS HOLE DETAILING AT MOMENT FRAME CONNECTIONS SHALL CONFORM WITH FEMA-350 AND FEMA-353 RECOMMENDATIONS.	2 LAY ETC., 7 45. <u>TIMBE</u> SPECI PROV SHALL FASTE MANUF THE N WASH
<u>MOOD</u>	OTHER (MINIM
	46. <u>MOOD</u>
B. <u>FRAMING LUMBER:</u> SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:	
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE	A. <u>Þ</u>
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:	Ī
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2	<u>[</u> ", ",
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2 BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR NO. 1	A. <u>N</u> <u>L</u> "e "f "f
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. IT GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2 BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR NO. 1 POSTS AND TIMBERS DOUGLAS FIR OR HEM-FIR NO. 2 STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR OR HEM-FIR NO. 2	ι
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. IT GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2 BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 1 POSTS AND TIMBERS DOUGLAS FIR OR HEM-FIR NO. 2 STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS) DOUGLAS FIR OR HEM-FIR NO. 2 STUDD, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS) DOUGLAS FIR OR HEM-FIR NO. 2 STANDARDS, EACH MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANGI AI90.1 STANDARDS, EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI, ALL CANTLEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V6, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLUAM BEAMS TO 5,000° RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. ALL GLUE LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 2, Fc = 1,900 PSI, Fby = 1,800 PSI, Fbx = 1,700 PSI, E = 1,700 KSI (4 LAMS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES. 2. LAMINATED VENEER LUMBER (LVL) SHALL BE DEGIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL DEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER. THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S	[" " " " " " " " " " " " " " " " " " "
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. IT GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2 BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 1 POSTS AND TIMBERS DOUGLAS FIR OR HEM-FIR NO. 2 STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS) DOUGLAS FIR OR HEM-FIR NO. 2 R. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI AIGO.1 STANDARDS. EACH MEMBER SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI AIGO.1 STANDARDS. EACH MEMBER SHALL BE FABRICATED IN CONFORMANCE MIST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 240 PSI, E = 1800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V6, Fb = 2400 PSI, Fv = 240 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERVISE ON THE PLANS. ALL GLUE LAMINATED COLUMNS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE 9LANS. ALL GLUE LAMINATED COLUMNS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE 9LANS. ALL GLUE LAMINATED COLUMNS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE 9LANS. ALL GLUE LAMINATED COLUMNS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE 9LANS. ALL GLUE LAMINATED COLUMNS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE 9LANS. ALL GLUE LAMINATED COLUMNS MINIMUM DEPTH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE 9LANS. ALL GLUE LAMINATED VENEER LUMBER AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES. 2. LAMINA	ι ι ι ι ι ι ι ι ι ι ι ι ι ι
IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. IT GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: JOISTS (2X, 3X, AND 4X MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 2 BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR OR HEM-FIR NO. 1 POSTS AND TIMBERS DOUGLAS FIR OR HEM-FIR NO. 2 BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS) DOUGLAS FIR NO. 1 POSTS AND TIMBERS DOUGLAS FIR OR HEM-FIR NO. 2 STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING (AS NOTED ON PLANS / DETAILS) DOUGLAS FIR OR HEM-FIR NO. 2 I. SLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3131 AND ANSI AIGO.1 STANDARDS, EACH MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3131 AND ANSI AIGO.1 STANDARDS, EACH MEMBERS SHALL BE FABRICATED IN CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS, ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 240 PSI, Fv = 240 PSI, Fv = 1000 KSI. CAMEER ALL SIMPLE SPAN GLULAM EEAMS TO 5000'R RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. ALL GLUE LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 1400 PSI, Fv = 1200 PSI, Fe = 1,700 KSI (4 LAMS MINIMM DETH). CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES. 2.LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL VAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES. 2.LAMINATED VENEER	[

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

JOISTS AND BLOCKING (1-1/4" MINIMUM THICKNESS AT NON-SHEAR WALLS; SEE SCHEDULE FOR MINIMUM THICKNESS SHEAR WALLS):

Fb = 1700 PSI, E = 1.3×10^6 PSI, Fv = 400 PSI

MS AND HEADERS:

Fb = 2325 PSI, E = 1.55 $\times 10^6$ PSI, Fv = 310 PSI

IGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION.

ERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND UCTURAL ENGINEER.

<u>2D</u> <u>I-JOIST</u> DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER RPORATION. ALTERNATE I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE CHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED R ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD PACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST IVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

D SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE I, IN CONFORMANCE WITH THE REQUIREMENTS THEIR TYPE IN DOC PS-I OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING UIREMENTS.

ESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE ITS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW I/8" SPACING AT ALL PANEL EDGES AND ENDS OF OR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) IOd-F NAILS AT EACH END, UNLESS ERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED EL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES 8 AND NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

<u>WOOD</u> EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON ROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE ATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS OCIATION UI AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AWPA OR AL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A GI85 GALVANIZED ATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE AYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ., AND CONCRETE.

<u>BER CONNECTORS</u> CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS CIFIED IN THEIR CATALOG NO. C-C-202I. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, VIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS LL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF TENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE UFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE HERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED ERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE IMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

DD FASTENERS:

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

DRAWING ID	NAIL NAME	NAIL DIAMETER	<u>NAIL LENGTH</u>
"6d" "8d Box" "8d" "10d-F" "10d"	6d Common 8d Box 8d Common 10d Framer 10d Shear	0. 3" 0. 3" 0. 3 " 0. 3 " 0. 48"	2" 2-I/2" 2-I/2" 3" 2-I/4"
"l6d"	16d Sinker	0.148"	3-1/4"

CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE TRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

. <u>NAILS</u> - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

. <u>SCREMS</u> SHALL BE WOOD SCREMS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.

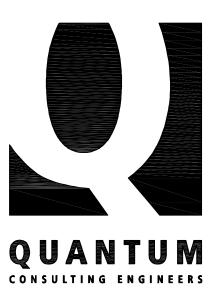
DD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

MALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS (16" O.C. AT INTERIOR WALLS AND 2 x 6 () 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH I6d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-O" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH IOd-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE I-I/4 " W #6 SCREWS FOR I/2" GWB AND 5/8" GWB WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

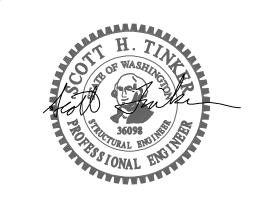
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH IOd-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. <u>POSITIVE</u> <u>CONNECTIONS</u>: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.



1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 www.quantumce.com

SEAL:

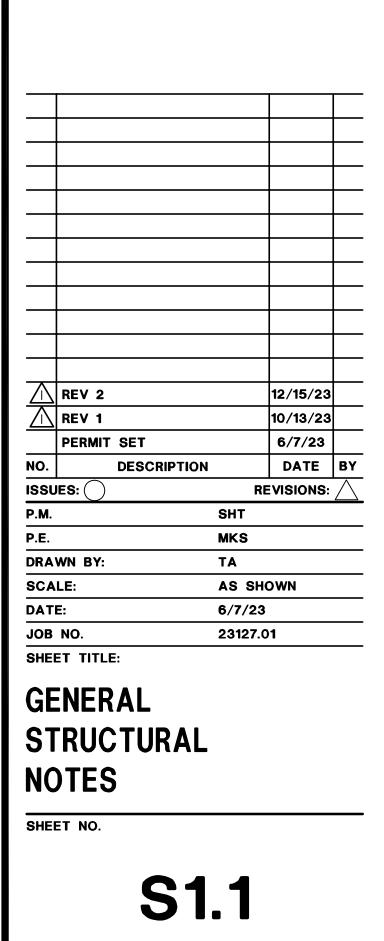


PROJECT:

HONG AND KAO RESIDENCE

5425 W. MERCER WAY MERCER ISLAND, WA 98040

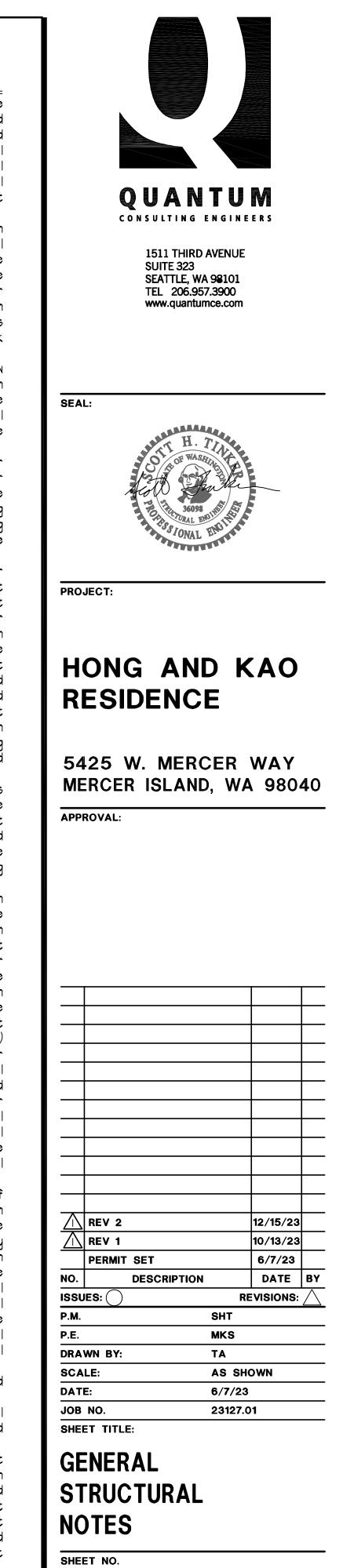
APPROVAL:



GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

#... (A) A.B. ADD'L ALT. APPROX. ARCH. A.S.D. (B) B/ BF BLKG. BLDG. BM. BOT. BRG. BTWN. CL or E С CIP C.J. CJP CLG. CLR. CMU COL. CONC. CONN. CONST. CONT. CSK. DBA DBL. DEG. DF DIA. DIAG. DIAPH. DIM. DN. DO DTL. DTP DWG. (E) E. EA. E.F. EL. ELEV. EMBED. ENGR. EQ. E.M. EXP. EXT. FDN. FIN. FLR. FRP F.S. FT. FTG. GA. GALV. GL GNB HDG HDR. HF HGR. HORIZ. HSS HT. I.D. I.F. IN. INFO. INT. JT. Κ KSF KSI



S1.2

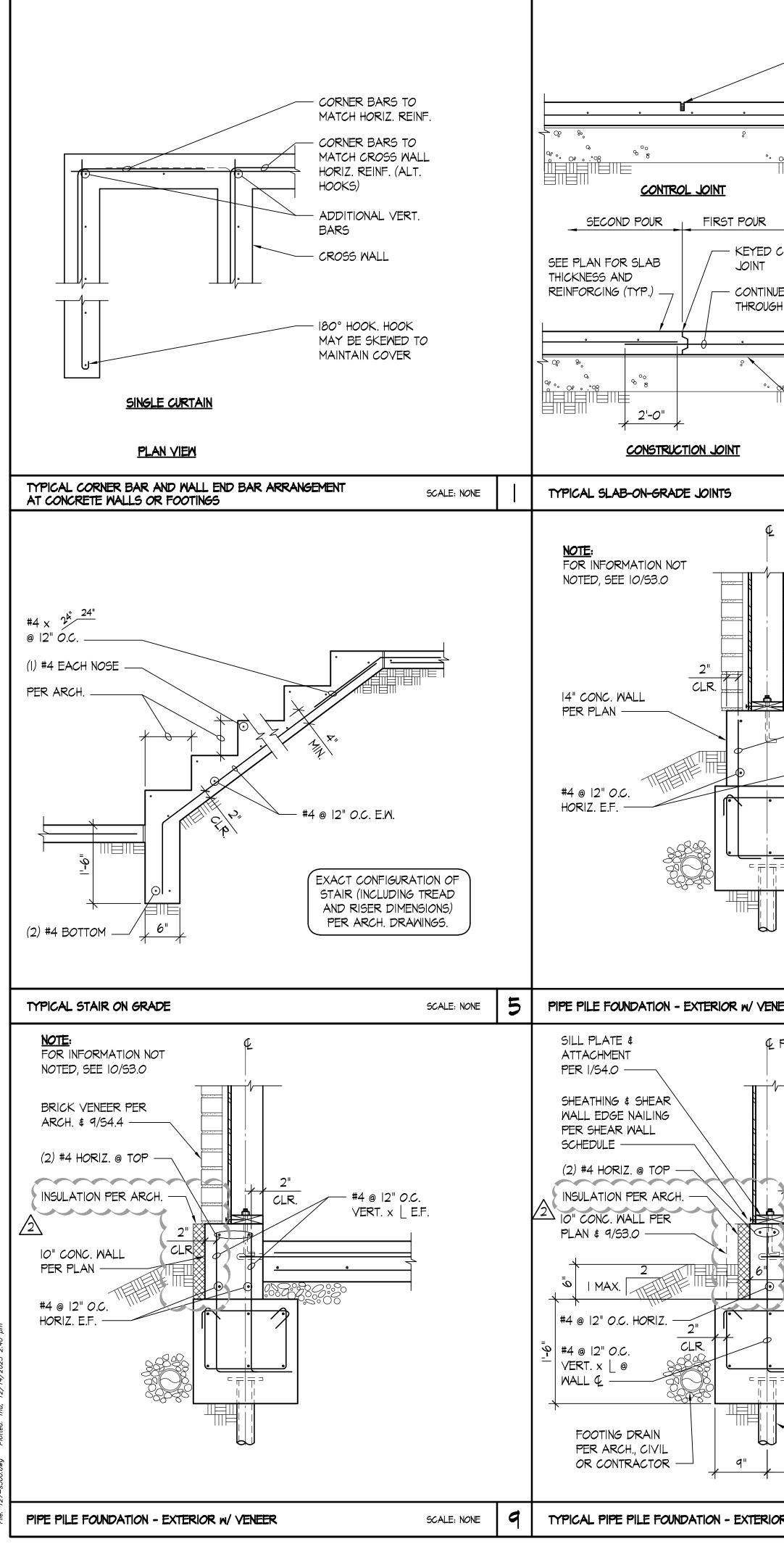
Angle Pound Live Load Long Leg Horizontal Long Leg Vertical Longitudinal Lightweight Maximum Mechanical Mezzanine Moment Frame Manufacturer Minimum Miscellaneous Mark New North Near Side Nominal Not to Scale On Center Outside Diameter Outside Face Overhang Opening Opposite Powder Actuated Fastener Precast Permanent Perpendicular Partial Joint Penetration Plate Pounds per linear Foot Plywood Prefabricated Pounds per Square Foot Pounds per Square Inch Post-Tensioning Pressure-Treated Radius Reference Reinforce or Reinforcement Required Révise Rough Opening South Schedule Section Sheet Similar Slab On Grade Specification Square Square Feet Square Inch(es) Spruce-Pine-Fir Stainless Steel Standard Stiffener Steel Structural Substitute Symmetrical Top of Top and Bottom Tongue & Groove Temporary Through Top of Concrete Top of Steel Top of Wall Transverse Tube Steel Typical Unless Otherwise Noted Vertical Verify in Field West With Welded Headed Stud Without Work Point Welded Threaded Stud Welded Wire Fabric Cross Section Extra Strong Double Extra Strong

ABBREVIATIONS At L Penny (Nails) Diameter Degrees LB. LL LLH Pounds LLV Number LONGIT. LT. WT. Above Anchor Bolt MAX. MECH. Additional MEZZ. Alternate MF Approximate Architect MFR. Allowable Stress Design MIN. MISC. Below MK. Bottom of (N) N. N.S. NOM. NTS 0.C. 0.D. 0.F. О.Н. OPNG. OPP. PAF PC PERM. PERP. PJP PL or PL PLF PLYWD PREFAB. PSF PSI P.T. or PT P/T RAD. REF. REINF. REQD. REV. R.O. S. SCH. or SCHED. SECT. SHT. SIM. SOG SPEC. SQ. SQ. FT. SQ. IN. SPF S.S. STD. STIFF. STL. STR. SUB. SYM. Τ/ Т₿В T\$G TEMP. THRU T.O.C. T.O.S. T.O.W. TRANS. TS TYP. U.O.N. VERT. VIF Μ. W/ or w/ W.H.S. W/O W.P. W.T.S. MMF X SECT.

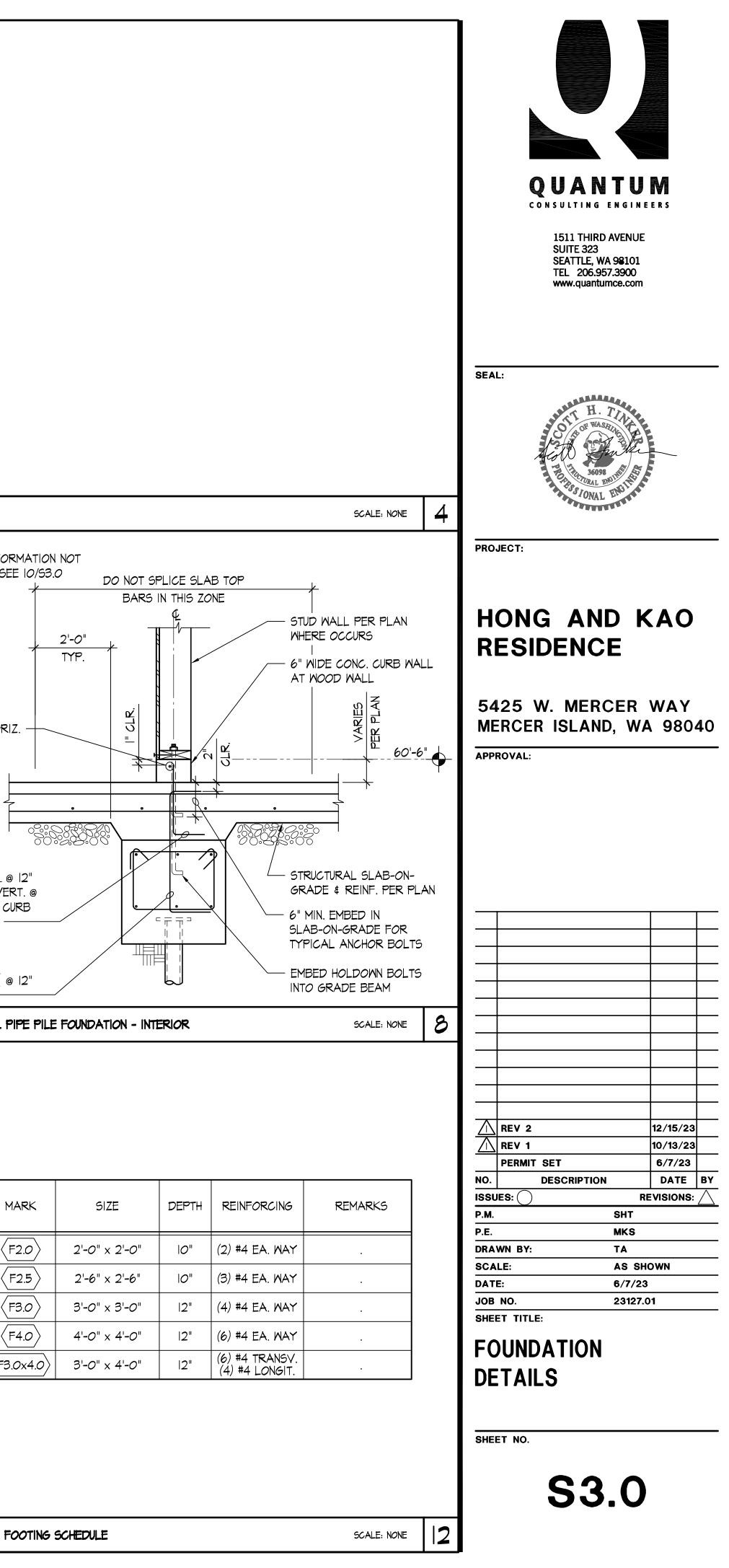
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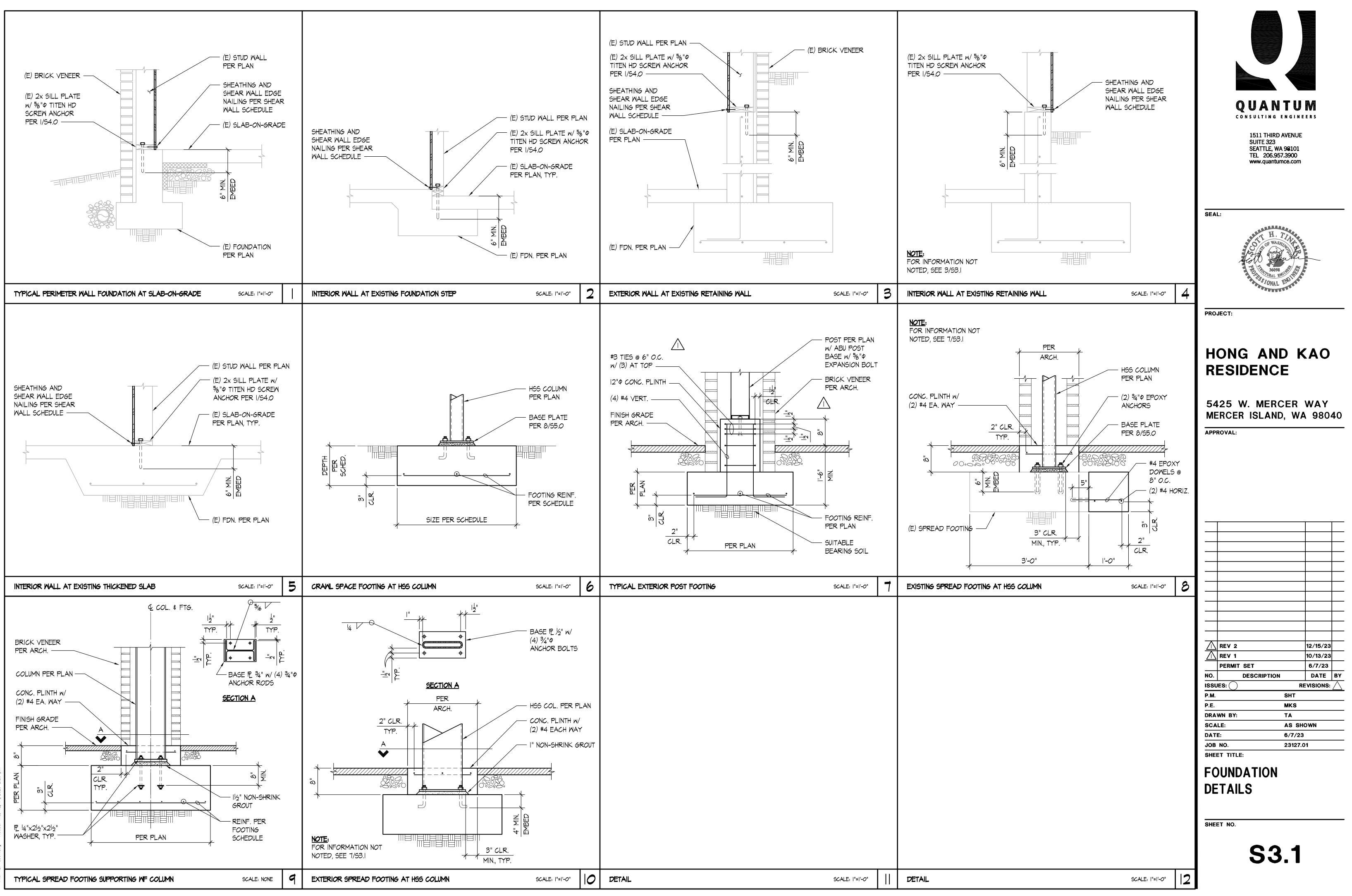
XX-STR

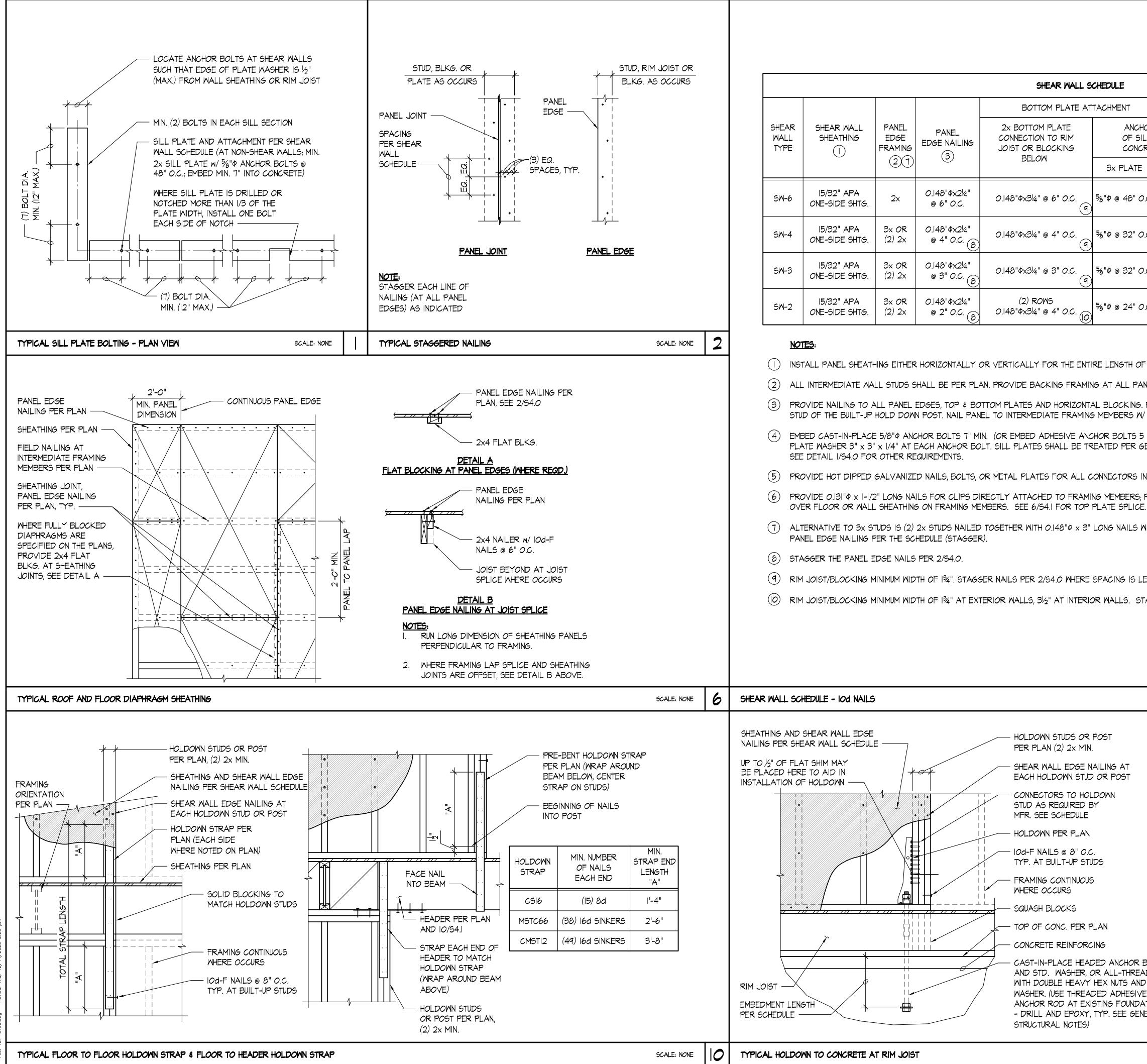
Braced Frame Blocking Building Beam Bottom Bearing Between Centerline Camber Cast In Place Construction Joint or Control Joint Complete Joint Penetration Ceilinq Clear Concrete Masonry Unit Column Concrete Connections Construction Continuous Countersink Deformed Bar Anchor Double Degree Doug Fir-Larch Diameter Diagonal Diaphragm Dimension Down Ditto Detail Double Top Plate . Drawing Existing East Each Each Face Elevation Elevator Embedment Length Engineer Equal Each Way Expansion Exterior Foundation Finish Floor Fiber Reinforced Polymer Far Side Foot or Feet Footing Gauge Galvanized Glue Laminated Gypsum Wall Board Hot Dipped Galvanized Header Hem Fir Hanger Horizontal Hollow Structural Section Height Inside Diameter Inside Face Inch Information Interior Joint Kips Kips per Square Foot Kips per Square Inch



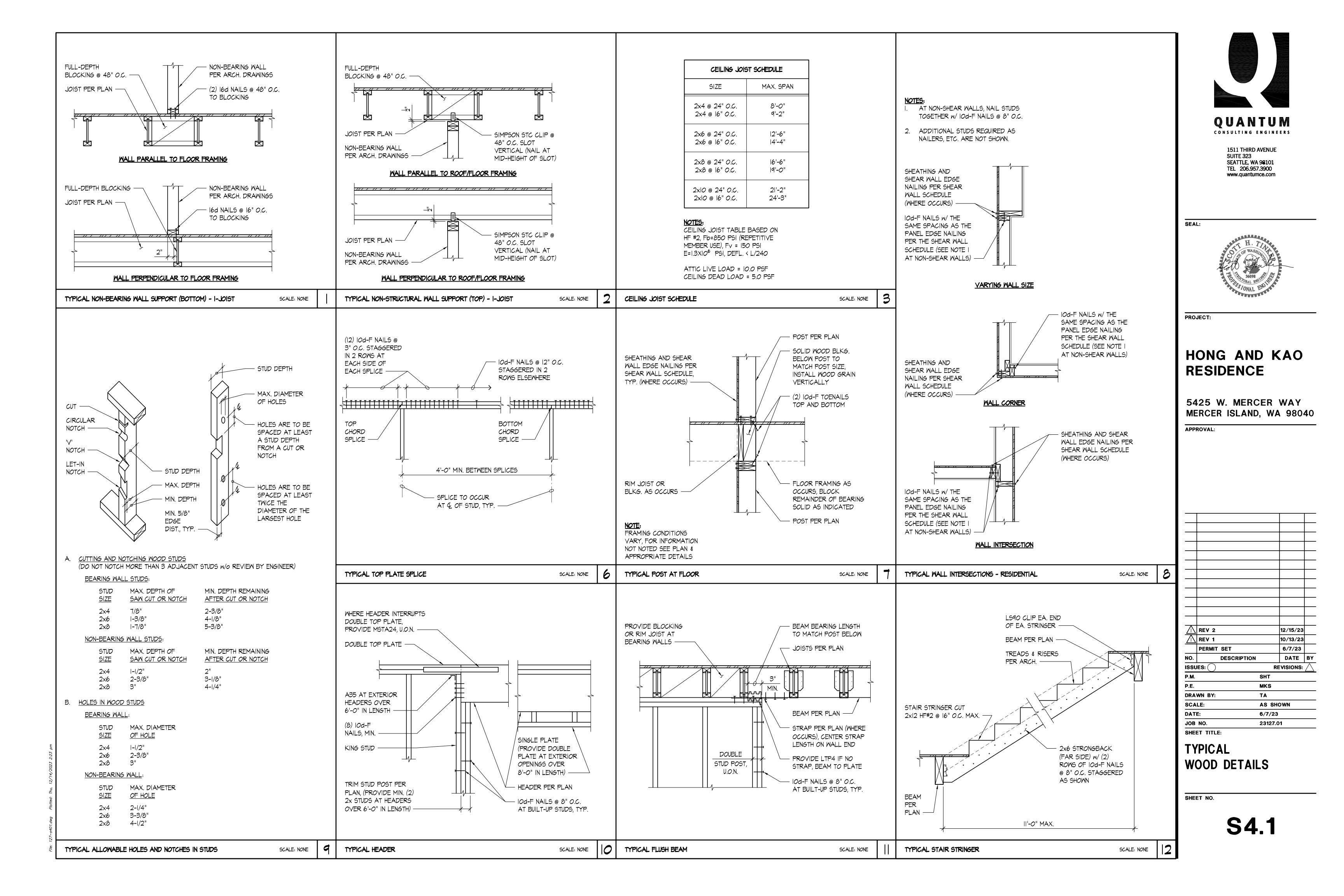
$\begin{array}{c c c c c c c c c c c c c c c c c c c $						
ER BOTH SIDES SCALE NOVE 6 DETAIL SCALE NOVE 7 TYPICAL I PILE STUD NALL PER PLAN INSIDE FACE OF 2x6 STUDS (WHERE COCURS) NOTE 9 24' 0.6, 4' EPEEP NOTE FOR INFORMATION NOT NOTED, SEE IO/S3.0 NOTE POR NOT POWELS 9 24' 0.6, 4' EPEEP STRUCTURAL SLAB-ON-GRADE 4' REINF, PER PLAN FINSH GRADE FER ARCH. STRUCTURAL SLAB-ON-GRADE 4' REINF, PER PLAN Image: Structural SLAB-ON-GRADE (60'-3) 'TO (60'-3)'TO (7) 'TO (7)	MASTIC JOINT STRIP. (JOINT MAY BE SAW-CUT AT CONTRACTOR'S OPTION.) PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS-ON-GRADE TO BREAK UP SLAB-ON-GRADE TO BREAK UP SLAB-ON-GRADE INTO SMALL SOUARE OR APPROXIMATELY RECTANGULAR AREAS. NO ACUTE ANGLES. THE RATIO OF LONG TO SHORT SIDE DIMENSION SHALL NOT EXCEED 15. MAXIMUM JOINT SPACING SHALL NOT EXCEED 36 TIMES THE SLAB-ON-GRADE THICKNESS IN EACH DIRECTION. CONTRACTOR SHALL SUBMIT JOINT LAYOUT PLAN TO ARCHITECT FOR APPROVAL. PLASTIC VAPOR BARRIER (WHERE OCCURS) AND COMPACTED GRANULAR FILL PER GEOTECHNICAL REPORT SCALE: NONE BRICK VENEER PER ARCH. \$ 9/54.4, TYP. 2" CLR. #4 @ 12" O.C. VERT. X L E.F.	2	SLAB-ON-GRADE STEP HEIGHT S 4" SLAB-ON-GRADE STEP HEIGHT S 4" SLAB-ON-GRADE STEP HEIGHT S 4" SLAB-ON-GRADE KEINF. TO MATCH SLAB ON GRADE REINF. 24		3	
PILE STUD MALL PER PLAN NOTE POR INFORMATION NOT NOTED, SEE IO/53.0 NOTED, SEE IO/54.0 NOTED, SEE IO/54.0 NOTED, SEE IO	ER BOTH SIDES SCALE: NONE	6	DETAIL	SCALE: NONE	-	0.C. —
	PILE STUD WALL PER PLAN INSIDE FACE OF 2x8 STUDS (WHERE OCCURS) #4 x 30" EPOXY DOWELS @ 24" O.C., 4" EMBED STRUCTURAL SLAB-ON-GRADE REINF. PER PLAN (SEE PLAN FOR REBAR ORIENTATION) Q'		NOTE: FOR INFORMATION NOT NOTED, SEE 10/53.0 FINISH GRADE PER ARCH. Image: Construction of the construct	. SLAB-ON-GRA R PLAN	1 '	
	K SCALE: NONE	0	TYPICAL THICKENED SLAB AT DOOR	SCALE: NONE		SPREAD F

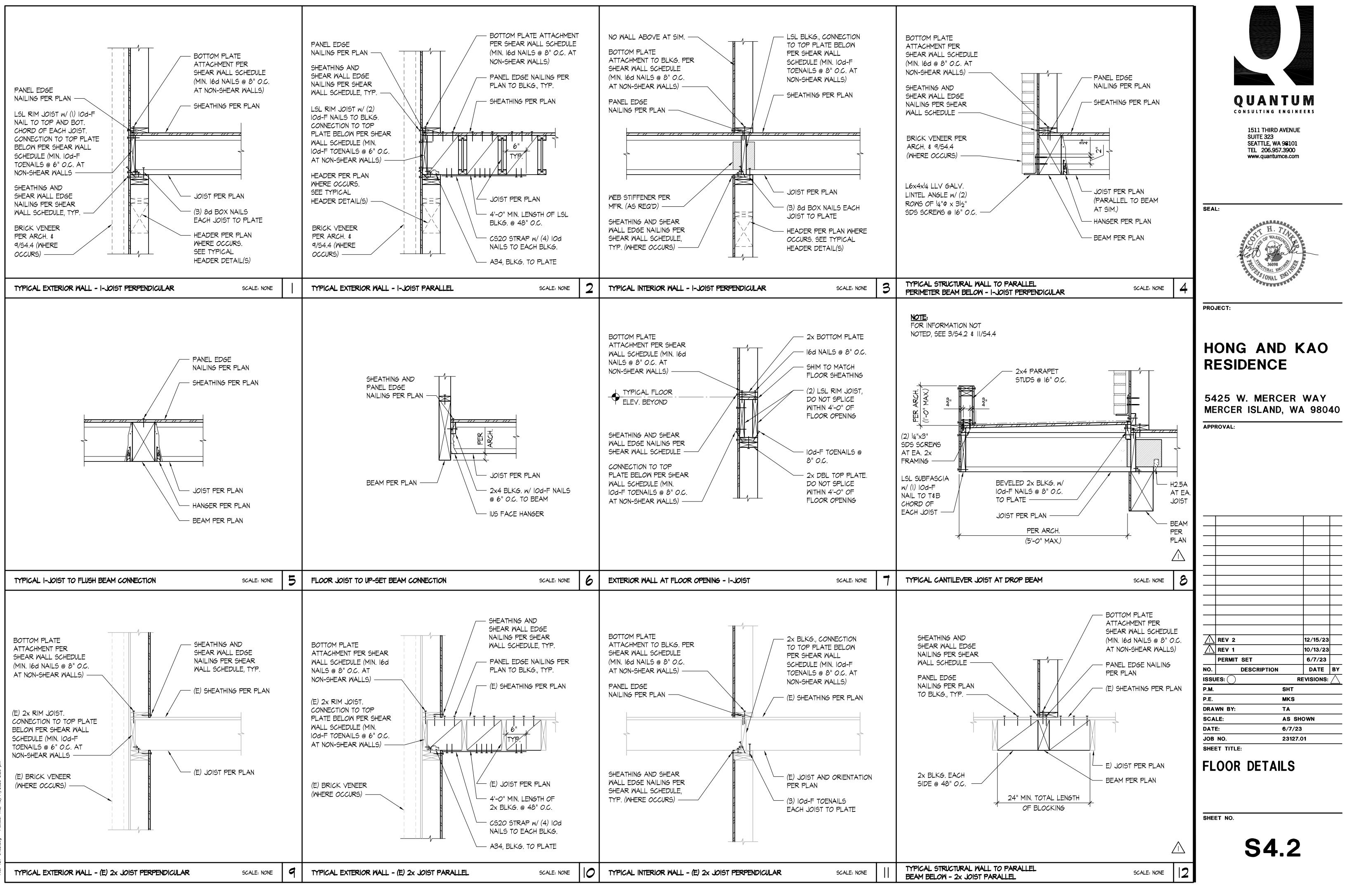


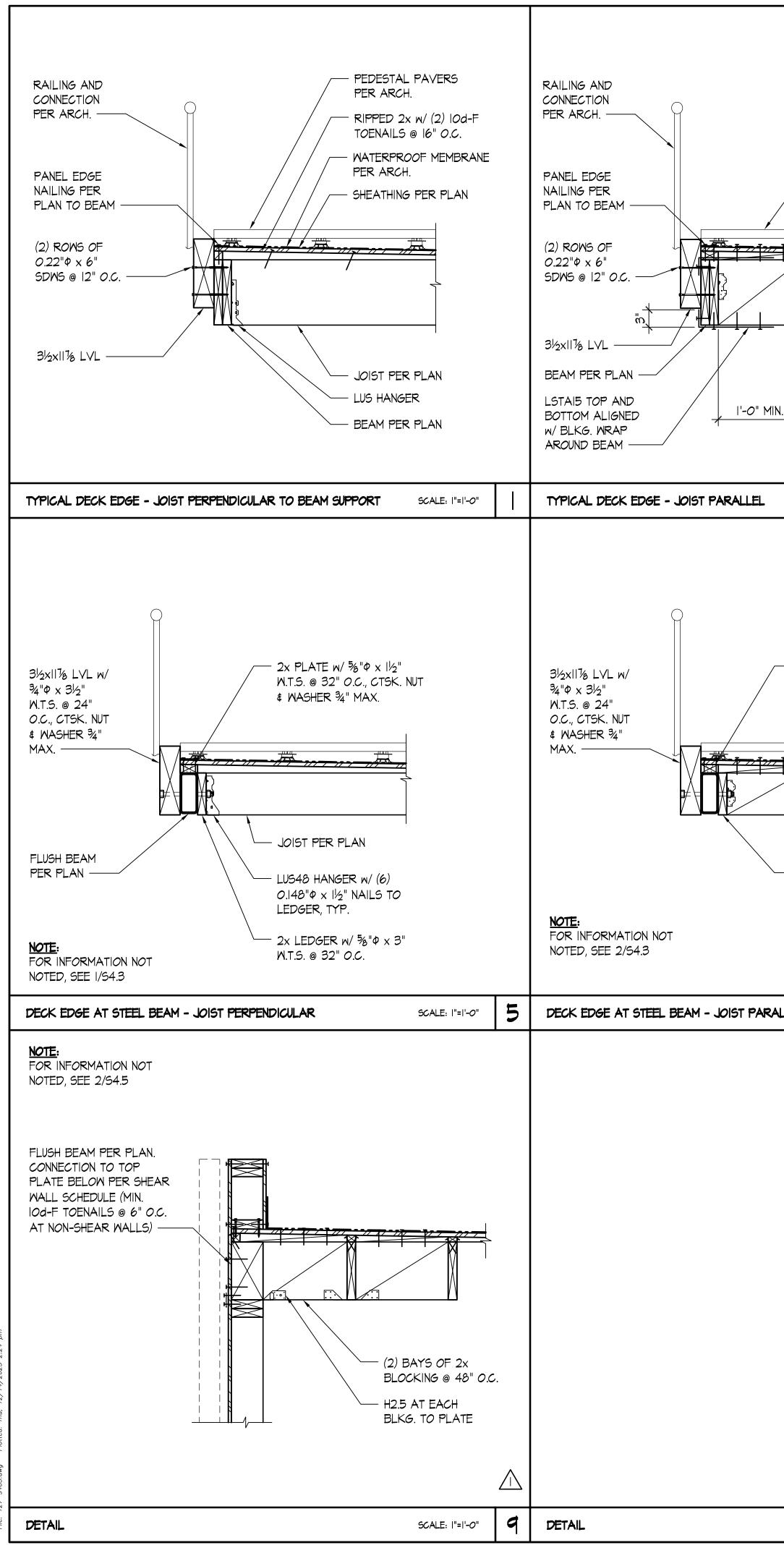




				SHEAR WALL S	SCHEDULE									
				BOTTOM PLATE AT			TOF	PLATE ATTACHME	NT		QUA		M	
SHEAR WALL TYPE	SHEAR WALL SHEATHING	PANEL EDGE FRAMING	PANEL EDGE NAILING 3	2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING	OF SILL I	BOLTING PLATE TO TE BELOW (4)(5)		IM JOIST OR BLOC NNECTION TO TOP			CONSULTIN 1511 TH	IG ENGINEI IRD AVENUE		
	<u> </u>	27		BELOW	3x PLATE	2x PLATE	INTERIOR	WALL EXTE	RIOR WALL			23 E, WA 9 8 101 6.957.3900		
SM-6	15/32" APA ONE-SIDE SHTG.	2x	O. 48"⊄x2 4" @ 6" O.C.	0.148"\$x3½" @ 6" 0.C.	5%"Ф @ 48" О.С.	5%"Ф @ 48" О.С.	A35 @ 16	' O.C. LTP4	f@ 6" O.C.		www.qua	antumce.com		
SM-4	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"\$x2 ¹ 4" @ 4" O.C. 8	0.148"\$x314" @ 4" 0.C.		5⁄8"Φ @ 24" Ο.C.	A35 @ 2	' O.C. LTP4	€@ 2" O.C.		SEAL:			
SM-3	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"\$x2 ¹ 4" @ 3" O.C. 8			‰"Ф @ 24" О.С.	A35 @ 8	O.C. LTP2	4 @ 8" O.C.		MAN OF T	A. TINA		
SW-2	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.148"\$x214" @ 2" 0.C. 8	(2) ROWS		5%"Ф @ 6" О.С.	A35 @ 6	0.C. LTP2	4 @ 8" O.C.		Colo -	House and the second		
 2 ALL 3 PRC STUINA 4 EME PLA SEE 5 PRC OVE 6 PRC OVE 7 ALT PAN 8 STA 9 RIM 10 RIM 	ALL PANEL SHEATH INTERMEDIATE WA DVIDE NAILING TO A D OF THE BUILT-UP BED CAST-IN-PLACE TE WASHER 3" x 3" DETAIL I/S4.0 FOR DVIDE HOT DIPPED DVIDE O.I3I"\$\$ x 1-1/2 ER FLOOR OR WALL ERNATIVE TO 3x ST WEL EDGE NAILING F AGGER THE PANEL E JOIST/BLOCKING M	LL STUDS S ALL PANEL HOLD DOW 5 5/8"¢ ANC 5 5/8"¢ ANC 5 7/4" AT B GALVANIZE GALVANIZE 2" LONG NA 2 SHEATHINC TUDS IS (2) PER THE SC EDGE NAILS 11NIMUM WID 11NIMUM WID	2000 CHALL BE PER PLA EDGES, TOP & BO N POST. NAIL PAN CHOR BOLTS 7" MI EACH ANCHOR BO EQUIREMENTS. ED NAILS, BOLTS, C NLS FOR CLIPS DI S ON FRAMING ME 2x STUDS NAILED HEDULE (STAGGER PER 2/S4.O. 2011 OF 134". STAGG	DR VERTICALLY FOR THE ENT AN. PROVIDE BACKING FRAMIN TTOM PLATES AND HORIZONT. EL TO INTERMEDIATE FRAMING N. (OR EMBED ADHESIVE AND LT. SILL PLATES SHALL BE TR DR METAL PLATES FOR ALL O RECTLY ATTACHED TO FRAMI MBERS. SEE 6/54.1 FOR TOP TOGETHER WITH 0.148"\$\phi x 3" 2).	NG AT ALL PANEL AL BLOCKING. PR 5 MEMBERS W/ O. CHOR BOLTS 5 1/2 REATED PER GENE CONNECTORS IN C ING MEMBERS; PRO PLATE SPLICE. LONG NAILS WITH SPACING IS LESS	EDGES INCLUDING 20VIDE THE SAME N 148"\$\overline x 2-1/4" @ 12 2" IN (E) CONCRETE ERAL NOTES, AND S 20NTACT WITH PRES 20VIDE 0.131"\$\overline x 2- 1 THE SAME SPACIN 5 THAN 6" O.C.	HORIZONTA NAILING PAT 2" O.C. ; SEE STRUC SHALL BE 2: 6SURE TREA 1/2" LONG N.	L BLOCKING PER T TERN TO EACH MUL TURAL NOTES). PR COR 3X PER THE S TED MEMBERS.	THE SCHEDULE. .TIPLE OVIDE SCHEDULE.		PROJECT: HONG A RESIDEN 5425 W. ME MERCER ISLA APPROVAL:	CE	WAY	0
HING AND	SHEAR WALL EDGE			HOLDOWN STUDS OR	POST									
G PER SHE ½" OF FLA ACED HERI	AR WALL SCHEDULI T SHIM MAY TO AID IN HOLDOWN	E — / +		PER PLAN (2) 2x MIN SHEAR WALL EDGE N EACH HOLDOWN STUE CONNECTORS TO HOL STUD AS REQUIRED E	I. NAILING AT D OR POST LDOWN	HOLDOWN	ANCHOR BOLT Φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTOR TO HOLDOW STUDS		Image: Rev 2 Image: Rev 1 Image: Permit set NO.		12/15/23 10/13/23 6/7/23 DATE E	— — — — ЗҮ
				MFR. SEE SCHEDULE		HDU2	5∕8"Φ	13"	(6) ¼"×2½" S	DS				<u> </u>
				HOLDOWN PER PLAN		HDU4	5∕8"Φ	13"	(10) ¹ / ₄ "x2 ¹ / ₂ " 9	DS	Р.М. Р.Е.	MKS		_
				IOd-F NAILS @ 8" O.C TYP. AT BUILT-UP STU		HDU5	5∕8"Φ	13"	(4) ½"x2½" 9	DS	DRAWN BY: SCALE:	TA AS SHO) WN	
		│ ध⊨ │ ध⊨		FRAMING CONTINUOUS	6	HDU8	7⁄8"Φ	18"	(20) ¼"x2½" \$	SDS	DATE:	6/7/23	4	_
				SQUASH BLOCKS		HDUII	"Φ	20"	(30) ¼"x2½" s	SDS	JOB NO. SHEET TITLE:	23127.0	<u> </u>	_
				TOP OF CONC. PER F		OR METAL	. PLATES FC	GALVANIZED NAIL R ALL CONNECTOR IRE TREATED MEMI	RS IN		TYPICAL WOOD DET	AILS		
		 		CAST-IN-PLACE HEAD AND STD. WASHER, O WITH DOUBLE HEAVY WASHER. (USE THREA	OR ALL-THREAD HEX NUTS AND S						SHEET NO.			
OMENT LENG CHEDULE -				ANCHOR ROD AT EX - DRILL AND EPOXY, STRUCTURAL NOTES)	ISTING FOUNDATIC , TYP. SEE GENER,						S.	4.0		
al holdon	NN TO CONCRETE A	T RIM JOIS	Т						SCALE: N		-			







PEDESTAL PAVERS PER ARCH. RIPPED 2x w/ (2) IOd-F TOENAILS @ I6" O.C. WATERPROOF MEMBRANE PER ARCH. PANEL EDGE NAILING PER PLAN TO BLKG. JOIST PER PLAN 2x BLKG. @ 24" O.C. w/ A35 EACH END	PEDESTAL PAVERS PER ARCH. WATERPROOF MEMBRANE PER ARCH.			NOTE: FOR INFO NOTED, SE
SCALE: "=1'-0"	TYPICAL FLUSH BEAM AT DECK SCALE: 1":	= '-0"	3	DETAIL
	NOTE: FOR INFORMATION NOT NOTED, SEE 3/S4.3			PANEL ED PER PLAN SHEATHING SHEAR WA NAILING F WALL SCH PEDESTAI
- 2x PLATE w/ 5/8"Φ x 1/2" W.T.S. @ 32" O.C., CTSK. NUT & WASHER 3/4" MAX.	PANEL EDGE NAILI PER PLAN			PER ARCH WATERPR MEMBRAN ARCH. — RIPPED 2 IOd-F TOE @ 16" O.C.
2x LEDGER w/ %"Φ x 3" W.T.S. @ 32" O.C.	2x LEDGER EA. SIDE OF BEAM w/ 5% "\$ x 3" W.T.S. @ 32" O.C. FLUSH BEAM PER PLAN FLUSH BEAM PER PLAN O.148"\$ x 1½" NAIL LEDGER, TYP.	AM AT : (6)	SIM.)	DECK JO PLAN (PA BEAM AT 2x LEDGE OF ¼"\$ x SCREWS
SCALE: "=1'-0" 6	FLUSH STEEL BEAM AT DECK SCALE: 1":	= '-0"	7	TYPICAL F DECK JOIS
SCALE: "=1'-0"	DETAIL SCALE: I":	= '-0"		DETAIL

